

## CITY COUNCIL MEMORANDUM

**AGENDA ITEM**

**COMPREHENSIVE PLAN FUTURE LAND USE  
MAP (FLUM) AMENDMENT: 'RURAL' TO  
'SUBURBAN COMMERCIAL'**

**ORIGINATING DEPARTMENT**

**PLANNING & DEVELOPMENT SERVICES**

### **Nature of the Request**

Thayne and Rikki Bright (the applicants) are requesting to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change a 'Rural' designated area to a 'Suburban Commercial' designation for approximately 11 acres, being part of the T. Robinett Survey, Abstract No. 686. The property is located at 3901 and 4001 Robinett Road, Killeen, Texas. The applicant has submitted a concurrent request to rezone the subject property from "A-R1" (Agricultural Single-Family Residential District) to "B-3" (Local Business District).

### **Figure 1. Aerial Map**

See attachment.

### **Figure 2. Future Land Use Map (FLUM)**

See attachment.

**The factors below should be reviewed and addressed when a Future Land Use Map (FLUM) adjustment is proposed:**

- **Scope of Amendment:** Is the proposed map change limited to one or a few parcels, or would it affect a much larger area? *The amendment would affect approximately 11 acres and should be considered a minor amendment that is specific to the applicant's request.*
- **Change in Circumstances:** What specific conditions (e.g., population size and/or characteristics, area character and building form, property/structure conditions, infrastructure or public services, market factors including need for more land in a particular designation, etc.) have changed sufficiently to render the current map designation(s) inappropriate or out-of-date? *The 'Rural' land use designation was applied along this portion of land due to the occurrence of a large floodplain area. South Nolan Creek and Robinett Creek are both located on the subject site, and the FLUM denotes these floodplain areas as 'Rural' due to the natural drainage systems. In this specific instance, the intent of the FLUM is to acknowledge the creeks and the existing homesteads. Currently, Robinett Road has dense residential development, and this area will accommodate low-intensity commercial and retail use.*

- **Consistency with Other Plans:** In addition to the Comprehensive Plan, is the proposed map change consistent with the intent and policy direction of any applicable small area plans, utility or drainage plans, or other City plans? *The proposed map change is consistent with other City planning efforts (Water and Wastewater Master Plan, Thoroughfare Plan, and Parks Master Plan).*
- **Adequate Information:** Do City staff, the Planning and Zoning Commission, and/or City Council have enough and appropriate information to move ahead with a decision (e.g., utility capacity, potential traffic impacts, other public service implications, resident/stakeholder concerns and input)? *Staff has sufficient information regarding utility capacity and roadway level of service for this area.*
- **Stakeholder Input:** What points, concerns, and insights have been raised by area residents, property owners, business owners, or others? *With the exception of listing this action as a public hearing item on the Planning and Zoning Commission's agenda, there is no public notice requirement for this amendment action. No residents spoke in opposition during the public hearing.*

**The 'Rural' designation encourages the following land uses and has the following characteristics:**

- Residential homesteads
- Agricultural Uses and agriculture-focused commercial retail
- Natural and protected floodplain areas
- Wide open landscapes, with no sense of enclosure, and views to the horizon unbroken by buildings
- Very high open space ratios and very low building coverage
- Very low-density development, providing privacy and detachment from other dwellings in the area
- Much greater reliance on natural drainage systems, except where altered significantly by agricultural operations

**If approved, the 'Suburban Commercial' designation encourages the following land uses and has the following characteristics:**

- Range of commercial, retail and service uses, at varying scales and intensities depending on the site
- Office (both large and/or multi-story buildings and small-scale office uses depending on the site)
- Public/institutional
- Parks and public spaces
- Suburban character primarily from reduced site coverage relative to most commercial development

### **Recommendation**

The Planning and Zoning Commission recommended approval of the applicant's request for an amendment of the Future Land Use Map (FLUM) from 'Rural' to 'Suburban Commercial' by a vote of 4 to 0.