

CASE #Z23-24:  
“A”, “B-3” W/CUP, & “R-2” TO  
“B-3” W/CUP & “R-2”

PH-23-058

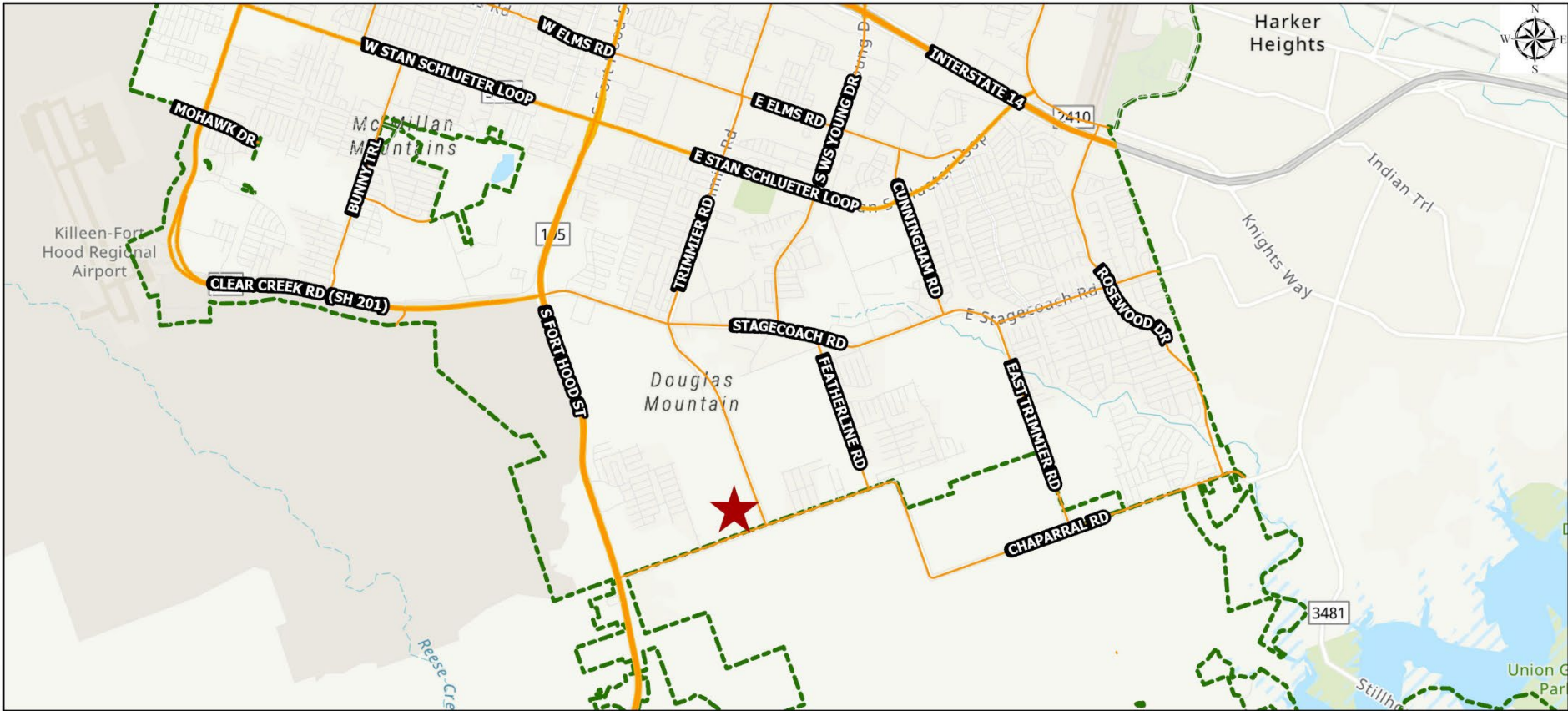
November 14, 2023

# Case #Z23-24

- ❑ **HOLD** a public hearing and consider a request submitted by Republic Engineering and Development Services on behalf of Michael and Rhonda Jung and Killeen Heating and Air Conditioning Inc. (**Case #Z23-24**) to rezone approximately 19.26 acres, being part of Lots 3, 4 and 7, Block 1, Cosper Creek Addition from “A”, “B-3” w/CUP, and “R-2” to “B-3” w/CUP for a boat, RV, and 18-wheeler storage facility and “R-2”.

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- ❑ The subject property is located on the west side of Trimmier Road, north of the intersection of Chaparral Road.
- ❑ The purpose of this request is to amend the boundaries of the CUP that was approved in August 2022, and to change the configuration of the access from Trimmier Rd. to the boat, RV, and 18-wheeler storage facility.



## LOCATION MAP

Council District: 3



Subject Property Legal Description: COSPER CREEK ADDITION, BLOCK 001, LOT PT 7, (S PT OF 7), ACRES 12.739; COSPER CREEK ADDITION, BLOCK 001, LOT PT 3, 7, (N 50' OF 3 & N 532.01' OF 7), ACRES 10.0, MH LABEL# PFS0616859 SN1 12401627A; COSPER CREEK ADDITION, BLOCK 001, LOT 0004, ACRES 0.07

## Zoning Case 2023-24

### Legend

Major Roads

City Limits

Zoning Case Location





## AERIAL MAP

Council District: 3



## Zoning Case 2023-24

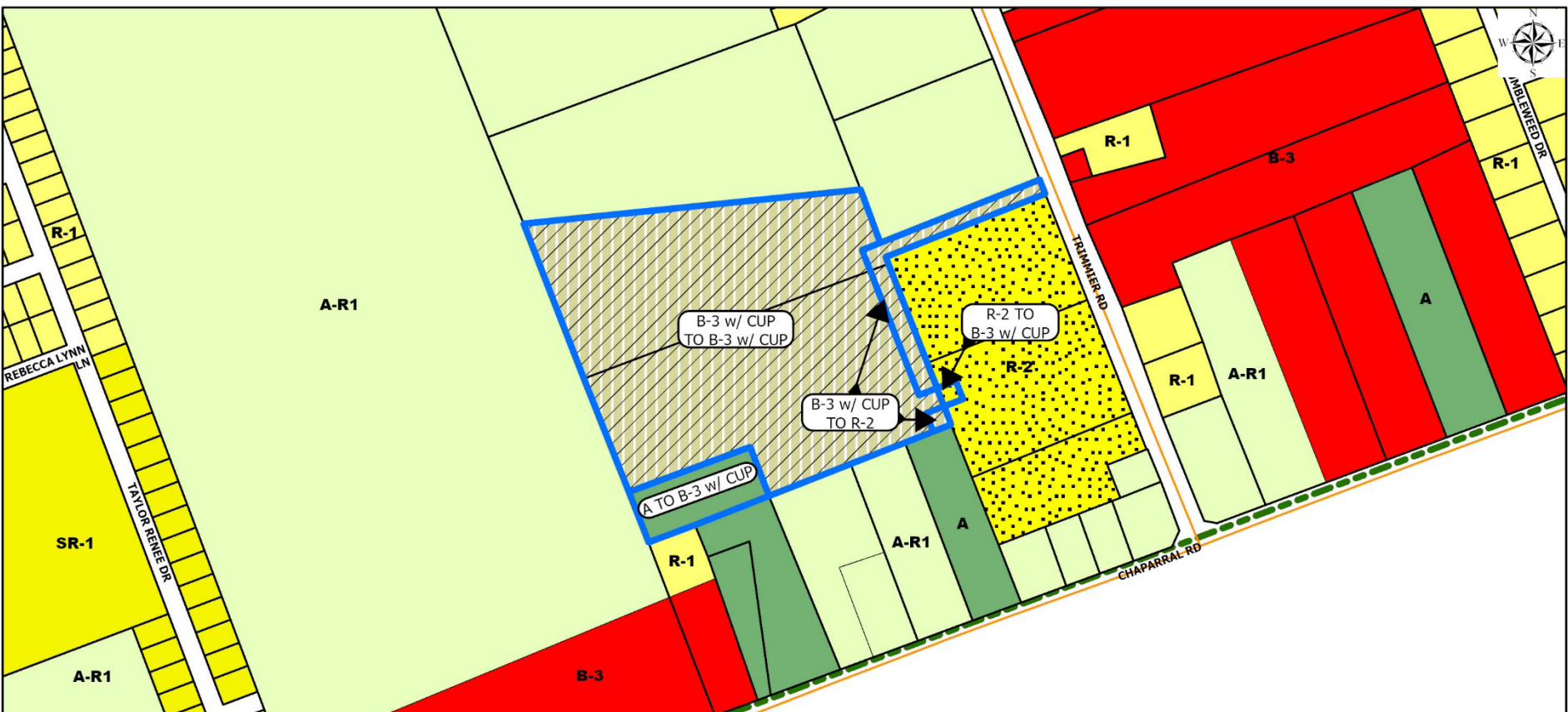
B-3 w/CUP to B-3 w/CUP, B-3 w/CUP to R-2, R-2 to B-3 w/CUP and A to B-3 w/CUP

Legend



Subject Property Legal Description: COSPER CREEK ADDITION, BLOCK 001, LOT PT 7, (S PT OF 7), ACRES 12.739; COSPER CREEK ADDITION, BLOCK 001, LOT PT 3, 7, (N 50' OF 3 & N 532.01' OF 7), ACRES 10.0, MH LABEL# PFS0616859 SN1 12401627A; COSPER CREEK ADDITION, BLOCK 001, LOT 0004, ACRES 0.07





**ZONING MAP**  
Council District: 3

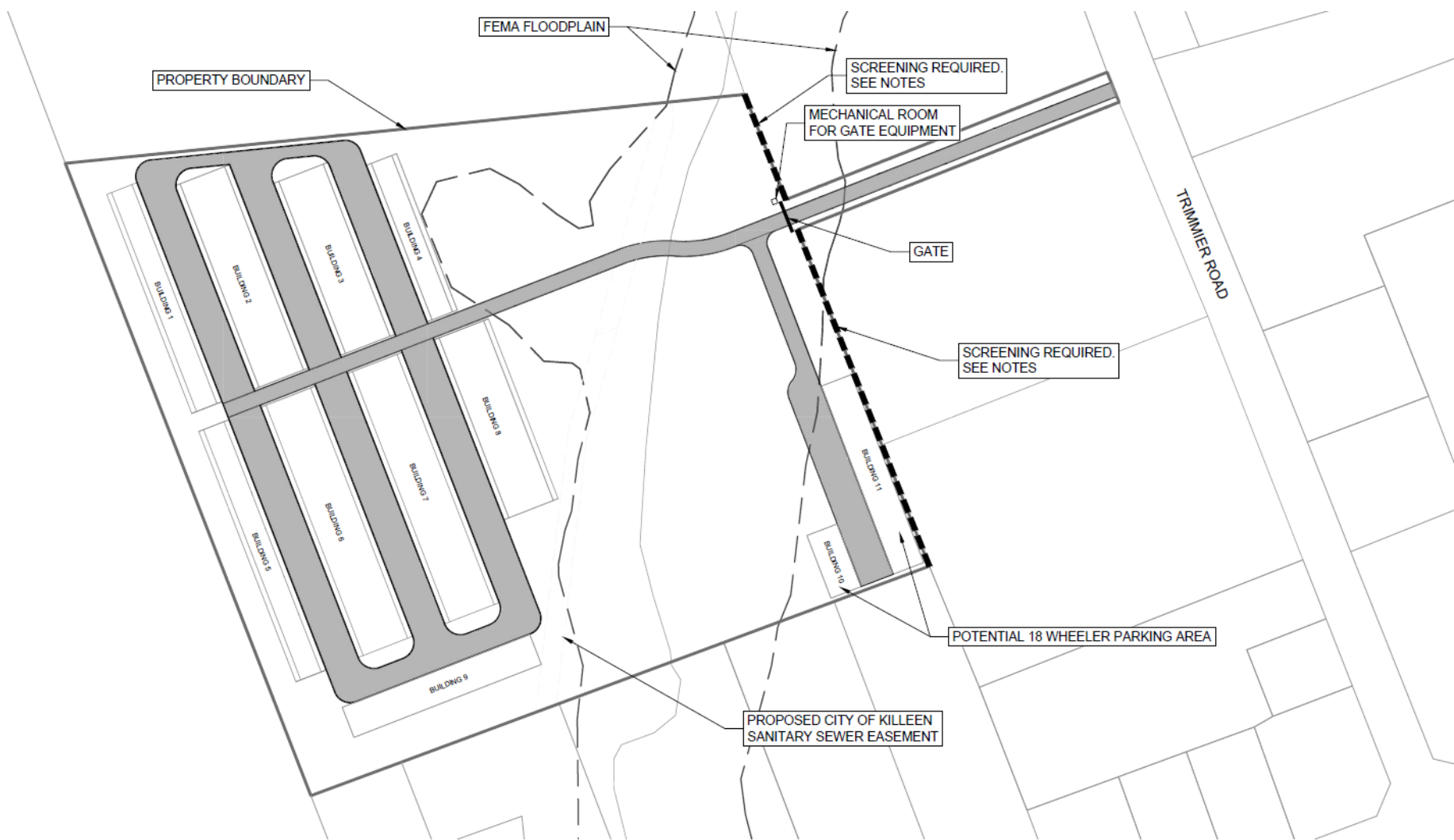
**Zoning Case 2023-24**

**B-3 w/CUP to B-3 w/CUP, B-3 w/CUP to R-2, R-2 to B-3 w/CUP and A to B-3 w/CUP**

Subject Property Legal Description: COSPER CREEK ADDITION, BLOCK 001, LOT PT 7, (S PT OF 7), ACRES 12.739; COSPER CREEK ADDITION, BLOCK 001, LOT PT 3, 7, (N 50' OF 3 & N 532.01' OF 7), ACRES 10.0, MH LABEL# PFS0616859 SN1 12401627A; COSPER CREEK ADDITION, BLOCK 001, LOT 0004, ACRES 0.07

# Background

- ❑ On September 27, 2022, the City Council approved a Conditional Use Permit (CUP) (Ordinance No. 22-073) for a boat, RV, and semi-truck parking and storage facility on this property.
- ❑ The approved CUP concept plan contemplated access to the property from Trimmier Road via a private driveway that would be completely separate from the proposed duplex development to the east.



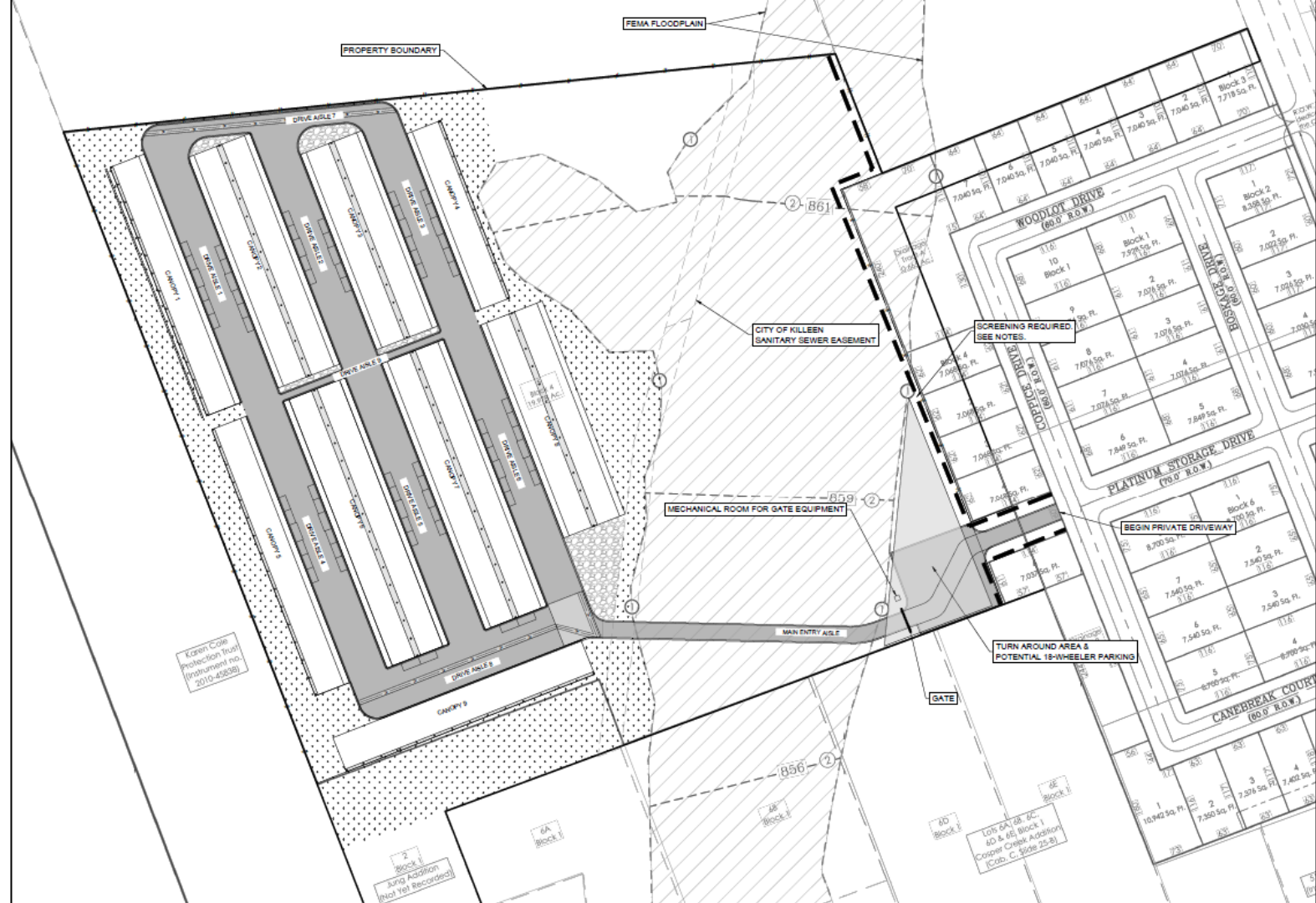


# Background

- ❑ Since that time, the applicant has negotiated with the owner/developer of the adjacent “R-2” property to have access to the proposed boat, RV, and 18-wheeler storage facility through the adjacent residential development.
- ❑ In exchange, the applicant will provide a portion of his property to the developer of the duplex subdivision to allow for more duplex lots.
- ❑ To accomplish this, a portion of the property that was zoned CUP needs to be rezoned to “R-2”.

# Background

- ❑ The applicant also wishes to change the zoning of the property in the southeast corner from “A” (Agricultural) to “B-3” w/ a CUP so it can be part of the proposed boat and RV storage facility.
- ❑ Finally, the revised CUP site plan will replace the site plan that was approved in the original CUP from 2022 to modify the location of the entrance to the boat, RV, and 18-wheeler storage facility.



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- ❑ As proposed, the boat, RV, and 18-wheeler storage facility will have all-weather driving and parking surfaces throughout.
- ❑ The proposed CUP concept plan also indicates a landscape buffer adjacent to the residential development consisting of trees every 25 feet.



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View of the subject property looking west:



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View of the adjacent property to the east:





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View looking south down East Trimmier Rd.:



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View looking north:





# Comprehensive Plan Analysis

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- The subject property is designated as 'Residential Mix' (RM) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- 'Residential Mix' promotes up to 25% non-residential and up to 95% residential uses.

# Comprehensive Plan Analysis

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- ❑ The property is designated as 'Controlled Growth' on the Growth Sector Map.
- ❑ This sector includes areas that have access to City infrastructure in close proximity.
- ❑ Development proposed in the 'Controlled Growth' sector should be evaluated for adherence to the Big Ideas and recommendations of the plan, particularly those related improving the fiscal health and sustainability of Killeen.

# Comprehensive Plan Analysis

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- The request supports or furthers the following Killeen 2040 Comprehensive Plan recommendations:
  - ▣ **LU1** – Use place types and complete neighborhoods as building blocks.
  - ▣ **LU3** – Encourage incremental evolution of neighborhoods.
  - ▣ **NH4** – Build complete neighborhoods.

# Comprehensive Plan Analysis

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- **Big Idea #1** states: “Resource stewardship and fiscally responsible growth ensure a more prosperous community for the long haul.”
- Accordingly, new growth and development should be undertaken only if it benefits current residents and businesses and strengthens the community’s vibrancy and relevance over time.



# Comprehensive Plan Analysis

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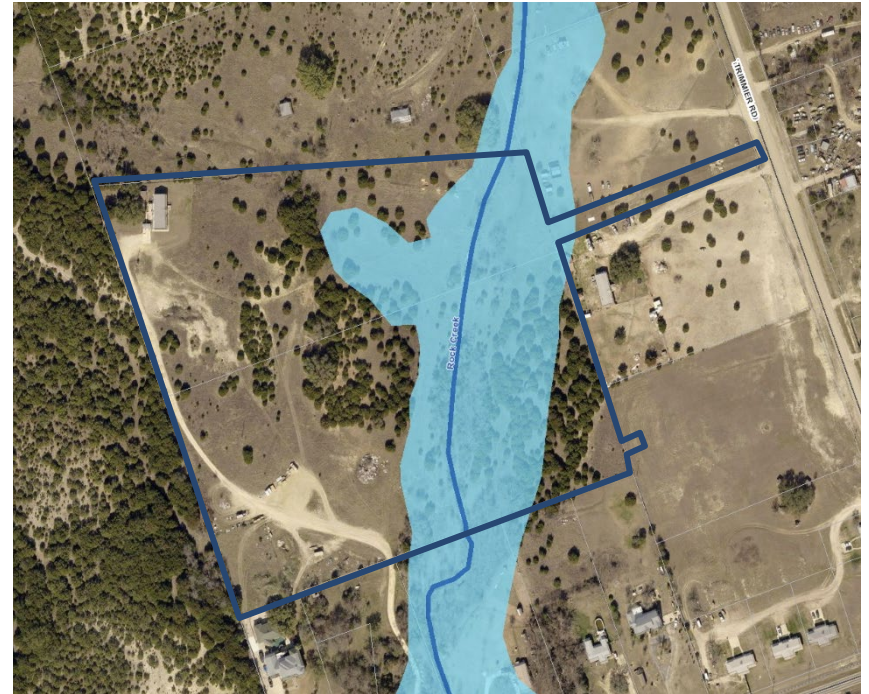
- ❑ The property is located within Development Zone #8.
- ❑ The current land use mix includes:
  - ▣ 1% non-residential uses
  - ▣ 99% residential uses
- ❑ Zoning district breakdown in DZ#8:
  - ▣ 15% agricultural
  - ▣ 15% non-residential zoning districts
  - ▣ 41% residential zoning districts
  - ▣ 29% special districts



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- The property is crossed by the FEMA regulatory Special Flood Hazard Area (SFHA) for Rock Creek. The creek is classified as a Freshwater Emergent Wetland or Freshwater Forested/Shrub Wetland as identified on the National Wetlands Inventory.



# Public Notification

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- Staff notified nineteen (19) surrounding property owners regarding this request.
- Of those notified, one (1) resides outside the 200-foot notification boundary required by the State and within the 400-foot notification boundary required by the Council, and eight (8) property owners live outside of Killeen.
- To date, staff has received no written responses regarding this request.



# Alternatives

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- ❑ The City Council has three (3) alternatives. The Council may:
  - ❑ Disapprove the applicant's request;
  - ❑ Approve the applicant's request with conditions; or
  - ❑ Approve the applicant's request as presented.



# Staff Recommendation

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- Staff finds that the request is consistent with the recommendations of the Killeen 2040 Comprehensive Plan.
- Staff has determined that approval of the applicant's request would have no negative impacts on the surrounding properties.
- Therefore, staff recommends approval of the applicant's request to rezone the subject property from "A", "B-3" w/CUP, & "R-2" to "B-3" w/CUP for a boat and RV storage facility & "R-2".

# Staff Recommendation

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- Regarding the requested CUP for boat and RV storage, staff recommends approval of the request, as described in the site plan and narrative submitted by the applicant on October 12, 2023, with the following conditions:
  1. That all parking stalls and drive aisles be paved with an all-weather surface (asphalt or concrete) capable of retaining striping, as approved by the Building Official.



# Staff Recommendation

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2. The landscape buffer extending along the back of the residential lots shall be provided on both sides of the commercial driveway.
3. The entire length of the commercial driveway must be private.
4. All signage associated with the RV & boat storage facility shall be located west of the rear property line of the adjacent residential lots.

# Commission Recommendation

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- ❑ At their regular meeting on October 16, 2023, the Planning and Zoning Commission recommended approval of the applicant's request, as recommended by staff, by a vote of 6 to 0.