



COMMERCIAL TRUCK PARKING

DS-23-065

June 20, 2023

Background

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- On April 5, 2022, the Council made a Motion of Direction for staff to work with KEDC on a plan to resolve the lack of commercial truck parking.
- On May 2, 2023, the Council made a Motion of Direction for staff to follow up on the discussion from 2022 regarding truck parking and discuss possible solutions.

Background

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- In 2018, the City Council adopted Ordinance No. 18-049, making it unlawful for any person to park any vehicle having a capacity of more than one (1) ton, including, but not limited to, truck tractors, on a street within 600 feet of property zoned or used for residential purposes.
- This resulted in there being very few public streets on which a person can legally park a truck tractor or semitruck.

Commercial Truck Parking

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- Currently, there is at least one commercial truck parking business in Killeen, located at 3404 E. Veterans Memorial Blvd.
- Other available truck parking locations in the area include:
 - ▣ Oversized Parking – South F. M. 116 in Copperas Cove;
 - ▣ AMFR Transportations, LCC – E. Veterans Memorial Blvd. in Harker Heights; and
 - ▣ ProDrive Truck Parking – IH 35 in Salado.

Commercial Truck Parking

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- ❑ Commercial truck parking is a permitted use in the B-4, B-5, M-1, and M-2 zoning districts.
- ❑ There are approximately 1,000 acres in Killeen that are zoned for commercial truck parking and are currently undeveloped.
- ❑ A private developer could legally establish a commercial truck parking business in any of these locations by meeting applicable code requirements.

Commercial Truck Parking

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- Aside from zoning, applicable requirements for commercial truck parking include:
 - ▣ The property must be paved with an all-weather surface (asphalt or concrete), and
 - ▣ The property must provide the necessary detention for stormwater runoff.

Alternatives

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- ❑ Do nothing and allow the private market to address the need for commercial parking;
- ❑ Partner with a developer and provide financial incentives to facilitate development of commercial truck parking;
- ❑ Change the all-weather surface requirement for commercial truck parking;
- ❑ Allow use of City property (i.e. streets or City parking lots) for commercial truck parking; or
- ❑ Amend Sec. 28-132 to allow semitruck parking on residential driveways.

Staff Recommendation

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- Staff finds that commercial truck parking can be provided in multiple locations inside the City limits by a private developer who is willing to meet applicable City requirements.
- Staff recommends allowing the private market to address the demand for commercial truck parking.