

CASE #Z26-10:
“B-3” TO “B-3 W/CUP”

PH-26-019

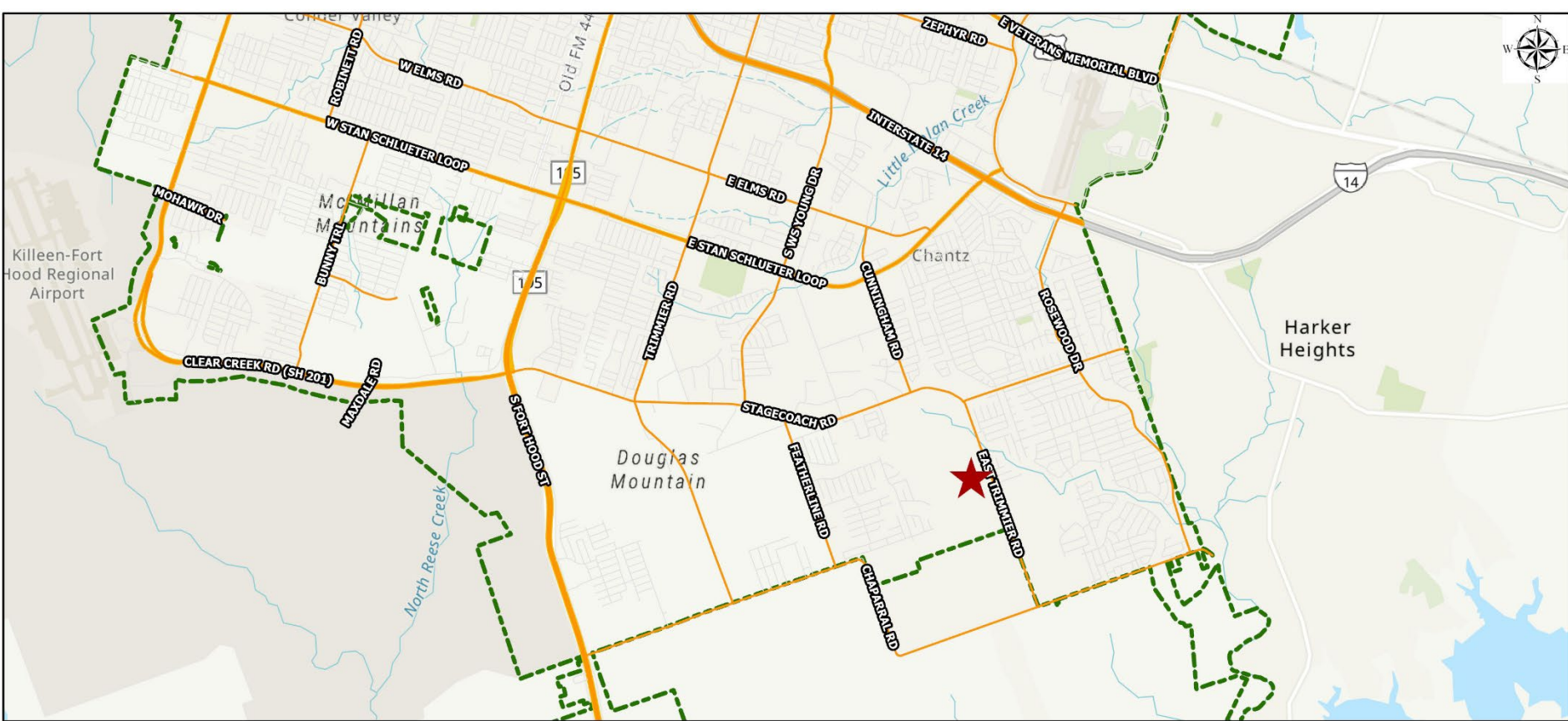
June 16, 2026

Case #Z26-10: “B-3” to “B-3 W/CUP”

- Hold a public hearing and consider a request submitted by Vincent Gerard & Associates on behalf of First Assembly of God Inc. (Case# Z26-10) for a Conditional Use Permit (CUP) to allow for the installation of a wireless telecommunication tower on property zoned “B-3” (Local Business District), being approximately 2.0 acres, being Lot 1, Block 1, McClurkan Addition.
- The subject property is locally addressed as 7432 East Trimmier Road, Killeen, Texas.

Summary of Request

- The applicant is requesting approval of a Conditional Use Permit (CUP) to allow for the construction of an 85-foot monopole wireless telecommunications tower.
- The proposed facility is intended to improve wireless service coverage in the southeastern portion of Killeen. It is designed to accommodate multiple carriers and will include associated ground equipment.



LOCATION MAP
Council District: 2



Subject Property Legal Description: MCCLURKAN ADDITION, BLOCK 001, LOT 0001. ACRES 2

Zoning Case 2026-10

B-3 TO B-3 W/CUP

Legend

- Major Roads
- City Limit
- Zoning Case Location



AERIAL MAP
Council District: 2
0 200 400
Feet

Zoning Case 2026-10

B-3 TO B-3 W/CUP

Legend
 Zoning Case

Subject Property Legal Description: MCCLURKAN ADDITION, BLOCK 001, LOT 0001. ACRES 2

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View of the subject property from East Trimmier Road:



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View looking south toward Chaparral Road from subject property:



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Looking north toward Stagecoach Road from the subject property:

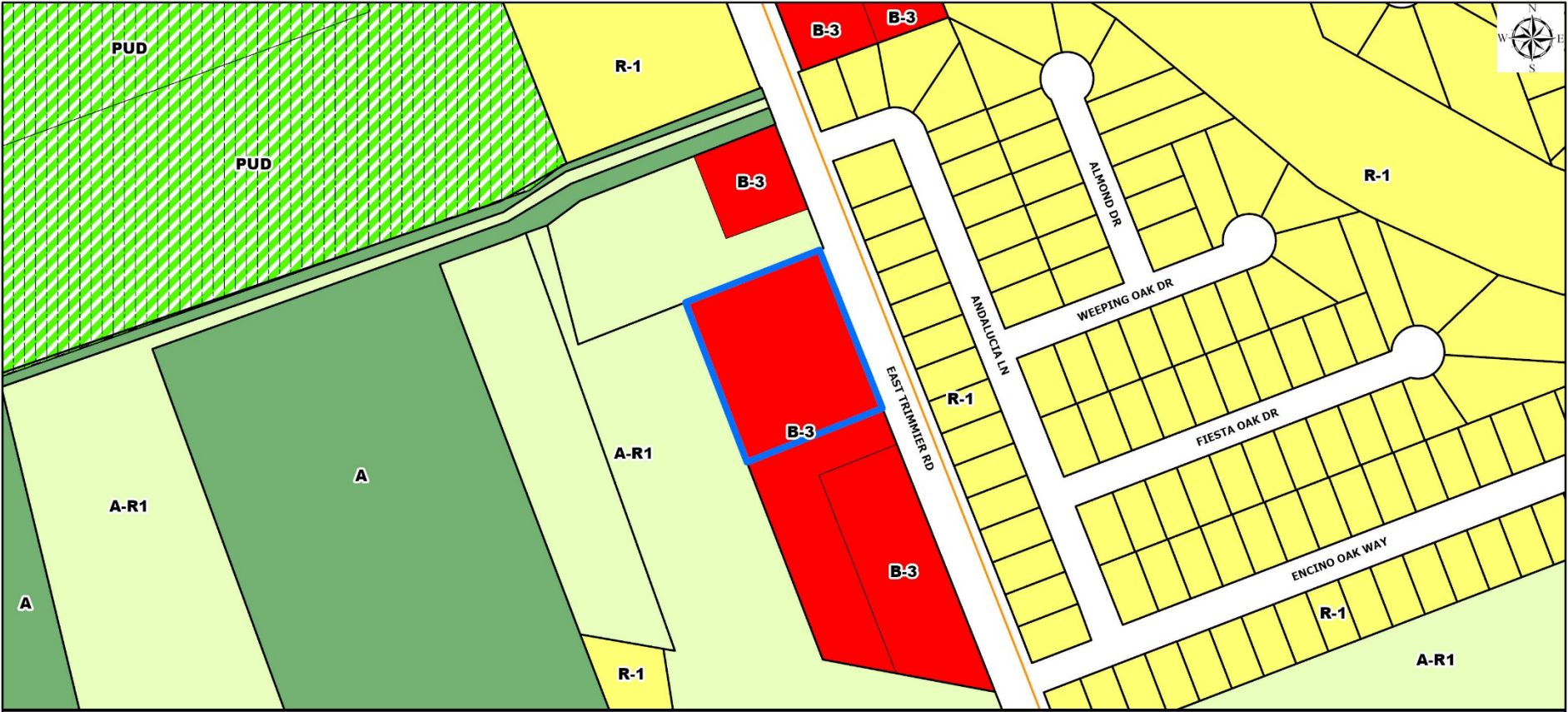


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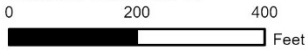
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Aerial image shows the subject property & the surrounding area:





ZONING MAP
Council District: 2



Zoning Case 2026-10

B-3 TO B-3 W/CUP

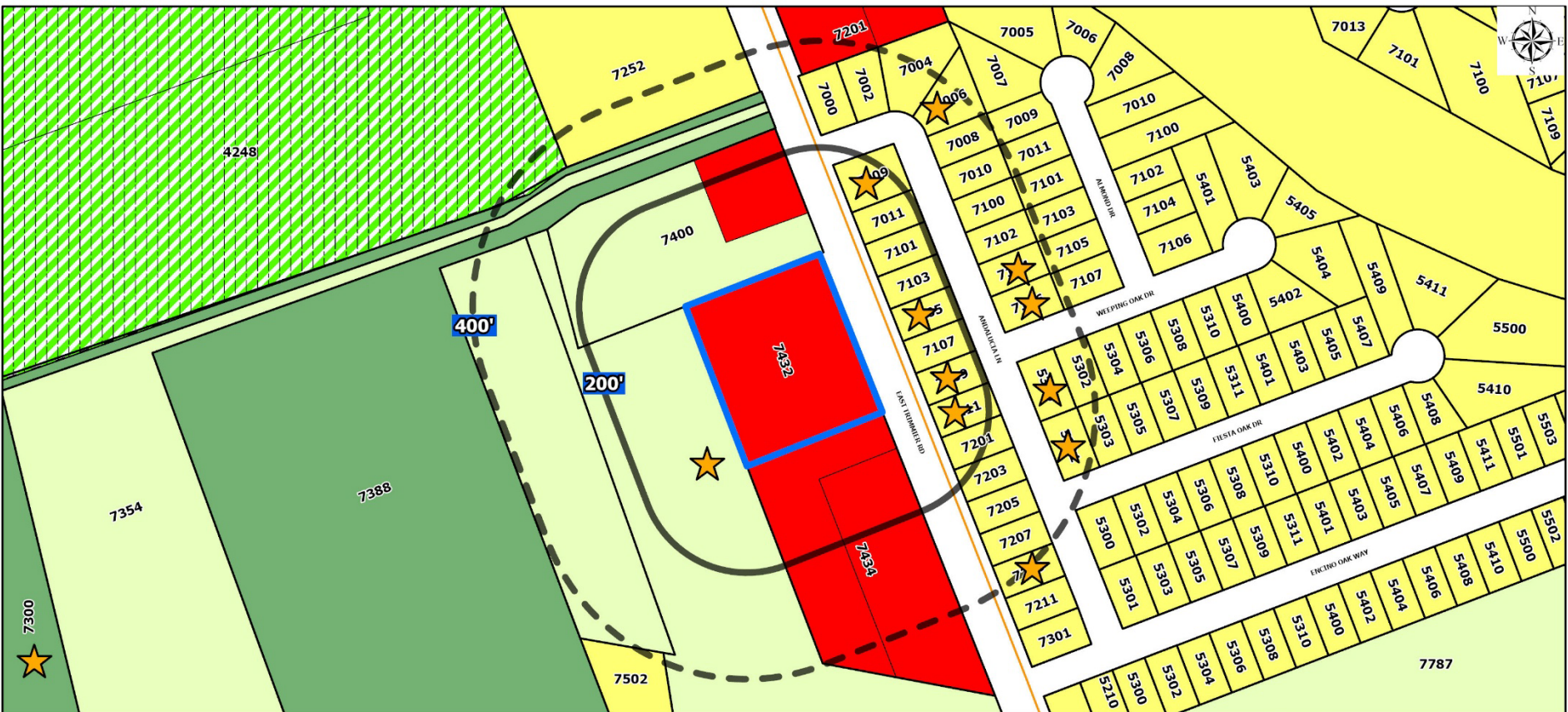
Subject Property Legal Description: MCCLURKAN ADDITION, BLOCK 001, LOT 0001. ACRES 2

Comprehensive Plan Alignment

- The property is located within the 'Controlled Growth' (Growth Sector) area on the Growth Sector Map and designated as 'Campus' (Place Type) on the Future Land Use Map (FLUM) of the Killeen 2040 Comprehensive Plan.

Public Notification

- Staff notified property owners of forty-four (44) surrounding properties regarding this request.
- Staff has received twelve (12) responses in opposition to this request, including five (5) from property owners within the 200-foot buffer, six (6) from property owners within the 400-foot buffer, and one (1) from a property owner outside the 400-foot buffer.



Subject Property Legal Description: MCCLURKAN ADDITION, BLOCK 001, LOT 0001. ACRES 2

Legend

 A

A

 B-3

 R-1

 City Limit

Zoning Case

★ Opposed

Staff Findings

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- Per Killeen Code of Ordinance Sec. 31-603(b), approval of a Conditional Use Permit for a wireless telecommunications tower requires a three-fourths (3/4) majority vote of the City Council. Accordingly, approval of this request will require a minimum of six (6) affirmative votes by City Council.

Staff Recommendation

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- Staff recommends approval of the applicant's request for a Conditional Use Permit (CUP) to allow the installation of a wireless telecommunications tower on property zoned "B-3" (Local Business District) with the following conditions:

Staff Recommendation

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1. The project will substantially comply with the Site Plan.
2. The project will comply with requirements for collocation, screening, lighting, and site development per Sec. 31-604, 31-606, and 31-609 prior to issuance of Certificate of Occupancy.
3. Parking areas and drive aisles will be constructed with an all-weather surface (asphalt or concrete) per Sec. 31-487.

Staff Recommendation

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4. The site design shall maximize use of existing trees and vegetation, and landscape screening shall be installed and maintained per Sec. 31-609 (a)(6).
5. The applicant shall construct a public sidewalk along the street frontage to connect the existing sidewalks.

Staff Recommendation

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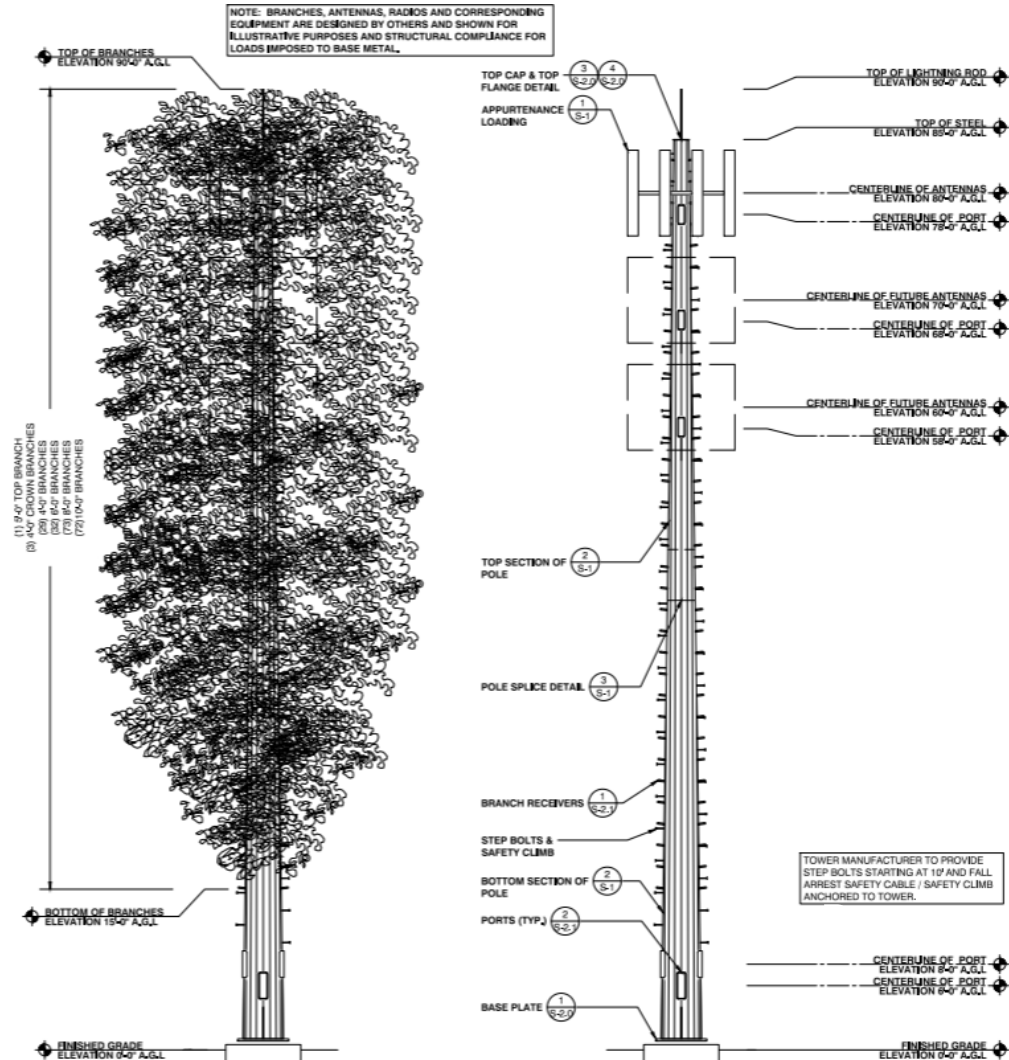
6. Permits shall expire if not constructed within six (6) months, not put into use within one hundred twenty (120) days after construction, or discontinued for more than six (6) consecutive months, unless extended per Sec. 31-610.
7. The permittee shall notify the director of changes in ownership or operation of the tower within thirty (30) days.

Commission Recommendation

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- At their regular meeting on May 11, 2026, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 5 to 2, with an additional condition requiring the tower to be camouflaged as a tree. Commissioners Sabree and Moss voted in opposition.
- Those Commissioners in opposition concurred with the residents that there is no need for a tower in this location.

Exhibit Provided by
Applicant:



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View looking south along Gray Street toward Long Ave:



Existing Tower Located at 201
Long Avenue

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Examples of Camouflaged Cell Towers:

