

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
October 16, 2023  
CASE # Z23-24**

**“B-3” with a CUP to “B-3” with a CUP, “B-3” with a CUP to “R-2”, “R-2” to “B-3” with a CUP, and a “A” to “B-3” with a CUP**

**HOLD** a public hearing and consider a request submitted by Republic Engineering and Development Services on behalf of Michael & Rhonda Jung and Killeen Heating and Air Conditioning Inc. (**Case #Z23-24**) to amend the existing Conditional Use Permit containing approximately 19.53 acres, being part of Lots 3, 4, and 7, Block 1, Cosper Creek Addition and to rezone approximately 1.30 acres, being part of lots 3 and 7, Cosper Creek Addition from “B-3” (Local Business District) with a Conditional Use Permit (CUP) to “R-2” (Two-Family Residential District) and approximately 0.07 acres, from “R-2” (Two-Family Residential District) to “B-3” (Local Business District) with a Conditional Use Permit (CUP); and to rezone approximately 1.42 acres, being part of Lot 7, Cosper Creek Addition from “A” (Agricultural District) to “B-3” (Local Business District) with a Conditional Use Permit (CUP) to allow RV/Boat Storage. These properties are locally addressed as 3288 and 3288-A Chaparral Road, and 10335 Trimmier Rd, Killeen, Texas.

Mr. Hermosillo presented the staff report for this item. 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.

Mr. Hermosillo stated 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” 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.
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.

Tyler Freese was present to represent the request.

Mr. Freese stated that the applicant agrees with all of staff’s recommended conditions.

Chairman Minor opened the public hearing at 5:29 p.m.

With no one wishing to speak, public hearing was closed at 5:29 p.m.

Commissioner Jones moved to recommend approval of the request, as recommended by staff. Commissioner Rowe seconded.

Commissioner Gukeisen noted his concern regarding development of property located within the floodplain.

After a brief discussion, the motion to recommend approval with conditions passed by a vote of 6 to 0.