



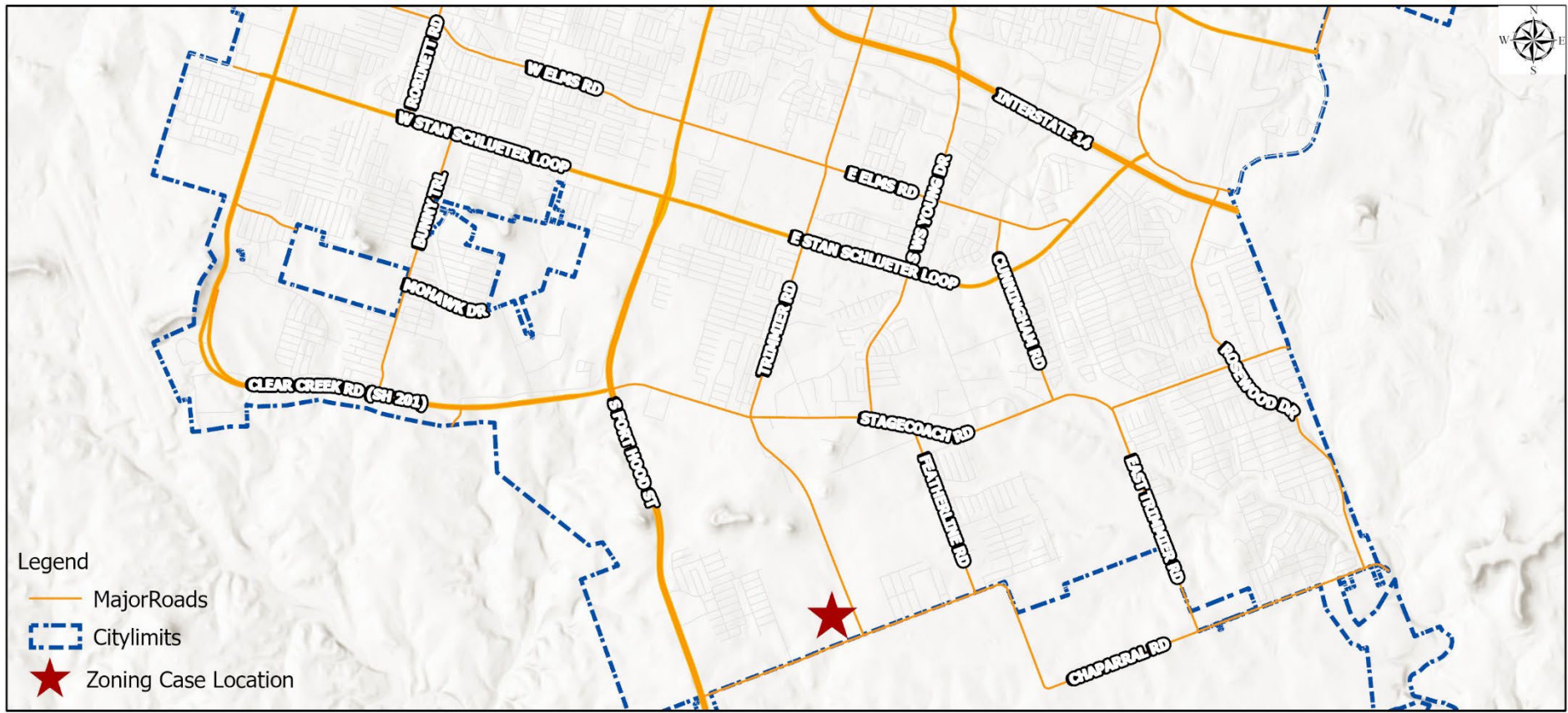
CASE #Z22-41:
“A” & “AR-1” TO “B-3” W/ CUP

PH-22-073

September 20, 2022

Case #Z22-41: “A” & “AR-1” to “B-3” w/ CUP

- ❑ **HOLD** a public hearing and consider an ordinance requested by Republic Engineering & Development Services, on behalf of Michael and Rhonda Jung (**Case #Z22-41**), to rezone approximately 20.75 acres out of the Cosper Creek Addition, Block One, part of Lots 3 and 7, from “A” (Agricultural District) and “AR-1” (Agricultural Single-Family Residential District) to “B-3” (Local Business District) with a Conditional Use Permit (CUP) to allow boat, recreational vehicle, and semi-trailer parking and storage.
- ❑ The property is addressed as 3288 and 3288-A Chaparral Road, Killeen, Texas.



LOCATION MAP
 Council District: 3



Zoning Case 2022-41

A, AR-1 ADN R-1 TO B-3 W/ CUP

Subject Property Legal Description: 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 AND PART OF COSPER CREEK ADDITION, BLOCK 001, LOT PT 7, (S PT OF 7), ACRES 14.205



AERIAL MAP

Council District: 3

0 150 300

Feet

Zoning Case 2022-41

A, AR-1 AND R-1 TO B-3 W/ CUP

Legend

 Citylimits

 Zoning Case

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Case #Z22-41: “A” & “AR-1” to “B-3” w/ CUP

5

- If approved, the applicant intends to develop a covered boat, RV, and semi-truck storage facility on the property.
- This property is designated as ‘Suburban Commercial’ (SC) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The FLUM designation for this property was changed from ‘GR’ (General Residential) to ‘SC’ (Suburban Commercial) on June 14, 2022 via Ordinance No. 22-040.

Case #Z22-41: “A” & “AR-1” to “B-3” w/ CUP

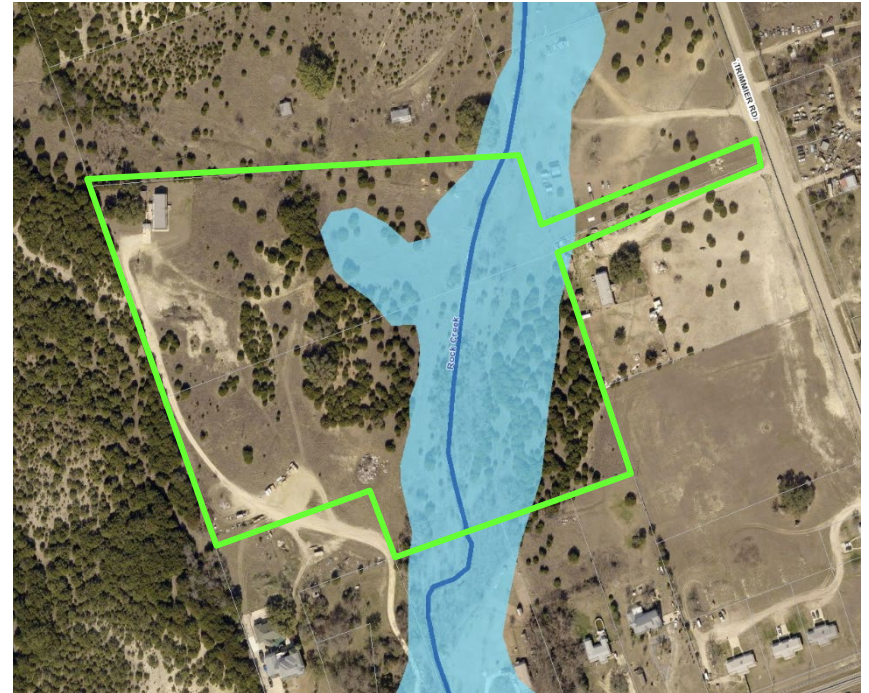
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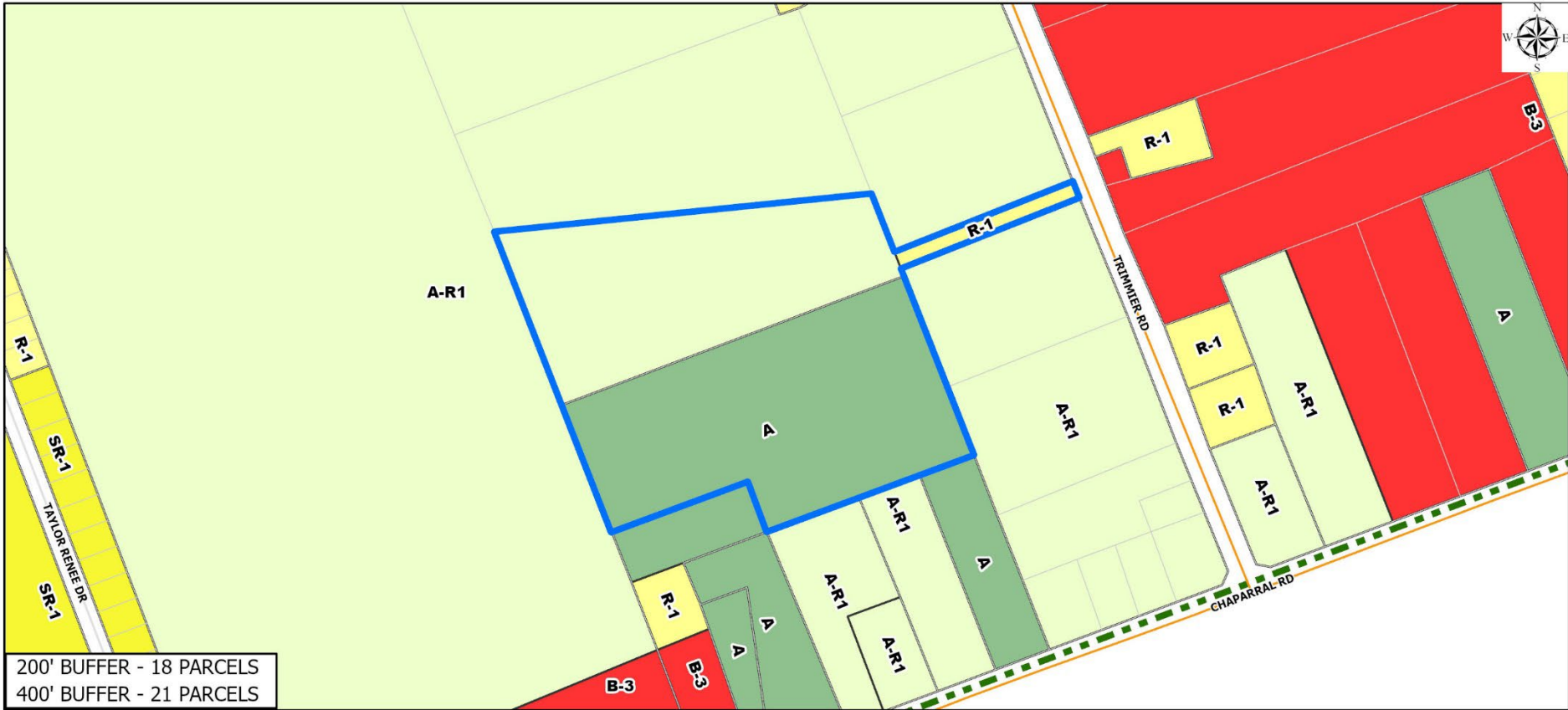
- The ‘Suburban Commercial’ (SC) designation encourages the following development types:
 - ▣ Range of commercial retail and service uses, at varying scales and intensities depending on the site;
 - ▣ Office (both large and/or multi-story buildings and small-scale office uses depending on the site);
 - ▣ Planned development to accommodate custom site designs or mixing of uses in a Suburban character setting;
 - ▣ Public/institutional; and
 - ▣ Parks and public spaces.

Case #Z22-41: “A” & “AR-1” to “B-3” w/ CUP

7

- 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.





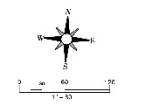
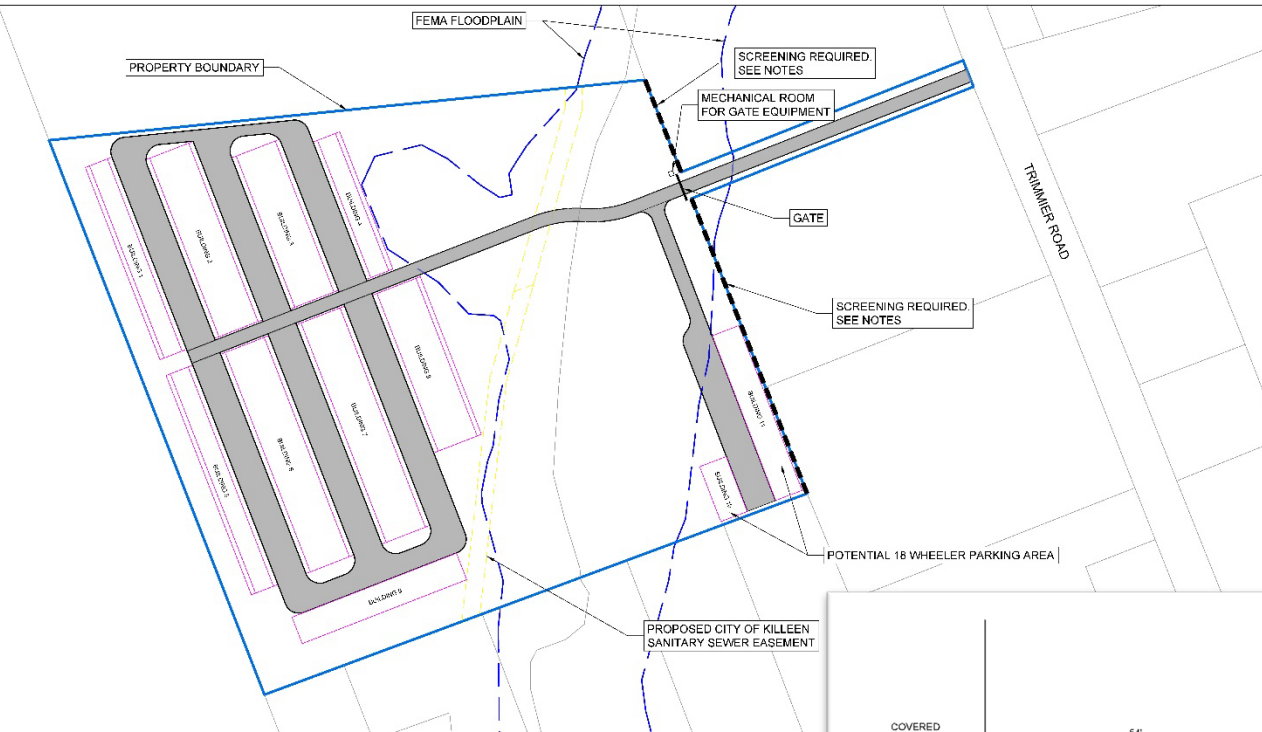
200' BUFFER - 18 PARCELS
 400' BUFFER - 21 PARCELS

ZONING MAP
 Council District: 3
 0 150 300
 Feet

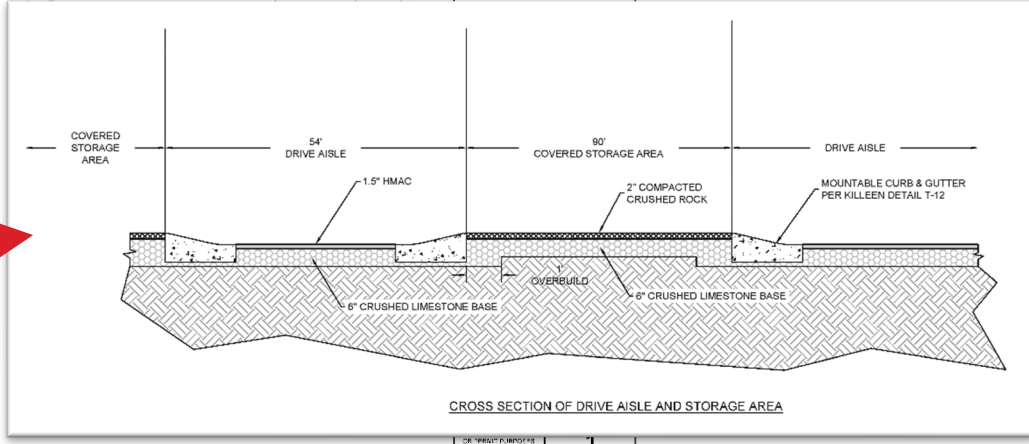
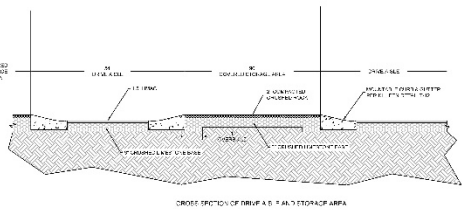
Zoning Case 2022-41

A, AR-1 AND R-1 TO B-3 W/ CUP

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- NOTES:**
- STORAGE SHALL BE RESTRICTED TO RVS AND 10,000 GALS. 20' X 10' X 10'.
 - NO LANDSCAPE TREES OR OBSERVED VEHICLE DAMAGE EXISTING.
 - NO COVER OR GATE STAY AT THE FACILITY AT ALL TIMES.
 - 1. ADDITIONAL SECURITY LIGHTING AT ALL RAMP AND VEHICLE CHAMBER.
 - RAMP SHALL BE BUILT BY THE CITY AND SHALL BE SCREENED FOR SECURITY.
 - AREAS NOTIFIED BY THE HEAVY EQUIPMENT, THE CITY OF KILLEEN SHALL BE SCREENED TO BE PLANTED EVERY 20 FEET ALONG THE PERIMETER. THE SCREENING SHALL BE A MINIMUM OF 2' GAU GE HEIGHTS AT THE TIME OF PLANTING.
 - ALL RAMPING GATE SHALL BE INSTALLED FOR ACCESS.
 - LANDSCAPING AND FENCING SHALL BE LOCATED AT THE GATE.
 - TRUCKS SHALL HAVE UNIQUE COLORED TAGS FOR IDENTIFICATION.
 - A PORTION OF THE PROPERTY HAS THE OPTION TO PROVIDE FOR A 10,000 GALS STORAGE.
 - ALL LIGHTS SHALL BE UNDERGROUND AND PROVIDE FOR A 10,000 GALS STORAGE AND TRAFFIC AT A MINIMUM OF 10 FEET.
 - THE PROJECT SHALL INSTALL A 10' DRIVE



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10

View of the subject property looking west:



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11

View of the adjacent property to the northeast:



Case #Z22-41: “A” & “AR-1” to “B-3” w/ CUP

12

View of the adjacent property to the east:



Case #Z22-41: “A” & “AR-1” to “B-3” w/ CUP

13

View of the surrounding property to the east (across Trimmier Rd):



Public Notification

- Staff notified twenty-one (21) surrounding property owners regarding this request.
- Of those notified, three (3) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and eight (8) property owners reside outside of Killeen.
- To date, staff has received no written responses regarding this request.



200' BUFFER - 18 PARCELS
 400' BUFFER - 21 PARCELS

NOTIFICATION MAP
 Council District: 3
 0 150 300
 Feet

Zoning Case 2022-41

A, AR-1 AND R-1 TO B-3 W/ CUP

Legend	Current Zoning	 A-R1	 R-1
		 A	 B-3
			 SR-1

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Alternatives

- ❑ The City Council has three (3) alternatives. The Council may:
 - ❑ Disapprove the applicant's request;
 - ❑ Approve the request as submitted by the applicant;
 - ❑ Approve the request with additional and/or amended conditions;
 - ❑ Approve the request as recommended by staff.

Staff Findings

- ❑ **Killeen Code of Ordinances Sec. 31-487(a)** requires parking spaces and maneuvering areas be to paved with an all-weather surface.
- ❑ **Killeen Code of Ordinances Sec. 31-2** states that “all weather surface on privately owned property shall consist of portland cement concrete or an impervious bituminous surface over a compacted base or other surface approved by the building official. The parking surface must be capable of retaining paint or striping material.”

Staff Recommendation

- Staff recommends approval of the applicant's request for "B-3" (Local Business District) with a Conditional Use Permit (CUP) for covered boat, recreational vehicle, and semi-truck storage, as described in the attached site plan and narrative, with the condition that all parking stalls and drive aisles be paved with an all-weather surface (asphalt or concrete) capable of retaining striping.

Commission Recommendation

- At their regular meeting on August 15, 2022, the Planning and Zoning Commission recommended approval of the applicant's request, with the condition that all parking stalls and drive aisles be paved with an all-weather surface (asphalt or concrete) capable of retaining striping, by a vote of 8 to 0.