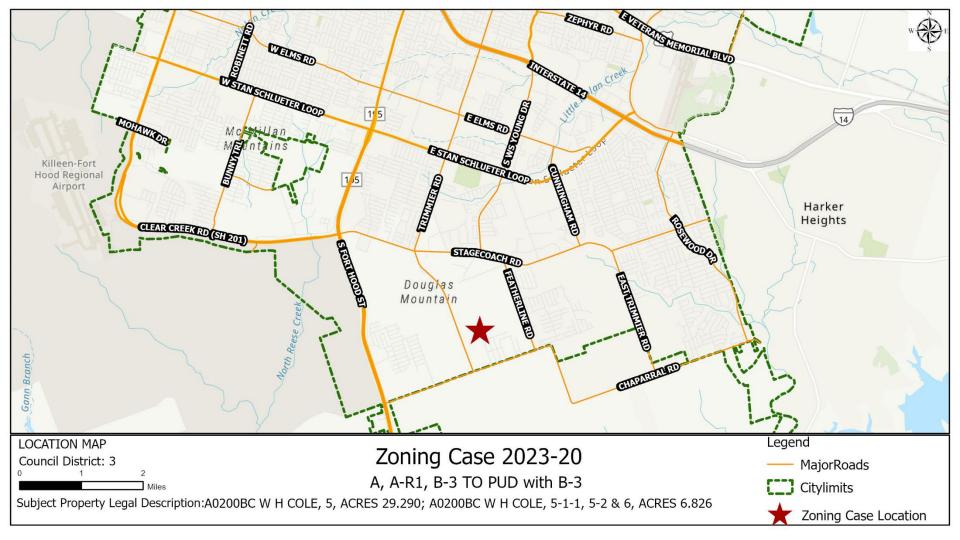
CASE #Z23-20: "A", "A-R1", AND "B-3" TO PUD W/"B-3"

 HOLD a public hearing and consider a request submitted by Racquel Gallman and Michael Hampton (Case #Z23-20) to rezone approximately 36.03 acres out of the W. H. Cole Survey, Abstract No. 200, 5, 5-1-1, 5-2, and 6 from "A" (Agricultural District), "A-R1" (Agricultural Single-Family Residential District), and "B-3" (Local Business District) to a PUD (Planned Unit Development) with "B-3" (Local Business District) uses.





AERIAL MAP
Council District: 3
0 200 400

Zoning Case 2023-20

A, A-R1, B-3 TO PUD with B-3

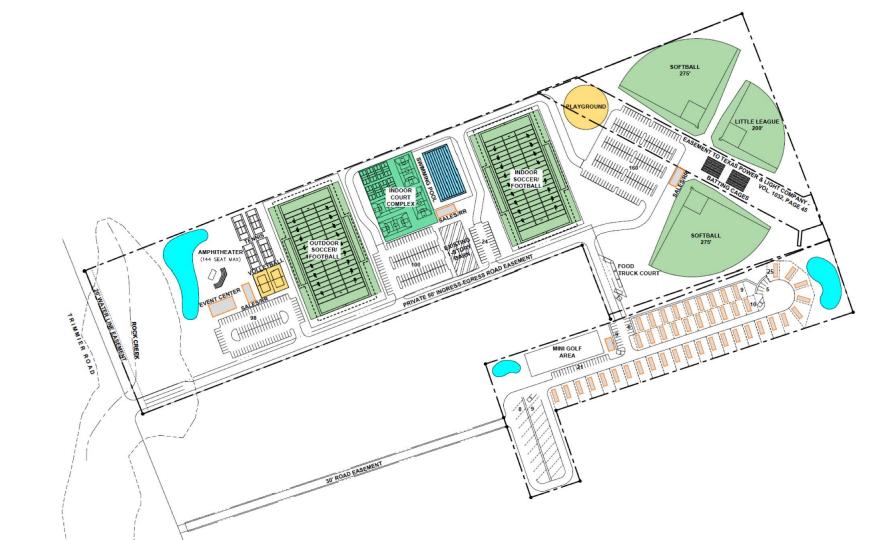
Subject Property Legal Description: A0200BC W H COLE, 5, ACRES 29.290; A0200BC W H COLE, 5-1-1, 5-2 & 6, ACRES 6.826



□ The properties are locally addressed as 9888 and 10004 Trimmier Road, Killeen, Texas.

- If approved, the applicant intends to develop a mixed-use sports complex. Proposed uses will include the following:
 - Baseball, softball, soccer, and football fields
 - Tennis, sand volleyball, and pickleball courts
 - Batting cages, fishing pond, playground
 - Swimming pool, miniature golf, amphitheater
 - Events venue, food truck area, guest lodging

- □ The applicant is requesting that the "B-3" uses be modified to allow the proposed uses while restricting the available uses that would be possible with the higher commercial zoning classification that may allow unfavorable uses by right at this location.
- □ The applicant has created the guest lodging development standards for this PUD.





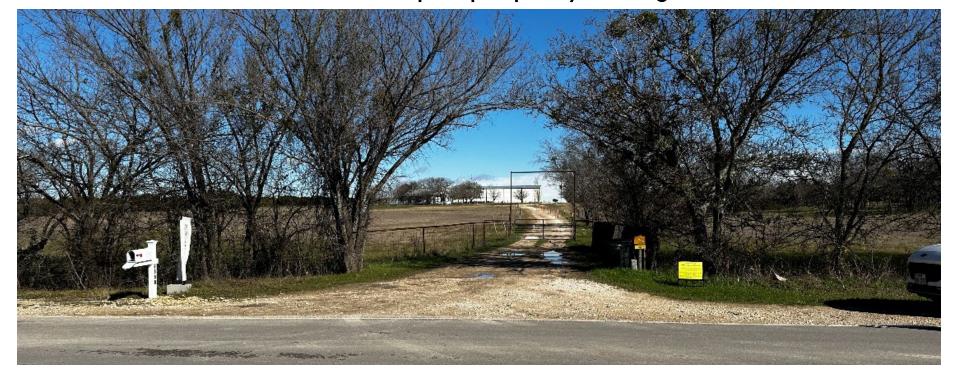








View of the subject property facing east:



View from the subject property looking west across Trimmier Rd.:



View of the adjacent property looking north:



View of the adjacent property looking west:



Comprehensive Plan Analysis

- □ The subject property is designated 'Residential Mix' on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- □ The 'Residential Mix' place type' promotes up to 25% non-residential and up to 95% residential uses.
- Staff finds that the applicant's request is consistent with the 'Residential Mix' place type.

Comprehensive Plan Analysis

- □ The subject property is designated 'Controlled Growth' on the Growth Sector Map of the Comprehensive Plan.
- This sector includes areas in the city limits that have access to city infrastructure in close proximity.
- Development proposed in this sector will be evaluated for adherence to the Big Ideas and Recommendations of the plan, particularly those related to housing and neighborhood options and improve the fiscal health and sustainability of Killeen.

Comprehensive Plan Analysis

- Staff finds that this request supports or furthers the following Killeen 2040 Comprehensive Plan recommendations:
 - LU1 Use place types and complete neighborhoods as building blocks.
 - LU2 Improve the fiscal productivity of development.
 - □ LU3 Encourage incremental evolution of neighborhoods.

Development Zone Analysis

- □ The property is located within Killeen Development Zone #8.
- □ The current land use mix within this area comprises approximately:
 - □ 1% non-residential uses
 - □ 99% of residential uses
- Zoning district breakdown:
 - Special Districts 13.19%
 - Residential 47.14%
 - □ Commercial 5.44%
 - Agricultural 34.23%

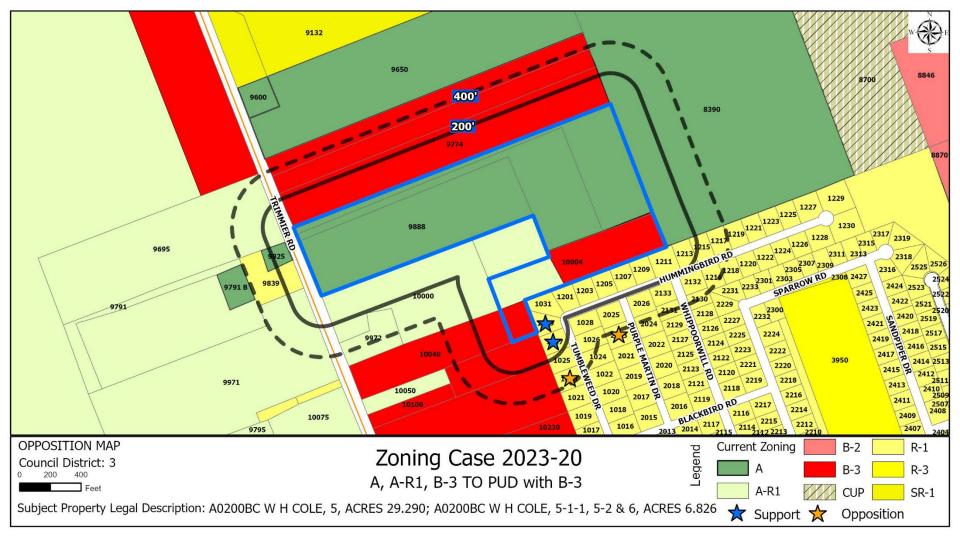


Public Notification

- □ Staff notified forty-four (44) surrounding property owners regarding this request.
- Of those property owners notified, twenty-six (26) reside outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and seven (7) reside outside of Killeen.

Public Notification

□ To date, staff has received four (4) written responses to this request, including (2) responses in support of the request and two (2) responses in opposition.



Staff Findings

- Staff finds that the applicant's request consistent is consistent with the recommendations outlined in the Killeen 2040 Comprehensive Plan.
- Staff is of the determination that approval of the applicant's request would have no negative impacts on the surrounding properties.

Staff Recommendation

Therefore, staff recommends approval of the applicant's request to rezone the subject property from "A" (Agricultural District), "A-R1" (Agricultural Single-Family Residential District), and "B-3" (Local Business District) to a PUD (Planned Unit Development) with "B-3" (Local Business District) uses as presented.

Commission Recommendation

□ At their regular meeting on April 15, 2024, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 4 to 0.