



ZONING DISCUSSION: 195 USED AUTO PARTS

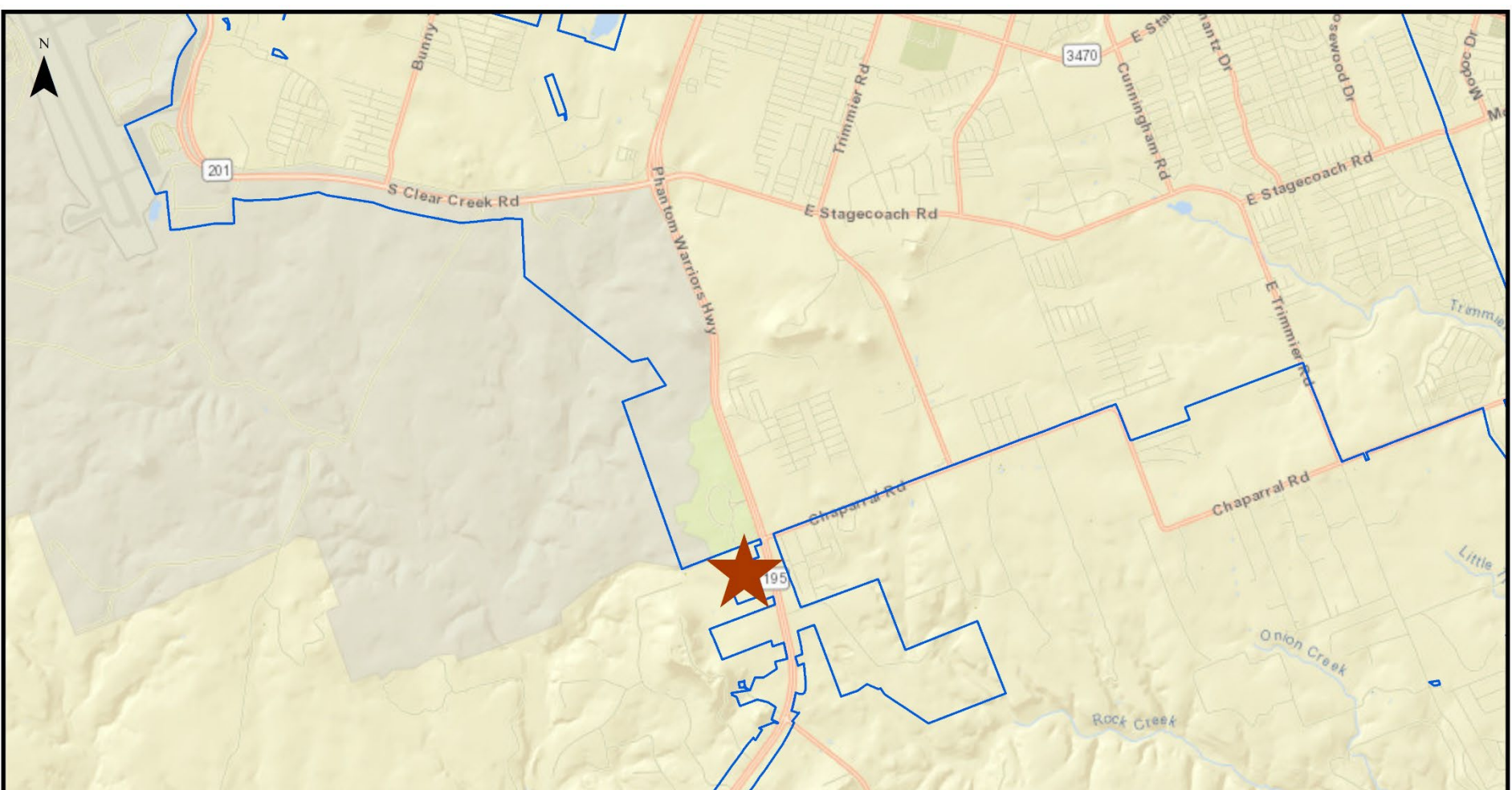
RS-26-065

July 21, 2026

Background

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- On July 7, 2026, Council approved a Motion of Direction for staff to bring back a discussion item regarding the appropriate zoning of 195 Used Auto Parts, which is locally addressed as 12077 South Fort Hood Street.



Legend

-  Killeen City Limits
-  Disannexation Location

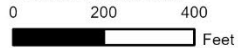
Location Map

1 inch = 5,280 feet



AERIAL MAP

Council District: 4



Subject Property Legal Description: A0052BC G W ALLISON, 1-1-3, ACRES 2.202; A0052BC G W ALLISON, 1-1, ACRES 6.219;
A0052BC G W ALLISON, 1-1-5 & A0561 R A MCGEE, 3-1, ACRES 3.63; A0052BC G W ALLISON, 1-1-1 & 2, ACRES 13.05

Legend

-  Location
-  Parcel
-  City Limit

Site Photos

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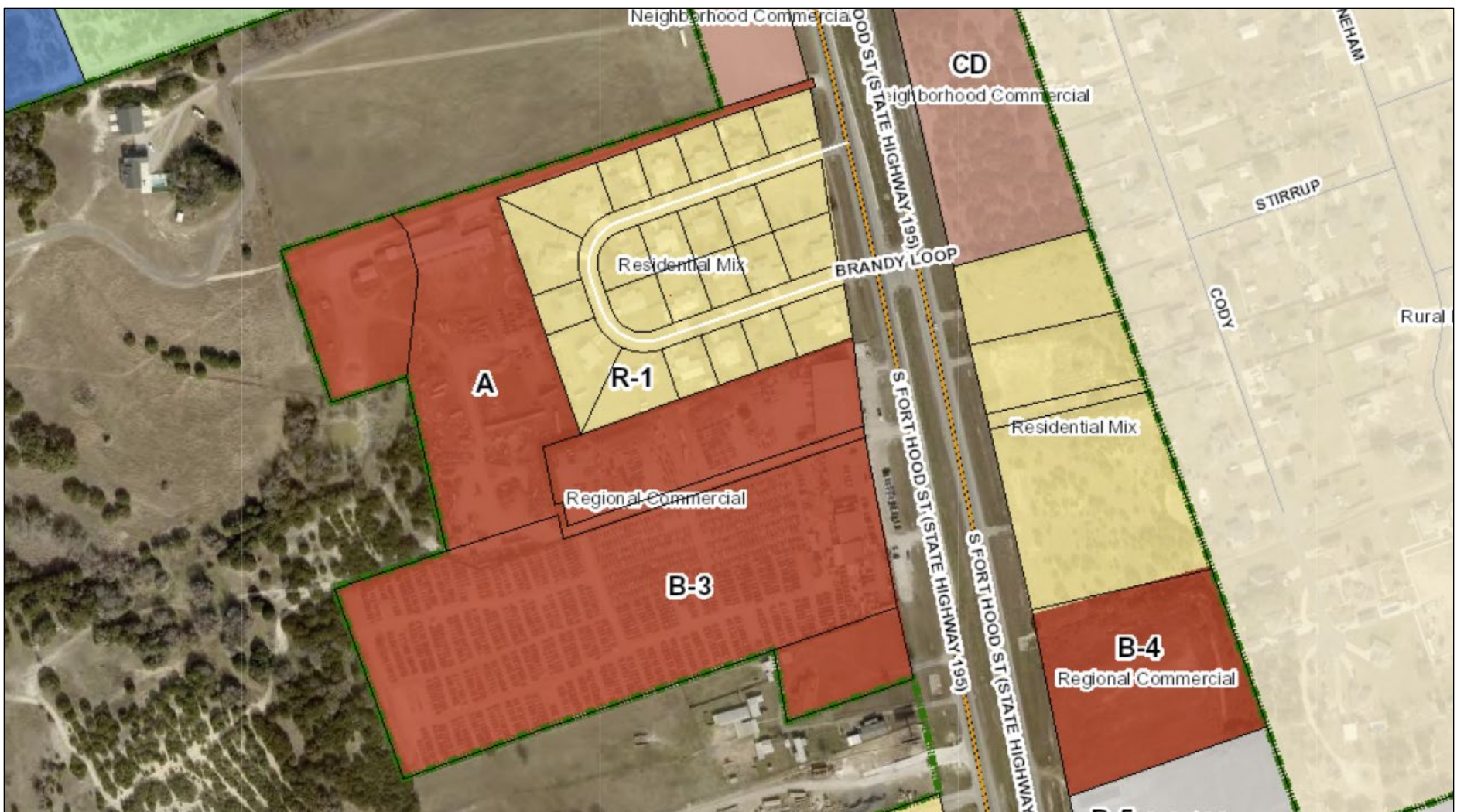
View of the subject property from South Fort Hood Street:



Comprehensive Plan

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- The property is designated 'Regional Commercial' (RC) on the Future Land Use Map (FLUM) and 'Neighborhood Infill' (NI) on the Growth Sector Map of the Killeen 2040 Comprehensive Plan.



Neighborhood Commercial

CD

Neighborhood Commercial

STIRRUP

NEHAM

CODY

Rural

Residential Mix

BRANDY LOOP

A

R-1

Regional Commercial

Residential Mix

B-3

S FORT HOOD ST (STATE HIGHWAY 195)

S FORT HOOD ST (STATE HIGHWAY 195)

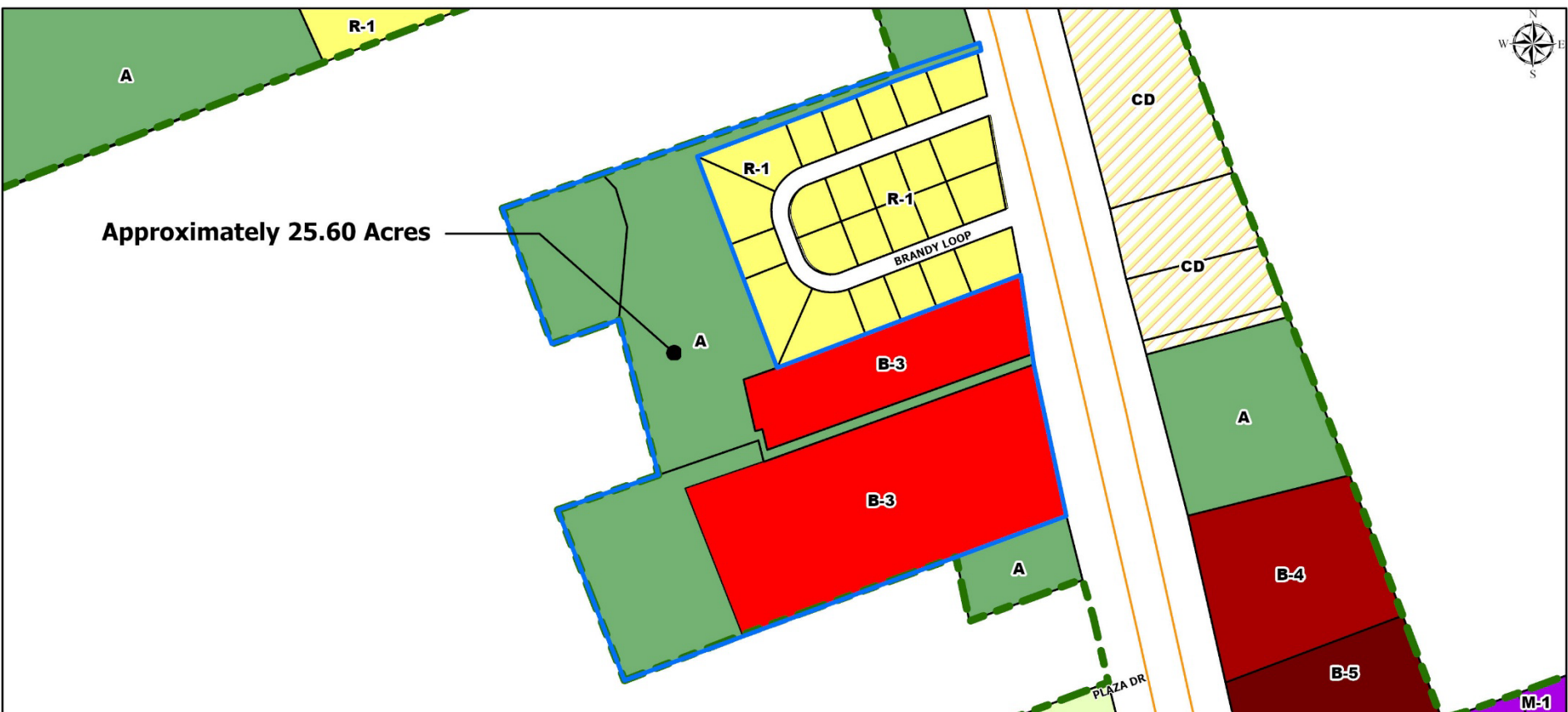
B-4

Regional Commercial

Current Zoning

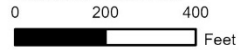
8

- The subject property is currently zoned “A” (Agricultural) and “B-3” (Local Business District).



ZONING MAP

Council District: 4



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Zoning A & B-3

- | | | | |
|------|-----|------------|----------|
| A | B-4 | M-1 | Location |
| A-R1 | B-5 | R-1 | |
| B-3 | CD | City Limit | |

Staff Findings

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- Per Sec. 31-336(7), the “B-5” zoning district allows for “impound yards, provided no salvaging or dismantling is allowed on the premises and the site is properly screened.”
- Therefore, “B-5” would not bring the current use of the property into conformance with the City’s zoning regulations.

Staff Findings

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- Staff is of the determination that the property's current FLUM designation of 'Regional Commercial' (RC) is consistent with "B-4" (Business District) zoning with a CUP.
- However, rezoning the property to "M-2" (Heavy Manufacturing District) would require a FLUM amendment to change the designation from 'Regional Commercial' (RC) to 'Industrial' (I), as well as approval by the Board of Adjustment in accordance with Killeen Code of Ordinance Sec. 31-431(9).

Staff Recommendation

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- In order to bring the current use of the property into conformance with the City's land use regulations, staff recommends that the applicant submit a request to rezone the property from "A" (Agricultural) and "B-3" (Local Business District) to "B-4" (Business District) with a Conditional Use Permit (CUP) to allow for use of the property as an auto wrecking or salvage yard.

Staff Recommendation

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- Staff recommends attaching a condition to the CUP stating that any expansion of the business must conform to all applicable City standards, including landscaping, parking, screening, and all-weather surface requirements.

Next Steps

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- Staff recommends the following steps:
 1. That the property owner submit an application to rezone the property from “A” (Agricultural) and “B-3” (Local Business District) to “B-4” (Business District) with a Conditional Use Permit (CUP) to allow for use of the property as an auto wrecking or salvage yard.
 2. Public Hearing and consideration by the Planning & Zoning Commission and City Council.