



# CONDITIONAL USE PERMIT TERMINATIONS

RS-26-069

May 5, 2026

# Background

- Killeen Code of Ordinances Sec. 31-456(e)(1)(A) states that a Conditional Use Permit is terminated if: “the building or premises is not put to the permitted use for a period of one (1) year or more from the effective date of the ordinance authorizing issuance of the permit, or the permitted use ceases for any one (1) year period.”

# Background

- Sec. 31-456(e)(2) states: “Whenever the Planning and Development Director makes a formal determination as to whether an event of termination has occurred, he/she shall promptly make and forward a written report to the City Council describing the facts surrounding such determination and the reasons for such determination.”

# Background

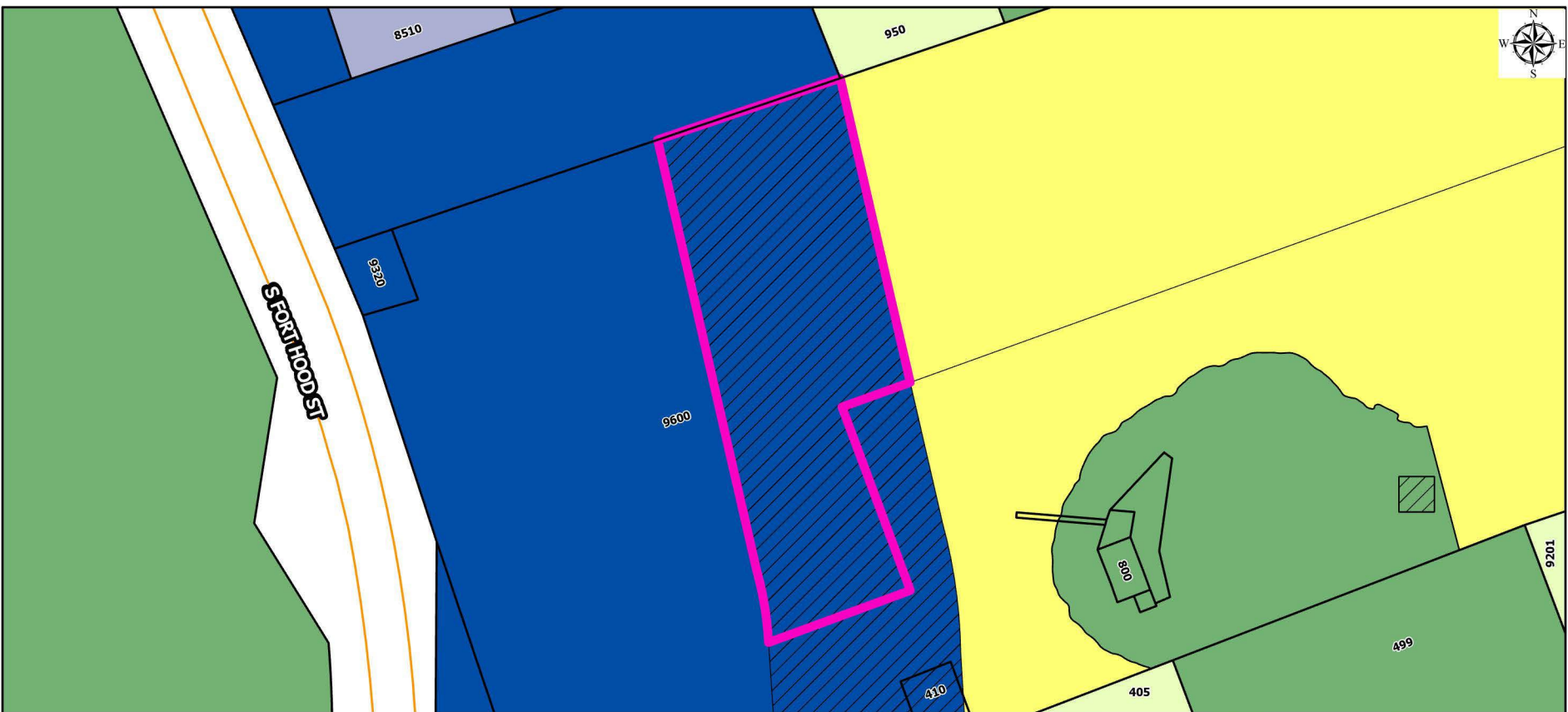
- Staff has identified four (4) Conditional Use Permits (CUPs) that have not been put to the permitted use and are therefore expired.

Address	Owner	Ordinance	Permitted Use	Status
9600 S. Ft. Hood St.	BTM Holding, LLC	17-047	Single-Family in “UD”	Void per Sec. 31-456(A)
410 Tower Hill Ln.	Garland Lee Kelley, Jr.	18-027	Single-Family in “UD”	Void per Sec. 31-456(A)
Chaparral Rd.	D & CS Enterprises, Inc.	22-022	Retail store ≤10,650 sq. ft. in “NBD”	Void per Sec. 31-456(A)
8390 Featherline Rd.	McLean Commercial, Ltd.	23-039	Battery storage site in “B-2”	Void per Sec. 31-456(A)

# Background

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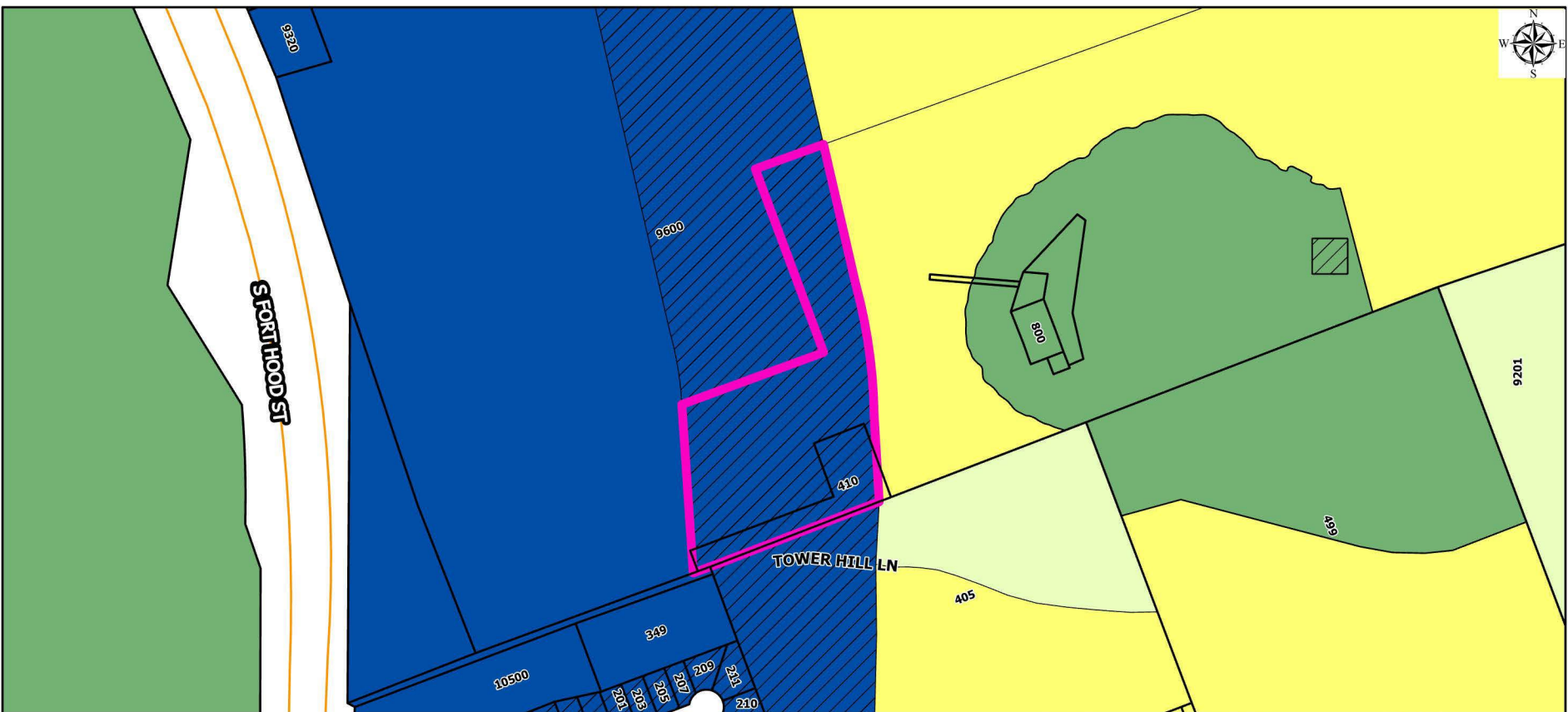
- Each of these properties remains undeveloped, and the Conditional Use Permits have not been implemented.
- Upon termination of the CUPs, the properties will revert to the underlying zoning of the property.



Council District: 3  
 0 200 400  
 Feet

## Ordinance #17-047


Subject Property Legal Description: A0963BC M T MARTIN, 4, 12, ACRES 16.34



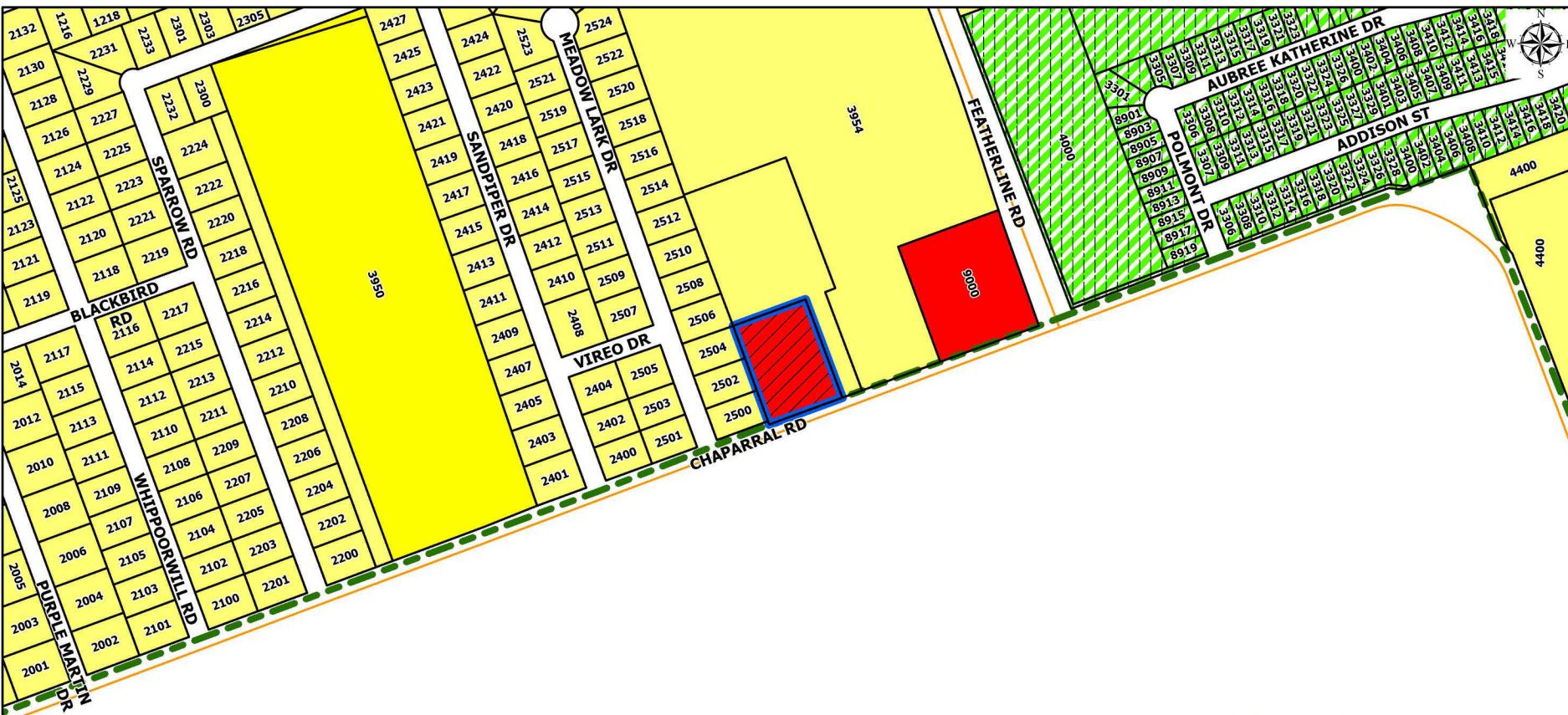
Council District: 3  
 0 200 400  
 Feet

# Ordinance #18-027

Subject Property Legal Description: A0963BC M T MARTIN, 4, 12, ACRES 8.25

Legend

	AG W/CUP		UD W/CUP		City Limit
	A		R-1		
	A-R1		UD		
	Ordinance #18-027 UD W/CUP				

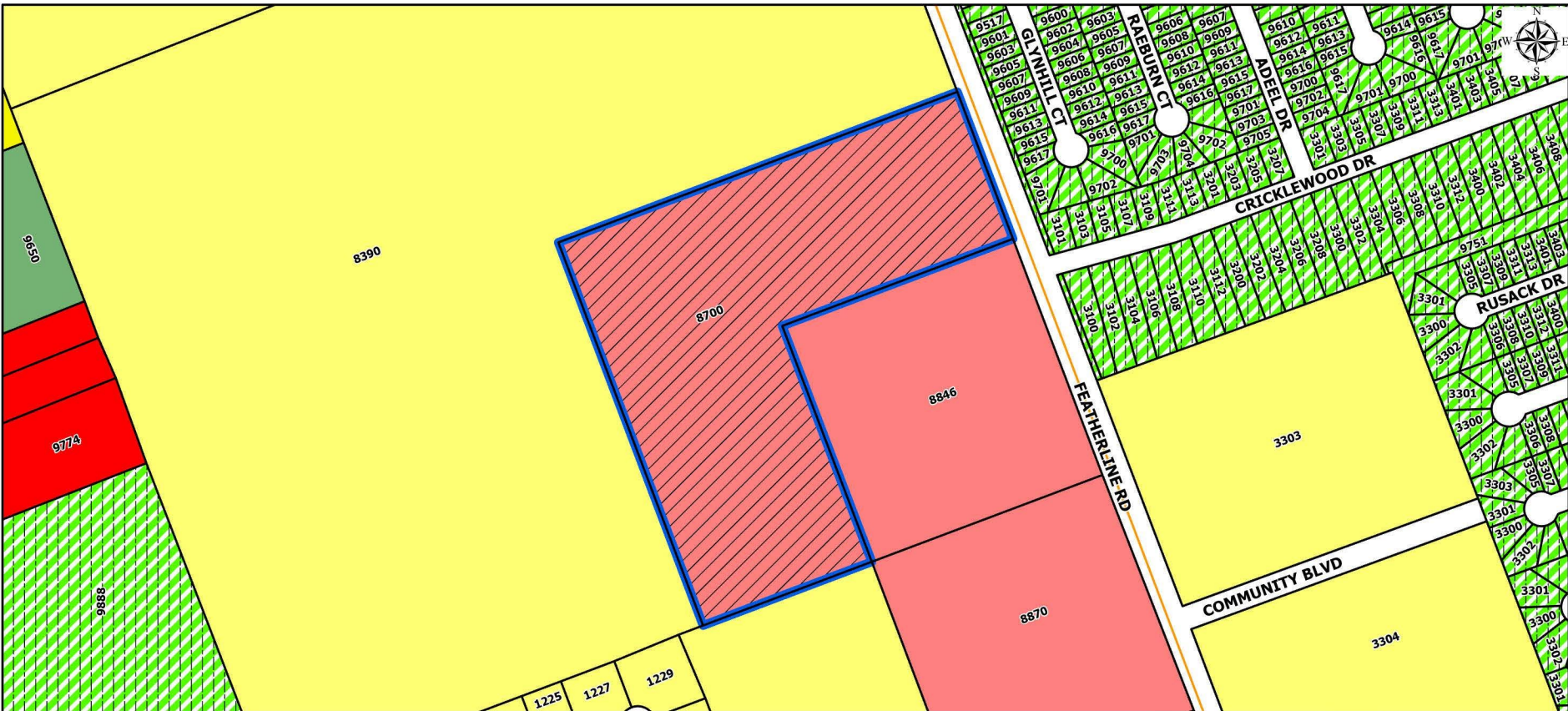


Council District: 3  
 0 200 400  
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# Ordinance #22-022

Subject Property Legal Description: A0200BC W H COLE, 1, ACRES 1.516

- Legend
- B-3
  - PUD
  - R-3
  - R-1
  - City Limit
  - Ordinance #22-022 B-3 W/CUP



# Ordinance #23-039

Council District: 3



Subject Property Legal Description: GOLDENEYE ADDITION, BLOCK 00, LOT TRACT A, ACRES 21.160

	A		B-2 W/CUP		SR-1
	B-2		PUD		City Limit
	B-3		R-1		
					Ordinance #23-039 B-2 W/CUP

# Background

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- Notice was sent to all property owners in accordance with Sec. 31-456(e)(2) on April 1, 2026.

# Recommendation

- Staff recommends that City Council approve a memorandum/resolution approving staff's determination that the Conditional Use Permits (CUP's) for the subject properties are terminated.