

MINUTES
PLANNING AND ZONING COMMISSION MEETING
April 15, 2024
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. The properties are locally addressed as 9888 and 10004 Trimmier Road, Killeen, Texas.

Mr. Millard presented the staff report for this item. He stated that, if approved, the applicant intends to develop an indoor and outdoor sports complex on the property with an area for guest lodging, including RV’s and tiny home style accommodations. The applicant has requested a Planned Unit Development (PUD) with underlying “B-3” (Local Business District) zoning. The purpose of the requested PUD is to allow the proposed uses associated with the indoor/outdoor sports complex, while also restricting other more intense commercial uses on the property. Without a PUD, the proposed sports complex facility would be allowed by-right in “B-4 (Business District), which would not be appropriate in this area. The proposed development standards include minimum requirements for landscaping, parking, setbacks, architectural design, the guest lodging area, and lighting.

The subject property is located within the ‘Controlled Growth’ sector on the Growth Sector Map of the Comprehensive Plan and is designated as ‘Residential Mix’ (RM) on the Future Land Use Map (FLUM).

Mr. Millard stated that staff finds the request is consistent with the Killeen 2040 Comprehensive Plan and is compatible with the character of the area. Therefore, staff recommended approval of the applicant’s request to rezone the 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.

Racquel Gallman and Michael Hampton were present to represent the request. The property owners stated that after the last Planning and Zoning Commission meeting on April 1st, they met with the adjacent residents and came to some compromises. Both property owners explained the vision that they had for the sport’s complex development.

Commissioner Jones asked the property owners if there would be an entry fee. Mr. Hampton explained that there would be fees to play in tournaments and other special events held at the facility.

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

Ms. Michele Mazzaferro spoke in support of the request. She stated that it would be to the community's benefit to have a sports complex.

Mr. Chuck Luther spoke in opposition to the request. He expressed concerns regarding the location of the proposed development.

Archie and Kathy Conner spoke in opposition to the request. They stated that they were in support of the concept but would prefer it to be located away from a residential neighborhood.

Mr. Tim Tunstill spoke in opposition to the request. Mr. Tunstill asked when construction would begin on the development.

Mr. Andre Williams spoke in opposition to the request. Mr. Williams noted concern regarding how close the development would be to his property. Chairman Minor asked staff what the setbacks for the development would be. Mr. Millard stated that the setback requirements are as outlined in the PUD.

Ms. Savannah Gibson addressed staff and asked if the fence that was to be built as a buffer between the designated tiny home area and the high-density residential would be close to her residence. Mr. Millard explained that based on the distance, he doubts the fence will be seen once the canopy trees have grown, but nothing in the regulation has any such restrictions. Ms. Gibson also brought up a concern with possible alcohol consumption on the premises.

With no one else wishing to speak, the public hearing was closed at 5:43 p.m.

Chairman Minor asked the applicant to address the construction timeline. Mr. Hampton stated that the project would be developed in phases.

Commissioner Marquez moved to recommend approval of the request as presented. Commissioner Jones seconded, and the motion passed by a vote of 4 to 0.