



ZONING CASE #Z21-01: “R-1”, “R-MH”, & “R-MH” W/CUP TO “R-MP” & “R-MP” W/CUP

PH-21-016

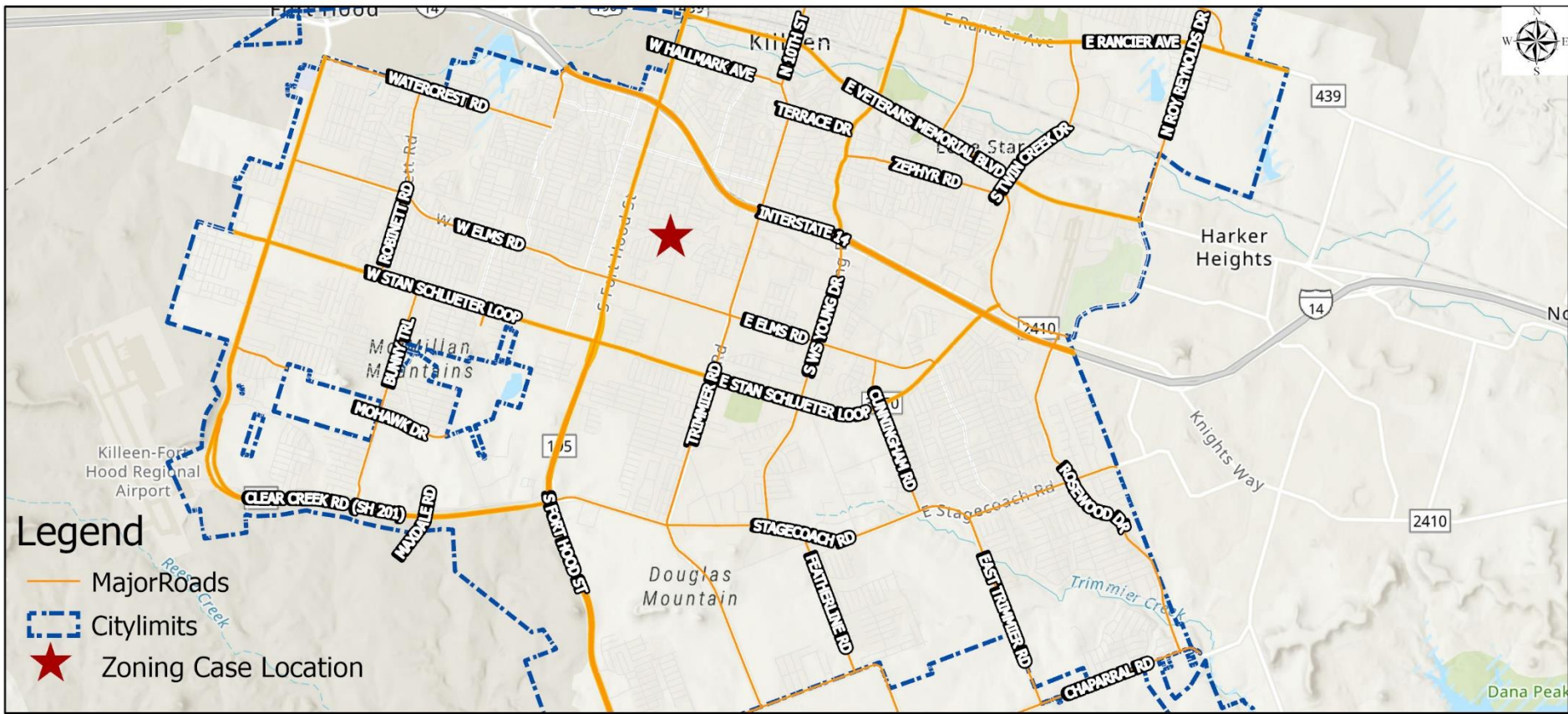
April 6, 2021

Case #Z21-01:

“R-1”, “R-MH”, & “R-MH” w/CUP to “R-MP” & “R-MP” w/CUP

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- ❑ This request is submitted by submitted by Eddie Bogard, P.E. on behalf of Florence HH MHP, LLC to rezone approximately 6.589 acres from “R-1” (Single-Family Residential District), “R-MH” (Mobile Home District), and “R-MH” with a Conditional Use Permit (CUP) for a Communication Tower to “R-MP” (Mobile Home and Trailer Park District) and “R-MP” (Mobile Home and Trailer Park District) with a Conditional Use Permit (CUP) for a Communication Tower.
- ❑ The properties are addressed as 3109 and 3205 Florence Road, Killeen, Texas.



Attachment #1

Council District: 3

1 inch = 7,674 feet

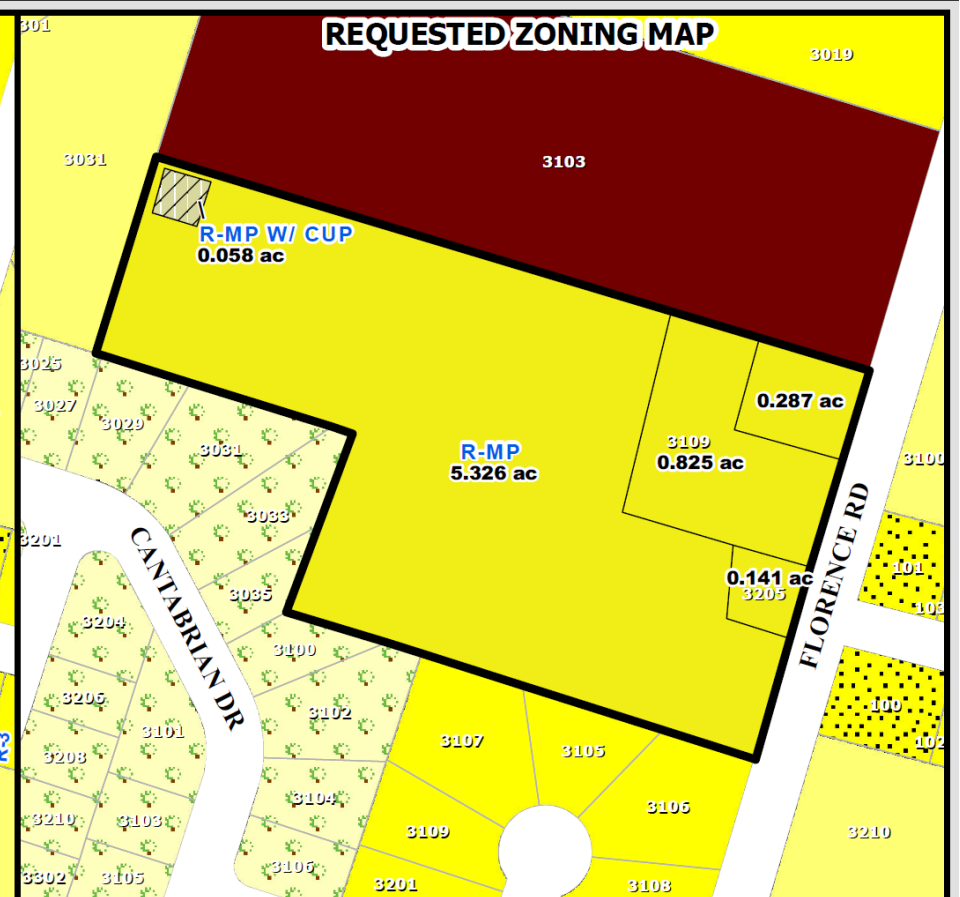
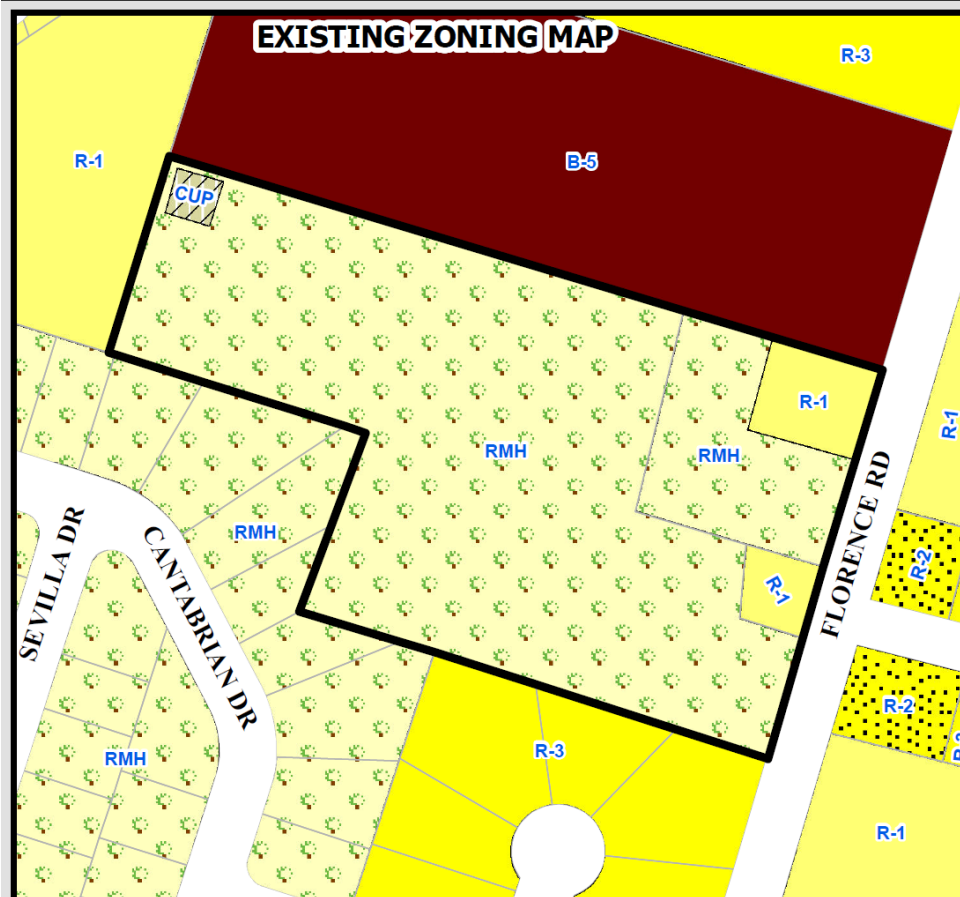
Subject Property Legal Description: 3205 AND 3109 FLORENCE RD.

Zoning Map

Zoning Case 2021-01

EXISTING ZONING MAP

REQUESTED ZONING MAP



Council District: 3








RMH AND RMH WITH CUP AND R-1
TO R-MP AND R-MP WITH CUP

1 inch = 208 feet

Subject Property Legal Description: 3109 AND 3205 FLORENCE RD

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ZONING LEGEND

	B-5		R-3
	CUP		RMH
	R-1		R-MP
	R-2		



Date: 3/22/2021

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- ❑ The subject property currently consists of an abandoned mobile home park and two existing single-family homes.
- ❑ Surrounding land uses are as follows:
 - ▣ Immediately adjacent to the north is the Redeemed Christian Church of God, which is zoned “B-5.”
 - ▣ To the south is the Loma Vista subdivision, consisting of a mix of residential uses including manufactured homes and duplexes. The properties are zoned “R-3” and “R-MH.”

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- To the east, on the opposite side of Florence Rd. is an existing duplex development zoned “R-2” and “R-3.”
- To the west are portions of the Loma Vista subdivision which are zoned “R-MH” and an undeveloped drainage tract owned by the City of Killeen.



Attachment #3

Council District: 3

1 inch = 198 feet


Subject Property Legal Description: 3205 AND 3109 FLORENCE RD.

Zoning Map

Zoning Case 2021-01

Legend

 Citylimits

 Production.GISADMIN.ZoningCases2021 selection

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- There is an existing Communications Tower in the northeast corner of the property with a CUP (Conditional Use Permit) zoning overlay.
- This Conditional Use Permit was approved by the Council on October 17, 2017 via Ordinance 17-53.
- If approved, this rezoning would not affect the existing Conditional Use Permit for the communications tower. Only the underlying zoning would be affected.

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- The purpose of this request is to rezone the property to “R-MP” (Mobile Home and Trailer Park District) to allow for redevelopment of the site as a commercial RV Park.
- The current “R-MH” (Mobile Home District) zoning district is inactive and permits only manufactured homes; it does not permit RV Parks.
- If approved, the applicant would be required to redevelop this site in conformance with all current City standards for travel trailer parks.

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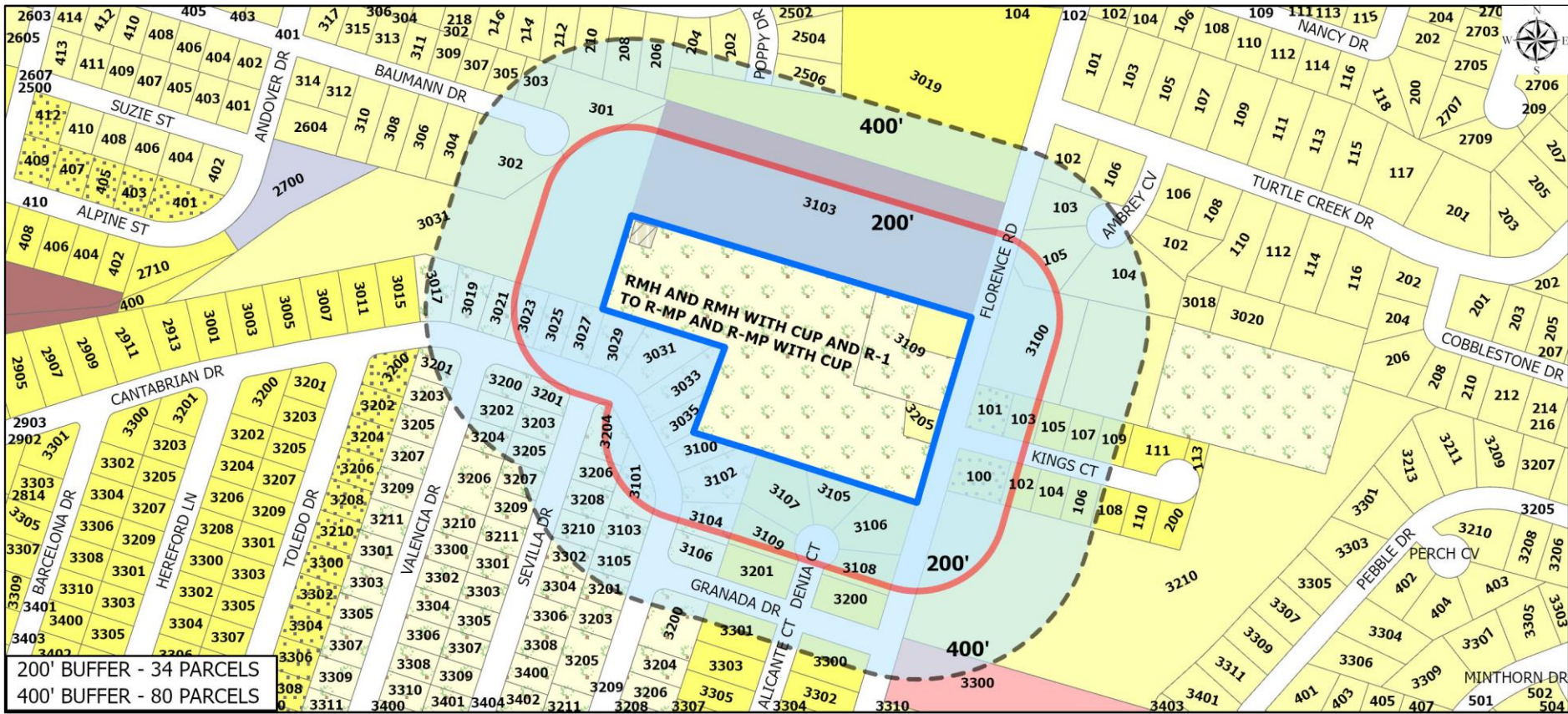
- This property is designated as ‘General Commercial’ (GC) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- Staff is of the determination that, because the proposed RV park will be run as a commercial business, the request is consistent with the Future Land Use Map.

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- ❑ Staff notified eighty (80) surrounding property owners within 400 feet of the subject property regarding this request.
- ❑ To date, staff has received one (1) written response in opposition to the request.



Attachment #2

Council District: 3

1 inch = 363 feet

Subject Property Legal Description: 3205 AND 3109 FLORENCE RD.

Zoning Map

Zoning Case 2021-01

Alternatives

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- ❑ The City Council has three (3) alternatives:
 - ❑ Disapprove the applicant's zoning request;
 - ❑ Approve a more restrictive zoning district than requested by the applicant; or
 - ❑ Approve the applicant's zoning request.

Commission Recommendation

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- At their meeting on March 15, 2021, the Planning & Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.

Staff Recommendation

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- Staff finds that the requested “R-MP” (Mobile Home and Trailer Park District) zoning is appropriate in this location, as it is immediately adjacent to an existing mobile home subdivision.
- If addition, the applicant’s request will allow this site to be brought into conformance with the City’s current zoning regulations.
- Therefore, staff recommends approval of the request as presented.