

**ORDINANCE NO. 24-017**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF KILLEEN BY AMENDING THE ZONING OF 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; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Chapter 211 of the Texas Local Government Code and Section 31-39 of the City of Killeen Code of Ordinances, the City Council, upon application, may amend the City of Killeen Zoning Ordinance following a recommendation by the Planning and Zoning Commission and a public hearing;

**WHEREAS**, James Janulis, from MRB Group, on behalf of Racquel Gallman & Michael Hampton, presented to the City of Killeen, a request for an amendment to the City of Killeen Zoning Ordinance by changing the classification of approximately 36.03 acres, out of W H Cole Survey, Abstract No. 200, 5, 5-1-1, and 5-2, from "A", "A-R1", and "B-3" to a PUD (Planned Unit Development) with "B-3" (Local Business District) uses for the properties locally addressed as 9888 and 10004 Trimmier Road, Killeen, Texas;

**WHEREAS**, the Planning and Zoning Commission of the City of Killeen, following a public hearing on April 15, 2024, duly recommended approval of the application for amendment;

**WHEREAS**, due notice of the filing of said request and the date of hearing thereon was given as required by law, and hearing on said request was set for 5:00 P.M., on May 28, 2024, at the City Hall, City of Killeen; and

**WHEREAS**, the City Council at said hearing duly considered said request, the action of the Planning and Zoning Commission, and the evidence in support thereof, and the City Council being of the majority opinion that the applicant's zoning request should be approved.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KILLEEN:**

**SECTION I.** That the zoning classification of approximately 36.03 acres, out of W H Cole Survey, Abstract No. 200, 5, 5-1-1, and 5-2, from "A", "A-R1", and "B-3" to a PUD (Planned Unit Development) with "B-3" (Local Business District) uses for the properties locally addressed as 9888 and 10004 Trimmier Road, Killeen, Texas

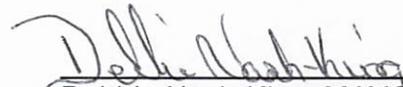
**SECTION II.** That should any section or part of this ordinance be declared unconstitutional or invalid for any reason, it shall not invalidate or impair the validity, force, or effect of any other section or parts of this ordinance.

**SECTION III.** That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

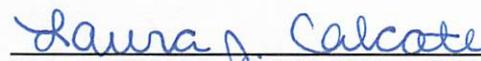
**SECTION IV.** That this ordinance shall take effect immediately upon passage of the ordinance.

**PASSED AND APPROVED** at a regular meeting of the City Council of the City of Killeen, Texas, this 28<sup>th</sup> day of May, 2024, at which meeting a quorum was present, held in accordance with the provisions of V.T.C.A., Government Code, §551.001 et seq.

**APPROVED:**

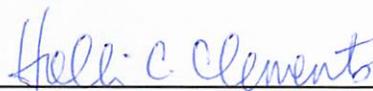
  
Debbie Nash-King, MAYOR

**ATTEST:**

  
Laura J. Calcote, CITY SECRETARY



**APPROVED AS TO FORM:**

  
Holli C. Clements, CITY ATTORNEY  
Case #23-20  
Ord. #24-017



## City of Killeen

**File Number: PH-24-015**

**Enactment Number: 24-017**

**HOLD** a public hearing and consider an ordinance 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.

**DATE: May 21, 2024**

**TO: Kent Cagle, City Manager**

**FROM: Edwin Revell, Executive Director of Development Services**

**SUBJECT: Zoning Case# 23-20: "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.**

### **BACKGROUND AND FINDINGS:**

#### **Property Information:**

**Property Owner:** Racquel Gallman & Michael Hampton

**Agent:** James Janulis of MRB Group

**Current Zoning:** "A," "A-R1," & "B-3"

**Proposed Zoning:** PUD (Planned Unit Development)

**Current FLUM Designation:** 'Residential Mix'

#### **Summary of Request:**

James Janulis of MRB Group, on behalf of Racquel Gallman & Michael Hampton, has submitted a request to rezone approximately 36.03 acres from "A", "A-R1", and "B-3" to a PUD (Planned Unit Development) with "B-3" (Local Business District) uses. The subject property is locally addressed as 9888 and 10004 Trimmier Road and is generally located on the east side of Trimmier Road between Stagecoach Road and Chaparral Road.

If approved, the applicant intends to develop an indoor and outdoor sports complex on the property. The development will include baseball, softball, soccer, and football fields; tennis, sand volleyball, and pickleball courts; batting cages, fishing pond, children's playground, swimming pool, miniature golf course, amphitheater, events venue, food truck court, and areas for guest lodging including RV's and tiny home style accommodations.

The applicant is requesting 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 permitted by-right in "B-4" (Business District). The applicant was advised that staff would not support a request for "B-4" zoning in this location due to concerns about other more intense uses that would be permitted by-right. For this reason, the applicant has prepared a PUD application, which will preclude other more intense uses on the property.

The applicant is proposing PUD development standards as described in the attached PUD Standards document. The proposed development standards include minimum requirements for landscaping, parking, setbacks, architectural design, the guest lodging area, and lighting.

**Killeen Code of Ordinances Chapter 31 Compliance:**

In accordance with Killeen Code of Ordinances Section 31-801, the PUD classification is an overlay designation to provide the flexibility to permit development projects which may include multiple land uses. This classification serves the following purposes:

- (a) Establish a procedure for the development of a parcel of land under unified control to reduce or eliminate the inflexibility that might otherwise result from strict application of land use standards and procedures designed primarily for individual lots;
- (b) Ensure structured review and approval procedures are applied to unique development projects that intended to take advantage of common open space and promote pedestrian circulation;
- (c) Allow developers greater freedom to be innovative in selecting the means to provide access, light, open space and amenities; and
- (d) Provide flexibility from the strict application of existing development regulations and land use standards and allow developers the opportunity to take advantage of special site characteristics and location.

**Zoning/Plat Case History:**

The subject property was annexed into the city limits on April 30, 2004, via Ordinance No. 04-12, and was subsequently rezoned "A", "A-R1", "B-3" (Agricultural District, Agricultural Single-Family District and Local Business District) in May 2005. The subject property is currently not platted. However, the applicant intends to submit a plat application if the zoning request is approved.

**Character of the Area:**

**North:** Existing Single-Family Residence zoned "B-3" (Local Business District)

**South:** Single-Family Residence zoned "A-R1" (Agricultural Single-Family Residential District)

**West:** Single-Family Residence zoned "R-1" (Single-Family Residential District), "A" (Agricultural District), and "A-R1" (Agricultural Single-Family Residential District)

**East:** Vacant lot zoned "A" (Agricultural District)

**Future Land Use Map Analysis:**

This property is located within 'Controlled Growth' area on the Growth Sector Map and designated as 'Residential Mix' on the Future Land Use Map (FLUM) of the Comprehensive Plan.

The 'Controlled Growth' sector includes areas in the city limits and approved Municipal Utility Districts (MUDs) 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.

This 'Residential Mix' place type creates neighborhoods built with a traditional walkable block/street grid network that allows a flexible mix of residential building typologies. Aside from large multiplex garden apartments, most housing types should be allowed here. This place type encourages most residential uses such as single-family detached, townhouses, small-plex (2-4 units), etc. This place type encourages a twenty-five percent (25%) nonresidential and ninety-five percent (95%) residential use mix.

The request supports or furthers the following the 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

The Comprehensive Plan's Big Idea #5 promotes neighborhoods, not subdivisions, designed and built to intentionally mix housing and commercial opportunities together so that daily needs are accessible within a safe and walkable distance that fosters a unique sense of place.

The Comprehensive Plan calls for managing development of land and capital investments (such as streets, utilities, and drainage) to ensure a more prosperous community for the long haul and similar to the need for these common resident services listed here, staff finds the request is necessary to keep up with demands for family oriented indoor/outdoor activity in the area.

### **Neighborhood Analysis:**

#### **Land Use:**

This property is located within Killeen Development Zone #8.

Current land use mix within this area comprises approximately:

1% non-residential  
99% residential

#### **Zoning district breakdown in DZ8:**

Special Districts	463.61	13.19%
Residential	1657.65	47.14%
Industrial	0.00	0.00%
Commercial	191.31	5.44%
Agricultural	1203.59	34.23%
<b>Total</b>	<b>3516.15</b>	<b>100.00%</b>

'Residential Mix' promotes:

**Use Mix:** up to 25% non-residential, 95% residential uses

**Primary Uses:** Single-Family, Accessory Dwelling Unit (ADU), Townhouses, Smallplex (2-4 Units), & Live-Work

**Secondary Uses:** Small Office, Small Retail, Restaurant, Accessory Commercial Unit (ACU), School, & House of Worship

#### **Water, Sewer and Drainage Services:**

Provider: City of Killeen

Within Service Area: Yes

Feasibility Study or Service Commitment: Water, sanitary sewer, and drainage utility service is located within the City of Killeen municipal utility service area and available to the subject tract. The sanitary sewer line located on the west side of Trimmier is currently a force main that is being converted to gravity as a Capital Improvement Project. There is a 12" water transmission line on the east side of Trimmier.

**Transportation and Thoroughfare Plan:**

Ingress and egress to the property is from Trimmier Road, which is classified as a 110-foot wide Minor Arterial on the City of Killeen Thoroughfare Plan. The applicant will complete a Traffic Impact Analysis at the time of development.

**Environmental Assessment:**

A portion of the property is within Zone AE, a FEMA-regulatory Special Flood Hazard Area (SFHA). There are known wetland areas on this lot you have a Freshwater Emergent Wetland habitat classified as a PEM1C, a Freshwater Forested/Shrub Wetland habitat classified as a PSS1C, and Freshwater Pond habitat is classified as a PUSCh as identified on the National Wetlands Inventory.

**PARKS AND PROPOSED TRAIL PLAN:**

There are no proposed parks or trails located on this site. This project is exempt from providing parkland dedication or fees in lieu of as it is a nonresidential development in accordance with Section 26-129(B)(1).

**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.

To date, staff has received four (4) written responses to this request. Two (2) responses are in favor and two (2) responses are in opposition to the request.

The opposition amounts to zero percent of the 200-foot notification boundary.

**Staff Findings:**

The 'Planned Unit Development' (PUD) land use category is characterized by a potential for distinct character areas, from Urban to Suburban, within an overall development design. Site design and development quality should be superior given strategic location and high profile, should be designed to be transit supportive.

The current zoning of the subject property is "A" (Agricultural District), "A-R1" (Agricultural Single-Family Residential District), and "B-3" (Local Business District). The surrounding area is predominantly undeveloped with abutting residential, agricultural residential, and commercial uses.

**THE ALTERNATIVES CONSIDERED:**

N/A

**Which alternative is recommended? Why?**

N/A

**CONFORMITY TO CITY POLICY:**

This zoning request conforms to the City's policy and procedures, as detailed in Chapter 31 of the Killeen Code of Ordinances.

**FINANCIAL IMPACT:**

**What is the amount of the expenditure in the current fiscal year? For future years?**

This zoning request does not involve the expenditure of City funds.

**Is this a one-time or recurring expenditure?**

This is not applicable.

**Is this expenditure budgeted?**

This is not applicable.

**If not, where will the money come from?**

This is not applicable.

**Is there a sufficient amount in the budgeted line-item for this expenditure?**

This is not applicable.

**RECOMMENDATION:**

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 to allow for a multi-use sports complex as presented.

Staff finds that the applicant's request is consistent with the Big Ideas of the Comprehensive Plan, as indicated in the Comprehensive Plan Analysis. Additionally, staff finds that the request is consistent with the character of the area. The proposed PUD development standards will provide for adequate buffering from adjacent appropriate residential uses. Further, staff finds that the proposed indoor and outdoor sports complex will provide a much-needed benefit to the community.

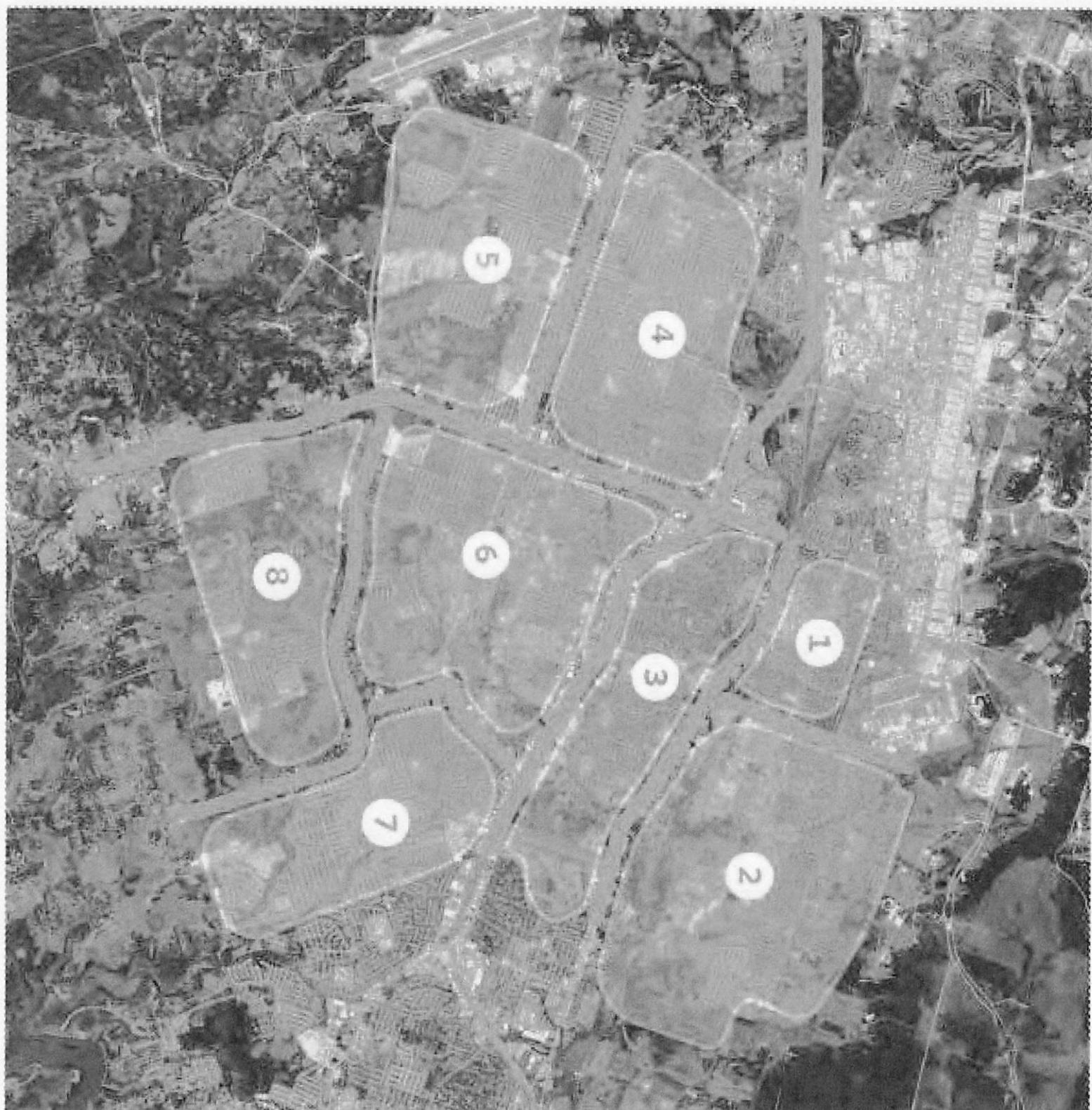
At their regular meeting on April 15, 2024, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 4 to 0.

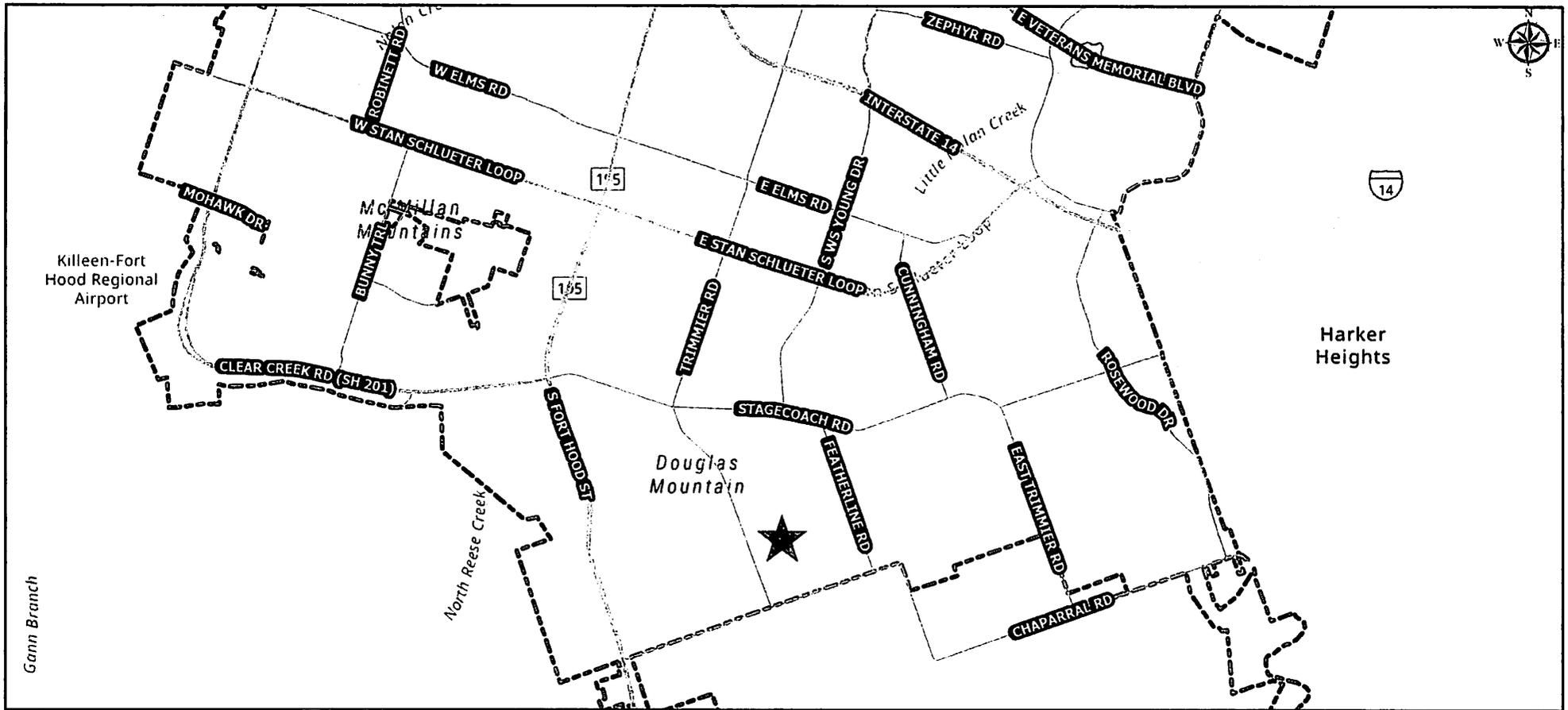
**DEPARTMENTAL CLEARANCES:**

This item has been reviewed by the Planning and Legal staff.

**ATTACHED SUPPORTING DOCUMENTS:**

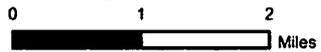
Maps  
Site Photos  
PUD Development Standards  
Letters of Request  
Minutes  
Ordinance  
Responses  
Considerations  
Presentation





**LOCATION MAP**

Council District: 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

**Zoning Case 2023-20**

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

**Legend**

- Major Roads
- - - City Limits
- ★ Zoning Case Location



AERIAL MAP

Council District: 3

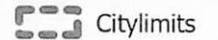
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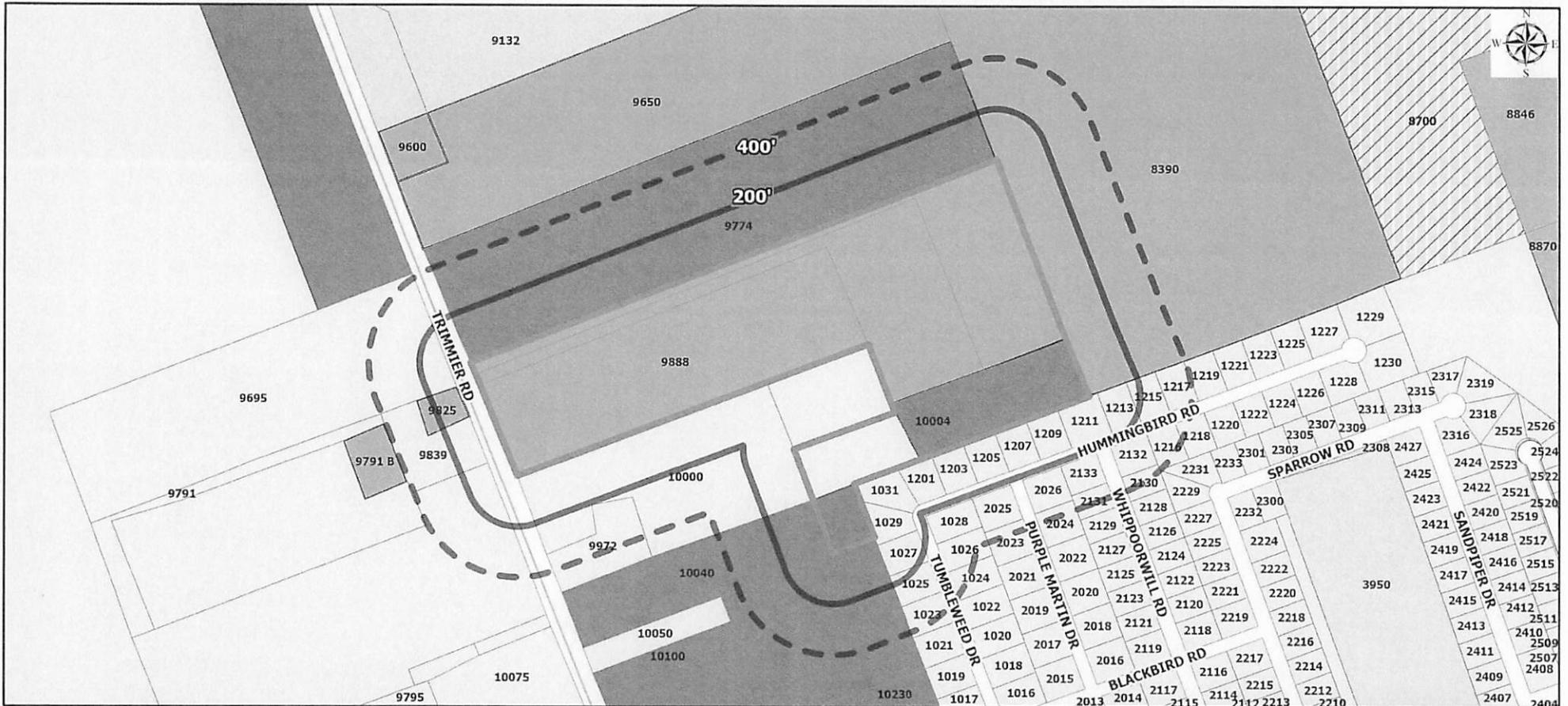
Subject Property Legal Description:A0200BC W H COLE, 5, ACRES 29.290; A0200BC W H COLE, 5-1-1, 5-2 & 6, ACRES 6.826

# Zoning Case 2023-20

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

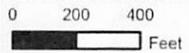
Legend





**NOTIFICATION MAP**

Council District: 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

## Zoning Case 2023-20

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

Legend		Current Zoning	
	A		B-2
	A-R1		B-3
	A-R1		CUP
	R-1		SR-1
	R-3		R-3



# SITE PHOTOS

Case #Z23-20 "A," "A-R1," "B-3" to "PUD" w/"B-3"



View of the subject property looking east:



View of the subject property looking west:



# SITE PHOTOS

Case #Z23-20 "A," "A-R1," "B-3" to "PUD" w/"B-3"



View of the surrounding property to the north:



View of the surrounding property to the south:



# 3GEMS LLC

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9888 Trimmier Road  
Killeen, TX 76542

**PUD APPLICATION**  
*for*  
**3GEMS FACILITY**  
**(SPORTS, ENTERTAINMENT, MUSIC)**  
**CITY OF KILLEEN**



March 13, 2024  
MRB Group Project No. 4660.23001

Prepared by:

**MRB** *group*

303 W. Calhoun Ave.  
Temple, TX 76501

TBPE Firm Registration Number F-10615

Phone: 254-771-2054

[www.mrbgroup.com](http://www.mrbgroup.com) — e-mail: [info@mrbgroup.com](mailto:info@mrbgroup.com)

## **I. PURPOSE AND INTENT**

The 3GEMS Facility PUD goal is to develop an all-encompassing sports, entertainment and music complex geared towards youth, seniors, and families which align with the City of Killeen 2040 Comprehensive Plan. The goal is to provide a safe family friendly environment to enhance the quality of life for residents in and around the local area and distinguish the unique value that the City of Killeen brings to Central Texas. PUD will include short term guest lodging for those using the various activities that the facility will offer. The development area consists of two parcels totaling approximately 36.97 acres with current zoning A, A-R1 & B3 across both parcels. Conceptual Site Analysis is included under Appendix B to show the general locations for all activities, proposed parking, stormwater management facilities and access drives throughout the development.

3GEMS LLC would like to create the items listed below under a sole ownership,

### **A. Outdoor**

1. One (1) soccer/football field
2. Three (3) softball fields
3. Four (4) tennis courts
4. Two (2) sand volleyball courts
5. Two (2) Batting cages
6. Playground
7. Fishing Pond
8. RV Park
9. Overnight accommodations (Guest Lodging)
10. Amphitheater
11. 18-hole mini golf course
12. Food Trucks (5 spaces at 10' by 25')

### **B. Indoor**

1. One (1) Soccer/football field (Dome #1)
2. Four (4) basketball/volleyball courts (Dome #2)
3. Eight (8) pickleball courts (Dome #2)
4. Competition swimming pool (Dome #2)
5. Events venue (Proposed Building)
6. Office Building (Proposed Building)
7. Storage building for the facility (Existing)

## **II. CITY OF KILLEEN FUTURE USE**

The PUD location according to the 2022 Comprehensive Plan is in Development Zone 8 and within Residential Mix land use. Residential Mix includes Commercial uses and Live-Work mixed uses building types. Commercial use for the PUD will be limited to serving the 3GEMS Facility with the Live-Work portion fitting the overnight accommodations and RV Park for guest lodging.

Although the PUD is located in the Controlled Growth portion of the City of Killeen, recent infrastructure improvements have either been installed or are in final planning stages for allowing increase in development along Trimmier Road which is a minor arterial road.

Floodplain is located along Red Creek which runs along the east side of Trimmier Road across the property frontage. The Stormwater management facility located near this area will comply with all the City of Killeen Drainage Design Manual (DDM) and all FEMA regulations.

All phases of development shall meet all the applicable City of Killeen code of ordinance requirements as each phase of development is completed.

### **III. PUBLIC UTILITIES**

Public water is located along Trimmier Road which services the existing buildings. Future development will require a larger water service connection. Connection size will be a minimum 6" line to provide fire protection. Master Meter will be proposed at the property line with backflow prevention.

A sanitary sewer extension is proposed along Trimmier Road. This new sewer will provide access to gravity sewers within the facility. If sanitary sewer extension not completed at the time of construction for the PUD, the gravity sewer system will connect to the 10" force main through on-site wet well and lift station for connection into the existing force main until new sewer extension is completed. Through easement the site also has access to public sewers behind the homes of 1201 to 1211 Hummingbird Road which will be used to provide gravity sewer connection for the Guest Lodging area.

### **IV. PRIVATE UTILITIES**

Stormwater runoff will be managed on site and privately owned and maintained. All stormwater management facilities on site will be designed to comply with the requirements and standards of the DDM, Chapter 10 "Post-constructions Stormwater Best management Practices". All waterlines and sewer lines within the development will be privately owned and maintained.

### **V. PUD DEVELOPMENT STANDARDS**

#### **A. USE REGULATIONS**

Use regulations for the PUD will be limited to what is allowed under the B-3 "Local Business District" zoning with the following modifications.

Indoor sports and recreations, defined as a recreational use conducted within an enclosed building. This use includes indoor courts, sport fields, swimming pools, arcades, electronic video arcades.

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Outdoor sports and recreations, defined as a recreational use conducted in open, partially enclosed, or screened facilities. This use includes miniature golf courses, swimming pools, tennis courts, pickleball courts, basketball courts, volleyball courts, and other misc. outdoor sports courts.

Vacation Travel Trailer parking spots to allow short term/overnight accommodations for guests within the facility. RV spaces will provide connection for water, sewer & electrical. Total number of spaces 17. All travel trailer parking spots will have a 30-day maximum stay duration.

Structures for Guest Lodging use to be of modular construction. Factory-produced components transportable to building site and each site will include a permanent foundation meeting HUD minimum property standard for family housing units. DRA approved following Title 16 T.A.C. Chapter 70, "Industrialized Housing and Buildings". Total of 44 units are proposed. All site guest lodging will have a 30-day maximum stay duration.

## B. SUBDIVISION DESIGN STANDARDS FOR GUEST LODGING

### 1. Site Size

- a. The modular unit area is approximately 4.4 acres
- b. The vacation travel trailer area is approximately 1.2 acres

### 2. Density

- a. Modular Units – 44 Units. Maximum density of 10 units per acre.
- b. Vacation Travel Trailer – 17 Spaces. Maximum density of 18 units per acre.

### 3. Minimum Spacing and Setbacks (Modular Units)

- a. Between structures – 25'
- b. End to end structures – 10'
- c. From permanent structures -10'
- d. From patio roof or carport adjacent to Modular Unit – 8'
- e. Rear and side park property lines – 5'
- f. Adjacent to single family – 25' with Enhanced Landscaping
- g. Front park property lines – 25.
- h. From interior streets – 8'
- i. From cul-de-sac streets – 8'
- j. Average space width – 40'
- k. Minimum unit square footage – 350 ft.

### 4. Minimum Spacing and Setbacks (Vacation Travel Trailers)

- a. Hard surface parking width – 12'
- b. Between vacation travel trailer parking – 10'
- c. End to end parking – 6'
- d. From permanent structures – 5'
- e. From patio roof or carport adjacent to – 3'
- f. Rear and side park property lines – 5'

- g. Adjacent to single family – 25' with Enhanced Landscaping
- h. Front park property lines – 25'
- i. From interior streets – 0' (See concept plan for parking space lengths)
- j. From cul-de-sac streets – 0' (See concept plan for parking space lengths)
- k. Space width – 25' for 38.5' length spaces, 22' for 50' length spaces

5. Vehicular circulation street system and parking.

- a. All access roads shall be concrete or asphalt.
- b. All non-vacation travel trailer parking spaces shall be 9' by 20' minimum.
- c. All access roads shall be 24' lane width for continuous fire lane access.
- d. All modular units adjacent to access roads shall have a 12' wide gravel driveway, minimum 42 feet in length to provide two parking spaces.
- e. All modular units not adjacent to access roads shall provide a minimum of one parking space per unit and not located more than 300 feet from the units they serve. 5' sidewalk shall be provided from parking spaces to each unit not adjacent to access roads.
- f. Cul-de-sac street shall be limited to 500' and provides an outside roadway diameter of at least 100' to exceed requirements under Appendix D of the IFC for dead-end fire apparatus access road.

6. Utilities

- a. Individual Water connection – Each modular unit and vacation travel trailer space will have a minimum of 3/4" water service. Additional hose bib connections will be provided for all required landscaping. Hose bib connection will be backflow protected, automatic draining yard hydrant. Modular unit will connect inertially. Vacation Travel Trailer space will provide a riser terminating at least 4" above grade protected within a concrete curb. All connections and materials will be in accordance with the edition of the Standard Plumbing Code in force in the city.
- b. Individual Sewer connection - Each Modular Unit and Vacation Travel Trailer space will have a 4" sewer lateral connection. Modular unit will connect inertially and clean outs will be provided prior to connecting with the private main. Each Vacation Travel Trailer space will provide foot operated clean out cap protected within a concrete curb. All connections and materials will be in accordance with the edition of the Standard Plumbing Code in force in the city.
- c. Water disturbance system – Minimum 6" to provide fire protection with the Guest lodging area. No modular unit or vacation travel trailer space to be located more than 300 feet from a fire hydrant. To be design and construction per City of Killeen requirements.
- d. Sewer collection system - Minimum 6" gravity sewer main. To be design and construction per City of Killeen requirements.
- e. Electrical distribution system will comply with section 17-86.

7. Sanitation facilities

Additional on-site sanitation facilities will not be provided. Each Modular Structure for Guest Lodging will provide a bathroom with shower or bath. Vacation Travel Trailer spaces are full service for vehicles equipped with self-contained toilet and shower or bathing facilities.

8. Garbage disposal facilities

- a. Three refuse locations will be provided. One located at the main entrance & exit access drive for the guest lodging area near the office. One located at the Cul-de-Sac and one located at the entrance/exit drive for the vacation travel trailer area. No modular unit or vacation travel trailer space will be located more than 250 feet from the refuse area.
- b. All refuse areas will include container pad for commercial containers with screening and will comply with commercial collection requirements in chapter 24.

C. HEIGHT REGULATIONS

The Height Regulation in the PUD shall be limited to what is allowed under B-3 "Local Business District" zoning with the following modifications.

Structures for Guest Lodging thirty-five (35) feet or two and one-half (2<sup>1/2</sup>) stories in height.

Indoor recreation facility "Dome" one hundred and twenty-five (125) feet in height.

All other proposed structures will comply with Standard Building Code.

D. AREA REGULATIONS

The Area Regulations in the PUD shall be limited to what is allowed under B-3 "Local Business District" zoning with the following modifications.

E. TRAFFIC

In accordance with Chapter 26, Division 6, a traffic impact analysis (TIA) will be provided with commercial site plans for the PUD.

F. PARKING REGULATIONS

All Off-street parking and loading to confirm with the requirements set forth in the City of Killeen Chapter 31 Article V, Division 3 "Off-street Parking and Loading". The project proposes parking spaces for employees and visiting guests for the 3GEMS facility. Parking study on the conceptual site analysis plan requires 389 spaces with 412 proposed spaces not including parking for guest lodging units and RV spaces. Final commercial site plans for the PUD will incorporate all necessary ADA spaces for each structure that will adjust final proposed total to meet or exceed the required listed.

G. LIGHTING

Site lighting is proposed in the parking lot areas, fields, and along the entrance driveway and shall comply with the City of Killeen requirements for dark sky lighting and the regulations under Section 31-443(d). Fixtures will use full-cutoff luminaires to adequately light the areas. Building mounted lights are proposed. Photocells and timers will be used to control the on-site building lighting. Outdoor sports field lighting must be extinguished by 10:00 p.m. or within one (1) hour of the end of active play. The outdoor sports facility lighting shall be fitted with mechanical or electronic timers to prevent lights from being left on accidentally overnight. All exterior lighting shall be shielded or oriented in a manner that ensures that all illumination is contained on the source property. All exterior lighting shall be directed away from adjoining streets and residential properties in such a manner that the light emission shall not cause light trespass observable from adjoining streets and other properties. A photometric plan shall be required at the time of building permit submittal for each phase of the development.

H. LANDSCAPING

Landscaping for parking lots will conform to the standards listed under Section 31-887. Enhanced landscape screening shall be placed along the entirety of the Trimmier Road frontage as well as along the residential lots of Prairie View Estates, Block 6, Lots 6-12 and Prairie View Estates Phase II, Block 1, Lot 1. The enhanced landscape screening shall consist of large canopy trees placed twenty-five (25) feet apart at six (6) feet in height and two (2) inches in caliper at the time of planting and a continuous landscape hedge.

I. SIGNAGE

Signage for the PUD shall conform to the City of Killeen Chapter 31 Article V, Division 4 "Signs and Outdoor Displays". Signage will be "On Premise" for the PUD and shall conform to Section 31-507 "Ground Signs" and in accordance with Table 507(A)(1). Sign shown in marketing material from the owner is conceptual in nature. Location near the right-of-way and designed will be submitted with the On-Premise Sign Permit Application for final approval.

J. SCREENING DEVICE REQUIREMENTS

All requirements under this section shall comply with Section 31-280 under B-1 zoning district as stated for B-3 zoning with following modifications. Along with the enhanced landscaped screening requirements of subsection H, an enhanced screening device made of stone, rock, concrete block, or pre-case concrete panels shall be installed along the residential lots of Prairie View Estates, Block 6, Lots 6-12 and Prairie View Estates Phase II, Block 1, Lot 1. This enhanced screening device shall be at a minimum of eight (8) feet in height.

Use of chain link fence with material covering is permitted in all areas of the development with the exception of the enhanced screening device requirement above. All Chain-link fencing (including posts) shall be black or green vinyl coated.

**K. ARCHITECTURAL STANDARDS**

All new structures built within the development shall meet the requirements of Chapter 31, Article VI, Division 3 with the exception of the “Dome” structures and overnight accommodations (Guest Lodging). The overnight accommodations (Guest Lodging) structures shall closely resemble those structures proposed in the concept plan.

**LIST OF APPENDICES**

- A. CITY OF KILLEEN ZONING, WATER, SEWER AND FEMA MAPS
- B. EXISTING SITE WITH DRAINAGE PATTERNS MAP AND CONCEPTUAL SITE WITH DRAINAGE PATTERNS MAP, PROPOSED ZONING & ENHANCED LANDSCAPING AREA
- C. OWNERS CONCEPTUAL MARKETING PACKAGE AND PROPOSED STYLES FOR MODULAR UNITS

# APPENDIX A

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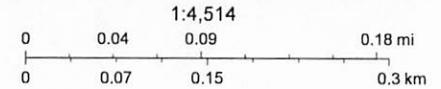
## CITY OF KILLEEN ZONING, WATER, SEWER AND FEMA MAPS

# 3GEM Facility (Current Zoning)



11/18/2023, 8:14:38 PM

StreetNames	Morgan's Point Resort	Citylimits	TIRZ	B-3	BT-1	R-1	R-MS
Bell County Cities	Nolanville	Parcel	Adult Oriented Business Zone	B-3A	CD	R-1X	R1-A
Bartlett	Rogers	StreetCenterline	Current Zoning	B-4	CUP	R-2	RM-1
Belton	Salado	PRINCIPAL ARTERIAL	DA	B-5	M-1	R-3	RMH
Copperas Cove	Temple	MINOR ARTERIAL	A	RC-1	M-2	R-3A	RT-1
Harker Heights	Troy	MARGINAL ACCESS	A-R1	B-C-1	NBD	R-3F	SF-2
Holland	Bell County Roads	COLLECTOR	B-1	B-DC	PUD	R-MP	SR-1
Little River-Academy		LOCAL STREET	B-2				



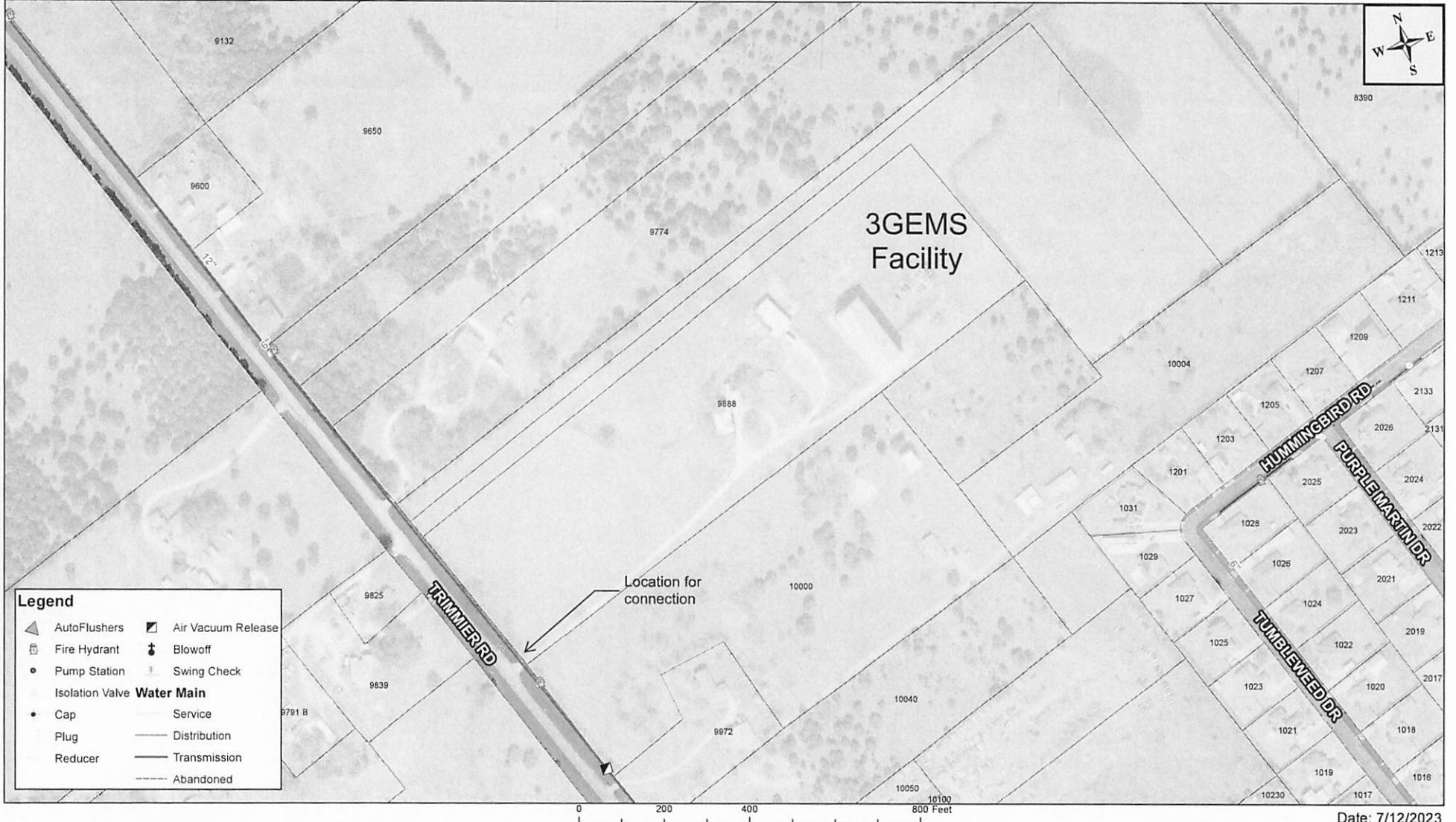
Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

# City Of Killeen - Water Distribution System



**Open Records Request: W045180-070523**  
**Address: 9888 Trimmer Road**  
**Date of Request: 07/05/2023**  
**Date of Completion: 07/12/2023**  
**Details: Water Mains**

**DISCLAIMER:**  
 THIS MAP IS A PUBLIC RESOURCE OF GENERAL INFORMATION. THE CITY OF KILLEEN MAKES NO WARRANTY, REPRESENTATION, OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS, OR COMPLETENESS OF ANY OF THE DATABASE INFORMATION PROVIDED HEREIN. ANY USE OR RELIANCE ON THE INFORMATION CONTAINED IN THIS DOCUMENT IS AT REQUESTORS' OWN RISK AND WITHOUT LIABILITY TO THE CITY OF KILLEEN, ITS OFFICIALS, OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS, OR VARIANCES THAT MAY EXIST.



**Legend**

▲ AutoFlushers	■ Air Vacuum Release
⊕ Fire Hydrant	⚡ Blowoff
● Pump Station	⚙ Swing Check
○ Isolation Valve	<b>Water Main</b>
• Cap	— Service
• Plug	— Distribution
• Reducer	— Transmission
	- - - Abandoned

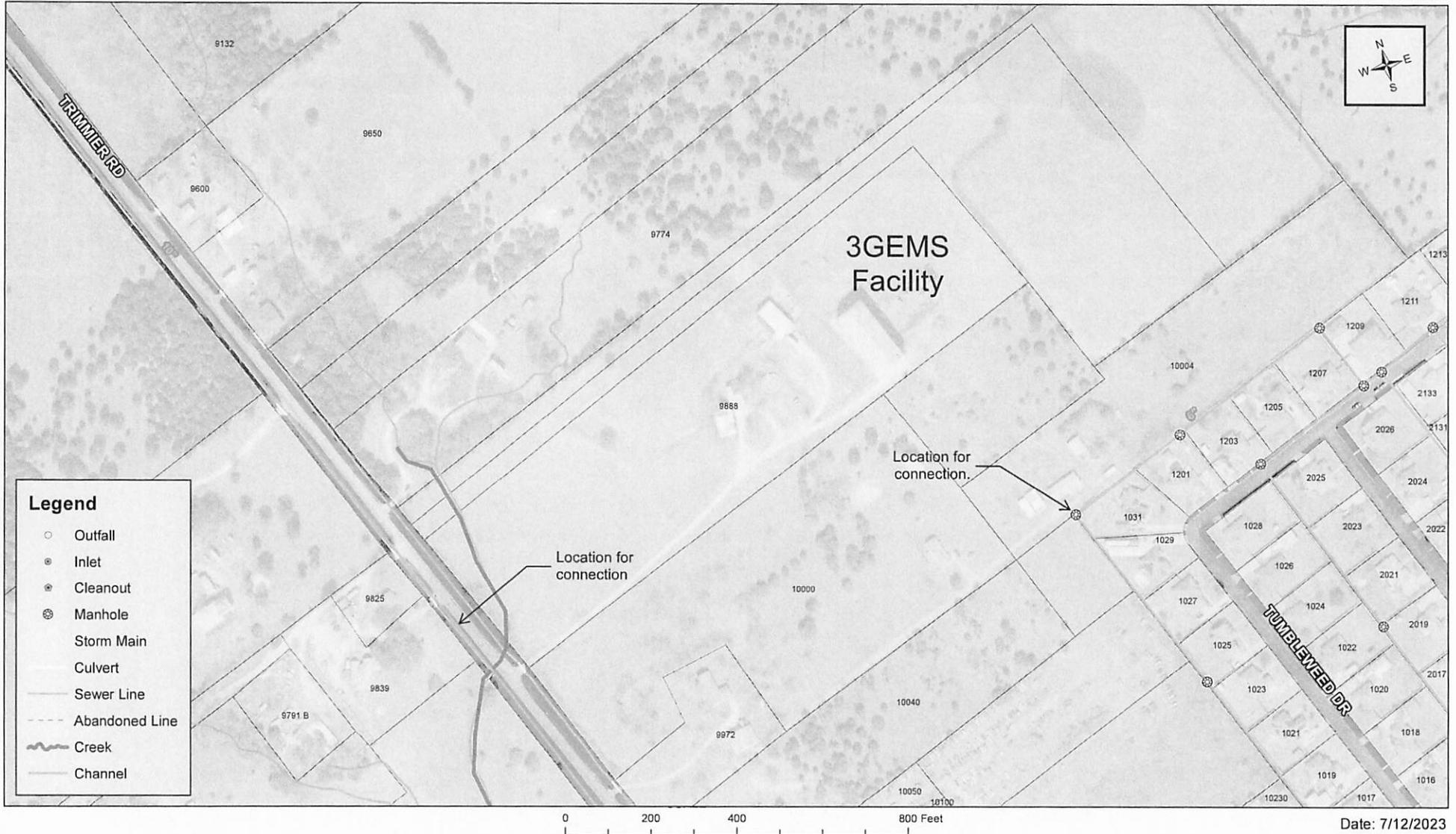
Date: 7/12/2023

# City Of Killeen - Wastewater/Stormwater Collection System



**Open Records Request: W045180-070523**  
**Address: 9888 Trimmer Road**  
**Date of Request: 07/05/2023**  
**Date of Completion: 07/12/2023**  
**Details: Waste Water Mains / Storm Drainage**

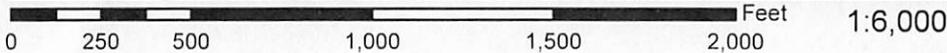
**DISCLAIMER:**  
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# National Flood Hazard Layer FIRMette



97°44'24"W 31°2'30"N



Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
	Profile Baseline	
MAP PANELS		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/28/2023 at 10:20 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

# **APPENDIX B**

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## **EXISTING SITE WITH DRAINAGE PATTERNS MAP AND CONCEPT SITE ANALYSIS WITH DRAINAGE PATTERNS MAP**





# APPENDIX C

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## OWNERS CONCEPTUAL MARKETING PACKAGE

# SPORTS & ENTERTAINMENT COMPLEX

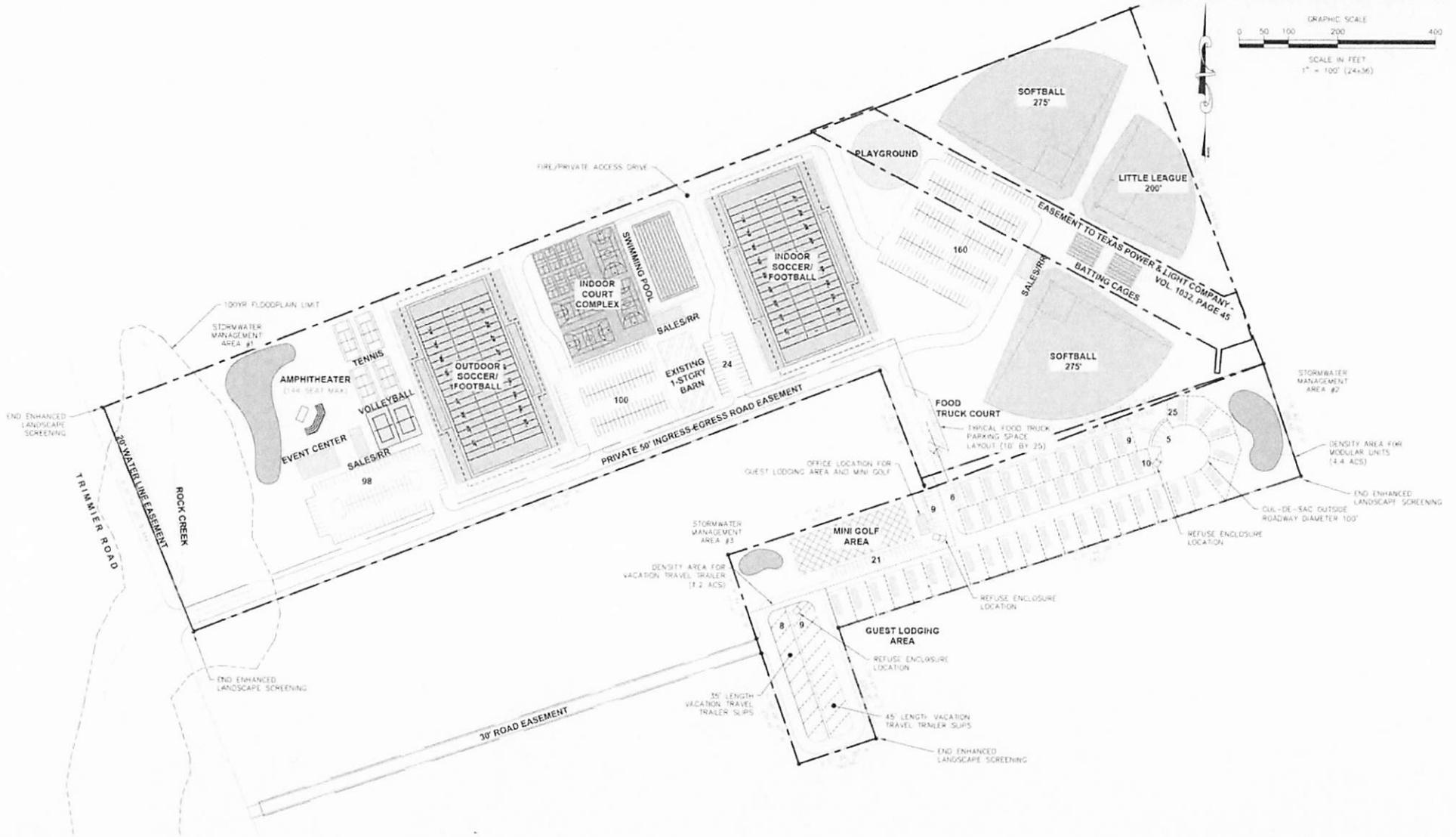


CONFIDENTIAL

# Property Layout

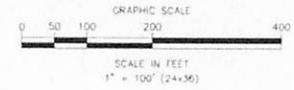
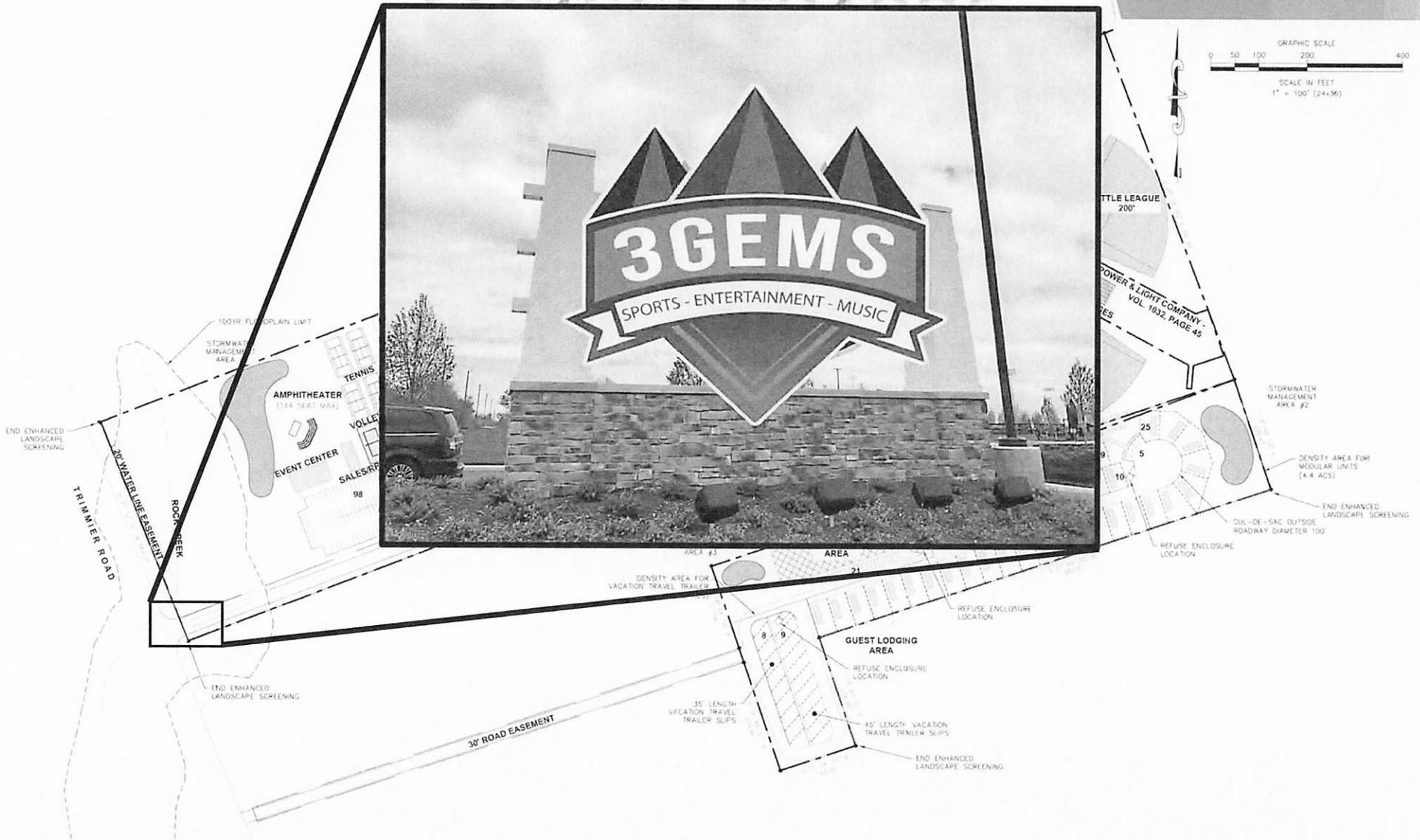


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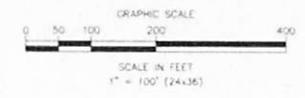
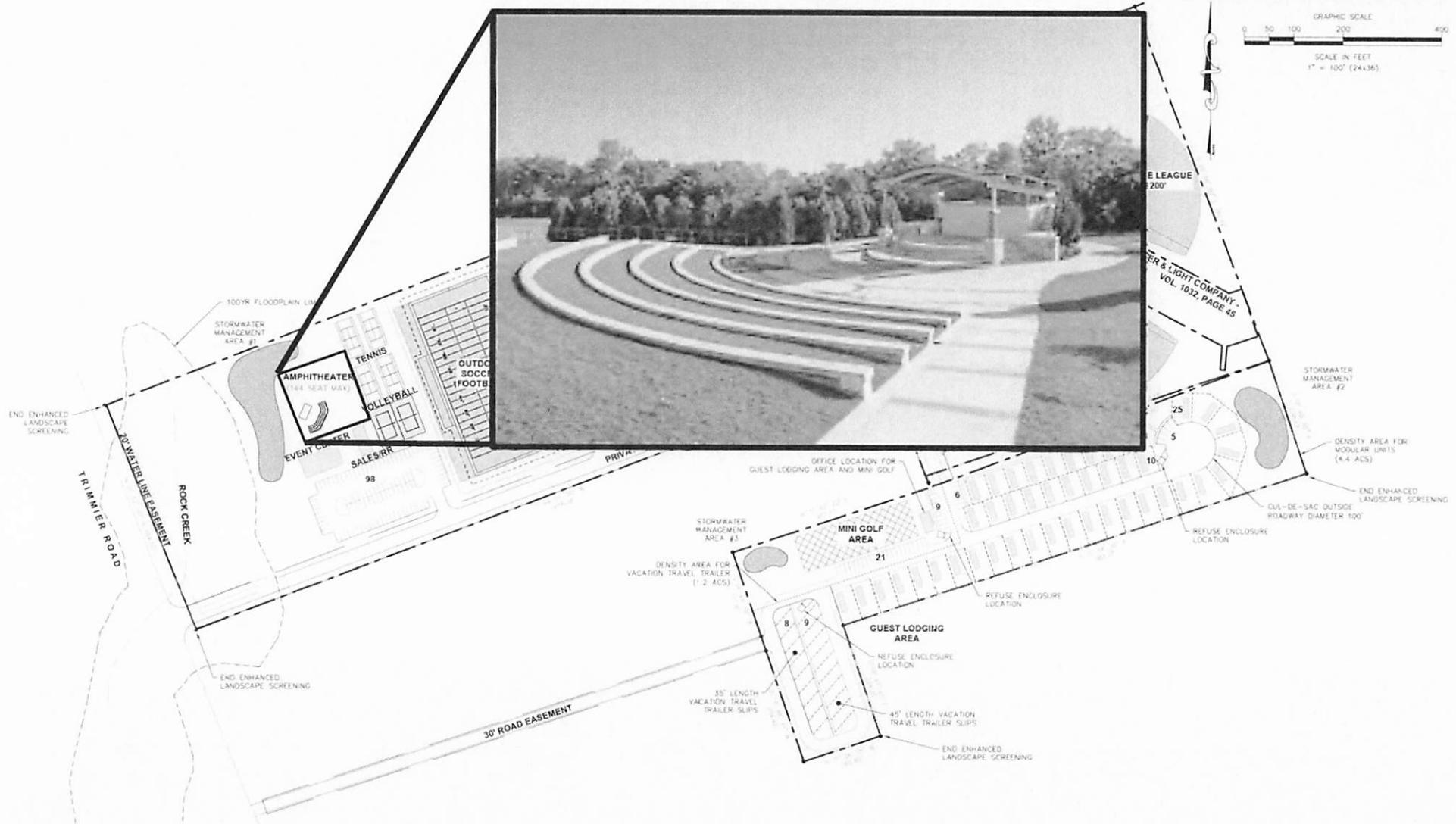


CONFIDENTIAL

# Project Layout

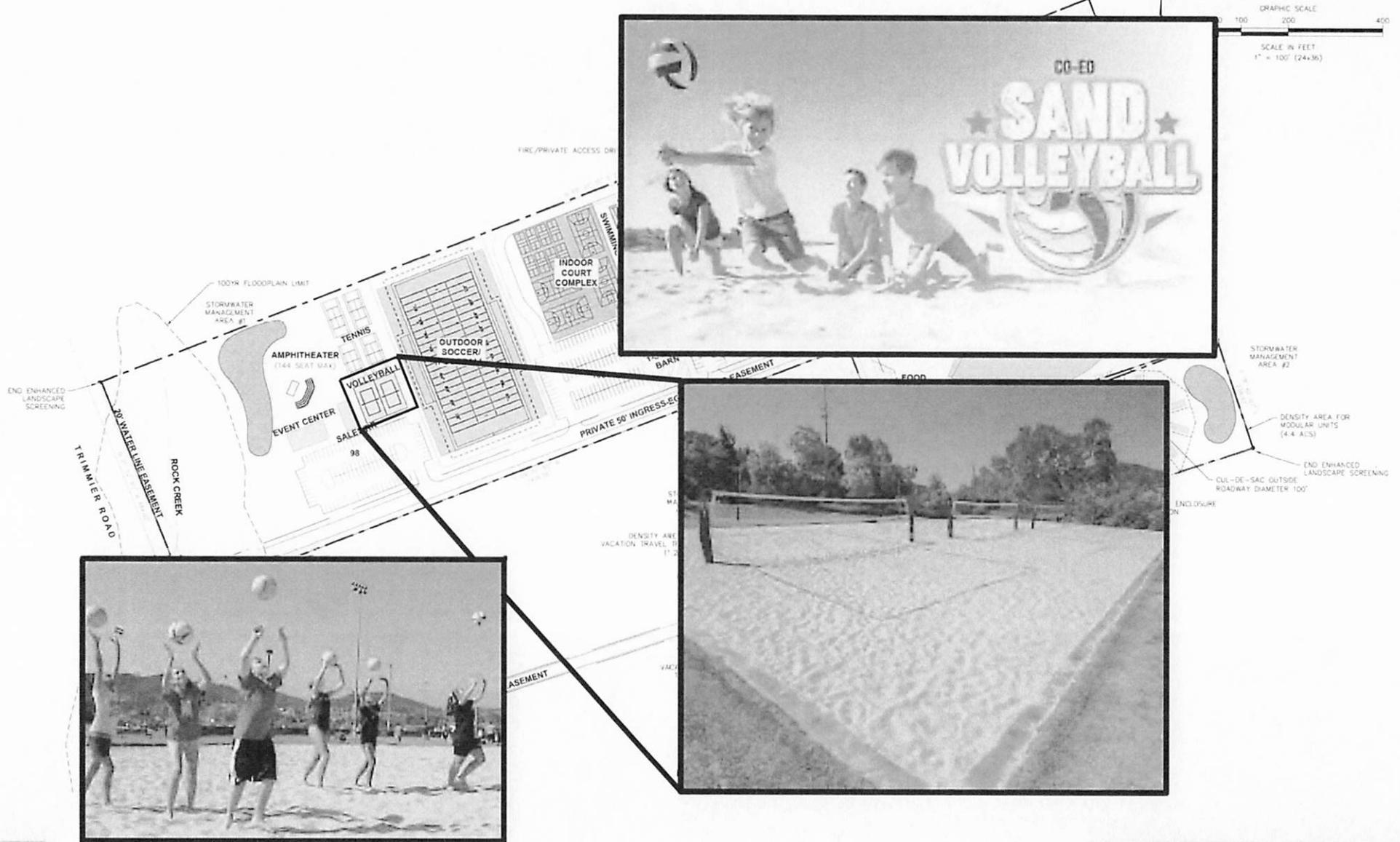


# Theater



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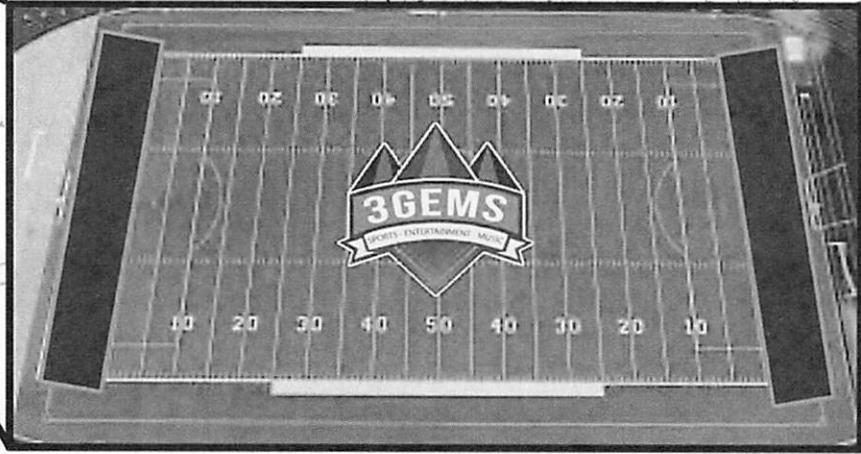
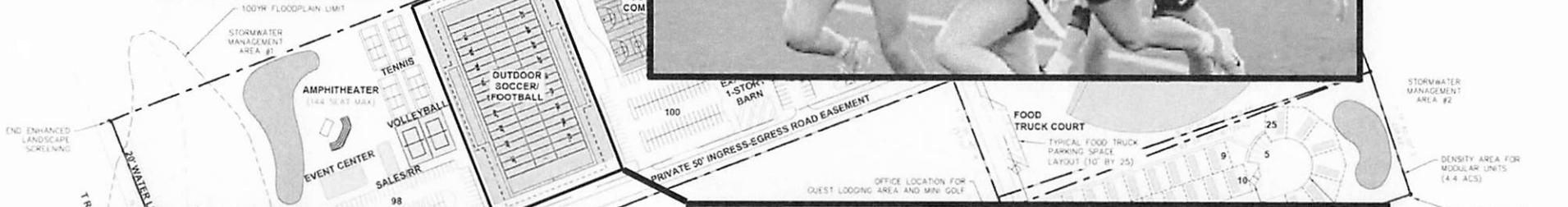
# Sand Volleyball



# Outdoor Football / Soccer



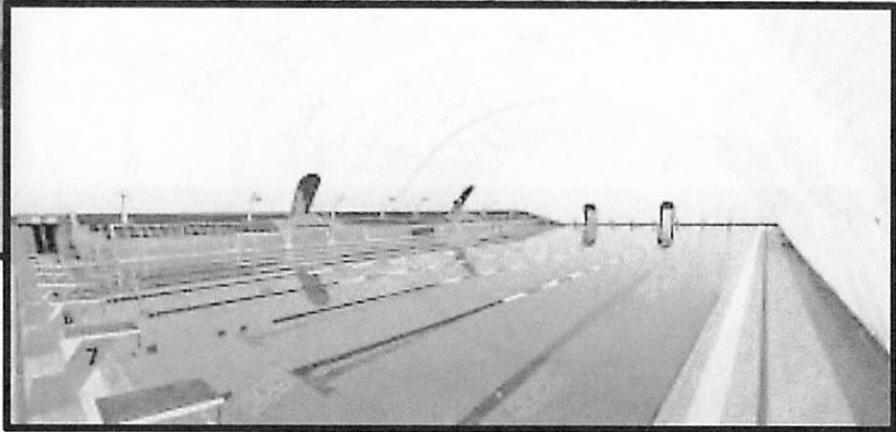
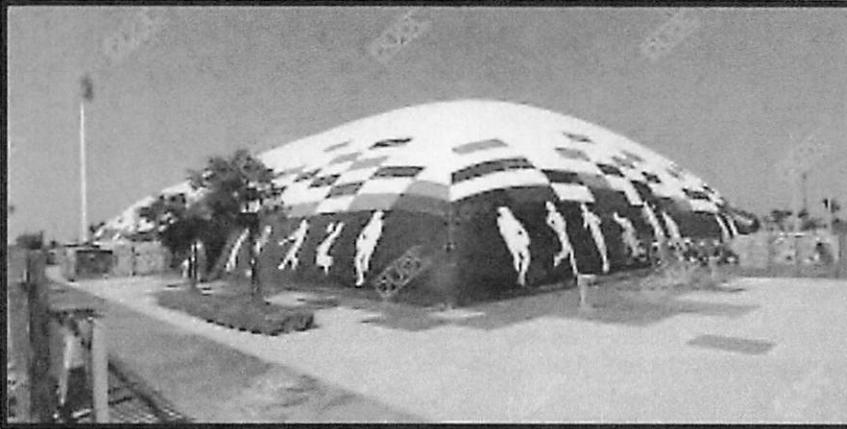
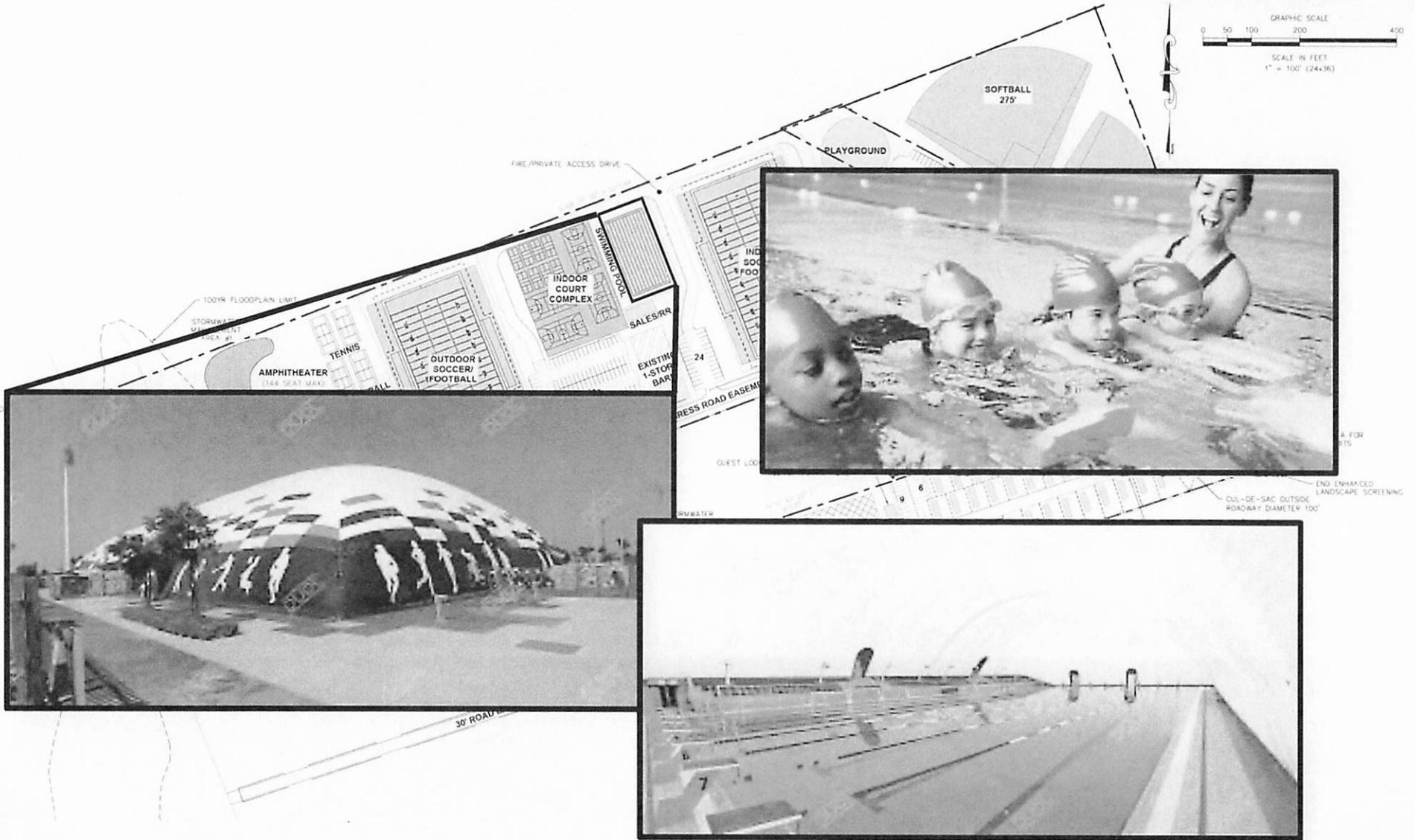
GRAPHIC SCALE  
0 50 100 200 400  
SCALE IN FEET  
1" = 100' (24x36)



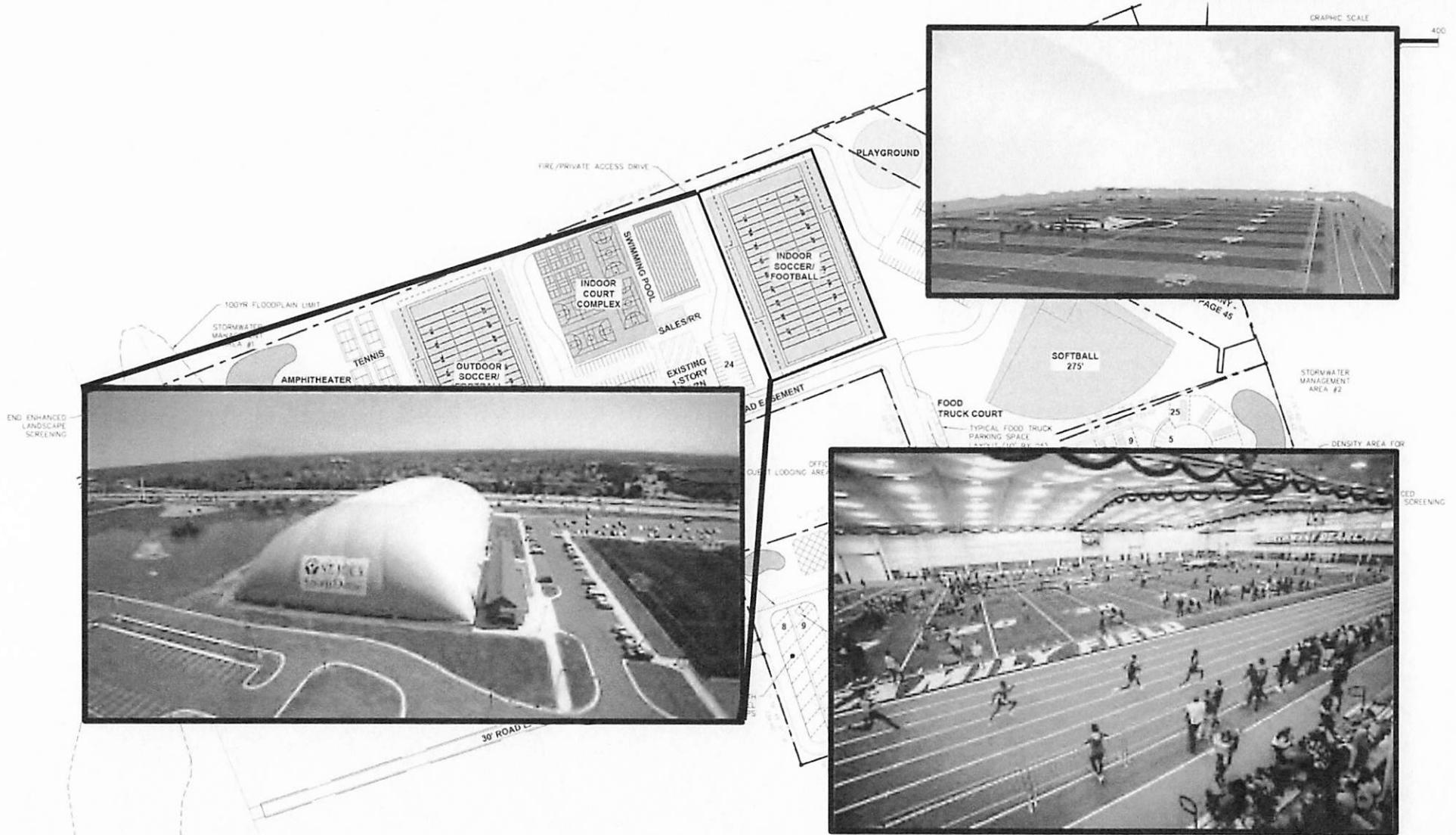
# Basketball/Volleyball/Pickleball

Architectural rendering of an indoor sports facility. The main view shows a large, arched, translucent structure housing multiple courts. A graphic scale at the top right indicates 1" = 100' (74.36). The scale is marked from 0 to 400 feet. A site plan in the background includes labels for: 100YR FLOODPLAIN LIMIT, STORMWATER MANAGEMENT AREA #1, AMPHITHEATER, TENNIS, INDOOR COURT COMPLEX, SWIMMING POOL, SALES/RR, EXISTING STORY ARN, EGRESS, TRUCK/FOOD SERVICE PARKING SPACE LAYOUT (10 BY 25), STORMWATER MANAGEMENT AREA #2, DENSITY AREA FOR MODULAR UNITS (4.4 ACS), and END ENHANCED LANDSCAPE SCREENING. A smaller inset shows a group of cheerleaders. Another inset shows a volleyball game in progress. A large inset shows a basketball game in progress. A bottom inset shows a young boy in an "IRISH" jersey holding a basketball. A graphic scale at the bottom right indicates 1" = 100' (74.36).

# Pool Dome

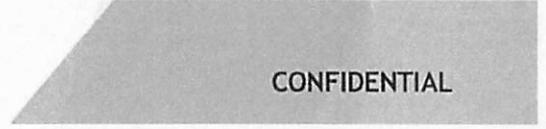
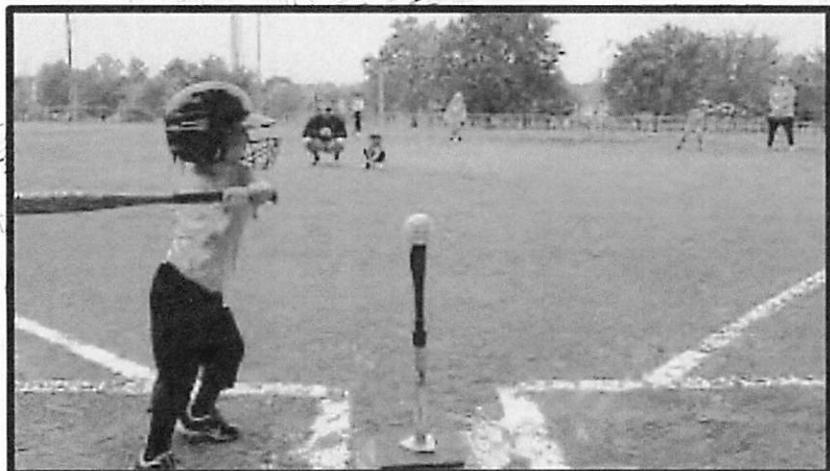
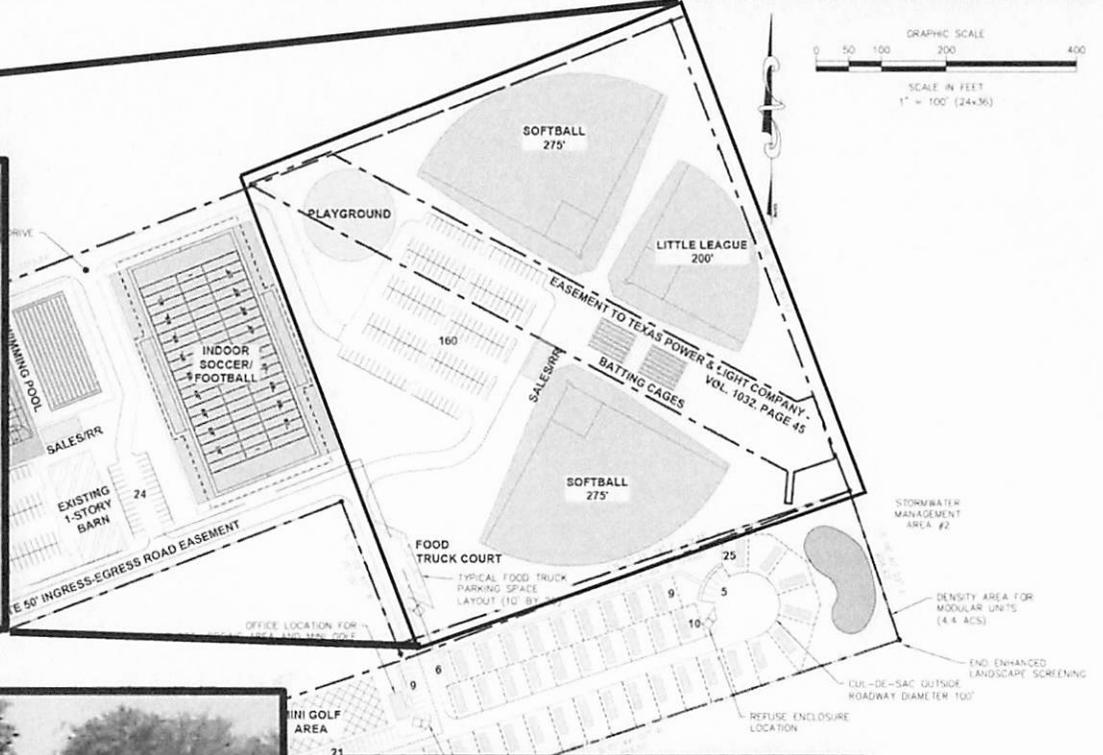
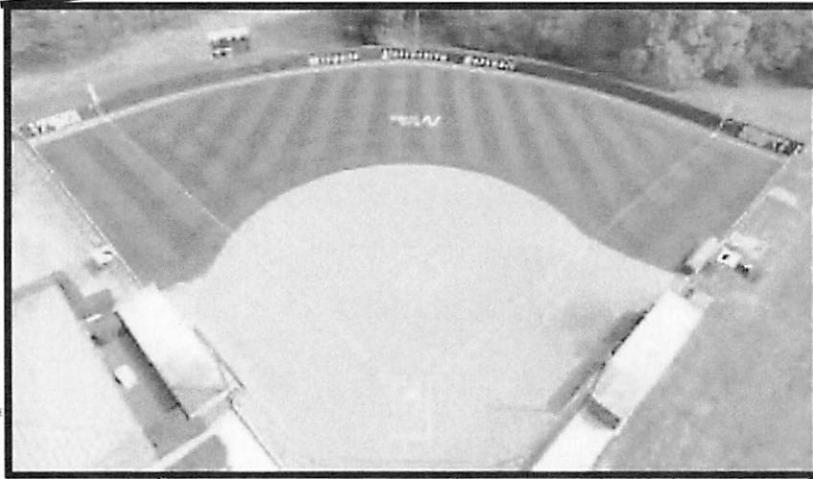
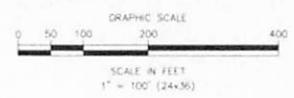


# Indoor Football / Soccer

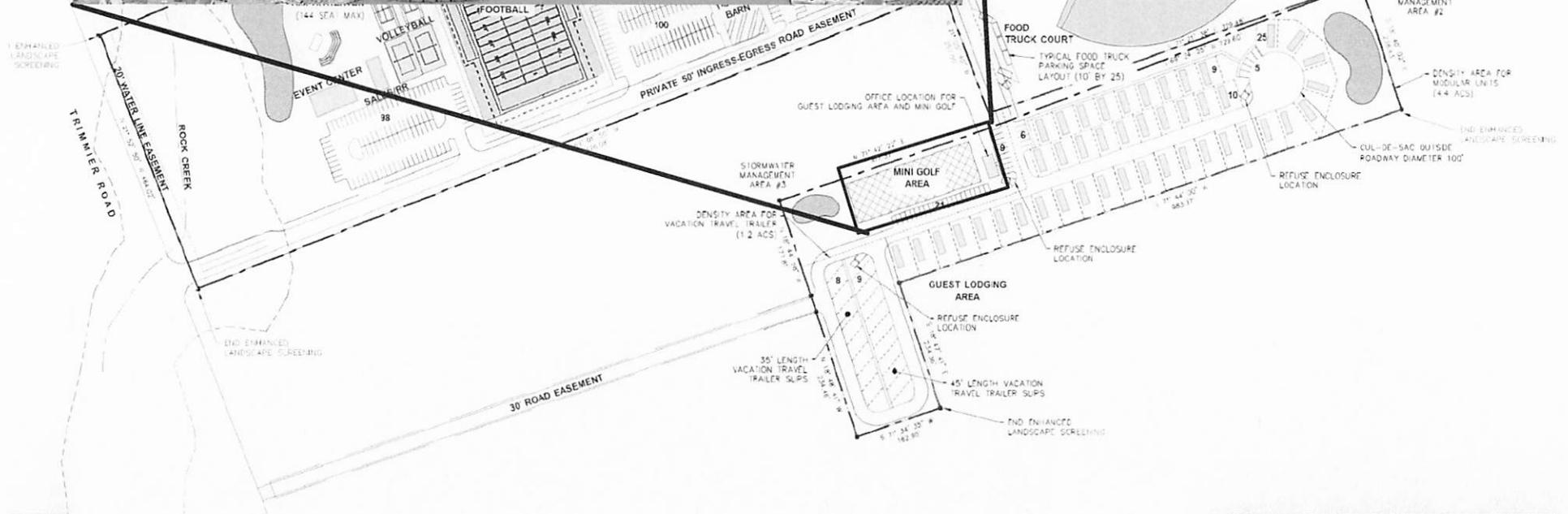
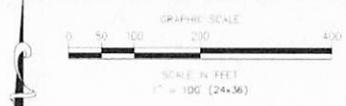


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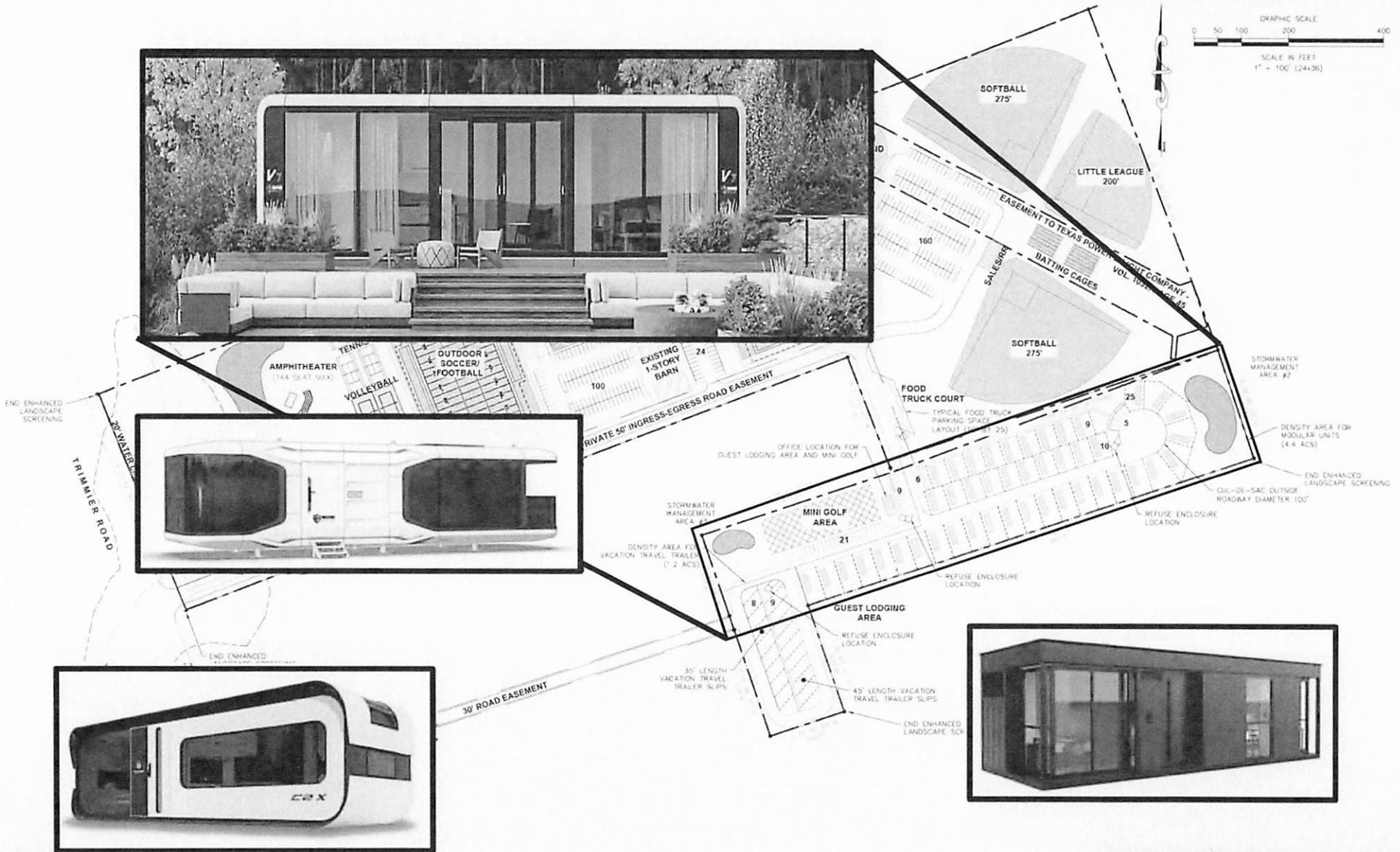
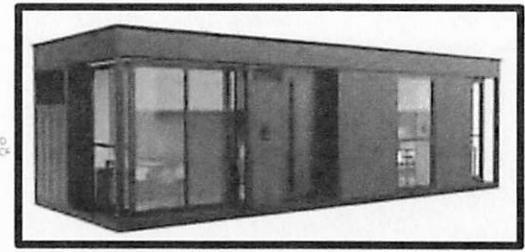
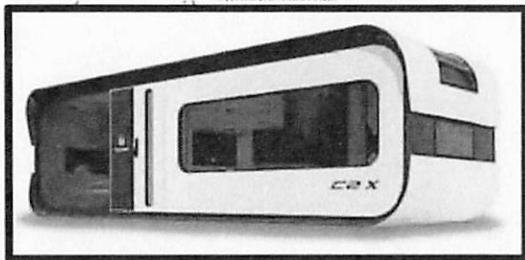
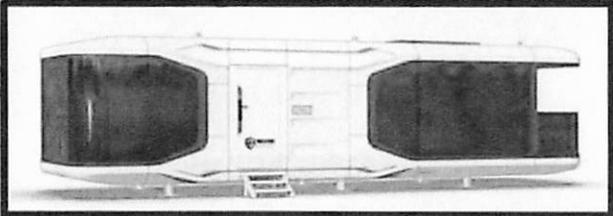
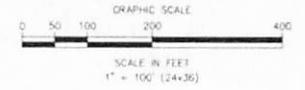
# Baseball / Softball



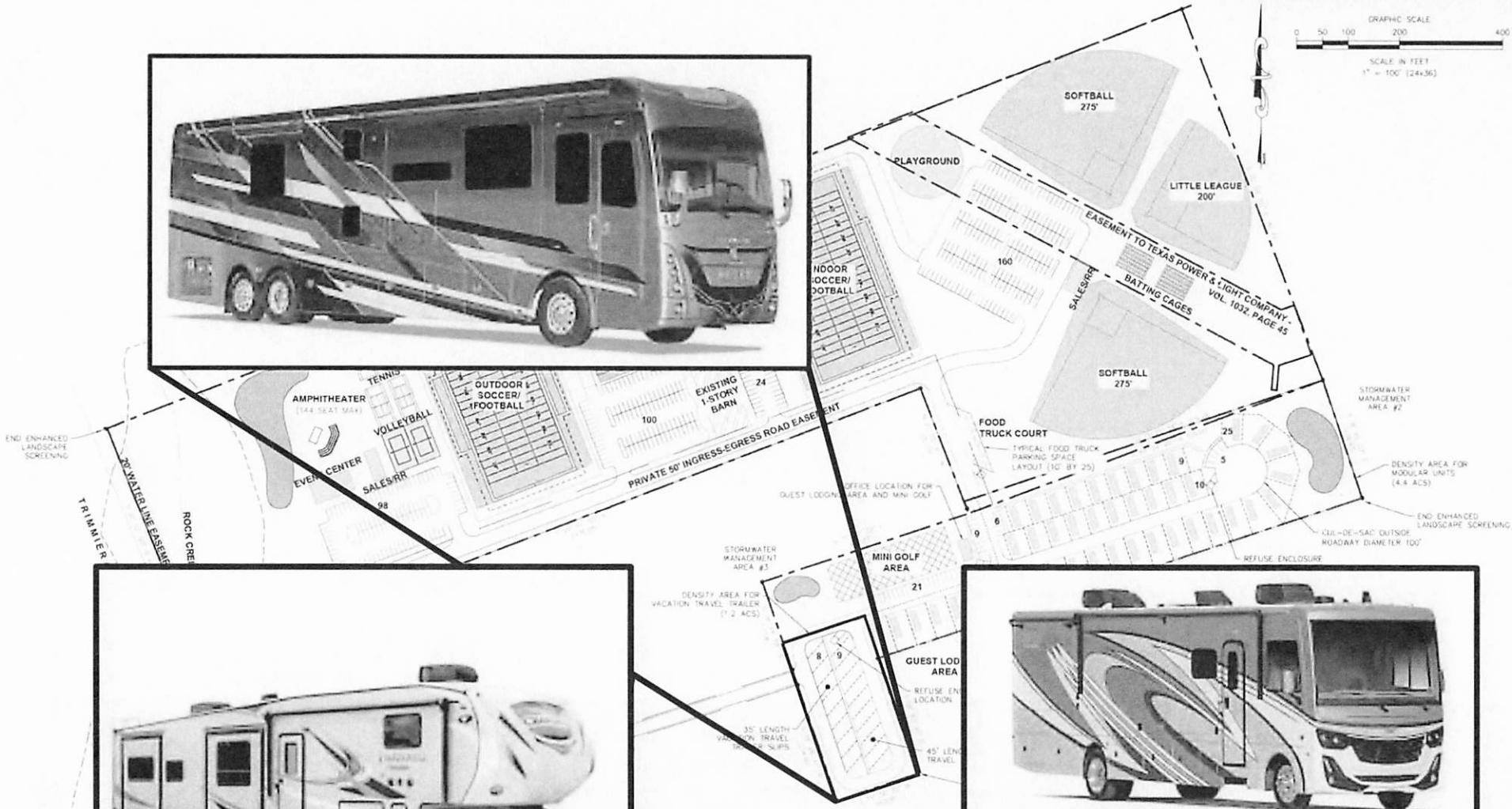
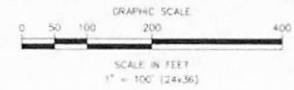
# Miniature Golf



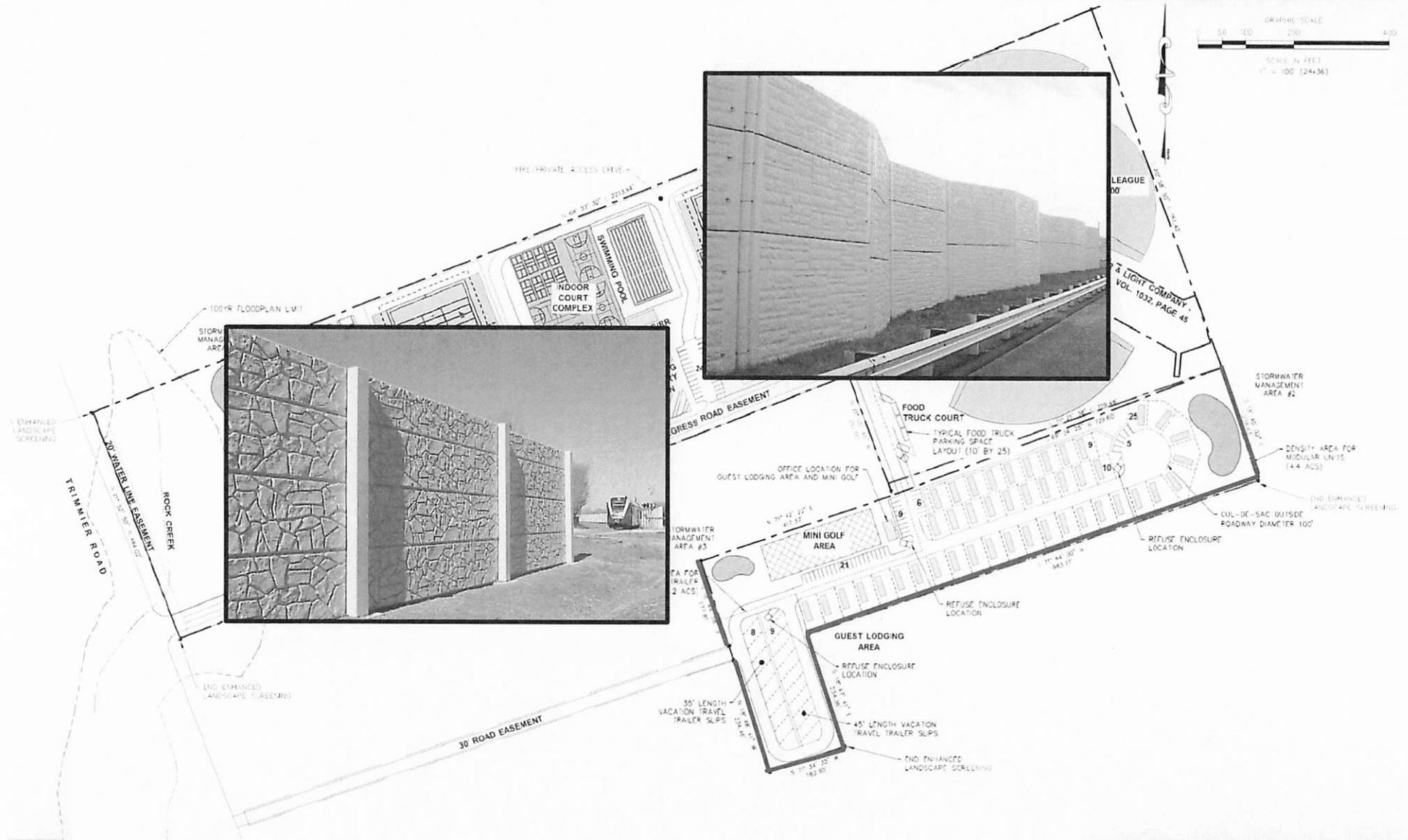
# Tiny Home Complex



# RV Complex

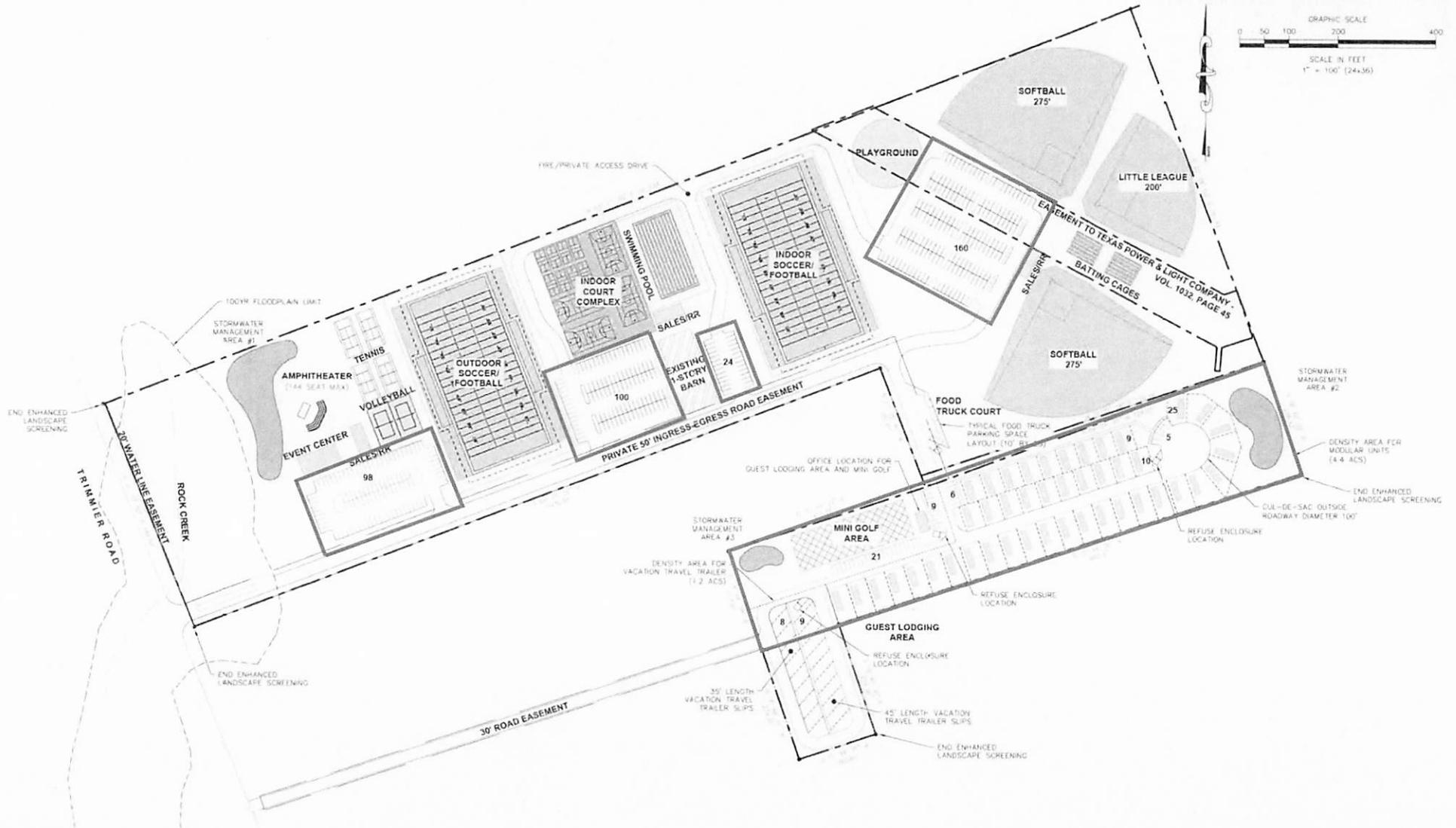


# Enhanced Screening Device



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# Parking Layout





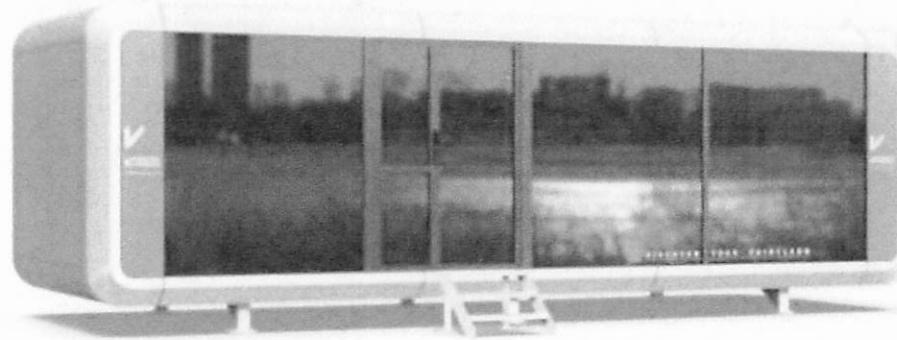
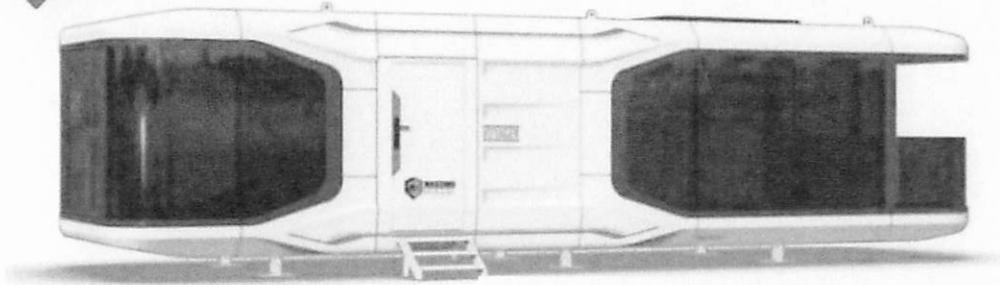
# SPORTS & ENTERTAINMENT COMPLEX PROJECT



# TINY HOME COMPLEX PROJECT



# Benefits of Tiny Homes



Sleek, stylish and smart micro housing for travelers participating in sporting and entertainment activities.

Innovative, high-design, self-contained cabin using prefab structural components to reduce disturbance to the site and minimize environmental impact while outfitted with a curated collection of technology and comfort.

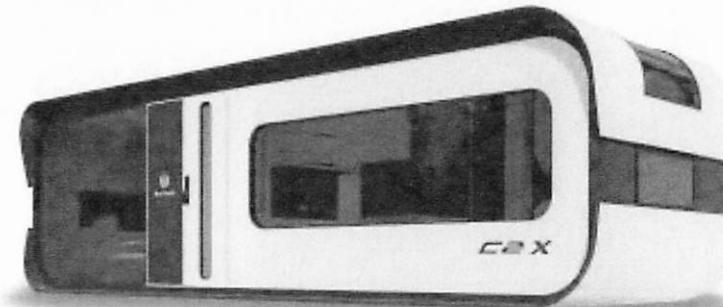
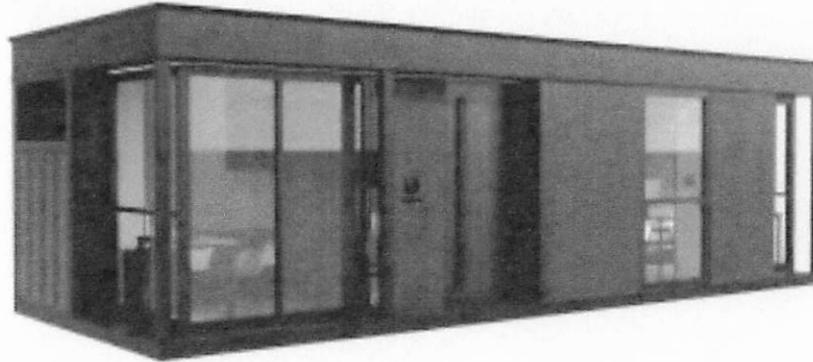




# Proposed Styles

## Dimensions

- Occupancy: 2 - 4
- Length: 30 - 32.10 ft
- Width: 11.6 - 12.2 ft
- Height: 9.10 ft
- Weight: ~20,000 - 21,000 lbs
- Building Area: ~ 350 - 400 sq ft
- DRA Approved



## Structure

- Prefab construction modular unit features steel structure as the base of the foundation. Steel frames are galvanized to make a humid and moisture resistant environment.
- Tempered glass with aluminum alloy framed windows. Rated for earthquake (level -7) and typhoons (level -10).
- Grade A fireproof. Rockwool insulation provides eco-friendly heat, fire-proofing, sound-proofing, and anti-rust environment.



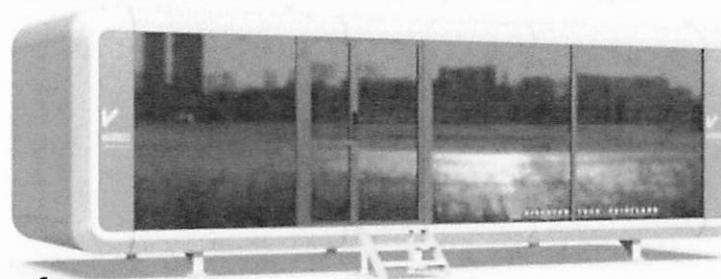
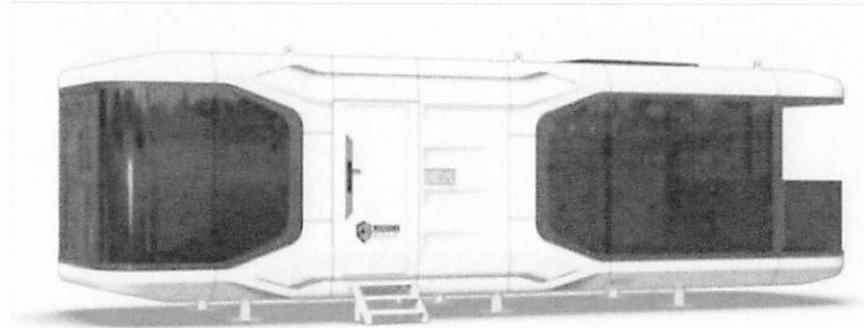
# Proposed Styles

## Dimensions

- Occupancy: 2 - 4
- Length: 38 ft
- Width: 11 ft
- Height: 10.5 ft
- Weight: 23,000 lbs
- Building Area: ~ 400 - 410 sq ft
- DRA Approved

## Structure

- Prefab construction modular unit made of aluminum alloy. Aluminum is one of the most environmentally friendly metals because of its sustainability and recyclable industrial material.
- 270° panoramic floor-to-ceiling hollow tempered windows with thermal insulation, and rated for hurricanes (category 3) and tornadoes (EF2).
- Ultra-low-energy thermal insulation system with water heating and ventilation systems.



August 3, 2023

Planning & Development Services Department  
City of Killeen  
200 East Ave. D  
Killeen, Texas 76541

**RE: ZONING CHANGE LETTER OF REQUEST  
9888 TRIMMIER ROAD, KILLEEN, TX.**

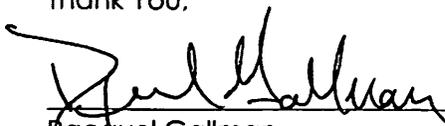
To Whom It May Concern,

We, the property owners, are requesting a zoning change for our property located at 9888 Trimmier Road, Killeen, TX. The future plan for our property is to building a multi-sport field complex to serve the youth and adult sporting programs locally. A sports complex is not allowed under the current zoning of Agricultural (A). We have met with the planning department staff and were given a recommendation of a zoning change to Planned Unit Development (PUD).

The proposed request will positively affect the surrounding properties along with the citizens of Killeen, by providing a local, safe environment for families and children of all ages to play and train in their sport of choice. Tax revenue will also be staying locally rather than travelling to other cities for tournaments and training facilities.

Our request is consistent with the Future Land Use Map and we look forward to working with the Planning & Development Services Department to provide a destination location for the City of Killeen.

Thank You.

  
Racquel Gallman  
Property Owner

  
Michael Hampton  
Property Owner

**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.

YOUR NAME: Archie + Kathy CONNER PHONE NUMBER: 254-368-340  
CURRENT ADDRESS: 1027 Tumbleweed Dr 368  
ADDRESS OF PROPERTY OWNED: Killeen, TX. 76542

COMMENTS: 254-368-6259

Approve

RECEIVED  
APR 15 2024  
By JL

SIGNATURE: Kathy W. Conner REQUEST: "A", "A-R1", & "B-3" to PUD w/ "B-3" SP0# 723-20/08

P.O. Box 1329 Killeen, Texas 76541 • 254.501.7648 • Fax 254.501.7628  
www.KilleenTexas.gov

<b>YOUR NAME:</b>	Teresa Ybarra	<b>PHONE NUMBER:</b>	254 702 6803
<b>CURRENT ADDRESS:</b>	1024 Tumbleweed Dr.		
<b>ADDRESS OF PROPERTY OWNED:</b>	same		
<b>COMMENTS:</b>	I support Case# Z23-20		
<b>SIGNATURE:</b>	Teresa Ybarra	<b>REQUEST:</b>	"A", "A-R1", & "B-3" to PUD w/ "B-3"
		<b>SP0#</b>	Z23-20/ 09

**RECEIVED**  
 APR 15 2024  
 By JL

**From:** [Nancy Tovar](#)  
**To:** [JoAnn Lomas](#)  
**Cc:** [David Hermosillo](#); [Jerry L. Millard](#); [Maria G. Lopez](#); [christopher tovar](#)  
**Subject:** Re: Case# Z23-20: Opposition submission\_from Christopher A Tovar & Nancy Ledemsa de Tovar\_homestead is 1023 Tumbleweed Drive Killeen, TX 76542  
**Date:** Monday, April 15, 2024 10:32:37 AM

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**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know that the content is safe. Never enter your password or other sensitive information on linked web pages contained in this email unless you are certain the web pages are safe. If you have questions or need assistance, please contact the Help Desk at 254-501-8900.

After careful consideration Christopher A Tovar and wife, Nancy Ledesma de Tovar residing at Lot 3, Block 6, Prairie View Estates, Bell County, Texas aka 1023 Tumbleweed Drive Killeen, TX 76542 would like to submit our **official opposition** for Racquel Gallman and Michael Hamton to rezone 9888 and 10004 Trimmier Road Killeen, TX 76542.

We are currently having to contend with the influx of traffic caused by the Killeen Police Department off Chapparral and Featherline and the traffic due to Chapparral H.S. We will soon have to deal with the influx of traffic caused by the new Turnbo subdivision off Chapparral. We do not want to also have the traffic and noise pollution that this Sports Arena will undoubtedly cause in our backyards. In addition, the Lion's Park is a facility that already offers similar opportunities for the city of Killeen and surrounding communities. Due to the proximity of this planned development to Lion's Park, this would take away direct revenue from the city of Killeen.

If you vote to allow Case# Z23-20 to be rezoned, we would appreciate if you would provide us with the details on the planned expansion that the city of Killeen will be implementing for both Chapparral and Trimmier Road. Should this rezoning be granted we would also like to see that the Amphitheatre would be limited to all planned concerts and performances to Friday and Saturday. In consideration of the neighborhood surrounding them.

Please contact us with any questions: Chris (254) 394-9400 or Nancy (254) 709-5654

Respectfully,

Nancy Ledesma de Tovar  
254-709-5654  
[nancytovar@msn.com](mailto:nancytovar@msn.com)

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**From:** JoAnn Mathis <[JMathis@killeentexas.gov](mailto:JMathis@killeentexas.gov)>  
**Sent:** Monday, April 1, 2024 1:22 PM  
**To:** 'Nancy Tovar' <[nancytovar@msn.com](mailto:nancytovar@msn.com)>  
**Cc:** David Hermosillo <[DHermosillo@killeentexas.gov](mailto:DHermosillo@killeentexas.gov)>; Jerry L. Millard <[JMillard@killeentexas.gov](mailto:JMillard@killeentexas.gov)>; Maria G. Lopez <[MLopez@killeentexas.gov](mailto:MLopez@killeentexas.gov)>  
**Subject:** RE: Case# Z23-20

CUT HERE

JOAN M.

YOUR NAME: Veronica Molina & Ramiro Molina	PHONE NUMBER: 956-472-2000
CURRENT ADDRESS: 2023 Purple Martin Dr.	
ADDRESS OF PROPERTY OWNED:	
COMMENTS:	
We are in opposition of this. We have not received enough notice for discussion and have not been provided with the direct and indirect impact this will have on our property. Specifically taxes.	
SIGNATURE: Veronica Molina	
REQUEST: "A", "A-R1", & "B-3" to PUD w/ "B-3" SP0# 223-20/33	

RECEIVED  
 APR 01 2024  
 By JLM

Veronica.pena2@yahoo.

## **CONSIDERATIONS**

Texas Supreme Court in Pharr v. Tippitt, 616 S. W 2<sup>nd</sup> 173 (Tex 1981) established general guidelines which the Planning and Zoning Commission and City Council should take into consideration when making their respective recommendation and decision on a zoning request.

### **A. General Factors to Consider:**

Is the request in accordance with the comprehensive plan?

Is the request designed to lessen congestion in the streets; secure safety from fire, panic or other dangers; promote health and the general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; or facilitate the adequate provision of transportation, water, sewers, schools, parks and other public requirements?

What if any, is the nature and degree of an adverse impact upon neighboring lands?

The suitability or unsuitability of the tract for use as presently zoned.

Whether the amendment bears a substantial relationship to the public health, safety, morals or general welfare or protects and preserves historical and cultural places and areas.

Whether there is a substantial public need or purpose for the new zoning.

Whether there have been substantially changed conditions in the neighborhood.

Is the new zoning substantially inconsistent with the zoning of neighboring lands? (Whether the new zoning is more or less restrictive.)

The size of the tract in relation to the affected neighboring lands – is the tract a small tract or isolated tract asking for preferential treatment that differs from that accorded similar surrounding land without first proving changes in conditions?

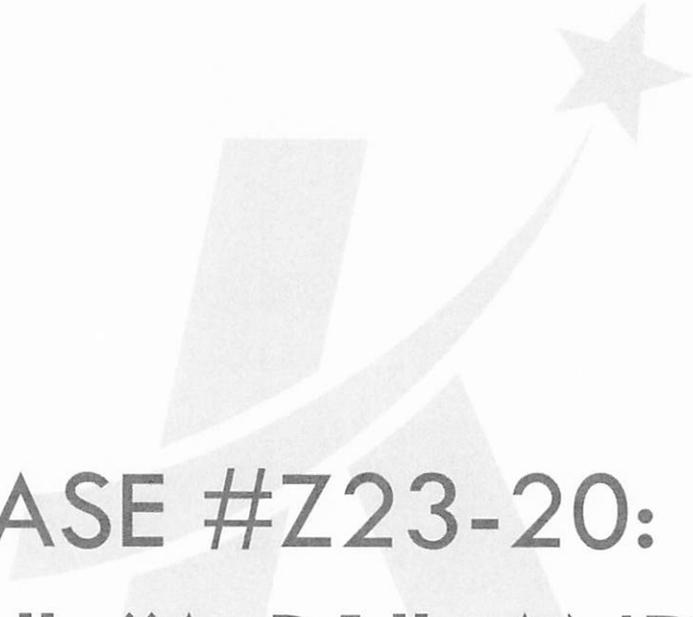
Any other factors which will substantially affect the health, safety, morals or general welfare.

### **B. Conditional Use Permit (if applicable)**

Whether the use is harmonious with and adaptable to buildings, structures and use of abutting property and other property in the vicinity of the premises under construction.

### **C. Conditions to Consider**

1. Occupation shall be conducted only by members of family living in home.
2. No outside storage or display
3. Cannot change the outside appearance of the dwelling so that it is altered from its residential character.
4. Cannot allow the performance of the business activity to be visible from the street.
5. Cannot use any window display to advertise or call attention to the business.
6. Cannot have any signs
7. No off-street parking or on-street parking of more than two (2) vehicles at any one time for business related customer parking.
8. No retail sales.
9. Length of Permit.



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

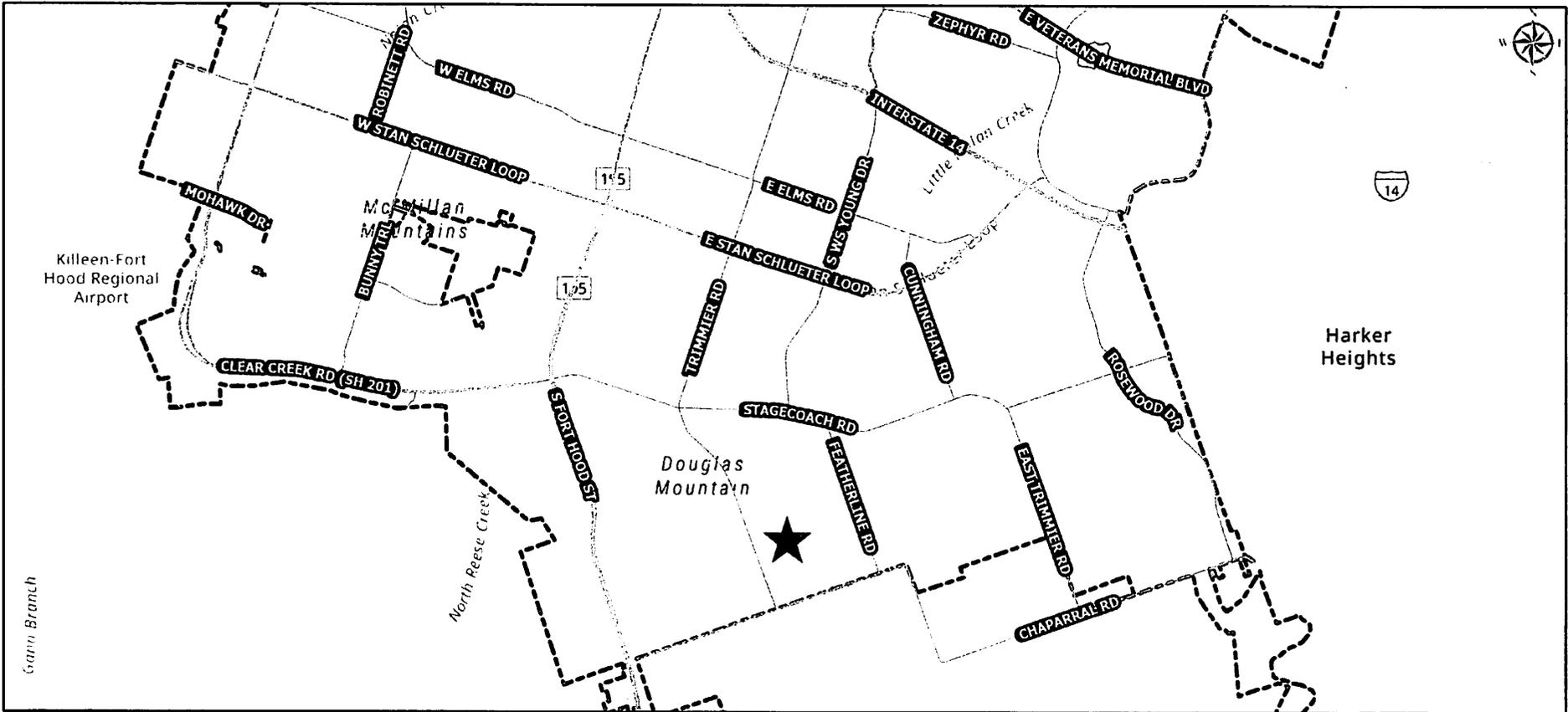
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May 21, 2024

## Case #Z23-20: PUD w/”B-3”

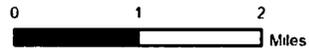
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- **HOLD** a public hearing and consider a request submitted by Racquel Gallman and Michael Hampton (**Case #Z23-20**) to rezone approximately 36.03 acres out of the W. H. Cole Survey, Abstract No. 200, 5, 5-1-1, 5-2, and 6 from “A” (Agricultural District), “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.



**LOCATION MAP**

Council District: 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

**Zoning Case 2023-20**

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

**Legend**

- Major Roads
- City Limits
- Zoning Case Location



AERIAL MAP

Council District: 3

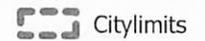
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Feet

# 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

Legend



## Case #Z23-20: PUD w/”B-3”

5

- James Janulis of MRB Group has submitted this request on behalf of Racquel Gallman & Michael Hampton to rezone approximately 36.03 acres located on the east side of Trimmier Road to a Planned Unit Development (PUD) with “B-3” (Local Business District Uses) for an indoor/outdoor sports complex.
- The properties are locally addressed as 9888 and 10004 Trimmier Road, Killeen, Texas.

## Case #Z23-20: PUD w/”B-3”

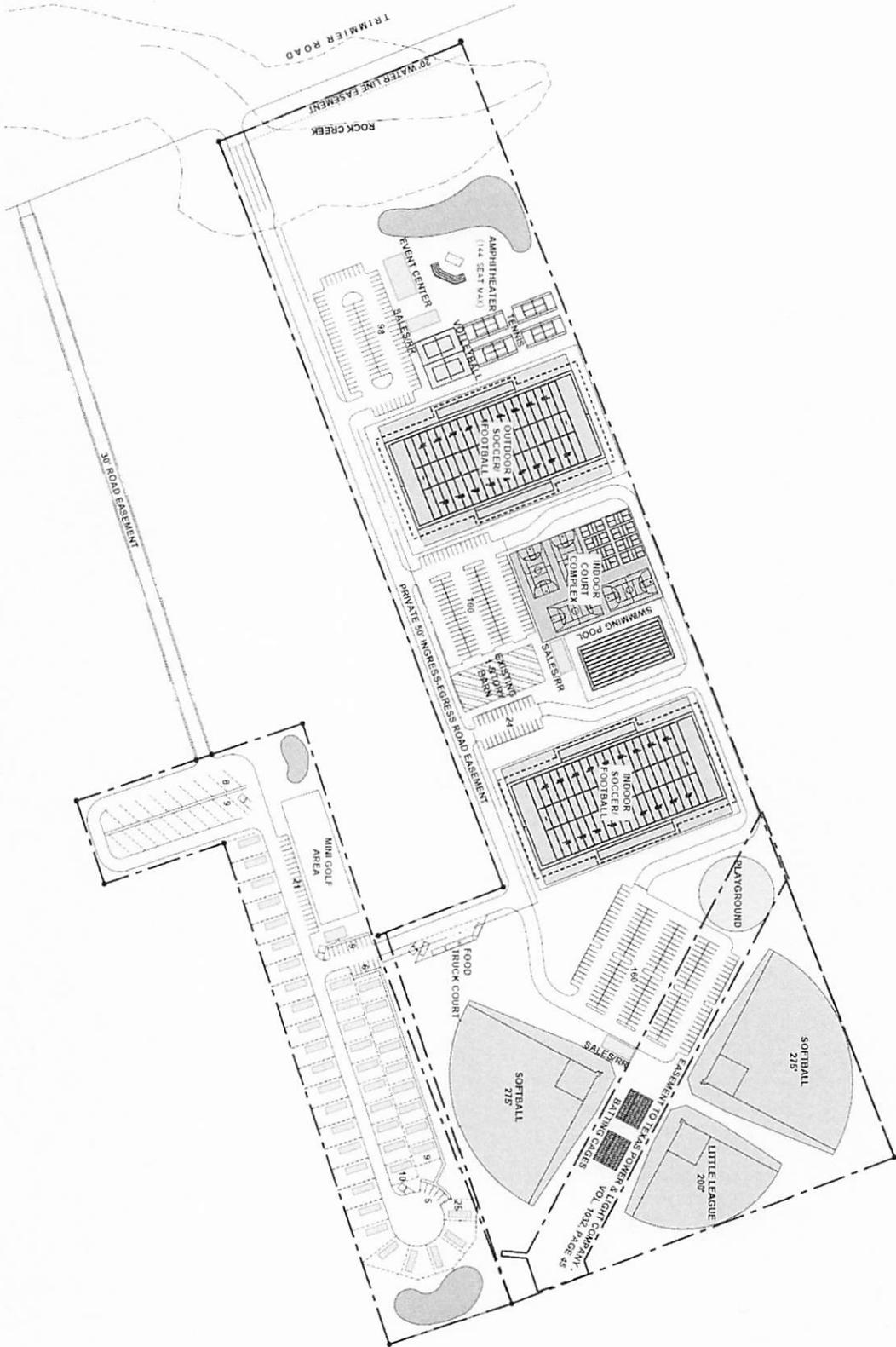
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- If approved, the applicant intends to develop a mixed-use sports complex. Proposed uses will include the following:
  - Baseball, softball, soccer, and football fields
  - Tennis, sand volleyball, and pickleball courts
  - Batting cages, fishing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

## Case #Z23-20: PUD w/”B-3”

7

- 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.

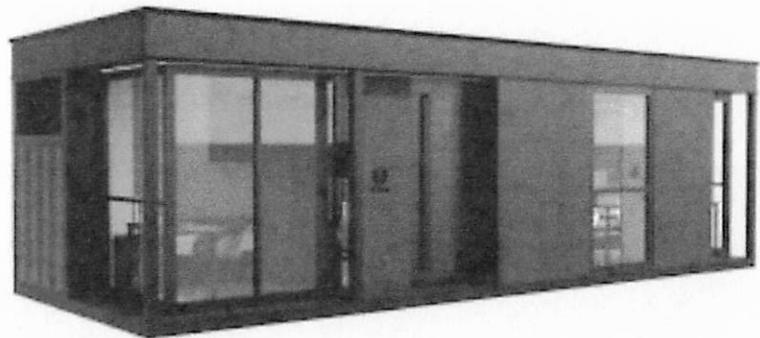
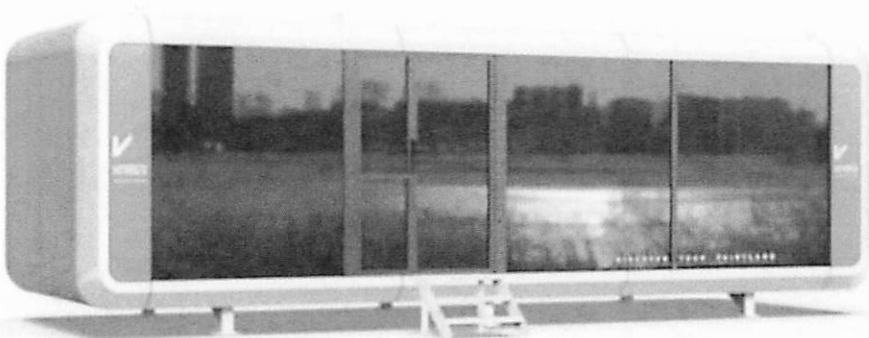
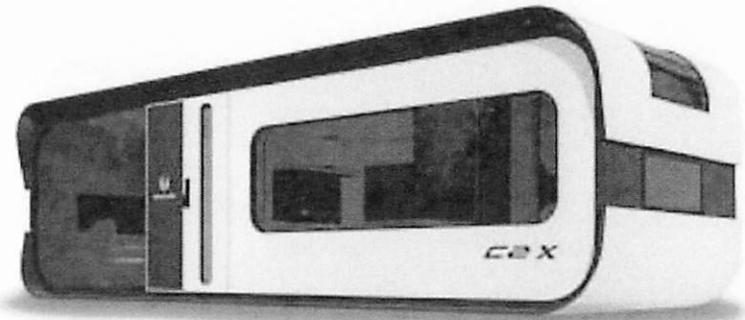
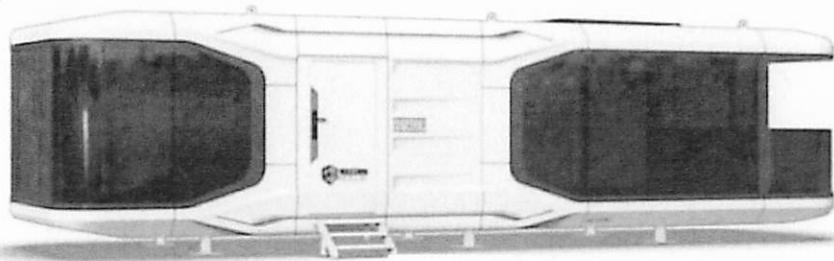


# Case #Z23-20: PUD w/ "B-3"

9



# Case #Z23-20: PUD w/”B-3”



# Case #Z23-20: PUD w/”B-3”

11

View of the subject property facing east:



# Case #Z23-20: PUD w/"B-3"

12

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



# Case #Z23-20: PUD w/”B-3”

13

View of the adjacent property looking north:



# Case #Z23-20: PUD w/”B-3”

14

View of the adjacent property looking west:



# Comprehensive Plan Analysis

15

- 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

16

- 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

17

- 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

18

- 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

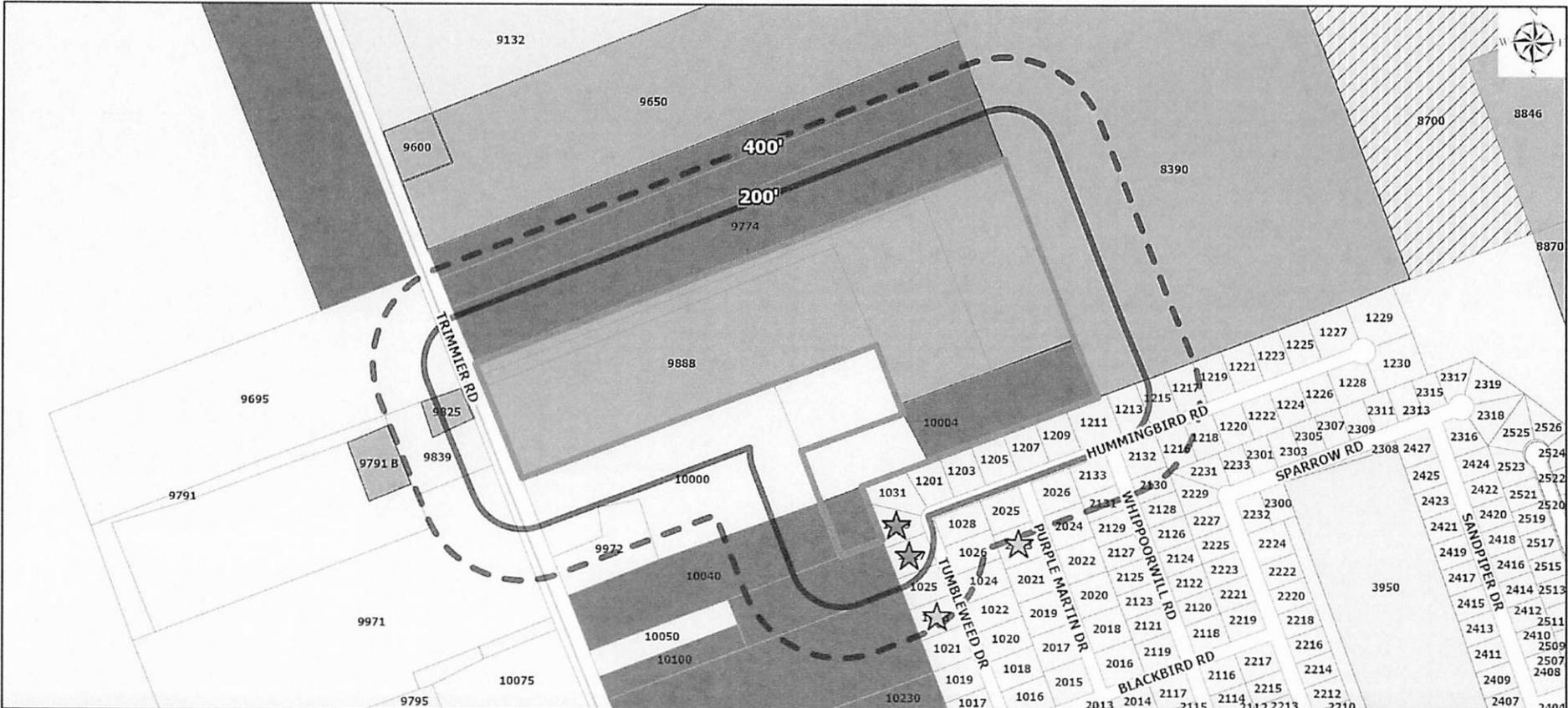
19

- 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

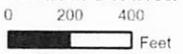
20

- 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.



**OPPOSITION MAP**

Council District: 3



**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

**Legend**

Current Zoning	B-2	R-1
A	B-3	R-3
A-R1	CUP	SR-1
Support	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

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24

- 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.