



PARCELS IN TRUST
PROGRAM UPDATE

DS-26-036

May 5, 2026

Background

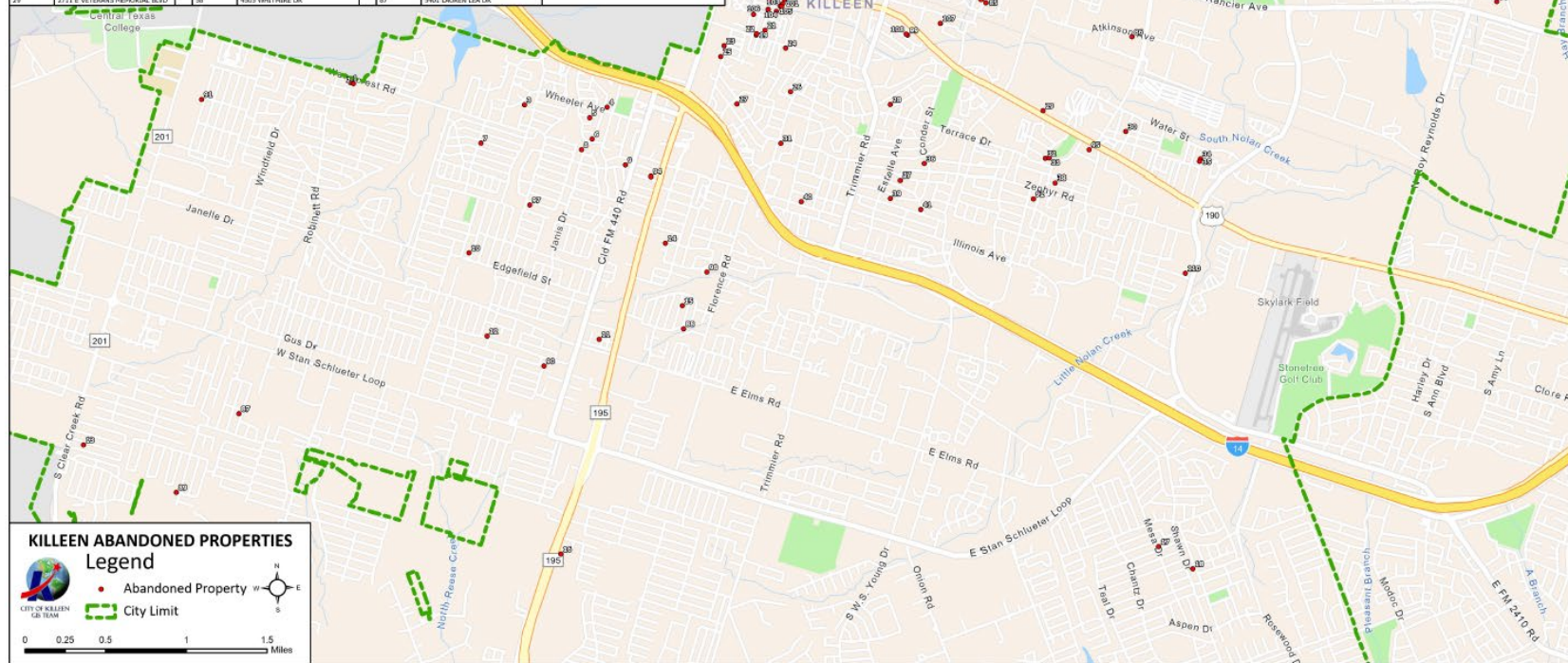
- On February 3, 2026, City Council approved a Motion of Direction directing staff to establish a Parcels in Trust program to foreclose on abandoned properties in accordance with LGC Sec. 272.001(g) and make them available for sale to a developer for the purpose creating of low to moderate income housing.

Abandoned Properties in Killeen

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- City staff estimates that there are currently approximately 114 properties in Killeen that have outstanding liens and are tax delinquent.

| LocationID | PRIMARY ADDRESS | LocationID | PRIMARY ADDRESS | LocationID | PRIMARY ADDRESS | LocationID | PRIMARY ADDRESS |
|------------|-------------------------------|------------|----------------------|------------|---------------------|------------|---------------------------------|
| 1 | 3605 WINTERCREST RD | 30 | 3411 CONCORD AVE | 59 | 807 WYNTHURST DR | 88 | 3222 CANTABRIAN DR |
| 2 | 3904 WINTERCREST RD | 31 | 1807 LORNEPCE RD | 60 | 1100 GRAY DR | 89 | 1640 BREDENWOOD DR |
| 3 | 2299 CASCADE DR | 32 | 2735 MADRAGON DR | 61 | 310 BLAIR ST | 90 | 4120 IVORY LN |
| 4 | 1118 CHIPPENDALE DR | 33 | 967 HIGHLAND AVE | 62 | 201 W AVENUE C | 91 | 2701 BLACK OAKHED DR |
| 5 | 1860 RIDGEWAY DR | 34 | 1317 38TH ST | 63 | 802 BRYAN DR | 92 | 1400 BERRY RD |
| 6 | 1228 MEADOW DR | 35 | 319 38TH ST | 64 | 1611 MADISON ST | 93 | 203 W AVENUE C |
| 7 | 6608 WOODLANDS DR | 36 | 1211 CONNER ST | 65 | 1407 GRAY DR | 94 | 1207 WEST L |
| 8 | 1307 JAMES DR | 37 | 1310 METROPOLITAN DR | 66 | 906 PRIMROSA DR | 95 | 3108 E VETERANS MEMORIAL BLVD |
| 9 | 1405 WEST LN | 38 | 2907 JANE ST | 67 | 1500 YORK AVE | 96 | 1111 W TEXAS AVE |
| 10 | 3315 WESTERN DR | 39 | 1312 ESTER DR | 68 | 1806 MUIR DR | 97 | 1804 BOG BEND DR |
| 11 | 3103 S FORT HOOD ST | 40 | 2003 DELL DR | 69 | 2008 LAKE RD | 98 | 2504 POPPY DR |
| 12 | 3905 CAMPT LN | 41 | 1505 EMALI DR | 70 | 512 VANDYKE ST | 99 | 817 BLADE ST |
| 13 | 3905 TRIPPIER CIR | 42 | 2905 BIRCHMAN TRL | 71 | 504 ELM ST | 100 | 504 W AVENUE J |
| 14 | 2401 CANNATION DR | 43 | 2504 TRAVERSE DR | 72 | 2011 ELKINS AVE | 101 | 504 W AVENUE J |
| 15 | 3210 VALENCIA DR | 44 | 3610 NORTHCREEK DR | 73 | 1405 N WIS YOUNG DR | 102 | 505 W AVENUE K |
| 16 | 3700 S FORT HOOD ST | 45 | 3223 CHESTNUT DR | 74 | 2004 COCKING DR | 103 | 503 W AVENUE K |
| 17 | 4701 GLENDALE DR | 46 | 222 W CLARA AVE | 75 | 802 N LOTA ST | 104 | 503 W AVENUE K |
| 18 | 5101 WHITE ROCK DR | 47 | 583 RHODE ISLAND DR | 76 | 1300 CONNELL DR | 105 | 600 W AVENUE K |
| 19 | 6205 RAYMOND ST | 48 | 2105 SILVERHILL DR | 77 | 716 W AVENUE C | 106 | 504 DOWPLE ST |
| 20 | 26 S COLLIERE ST | 49 | 1809 N 8TH ST | 78 | 803 W AVENUE D | 107 | 2005 S 24TH ST |
| 21 | 610 STRYKER ST | 50 | 2601 CROSS TIMBER DR | 79 | 2206 DAVIS AVE | 108 | 615 BRAKE ST |
| 22 | 618 RAYMOND ST | 51 | 2509 CROSS TIMBER DR | 80 | 713 ALEXANDER ST | 109 | 2209 EL DOMINCO DR |
| 23 | 861 SANTA ROSA DR | 52 | 1504 N 4TH ST | 81 | 1101 PINE DR | 110 | 1701 MARTIN LUTHER KING JR BLVD |
| 24 | 861 W HALLMARK AVE | 53 | 1511 N GRAY ST | 82 | 701 HALL AVE | 111 | 1502 N PAUL ST |
| 25 | 961 SANTA ROSA DR | 54 | 1507 N GRAY ST | 83 | 403 GOODNIGHT DR | 112 | 1006 STEWART ST |
| 26 | 918 EVERGREEN DR | 55 | 2008 WISGATE WAY | 84 | 590 GREENGATE DR | 113 | 807 CARDINAL AVE |
| 27 | 612 W MARY JANE DR | 56 | 200 W OLEAN AVE | 85 | 403 GOODNIGHT DR | 114 | 503 W AVENUE J |
| 28 | 914 GARAGE AVE | 57 | 1208 BRISCON CT | 86 | 1208 BRISCON AVE | | |
| 29 | 2711 E VETERANS MEMORIAL BLVD | 58 | 4505 WHITBYRE DR | 87 | 5401 LAUREN LEA DR | | |



Foreclosure Process

- In accordance with Texas Tax Code Sec. 33.91, a municipality may foreclose on a health and safety lien if:
 - ▣ The property is less than one acre;
 - ▣ Has been abandoned for at least one year; and
 - ▣ Has been tax delinquent for the last three (3) years.

- Of the 114 abandoned properties, approximately 35 meet the criteria set forth in Texas Tax Code Sec. 33.91, which means they are eligible for foreclosure proceedings.

Abandoned Properties

- In addition to the 35 properties that meet the criteria for foreclosure, staff has identified 46 properties that are lien burdened, vacant, and tax exempt.
- The next step toward making additional properties eligible for foreclosure proceedings will be to get these abandoned tax-exempt properties back on the tax rolls by filing protests with the Bell County Appraisal District.

Next Steps

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- City staff has taken steps to reclassify an existing position (Lien Collection Specialist) to a Revitalization Coordinator.
- Implementation of the new Parcels In Trust Program will be a primary responsibility of this position.
- The position is currently vacant and advertised on the City's website.
- Once the position is filled, staff will begin implementation of the program.

Next Steps

- The first step toward implementation will be to establish an agreement with the Killeen Independent School District (KISD), Bell County, and Central Texas College (CTC) to transfer property that does not sell at a tax sale to the City to hold in trust.
- The City will also need partner with a law firm that specializes in tax foreclosures and initiate foreclosure proceedings on eligible properties.

Parcels In Trust Program

- The Revitalization Coordinator will be actively involved in *all* tax sales for properties in Killeen.
- If a foreclosed property does not sell at a tax sale, the City will take ownership of the property and maintain it until such time as it is conveyed to a new owner.
- The Revitalization Coordinator will also be responsible for identifying abandoned tax-exempt properties and filing protests with the Appraisal District to return them to the tax rolls.

Parcels In Trust Program

- Once some or all the properties have been foreclosed, the City will put out an RFP for development of the properties for purposes of creating low to moderate income housing.
- The City will then partner with a developer to redevelop the abandoned properties, create housing, and put the properties back on the tax roll.