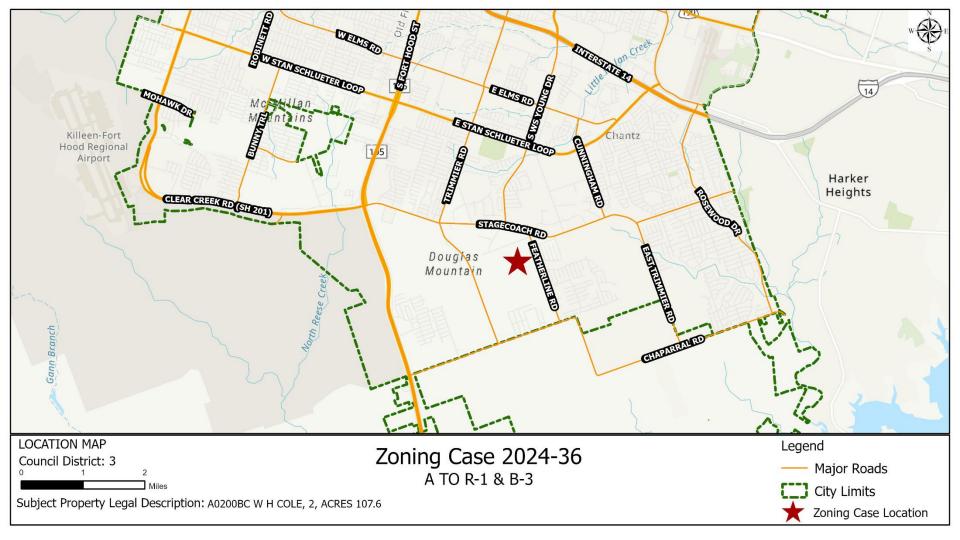
CASE #Z24-36:

"A" TO "R-1" & "B-3"

February 18, 2025

- Hold a public hearing and consider a zoning request submitted by TCG Engineering, LLC on behalf of GWC Holdings, LLC (Case #Z24-36) to rezone approximately 107.6 acres out of the W. H. Cole, 2 Survey, Abstract No. 200 from "A" (Agricultural District) to "R-1" (Single-Family Residential District) and "B-3" (Local Business District).
- The subject property is locally addressed as 8390 Featherline Road, Killeen, Texas.

- □ The request includes 104.2 acres of "R-1" (Single-Family Residential District) and 3.4 acres of "B-3" (Local Business District) along Featherline.
- □ The applicant estimates that the subject property will yield approximately three hundred (300) single-family lots.



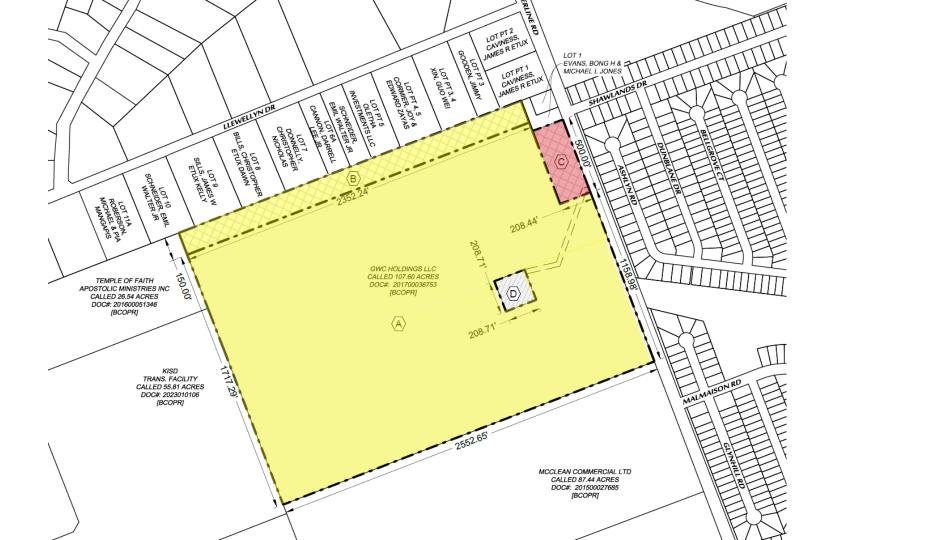


AERIAL MAP Council District: 3

Subject Property Legal Description: A0200BC W H COLE, 2, ACRES 107.6

Zoning Case 2024-36 A TO R-1 & B-3





View of the subject property facing northwest:



View of the subject property facing south along Featherline Road.



View from the subject property facing east towards Yowell Ranch:



View of the subject property facing southwest:



Comprehensive Plan Analysis

- The subject property is located in the 'Controlled Growth' sector on the Growth Sector Map and 'Residential Mix' on the Future Land Use Map.
- □ The 'Controlled Growth' sector includes areas of the City that have access to city infrastructure in close proximity.
- □ The 'Residential Mix' place type encourages up to twenty-five percent (25%) nonresidential and ninety-five percent (95%) residential use mix.

Comprehensive Plan Analysis

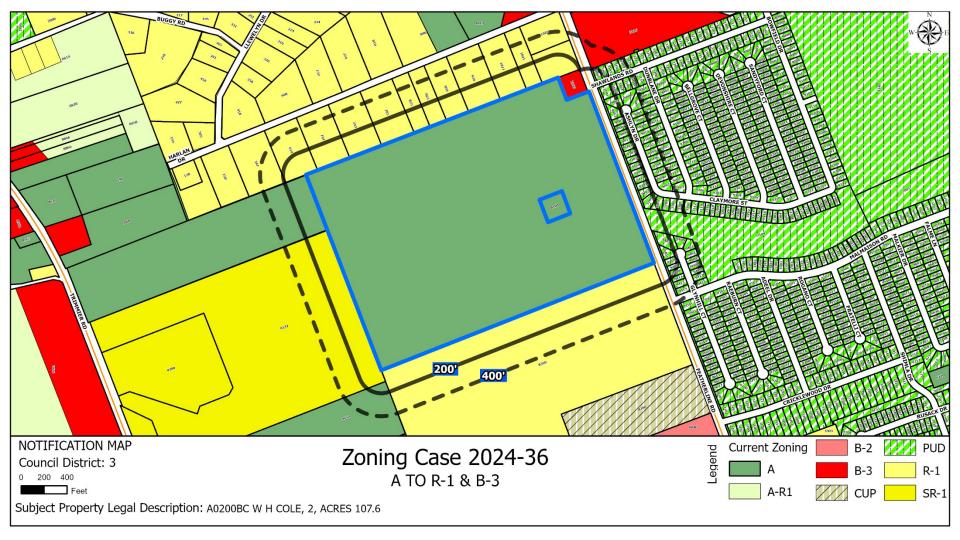
- □ This request supports or furthers the following Killeen 2040 Comprehensive Plan recommendations:
 - LU1 Use place types and complete neighborhoods as building blocks.
 - LU2 Improve the fiscal productivity of development.
 - LU3 Encourage incremental evolution of neighborhoods.
 - **NH4** Build complete neighborhoods.
 - MC3 Improve network connectivity.

Staff Findings

- Water, sanitary sewer, and drainage utility service will be provided by the City of Killeen.
- Ingress and egress to the property are from Featherline Road, which is classified as a 100' wide Minor Arterial in the Killeen 2040 Comprehensive Plan.
- □ The proposed development will require a Traffic Impact Analysis (TIA).

Public Notification

- Staff notified one hundred and one (101) surrounding property owners regarding this request. Of those property owners notified, fifty-two (52) reside outside the 200-foot notification boundary required by the State but within the 400-foot notification boundary required by the Council, and eleven (11) live outside Killeen. As of the date of this staff report, staff has received no written responses regarding this request.
- □ To date, staff has received one (1) written response in opposition to this request.



Staff Findings

Staff finds that the applicant's request is consistent with the recommendations of the Killeen 2040 Comprehensive Plan and with the character of the surrounding area.

Staff Recommendation

Staff recommends approval of the applicant's request to rezone the property from "A" (Agricultural District) to "R-1" (Single-Family Residential District) and "B-3" (Local Business District).

Commission Recommendation

- At their regular meeting on January 13, 2025, the Planning and Zoning Commission recommended approval of the request by a vote of 4 to 2.
- Commissioners Ploeckelmann and Ellis voted in opposition to the motion due to the concerns brought up by citizens during the Public Hearing.