

MINUTES
PLANNING AND ZONING COMMISSION MEETING
JANUARY 13, 2025
CASE # Z24-36
“A” to “R-1” and “B-3”

Hold a public hearing and consider a 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.

Mr. Hermosillo presented the staff report for this item. He stated that, if approved, the applicant intends to develop single-family detached housing on the property. They also intend to reserve approximately 2.3 acres for commercial use along the Featherline Road frontage.

Mr. Hermosillo explained that the applicant’s previous request covered 195.04 acres, while the current request covers only 107.60 acres. In accordance with Sec. 31-39(g), when a zoning petition fails to be approved by City Council, the same petition shall not be resubmitted to either the City Council or the Planning and Zoning Commission for a period of twelve (12) months from the date of such failure, unless the petition has substantially changed from the original petition.

He further explained that the code states that a petition is “substantially changed” if the area of the request is reduced in size by at least twenty (20) percent from the area in the original petition. The applicant’s previous request consisted of 195.04 acres, while this request consists of only 107.60 acres. This is equivalent to a 45% reduction in the area of the original requirements, which meets the requirements of Sec. 31-39(g)(3).

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). This ‘Controlled Growth’ sector includes areas in the city limits and approved Municipal Utility Districts (MUDs) that have access to city infrastructure in close proximity. Staff finds that the applicant’s request is consistent with the Killeen 2040 Comprehensive Plan.

Mr. Hermosillo stated that staff notified one hundred and one (101) surrounding property owners regarding this request. As of the date of the meeting, staff has received no written response regarding this request.

Mr. Hermosillo stated that 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).

The applicant, Mr. Garret Nordyke, was present to represent the request. He provided a summary of the request and reiterated that all concerns related to traffic, drainage, and water and wastewater availability will be addressed during the platting phase of development.

Chairman Minor opened the public hearing at 5:41 p.m.

Mr. Scott Cospers spoke in support of the request. Mr. Cospers provided the history of the property and recent developments that have been made for the request and the surrounding area. Mr. Cospers stated that the request meets the intent of the Comprehensive Plan and the FLUM (Future Land Use Map).

Mr. James Sills spoke in opposition to the request. Mr. Sills expressed concerns with drainage, concurrent construction, and how it would affect surrounding properties. He expressed further concerns with traffic and safety.

Ms. Heather McNealy spoke in opposition to the request. Ms. McNealy stated that she would prefer a mixed-use development with different residential types and commercial uses.

Mr. Leo Gukeisen spoke in opposition to the request. Mr. Gukeisen stated that issues previously stated have not been addressed properly. He also stated his belief that this will not be affordable housing.

Ms. Melissa Brown spoke in opposition to the request. She noted concerns regarding the anticipated tax revenue per acre due to the veteran's exemption in place. She stated that she agreed with Mr. Gukeisen that this development will not supply affordable housing. Ms. Brown expressed her concerns regarding Fire Department access to the development, water pressure, and neighboring developments.

There was a discussion about allowing the applicant to rebuttal the comments made in opposition during the Public Hearing. Mr. Wallander explained to the Commission that to allow for a citizen to speak more than their allotted time, it must be decided by the Commission.

Mr. Jayson Shatto spoke in support of the request. Mr. Shatto stated that they have worked with developers and City staff to ensure that there are no concerns with the development outlined in this request. He believes there is still a demand for single-family homes in this area and that this will benefit the City of Killeen.

Mr. Wilson left the dais at 6:02 p.m.

Mr. Wilson returned to the dais at 6:04 p.m.

Mr. Nordyke requested the Commission to recognize him during the Public Hearing for an additional three (3) minutes. Chairman Minor called for a vote to grant the applicant an additional three (3) minutes to speak regarding item PH-3. The outcome of the vote was 3 to 3 with Commissioners Wilson, Ploeckelmann, and O'Brien in opposition. Chairman Minor broke the tie and the motion passed, allowing Mr. Nordyke additional time to speak.

Mr. Nordyke stated that all the previously mentioned concerns have been addressed. Mr. Nordyke responded that the proposed subdivision does not constitute an entire neighborhood, which is larger than the requested development. He further stated that the proposed development will take approximately ten (10) years to complete.

Ms. McNealy requested that the Commission recognize her for an additional three (3) minutes. Chairman Minor called for a vote to grant the Ms. McNealy an additional three (3) minutes to speak regarding item PH-3. The outcome of the vote was 2 to 4 with Commissioners Wilson, Rowe, Ellis and O'Brien in opposition to the request.

Ms. Brown requested that the Commission recognize her for an additional three (3) minutes. Chairman Minor called for a vote to grant Ms. Brown an additional three (3) minutes to speak regarding item PH-3. The outcome of the vote was 2 to 4 with Commissioners Wilson, Rowe, Ellis and O'Brien in opposition to the request.

Mr. Sills requested that the Commission recognize him for an additional three (3) minutes. Chairman Minor called for a vote to grant Mr. Sills an additional three (3) minutes to speak regarding item PH-3. The outcome of the vote was 2 to 4 with Commissioners Wilson, Rowe, Ellis and O'Brien in opposition to the request.

Mr. Gukeisen requested that the Commission recognize him for an additional three (3) minutes. Chairman Minor called for a vote to grant the Mr. Gukeisen an additional three (3) minutes to speak regarding item PH-3. The outcome of the vote was 2 to 4 with Commissioners Wilson, Rowe, Ellis and O'Brien in opposition to the request.

Mr. Pete Staronik spoke in opposition to the request. Mr. Staronik stated that he was present when the City of Killeen conducted the water pressure test and believed that it was conducted improperly, since it was done at a non-peak time.

With no one else wishing to speak, the public hearing was closed at 6:11 p.m.

Commissioner Ploeckelmann moved to recommend disapproval 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). The motion died for lack of a second.

Commissioner Giacomozzi moved to recommend approval of the applicant's request as presented. Commissioner Wilson seconded, and the motion passed by a vote of 4 to 2 with Commissioners Ploeckelmann and Ellis in opposition.

Those Commissioners in opposition to the motion expressed that their opposition was due to the concerns brought up by the citizens during the Public Hearing.