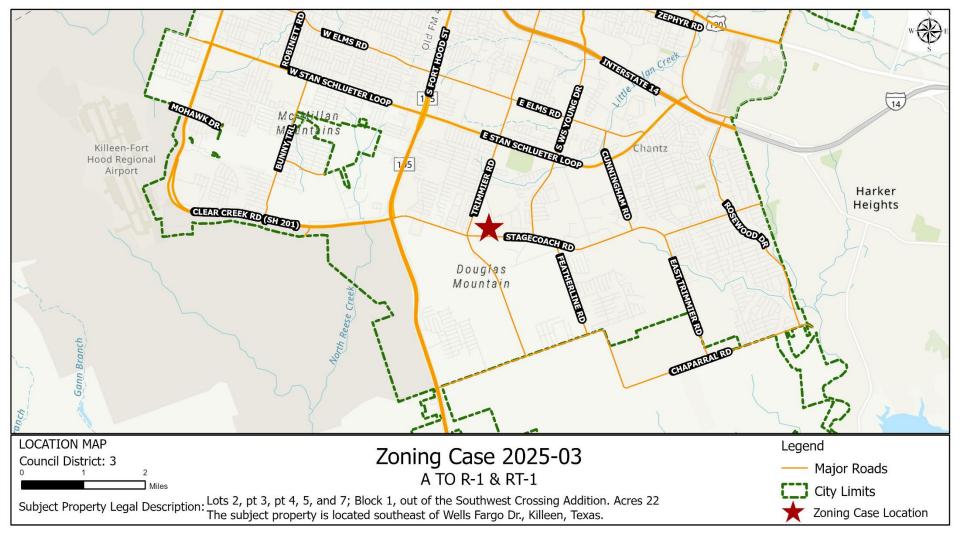
PH-25-019 May 6, 2025

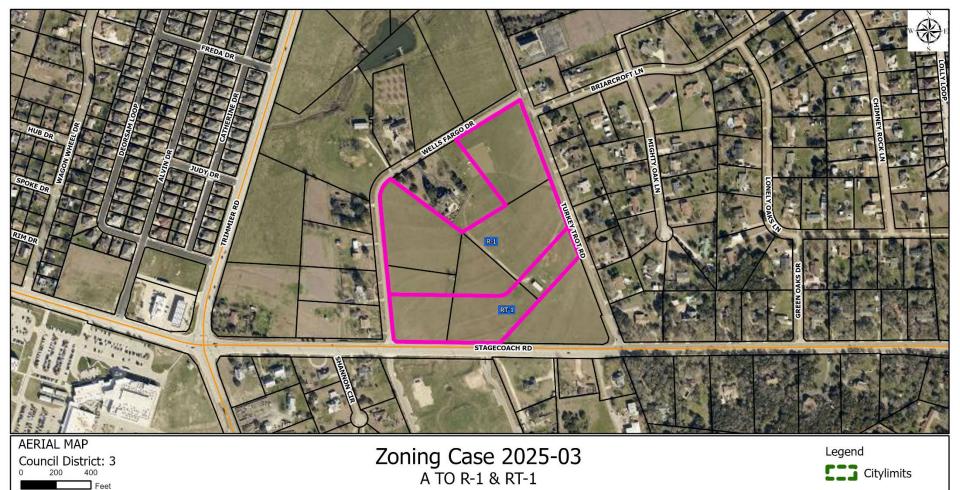
CASE #Z25-03: "A" TO "R-1" & "RT-1"

Hold a public hearing and consider a request submitted by Weltex Investments on behalf of EAS Investments (Case# Z25-03) to rezone approximately 21.07 acres, being Lot 2, Lot Pt. 3, Lot Pt. 4, and Lots 5 and 7, Block 1 out of the Southwest Crossing Addition from "A" (Agricultural District) to "R-1" (Single-Family Residential District) and "RT-1" (Residential Townhouse Single-Family District).

Weltex Investments, on behalf of EAS Investments, has submitted a request to rezone approximately 21.07 acres, generally located northeast of the intersection of Wells Fargo Drive and Stagecoach Road, from "A" (Agricultural District) to "R-1" (Single-Family Residential District) "RT-1" (Residential Townhouse Single-Family District).

- If approved, the applicant intends to develop the property into single-family and townhome lots.
- The request includes approximately 14.91 acres of "R-1" and approximately 6.16 acres of "RT-1".





Subject Property Legal Description: Lots 2, pt 3, pt 4, 5, and 7; Block 1, out of the Southwest Crossing Addition. Acres 22 The subject property is located southeast of Wells Fargo Dr., Killeen, Texas.

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View of the subject property facing north from Stagecoach Road:



View of the adjacent property facing south along Turkey Trot Road:



View of the adjacent property facing west on Stagecoach Road:



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View facing east along Stagecoach Road:



Comprehensive Plan Analysis

- The subject property is located within the 'Controlled Growth' sector on the Growth Sector Map and is designated 'Residential Mix' (RM) on the Future Land Use Map (FLUM).
- 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 property is located within the City of Killeen Development Zone #6. This development zone consists of 65.76% residential uses and 34.24% commercial uses.
 - Staff finds that the applicant's request for "R-1" (Single-Family Residential District) and "RT-1" (Residential Townhouse Single-Family District) is consistent with the recommendations of the Killeen 2040 Comprehensive Plan.

Comprehensive Plan Analysis

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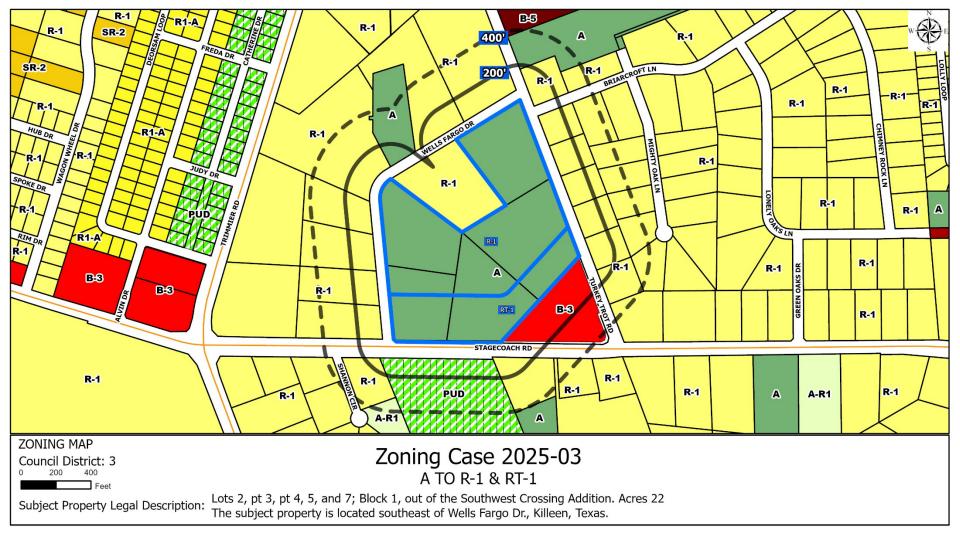
- The request supports or furthers the following Comprehensive Plan recommendations:
 - LU1 Use place types and complete neighborhoods as building blocks.
 - □ LU2 Improve the fiscal productivity of development.
 - LU3 Encourage incremental evolution of neighborhoods
 - □ **NH3** Diversify housing mix (types and price points).
 - □ **NH4** Build complete neighborhoods.

Parkland Dedication

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- Staff estimates that the applicant can develop approximately 154 single-family lots.
- Based on this number, the parkland dedication requirements would be as follows:
 - Fees-In-Lieu of Parkland Dedication: \$115,500
 - Park Development Fees: \$ 69,300
 - Total Parks Fees: \$184,800

Public Notification

- Staff notified thirty-four (34) owners of surrounding properties regarding this request. Of those property owners, nine (9) reside outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and three (3) live outside of the City of Killeen corporate limits.
- As of the date of this staff report, staff has received two (2) written response in opposition of this request.



P&Z Public Hearing Summary

During the Public Hearing on March 24, 2025, seven (7) citizens spoke in opposition to this request.

Staff Recommendation

- Staff finds that the applicant's request is consistent with the recommendations of the Killeen 2040 Comprehensive plan, and with the 'Residential Mix' place type shown on the Future Land Use Map (FLUM).
- Therefore, staff recommends approval of the applicant's request to rezone the subject property from A" (Agricultural District) to "R-1" (Single-Family Residential District) and "RT-1" (Residential Townhouse Single-Family District) as presented.

Commission Recommendation

- At their regular meeting on March 24, 2025, the Planning and Zoning Commission recommended approval of the request by a vote of 3 to 2, with Commissioners Ploeckelmann and Sabree voting in opposition to the motion.
 - Commissioner Sabree stated that she would support "R-1" lots in this location, but not townhomes. Commissioner Ploeckelmann stated that he was in opposition to the proposed density and expressed concern about the amount of opposition to the request.