

MINUTES
PLANNING AND ZONING COMMISSION MEETING
March 18, 2024
CASE # Z24-04
“R-1” to “R-2”

HOLD a public hearing and consider a request submitted by TCG Engineering on behalf of GWC Holdings, LLC and McLean Commercial, Ltd. (**Case #Z24-04**) to rezone approximately 195.04 acres out of the W. H. Cole Survey, Abstract No. 200, from “A” (Agricultural District) to “R-1” (Single-Family Residential District). The subject property is generally located on the west side of Featherline Drive, west of the intersection of Malmaison Road, Killeen, Texas.

Mr. Millard presented the staff report for this item. He stated that if approved, the applicant intends to develop approximately six hundred (600) units of detached single-family housing on the property.

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 the surrounding area includes a mix of developed single-family residential neighborhoods and mostly undeveloped light commercial uses. Staff finds that the applicant’s request is consistent with the policies and principles of the Killeen 2040 Comprehensive Plan. Therefore, staff recommended approval of the applicant’s request to rezone the property from “A” (Agricultural District) to “R-1” (Single-Family Residential District).

Mr. Millard stated that staff has received eight (8) written responses in opposition to the request.

Commissioner Wilson stated that he agreed with the points made in the letter of opposition that was distributed to the Commissioners. He stated that the letter of opposition brought up valid points regarding the sewage and water service capabilities needed for this development, considering the City of Killeen is still in Stage 2 water restrictions.

Chairman Minor noted that concerns had been raised in 2022 by residents in Yowell Ranch regarding water pressure in this area. Ms. Meshier stated that water pressure in this area meets all TCEQ (Texas Commission of Environmental Quality) requirements.

Mr. Garrett Nordyke from TCG Engineering was present to represent the request.

Commissioner Wilson asked if the developer would be conducting a water analysis for the proposed development. Mr. Nordyke replied that they will be working with the City Engineer to ensure that there is adequate pressure and water quality.

Chairman Minor opened the public hearing at 5:15 p.m.

Mr. James Sills spoke in opposition to the request. He expressed concern that the request does not address the impact of traffic impact, water capabilities and water usage, and the FEMA regulatory areas that may be impacted by the request. Mr. Sills also mentioned that the development of a new middle school will highly affect traffic in the neighborhood, which will be further taxed by the proposed development.

Mr. Garrett Nordyke spoke in support of the request. Mr. Nordyke noted that this request is for land use only, and that more work would be required before the property could be fully developed. Mr. Nordyke stated the concerns mentioned by Mr. Sills would be addressed during the platting and building permitting processes.

With no one else wishing to speak, the public hearing was closed at 5:21 p.m.

Commissioner Wilson moved to recommend disapproval of the request as presented. Commissioner Gukeisen seconded, and the motion passed by a vote of 5 to 0.