



# CASE #Z24-29: “A” TO “R-1”

PH-24-049

December 3, 2024

# Case #Z24-29: “A” to “R-1”

- **HOLD** a public hearing and consider a request submitted by TCG Engineering on behalf of GWC Holdings, LLC (**Case #Z24-29**) to rezone approximately 87.44 acres out of the W. H. Cole Survey, Abstract No. 200, from “A” (Agricultural District) to “R-1” (Single-Family Residential District).
- The property is located on the west side of Featherline Drive, west of the intersection of Malmaison Road, Killeen, Texas.

# Case #Z24-29: “A” to “R-1”

3

- TCG Engineering has submitted a request to rezone approximately 87.44 acres out of the W. H. Cole Survey, Abstract No. 200 from “A” (Agricultural District) to “R-1” (Single-Family Residential District).
- If approved, the applicant intends to develop single-family detached housing on the property. It is anticipated that this development will yield approximately three hundred (300) single-family homes.

# Case #Z24-29: “A” to “R-1”

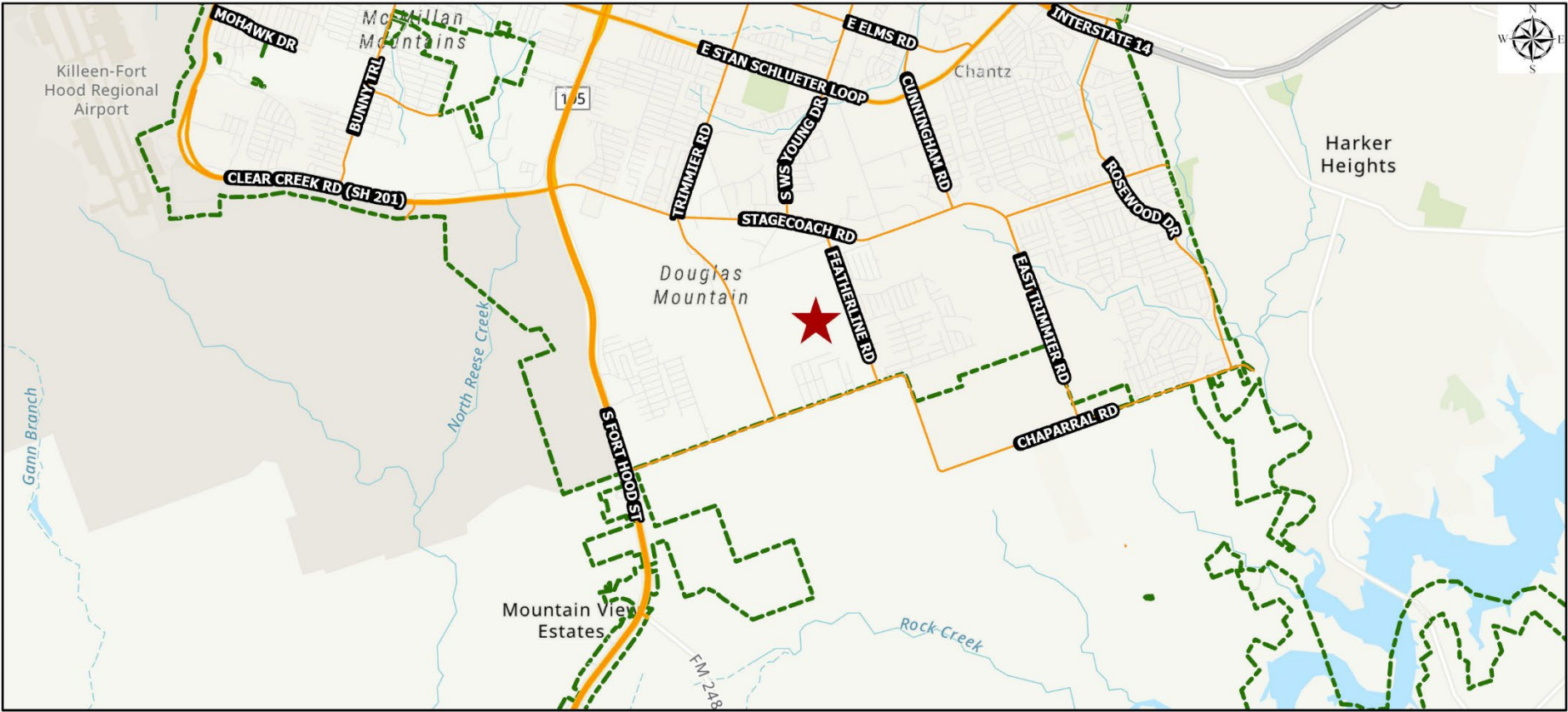
4

- The applicant recently submitted a request to rezone this property to “R-1” (Single-Family Residential District), which was denied by City Council on April 23, 2024.
- Per Killeen Code of Ordinances Sec. 31-39(g), when a zoning petition fails to be approved by Council, the same petition shall not be resubmitted to either the council or P&Z for a period of twelve (12) months, unless the petition is substantially changed.

# Case #Z24-29: “A” to “R-1”

5

- Per Sec. 31-39(g)(3), a petition shall be considered substantially changed if the area petitioned to be rezoned is reduced in size by at least twenty (20) percent from the area in the original petition.
- The previous request consisted of 195.04 acres, while this request is only 87.44 acres. This amounts to a 55% reduction in the area of the request, which means the application does not have to wait one year in order to move forward.



**LOCATION MAP**

Council District: 3



Subject Property Legal Description: A0200BC W H COLE, 2, ACRES 87.440

# Zoning Case 2024-29

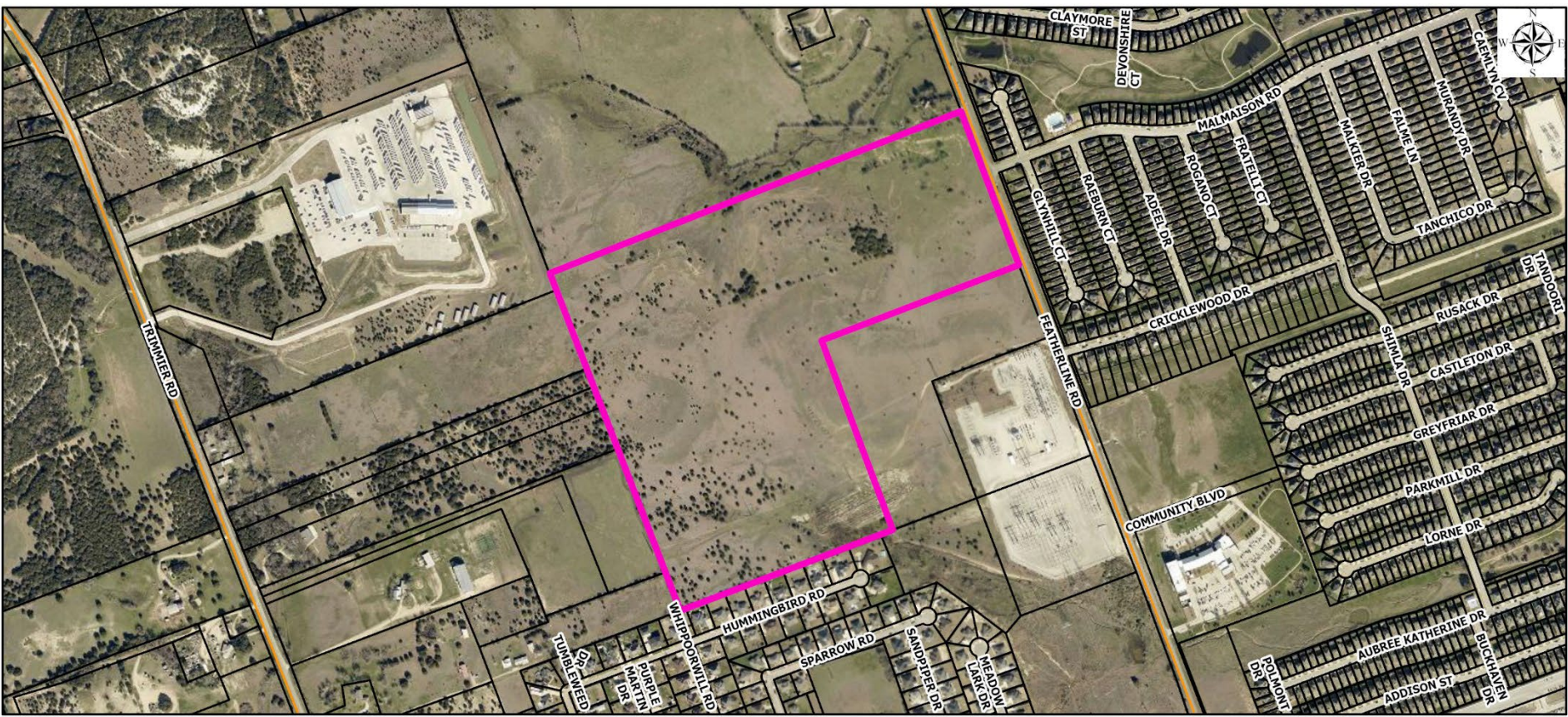
A TO R-1

**Legend**

 Major Roads

 City Limits

 Zoning Case Location



**AERIAL MAP**

Council District: 3



# Zoning Case 2024-29

## A TO R-1

Legend  
 Citylimits

Subject Property Legal Description: A0200BC W H COLE, 2, ACRES 87.440

# Background

- **March 18, 2024:** P&Z votes to recommend disapproval of Case #Z24-04.
- **May 11, 2024:** Water pressure in Yowell Ranch is tested and found to exceed minimum standards.
- **May 14, 2024:** City Council votes to disapprove Case #Z24-04.
- **July 8, 2024:** Town Hall Meeting w/ Councilwoman Cobb and Councilman Solomon is held at the Killeen Police Department.



# Background

- **August 8, 2024:** Town Hall Meeting regarding the intersection of Chaparral and Featherline w/ Commissioner Minor is held at the Killeen Police Department.
- **August 12, 2024:** Bell County Public Hearing regarding stop signs is held.
- **September 12, 2024:** Right turn lane on Featherline Road is opened.
- **October 11, 2024:** Stop signs on Chaparral Road are unveiled.

# Background

10



# Background

11



# Case #Z24-29: “A” to “R-1”

12

View of the subject property facing west:



# Case #Z24-29: “A” to “R-1”

13

View from the subject property facing north:



# Case #Z24-29: “A” to “R-1”

14

View from the subject property facing south:



# Case #Z24-29: “A” to “R-1”

15

View from the subject property looking east across Featherline:



# Case #Z24-29: “A” to “R-1”

16

View of the new stop sign on Featherline Road:





# Case #Z24-29: “A” to “R-1”

17

View of the new temporary right turn lane on Featherline Road:



# Case #Z24-29: “A” to “R-1”

18

- ❑ Design of Featherline Road improvements is anticipated to begin in January 2025. Design will take approximately 2 years.
- ❑ Construction of Featherline Road improvements will begin in 2027.
- ❑ If the applicant’s request is approved, design and construction of the subdivision improvements will also take at least 2 years.
- ❑ Therefore, staff anticipates that Featherline Road will be under construction before any new homes are built on the subject property.

# Case #Z24-29: “A” to “R-1”

19

Pedestrian connectivity from Yowell Ranch to Chaparral High School:



# Comprehensive Plan Analysis

- ❑ This parcel is within the ‘Controlled Growth’ sector on the Growth Sector Map.
- ❑ This sector includes areas within the City limits that have access to city infrastructure nearby.
- ❑ Proposed development within the ‘Controlled Growth’ sector should be evaluated for adherence to the Big Ideas and recommendations of the plan, particularly those related to housing and neighborhood options, and should improve Killeen's fiscal health and sustainability.

# Comprehensive Plan Analysis

- The request is consistent with the following Big Ideas of the 2022 Comprehensive Plan:

**Big Idea #1:** Resource stewardship and fiscally responsible growth ensure a more prosperous community for the long haul.

**Big Idea #5:** Neighborhoods, not subdivisions, make great places for everyone.

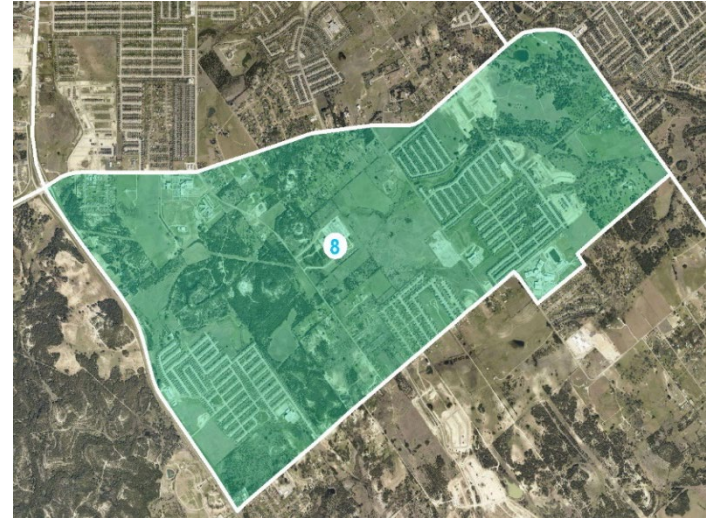
# Comprehensive Plan Analysis

- The subject property is designated ‘Residential Mix’ on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The ‘Residential Mix’ place type encourages most residential development types, including single-family, duplexes, townhomes, etc.
- ‘Residential Mix’ also encourages up to twenty-five percent (25%) nonresidential uses, and up to ninety-five percent (95%) residential uses.

# Comprehensive Plan Analysis

23

- ❑ The property is located within Killeen Development Zone #8.
- ❑ The current land use mix within this area is comprised of 60.33% residential uses and 39.67% commercial uses.
- ❑ Zoning district breakdown:
  - ▣ Special Districts 13.19%
  - ▣ Residential 47.14%
  - ▣ Commercial 5.44%
  - ▣ Agricultural 34.23%
- ❑ Vacant Property 46.41%

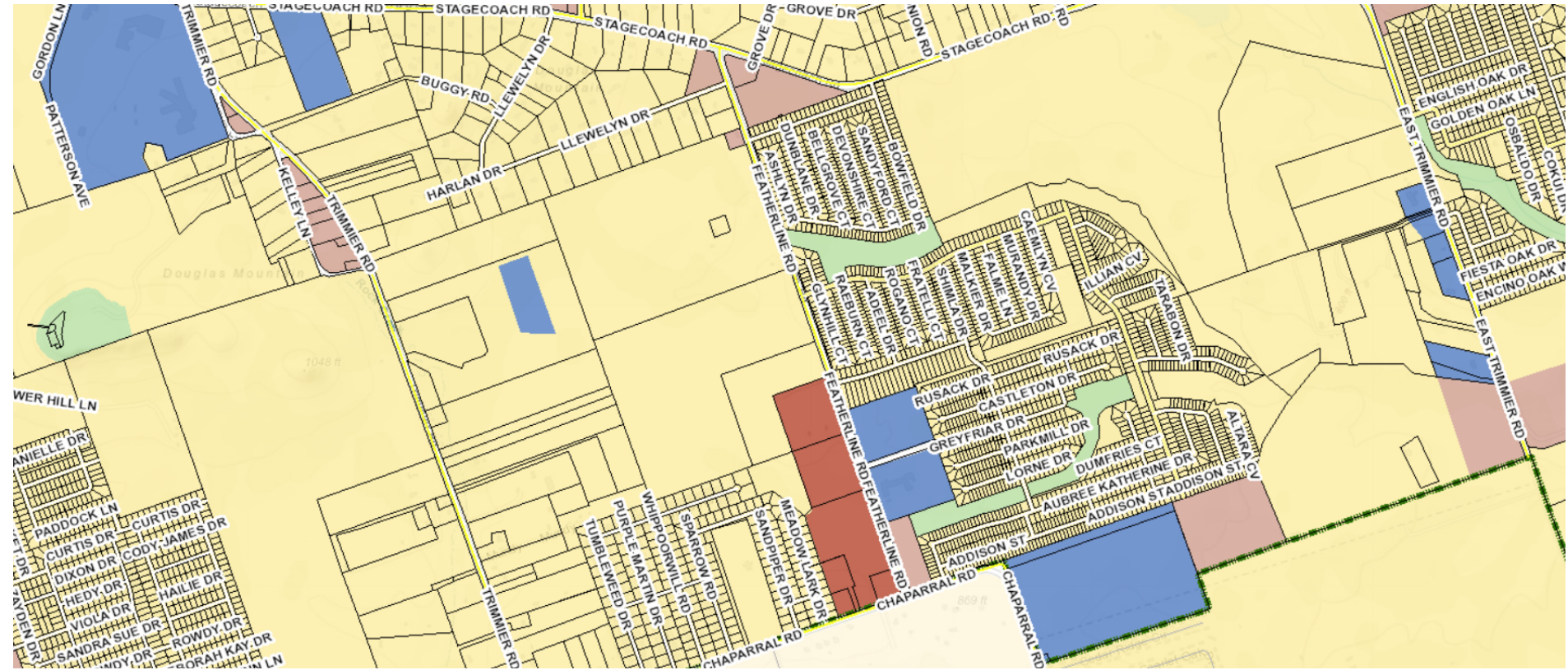


# Comprehensive Plan Analysis

- Staff finds that the applicant's 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.
  - ▣ **MC3** – Improve network connectivity.



# Comprehensive Plan Analysis



# Fiscal Impact Analysis

26

## \$1,440/Acre

### Existing Conditions



Current General fund contributions/Acre This also assumes that 42% of general fund revenue comes from property tax (based on 2019 budget).

## \$3,350/Acre

### Level 2 Analysis

break-even for current budget conditions



Estimated target to cover current services plus existing street infrastructure liabilities with property tax revenue.

## \$5,000/Acre

### Level 3 Analysis

fiscally sustainable; covers extension of services and infrastructure to city limits

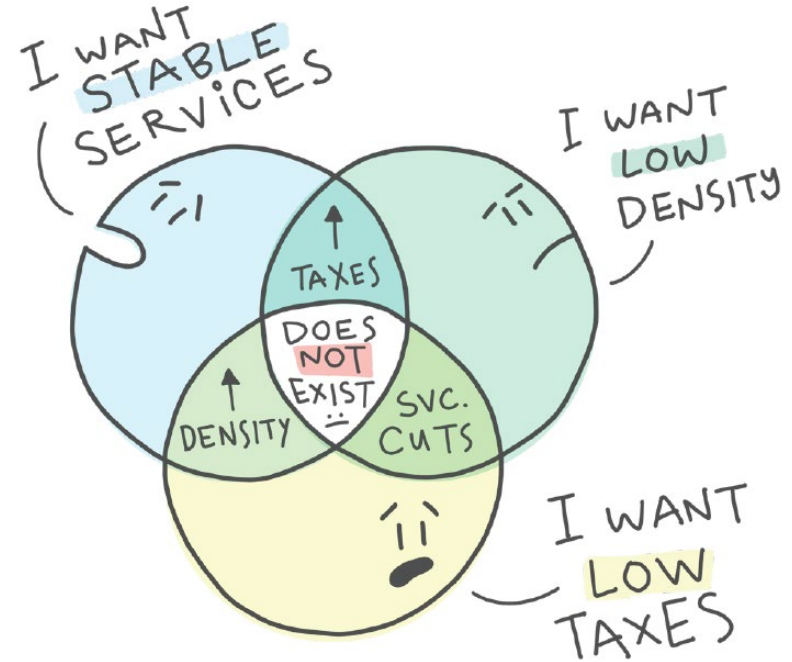


Potential future target to sustain and expand city services to a larger population and service area.

# Fiscal Impact Analysis

27

- ❑ 87.4 acres
- ❑ 300 units
- ❑ Tax rate: \$0.6573
- ❑ Average home price:
  - ▣ \$250,000 = \$5,640.44/Acre
  - ▣ \$300,000 = \$6,768.54/Acre
  - ▣ \$350,000 = \$7,896.62/Acre

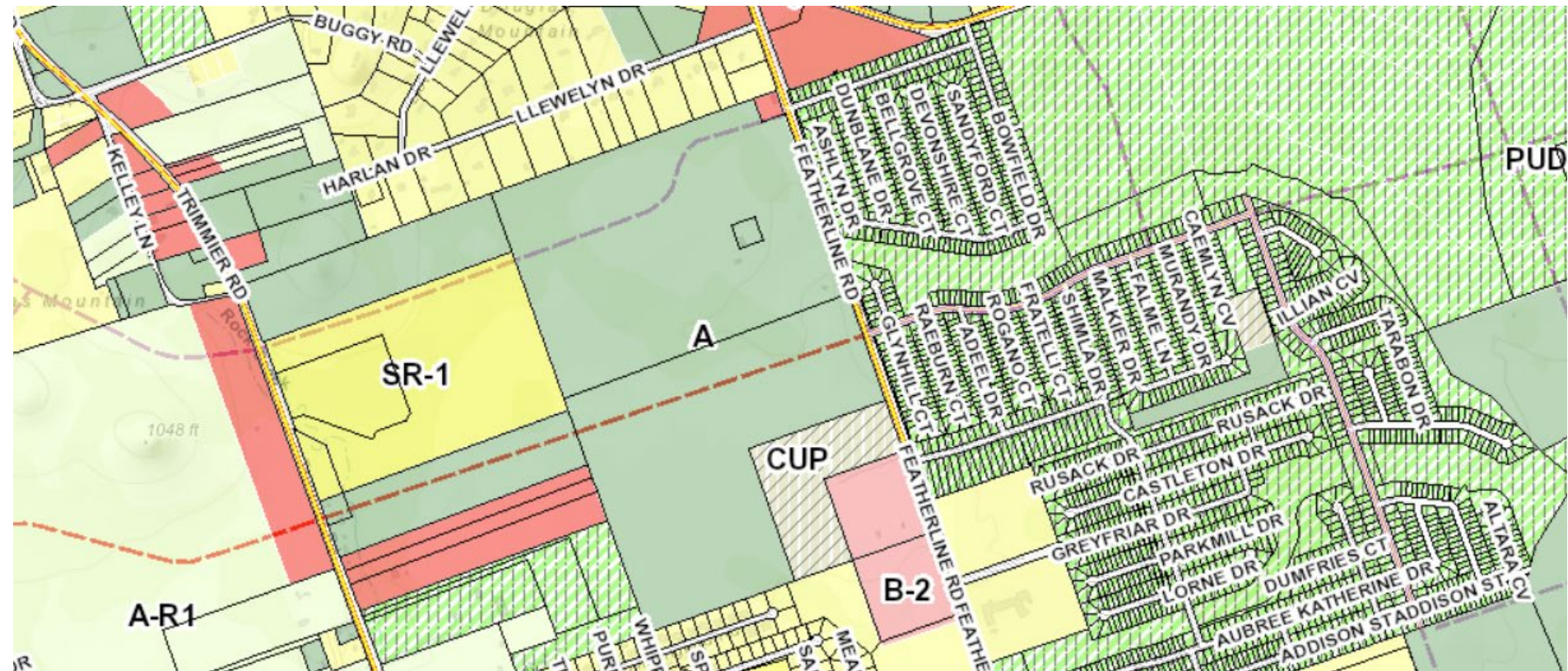


# Thoroughfare Plan Analysis

- Ingress and egress to the property is from Featherline Road, which is classified as a 110' wide Minor Arterial. Staff is of the determination that Featherline Road has the capacity to serve the proposed development.
- An east/west Collector (Malmaison) will be required to continue through the subject property. Malmaison Road is expected to continue through to Trimmier Road as development of the area continues.
- The proposed development will require a Traffic Impact Analysis (TIA).

# Thoroughfare Plan Analysis

29



# Thoroughfare Plan Analysis

- Staff is of the determination that two east/west thoroughfares through the subject property are not necessary.
- Therefore, a Thoroughfare Plan amendment will be needed prior to submittal of the Preliminary Plat.

# Infrastructure Analysis

- Water, sanitary sewer, and drainage services are located within the City of Killeen service area and are available.

# Parkland Dedication

32

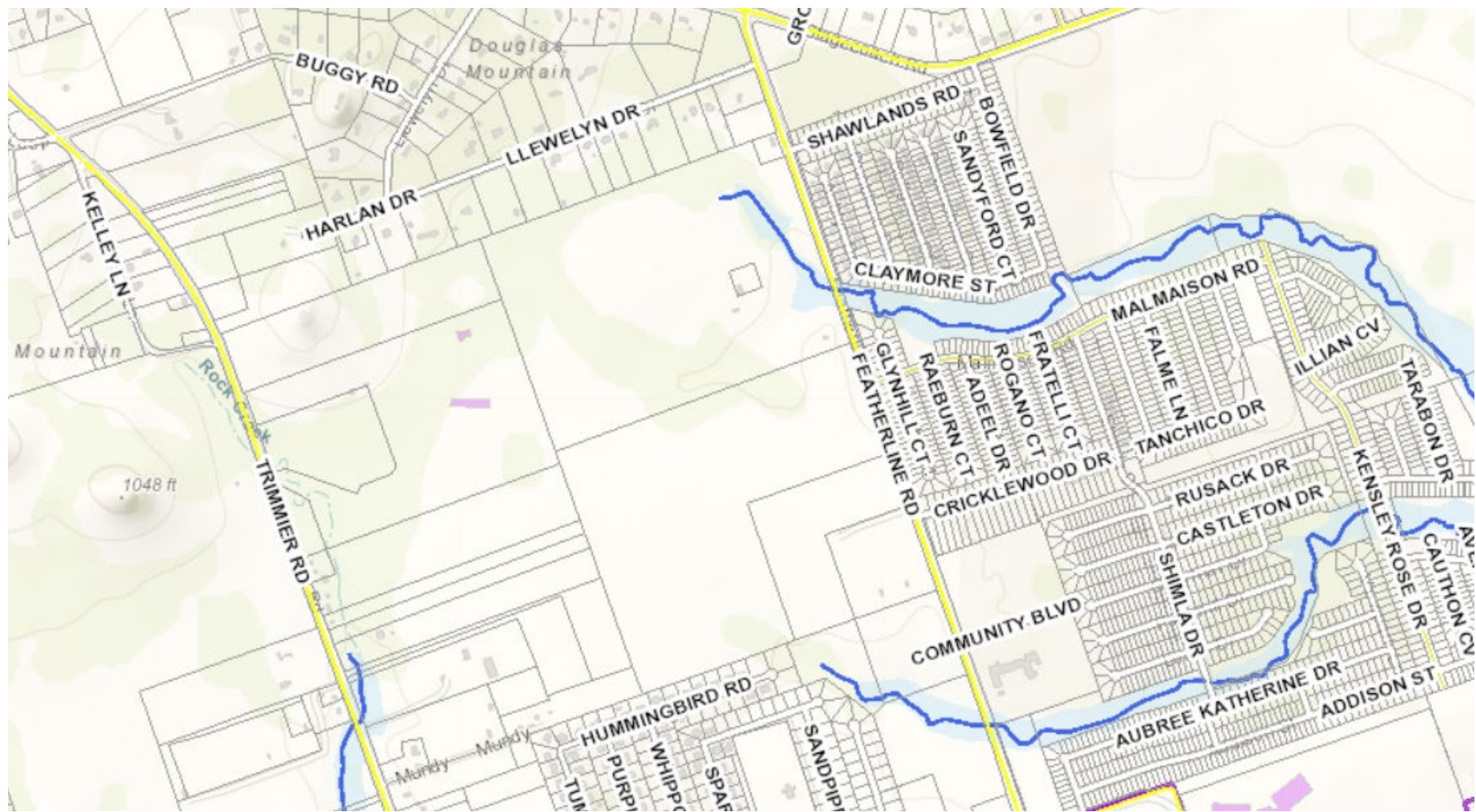
- Parkland dedication or fees in-lieu-of parkland dedication and parkland development fees will be required for future development.
  
- Based on 300 single-family lots, parkland dedication requirements would be as follows:
  - ▣ Parkland Dedication: 4.485 acres
  - ▣ Fees-In-Lieu of Parkland Dedication: \$225,000
  - ▣ Park Development Fees: \$135,000



# Drainage Analysis

33

- The property is within Zone X, a FEMA-regulatory Special Flood Hazard Area (SFHA).
- There is a known wetland area on the property (PFO1C), being a freshwater Forested/Shrub Wetland, as identified on the National Wetlands Inventory.



BUGGY RD

Douglas Mountain

LLEWELYN DR

GRC

SHAWLANDS RD

BOWFIELD DR

SANDYFORD CT

HARLAN DR

CLAYMORE ST

KELLEY LN

Mountain

Rock Creek

MALMAISON RD

FEATHERLINE RD

GLYNHILL CT

RAEBURN CT

ADEEL CT

ROGANO DR

FRATELLI CT

FALME LN

ILLIAN CV

TANCHICO DR

TARABON DR

1048 ft

TRIMMER RD

CRICKLEWOOD DR

RUSACK DR

CASTLETON DR

KENSLEY DR

CAUTION CV

COMMUNITY BLVD

SHIMLA DR

AUBREE KATHERINE DR

ADDISON ST

HUMMINGBIRD RD

Mundy

Mundy

TURTLE

PURPLE

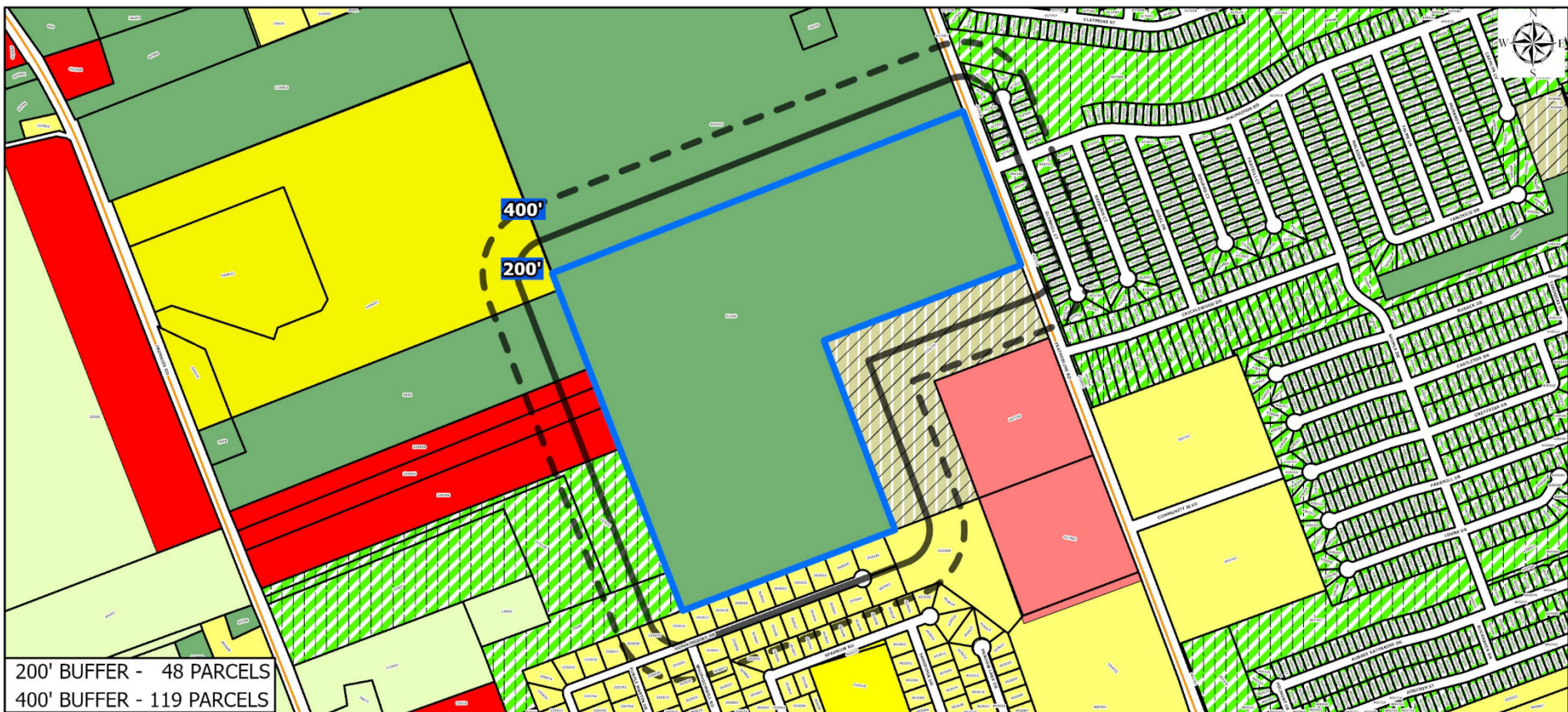
WHIPP

SAPS

SANDPI

# Public Notification

- Staff notified one hundred and seventeen (117) surrounding property owners regarding this request.
- Of those property owners notified, seventy-one (71) reside outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and eighteen (18) live outside Killeen.



200' BUFFER - 48 PARCELS  
 400' BUFFER - 119 PARCELS

PROPERTY ID MAP  
 Council District: 3



Subject Property Legal Description: A0200BC W H COLE, 2, ACRES 87.440

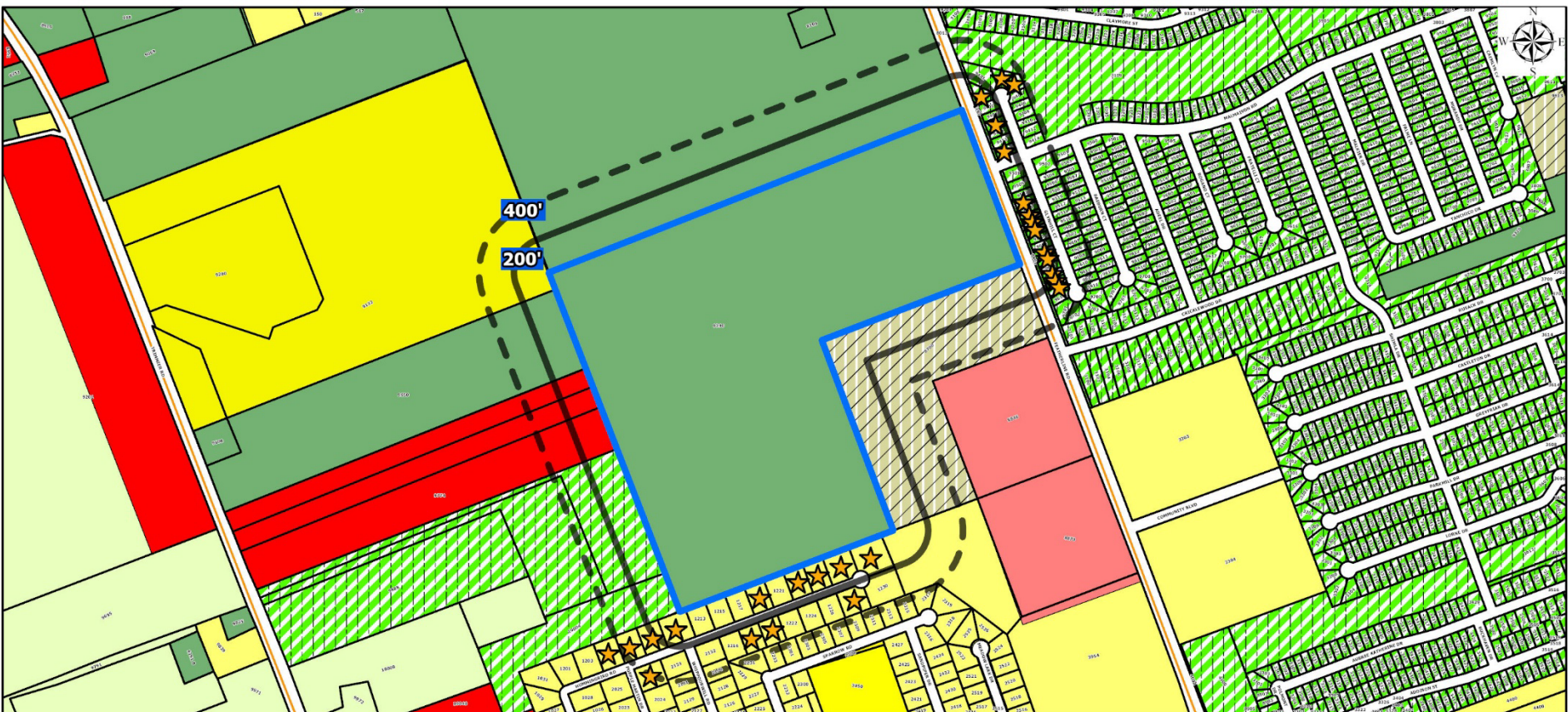
## Zoning Case 2024-29

### A TO R-1

Legend	
Current Zoning	
A	B-2
A-R1	B-3
CUP	PUD
R-1	R-3
SR-1	

# Public Notification

- To date, staff has received twenty-seven (27) written responses in opposition to this request.
- Of those, nineteen (19) responses are within the 200-foot notification boundary. This opposition amounts to approximately 11.899% of the 200-foot notification buffer.



**RESPONSE MAP**

Council District: 3



Subject Property Legal Description: A0200BC W H COLE, 2, ACRES 87.440

# Zoning Case 2024-29

## A TO R-1

Legend	Current Zoning	B-2	PUD
	A	B-3	R-1
	A-R1	CUP	R-3
	Opposed	SR-1	

# Staff Findings

- The subject property is currently undeveloped and zoned “A” (Agricultural District).
- The surrounding area includes a mix of existing single-family residential developments and undeveloped areas zoned for light commercial uses.
- Staff is of the determination that the applicant’s request is consistent with the prevailing community character of the adjacent neighborhoods.

# Staff Recommendation

- Staff finds that the applicant's request is compatible with the existing character of the area and consistent with the policies and principles of the Killeen 2040 Comprehensive Plan.
- Therefore, staff recommends approval of the applicant's request to rezone the property from "A" (Agricultural District) to "R-1" (Single-Family Residential District) as presented.



# Commission Recommendation

- At their regular meeting on October 14, 2024, the Planning and Zoning Commission recommended disapproval of the applicant's request by a vote of 3 to 2 with Commissioners Ellis and Giacomozzi voting in opposition to the motion.
- Therefore, in accordance with Killeen Code of Ordinances Sec. 31-39(e), approval of the request will require the favorable vote of three-fourths ( $\frac{3}{4}$ ) of all members of the City Council (6 affirmative votes).