



CASE# Z25-25:

“A” TO “PUD” W/ “RT-1”

PH-25-052

September 2, 2025

Case# 25-25 “A” to “PUD” w/ “RT-1”

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- Hold a public hearing and consider a request submitted by Quintero Engineering, LLC on behalf Atkinson Homes, Inc. (**Case# Z25-25**) to rezone approximately 19.56 acres out of the T. Arnold Survey, Abstract No. 55, and J. H. Lewis Survey, Abstract No. 536 from “A” (Agricultural District) to PUD (Planned Unit Development) with “RT-1” (Residential Townhouse Single-Family District) uses. The subject property is locally addressed as 7610 Clear Creek Road.

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- If approved, the applicant intends to develop the property into townhomes (attached single-family units) consisting of 3-unit and 4-unit townhouse groups.
- The proposed PUD Concept Plan identifies 185 townhome units, including thirty-two (32) 4-unit buildings and nineteen (19) 3-unit buildings.

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- The proposed development will have private streets with two points of ingress/egress from Pauline Drive.
- To meet Fire Code retirements, all units will have a fire suppression system.
- The residential density of the proposed development shall not exceed ten (10) units per acre.

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- The primary intent of the PUD is to reduce the setback and building spacing requirements in the “RT-1” (Residential Townhouse Single-Family) district.
- The proposed PUD standards also modify the visitor parking and landscaping requirements.

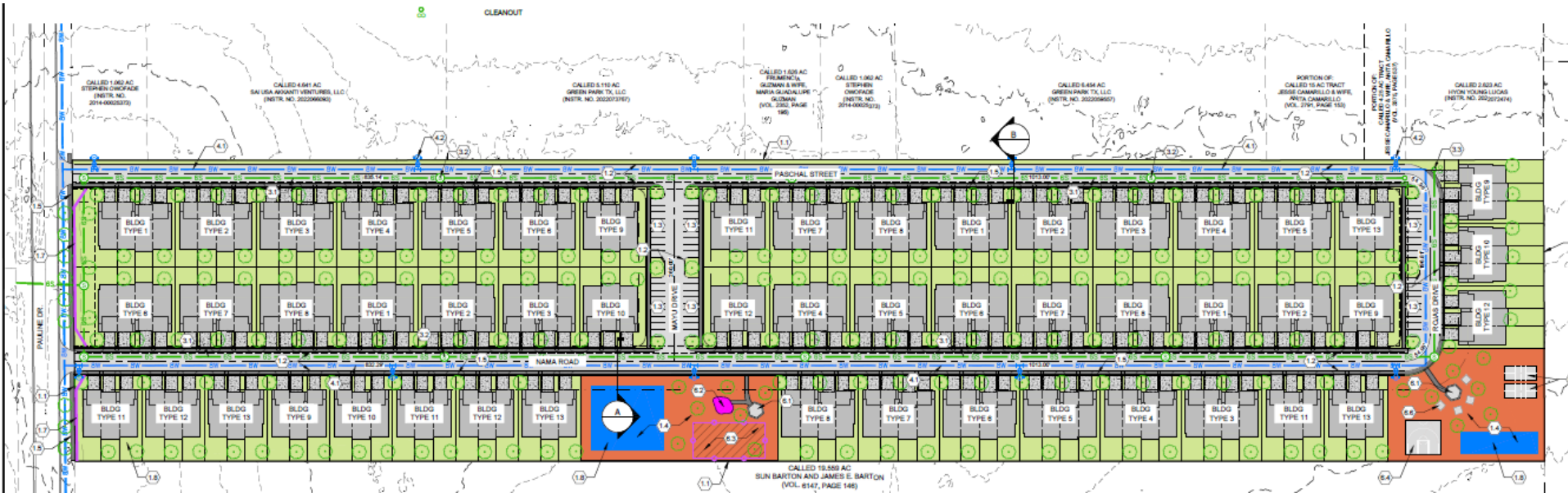
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- The proposed concept plan includes the following open space amenities:
 - 2 gazebos
 - 1 playscape
 - 1 dog park
 - 1 half basketball court
 - 2 pickleball courts
 - 4 picnic tables with grills

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- A Property Owners' Association will be established for the operation and maintenance of all common area amenities.
- All amenities must be completed prior to final inspection of the 139th unit (75% completion).









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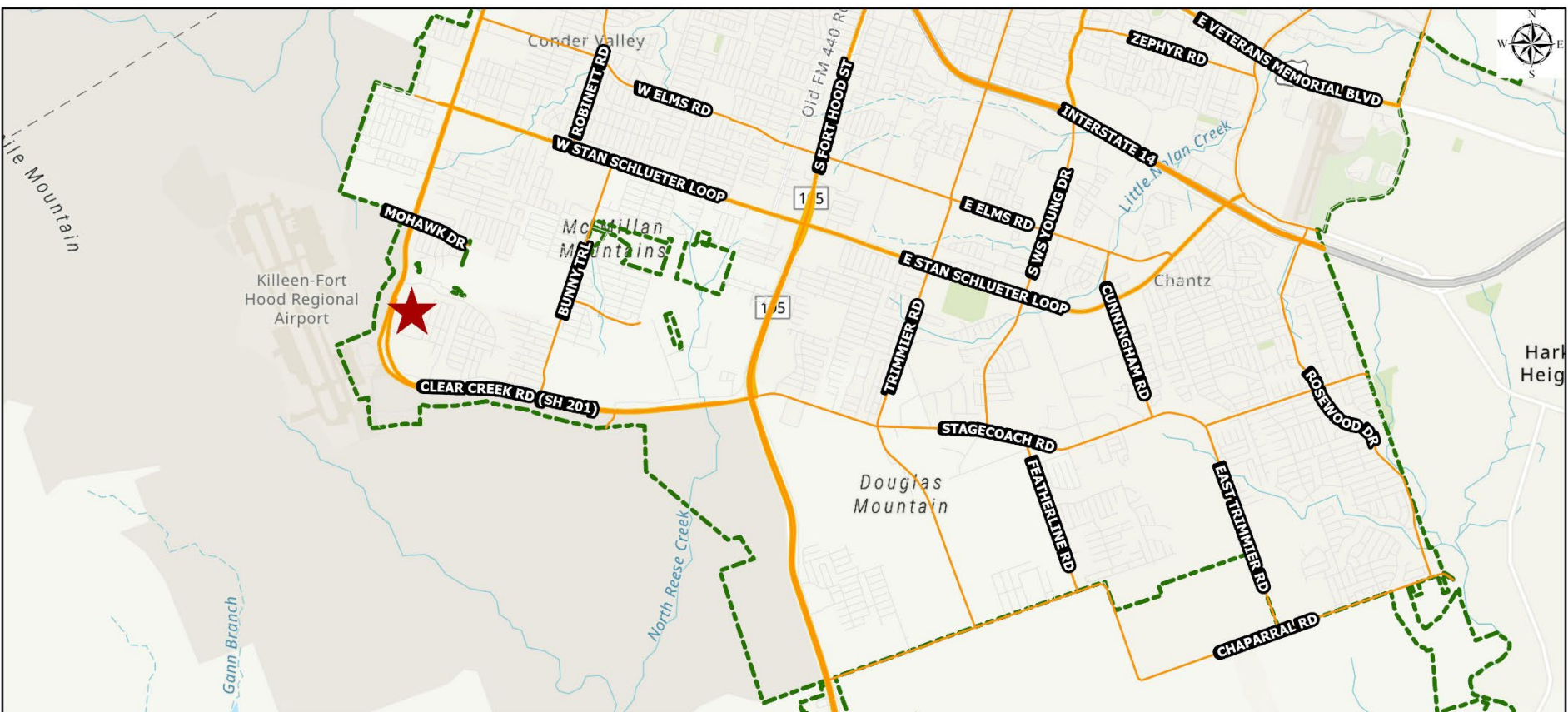
13

- The proposed PUD Concept Plan indicates 185 units. Based on this number, the Parkland Dedication and Development Fees will be as follows:
 - Fees-In-Lieu of Parkland Dedication: \$ 138,750.00
 - Park Development Fees: \$ 83,250.00
 - **Total Park Fees: \$ 222,000.00**

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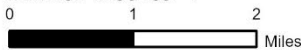
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- The subject property is located within the ‘Controlled Growth’ sector on the Growth Sector Map and designated ‘Residential Mix’ on the Future Land Use Map (FLUM) of the Killen 2040 Comprehensive Plan.



LOCATION MAP

Council District: 4

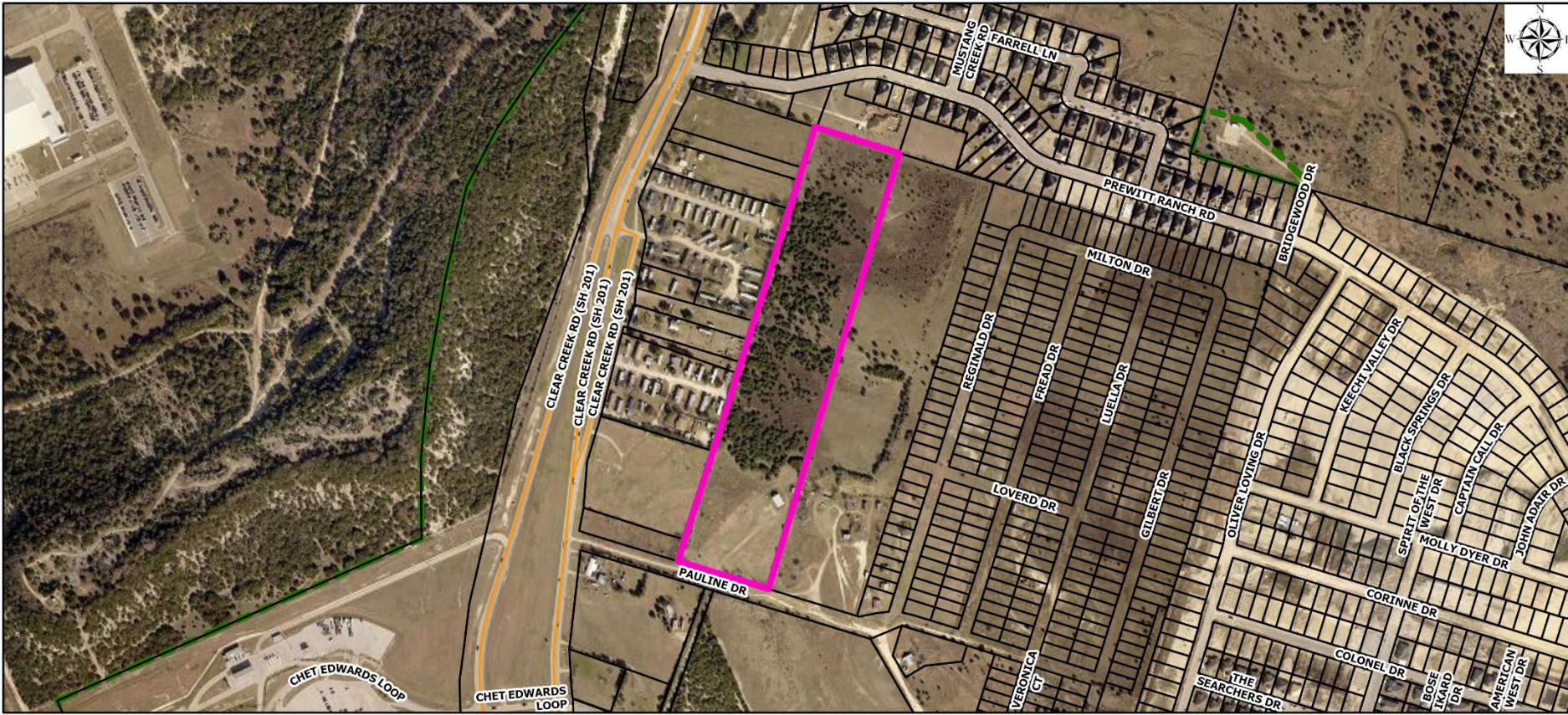


Subject Property Legal Description: A0055BC T ARNOLD, 6-2, A0536 J H LEWIS, 1-16, ACRES 19.56

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A TO PUD W/RT-1

Legend

- Major Roads
- City Limit
- Zoning Case Location



AERIAL MAP
Council District: 4



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Legend
 Zoning Case

Subject Property Legal Description: A0055BC T ARNOLD, 6-2, A0536 J H LEWIS, 1-16, ACRES 19.56

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View of the subject property from Pauline Drive facing north:



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View facing west on Pauline Drive (subject property on right):

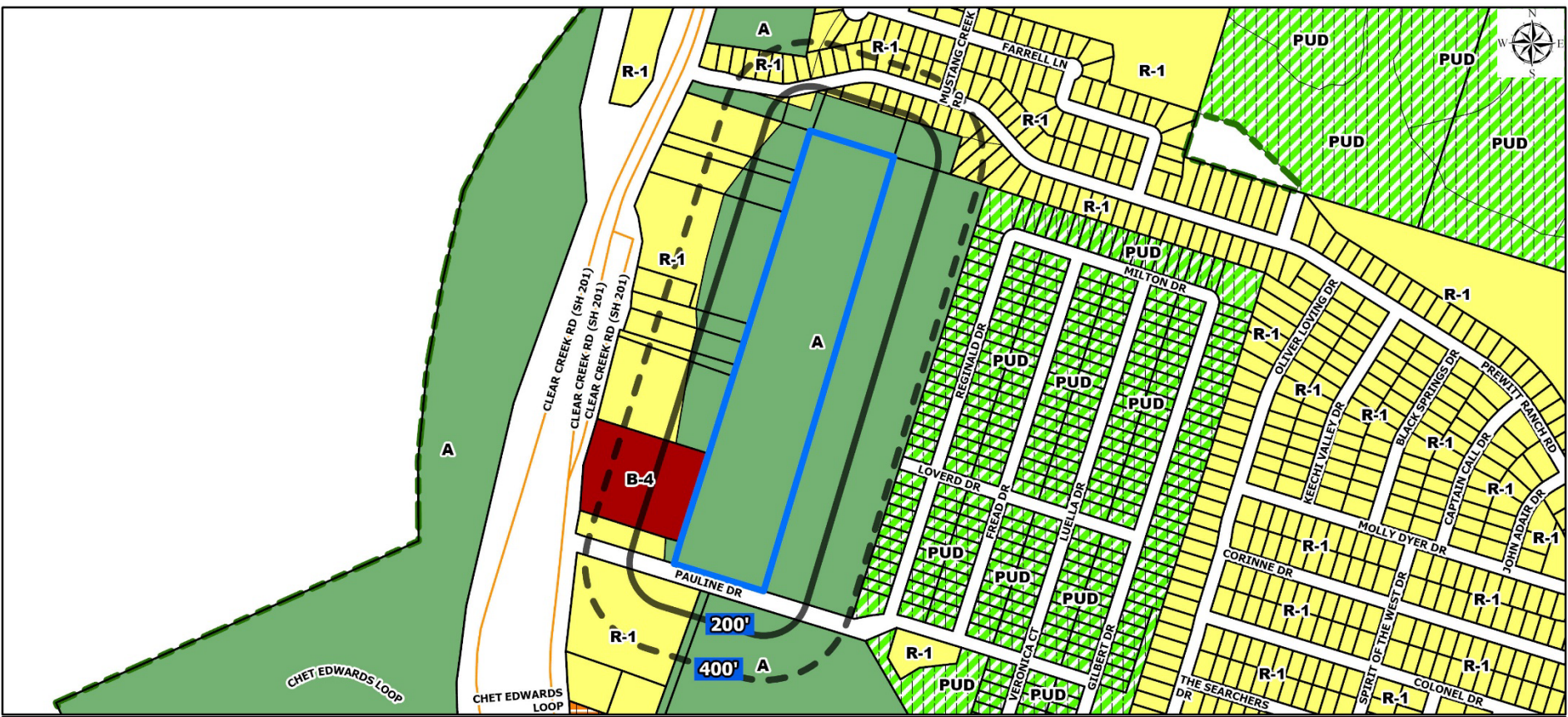


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View facing east Pauline Drive (subject property on left):





ZONING MAP
Council District: 4
0 200 400
Feet

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Subject Property Legal Description: A0055BC T ARNOLD, 6-2, A0536 J H LEWIS, 1-16, ACRES 19.56

Public Notification

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- Staff notified owners of fifty (50) surrounding properties.
- To date, staff has received one (1) written response in opposition to this request.
- No citizens spoke regarding this request during the public hearing at the Planning and Zoning Commission meeting on August 11th.

Staff Findings

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- Staff finds that the proposed development includes common open space amenities meeting the intent of a Planned Unit Development, as stated in Killeen Code of Ordinances Sec. 31-800 and 31-801.

Staff Recommendation

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- Therefore, staff recommends approval of the applicant's request to rezone the property from "A" (Agricultural District) to "PUD" (Planned Unit Development) with "RT-1" (Residential Townhouse Single-Family District) uses as presented.

Commission Recommendation

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- At their regular meeting on August 11, 2025, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 5 to 0.