



CASE #Z25-41:“A” TO “R-1”

PH-26-006

January 20, 2026

Case #Z25-41: “A” to “R-1”

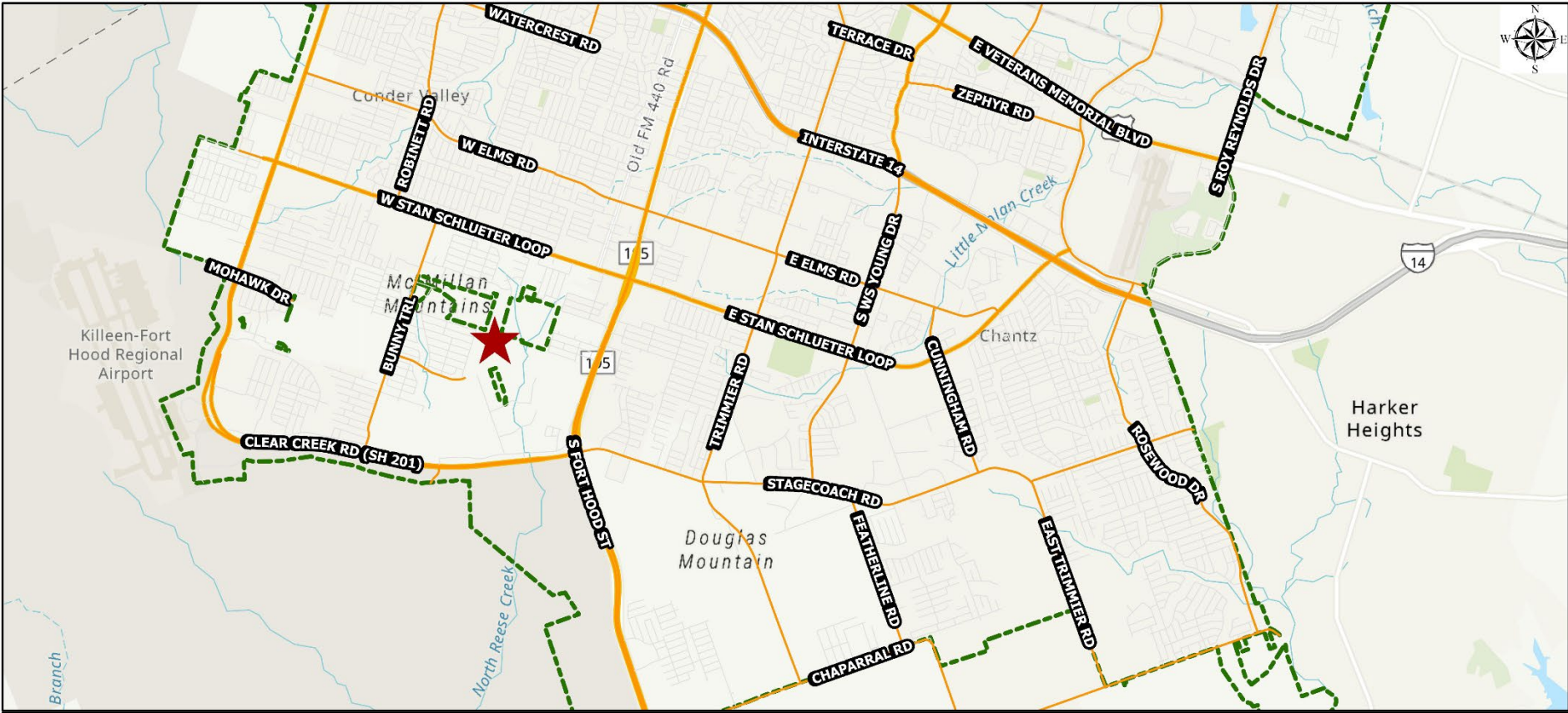
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- Hold a public hearing and consider a request submitted by Central Texas Land Development Services on behalf of The Gary W. Purser Jr. 2000 Trust (**Case# Z25-41**) to rezone approximately 97.13 acres out of E. Lasere Survey, Abstract No. 527 and W. L. Harris Survey, Abstract No. 1155, from “A” (Agricultural District) to “R-1” (Single-Family Residential District). The subject property is generally located north of the terminus of Yates Road, east of the terminus of Mohawk Drive, and south of the terminus of Imperial Eagle Drive, Killeen, Texas.

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- If approved, the applicant intends to develop the property as a single-family residential development.
- Based on the applicant's preliminary concept plan, the subject property will yield approximately 365 single-family lots.



LOCATION MAP

Council District: 4



Zoning Case 2025-41
A TO R-1

Legend

- Major Roads
- City Limit
- Zoning Case Location

Subject Property Legal Description: 97.13 Ac. of the E. La Sere Survey, Abstract No. 527 & out the W.L. Harris Survey, Abstract No. 1156

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View of the subject property from Imperial Eagle Drive facing south:



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View from the subject property facing north on Imperial Eagle Drive:



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View of the subject property from Yates Road facing north :

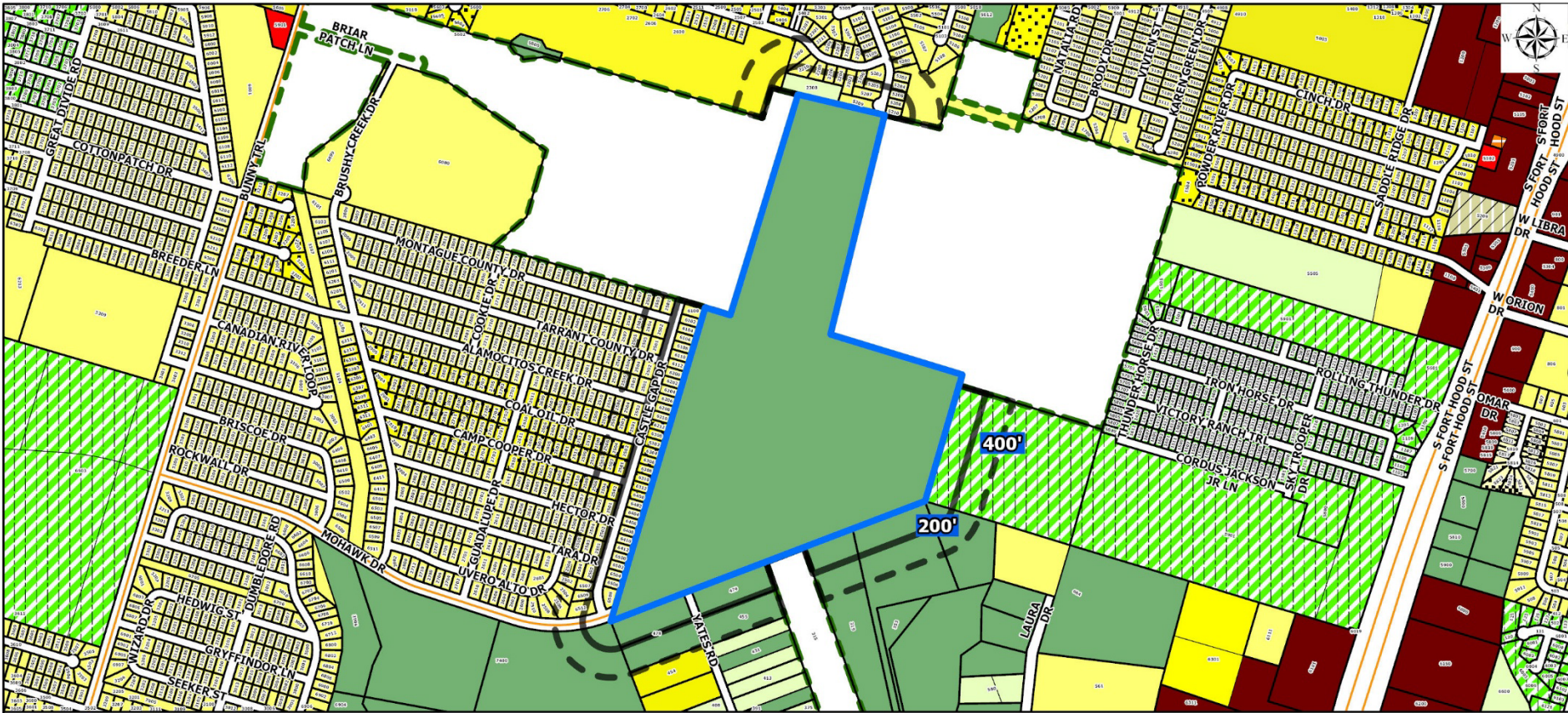


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View from the subject property facing south on Yates Road:





NOTIFICATION MAP

Council District: 4

0 200 400

Feet

Subject Property Legal Description: 97.13 Ac. of the E. La Sere Survey, Abstract No. 527 & out the W.L. Harris Survey, Abstract No. 1156

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A TO R-1

Legend

A	B-5	PUD	R-3	RT-1
A-R1	B-C-1	R-1	R-MP	SR-1
B-3	CUP	R-2	R1-A	UD
Zoning Case				

Public Notification

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- Staff notified the owners of one hundred and twenty-three (123) surrounding properties.
- To date, staff has received one (1) written response in support of this request from the developer of the adjacent Victory Ranch subdivision.

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- The subject property is located within the ‘Controlled Growth’ area on the Growth Sector Map and designated ‘Traditional Neighborhood’ on the Future Land Use Map (FLUM) of the 2040 Comprehensive Plan.
- The ‘Traditional Neighborhood’ Place Type encourages a walkable development pattern with smaller lots, smaller setbacks, shorter blocks, diverse housing typologies and a mix of uses.

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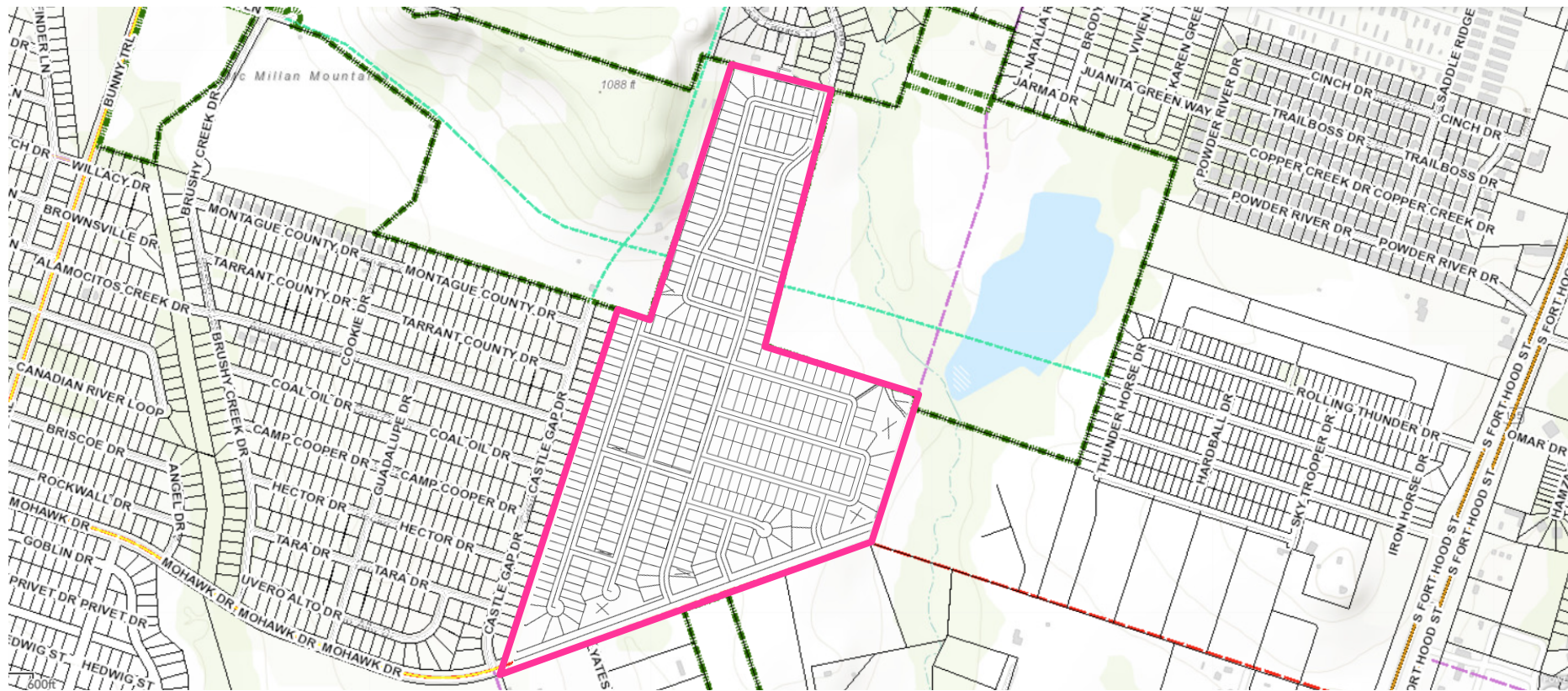
- Staff notes that with the recent adoption of Senate Bill 15, the developer is entitled to develop the property into single-family lots as small as 3,000 sq. ft. each.
- This could potentially result in a lot yield of approximately eight (8) to ten (10) units per acre, so the property could yield as many as 777 to 971 lots.

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- The actual lot count will be determined during the platting phase and will vary based on subdivision design, infrastructure requirements, drainage and detention capacity, open space allocation, and compliance with all applicable development standards.

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Staff Recommendation

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- Staff finds that the applicant's request to rezone the subject property from "A" (Agricultural District) to "R-1" (Single Family Residential District) is consistent with the recommendations outlined in the Killeen 2040 Comprehensive Plan.
- Therefore, staff recommends approval of the applicant's request as presented.

Commission Recommendation

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- At their regular meeting on December 8, 2025, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 3 to 1 with Commissioner Cooper in opposition.
- Commissioner Cooper voted in opposition due to concerns about the adequacy of ingress and egress for the proposed development.