

PETITION FOR
DISANNEXATION –
126.71 ACRES

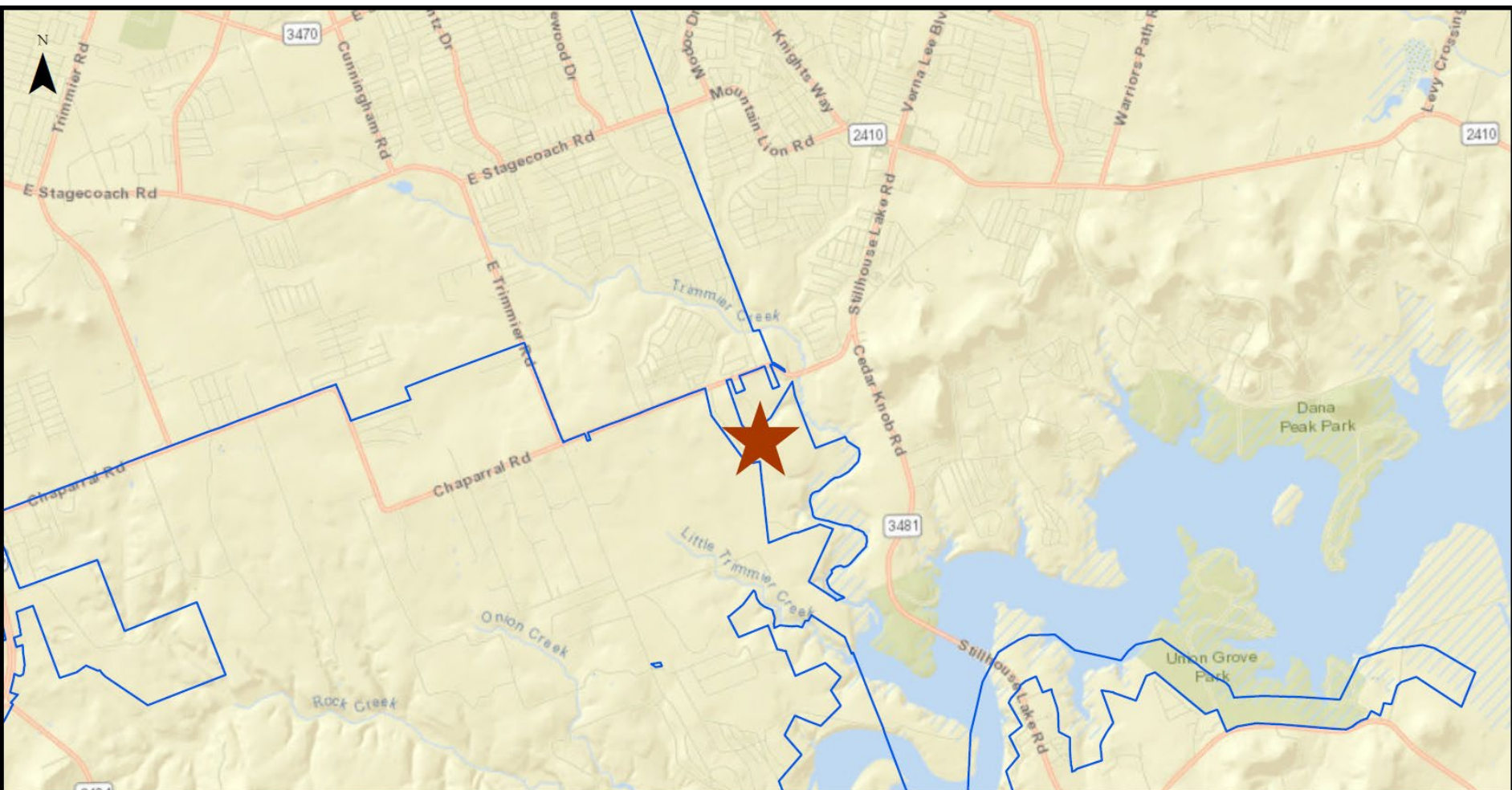
PH-25-070

November 18, 2025

Petition for Disannexation – 126.71 acres

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- On October 1, 2025, City staff received a petition for disannexation submitted by Jane Seals, on behalf of WBW Single Land Investment, LLC – Series 138, for the disannexation of three tracts, totaling approximately 126.71 acres, generally located on the south side of Chaparral Road between East Trimmier Road and F.M. 3481.

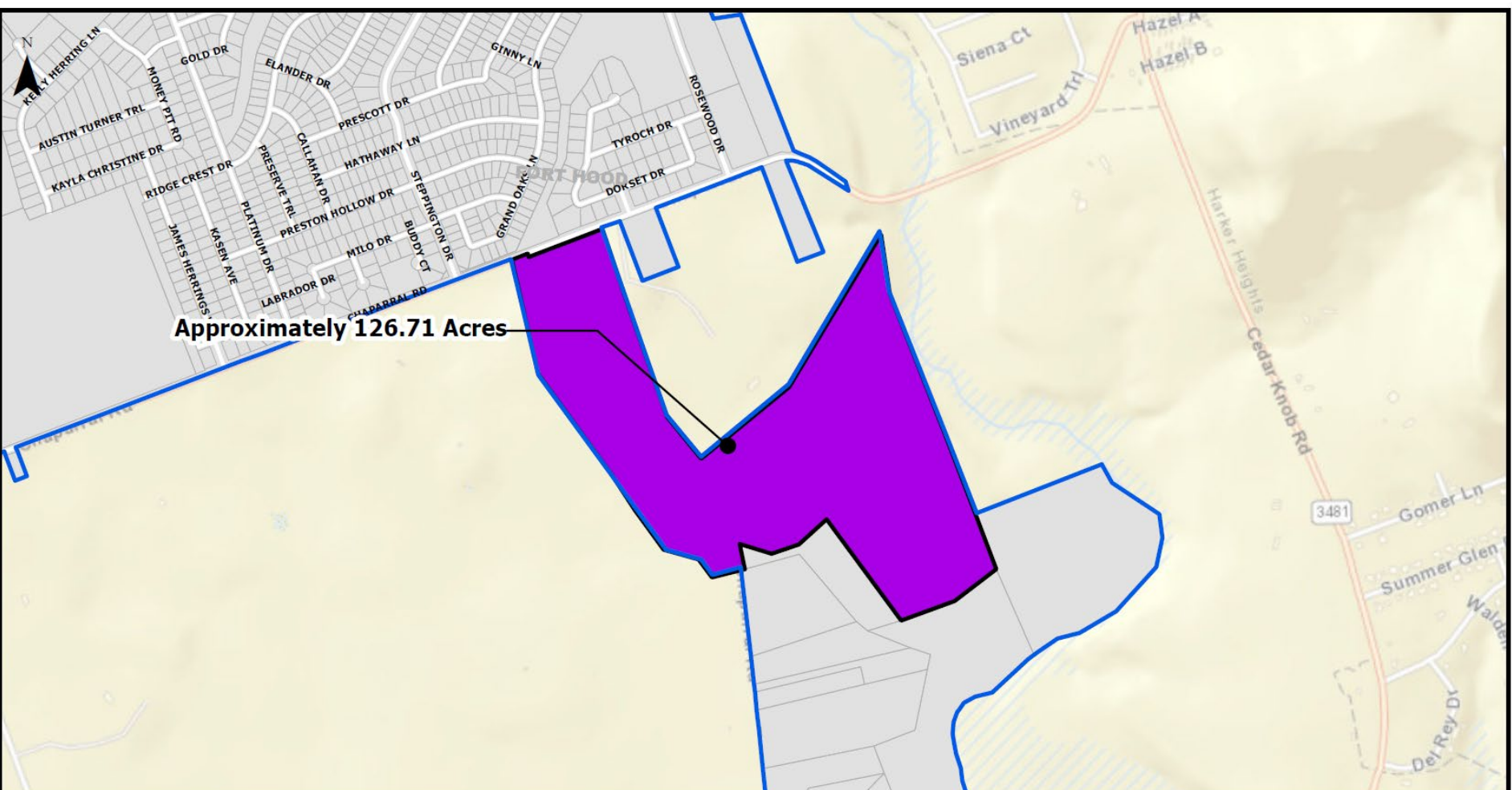


Legend

-  Killen City Limits
-  Disannexation Location

Disannexation Map - DA 25-01

1 inch = 5,280 feet



A map of a residential area with a purple-shaded region indicating a disannexation location. The purple region is irregularly shaped and is surrounded by a blue line representing the city limits. The area is labeled 'Approximately 126.71 Acres' with a line pointing to a black dot within the purple region. The map includes a north arrow in the top left corner and a legend at the bottom left. The background is a light tan color with some blue lines representing water or roads. The map is titled 'Disannexation Map - DA 25-01' at the bottom center. A scale bar at the bottom right indicates '1 inch = 1,250 feet'.

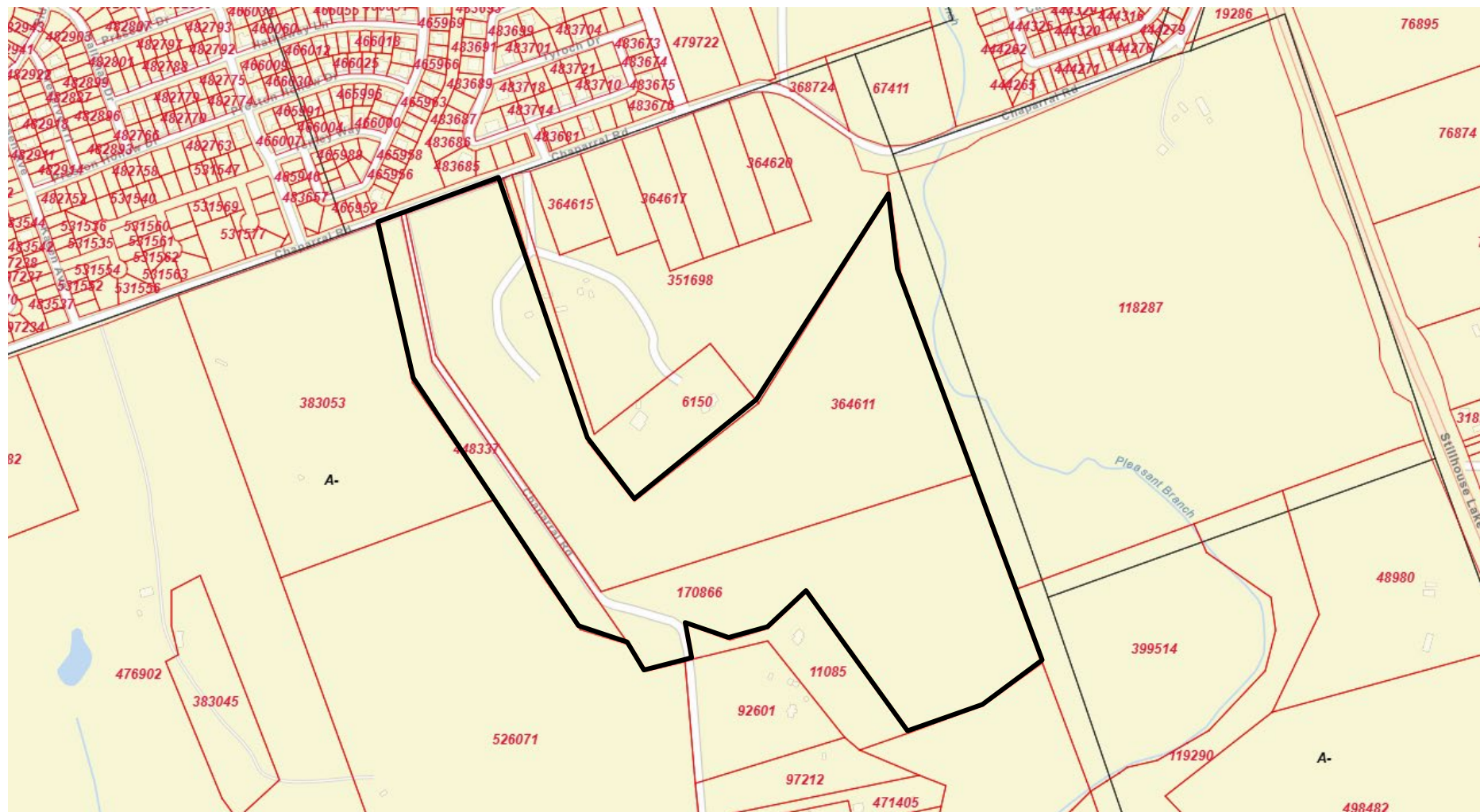
Approximately 126.71 Acres

Legend

 Killen City Limits  Disannexation Location

Disannexation Map - DA 25-01

1 inch = 1,250 feet



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- The subject properties were annexed into the City of Killeen as follows:
 - ▣ Property ID 170866 (43.7 acres):
Involuntarily annexed on January 27, 2008, via Ordinance No. 07-112.
 - ▣ Property IDs 364611 and 448337 (83.01 acres):
Voluntarily annexed on June 11, 2019, via Ordinance No. 19-025.

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- As required by Chapter 43 of the Texas Local Government Code, each annexation ordinance included a service plan detailing the provision of municipal services.
- In its petition for disannexation, WBW Single Land Investment, LLC, asserts that the City “failed to complete the Service Plan Improvements to provide services to the Property.”

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□ Tex. Local Gov't Code Sec. 43.056(g):

If the annexed area has a lower level of services, infrastructure, and maintenance than that within the corporate boundaries of the municipality before annexation, a service plan must provide the annexed area with a level of services, infrastructure, and maintenance that is comparable to other parts of the municipality with similar topography, land use, and population density.

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- Currently, there is an existing 16-inch water distribution main on the south side of Chaparral Road immediately adjacent to the subject property.
- To provide wastewater service to the property, a sewer main would need to be extended down East Trimmier Road and Chaparral Road. But, the 2007 and 2019 Annexation Service Plans both permit the use of on-site sewage system (i.e., septic).

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- The subject properties consist of approximately 126.71 acres of undeveloped land. The character of the surrounding area is predominately rural with very low residential density.
- There are several large acreage homesites in the immediate area, which do not have access to all City utilities and are served by well and/or septic systems.

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- Therefore, the subject property currently has access to a level of services, infrastructure, and maintenance that is comparable to other parts of the municipality with similar topography, land use, and population density in accordance with State law.

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- WBW Single Land Investment, LLC, also asserted that the City has failed to construct numerous Capital Improvement Projects around these properties in order to support development of the properties.

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- The 2007 and 2019 Annexation Service Plans both outline several water and wastewater capital projects that were planned for the area, including water main extensions and a lift station, which have not been completed.
- However, both plans also provide that the City of Killeen “finds and determines it to be unnecessary to immediately acquire or construct any currently scheduled Capital Improvements.”

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- The 2007 Annexation Service Plan states the following:
 - ▣ “As property in the annexation area is developed, property owners will be required to extend necessary utilities to support their development in accordance with Killeen Code of Ordinances and Public Works Department practices, as may be amended.”
 - ▣ “Nothing in the plan shall require the City to provide a uniform level of municipal services to...annexed areas, if...population density [is] sufficiently distinct to justify a different level of service.”

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- The 2019 Annexation Service Plan states the following:
 - ▣ “If the existing city utility facilities are not adjacent to the development, the developer shall construct the necessary extension of water and sewer mains, force mains, and lift stations...”
 - ▣ “Sewer mains across Chaparral Road in Heritage Oaks are not adequately sized, so future developer(s) must accommodate the full cost of extending the infrastructure within their development.”

Staff Findings

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- Staff finds that the City of Killeen has met all legal obligations to provide services to the property in accordance with the 2007 and 2019 Annexation Service Plans and Chapter 43 of the Tex. Local Gov't Code.

Staff Recommendation

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- Therefore, staff recommends disapproval of the applicant's petition for disannexation.