



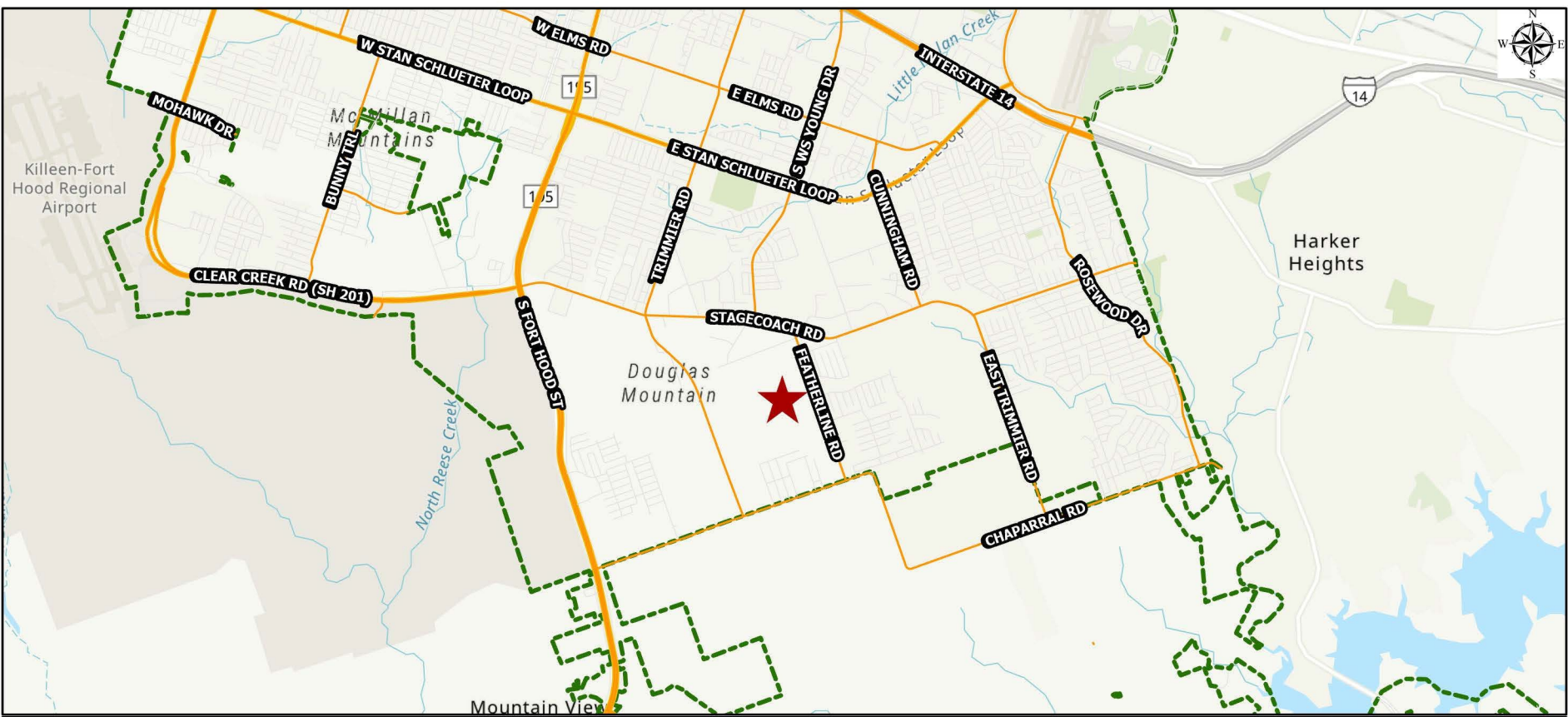
CASE #Z24-04: “A” TO “R-1”

PH-24-011

April 16, 2024

Case #Z24-04: “A” to “R-1”

- ❑ **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, south of the intersection of Llewelyn Drive, Killeen, Texas.



LOCATION MAP

Council District: 3

0 1 2 Miles

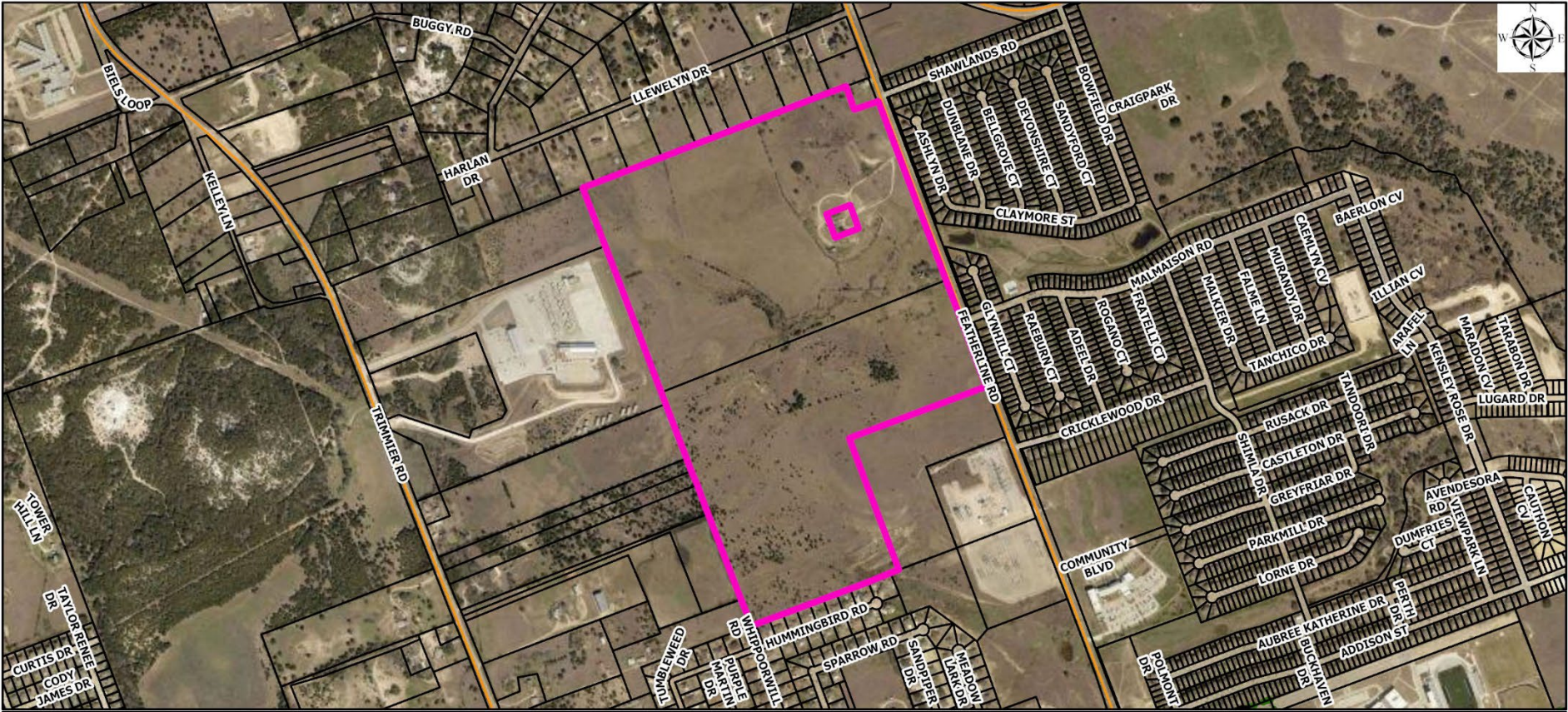
Subject Property Legal Description: A0200BC W H COLE, 2, ACRES 107.6; A0200BC W H COLE, 2, ACRES 87.440

Zoning Case 2024-04

A TO R-1

Legend

- Major Roads
- City Limits
- Zoning Case Location



AERIAL MAP

Council District: 3

0 200 400 800 1,200



Subject Property Legal Description: A0200BC W H COLE, 2, ACRES 107.6; A0200BC W H COLE, 2, ACRES 87.440

Zoning Case 2024-04
A TO R-1

Legend



Case #Z24-04: “A” to “R-1”

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- TCG Engineering has submitted this request to rezone approximately 195.04 acres on the west side of Featherline Road from “A” (Agricultural District) to “R-1” (Single-Family Residential District).
- If approved, the applicant intends to develop approximately six hundred (600) detached single-family homes on the property.

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View of the subject property looking north:



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View of the subject property looking south:



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View from the property looking east across Featherline Road:



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View of the property looking west:



Comprehensive Plan Analysis

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- The subject property is designated 'Residential Mix' on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The 'Residential Mix' place type' promotes up to 25% non-residential and up to 95% residential uses.
- Staff finds that the applicant's request is consistent with the 'Residential Mix' place type.

Comprehensive Plan Analysis

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- The subject property is designated 'Controlled Growth' on the Growth Sector Map of the Comprehensive Plan.
- This sector includes areas in the city limits that have access to city infrastructure in close proximity.
- Development proposed in this sector will be evaluated for adherence to the Big Ideas and Recommendations of the plan, particularly those related to housing and neighborhood options and improve the fiscal health and sustainability of Killeen.

Comprehensive Plan Analysis

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- Staff finds that this request supports or furthers the following Killeen 2040 Comprehensive Plan recommendations:
 - ▣ **LU1** – Use place types and complete neighborhoods as building blocks.
 - ▣ **NH4** – Build complete neighborhoods.
 - ▣ **MC3** – Improve network connectivity.

Development Zone Analysis

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- ❑ The property is located within Killeen Development Zone #8.
- ❑ The current land use mix within this area comprises approximately:
 - ▣ 1% non-residential uses
 - ▣ 99% of residential uses
- ❑ Zoning district breakdown:

▣ Special Districts	13.19%
▣ Residential	47.14%
▣ Commercial	5.44%
▣ Agricultural	34.23%



Public Notification

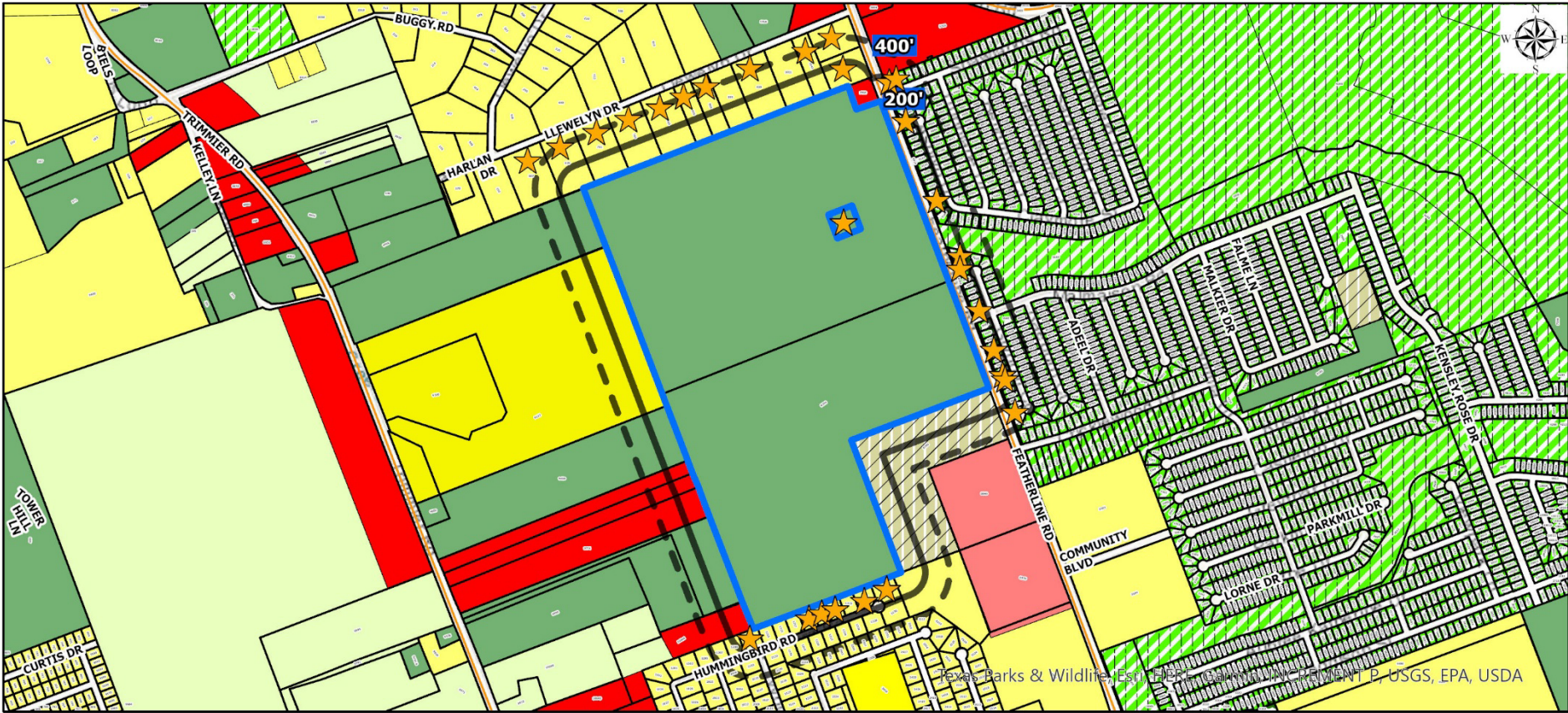
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- Staff notified one hundred and ninety-eight (198) surrounding property owners regarding this request.
- Of those property owners notified, one hundred and eleven (111) reside outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and thirty-one (31) live outside Killeen.

Public Notification

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- To date, staff has received twenty-nine (29) written responses in opposition to this request.
- The opposition amounts to approximately 26.6% of the 200-foot notification boundary.



Staff Findings

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- ❑ Staff finds that the applicant's request is consistent with the recommendations outlined in the Killeen 2040 Comprehensive Plan.
- ❑ Staff is of the determination that approval of the applicant's request would have no negative impacts on the surrounding properties. All requirements regarding water and wastewater infrastructure, drainage, and traffic will be addressed during the platting phase of development.

Staff Recommendation

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- ❑ Therefore, staff recommends approval of the applicant's request to rezone the subject property from "A" (Agricultural District) to "R-1" (Single-Family Residential District) as presented.

Commission Recommendation

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- ❑ At their regular meeting on March 18, 2024, the Planning and Zoning Commission recommended disapproval of the applicant's request by a vote of 5 to 0.
- ❑ Therefore, in accordance with Killeen Code of Ordinances Sec. 31-39(e), approval of the request will require the favorable vote of three-fourths ($3/4$) of all the members of the City Council (6 affirmative votes).