



CASE #Z24-24: “A” TO “R-1”

PH-24-045

October 22, 2024

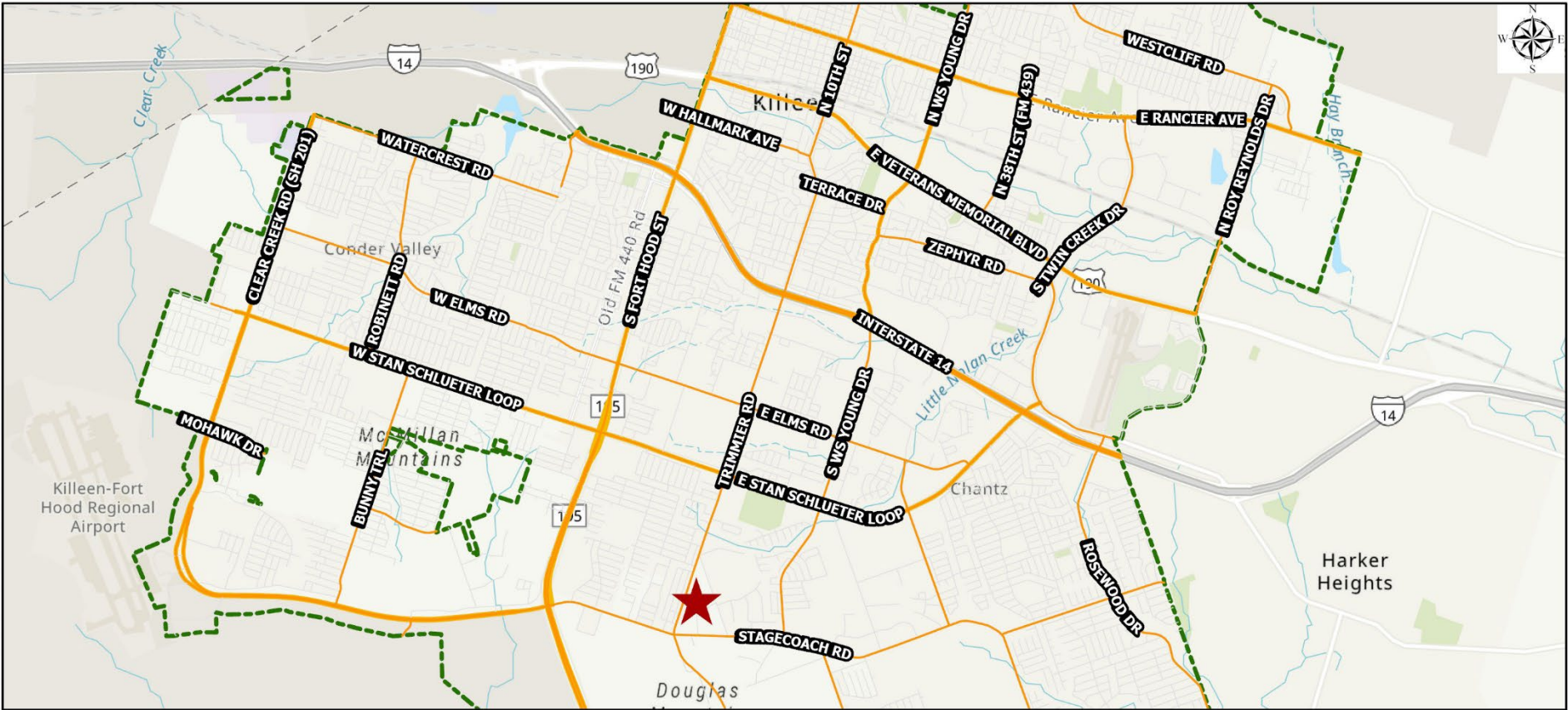
Case #Z24-24: “A” to “R-1”

- **HOLD** a public hearing and consider a request submitted by Killeen Engineering & Surveying, LTD on behalf of John Helen Purser 1999 Trust and Gary W. Purser, Jr. (**Case #Z24-24**) to rezone approximately 21.77 acres, being a part of Lot 12 and all of Lots 11, 15, and 17, Block 1, Southwest Crossing Addition from “A” (Agricultural District) to “R-1” (Single Family Residential District).

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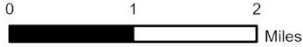
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- ❑ Killeen Engineering & Surveying, LTD on behalf of John Helen Purser 1999 Trust and Gary W. Purser, Jr. to rezone approximately 21.77 acres from “A” (Agricultural District) to “R-1” (Single Family Residential District). If approved, the applicant intends to develop the property into approximately sixty-nine (69) single-family lots.
- ❑ The properties are generally located northwest of Wells Fargo Drive between Trimmier Road and Turkey Trot Road.



LOCATION MAP

Council District: 3



Subject Property Legal Description: SOUTHWEST CROSSING, LOT 11, REMAINDER OF LOT 12, LOT 15 AND LOT 17, ACRES 21.77

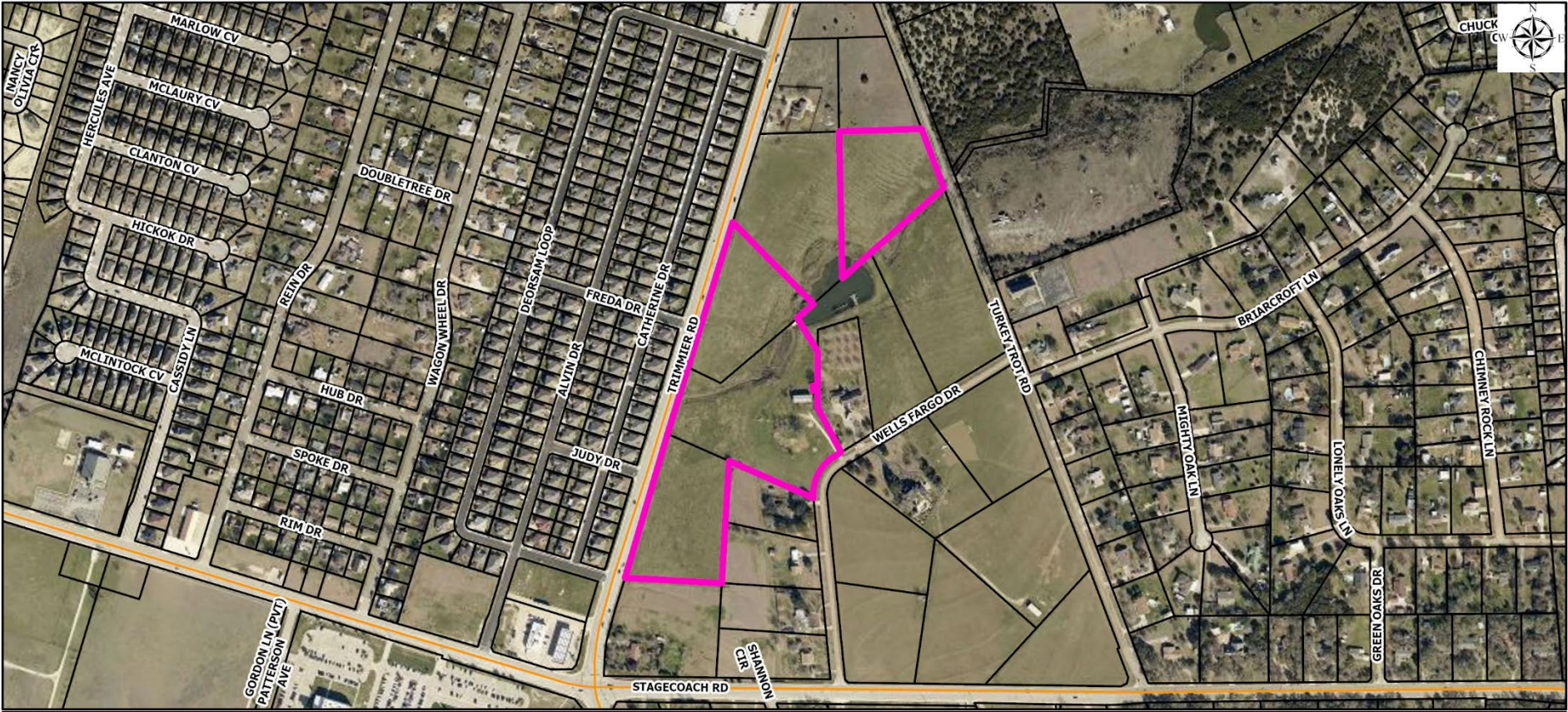
Zoning Case 2024-24
A TO R-1

Legend

Major Roads

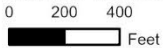
City Limits

Zoning Case Location



AERIAL MAP

Council District: 3



Zoning Case 2024-24

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Legend



Subject Property Legal Description: SOUTHWEST CROSSING, LOT 11, REMAINDER OF LOT 12, LOT 15 AND LOT 17, ACRES 21.77

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Subject properties looking north:



Case #Z24-24: “A” to “R-1”

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Subject properties looking south:



Case #Z24-24: “A” to “R-1”

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Subject properties looking east:



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Subject properties looking west:



Comprehensive Plan Analysis

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- ❑ The subject properties are designated 'Residential Mix' on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- ❑ This place type creates neighborhoods built with a traditional walkable block/street grid network that allows a flexible mix of residential building typologies. This place type encourages most residential uses such as single-family detached, townhouses, small-plex (2-4 units), etc.
- ❑ This place type encourages a twenty-five percent (25%) nonresidential and ninety-five percent (95%) residential use mix.

Comprehensive Plan Analysis

- These parcels are in the 'Controlled Growth' sector on the Growth Sector Map.
- The 'Controlled Growth' sector includes areas in the city limits and approved Municipal Utility Districts (MUDs) that have access to city infrastructure nearby.
- 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 Killeen's fiscal health and sustainability.

Comprehensive Plan Analysis

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- The request is consistent with the following Big Ideas of the 2022 Comprehensive Plan:
 - 1. Resource stewardship and fiscally responsible growth ensure a more prosperous community for the long haul.
 - 5. Neighborhoods, not subdivisions, make great places for everyone.
- The Comprehensive Plan promotes incremental redevelopment of properties in Killeen that can add to a widespread improvement.

Comprehensive Plan Analysis

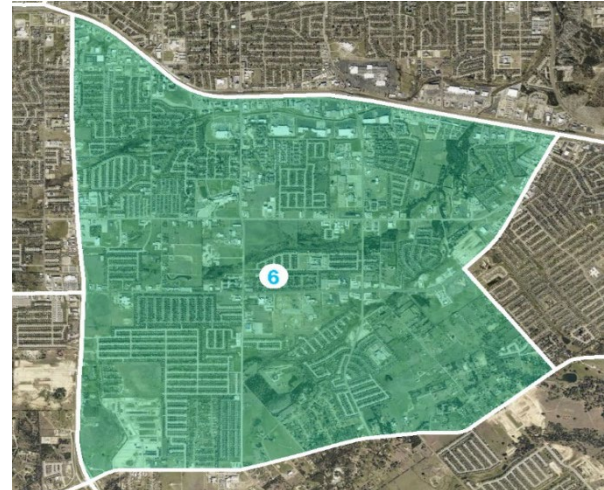
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- This request supports or furthers the following Killeen 2040 Comprehensive Plan recommendations:
 - ▣ **LU1** – Use place types and complete neighborhoods as building blocks.
 - ▣ **NH4** – Build complete neighborhoods.
 - ▣ **MC3** – Improve network connectivity.
- Staff finds that the request is consistent with the recommendations of the Killeen 2022 Comprehensive Plan.

Development Zone Analysis

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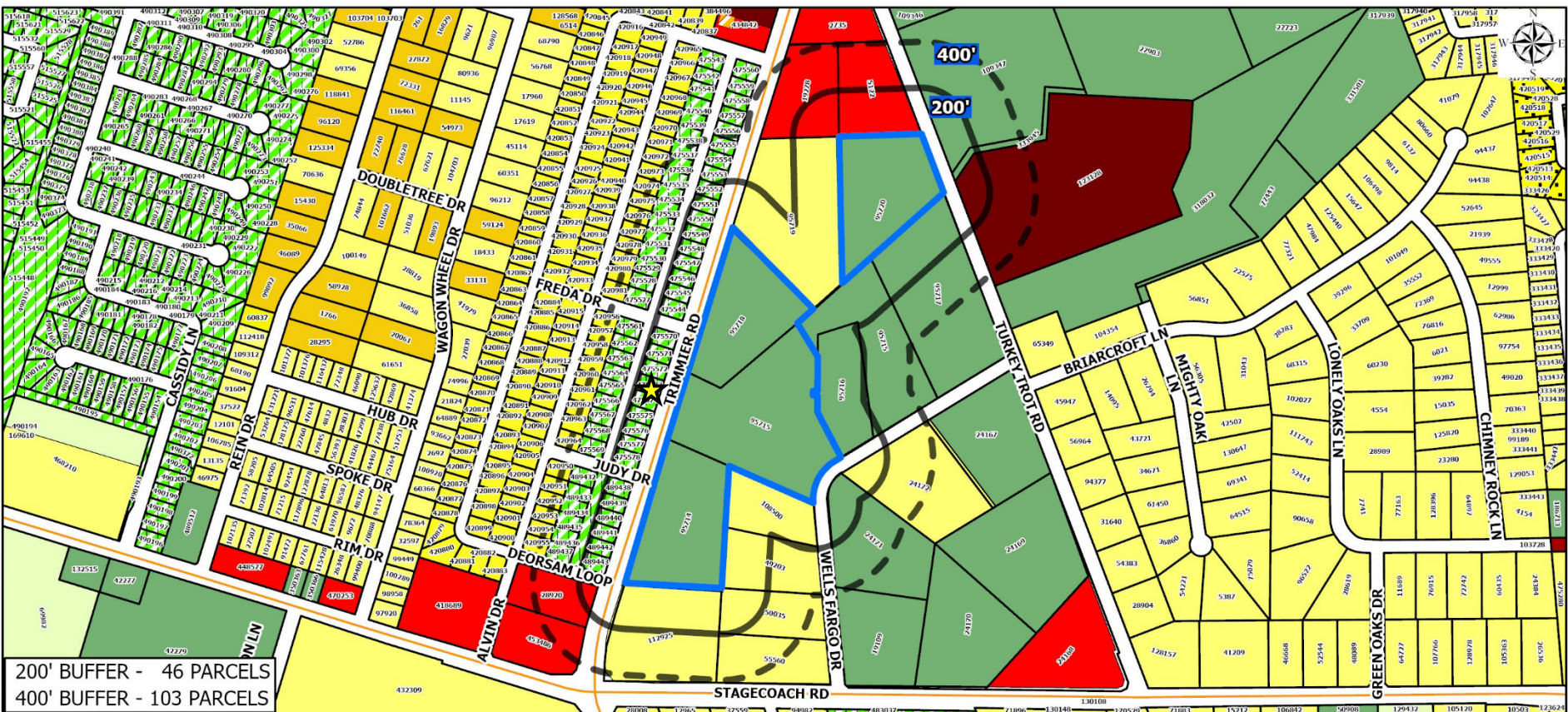
- ❑ The property is located within Killeen Development Zone #6.
- ❑ The current land use mix within this area is comprised of 65.76% residential uses and 34.24% commercial uses.
- ❑ Zoning district breakdown:
 - ▣ Special Districts 3.52%
 - ▣ Residential 62.25%
 - ▣ Industrial 2.40%
 - ▣ Commercial 30.63%
 - ▣ Agricultural 1.62%



Public Notification

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- ❑ Staff notified ninety-nine (98) surrounding property owners regarding this request.
- ❑ Of those property owners, forty-nine (49) reside outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and fourteen (14) live outside of the City of Killeen corporate limits.
- ❑ To date, staff has received one (1) written response in opposition to the request and no responses in favor of this request from surrounding property owners.



200' BUFFER - 46 PARCELS
400' BUFFER - 103 PARCELS

PROPERTY ID MAP
Council District: 3

0 200 400 Feet

★ **Opposition**

Subject Property Legal Description: SOUTHWEST CROSSING, LOT 11, REMAINDER OF LOT 12, LOT 15 AND LOT 17, ACRES 21.77

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Legend

Current Zoning	B-4	R-1
A	B-5	R-2
A-R1	RC-1	R1-A
B-3	PUD	SR-1

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- Ingress and Egress to Lot 11, the remainder of Lot 12, and Lot 15 is via Trimmier Road to the west of the properties. Trimmier Road is a 90-foot right-of-way in this area and is classified as a Minor Arterial. Ingress and egress to Lot 17 is via Turkey Trot Road, which is a 60-foot right-of-way, classified as a local street.
- The requirement for a traffic impact analysis will be reevaluated once a final lot count and layout is determined at the time of platting.

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- There are no proposed parks or trails located adjacent to or on this site. Parkland dedication or fees in-lieu-of dedication and development fees shall be required for development. A preliminary concept plan indicates that the developer intends to develop the property into approximately sixty-nine (69) single-family homes. Based on this, the parkland dedication requirements would be as follows:
 - ▣ Parkland Dedication: 1.03 acres
 - ▣ Fees-In-Lieu of Parkland Dedication: \$ 51,750
 - ▣ Park Development Fees: \$ 31,050

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- ❑ The properties are in the Little Nolan Creek Watershed.
- ❑ Portions of Lots 12, 15, and 17 are located in Zone A of a FEMA regulated Special Flood Hazard Area (SFHA).
- ❑ Lot 11 is located in Zone X of FEMA regulated Special Flood Hazard Area (SFHA). Portions of Lots 12, 15, and 17 contain a Freshwater Pond and a Freshwater Emergent Wetland as identified on the National Wetlands Inventory maps.
- ❑ Water, sanitary sewer, and drainage utility service will be provided by the City of Killeen.

Staff Findings

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- The subject property is currently vacant and zoned “A” (Agricultural District). The surrounding area includes developed single-family residential neighborhoods and some undeveloped residential properties.
- Staff is of the determination that the applicant’s request is consistent with the prevailing community character of the adjacent neighborhoods.
- Staff finds that the request is consistent with the recommendations of the Killeen 2022 Comprehensive Plan.

Staff Recommendation

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

Commission Recommendation

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- At their regular meeting on September 9, 2024, the Planning and Zoning Commission recommended approval of the request by a vote of 6 to 0.