

ORDINANCE NO. 25-048

AN ORDINANCE AMENDING THE CITY OF KILLEEN ZONING ORDINANCE BY CHANGING THE ZONING OF 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; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 211 of the Texas Local Government Code and Section 31-39 of the City of Killeen Code of Ordinances, the City Council, upon application, may amend the City of Killeen Zoning Ordinance following a recommendation by the Planning and Zoning Commission and a public hearing;

WHEREAS, Quintero Engineering, on behalf of Atkinson Homes; presented to the City of Killeen, a request for an amendment to the City of Killeen Zoning Ordinance by changing the classification of approximately 19.56 acres, acres out of the T. Arnold Survey, Abstract No. 55, and J. H. Lewis Survey, Abstract No. 536, locally addressed as 7610 Clear Creek Road, from "A" (Agricultural District) to PUD (Planned Unit Development) with "RT-1" (Residential Townhouse Single-Family District) uses;

WHEREAS, the Planning and Zoning Commission of the City of Killeen, following a public hearing on August 11, 2025, duly recommended approval of the application for amendment;

WHEREAS, due notice of the filing of said request and the date of hearing thereon was given as required by law, and hearing on said request was set for 3:00 P.M., on September 2, 2025, at the City Hall, City of Killeen; and

WHEREAS, the City Council at said hearing duly considered said request, the action of the Planning and Zoning Commission, and the evidence in support thereof, and the City Council being of the majority opinion that the applicant's zoning request should be approved as recommended by the Planning and Zoning Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KILLEEN:

SECTION I. That the zoning classification of approximately 19.56 acres, acres out of the T. Arnold Survey, Abstract No. 55, and J. H. Lewis Survey, Abstract No. 536, locally addressed as 7610 Clear Creek Road, from "A" (Agricultural District) to PUD (Planned Unit Development) with "RT-1" (Residential Townhouse Single-Family District) uses.

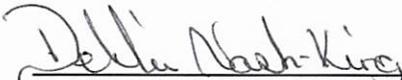
SECTION II. That should any section or part of this ordinance be declared unconstitutional or invalid for any reason, it shall not invalidate or impair the validity, force, or effect of any other section or parts of this ordinance.

SECTION III. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

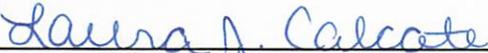
SECTION IV. That this ordinance shall take effect immediately upon passage of the ordinance.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Killeen, Texas, this 2nd day of September, 2025, at which meeting a quorum was present, held in accordance with the provisions of V.T.C.A., Government Code, §551.001 et seq.

APPROVED:


Debbie Nash-King, MAYOR

ATTEST:


Laura J. Calcote, CITY SECRETARY



APPROVED AS TO FORM:


Holli C. Clements, CITY ATTORNEY
Case #25-25
Ord. #25-048



City of Killeen

File Number: PH-25-052

Enactment Number: 25-048

Hold a public hearing and consider an ordinance submitted by Quintero Engineering, LLC, on behalf of 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.

DATE: September 2, 2025

TO: Kent Cagle, City Manager

FROM: Wallis Meshier, Exec. Dir. Of Dev. Serv.

SUBJECT: Zoning Case # Z25-25: "A" to PUD w/ "RT-1" uses

BACKGROUND AND FINDINGS:

Property Information:

Property Owner: Atkinson Homes, Inc.

Agent: Quintero Engineering, LLC

Current Zoning: "A" (Agricultural District)

Proposed Zoning: Planned Unit Development (PUD) w/"RT-1" (Residential Townhouse Single-Family District)

FLUM Designation: 'Residential Mix' (RM)

Growth Sector Designation: 'Controlled Growth' (CG)

Summary of Request:

Quintero Engineering, on behalf of Atkinson Homes, Inc., requests a zoning change from "A" (Agricultural District) to Planned Unit Development (PUD) with "RT-1" (Residential Townhouse Single-Family District) for the property at 7610 Clear Creek Road. If approved, the applicant intends to develop the property into townhomes (i.e. single family attached housing) consisting of 3-unit and 4-unit townhouse groups. The PUD Concept Plan identifies thirty-two (32) 4-unit buildings and nineteen (19) 3-unit buildings, for a total of 185 townhomes.

The proposed development will have private streets with two points of ingress/egress from Pauline Drive. To meet the Fire Code, all units will have a fire suppression system.

The applicant is requesting approval of a Planned Unit Development (PUD) with "RT-1" (Residential Townhouse Single-Family District) base zoning to accommodate deviations from the City of Killeen's standard zoning requirements. The primary modifications include reductions to dimensional standards, such as side yard setbacks, rear setbacks, and private yard area. The PUD also proposes zero-lot-line construction and allows reduced separation between townhouse groups, as well as fewer units per group. Visitor parking requirements are reduced, and landscape standards are modified to permit shorter canopy trees, smaller shrubs, and a broader range of ground cover materials. Architectural standards not specified in the base code are introduced, including

requirements for masonry, a selection of architectural design elements, and restrictions on elevation repetition to promote visual variety. Additionally, the timing of common area amenity installation is adjusted to coincide with the issuance of certificates of occupancy. These deviations are proposed to support a more compact, design-controlled townhouse community with shared amenities and private street maintenance.

Below is a summary of the typical lot dimensions in the proposed PUD in relation to the standards in the existing "RT-1" and the Code of Ordinances:

General Overview of the PUD Standards

Zoning: Planned Unit Development (PUD) with base zoning "RT-1" (Residential Townhouse Single-Family District)

Max Density: 10 units per acre

Uses Allowed: Townhouses and accessory buildings

HOA: Required; owns and maintains all private streets and common areas

Lot & Building Standards

- **Minimum Lot Size:** 2,500 sq ft
- 1 **Minimum Lot Width:** 25 ft
- 2 **Front Yard:** 20 ft minimum
- 3 **Rear Yard:** 15 ft minimum
- 4 **Side Yard:**
 - 0 ft on interior lot lines (zero-lot-line)
 - 1 5 ft on exterior lot lines
 - 2 10 ft minimum along street sides
- **Private Yard:**
 - 300 sq ft minimum
 - 1 May include patio cover (up to 25% of yard)
 - 2 6 ft fence required along yard sides
- **Building Height:** 2 stories minimum, 35 ft maximum
- 1 **Townhouse Group Size:**
 - 3-4 units per group
 - 1 Max group length: 200 ft
 - 2 10 ft minimum separation between groups

Streets & Access

Street Ownership: Private (maintained by HOA)

Street Design: Per Exhibits A & B (minimum 27-ft pavement in 40-ft ROW)

Sidewalks: 5-ft sidewalks required along private streets

Parking Requirements

Resident Parking: 2 spaces per unit (garage or driveway)

Visitor Parking: 0.25 spaces per unit (in HOA tracts), rounded up

Architectural Standards

- **Materials:** Minimum 25% brick/stone/stucco on front and side façades
- 1 **Design Features:** Each unit must have 4 of the following:
 - Decorative garage hardware
 - 1 Enhanced windows (e.g., shutters, transoms)
 - 2 2+ architectural features (e.g., columns, railings)
 - 3 Variable roof design
 - 4 Horizontal articulation (3 wall planes, 12" min offset)
 - 5 Enclosed front patio (on 3 sides)

- **Repetition Control:**
 - No repeat elevations within group
 - 1 No elevation repeated more than 4 times in development or 3 times per street

Landscaping

- **Trees:**
 - 1 canopy tree per lot (1.5" caliper, 5 ft tall)
 - 1 Additional trees per open space area and visitor parking
- **Shrubs:** 6 shrubs per lot (2-gallon minimum)
- 1 **Ground Cover:** Turf, artificial turf, gravel, mulch, or other porous decorative covers
- 2 **Irrigation:** Hose bib or automated system required within 150 ft of landscaping

Common Areas & Amenities

- Must be completed by the time 75% of units have certificates of occupancy
- 1 Required amenities include:
 - 2 gazebos
 - 1 1 playscape
 - 2 1 dog park
 - 3 1 half basketball court
 - 4 2 pickleball courts
 - 5 4 picnic tables with grills

Zoning/Plat Case History:

The subject property was annexed into the city limits in 2008 via Ordinance No. 07-110 and subsequently zoned "A" (Agricultural District), the default zoning for newly annexed property.

Character of the Area:

North: Developed "A" Agricultural District and "R-1" (Single-Family Residential District).

East: Undeveloped property zoned "A" (Agricultural District) and a developing subdivision zoned "PUD" (Planned Unit Development).

South: Developed "R-1" (Single-Family Residential District) and undeveloped "A" (Agricultural District).

West: Mobile Home Park, single-family residential homes, and undeveloped property zoned "A" (Agricultural District) and "R-1" (Single-Family Residential District); and undeveloped property zoned "B-4" (Business District)

Future Land Use Map Analysis:

This property is located within the 'Controlled Growth' area on the Growth Sector Map and designated as 'Residential Mix' on the Future Land Use Map (FLUM) of the 2040 Comprehensive Plan.

The 'Controlled Growth' sector includes areas in the city limits and approved Municipal Utility Districts (MUDs) 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.

The 'Residential Mix' place type 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 use mix of up to twenty-five percent (25%) nonresidential and up to ninety-five percent (95%) residential. Neighborhood-scale commercial should be allowed along avenues and higher intensity roadways. A key indicator of a successful

Residential Mix area is if every property has access to some neighborhood scale commercial within walking distance.

Development Zone Analysis:

These properties are located within the City of Killeen Development Zone #5. This development zone is west of Fort Hood Street and south of Stan Schlueter Loop. This development zone consists of 69.41% residential uses and 30.59% commercial uses.

The current land use mix within this area comprises of the following acreages and percentages approximately:

<u>District</u>	<u>Acres</u>	<u>Percentage</u>
Special Districts	195.79	5.66%
Residential	2206.39	63.75%
Industrial	19.91	0.58%
Commercial	337.92	9.76%
Agricultural	700.92	20.25%
Totals	3460.93	100.00%
Vacant Land	1630.86	47.12%

Water, Sewer and Drainage Services:

Provider: City of Killeen
Within Service Area: Yes

Feasibility Study or Service Commitment: Water, wastewater, and drainage services are located within the City of Killeen municipal utility service area.

Water services are available for the property via an existing 8" water distribution main located in Pauline Dr.

Wastewater services are not available adjacent to the property. A new wastewater main would have to be extended approximately 600' to connect existing infrastructure located at the corner of Pauline Dr. and Reginald Dr.

No existing stormwater infrastructure is adjacent to the property. However, there is an existing three-barrel 18" culvert crossing under Pauline Dr., located immediately to the southeast of the tract.

Transportation and Thoroughfare Plan:

Access to the property is via Pauline Dr. (80' ROW), classified as a Collector Road in the currently adopted Comprehensive Plan.

The current zoning classification for the property is "A". The property is currently undeveloped and generates no appreciable traffic.

The proposed zoning classification is PUD with "RT-1" with the proposed use stated as an approximate 185-unit townhome development. Based on the information contained in the 10th Edition of the ITA Trip Generation documents and the anticipated proposed use of the property, approximately 1,794 Average Daily Trips will be generated by the tract.

An individual traffic impact analysis is not required at this time. If the conditions or assumptions used in the development of the current Traffic Impact Determination change, a revised determination may be warranted at that time.

PARKS AND PROPOSED TRAIL PLAN:

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

Environmental Assessment:

The property is in the Stillhouse Hollow Lake / Lampasas River Watershed. The property is located in Zone X (Outside the 0.2% Annual Change Flood Hazard), per Federal Emergency Management Agency Flood Insurance Rate Maps 48027C0260E and 48027C0275E with effective date September 26, 2008.

There are no wetlands located on the property, as shown on the National Wetlands Inventory map. No visual evidence of other environmental impediments is apparent on the property at this time.

Public Notification:

Staff notified property owners of fifty (50) surrounding properties regarding this request.

As of the date of this staff report, staff has received one (1) written responses in opposition to this request.

Staff Findings:

The subject property is currently zoned as "A" (Agricultural District). If approved, the applicant intends to develop single-family residential townhomes. The surrounding area features various residential uses, including standard single-family lots, mobile homes, PUD single-family homes, and undeveloped property.

Staff finds that the applicant's request is consistent with the recommendations of the City of Killeen Comprehensive Plan.

THE ALTERNATIVES CONSIDERED:

The City Council may:

- Disapprove the applicant's zoning request;
- Approve the proposed PUD with conditions; or
- Approve the applicant's zoning request as presented.

Which alternative is recommended? Why?

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

The applicant's request is primarily to accommodate deviations from the city's base zoning standards, specifically, adjustments to the front setback and side yard requirements within the

residential portion of the development. These modifications are consistent with the flexibility intended under the PUD zoning framework and do not conflict with the overall character or intent of the surrounding land uses. Staff finds that the proposed development includes common open space amenities and enhanced landscaping provisions that are sufficient to meet the intent of a Planned Unit Development (PUD), as stated in Killeen Code of Ordinances Sections 31-800 and 31-801.

CONFORMITY TO CITY POLICY:

This zoning request does conform to the City's policy and procedures, as detailed in Chapter 31 of the Killeen Code of Ordinances.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year? For future years?

This zoning request does not involve the expenditure of city funds. However, subsequent development and dedication of public infrastructure will require maintenance funds over the life cycle of future development.

Is this a one-time or recurring expenditure?

This is not applicable.

Is this expenditure budgeted?

This is not applicable.

If not, where will the money come from?

This is not applicable.

Is there a sufficient amount in the budgeted line item for this expenditure?

This is not applicable.

RECOMMENDATION:

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

At their regular meeting on August 11, 2025, the Planning and Zoning commission recommended approval of the applicant's request to change the zoning classification from "A" (Agricultural District) to PUD (Planned Unit Development) with "RT-1" (Residential Townhouse Single-Family District) by a vote of 5 to 0.

DEPARTMENTAL CLEARANCES:

This item has been reviewed by the Planning and Legal staff.

ATTACHED SUPPORTING DOCUMENTS:

Maps

Site Photos

Minutes

Ordinance

Letter of Request

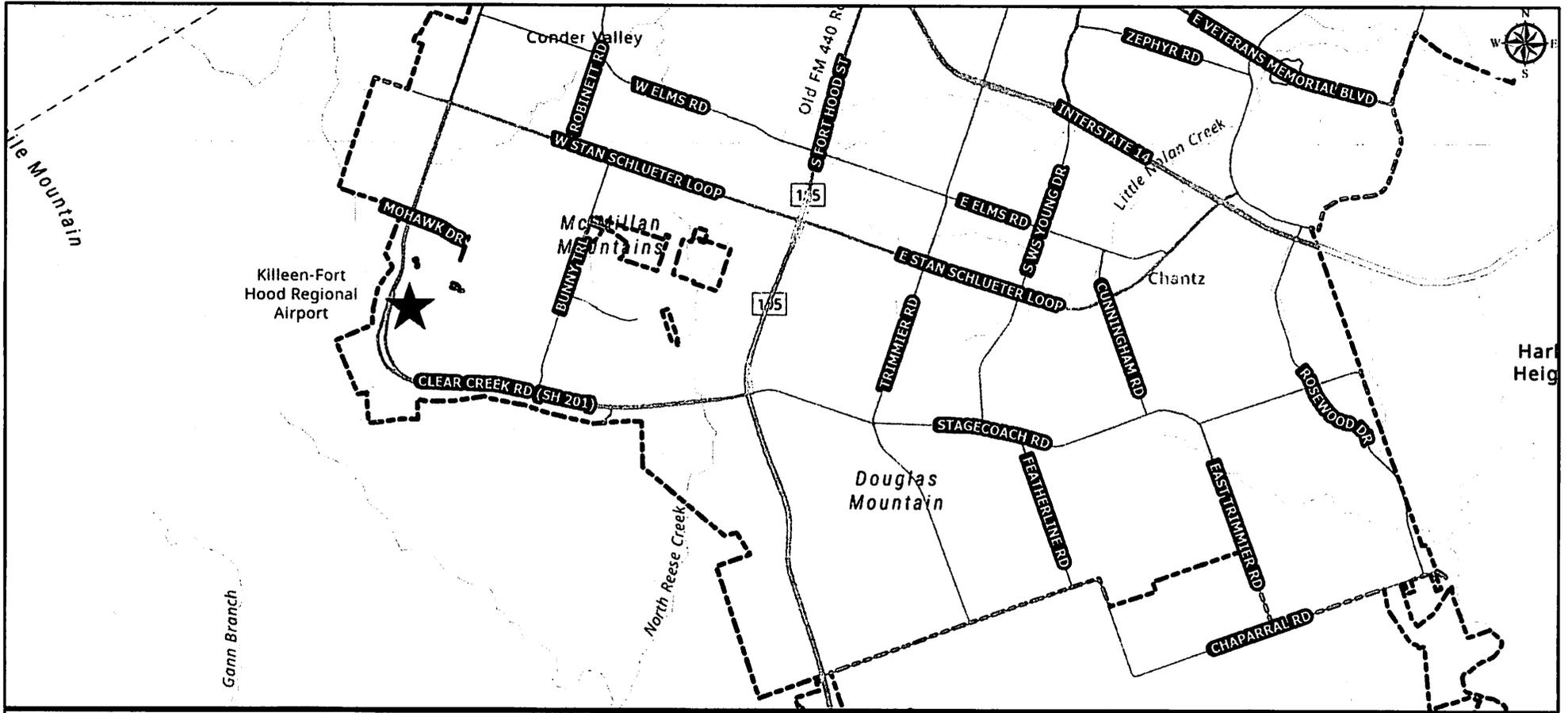
PUD Concept Plan

PUD Development Standards

Elevation Plans

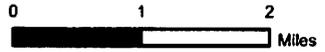
Responses

Presentation



LOCATION MAP

Council District: 4

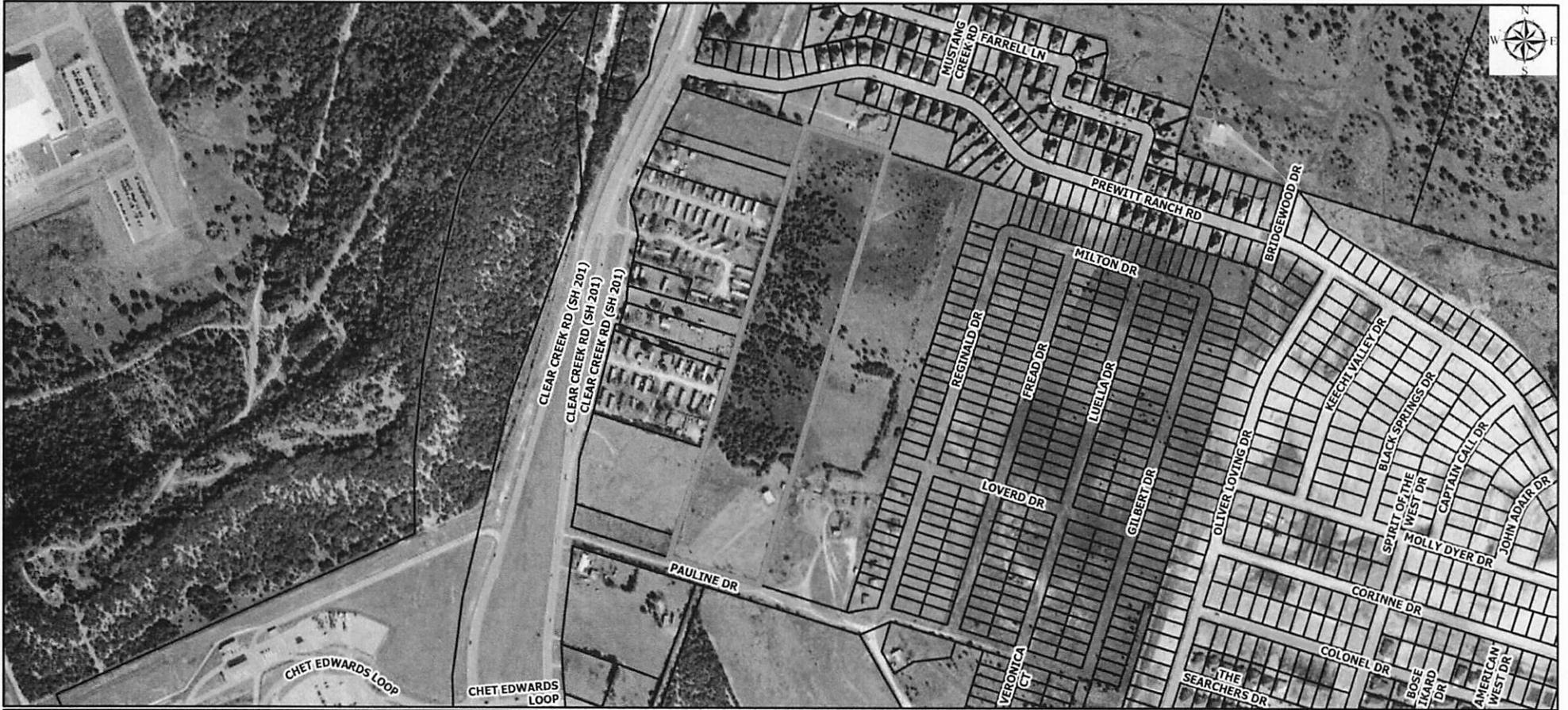


**Zoning Case 2025-25
A TO PUD W/RT-1**

Legend

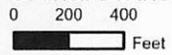
- Major Roads
- City Limit
- ★ Zoning Case Location

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



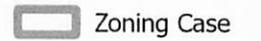
AERIAL MAP

Council District: 4

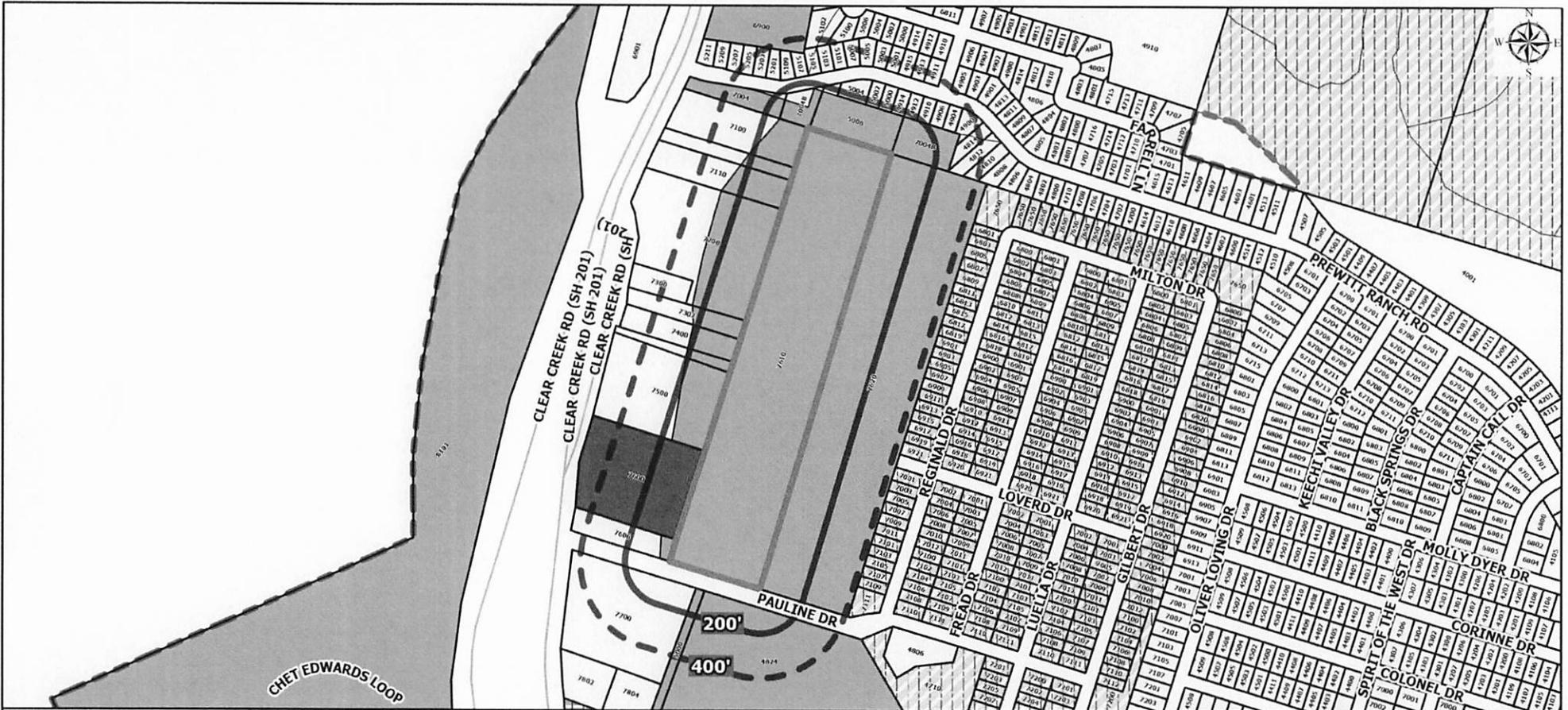


Zoning Case 2025-25
A TO PUD W/RT-1

Legend

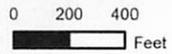


Subject Property Legal Description: A0055BC T ARNOLD, 6-2, A0536 J H LEWIS, 1-16, ACRES 19.56



NOTIFICATION MAP

Council District: 4



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

Zoning Case 2025-25
A TO PUD W/RT-1

Legend

- Current Zoning
- B-4
- A
- Zoning Case
- PUD
- B-C-1
- R-1

SITE PHOTOS

Case #Z25-25: "A" to PUD w/ "RT-1"



View of the subject property from Pauline Drive:



From Pauline Drive facing west looking towards Clear Creek Road:



SITE PHOTOS

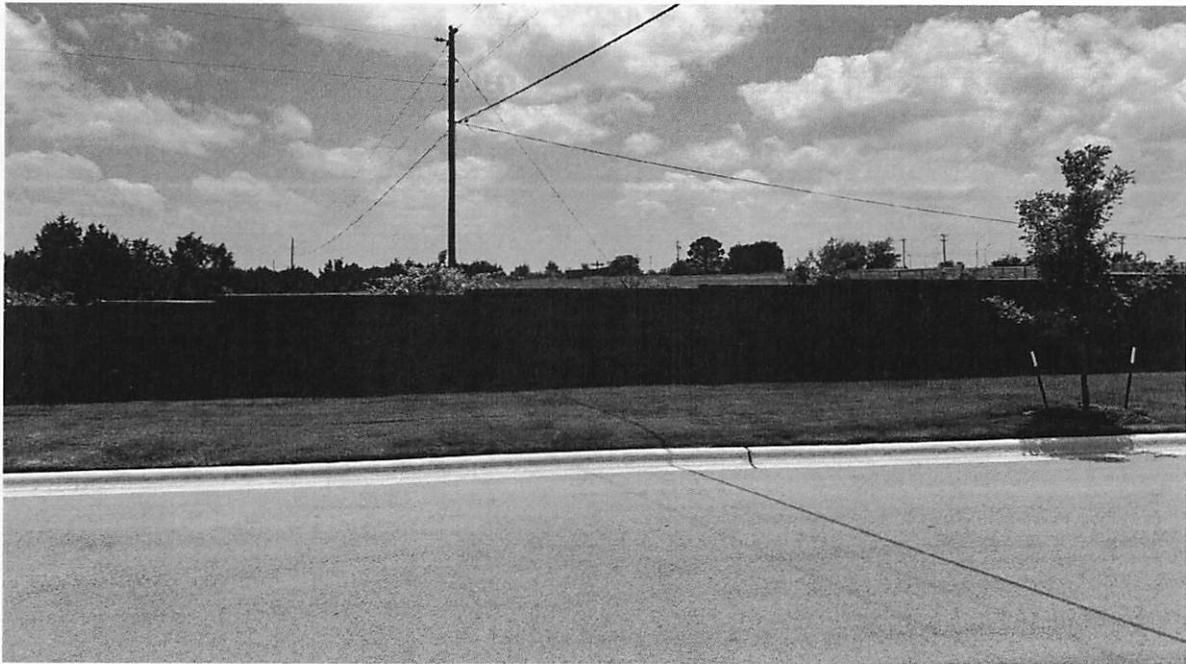
Case #Z25-25: "A" to PUD w/ "RT-1"



From Pauline Drive, facing east, looking towards Mitchell Farm Subdivision:



From Pauline Drive, facing south, looking towards the adjacent property:



**MINUTES
PLANNING AND ZONING COMMISSION MEETING
AUGUST 11, 2025
CASE # Z25-25
“A” to PUD W/“RT-1”**

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). The subject property is locally addressed as 7610 Clear Creek Road.

Mr. Hermosillo presented the staff report for this item. He stated that, if approved, the applicant intends to develop the property into townhomes. Mr. Hermosillo also stated that the PUD development standards are outlined in the proposed PUD Concept Plan.

The subject property is currently designated ‘Controlled Growth’ area on the Growth Sector Map and ‘Residential Mix’ (RM) on the Future Land Use Map (FLUM). Mr. Hermosillo stated that the request is consistent with the recommendations of the Killeen 2040 Comprehensive Plan. He also stated that staff recommends approval of the applicant’s request to rezone the property from “A” (Agricultural District) to Planned Unit Development (PUD) with “RT-1” (Residential Townhouse Single-Family District) as presented.

Mr. Hermosillo stated that staff notified the owners of fifty (50) surrounding properties regarding this request. As of the date of the meeting, staff has received one (1) written response in opposition to the request.

The applicant, Mr. Pedro Quintero of Quintero Engineering, was present to represent the request. Mr. Quintero elaborated on the amenities being incorporated in their concept plan.

Chairman Minor asked if the development would be “owner occupied” and “for sale”. Mr. Quintero stated that these units will be owner occupied.

There was also a discussion about a citizen’s response that expressed concerns about lack of an adequate buffer between the proposed development and neighboring residential.

Chairman Minor opened the public hearing at 5:21 p.m.

With no one wishing to speak, the public hearing was closed at 5:21 p.m.

Commissioner Giacomozzi moved to recommend approval of the request as presented. Commissioner O’Brien seconded, and the motion passed by a vote of 5 to 0.

Quintero Engineering, LLC
Civil Engineering • Land Surveying
Planning • Construction Management
www.quinteroeng.com



June 16, 2025

City of Killeen – Planning & Development Services
Attn: Wallis Meshier
200 E. Avenue D, 2nd Floor
Killeen, Texas 76541

RE: Zoning Change Letter of Request – Garden Village, Killeen

Dear Mrs. Meshier,

On behalf of the property owner, we are submitting this letter of request for a zoning change from Agricultural District (A) to Townhouse (RT-1) Planned Unit Development (PUD) for the property located at 7610 Clear Creek Road, Killeen.

The surrounding area consists of a mix of land uses, including Agricultural District (A), Local Business District (B-4), Single-Family Residential District (R-1), and a Planned Unit Development (PUD) known as Mitchell Farms. The property owner intends to develop a townhouse community, a housing product that is currently underrepresented in the City of Killeen. This proposed zoning change will facilitate the creation of a medium-density residential development, which aligns with the housing needs identified in the recently adopted Comprehensive Plan.

This development aims to foster a connected, vibrant community where residents can enjoy a well-designed living environment with shared amenities and common areas that promote social interaction. The development will be managed by a Homeowners Association (HOA), which will be responsible for the maintenance of private amenities, including landscaping, recreation areas, and private streets. This ensures that the community remains well-maintained, visually appealing, and cohesive in the long term, creating a stable and attractive environment for its residents.

This zoning change is consistent with the city's goals outlined in the Comprehensive Plan and will contribute to the diversification of housing options within the city. We believe this development will not only be compatible with, but will also enhance the surrounding land uses by promoting growth in an underdeveloped area of the city. The project will support the city's efforts to expand its housing options while maintaining a cohesive and complementary transition between residential and commercial.

We trust that this proposal will be viewed favorably, as it represents a thoughtful and sustainable approach to addressing Killeen's housing needs. We look forward to your consideration and approval of this zoning change request.

Should you need additional information or have any questions, please do not hesitate to contact our office at 254.493.9962 or me directly on my cell phone at 254.394.0034.

Sincerely,

A handwritten signature in black ink that reads 'Gorge J. Meza'.

Gorge J. Meza
Project Manager
Quintero Engineering, LLC

1501 W. Stan Schlueter Lp., Killeen, Texas 76549
Phone 254.493.9962 Fax 254.432.7070
T.B.P.E. Firm No.: 14709 T.B.P.L.S. Firm No. 10194110

AMENITIES

- 5' CONCRETE SIDEWALK (AS SHOWN)
- GAZEBO
- PLAYSCAPE
- DOG PARK
- BASKETBALL COURT (HALF)
- PICKLEBALL COURT
- PICNIC TABLE W/ OUTDOOR GRILL

LEGEND

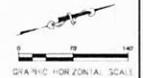
- PROPERTY BOUNDARY
- STREET CENTERLINE
- PRIVATE RIGHT-OF-WAY LINE (R.O.W.)
- LOT LINES
- ADJOINING TRACT PROPERTY LINES
- 8" SEWER LINE
- 8" WATER LINE
- FIRE HYDRANT ASSEMBLY
- MANHOLE
- CLEANOUT

SITE NOTES

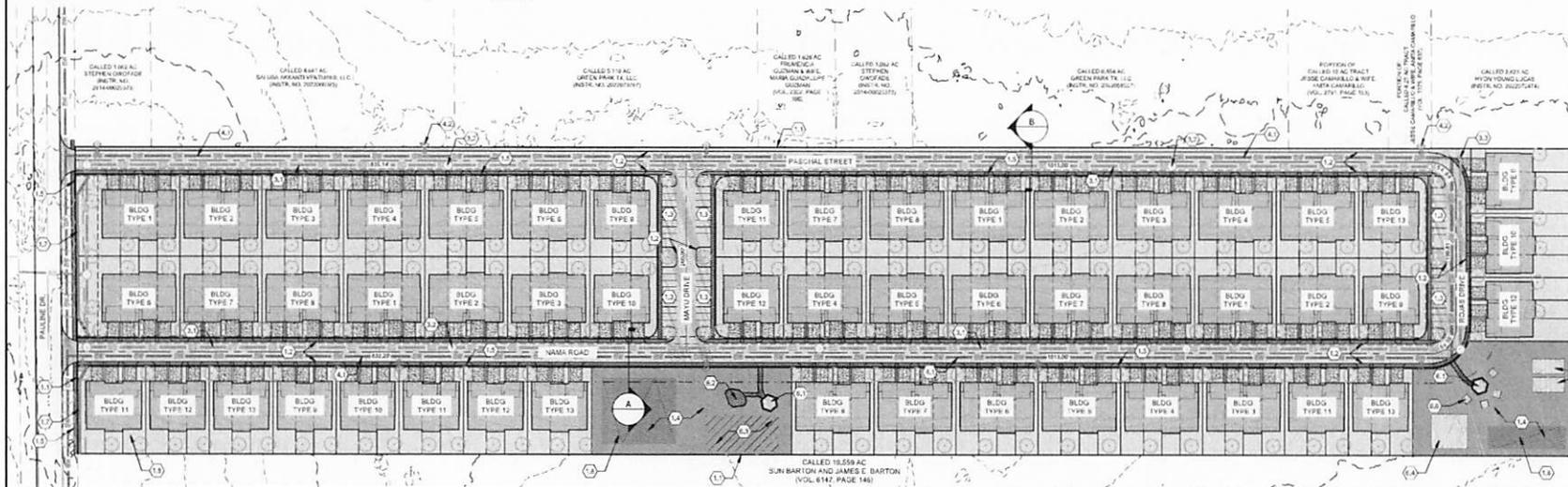
1. THE GARDEN VILLAGE PUD SHALL HAVE TWO (2) ACCESS PORTS ALONG PASCHAL DR.
2. THE 3 AND 4 UNIT TOWNHOUSE GROUPS SHOWN ARE FOR REPRESENTATION ONLY. THE FINAL TOWNHOUSE LOT CONFIGURATION SHALL BE FINALIZED DURING THE PREPARATION OF THE CONSTRUCTION PLANS AND FINAL PLAT AND SHALL CONFORM TO THE PROPOSED GARDEN VILLAGE PUD DEVELOPMENT STANDARDS.

STREET SUMMARY

PRIVATE STREET NAME	PRIVATE ROW	PAVEMENT WIDTH
NAMA ROAD	40	27' BOC-BOC
MAYU DRIVE	40	27' BOC-BOC
ROJAS DRIVE	40	27' BOC-BOC
PASCHAL STREET	VARIES	27' BOC-BOC



PUD NOTES: AN OWNER'S ASSOCIATION SHALL BE ESTABLISHED AND SHALL OWN AND BE RESPONSIBLE TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL PRIVATE COMMON AREAS AND IMPROVEMENTS.



07/09/2023

ISSUED FOR REVIEW COMMENT

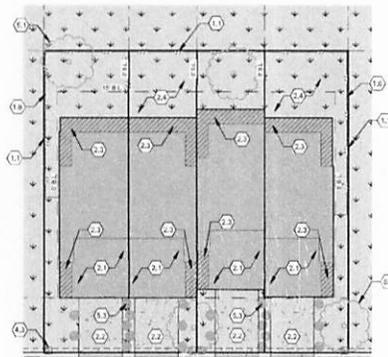
PROJECT NO: 012-23
DATE: JULY 2023

QUINTERO ENGINEERING, L.L.C.
100 WEST WILSON ROAD, SUITE 100
KILLEEN, TEXAS 76789
PHONE: 254-292-0000
FAX: 254-292-0001
WWW.QE-LLC.COM

QE QUINTERO ENGINEERING

SITE KEYNOTES

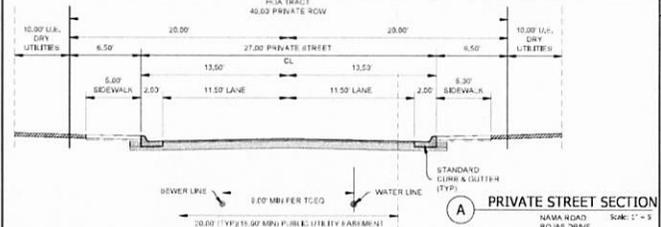
1. SITE
 - 1.1. PROPERTY LINE
 - 1.2. 27' BOC-BOC PRIVATE STREET
 - 1.3. VISITOR PARKING
 - 1.4. HOA COMMON AREAS
 - 1.5. AMENITY AND GRASSY AREAS
 - 1.6. 5' CONCRETE SIDEWALK
 - 1.7. 6' PRIVACY WOOD FENCE
 - 1.8. MANDATORY ENTRANCE FENCING W/ COMMUNITY MONUMENT SIGN
 - 1.9. DRAINAGE POND
2. BUILDING
 - 2.1. UNIT'S GARAGE
 - 2.2. UNIT'S DRIVEWAY
 - 2.3. COVERED PATIO
 - 2.4. NOT USED
 - 2.5. PRIVATE YARD
3. SEWER
 - 3.1. SEWER LINE MAIN
 - 3.2. SEWER MANHOLE
 - 3.3. SEWER CLEANOUT
4. WATER
 - 4.1. WATER LINE MAIN
 - 4.2. FIRE HYDRANT
 - 4.3. WATER METER
5. LANDSCAPING
 - 5.1. CANDY TREE
 - 5.2. NON-CANDY TREE
 - 5.3. SHRUB
6. AMENITIES
 - 6.1. GAZEBO
 - 6.2. PLAYSCAPE
 - 6.3. DOG PARK
 - 6.4. BASKETBALL COURT (HALF)
 - 6.5. PICKLEBALL COURT
 - 6.6. PICNIC TABLE W/ OUTDOOR GRILL



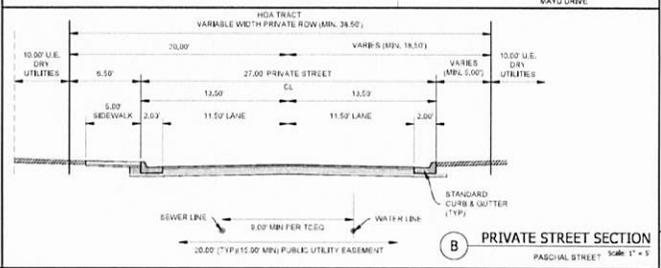
PRIVATE DRIVE
HOA TRACT
(PRIVATE ROW)

TYPICAL TOWNHOUSE GROUP

SCALE: 1" = 20'



PRIVATE STREET SECTION A



PRIVATE STREET SECTION B

GARDEN VILLAGE
7810 S CLEAR CREEK ROAD
KILLEEN, BELL COUNTY, TEXAS

PROPOSED PUD CONCEPT PLAN

SHEET NO: CP1

DRAWING NO: 012-23

GARDEN VILLAGE PUD DEVELOPMENT STANDARDS

The Garden Village PUD development will establish a Home Owner's Association (HOA) and the HOA shall own and be responsible to provide for operation, repair and maintenance of all private common areas and improvements.

Townhouse lots "RT-1" (Residential Townhouse Single-Family District) shall conform to the following standards:

Approval of the Garden Village PUD Development Standards constitutes approval of all subdivision variances listed herein.

1) Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Common area shall mean private property owned in common by, and designated for the private use of, the owners or occupants of townhouses in a particular project or subdivision. Common area uses include, but are not limited to, recreation areas, parks and plazas, ornamental areas open to the general view within the project or subdivision, and building setbacks not otherwise required by ordinance. The common area does not include public streets, alleys, required building setbacks or utility easements.

Dwelling unit shall mean a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Exterior lot line shall mean a lot line that separates two (2) townhouse groups.

Interior lot line shall mean a lot line that separates two (2) townhouse single-family dwelling units within a townhouse group.

Open Space shall mean property under public or private ownership which is or used for parks, recreation, conservation, preservation of native habitat and other natural resources, surface water impoundment, historic, or scenic purposes.

Townhouse shall mean one (1) single-family dwelling unit within a group of three or more dwelling units in which each dwelling unit extends from foundation to roof and attached to another dwelling unit on a least one side.

Townhouse group shall mean three (3) to four (4) townhouses. No dwelling unit shall be located over another dwelling unit and there shall be no visible separation between walls or roofs of adjoining units. Each dwelling unit shall be separated from other units by one or more vertical common firewalls.

012-23 – GARDEN VILLAGE PUD DEVELOPMENT STANDARDS

2) Density

- a) The residential density in the Garden Village PUD - "RT-1" (Residential Townhouse Single-Family District) shall not be more than ten (10) units per acre.

3) Use regulations.

- a) All buildings and premises located within the Garden Village PUD shall be limited to a townhouse development and accessory buildings.

- b) Townhouse group:
 - (1) No townhouse group shall exceed two hundred (200) feet in length.
 - (2) There shall be not less than ten (10) feet of separation between each townhouse group.

4) Height regulations.

- a) No townhouse within the Garden Village PUD shall be less than two stories with a maximum height of thirty-five (35) feet.

5) Lots

- a) Lots are not required to have frontage on, or direct access to, a dedicated public street; all lots shall have frontage and gain direct access from a private street as approved with this PUD.

- b) Each townhouse shall be constructed on an individually platted lot and have frontage to a private street.

- c) Each townhouse lot shall have a lot area of not less than two thousand five hundred (2,500) square feet.

- d) Each townhouse lot shall have a width of not less than twenty-five (25) feet.

- e) Each lot shall contain a private yard with not less than three hundred (300) square feet of area. A wall or solid fence not less than six (6) feet in height shall be required on side lot lines where the required private yard adjoins such lot lines. A private yard may contain a patio cover or roof which does not cover more than twenty-five (25) percent of the private yard.

- f) Front yard:
 - i) There shall be a front yard having a depth of not less than twenty (20) feet as measured from the front property line.

- g) Side yard:
 - i) Interior lot lines shall have a zero (0) foot side yard.

 - ii) Exterior lot lines shall have a minimum of five (5) feet of side yard.

 - iii) A side yard adjacent to a side street shall not be less than ten (10) feet.

012-23 – GARDEN VILLAGE PUD DEVELOPMENT STANDARDS

iv) In all instances each townhouse group shall have a minimum of ten (10) feet of separation between each adjoining townhouse group.

v)

h) Rear yard:

i) There shall be a rear yard having a depth of not less than fifteen (15) feet as measured from the rear property line.

6) Blocks

a) The maximum allowable block length shall be one-thousand two hundred (1,200) feet.

7) Parking

a) Two (2) off-street parking spaces shall be provided for each townhouse.

i) Resident parking spaces shall be provided by the spaces located in the unit's front-loading garage, and/or the unit's driveway.

b) There shall be minimum visitor parking of one-fourth (0.25) space per unit. Visitor parking shall be provided in the HOA tracts. Any fraction thereof shall be rounded up to the next whole number.

8) Private Streets

a) Private streets are owned and maintained by the HOA.

b) Private streets shall conform to the standards set forth in Exhibit A and Exhibit B.

9) Sidewalks

a) Sidewalks to be installed as shown in the overall PUD Concept Plan.

b) Five (5) foot sidewalks adjacent to the private streets shall be installed during the individual townhouse construction.

10) Public Utility Mains

a) The water and sewer line mains shall be installed within the private streets right-of-way.

11) HOA Common Areas and Amenities

a) The amenities listed below and shown on the PUD concept plan shall be installed on or before the City has issued seventy-five (75%) percent of the final certificate of occupancies and shall not be located within onsite drainage ponds.

b) The HOA tracts shown on the PUD Concept Plan shall include the following amenities:

i) Gazebo (2 minimum)

ii) Playscape (1 minimum)

iii) Dog Park (1 minimum)

iv) Basketball Court (Half) (1 minimum)

v) Pickleball Court (2 minimum)

- vi) Picnic Table with Outdoor Grill (4 minimum)

12) Architectural standards

- a) Each townhouse must have a minimum of twenty-five percent (25%) brick, stucco or stone for front exterior walls and twenty-five percent (25%) brick, stucco or stone veneer for side exterior walls, excluding doors, windows and gables.
- b) Each townhouse shall include decorative hardware on garage doors and four (4) of the following elements:
 - (1) Decorative hardware on garage doors.
Garage doors shall have decorative hardware that is permanently affixed to the garage door.
 - (2) Enhanced windows.
Windows on the front elevation shall incorporate at least one (1) window enhancement, including: transoms, bay windows, shutters, dormers, eyebrow windows, headers, or other similar window enhancements.
 - (3) Architectural features.
The front elevation shall incorporate no fewer than two (2) different architectural features, including: corbels, quoining, louvered vents, keystones, decorative railings, columns, cupola, turret, coach lights, decorative half-timbering, or other architectural features approved by the executive director of development services or his/her designee. Incorporation of at least four (4) different architectural features from this list counts as two (2) architectural elements.
 - (4) Variable roof design.
At least two (2) different roof types (e.g., hip and gable), heights, pitches, plate heights, or planes shall be provided.
 - (5) Horizontal articulation.
A minimum of three (3) wall planes shall be provided on the front elevation, with offsets being at least twelve (12) inches deep.
 - (6) Enclosed patio.
A patio or outdoor seating area on the front of the house, which is enclosed on at least three (3) sides by a fence or wall at least thirty-six (36) inches in height.
- c) No townhouse elevation shall be repeated within each townhouse group.
- d) Townhouse elevation combinations within a townhouse group:
 - i) Shall not be repeated more than four (4) times within the development and,
 - ii) Shall not be repeated more than three (3) times along the same street.

13) Landscaping

- a) Residential Trees. The following requirements shall apply to tree landscaping:
 - i) Each townhouse lot shall require one (1) canopy tree.

- b) Additional Landscape Trees
 - i) One (1) canopy tree shall be provided per five-thousand (5,000) square feet of common open space within the HOA tracts.

 - ii) One (1) canopy tree shall be provided per ten (10) visitor parking spaces.

 - iii) One (1) canopy tree shall be provided per thirty (30) feet of frontage along Pauline Drive.

- c) Newly planted canopy trees shall measure at least one and a half (1 ½") inch caliper and five (5) feet in height at the time of planting, and shall be planted in a permeable area not less than three (3) feet in diameter in the front or rear yard of each townhouse lot. Tree plantings shall be of a recommended species as detailed in section 31-892.

- d) Existing trees to be used for landscape credit shall be in a healthy physical state, shall measure at least two-inch caliper and shall be maintained in an undisturbed area within the drip line of the tree.

- e) Should an existing or newly planted tree used for landscape credit die, it shall be replaced with new landscaping according to the requirements of this section.

- f) Each canopy tree maintained in excess of the total number of trees required by this section may reduce the number of shrubs required by four (4). Each non-canopy tree maintained in excess of the total number of trees required by this section may reduce the number of shrubs required by two (2). Each two (2) square feet of planting bed used and maintained for the purpose of rotating live decorative planting materials shall reduce the number of shrubs required by one (1).

- g) Newly planted canopy trees shall be permitted to be placed within building setbacks, public and private utility easements, and public and private right-of-way.

- h) Street Trees per section 26-109 shall not be required for this development

- i) Shrubbery
 - i) Each townhouse lot shall require six (6) two (2) gallon shrubs.

 - ii) The placement of shrubbery shall take into consideration the plant size at maturity and shall be located so as not to conflict with vehicular or pedestrian traffic visibility.

- j) Ground cover . The following requirements shall apply to ground cover landscaping:

012-23 – GARDEN VILLAGE PUD DEVELOPMENT STANDARDS

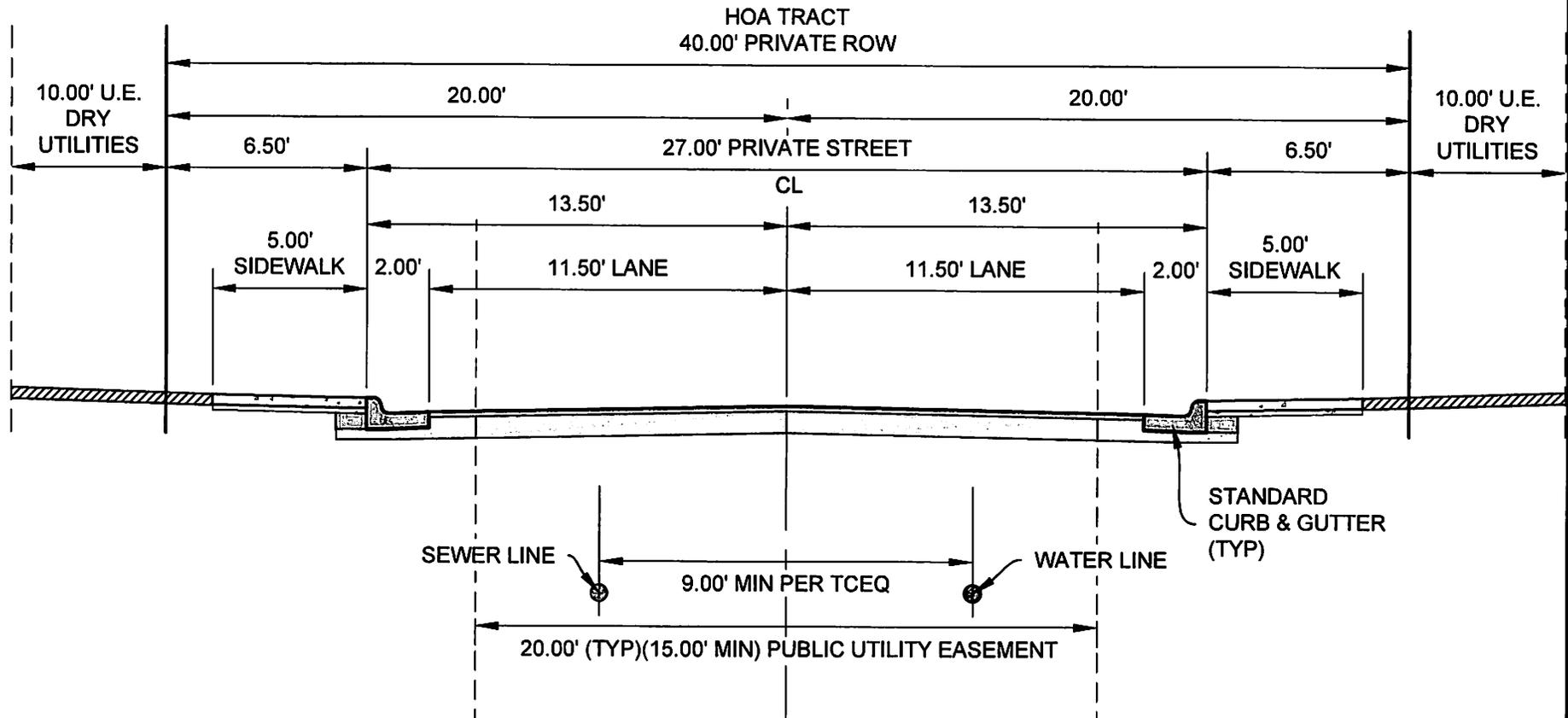
- (1) Ground cover, artificial turf, or grass shall be planted, or installed in the remaining area of the lot or parcel not planted in trees, shrubbery, planting beds, or covered by structures, pavement or other impervious surfaces.
 - (2) Approved non-vegetative ground cover materials (such as washed gravel, artificial turf, bark mulch, lava rock, rock, or other decorative covers generally used in landscaping) may be used to meet the provisions of this section. Where approved, non-vegetative ground cover shall be porous and form a uniform appearance free from weeds and grasses.
- k) Irrigation. The following requirements shall apply to irrigation:
- (1) All landscaping required by this section shall be irrigated by either an automated system, or a hose bib attachment within one hundred fifty (150) feet of all landscaping.
 - (2) Automated underground irrigation systems shall be designed and installed in accordance with the requirements of other provisions of this code.
 - (3) The building official may waive irrigation requirements where xeriscaping or a substitute landscaping plan is used.



QUINTERO ENGINEERING, LLC

CIVIL ENGINEERING • LAND SURVEYING • PLANNING • CONSTRUCTION MANAGEMENT
1501 W. STAN SCHLUETER LP., KILLEEN, TEXAS (254) 493-9962
T.B.P.E. FIRM REGISTRATION NO. 14709
T.B.P.L.S. REGISTRATION NO. 10194110

EXHIBIT A



A

PRIVATE STREET SECTION

NAMA ROAD
ROJAS DRIVE
MAYU DRIVE

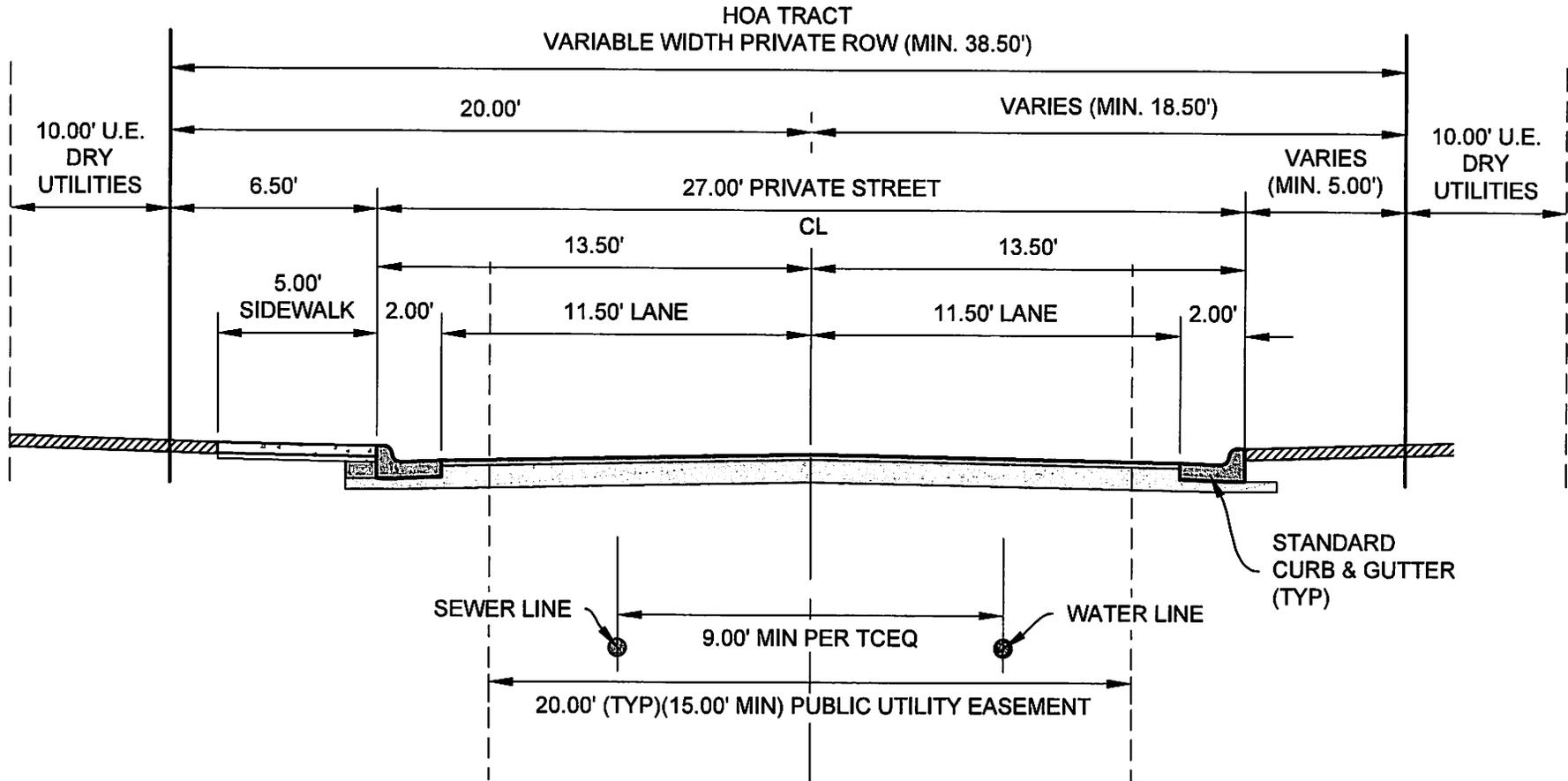
Scale: 1" = 5'



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1501 W. STAN SCHLUETER LP., KILLEEN, TEXAS (254) 493-9962
T.B.P.E. FIRM REGISTRATION NO. 14709
T.B.P.L.S. REGISTRATION NO. 10194110

EXHIBIT B



B PRIVATE STREET SECTION
PASCHAL STREET Scale: 1" = 5'



E3 ELEVATION A
1/4 in = 1 ft



REVISION NUMBER	DATE	REVISION BY	DESCRIPTION

GARDEN VILLAGE

ELEVATION A

DESIGNED BY:
Solomon's Signature Homes, LLC
Paschal Miller
solomonssignaturehomes@gmail.com
512.826.5467

DATE:
7/7/2025

SCALE:

SHEET:

A1



E6 ELEVATION B
1/4 in = 1 ft



REVISION TABLE	DATE	DESCRIPTION

GARDEN VILLAGE

ELEVATION B

DESIGNED BY:
Solomon's Signature Homes, LLC
Paschal Miller
solomonsignaturehomes@gmail.com
512.826.5467

DATE:

7/7/2025

SCALE:

SHEET:

A3



E6 ELEVATION C
1/4 in = 1 ft



REVISION	DATE	DESCRIPTION

GARDEN VILLAGE

ELEVATION C

DRAWINGS PROVIDED BY:
Solomon's Signature Homes, LLC
Paschal Miller
solomonsignaturehomes@gmail.com
512.826.5467

DATE:
7/7/2025

SCALE:

SHEET:

A5



E6 ELEVATION D
1/4 in = 1 ft



NO.	DATE	REVISIONS	DESCRIPTION

GARDEN VILLAGE

ELEVATION D

DESIGNED BY:
Solomon's Signature Homes, LLC
Pascual Miller
solomonsignaturehomes@gmail.com
512.826.5467

DATE:

7/7/2025

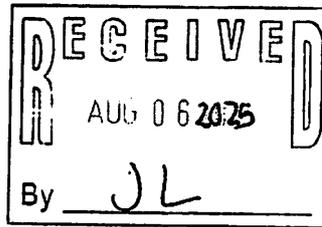
SCALE:

SHEET:

A7

July 28, 2025

Frumencio Guzman
7400 S Clear Creek Rd
Killeen, Tx 76549
(254) 462-8483



To:
City of Killeen Planning Division
200 E Ave D Suite 6
Killeen, TX 76541

Subject: Opposition to Rezoning of 7610 Clear Creek Rd from "A" to PUD with RT-1

Dear Members of the Planning and Zoning Commission,

I am writing as a concerned resident and property owner regarding the proposed rezoning of **7610 Clear Creek Road** from "A" (**Agricultural District**) to **PUD (Planned Unit Development) with RT-1 zoning**. I respectfully urge the Commission to **deny this request** or, at minimum, impose **conditions** that address neighborhood concerns especially the safety and integrity of our **livestock** and rural properties.

1. Incompatible with Surrounding Land Use

The surrounding area is primarily agricultural or low density residential. Rezoning this parcel to allow high density townhome development is inconsistent with the established character of the neighborhood and may constitute spot zoning.

2. Negative Impact on Property Values and Privacy

Increased housing density adjacent to large-lot homes raises real concerns about noise, crowding, and long-term property values for nearby residents.

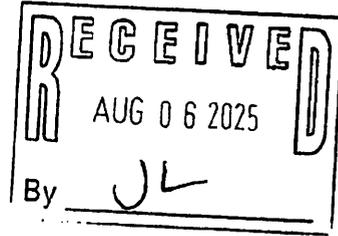
3. Traffic Impact on Clear Creek Road

Clear Creek Road already carries heavy traffic, including military commuters, commercial vehicles, and school buses. Adding a new residential development will only increase congestion and safety risks.

4. Threat to Livestock and Agricultural Operations

Our property includes active livestock and agricultural use. Introducing a dense residential development immediately adjacent to working farmland puts our animals at risk due to:

- **Trespassing** by new residents or pets (especially dogs)



- **Noise, lighting, and human activity** stressing animals
- **Liability exposure** if fencing is compromise
- **Loss of agricultural buffer zones**

This rezoning may reduce our ability to manage livestock safely and responsibly, which is precisely what A-zoning was designed to protect. We have invested in fencing and land improvements based on the existing zoning, and a sudden shift to RT-1 density next door could put our animals and property at real risk.

If Approved, These Conditions Must Be Required:

Should the Commission decide to approve this rezoning, I respectfully request the following conditions be imposed as part of the PUD:

1. **Minimum 8-Foot Masonry Wall or Fence Buffer**
A solid privacy wall (not chain-link or wood) should be installed along all rear or side property lines that border existing residences. This will help protect neighbors' privacy and reduce noise.
2. **Height and Setback Transition**
Any buildings constructed within 50 feet of existing homes should be limited to one story in height and set back at least **30 feet** from the shared property lines.

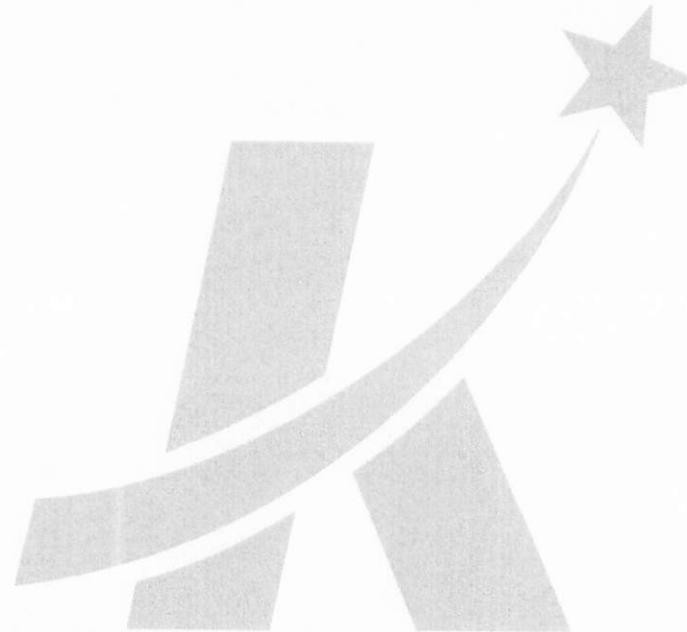
These protections would go a long way in reducing negative impacts and showing respect for the surrounding community.

I value responsible growth in Killeen, but rezoning should be done with fairness and care. I urge the Commission to prioritize neighbors' rights and existing land uses when making this decision.

Thank you for your time and consideration.

Sincerely,

Frumencio Guzman



CASE# Z25-25:

“A” TO “PUD” W/ “RT-1”

PH-25-052

September 2, 2025

Case# 25-25 “A” to “PUD” w/ “RT-1”

2

- 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.

Case# 25-25 “A” to “PUD” w/ “RT-1”

3

- 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.

Case# 25-25 “A” to “PUD” w/ “RT-1”

4

- 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.

Case# 25-25 “A” to “PUD” w/ “RT-1”

5

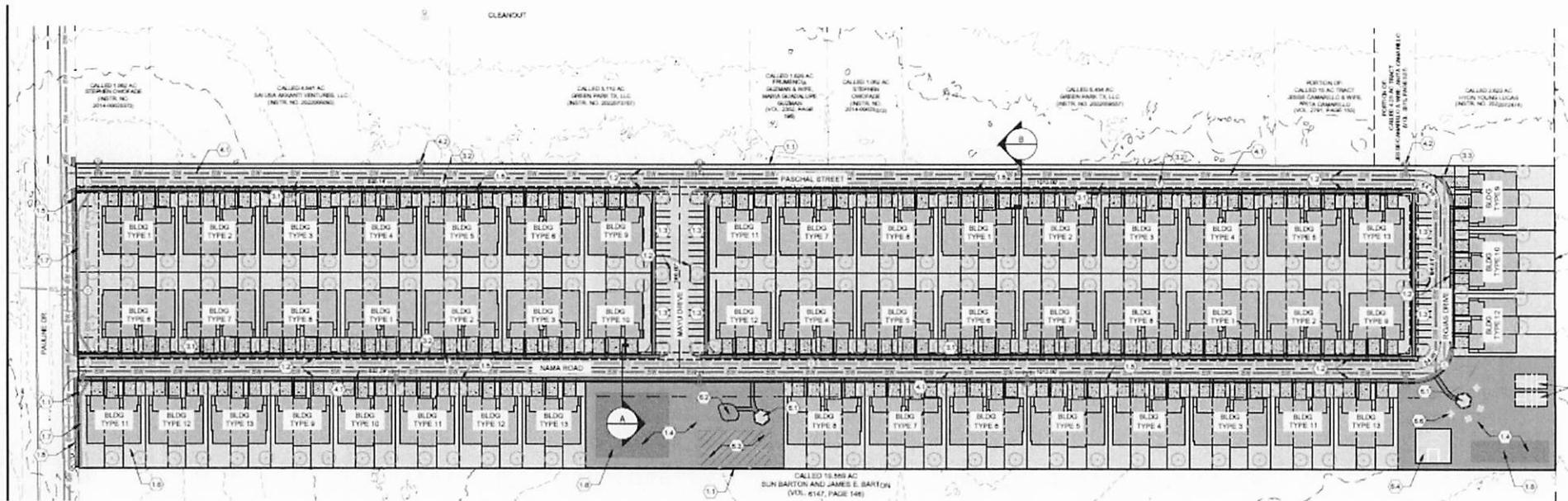
- The primary intent of the PUD is to reduce the setback and building spacing requirements in the “RT-1” (Residential Townhouse Single-Family) district.
- The proposed PUD standards also modify the visitor parking and landscaping requirements.

Case# 25-25 “A” to “PUD” w/ “RT-1”

6

- 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

Case# 25-25 "A" to "PUD" w/ "RT-1"



Case# 25-25 “A” to “PUD” w/ “RT-1”

8

- 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).









Case# 25-25 “A” to “PUD” w/ “RT-1”

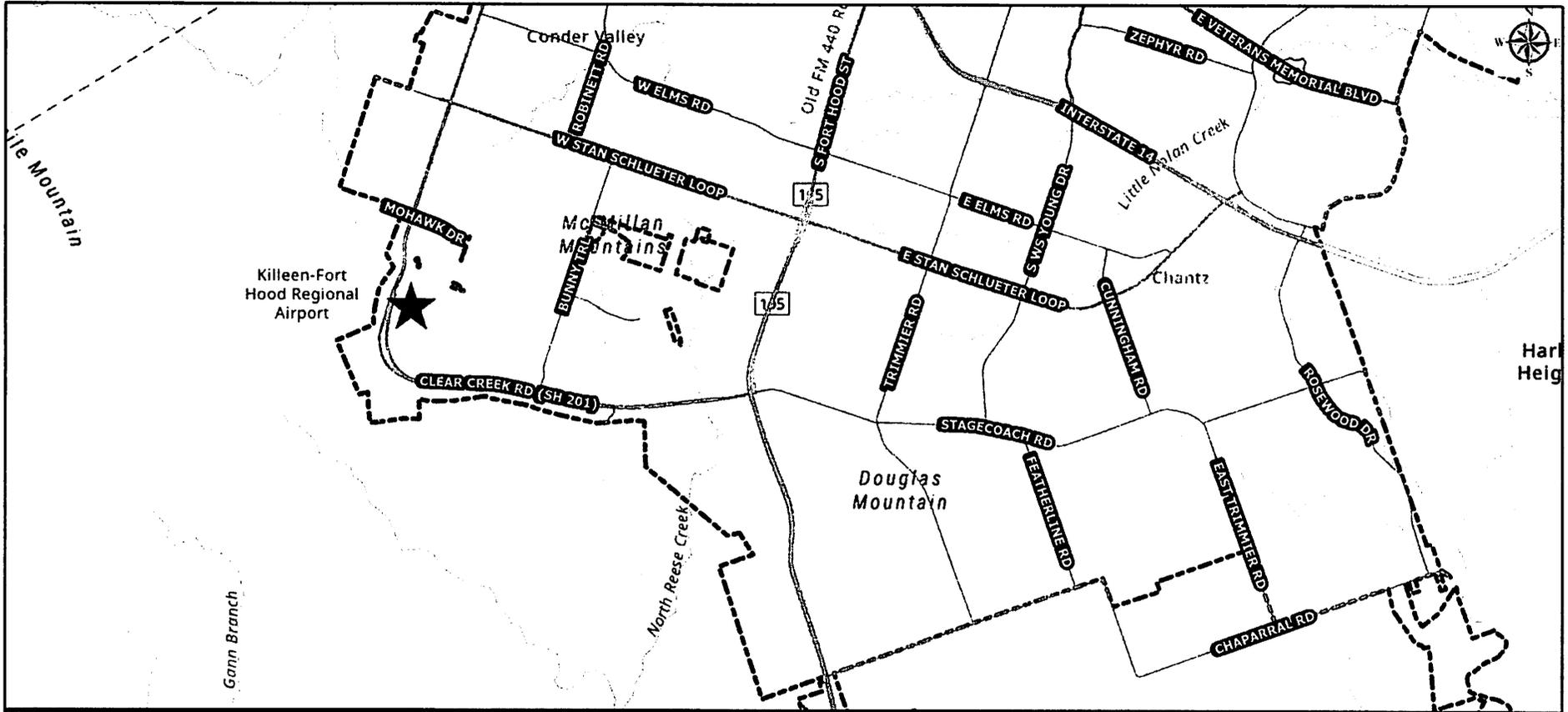
13

- 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**

Case# 25-25 “A” to “PUD” w/ “RT-1”

14

- 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

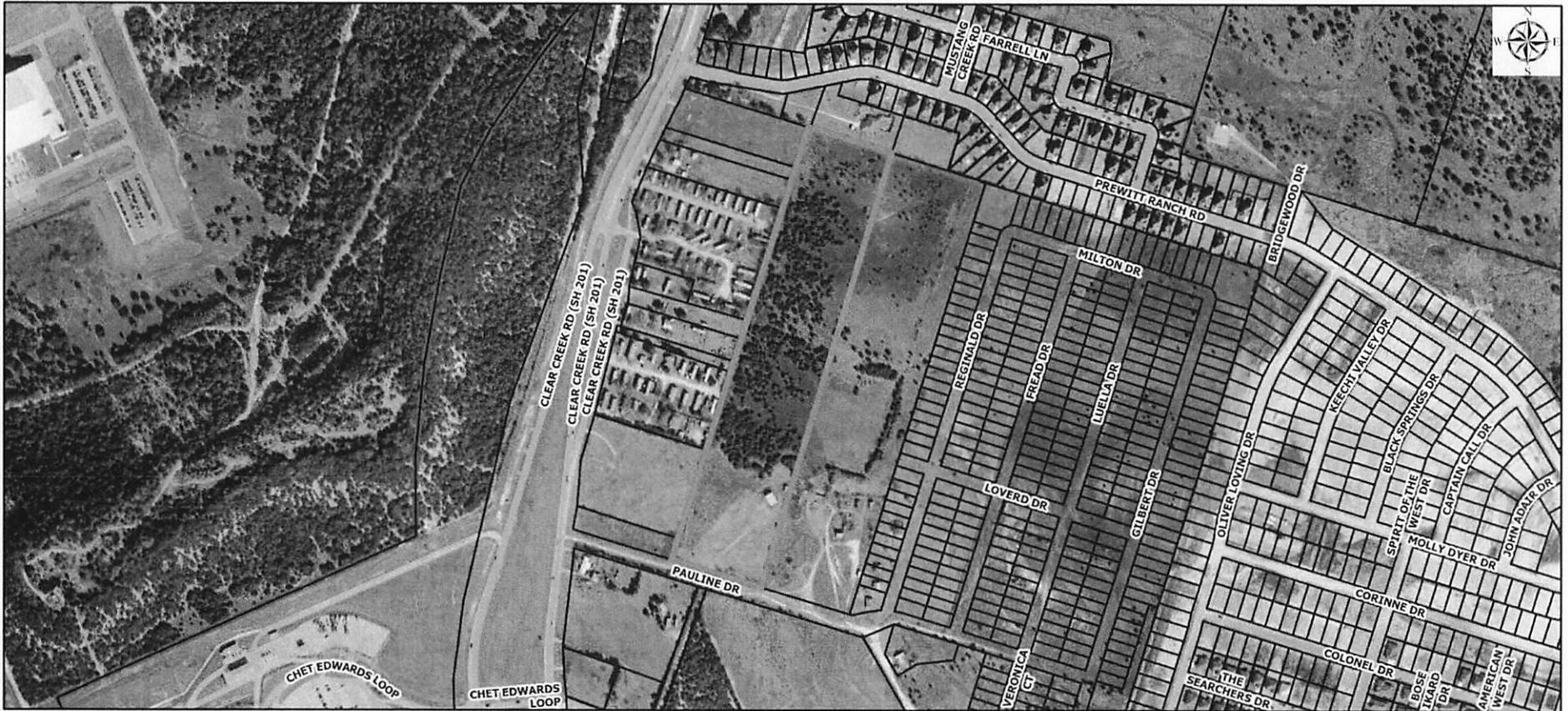


Zoning Case 2025-25
A TO PUD W/RT-1

Legend

- Major Roads
- City Limit
- ★ Zoning Case Location

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



AERIAL MAP

Council District: 4

0 200 400
Feet

Zoning Case 2025-25

A TO PUD W/RT-1

Legend

 Zoning Case

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

Case# 25-25 "A" to "PUD" w/ "RT-1"

17

View of the subject property from Pauline Drive facing north:



Case# 25-25 “A” to “PUD” w/ “RT-1”

18

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

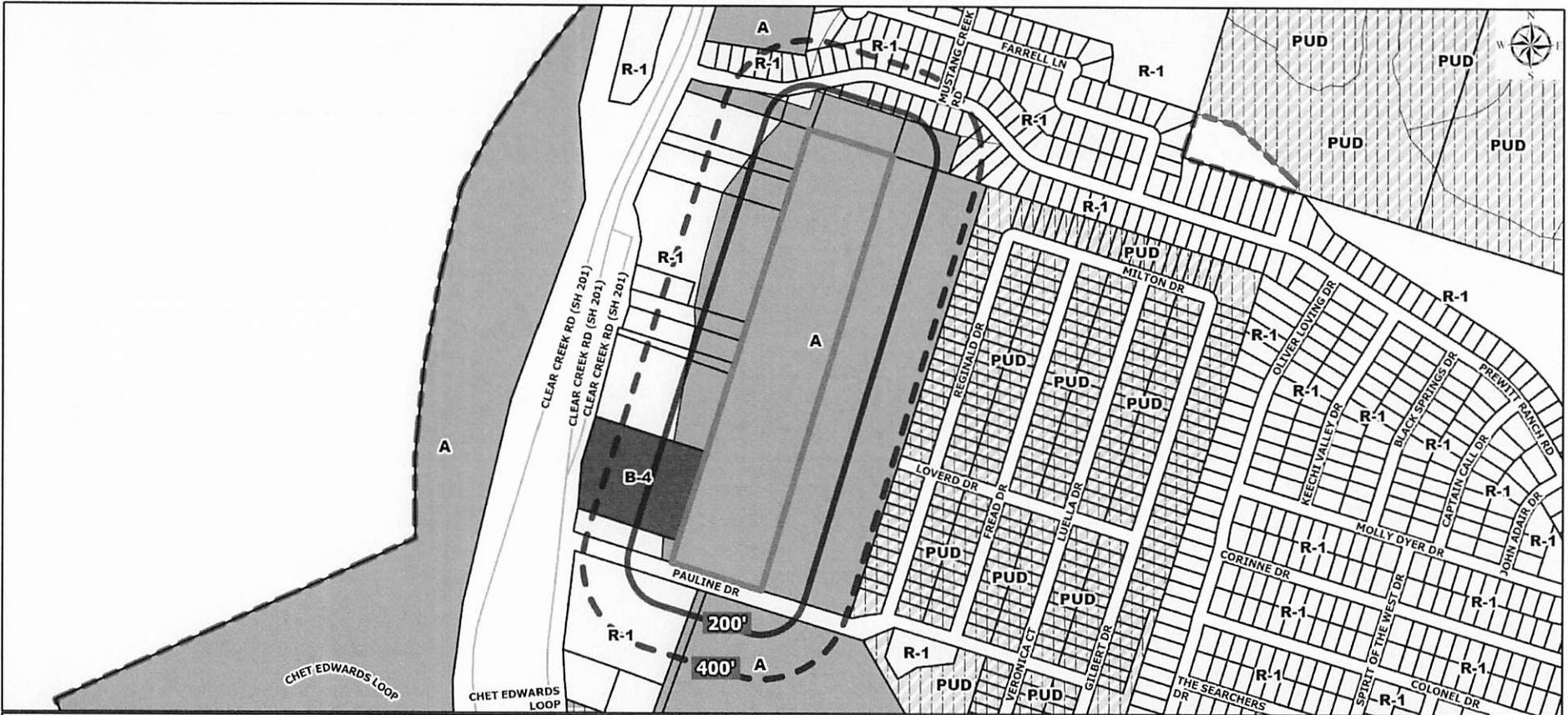


Case# 25-25 "A" to "PUD" w/ "RT-1"

19

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





ZONING MAP

Council District: 4

0 200 400
 Feet

Zoning Case 2025-25
 A TO PUD W/RT-1

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

Public Notification

- 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

- 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

- 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

- 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.