

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF KILLEEN BY CHANGING THE ZONING OF APPROXIMATELY 108.81 ACRES OUT OF THE A. WEBB SURVEY, ABSTRACT NO. 857, INCLUDING APPROXIMATELY 60.32 ACRES FROM "A-R1" (AGRICULTURAL SINGLE-FAMILY RESIDENTIAL DISTRICT) TO P.U.D. (PLANNED UNIT DEVELOPMENT) FOR "R-1" (SINGLE-FAMILY RESIDENTIAL DISTRICT) USES; APPROXIMATELY 27.08 ACRES FROM "A-R1" (AGRICULTURAL SINGLE-FAMILY RESIDENTIAL DISTRICT) TO P.U.D. (PLANNED UNIT DEVELOPMENT) FOR "SF-2" (SINGLE-FAMILY RESIDENTIAL DISTRICT) USES; APPROXIMATELY 10.58 ACRES FROM "UD" (UNIVERSITY DISTRICT) TO "UD" (UNIVERSITY DISTRICT) WITH P.U.D. (PLANNED UNIT DEVELOPMENT) FOR GREEN SPACE, OPEN SPACE, AND DETENTION POND USES; APPROXIMATELY 4.70 ACRES FROM "A-R1" (AGRICULTURAL SINGLE-FAMILY RESIDENTIAL DISTRICT) TO P.U.D. (PLANNED UNIT DEVELOPMENT) FOR GREEN SPACE, OPEN SPACE, AND DETENTION POND USES; APPROXIMATELY 2.55 ACRES FROM "UD" (UNIVERSITY DISTRICT) TO "UD" (UNIVERSITY DISTRICT) WITH P.U.D. (PLANNED UNIT DEVELOPMENT) FOR "R-1" (SINGLE-FAMILY RESIDENTIAL DISTRICT) USES; APPROXIMATELY 2.11 ACRES FROM "A-R1" (AGRICULTURAL SINGLE-FAMILY RESIDENTIAL DISTRICT) TO P.U.D. (PLANNED UNIT DEVELOPMENT) FOR "R-2" (TWO-FAMILY RESIDENTIAL DISTRICT) USES; AND 1.47 ACRES FROM "UD" (UNIVERSITY DISTRICT) TO "UD" (UNIVERSITY DISTRICT) WITH P.U.D. (PLANNED UNIT DEVELOPMENT) FOR "R-2" (TWO-FAMILY RESIDENTIAL DISTRICT) USES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Killeen Engineering & Surveying, Ltd., on behalf of JOF Developers, Inc. & Purser King Investments, Ltd., has presented to the City of Killeen a request for amendment of the zoning ordinance of the City of Killeen by changing the classification of approximately 108.81 acres out of the A. Webb Survey, Abstract No. 857 from "A-R1" (Agricultural Single-Family Residential District) and "UD" (University District) to "P.U.D." (Planned Unit Development) for "R-1" (Single-Family Residential

District), “SF-2” (Single-Family Residential District), “R-2” (Two-Family Residential District), and open space uses;

WHEREAS, the properties are addressed as 6000 South Fort Hood Street and 501 Stagecoach Road, Killeen, Texas;

WHEREAS, said request, having been duly recommended for approval by the Planning and Zoning Commission of the City of Killeen on the 6th day of July 2020, and 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 5:00 P.M., on the 21st day of July 2020, at the Killeen City Hall, Killeen, Texas;

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;

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

SECTION I. That the zoning classification of approximately 60.32 acres be changed from “A-R1” (Agricultural Single-Family Residential District) to P.U.D. (Planned Unit Development) for “R-1” (Single-Family Residential District) uses;

SECTION II. That the zoning classification of approximately 27.08 acres be changed from “A-R1” (Agricultural Single-Family Residential District) to P.U.D. (Planned Unit Development) for “SF-2” (Single-Family Residential District) uses;

SECTION III. That the zoning classification of approximately 10.58 acres be changed from “UD” (University District) to “UD” (University District) with P.U.D. (Planned Unit Development) for green space, open space, and detention pond uses;

SECTION IV. That the zoning classification of approximately 4.70 acres be changed from “A-R1” (Agricultural Single-Family Residential District) to P.U.D. (Planned Unit Development) for green space, open space, and detention pond uses;

SECTION V. That the zoning classification of approximately 2.55 acres be changed from “UD” (University District) to “UD” (University District) with P.U.D. (Planned Unit Development) for “R-1” (Single-Family Residential District) uses;

SECTION VI. That the zoning classification of approximately 2.11 acres be changed from “A-R1” (Agricultural Single-Family Residential District) to P.U.D. (Planned Unit Development) for “R-2” (Two-Family Residential District) uses; and

SECTION VII. That the zoning classification of approximately 1.47 acres be changed from “UD” (University District) to “UD” (University District) with P.U.D. (Planned Unit Development) for “R-2” (Two-Family Residential District) uses.

SECTION VIII. That each residential lot within the P.U.D. shall be required to install landscaping in accordance with the attached P.U.D. Regulations, to include two (2) trees, eight (8) shrubs, vegetative or non-vegetative ground cover, and irrigation or a hose bib.

SECTION IX. That no elevation shall be repeated within four (4) residential lots on the same side of the street, or within two (2) residential lots on the opposite side of the street.

SECTION X. That, for the “R-1” (Single-Family Residential) lots only, a garage door facing the street shall not comprise more than fifty (50) percent of the horizontal length of the front elevation.

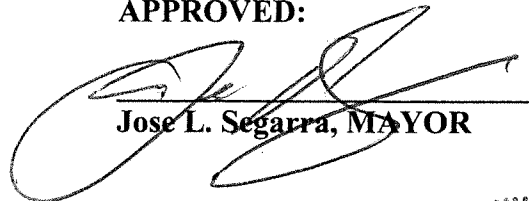
SECTION XI. That should any section or part of this ordinance be declared unconstitutional or invalid for any reason, it shall not invalidate or impair the validity, force, or effect of any other section or parts of this ordinance.

SECTION XII. 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 XIII. 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 21st day of July 2020, 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:



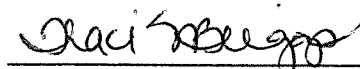
Jose L. Segarra, MAYOR

ATTEST:



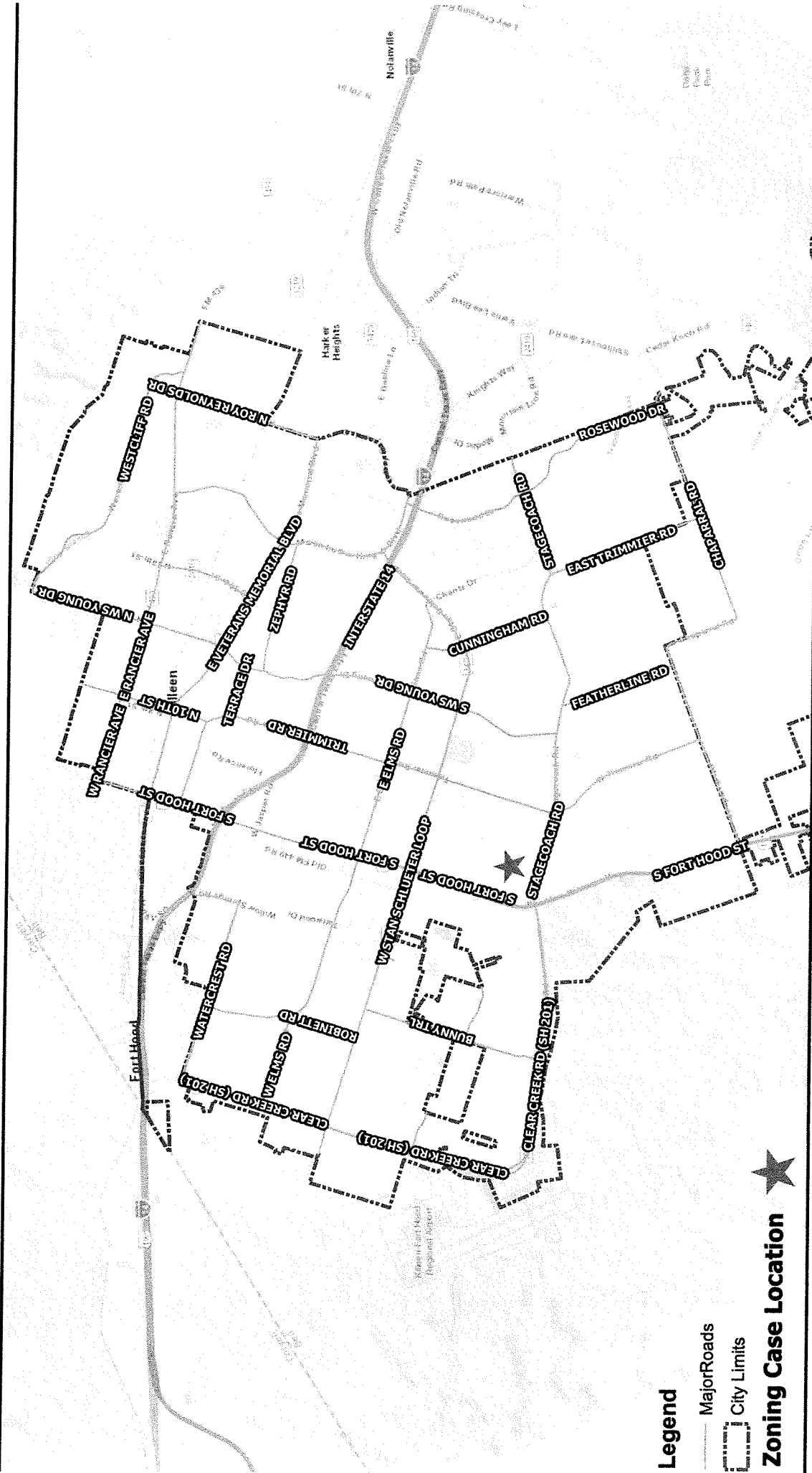
Lucy C. Aldrich, CITY SECRETARY

APPROVED AS TO FORM



Traci S. Briggs, CITY ATTORNEY
Case #Z20-05
Ord. #20-027





Legend

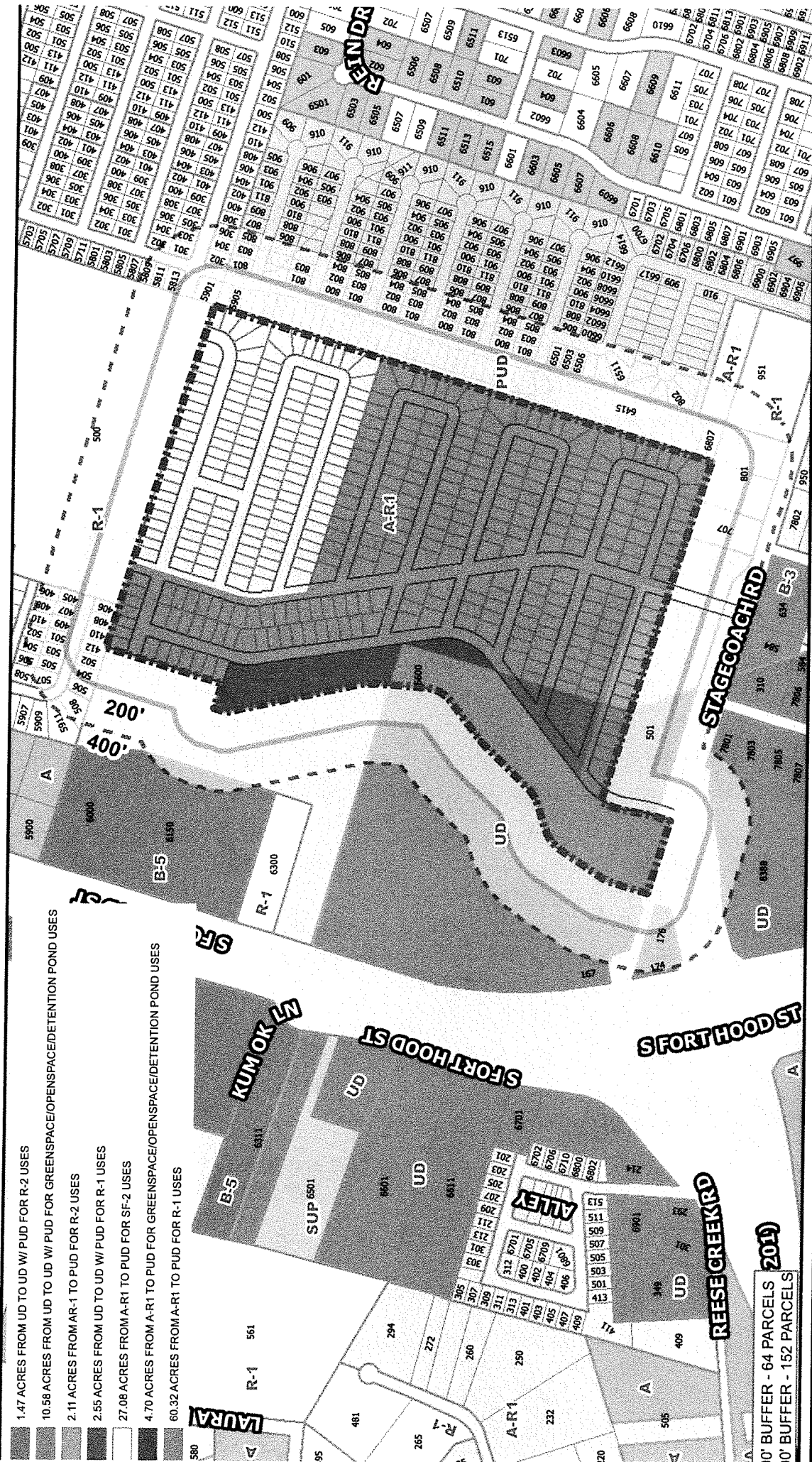
- Major Roads
- - - City Limits

Zoning Case Location ★

Attachment #1

Council District: 3
 FROM: A-R1 to PUD w/ R-1, R-2 & SF-2, UD to UD w/ PUD for R-1 & R-2
 1 inch = 8,333 feet
 Subject Property Legal Description: 108.81 ACRES OF A0857BC A WEBB, 12, ACRES 172.580

City Map
Zoning Case 2020-05



- 1.47 ACRES FROM UD TO UD W/ PUD FOR R-2 USES
- 10.58 ACRES FROM UD TO UD W/ PUD FOR GREENSPACE/RETENTION POND USES
- 2.11 ACRES FROM AR-1 TO PUD FOR R-2 USES
- 2.55 ACRES FROM UD TO UD W/ PUD FOR R-1 USES
- 27.08 ACRES FROM A-R1 TO PUD FOR SF-2 USES
- 4.70 ACRES FROM A-R1 TO PUD FOR GREENSPACE/RETENTION POND USES
- 60.32 ACRES FROM A-R1 TO PUD FOR R-1 USES

Attachment #2

Council District: 3

FROM: A-R1 to PUD w/ R-1, R-2 & SF-2, UD to UD w/ PUD for R-1 & R-2

1 inch = 688 feet

Subject Property Legal Description: 108.81 ACRES OF A0857BC A WEBB, 12, ACRES 172.580

Zoning Map
Zoning Case 2020-05

10' BUFFER - 64 PARCELS
20' BUFFER - 152 PARCELS

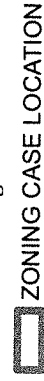


Attachment #3

Council District: 3
 FROM: A-R1 to PUD w/ R-1, R-2 & SF-2, UD to UD w/ PUD for R-1 & R-2
 1 inch = 667 feet
 Subject Property Legal Description: 108.81 ACRES OF A0857BC A WEBB, 12, ACRES 172.580

**Aerial Map
 Zoning Case 2020-05**

Legend



**MINUTES
PLANNING AND ZONING COMMISSION MEETING
JULY 6, 2020**

**CASE #Z20-05
“A-R1” and “UD” to (PUD) for
“R-1”, “SF-2”, “R-2”, and Open
Space uses.**

HOLD a public hearing and consider a request submitted by Killeen Engineering & Surveying, Ltd. on behalf of JOF Developers, Inc. and Purser King Investment, Ltd., (Case #Z20-05) to rezone approximately 108.81 acres out of the A. Webb Survey, Abstract No. 857, including approximately 60.32 acres from “A-R1” (Agricultural Single-Family Residential District) to P.U.D. (Planned Unit Development) for “R-1” (Single-Family Residential District) uses; approximately 27.08 acres from “A-R1” (Agricultural Single-Family Residential District) to P.U.D. (Planned Unit Development) for “SF-2” (Single-Family Residential District) uses; approximately 10.58 acres from “UD” (University District) to “UD” (University District) with P.U.D. (Planned Unit Development) for green space, open space, and detention pond uses; approximately 4.70 acres from “A-R1” (Agricultural Single-Family Residential District) to P.U.D. (Planned Unit Development) for green space, open space, and detention pond uses; approximately 2.55 acres from “UD” (University District) to “UD” (University District) with P.U.D. (Planned Unit Development) for “R-1” (Single-Family Residential District) uses; approximately 2.11 acres from “A-R1” (Agricultural Single-Family Residential District) to P.U.D. (Planned Unit Development) for “R-2” (Two-Family Residential District) uses; and 1.47 acres from “UD” (University District) to “UD” (University District) with P.U.D. (Planned Unit Development) for “R-2” (Two-Family Residential District) uses. The properties are addressed as 6600 S. Fort Hood Street and 501 Stagecoach Road, Killeen, Texas.

Commissioner O’Brien stepped away from the dais due to a potential conflict of interest.

Chairman Latham requested staff comments.

Ms. Wallis Meshier, Senior Planner, presented the staff report for this item. She stated that sixty (60) surrounding property owners were notified regarding this request. One response in support of the request was received.

Ms. Meshier stated that staff is of the determination that the proposed PUD concept plan conforms to all applicable rules and regulations and recommended that the Planning and Zoning Commission recommend approval of the applicant’s PUD request as submitted.

Mr. Gary W. Purser, Jr., 6503 Wells Fargo, Killeen, Texas, was present to represent the request.

Chairman Latham opened the public hearing.

Ms. Terri Nyemaster, 408 Medina Drive, Killeen, Texas, and Mr. Javier Centeno, 501 Medina Drive, Killeen, Texas, spoke in opposition to the request. They noted concerns regarding drainage, crime, and traffic.

With no one else requesting to speak, the public hearing was closed.

Commissioner Holly left the meeting.

Vice Chairman Alvarez motioned to recommend approval of the request. Commissioner Minor seconded, and the motion passed by a vote of 5 to 1. Commissioner Boyd voted in opposition.

Chairman Latham stated that the request will be forwarded to City Council with a recommendation for approval.

Commissioner O'Brien returned to the dais.



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TBPE Registration No. F-4200, TBPLS Registration No. 10194541
Visit our website at: www.kesltd.com

PUD Regulations

Landscaping Requirements:

1. *Landscaping required.* For residential uses, minimum required landscaping shall be two (2) canopy trees, with at least one (1) planted in the front yard, and eight (8) 3-gallon shrubs in the front yard.
2. *Trees.* The following requirements shall apply to tree landscaping:

Newly planted trees shall measure at least two-inch caliper and six (6) feet high at the time of planting and shall be planted in a permeable area not less than three (3) feet in diameter. Tree plantings shall be of a recommended species as detailed in section 8-530 of the City of Killeen Code of Ordinances.

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.

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.

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).

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.

3. *Ground cover.* The following requirements shall apply to ground cover landscaping:

Ground cover or grass shall be planted 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.

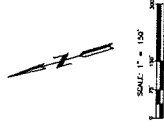
Approved non-vegetative ground cover materials (such as washed gravel, bark mulch, lava rock, rock, or other decorative covers generally used in landscaping) may be used to meet the provisions of this section. Where approved, non-vegetative ground cover shall be porous and form a uniform appearance free from weeds and grasses

4. *Irrigation.* Each home must have a hose bib attachment within one hundred fifty (150) feet of all landscaping required by this section.

Architecture Requirements:

1. The following standards shall apply across the development.
2. *Repetition.* No elevation shall be repeated within four (4) residential lots on the same side of the street, or within two (2) residential lots on the opposite side of the street.
3. *Garages (applies to R-1 lots only).* A garage door facing the street shall not comprise more than fifty (50) percent of the horizontal length of the front elevation.

NO.	DATE	SHEETS



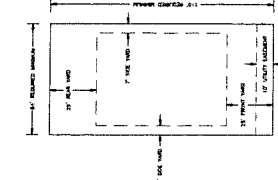
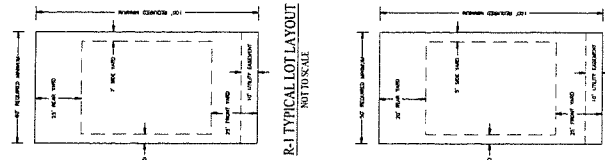
Low Density is a mixed use district located at the northeast corner of Stephens Avenue and North Street (R-2), 1.55 acres of approximately 0.29 acres of Green Tractor Farm Property (R-1) and 0.26 acres of Green Tractor Farm Property (R-1) and 1.00 acres of Green Tractor Farm Property (R-1) and 0.26 acres of Green Tractor Farm Property (R-1). The proposed development is a mixed use district located at the northeast corner of Stephens Avenue and North Street (R-2), 1.55 acres of approximately 0.29 acres of Green Tractor Farm Property (R-1) and 0.26 acres of Green Tractor Farm Property (R-1) and 1.00 acres of Green Tractor Farm Property (R-1) and 0.26 acres of Green Tractor Farm Property (R-1).

3.71 LOT/ACRE DENSITY
 The Proposed Unit Development will be located on the northeast corner of Stephens Avenue and North Street (R-2), 1.55 acres of approximately 0.29 acres of Green Tractor Farm Property (R-1) and 0.26 acres of Green Tractor Farm Property (R-1) and 1.00 acres of Green Tractor Farm Property (R-1) and 0.26 acres of Green Tractor Farm Property (R-1). The proposed development is a mixed use district located at the northeast corner of Stephens Avenue and North Street (R-2), 1.55 acres of approximately 0.29 acres of Green Tractor Farm Property (R-1) and 0.26 acres of Green Tractor Farm Property (R-1) and 1.00 acres of Green Tractor Farm Property (R-1) and 0.26 acres of Green Tractor Farm Property (R-1).

Category	Details
Public Access	The Proposed Unit Development will be located on the northeast corner of Stephens Avenue and North Street (R-2), 1.55 acres of approximately 0.29 acres of Green Tractor Farm Property (R-1) and 0.26 acres of Green Tractor Farm Property (R-1) and 1.00 acres of Green Tractor Farm Property (R-1) and 0.26 acres of Green Tractor Farm Property (R-1).
Storage	Landscaping sign at main entrance on Stephens Road
Streets	Street signs at main entrance on Stephens Road
Lighting	Street lighting at main entrance on Stephens Road
Utilities	Street lighting at main entrance on Stephens Road
Amenities	Street lighting at main entrance on Stephens Road
Other Credit	Street lighting at main entrance on Stephens Road

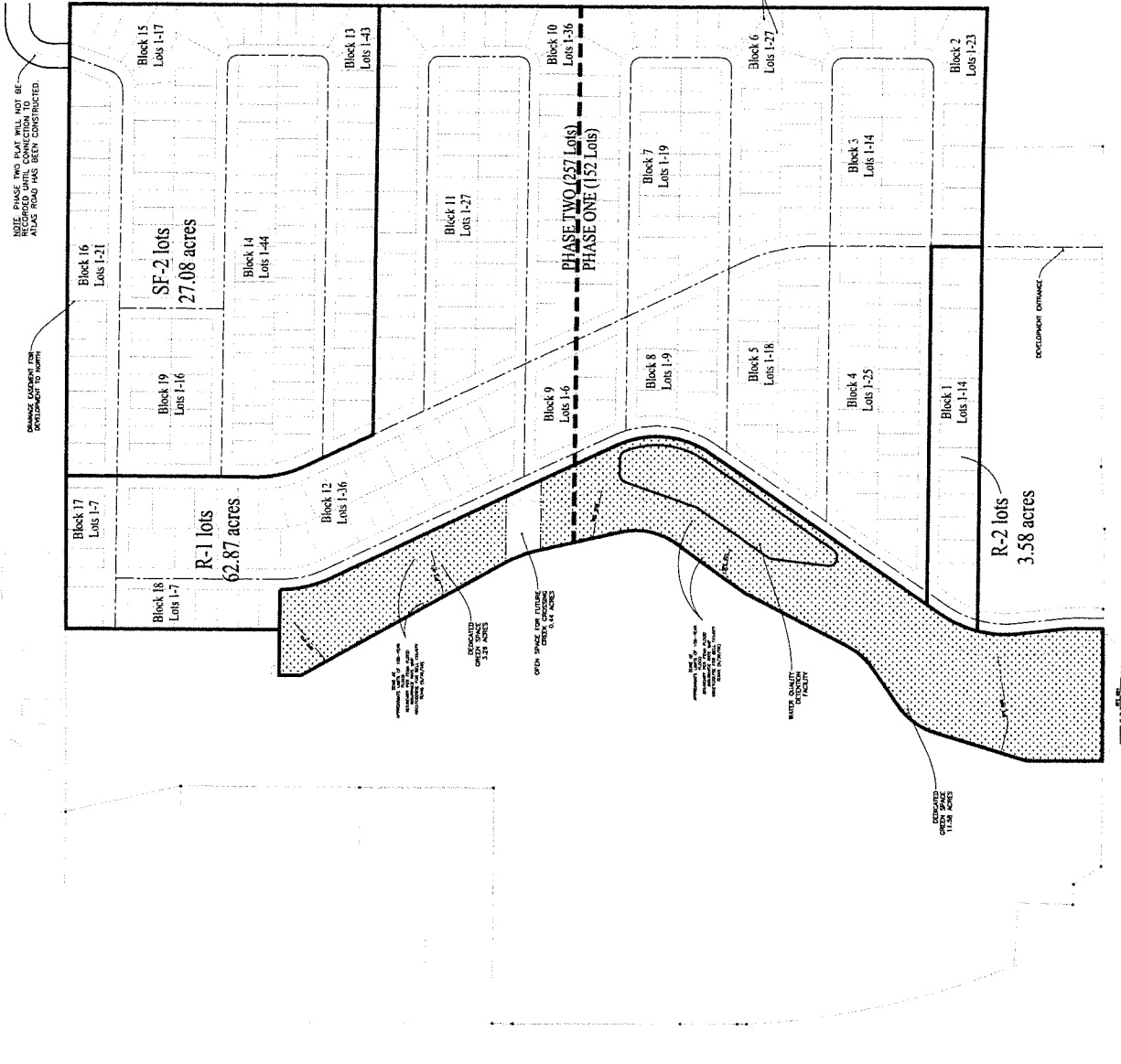
Zoning Changes

10 to 10 with CUP for PUD for R-1 lots	2.55 acres
10 to 10 with CUP for PUD for R-2 lots	1.47 acres
A-R1 to PUD for R-1 lots	0.23 acres
A-R1 to PUD for R-2 lots	2.11 acres
U-1 to PUD for Green Tractor Farm Property	27.06 acres
A-R1 to PUD for Green Tractor Farm Property	15.56 acres
A-R1 to PUD for Green Tractor Farm Property	4.75 acres
TOTAL	108.81



R-1 TYPICAL LOT LAYOUT
 NOT TO SCALE

R-2 TYPICAL LOT LAYOUT
 NOT TO SCALE



PUD OVERALL MAP & SUMMARY
 SCALE: 1" = 150'

CONSIDERATIONS

Texas Supreme Court in Pharr v. Tippitt, 616 S. W 2nd 173 (Tex 1981) established general guidelines which the Planning and Zoning Commission and City Council should take into consideration when making their respective recommendation and decision on a zoning request.

A. General Factors to Consider:

Is the request in accordance with the comprehensive plan?

Is the request designed to lessen congestion in the streets; secure safety from fire, panic or other dangers; promote health and the general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; or facilitate the adequate provision of transportation, water, sewers, schools, parks and other public requirements?

What if any, is the nature and degree of an adverse impact upon neighboring lands?

The suitability or unsuitability of the tract for use as presently zoned.

Whether the amendment bears a substantial relationship to the public health, safety, morals or general welfare or protects and preserves historical and cultural places and areas.

Whether there is a substantial public need or purpose for the new zoning.

Whether there have been substantially changed conditions in the neighborhood.

Is the new zoning substantially inconsistent with the zoning of neighboring lands? (Whether the new zoning is more or less restrictive.)

The size of the tract in relation to the affected neighboring lands – is the tract a small tract or isolated tract asking for preferential treatment that differs from that accorded similar surrounding land without first proving changes in conditions?

Any other factors which will substantially affect the health, safety, morals or general welfare.

B. Conditional Use Permit (if applicable)

Whether the use is harmonious with and adaptable to buildings, structures and use of abutting property and other property in the vicinity of the premises under construction.

C. Conditions to Consider

1. Occupation shall be conducted only by members of family living in home.
2. No outside storage or display
3. Cannot change the outside appearance of the dwelling so that it is altered from its residential character.
4. Cannot allow the performance of the business activity to be visible from the street.
5. Cannot use any window display to advertise or call attention to the business.
6. Cannot have any signs
7. No off-street parking or on-street parking of more than two (2) vehicles at any one time for business related customer parking.
8. No retail sales.
9. Length of Permit.

CUT HERE

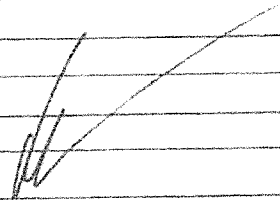
YOUR NAME: Bruce White's PHONE NUMBER: 254 953 5353

CURRENT ADDRESS: 3000 Illinois Ave Ste 100

ADDRESS OF PROPERTY OWNED: Multiple

COMMENTS:

Approve Grant Project for Area



SIGNATURE:

REQUEST: "A-R1" to P.U.D for "R-1", "SF-2", "R-2" & "UD" to, "UD" w/P.U.D for "R-1", & R-2

SPO #226-05/ 097-140

CITY COUNCIL MEMORANDUM FOR ORDINANCE

DATE: July 21, 2020

TO: Kent Cagle, City Manager

FROM: Tony D. McIlwain, AICP, CFM; Exec. Dir. of Planning and Dev. Services

SUBJECT: ZONING CASE #Z20-05: "A-R1" (Agricultural Single-Family Residential District) and "UD" (University District) to Planned Unit Development (P.U.D.) for "R-1" (Single-Family Residential District), "SF-2" (Single-Family Residential District), "R-2" (Two-Family Residential District), and Open Space uses.

BACKGROUND AND FINDINGS:

Summary of Request:

This request is submitted by Killeen Engineering & Surveying, Ltd. to rezone approximately 108.81 acres from "AR-1" (Agricultural Single-Family Residential District) and "UD" (University District) to Planned Unit Development (P.U.D.) for "R-1" (Single-Family Residential District), "SF-2" (Single-Family Residential District), "R-2" (Two-Family Residential District), and Open Space uses.

The proposed Levy Crossing P.U.D. provides 409 residential lots, including the following:

- 254 "R-1" (Single-Family Residential) lots (62.87 acres);
- 141 "SF-2" (Single-Family Residential) lots (27.08 acres); and
- 14 "R-2" (Two-Family Residential) lots (3.58 acres).

It also includes 14.84 acres of dedicated open space. The proposed residential density is 3.89 dwelling units per gross acre.

A breakdown of the requested zoning is as follows:

- 60.32 acres from "A-R1" (Agricultural Single-Family Residential) to P.U.D. for "R-1" (Single-Family Residential) uses;
- 27.08 acres from "A-R1" (Agricultural Single-Family Residential) to P.U.D. for "SF-2" (Single-Family Residential) uses;
- 10.58 acres from "UD" (University District) to "UD" with P.U.D. for green space, open space, and detention pond uses;
- 4.70 acres from "A-R1" (Agricultural Single-Family Residential District) to P.U.D. for green space, open space, and detention pond uses;

- 2.55 acres from "UD" (University District) to "UD" with P.U.D. for "R-1" (Single-Family Residential) uses;
- 2.11 acres from "A-R1" (Agricultural Single-Family Residential District) to P.U.D. for "R-2" (Residential Two-Family) uses; and
- 1.47 acres from "UD" (University District) to "UD" with P.U.D. for "R-2" (Two-Family Residential) uses.

The requested "R-1" (Single-Family Residential) base zoning district allows single family residential lots having a minimum area of 6,000 square feet and a minimum lot width of 60 feet. It also allows uses including schools, churches, cemeteries, playgrounds, reservoirs, etc.

The requested "SF-2" (Single-Family Residential) base zoning district allows all uses permitted in "R-1", as well as garden homes having a minimum floor area of 1,100 square on a minimum 5,000 square foot, 50-foot wide lot.

The requested "R-2" (Two-Family Residential) district allows two-family dwellings on lots having a minimum area of 7,000 square feet and a minimum lot width of 60 feet.

Zoning/ Plat Case History:

The subject property was annexed on October 19, 1999 and was subsequently zoned "AR-1" (Agricultural Single-Family Residential) on September 12, 2000. The subject property is not platted.

Character of the Area:

The subject area is currently undeveloped. The surrounding land uses consist of residential developments of varying densities and undeveloped commercially and agriculturally zoned land. There is a FEMA recognized watercourse, locally known as NRC Tributary 3, which runs from the northwest corner of the property, through the parcel, to the southwest corner of the subject property.

Future Land Use Map Analysis:

This area is designated as 'Suburban Residential' (SR) and 'Suburban Commercial' (SC) on the Future Land Use Map (FLUM) of the Comprehensive Plan.

The 'Suburban Residential' (SR) designation encourages the following development types:

- Detached residential dwellings;
- Planned developments to provide for other housing types in a Suburban character setting;
- Public/institutional; and
- Parks and public spaces.

The 'Suburban Commercial' (SC) designation encourages the following development types:

- Office (both large and/or multi-story buildings and small-scale office uses depending on the site);

- Planned developments to accommodate custom site designs or mixing of uses in a Suburban character setting;
- Public/institutional; and Public/institutional; and
- Parks and public spaces.

The Comprehensive Plan (page 2.7) notes that the 'Suburban Residential' (SR) land use designation allows for "planned developments to provide for other housing types (e.g., townhouse, patio) in a suburban character setting." This section further states that the 'Suburban Residential' (SR) designation "can establish development options which allow for lot sizes smaller than the baseline in exchange for greater open space set-aside, with the additional open space devoted to maintaining the overall suburban character and buffering adjacent properties."

As noted above, the proposed P.U.D. provides 14.84 acres of dedicated open space, and a residential density of 3.89 dwelling units per gross acre. Based on the proposed open space, staff is of the determination that the P.U.D. concept plan is consistent with the FLUM.

Water, Sewer, and Drainage Service:

Water, sanitary sewer, and drainage utility service is located within the City of Killeen municipal utility service area and is available to the subject tract. There is an existing 15-inch wastewater line on the property, which roughly follows the existing riparian area. The proposed P.U.D. concept plan accommodates the existing wastewater line and utility easement. Further review of the proposed drainage and water/wastewater layout will be conducted during review of the Preliminary Plat.

Transportation and Thoroughfare Plan:

The subject property is generally located on the northeast corner of S.H. 195 (Major Arterial) and Stagecoach Road (Minor Arterial). The City's adopted Thoroughfare Plan indicates two future collector streets bisecting the subject area - one north/south, and the other east/west. The development is proposed to be accessed primarily from Stagecoach Road via two proposed entrances - one collector and one local street. The applicant's P.U.D. concept plan indicates a total of 409 residential lots (including 14 duplex lots), which will generate approximately 4,230 vehicle trips per day.

Public Notification

Staff notified one sixty (60) surrounding property owners regarding this request. As of the date of this staff report, one response in support of the request has been received.

Staff Findings:

In accordance with Killeen Code of Ordinances Sec. 31-800, "a Planned Unit Development (P.U.D.) is a land use designation incorporating the concepts of density and common open space. Common open space shall include, but is not limited to, community amenities such as parks, gardens, pedestrian trails, recreation areas, and usable undisturbed, natural areas. The P.U.D. designation serves as an overlay zoning and development classification. In this capacity,

the designation permits specific negotiated development regulations to be applied to the base land use zoning district(s) in which the property is located.”

In addition, Killeen Code of Ordinances Sec. 31-801 states the following: “The P.U.D. classification is an overlay designation to provide the flexibility to permit development projects which may include multiple land uses. This classification serves the following purposes:

- a) Establish a procedure for the development of a parcel of land under unified control to reduce or eliminate the inflexibility that might otherwise result from strict application of land use standards and procedures designed primarily for individual lots;
- b) Ensure structured review and approval procedures are applied to unique development projects that are intended to take advantage of common open space and promote pedestrian circulation;
- c) Allow developers greater freedom to be innovative in selecting the means to provide access, light, open space, and amenities; and
- d) Provide flexibility from the strict application of existing development regulations and land use standards and allow developers the opportunity to take advantage of special site characteristics and location.”

Planning, Public Works, and Fire Department staff have reviewed the proposed P.U.D. concept plan and make the following findings:

1. Open Space: The proposed PUD concept plan provides for approximately 14.84 acres of dedicated open space, which will be owned and maintained by the Homeowners’ Association. The applicant is advised that the City of Killeen will not be responsible for maintenance of the green space or drainage facilities.

As noted on the concept plan, a 6-foot wide sidewalk will be constructed adjacent to the dedicated open space. Planning staff is of the determination that the proposed open space, together with the wider sidewalk, meets the intent of the open space requirements for a P.U.D.

2. Thoroughfare Planning & Connectivity: In accordance with the Thoroughfare Plan, a proposed north/south Collector street (70-foot right-of-way) will run northward from Stagecoach Road and tie into the currently undeveloped property to the north. When the adjacent property to the north develops, that road will ultimately tie into the existing West Gemini Lane and connect to South Fort Hood Street (S.H. 195) via W. Orion Drive.

As required by the Thoroughfare Plan, an east/west collector will also be provided on the north side of the proposed development, which will ultimately connect the existing Atlas Road to South Fort Hood Street (S.H. 195), thereby providing a connection from South Fort Hood Street (S.H. 195) to Trimmier Road. With this proposed development, the required Collector will stub-out to the adjacent undeveloped property to the west and will tie into the currently undeveloped property to the north.

Public Works staff is of the determination that the proposed P.U.D. concept plan meets the intent of the Thoroughfare Plan.

3. Connectivity and Fire Access: As noted on the proposed P.U.D. concept plan, the connection to Atlas Road must be constructed prior to recordation of the Final Plat. This connection is necessary in order to meet the requirements of Sec. D107.2 of the Fire Code, which states that "where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses."

As indicated on the proposed P.U.D. concept plan, the proposed subdivision will be developed in two phases. The southern half of the proposed development will comprise Phase One, and the northern portion will comprise Phase Two. In this way, Phase One will meet the fire access spacing requirements in Sec. D107.2 of the Fire Code, and Phase Two will be completed after the adjacent property to the north is developed.

As noted on the proposed P.U.D. concept plan, the final plat for Phase Two will not be recorded until the connection to Atlas Road has been constructed. The applicant is advised that no vertical construction will be permitted in Phase Two until the connection to Atlas Road is in place.

4. Landscaping Standards: In addition to the P.U.D. concept plan, the applicant has also submitted a P.U.D. document for consideration, which outlines the proposed minimum landscaping and architectural standards for the development. Per the proposed P.U.D. document, each residential lot would be required to install two (2) trees and eight (8) shrubs. Each lot would also be required to provide vegetative or non-vegetative ground cover, as well as irrigation or a hose bib. Planning staff is of the determination that the proposed landscaping standards are consistent with the adjacent development to the west and are therefore sufficient to meet the provisions for a P.U.D. outlined in Sec. 31-803 of the Code of Ordinances.
5. Architectural Standards: The proposed P.U.D. document includes a repetition standard, which states that "no elevation shall be repeated within four (4) residential lots on the same side of the street, or within two (2) residential lots on the opposite side of the street." It also includes a standard for the "R-1" (Single-Family Residential) lots, which states that "a garage door facing the street shall not comprise more than fifty (50) percent of the horizontal length of the front elevation." As proposed, this standard is applicable only to the "R-1" (Single-Family Residential) lots, only.

THE ALTERNATIVES CONSIDERED:

The City Council may:

- Disapprove the applicant's P.U.D. zoning request as submitted;
- Approve the applicant's P.U.D. zoning request with amendments; or
- Approve the applicant's P.U.D. zoning request.

Which alternative is recommended? Staff recommends approval of the requested P.U.D. as submitted.

Why? Staff is of the determination that the proposed P.U.D. meets all the requirements for a Planned Unit Development, as outlined in Chapter 31 - Division 8 of the Code of Ordinances.

CONFORMITY TO CITY POLICY:

Staff is of the determination that the proposed P.U.D. concept plan conforms to all applicable rules and regulations.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year?

This is not applicable at this time.

For future years?

This zoning request does not involve the expenditure of City funds. However, long-term maintenance of all proposed municipal infrastructure will be the City's responsibility.

Is this a one-time or recurring expenditure?

This is not applicable at this time.

Is this expenditure budgeted?

This is not applicable at this time.

If not, where will the money come from?

This is not applicable at this time.

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

This is not applicable at this time.

RECOMMENDATION:

The Planning and Zoning Commission recommended approval of the applicant's zoning request by a vote of 5 to 1, with Commissioner Boyd in opposition to the request (Ms. O'Brien recused herself from the vote).

DEPARTMENTAL CLEARANCES:

This item has been reviewed by Planning, Public Works, Fire Department, and Legal staff.