



ZONING CASE #Z18-08
“B-3” TO “PUD” W/ “R-3A” USES

PH-18-033

October 23, 2018

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- Quintero Engineering, L.L.C. submits this request on behalf of JMJ Acquisitions, L.L.C., to rezone Lot 5, Block 1, Rosewood Commercial, from “B-3” (Local Business District) to Planned Unit Development (PUD) with “R-3A” (Multifamily Apartment Residential District) uses for an apartment complex.

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- The subject property consists of approximately 16.12 acres and is currently undeveloped.
- The subject property is generally located on the west side of Rosewood Drive, south of the intersection with East Central Texas Expressway.
- It is locally known as 3701 Rosewood Drive, Killeen, Texas.

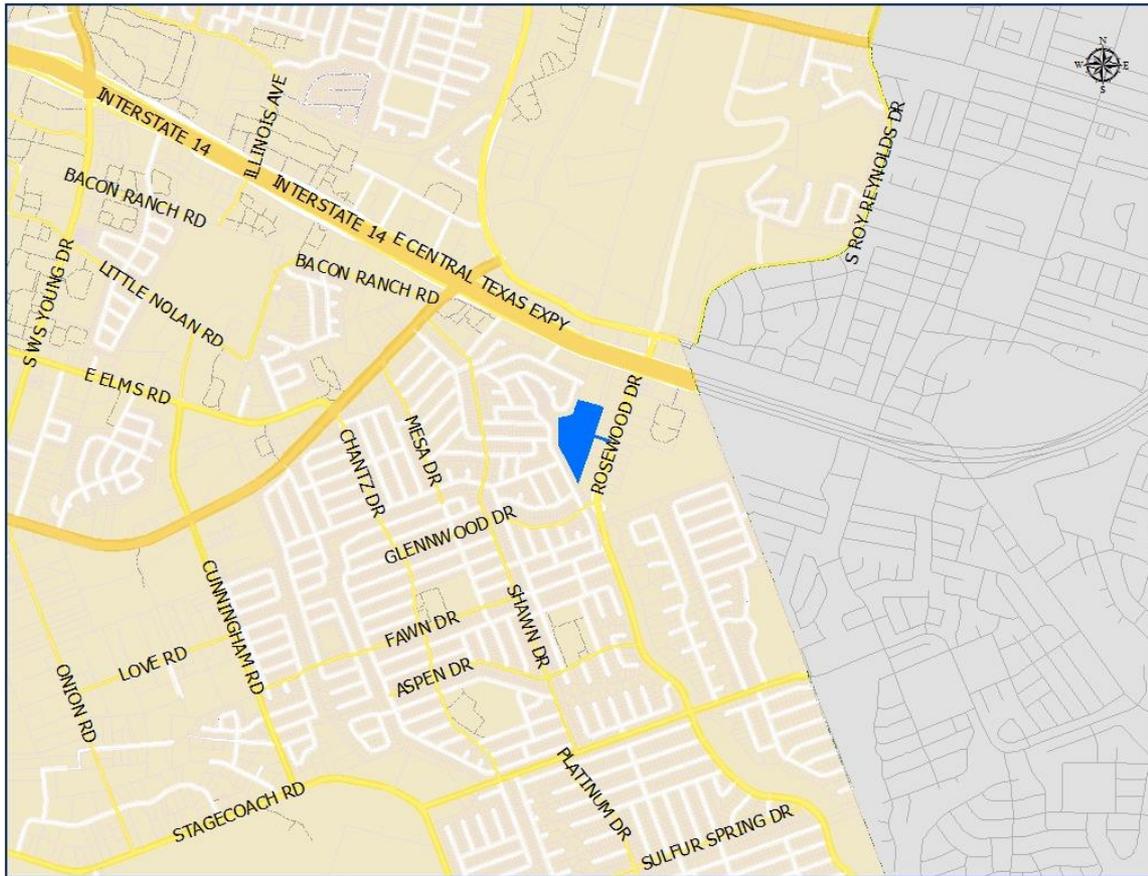
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- The PUD concept plan illustrates nine (9) multifamily apartment buildings and a club house. The dwelling unit summary consists of a total of 216 units with 126 one-bedroom units, 72 two bedroom units, 18 three-bedroom units and 374 parking spaces.
- The property will gain access to Rosewood Drive via two private drive features, with no connectivity to the surrounding residential neighborhoods.

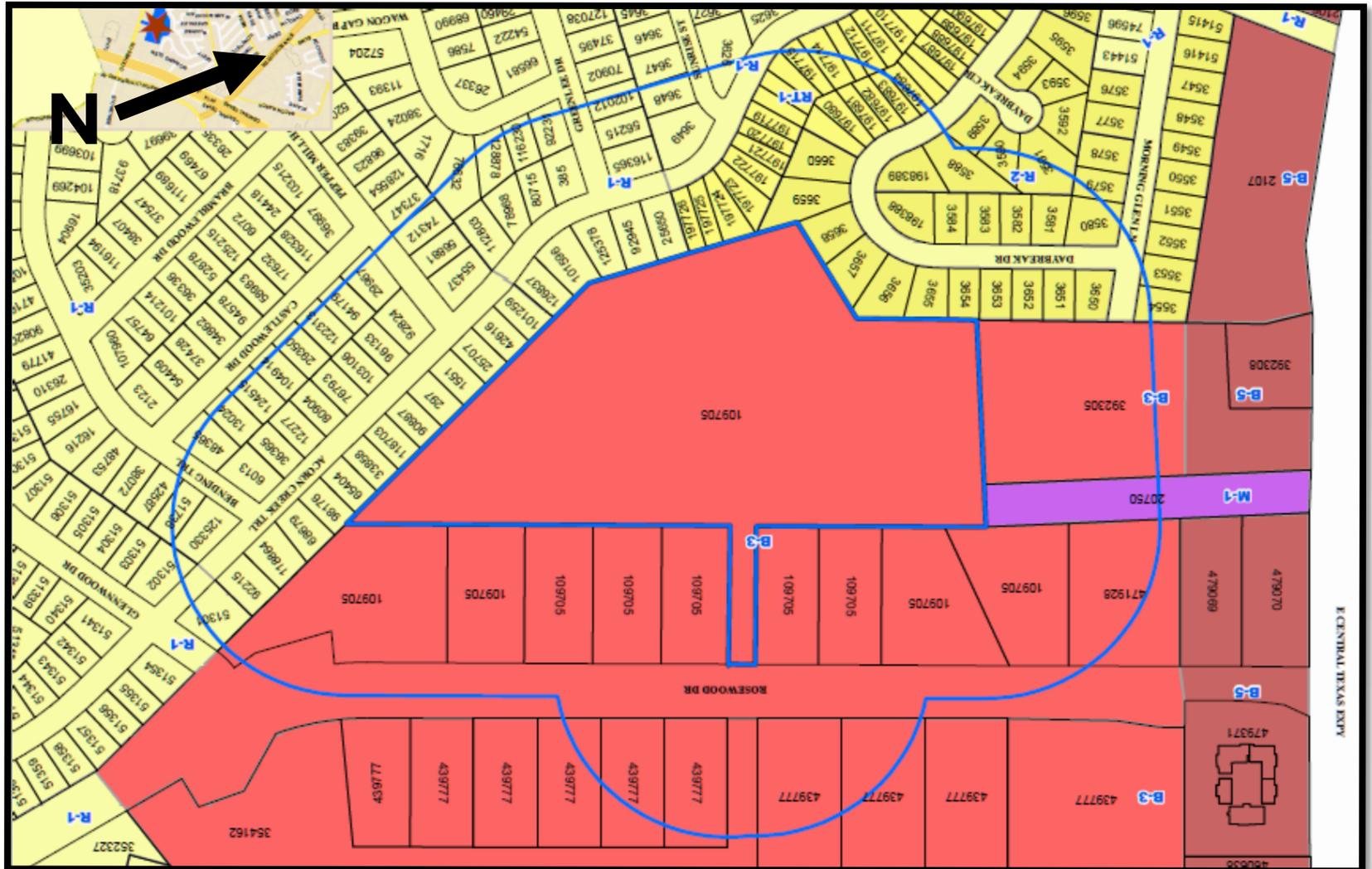
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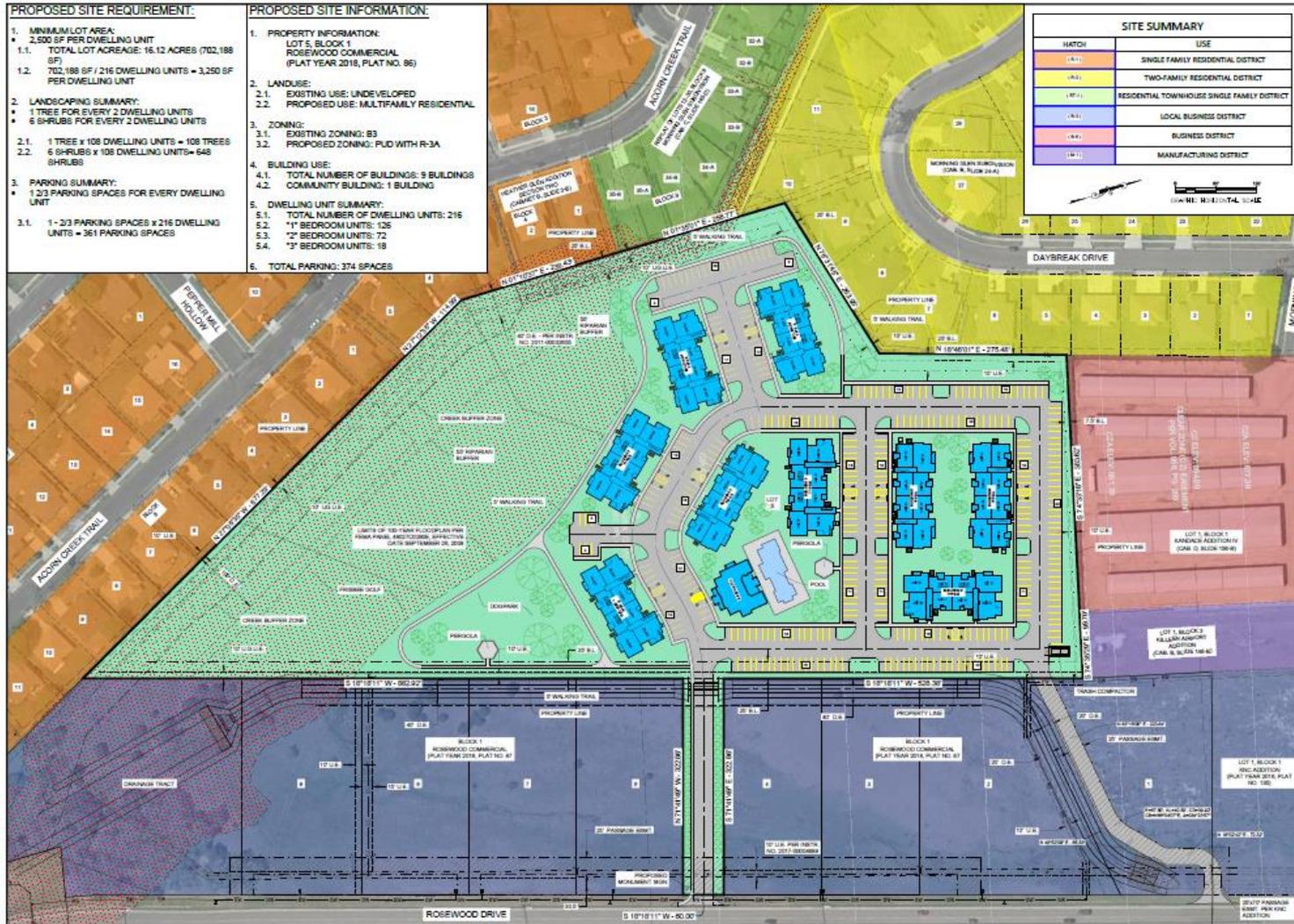


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04 BUILDING TYPE 'B' REAR ELEVATION
SCALE: 1/8" = 1'-0"



03 BUILDING TYPE 'B' RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



02 BUILDING TYPE 'B' LEFT ELEVATION
SCALE: 1/8" = 1'-0"



01 BUILDING TYPE 'B' FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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- Staff notified one hundred and twenty-one (121) surrounding property owners within 400 feet of the subject property.
- Staff has received six (6) responses to this request.
- John Llewellyn, the owner of 4812 Acorn Creek Trail, would like all expenses in the areas of drainage improvements and crime/ noise to be paid by the developer.
- Susan Nelson, the owner of 4802 Castlewood Drive, is in opposition to the rezoning request. She expressed concerns regarding the potential impact on his property value.

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- Elba R. Rivera, the owner of 4814 Acorn Creek Trail, is opposed to the request based on concerns regarding traffic and noise.
- Phillippe Geremia, the owner of 4516 Acorn Creek Trail, is opposed to the request. He expressed concerns regarding crime and the potential impact on his property value.
- Walter and Susan Galdenzi, the owners of 4500 E. Central Texas Expressway, are in support of the request.
- Jeffry and Pamela Reed, the owners of 4814 Castlewood Drive, are opposed to the request. They expressed concerns regarding crime, noise, and the impact on property value.

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- The Planning and Zoning Commission recommended approval of the requested zoning change with conditions by a vote of 6-0 at their October 1st meeting (with Commissioner Alvarez abstaining).

Recommended Conditions:

1. Approval of the PUD, which grants an exception to the thirty-five (35) feet requirement for PUD developments. The underlying “R-3A” zoning district contains a provision that allows for an additional one (1) foot to every applicable setback distance as provided under Code section 31-256.3 for each two (2) feet of additional building or structure height over thirty-five (35) feet.

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2. Approval of the PUD, which grants an exception to the thirty-six (36) feet continuous paving section requirement for PUD developments; this is applicable to the illustrated 25' passage easement.
3. The PUD concept Plan shall illustrate a 6' tall screening fence (stone, brick or block, wrought iron) adjacent to Lots 5-10, Block 9, of the Morning Glen Subdivision; the applicant has stated that their preference is for a wood privacy fence.

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4. The brick veneer for the side (right and left) elevations of the nine multifamily structures shall be extended to the second floor; and
5. In accordance with Code Section 31-256.5, the developer shall provide three color variations (for non-masonry exterior building materials) between the nine buildings with buildings 1, 2, 4 and 5 being one color standard; buildings 3 and 6 as a second color standard; and buildings 7, 8 and 9 as a third color standards.