

A stylized graphic in the background featuring a grey five-pointed star at the top right, with a curved swoosh line extending from the bottom left towards the star. Behind the swoosh are two overlapping grey trapezoidal shapes.

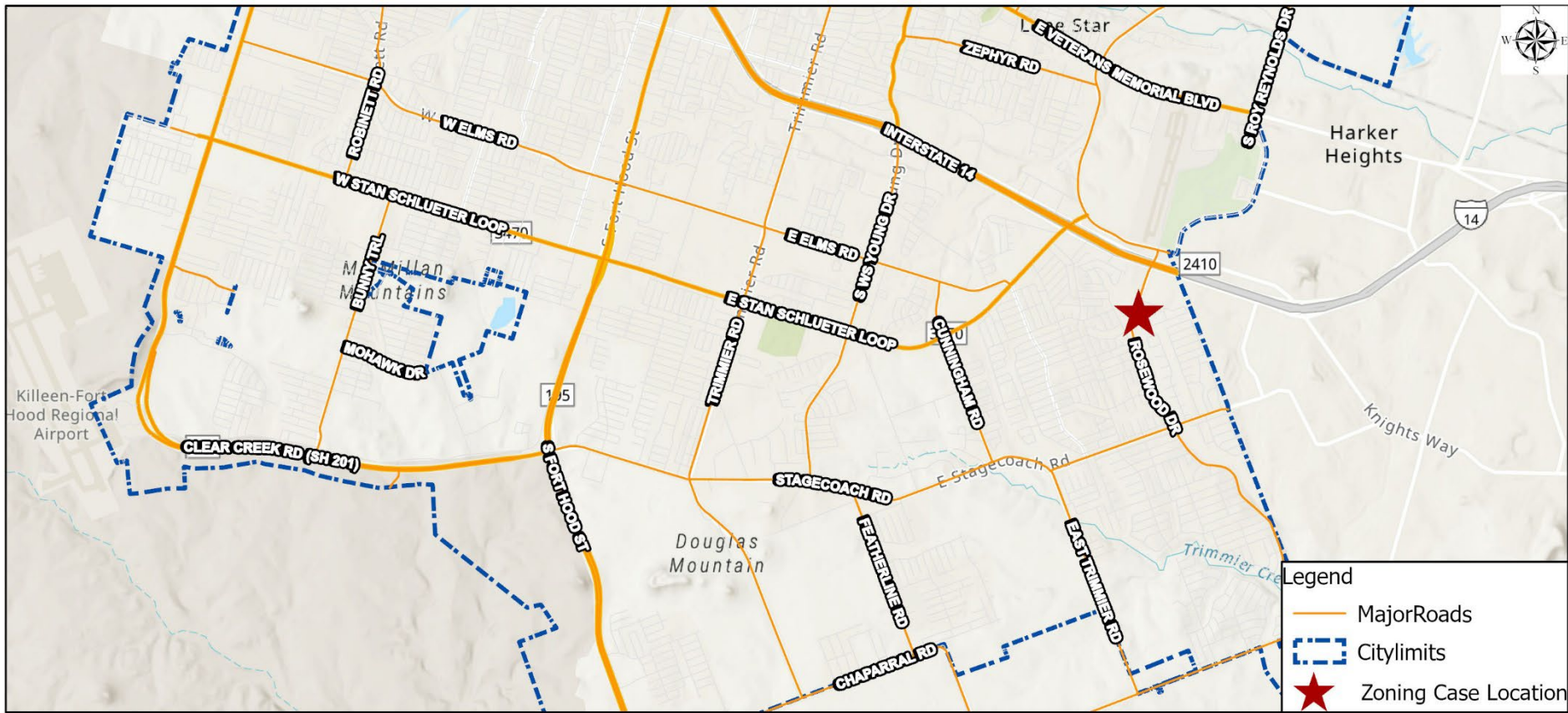
CASE #Z23-15: ROSEWOOD SPRINGS PUD AMENDMENT

PH-23-047

August 15, 2023

Case #Z23-15: PUD Amendment

- ❑ **HOLD** a public hearing and consider an ordinance requested by Quintero Engineering, LLC on behalf of nine (9) property owners (**Case #Z23-15**) to amend the Planned Unit Development (PUD) standards for the Rosewood Springs Planned Unit Development (Ord. No. 19-017) to increase the maximum square footage of leased/owned business area within the commercial properties from 5,000 sq. ft. to 10,000 sq. ft.
- ❑ The properties are generally located on the east side of Rosewood Drive at the intersections of Rosewood Drive and Rose Garden Loop, Killeen, Texas.



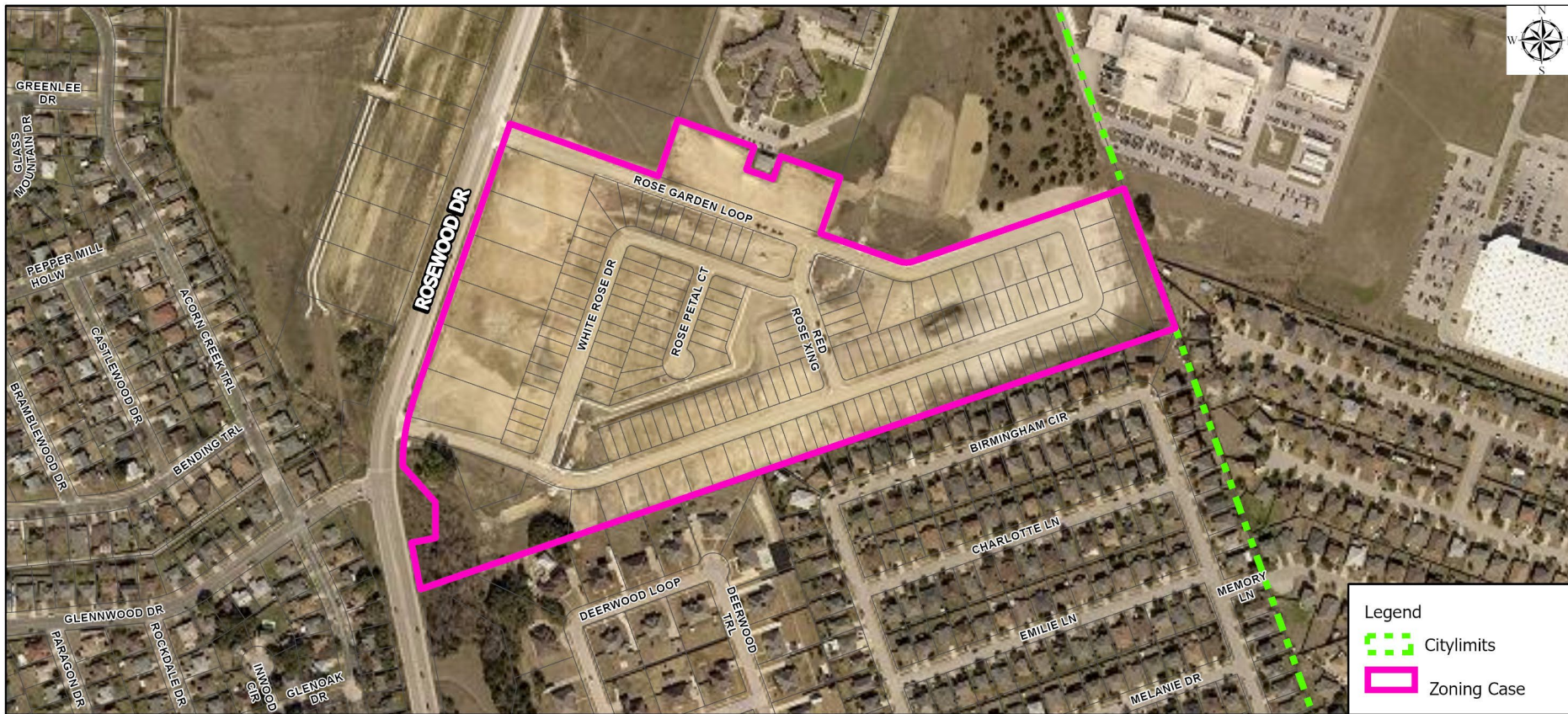
LOCATION MAP
Council District: 2

Zoning Case 2023-15

AMENDMENT TO PUD STANDARD

Subject Property Legal Description:

Being Lots 1-5, Block 1, Rosewood Springs Preliminary Plat, and all of Lots 1-30, Block 2, Lots 1-54, Block 3, Lots 1-44, Block 4 and Lots 1-35, Block 5, Rosewood Springs, Phase One, recorded in Instrument No. 2021-39491 – A, B, C, & D, Plat Records of Bell County Texas, and Lots 1-6, Rosewood Commercial, recorded in Plat Year 2018, No. 87, Plat Records of Bell County, Texas.



AERIAL MAP

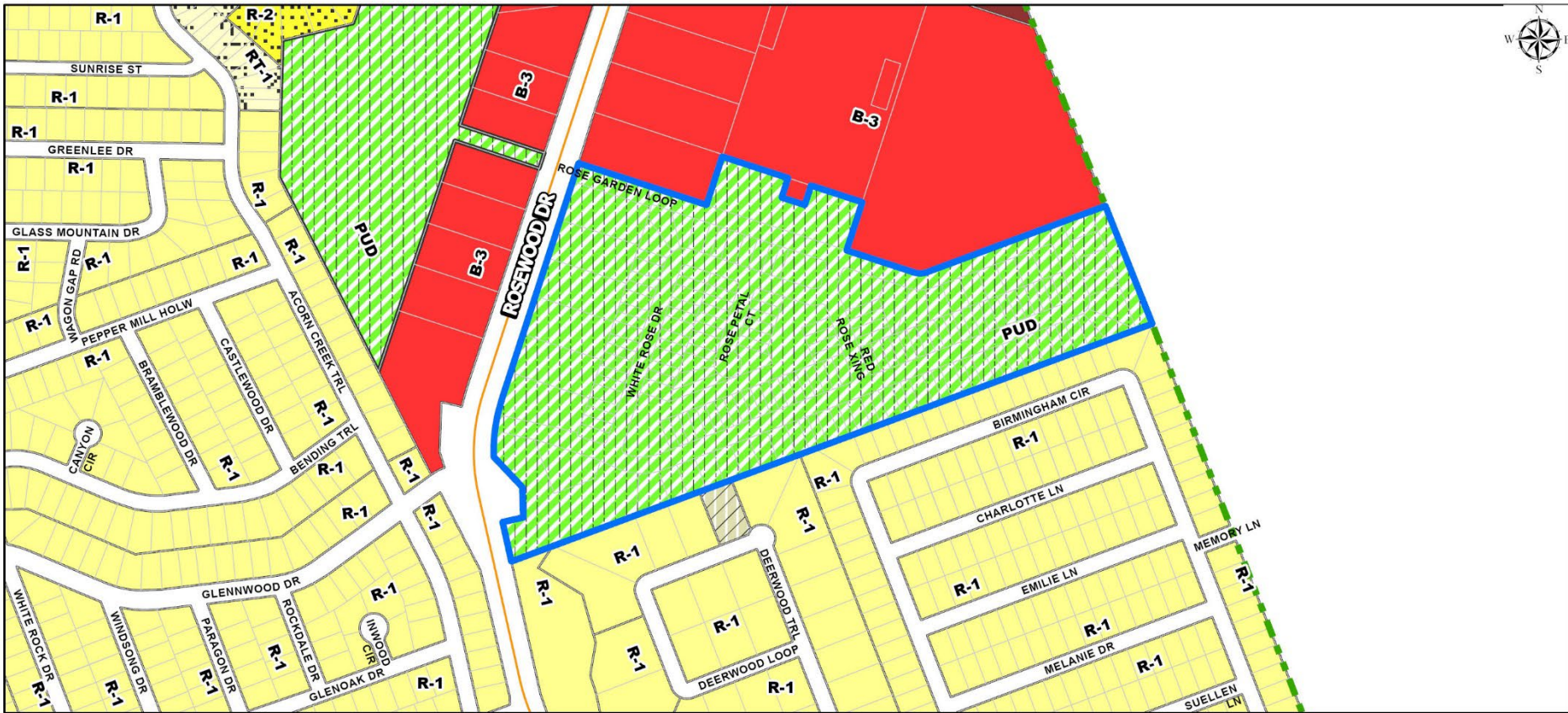
Council District: 2

Zoning Case 2023-15

AMENDMENT TO PUD STANDARD

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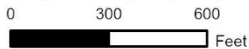




ZONING MAP
Council District: 2

Zoning Case 2023-15 AMENDMENT TO PUD STANDARD

Subject Property Legal Description: Being Lots 1-5, Block 1, Rosewood Springs Preliminary Plat, and all of Lots 1-30, Block 2, Lots 1-54, Block 3, Lots 1-44, Block 4 and Lots 1-35, Block 5, Rosewood Springs, Phase One, recorded in Instrument No. 2021-39491 – A, B, C, & D, Plat Records of Bell County Texas, and Lots 1-6, Rosewood Commercial, recorded in Plat Year 2018, No. 87, Plat Records of Bell County, Texas.



Case #Z23-06: “B-5” to “R-3A”

- ❑ If approved, the applicant intends to develop a 22,000 square feet commercial building consisting of one (1) – 10,000 square feet commercial lease space, and an additional 12,000 square feet commercial lease areas, which can be broken down to six (6) – 2,000 square feet lease spaces.

Case #Z23-06: “B-5” to “R-3A”

- ❑ In accordance with the approved Rosewood Springs PUD (Ordinance No. 19-017), “a building or premises [...] shall not exceed a gross building size of thirty thousand (30,000) square feet, and no single leased/owned business shall exceed five thousand (5,000) square feet”. The intent of the requested PUD amendment is to allow for a single leased/owned business to be up to ten thousand (10,000) square feet instead of five thousand (5,000).

Comprehensive Plan Analysis

8

- ❑ 'Intended Growth' Growth Sector
- ❑ Killeen Development Zone #7
- ❑ Approximately 1% non-residential uses and 99% residential uses of current land use mix
- ❑ Approximately 3% agricultural, 6% non-residential zoning districts and 91% residential zoning districts



Comprehensive Plan Analysis

9

- This request is consistent with the 'Residential Mix' designation of the Future Land Use Map (FLUM).
- 'Residential Mix' promotes a use mix of up to 25% non-residential and 95% residential uses.
- 'Residential Mix' place types creates neighborhoods built with a traditional walkable block/street grid network that allows a flexible mix of residential building typologies. Commercial uses need to be context sensitive and neighborhood scale commercial should be allowed along avenues and higher intensity roadways.

Comprehensive Plan Analysis

10

- The request supports or furthers implementation of the following Comprehensive Plan recommendations:
 - ▣ **LU1** – Use place types and complete neighborhoods as building blocks
 - ▣ **NH4** – Build complete neighborhoods

Comprehensive Plan Analysis

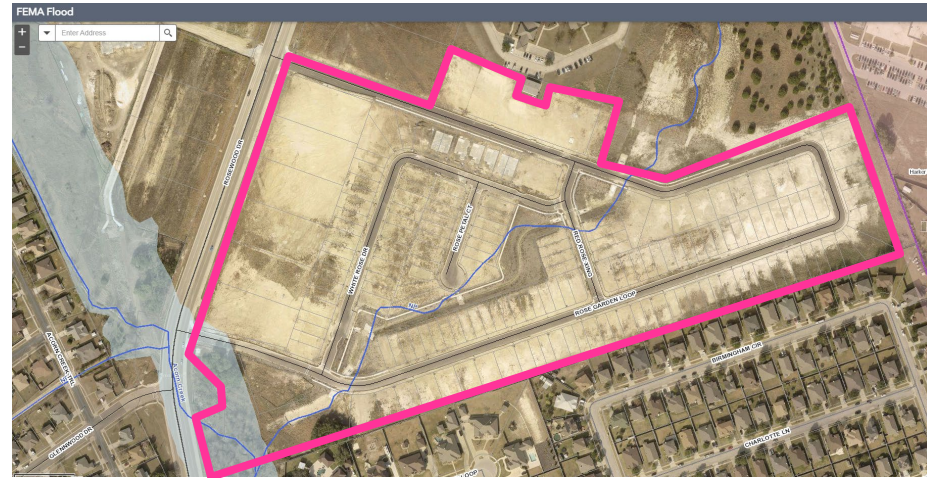
11

- The Comprehensive Plan emphasizes place-based economic development and an increase in demand for “complete” neighborhoods where a variety of residential types, office, and retail are all integrated together.

Environmental Assessment

12

- The southwest corner of the subject property is within the FEMA Zone AE regulatory Special Flood Hazard Area (SFHA). There is a riverine habitat and freshwater pond located on or adjacent to the property as identified on the National Wetlands Inventory.



Case #Z23-15: PUD Amendment

13

View of the subject property looking east:



Case #Z23-15: PUD Amendment

14

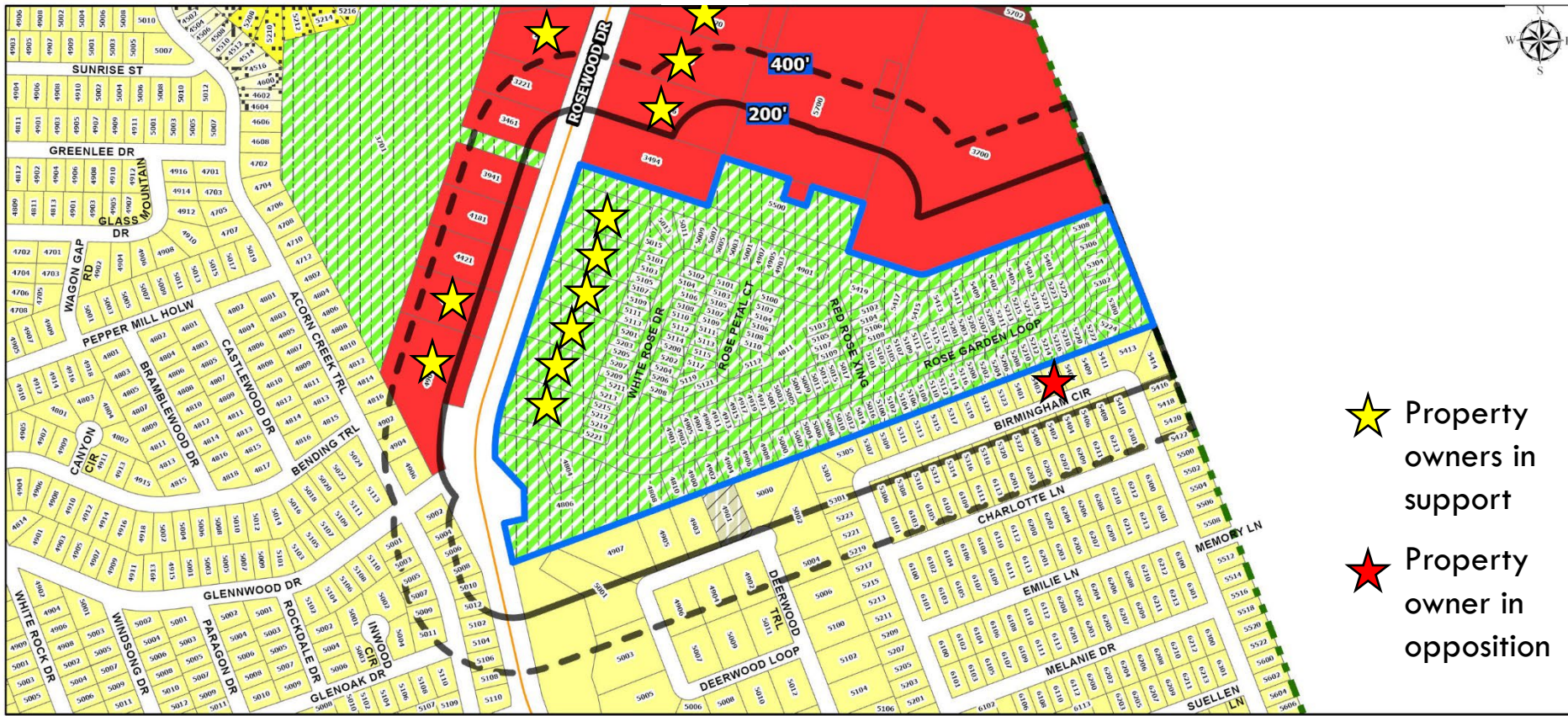
View of the surrounding property looking north:



Public Notification

15

- Staff notified one-hundred and seven (107) surrounding property owners regarding this request.
- Of those notified, forty-two (42) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and thirteen (13) property owners reside outside of Killeen.
- To date, staff has received thirteen (13) written responses from two (2) property owners in support, and one (1) written response in opposition to the request.

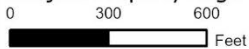


- ★ Property owners in support
- ★ Property owner in opposition

NOTIFICATION MAP

Council District: 2

Subject Property Legal Description: Being Lots 1-5, Block 1, Rosewood Springs Preliminary Plat , and all of Lots 1-30, Block 2, Lots 1-54, Block 3, Lots 1-44, Block 4



Zoning Case 2023-15

AMENDMENT TO PUD STANDARD

and Lots 1-35, Block 5, Rosewood Springs, Phase One, recorded in Instrument No. 2021-39491 – A, B, C, & D, Plat Records of Bell County Texas, and Lots 1-6, Rosewood Commercial, recorded in Plat Year 2018, No. 87, Plat Records of Bell County, Texas.

Legend

Current Zoning	B-5	PUD	R-2
	B-3	CUP	R-1
			RT-1

Alternatives

17

- ❑ The City Council has three (3) alternatives. The Council may:
 - ❑ Disapprove the applicant's PUD amendment request;
 - ❑ Approve the PUD amendment with conditions; or
 - ❑ Approve the applicant's PUD amendment request as presented.

Staff Recommendation

18

- ❑ Staff recommends approval of the requested PUD amendment with the condition that No. 16 on the list of permitted uses be amended as follows:
“Retail uses and businesses ~~of all sizes to include secondhand goods and antiques with no outside storage or display of,~~
excluding the sale of secondhand goods.”
- ❑ Staff finds that approval of the request will allow for development of a ten thousand (10,000) sq. ft. retail store, while also ensuring that the sale of secondhand goods will not be permitted within the development.

Commission Recommendation

19

- At their regular meeting on July 17, 2023, the Planning and Zoning Commission recommended approval of the requested PUD amendment with condition that No. 16 on the list of permitted uses be amended to exclude secondhand goods, but allow for antique stores, as follows:

~~“Retail uses and businesses of all sizes to include secondhand goods and antiques with no outside storage or display of secondhand goods, excluding the sale of secondhand goods, but allowing for the sale of antiques.”~~

Commission Recommendation

20

- The motion passed by a vote of 3 to 2, with Commissioners Sabree and Ploeckelmann in opposition.
- Commissioner Sabree expressed concern regarding the proliferation of dollar stores in the area.
- Commissioner Ploeckelmann stated that he supports the recommendation by staff.