



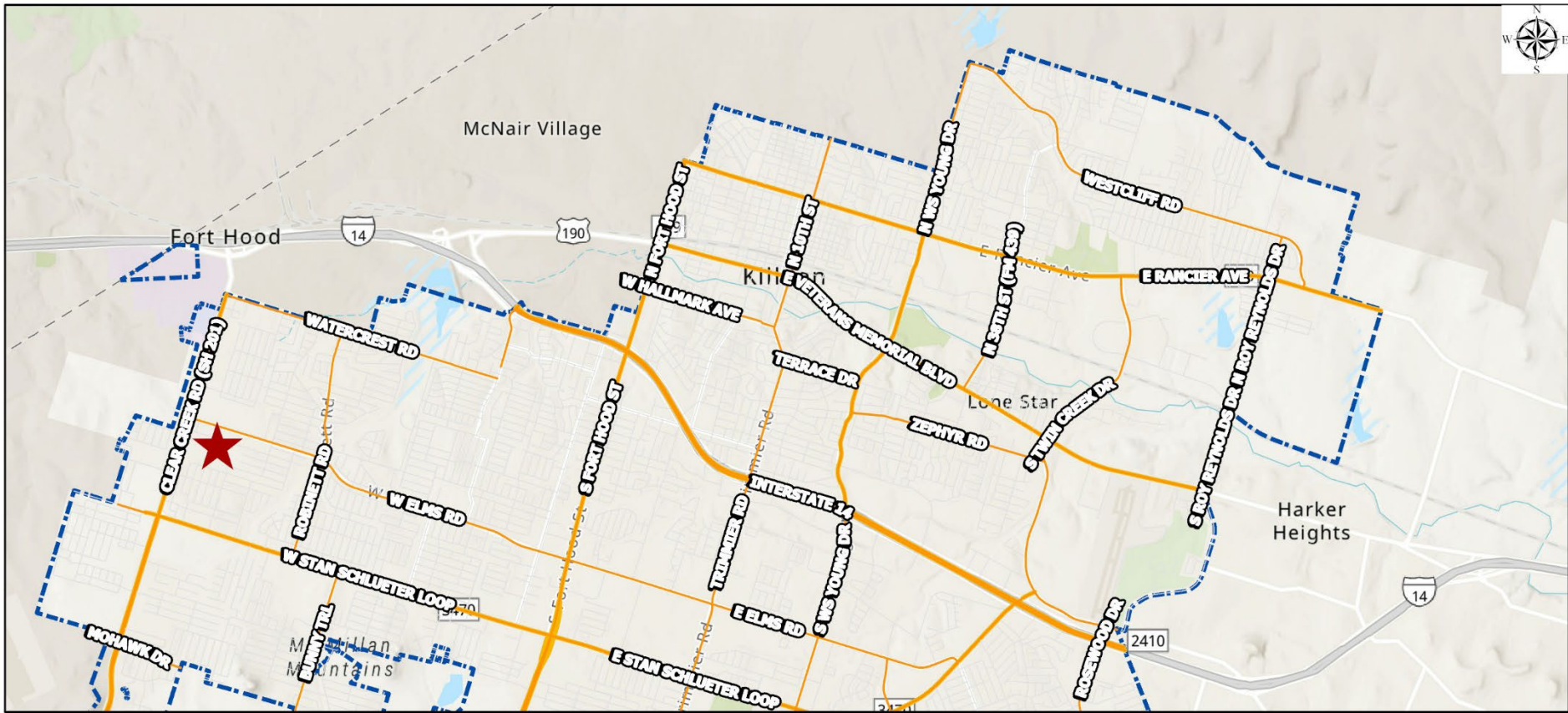
CASE #Z23-14: AR-1, R-3A & B-3 TO
PUD/W SF-2, R-3A & B-3

PH-23-040

Jun 20, 2023

Case #Z23-14: AR-1, R-3A & B-3 to PUD

HOLD a public hearing and consider an ordinance requested by ILL, LLC on behalf of CPB Investments, Incorporated; House Cross Associates, LTD; and Melva L. Van Dyke (**Case# Z23-14**) to rezone approximately 31.005 acres out of Thomas Robinette Survey, Abstract No. 686 and Lot 1, Block 1 of Elms Creek Addition Phase 2 from “AR-1” (Agricultural Single-Family Residential District), “R-3A” (Multifamily Apartment Residential District), and “B-3” (Local Business District) to Planned Unit Development (PUD) with “SF-2” (Single-Family Residential District), “R-3A” (Multifamily Apartment Residential District), and “B-3” (Local Business District) uses. The property is generally located east of South Clear Creek Road and south of Janelle Drive, Killeen, Texas.



LOCATION MAP
Council District: 4

Zoning Case 2023-14

Legend

— Major Roads

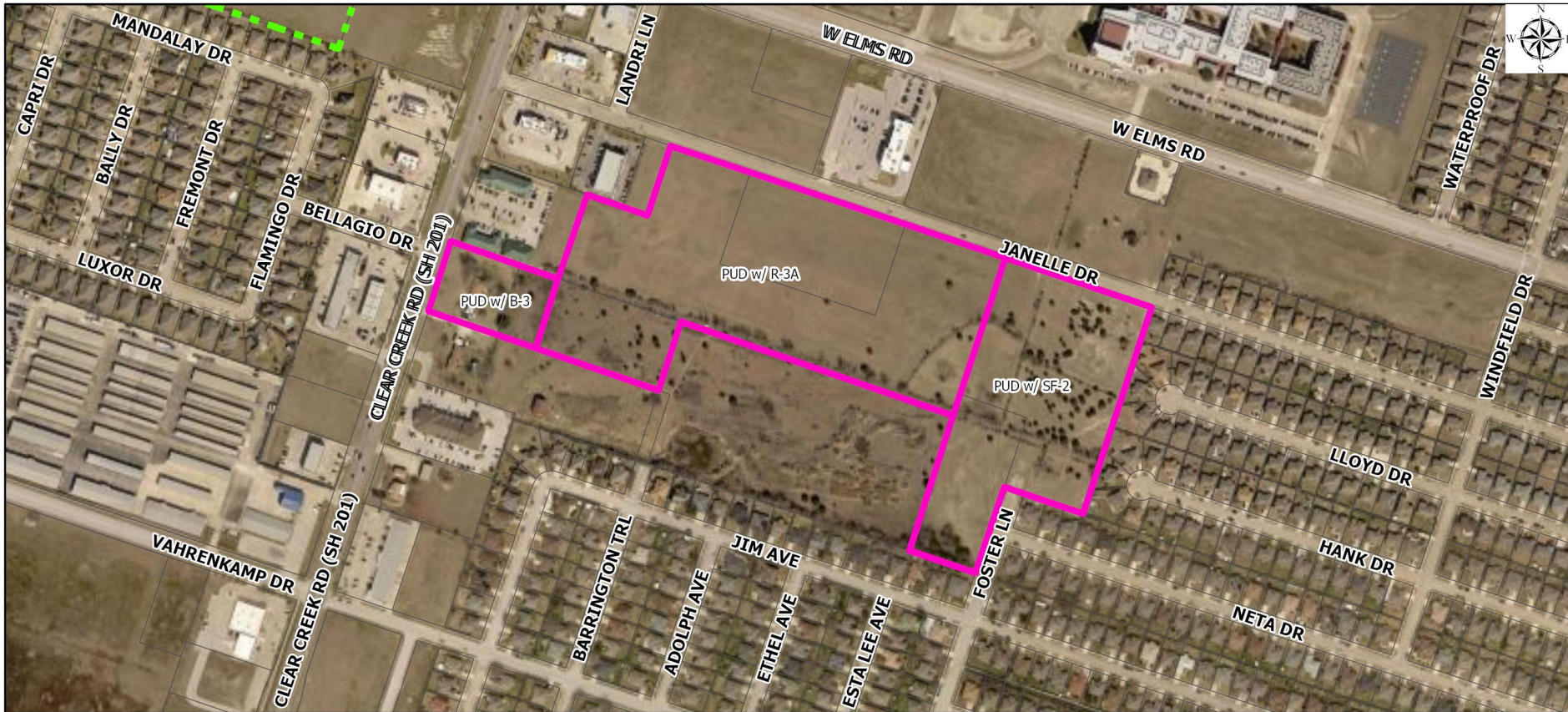
Citylimits

★ Zoning Case Location

0 1 2 Miles

B-3, A-R1, R-3A TO PUD w/ B-3, PUD w/ R-3A, PUD w/SF-2

Subject Property Legal Description: A0686BC T ROBINETT, 52-1, ACRES 1.378; A0686BC T ROBINETT, 52, (PT 3.368AC TRACT), ACRES 0.812; A0686BC T ROBINETT, 53-1, (PT REM OF 19.488AC TRACT), ACRES 15.908; A0686BC T ROBINETT, ACRES 3.0; ELMS CREEK ADDITION PHASE 2, BLOCK 001, LOT PT 1, (1, LESS NW TRI), 3.776AC



AERIAL MAP

Council District: 4



Subject Property Legal Description: A0686BC T ROBINETT, 52-1, ACRES 1.378; A0686BC T ROBINETT, 52, (PT 3.368AC TRACT), ACRES 0.812; A0686BC T ROBINETT, 53-1, (PT REM OF 19.488AC TRACT), ACRES 15.908; A0686BC T ROBINETT, ACRES 3.0; ELMS CREEK ADDITION PHASE 2, BLOCK 001, LOT PT 1, (1, LESS NW TRI), 3.776AC

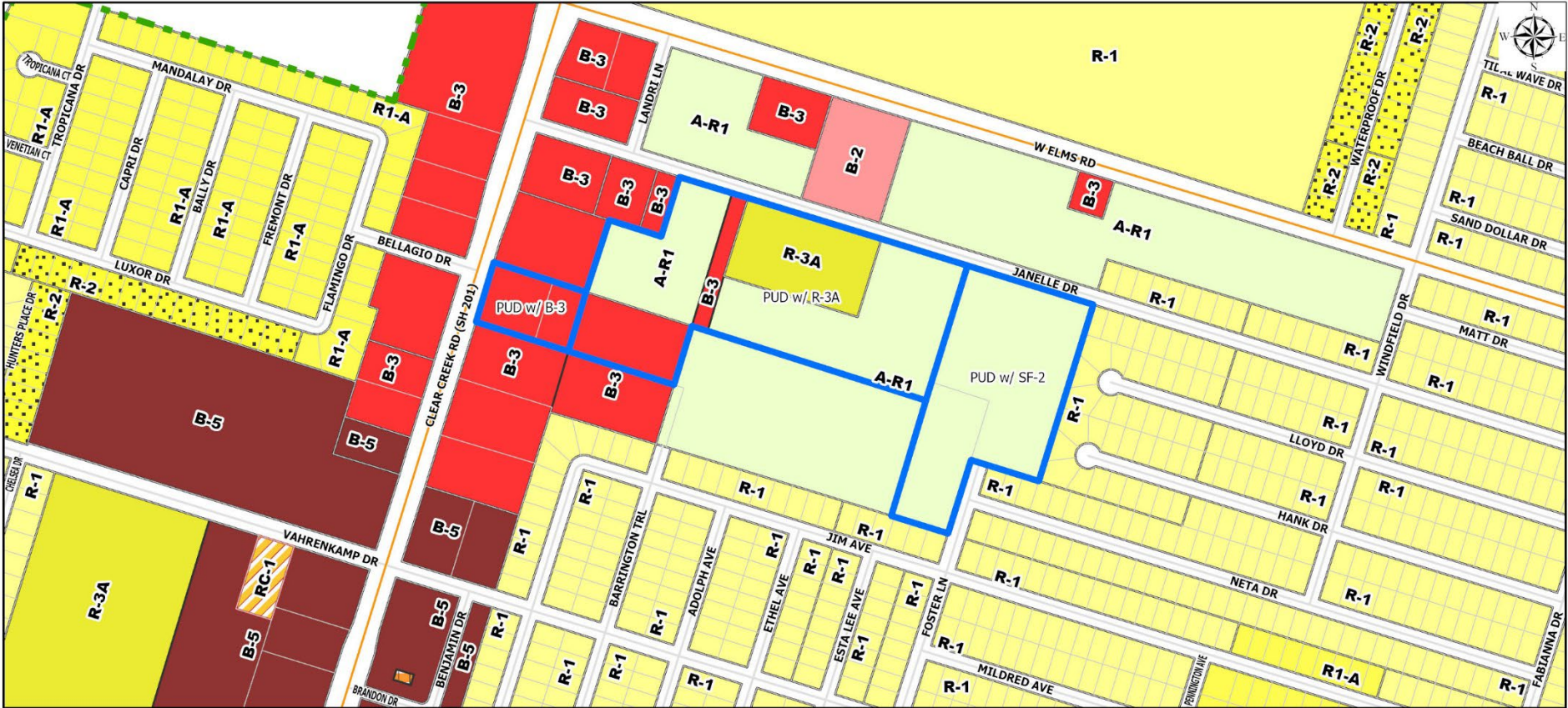
Zoning Case 2023-14

B-3, A-R1, R-3A TO PUD w/ B-3, PUD w/ R-3A, PUD w/SF-2

Legend

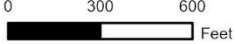
Citylimits

Zoning Case



ZONING MAP

Council District: 4



Zoning Case 2023-14 B-3, A-R1, R-3A TO PUD w/ B-3, PUD w/ R-3A, PUD w/SF-2

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Case #Z23-14: AR-1, R-3A & B-3 to PUD

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- If approved, the applicant intends to develop a horizontal mixed-use community with neighborhood retail, single-family rental, and multifamily uses, as follows:
 - ▣ “B-3” (Local Business District): 3.44 acres
 - ▣ “R-3A” (Multi-Family Residential): 17.88 acres
 - ▣ “SF-2” (Single-Family Residential District): 9.69 acres

Case #Z23-14: AR-1, R-3A & B-3 to PUD

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- The maximum number of residential units shall not exceed 372 units, as follows:
 - ▣ Multifamily “R-3A”: max. 300 units (1, 2, and 3 br. units)
 - ▣ Single-family “SF-2”: max. 72 units (2, 3, and 4 br. homes)





NOTE: Representational purposes, final may vary but will comply with PUD design and materials standards















BRICK OR STONE AS PRIMARY STREET
FACE MATERIAL

VARIED PARAPET HEIGHTS FOR
INTEREST

DIAGONAL PARKING ALONG
SEPARATED ONE-WAY BOULEVARD
ENTRY DRIVE

GATEWAY
BOULEVARD
PROMENADE



RAISED PARAPET TO SHIELD VIEW OF
ROOF EQUIPMENT

SELECTIVELY STATURED CEILING
SPACE IN RETAIL AREA FOR VARIED
PROFILE

CEMENT FIBER OR FIPON EXTERIOR
TRIM AND SIDING

VARIED AWNING TRETMENTS FROM
FABRIC TO METAL, SLOPED AND FLAT

BRICK AND STONE AS PRIMARY EXTEIOR ON ALL
STREET FACES

EXPANDED PROMEANDE WALKWAY WITH ROOM
FOR OUTDOOR DISPLAY AND SEATING

BLADE SIGNAGE ALONG PROENADE WITH WALL
MOUTNED SIGNAGE ABOVE STOREFRONT AND ENTRY
MONUMENT SIGNAGE

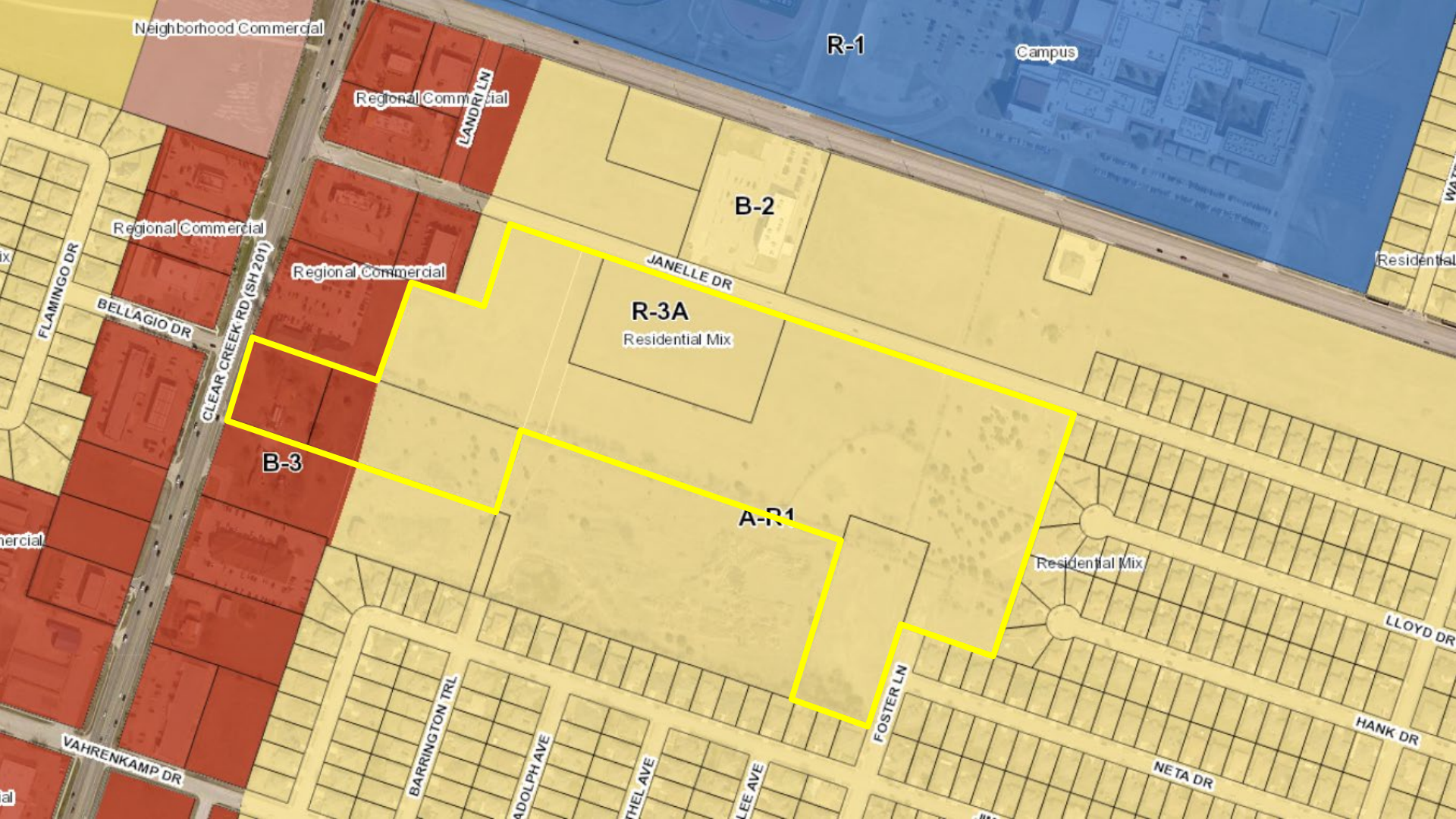
GATEWAY RETAIL PROMENADE



Comprehensive Plan Analysis

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- The subject property is designated 'Regional Commercial' and 'Residential Mix' on the Future Land Use Map.
- 'Regional Commercial' promotes a use mix of up to 100% non-residential and 50% residential uses.
- 'Residential Mix' promotes a use mix of up to 25% non-residential and 95% residential uses.



Neighborhood Commercial

R-1

Campus

Regional Commercial

LANDRI LN

B-2

Regional Commercial

Regional Commercial

JANELLE DR

R-3A
Residential Mix

CLEAR CREEK RD (SH 201)

BELLAGIO DR

B-3

A-R1

Residential Mix

LLOYD DR

HANK DR

NETA DR

FOSTER LN

BARRINGTON TRL

ADOLPH AVE

THEIL AVE

LEE AVE

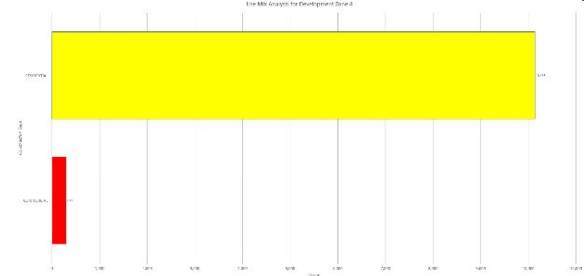
VAHRENKAMP DR

FLAMINGO DR

Comprehensive Plan Analysis

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- ❑ Located within Killeen Development Zone #4.
- ❑ Approximate current land use mix:
 - ▣ 18% non-residential uses
 - ▣ 62% residential uses
 - ▣ 20% agricultural
- ❑ Approximate zoning districts (excluding special districts):
 - ▣ 3% non-residential zoning districts
 - ▣ 97% residential zoning districts



Comprehensive Plan Analysis

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- Staff finds that the applicant's request is consistent with the 'Regional Commercial' and 'Residential Mix' designations on the Future Land Use Map (FLUM).

Comprehensive Plan Analysis

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The request supports or furthers the following 2022 Comprehensive Plan recommendations:

- ❑ **LU1** – Use place types and complete neighborhoods as building blocks.
- ❑ **LU2** – Improve the fiscal productivity of development.
- ❑ **LU3** – Encourage incremental evolution of neighborhoods.
- ❑ **NH3** – Diversify housing mix (types and price points).
- ❑ **NH4** – Build complete neighborhoods.

Comprehensive Plan Analysis

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The request supports or furthers the following 2022 Comprehensive Plan recommendations:

- ❑ **MC1** – Adjust planning approach to consider non-vehicular trips.
- ❑ **MC2** – Coordinate land use and mobility strategies to create commercial nodes in each development zone of the city and within neighborhoods.
- ❑ **MC4** – Design neighborhood streets to prioritize people, place, and fiscal productivity.

Environmental Assessment

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- The property is not within any FEMA regulatory Special Flood Hazard Area (SFHA). There are no other known wetland areas on or adjacent to the property as identified on the National Wetlands Inventory.

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View of the rear of the property looking south:



Case #Z23-14: AR-1, R-3A & B-3 to PUD

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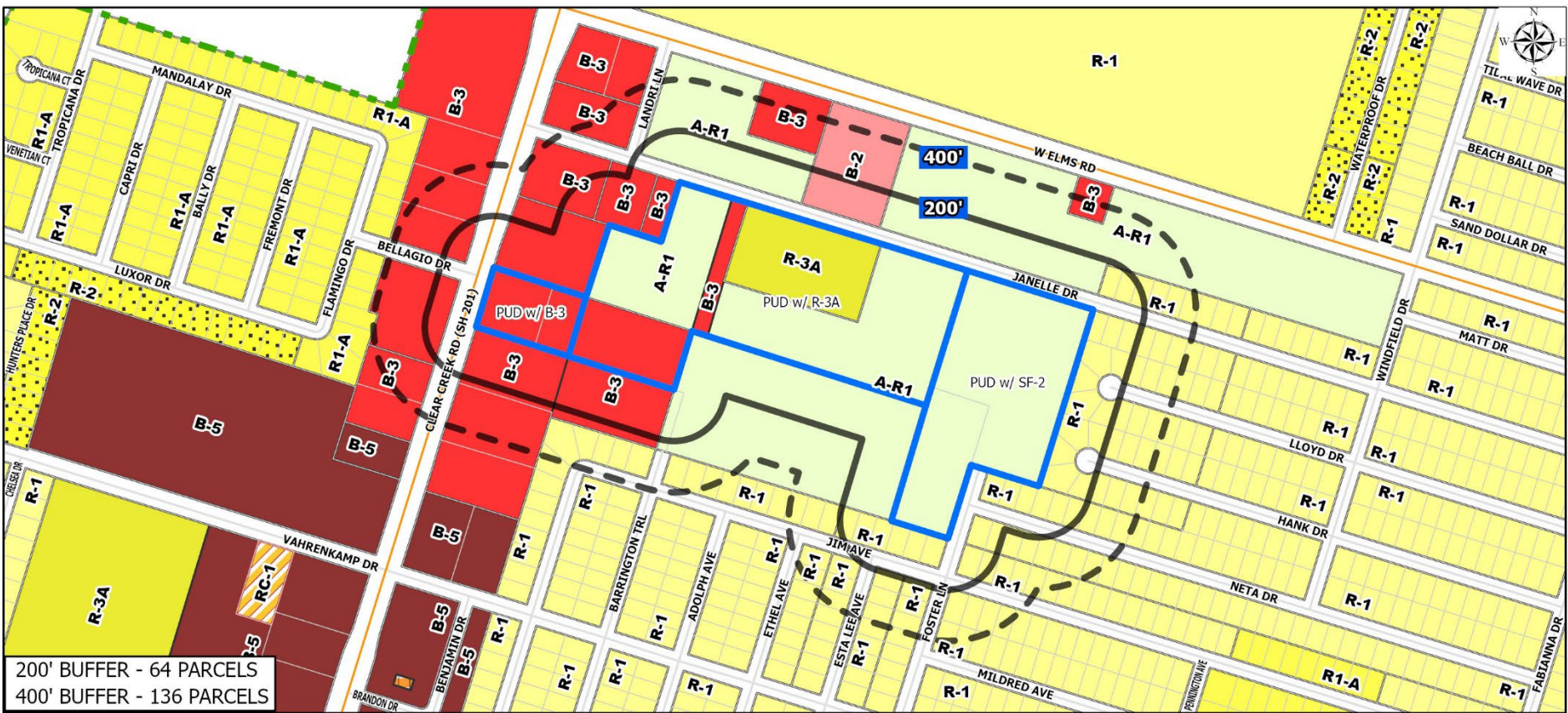
View of the property looking northwest:



Public Notification

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- Staff notified one-hundred and thirty-one (131) surrounding property owners regarding this request.
- Of those property owners notified, seventy-two (72) reside outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and thirty-two (32) reside outside of Killeen.
- To date, staff has received one (1) written response in opposition regarding this request.



ZONING MAP
Council District: 4

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Alternatives

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The City Council has three (3) alternatives:

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

Staff Recommendation

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- Staff finds that the request is consistent with the recommendations outlined in the 2022 Comprehensive Plan.
- Therefore, staff recommends approval of the applicant's request as presented.

Commission Recommendation

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- At their regular meeting on May 1st, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 5 to 0.