



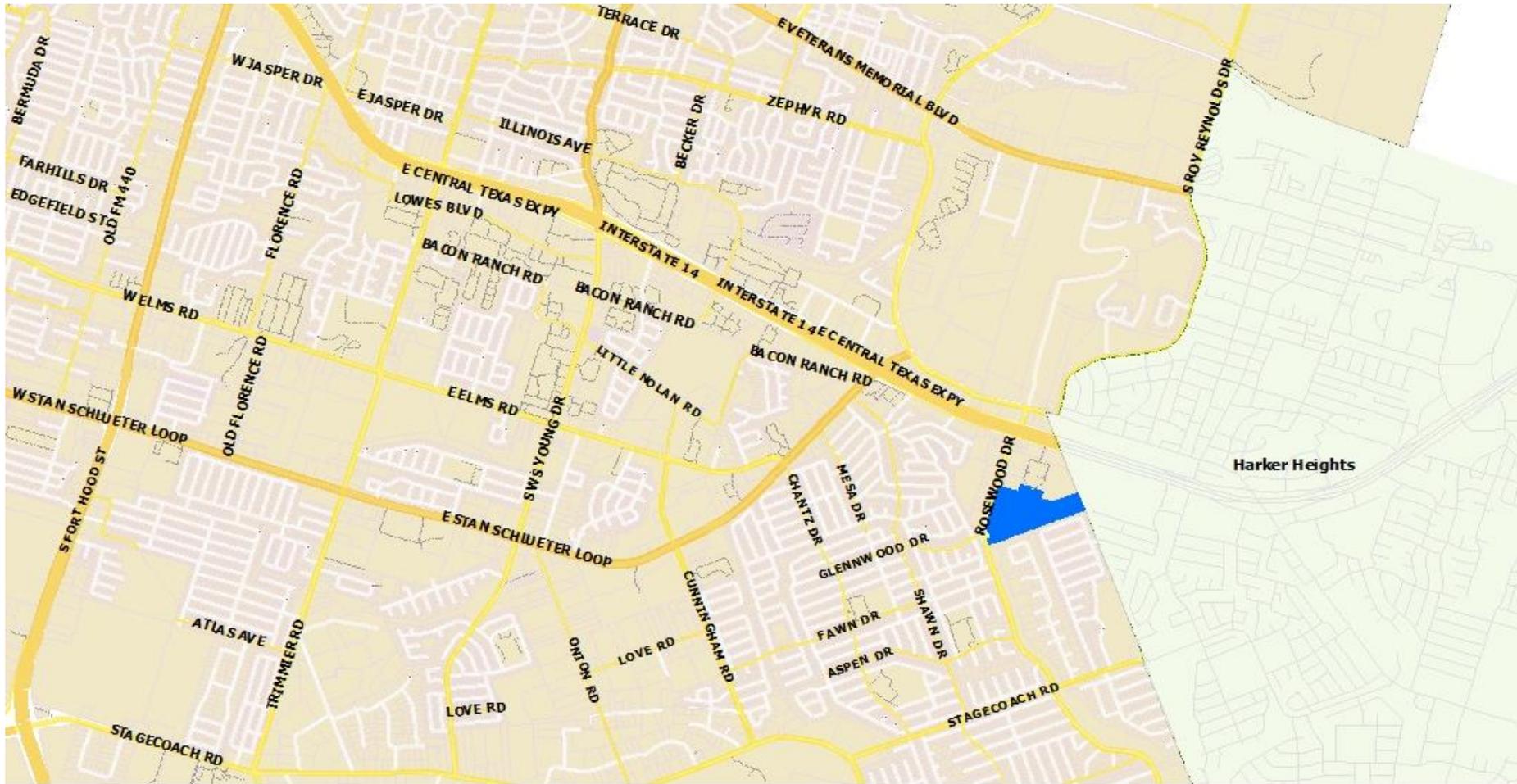
ZONING CASE#18-22: “B-3” TO PUD

PH-19-010

May 7, 2019

Case #Z18-22: “B-3” to PUD

- SS Springs, L.L.C. and Abbott Springs, Ltd. are requesting to rezone approximately 42.3 acres from “B-3” (Local Business District) to PUD (Planned Unit Development) with underlying “B-3”(Local Business District), “R-1” (Single-Family Residential District), “SF-2” (Single-Family Residential District), “R-2” (Two Family District), and “RT-1” (Residential Townhouse Single-Family District).
- The properties are located at 3700, 3918, 4136, 4354, 4572, 4790 and 4900 Rosewood Drive.



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- The properties are designated as ‘PD’ (Planned Development) on the City’s Future Land Use Map (FLUM).
- The ‘Planned Development’ designation encourages mixed use development (retail, office, residential, and public), as well as a variety of housing types and parks and open space.

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- The current PUD concept plan illustrates a customized commercial district, Rosewood Business District (RBD), as well as “SR-1”, “R-1”, “SF-2”, “R-2”, a customized residential Villa (V) district and Flex lots, which allow any combination of the previously referenced residential uses.
- In addition to the PUD concept plan, the applicant has included customized development standards applicable to both residential and commercial land uses.
- The PUD consists of 45% residential uses (105 lots), 21.5% commercial uses (13 lots), 12% open space and 21.5% for right-of-way purposes. Residential density is 4.33 dwelling units per net acre (note: net acreage excludes rights-of-way and commercial areas).

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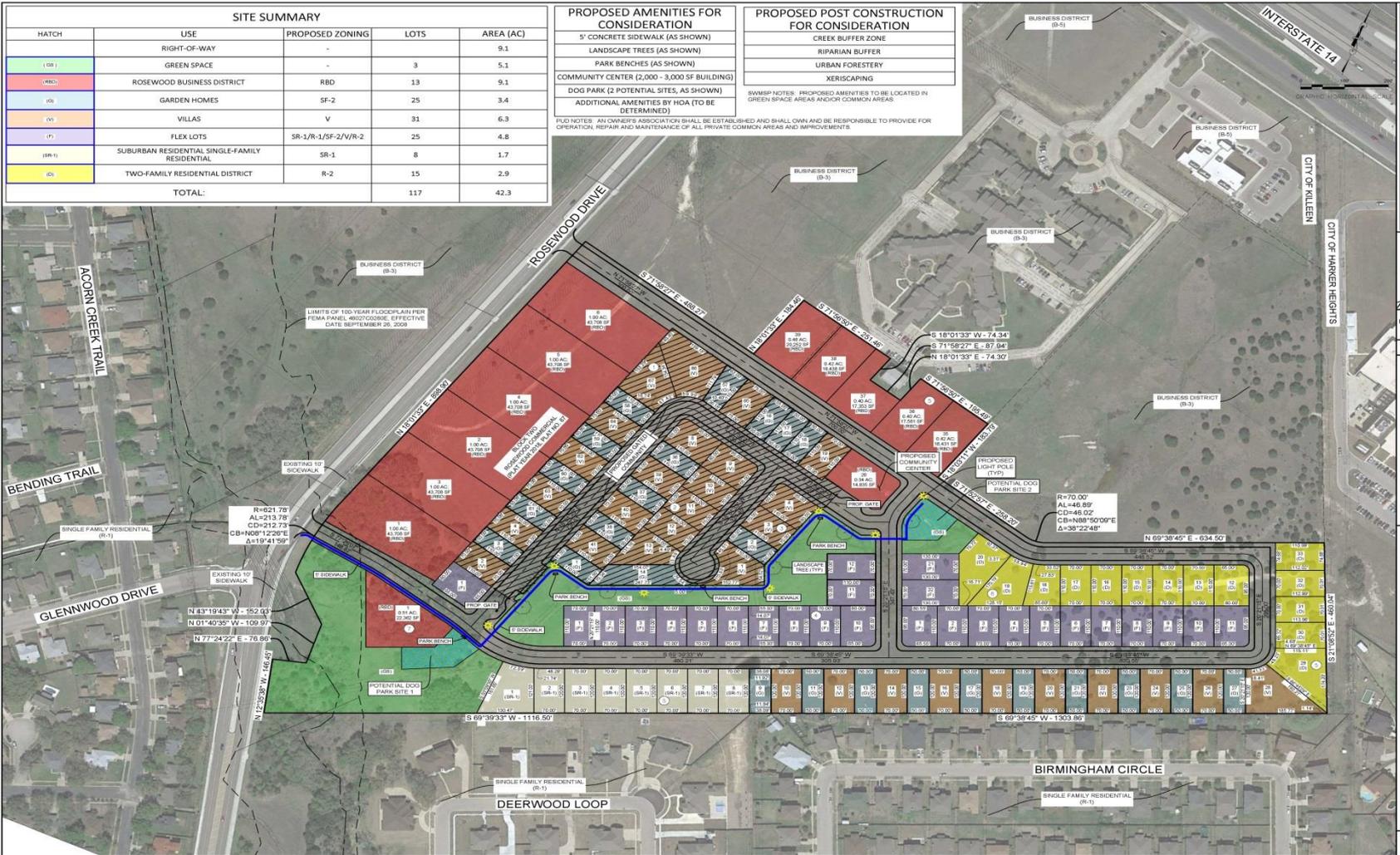
- The PUD includes open space that extends from Rosewood Drive, east through the community.
- Seating benches and a five feet sidewalk will be placed within the open space area to encourage a walkable community. An enhanced community feature includes a gated residential section within the development.
- In addition, there is a proposed community center, two dog parks, tree preservation and robust landscaping standards.

SITE SUMMARY				
HATCH	USE	PROPOSED ZONING	LOTS	AREA (AC)
(OR)	RIGHT-OF-WAY	-	-	9.1
(GR)	GREEN SPACE	-	3	5.1
(RBD)	ROSEWOOD BUSINESS DISTRICT	RBD	13	9.1
(RH)	GARDEN HOMES	SF-2	25	3.4
(V)	VILLAS	V	31	6.3
(FL)	FLEX LOTS	SR-1/R-1/SF-2/V/R-2	25	4.8
(SR-1)	SUBURBAN RESIDENTIAL SINGLE-FAMILY RESIDENTIAL	SR-1	8	1.7
(R-2)	TWO-FAMILY RESIDENTIAL DISTRICT	R-2	15	2.9
TOTAL:			117	42.3

PROPOSED AMENITIES FOR CONSIDERATION
5' CONCRETE SIDEWALK (AS SHOWN)
LANDSCAPE TREES (AS SHOWN)
PARK BENCHES (AS SHOWN)
COMMUNITY CENTER (2,000 - 3,000 SF BUILDING)
DOG PARK (2 POTENTIAL SITES, AS SHOWN)
ADDITIONAL AMENITIES BY HOA (TO BE DETERMINED)

PROPOSED POST CONSTRUCTION FOR CONSIDERATION
CREEK BUFFER ZONE
RIPARIAN BUFFER
URBAN FORESTRY
XERISCAPING

PLD 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.



04/15/2019

Kyle Gunter, P.E.

ISSUED FOR REVIEW
COMMENT ONLY

PROJECT NO: 003-18
DATE: APRIL 2019

QUINTER ENGINEERING, L.L.C.

4155 FAYWOOD
KILLEEN, TEXAS 76789
PHONE: (817) 396-8800
FAX: (817) 396-8200
WWW.QUINTERENGINEERING.COM

ROSEWOOD SPRINGS DEVELOPMENT
ROSEWOOD DRIVE
KILLEEN, BELL COUNTY, TEXAS

PROPOSED DEVELOPMENT CONCEPT PLAN

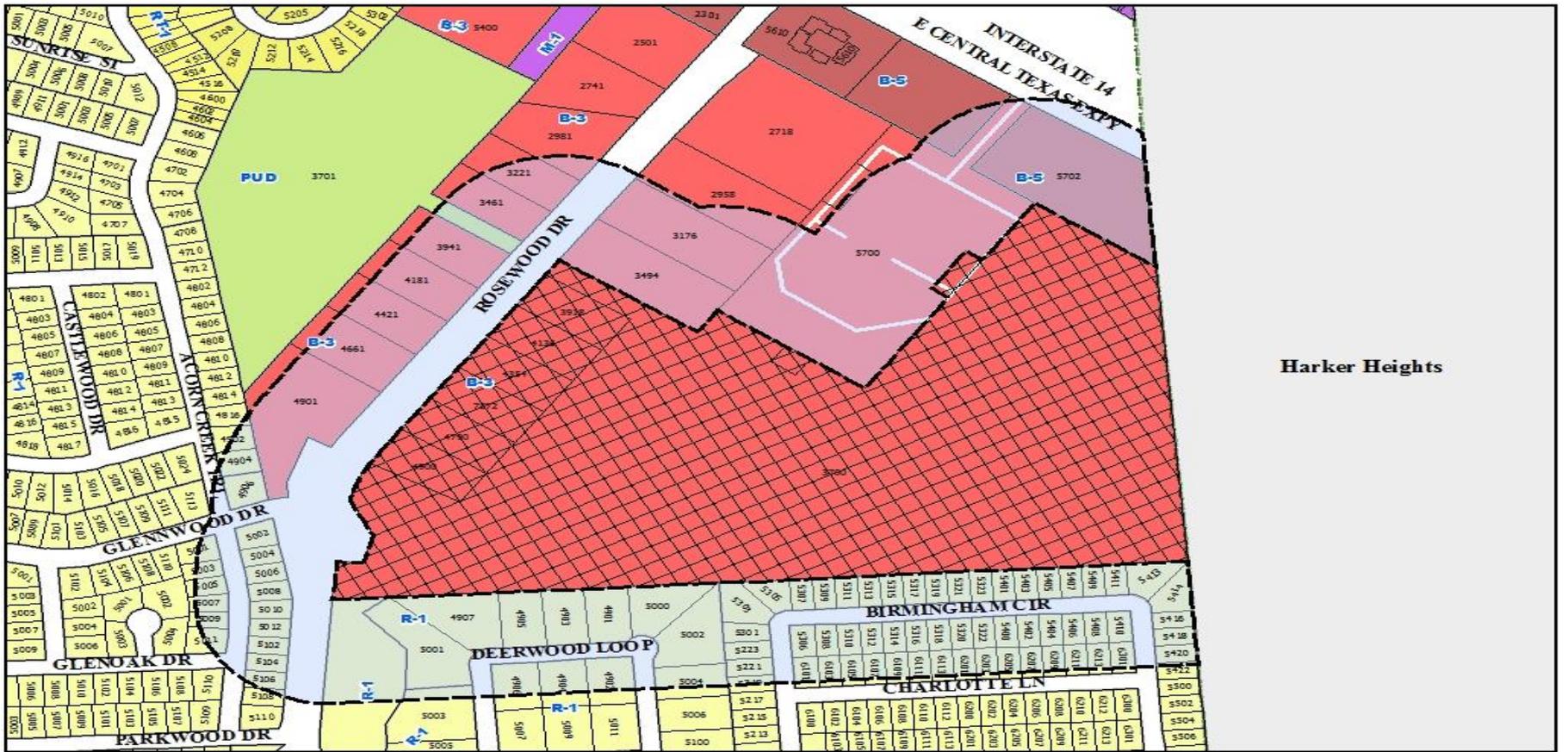
DRAWING NO:
CP1

DATE PLOTTED: 04/15/2019 10:58:00 AM
PLOT SCALE: 1"=40'-0" (AS SHOWN)
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
DATE: 04/15/2019

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- ❑ The staff notified 107 surrounding property owners within the 400’ notification boundary.
- ❑ Staff received opposition from six individuals: Kenneth Greenawalt, Deron Walker, Leonardo Gonzalez-Sanchez, LaVera C. Harris, José I. Borges and Robert Volk.
- ❑ Three of these individuals own property within 200’ of the site and amount to a 2% percent protest.



Harker Heights

Zoning Case Notification Plan

Case Z-2018-22

Council District: 1

B-3 TO PUD W/B-3, NBD, SF-2, R-2, & RT-1

1 inch = 424 feet

Subject Property Legal Description: ROSEWOOD ADDITION, ACRES 54.85

LOCATION MAP

Legend

-  400 Ft Notification Area
-  Killeen City Limits
-  Zoning Case Location
-  Harker Heights City Limits



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- The Planning and Zoning Commission recommends approval (4 to 1, one abstention) of the applicant’s zoning request, subject to the submitted PUD concept plan and the associated PUD, RBD and Villa development standards.
- The PUD will provide higher development standards and more restrictive land uses than the current “B-3” zoning district.