



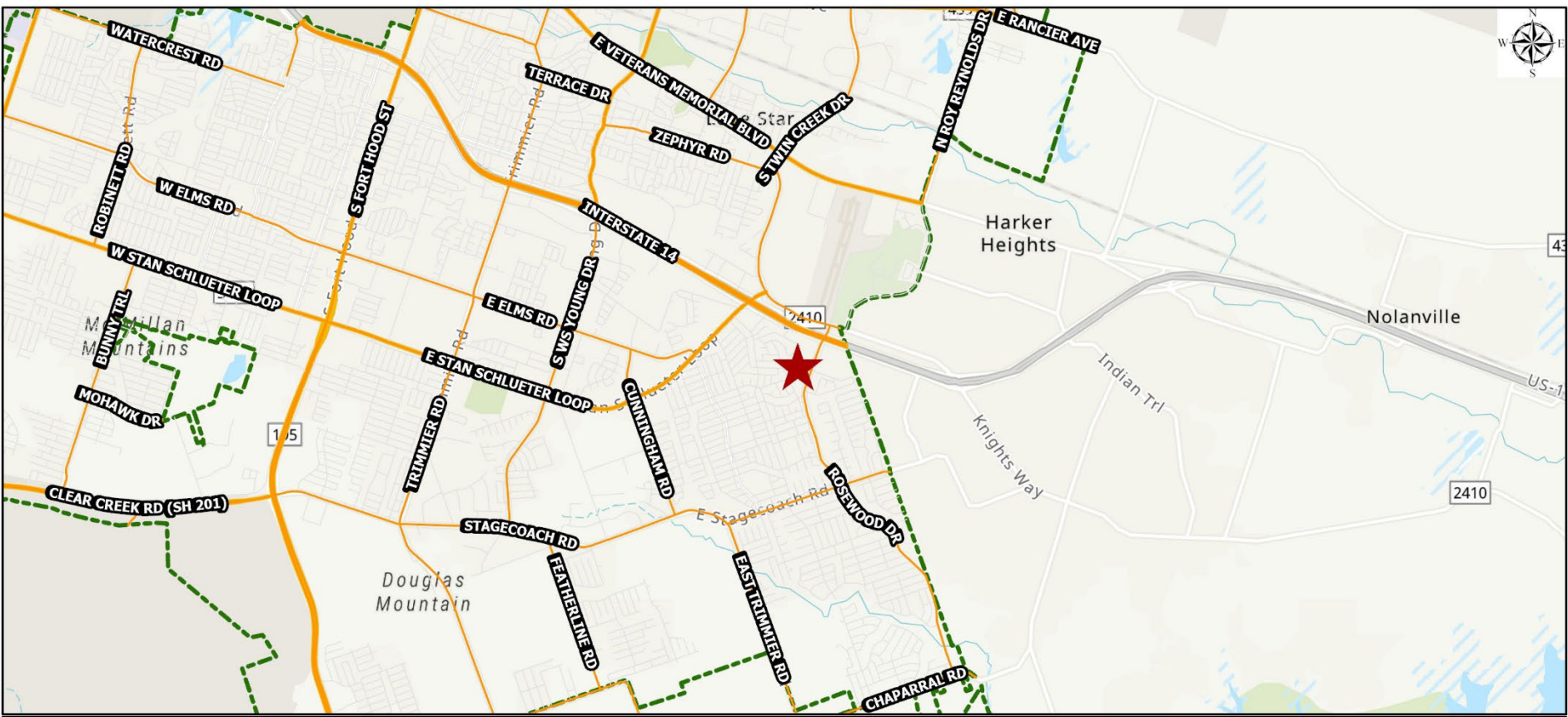
# CASE #Z23-27: PUD AMENDMENT

TMP-23-647

January 9, 2024

# Case #Z23-27: PUD Amendment

- ❑ **HOLD** a public hearing and consider a request submitted by Jeff Hamilton, on behalf NMP Killeen Limited Partnership, (**Case #Z23-27**) to amend the Planned Unit Development (PUD) standards for the Rosewood Commercial Planned Unit Development (Ordinance No. 18-038) to add three (3) additional apartment buildings and seventy-two (72) dwelling units. The subject property is locally addressed as 3701 Rosewood Drive, Killeen, Texas.



LOCATION MAP  
Council District: 2



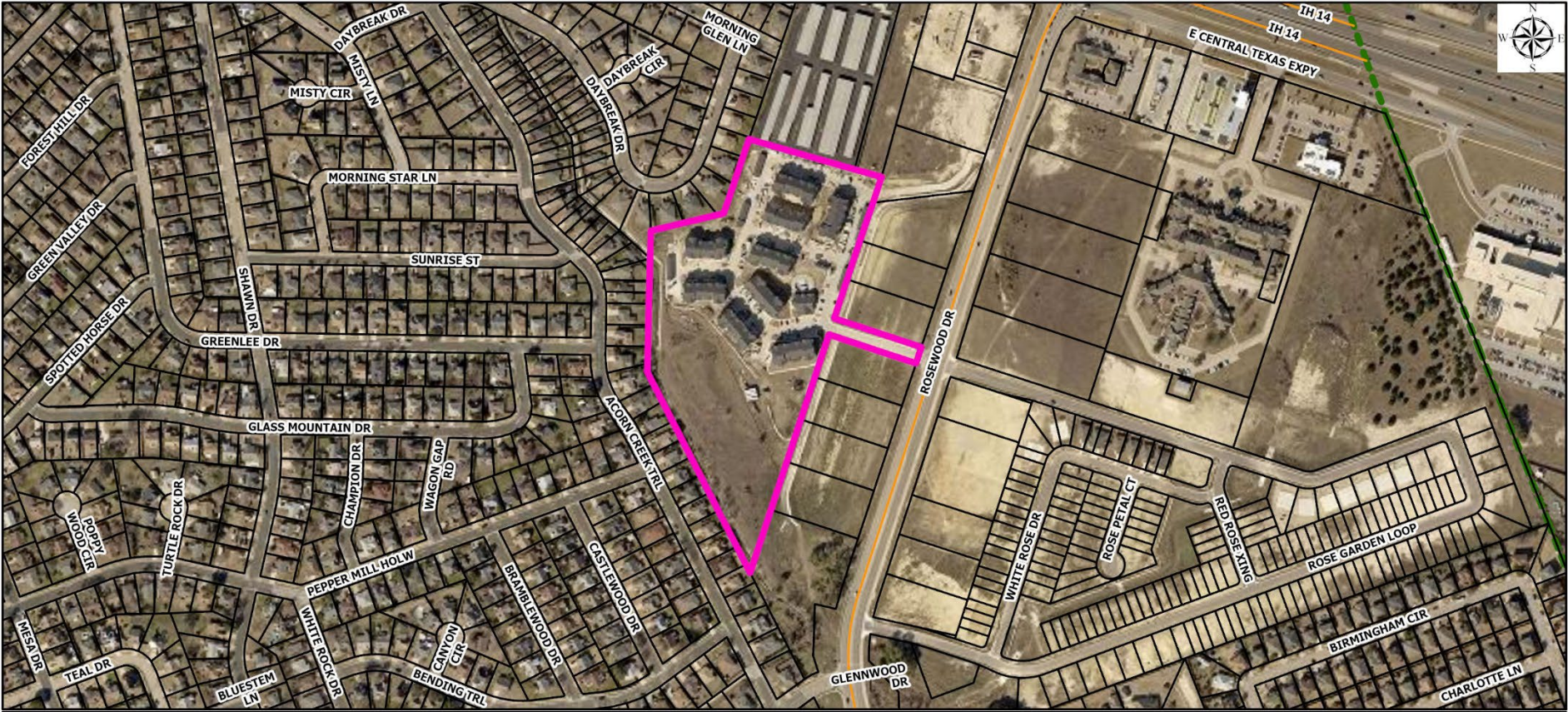
Subject Property Legal Description: ROSEWOOD COMMERCIAL, BLOCK 001, LOT 0005, ACRES 16.12

# Zoning Case 2023-27 AMENDING PUD STANDARDS

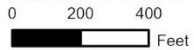
Legend

- Major Roads
- City Limits
- Zoning Case Location





AERIAL MAP  
Council District: 2



Subject Property Legal Description: ROSEWOOD COMMERCIAL, BLOCK 001, LOT 0005, ACRES 16.12

# Zoning Case 2023-27

## AMENDING PUD STANDARDS

Legend  
 Citylimits



# Case #Z23-27: PUD Amendment

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- Jeff Hamilton of Able Engineering, PLLC, on behalf of NMP - Killeen Limited Partnership, has submitted a request to amend the Planned Unit Development (PUD) standards for the Rosewood Commercial Planned Unit Development (Ordinance No. 18-038) to add three (3) additional apartment buildings, which equates to an additional seventy-two (72) dwelling units.

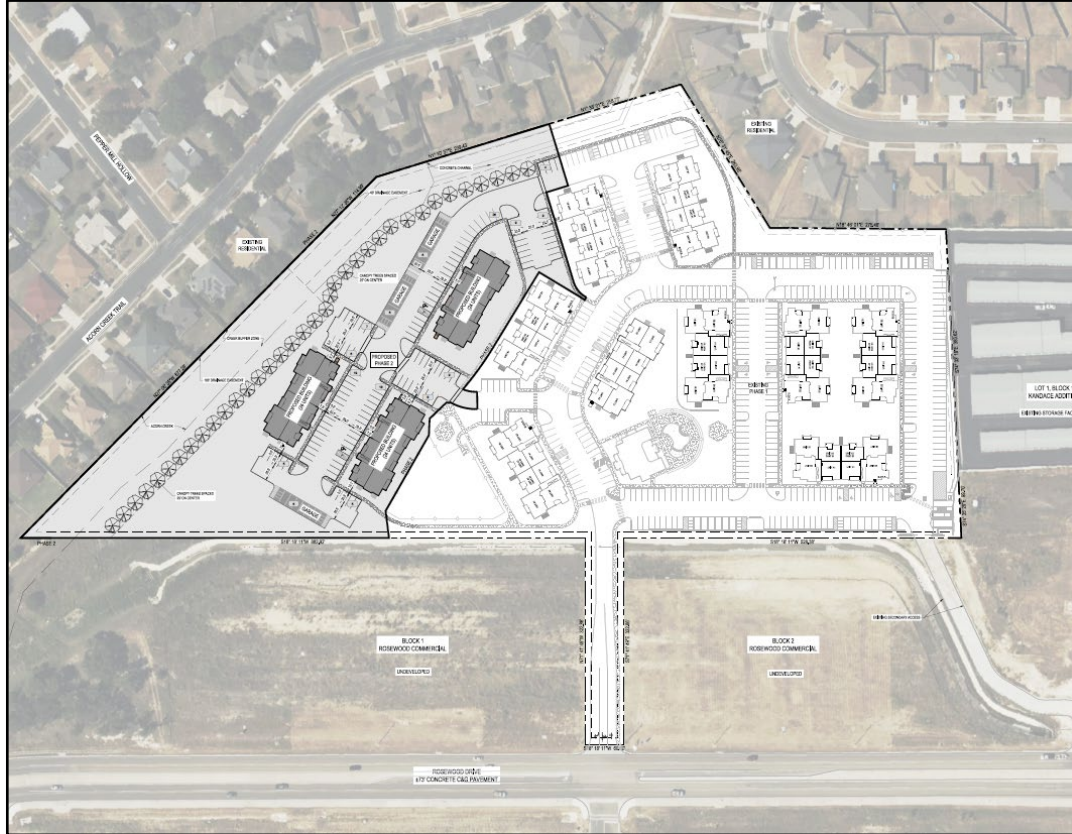
# Case #Z23-27: PUD Amendment

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- The current PUD designation of the property was approved on October 30, 2018 via Ordinance No. 18-038 to allow nine (9) apartment buildings on the site with a total of 216 dwelling units.
- If approved, this request will amend the current PUD to allow three (3) additional apartment buildings having seventy-two (72) additional dwelling units, for a total of twelve (12) buildings and 288 dwelling units on the site.

# Case #Z23-27: PUD Amendment

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# Case #Z23-27: PUD Amendment

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- The subject property is currently zoned “PUD” (Planned Unit Development) with “R-3A” (Multifamily Apartment Residential District) uses.
- In accordance with Sec. 31-256.9, a Planned Unit Development (PUD) is required for any request for “R-3A” greater than five (5) acres.

# Case #Z23-27: PUD Amendment

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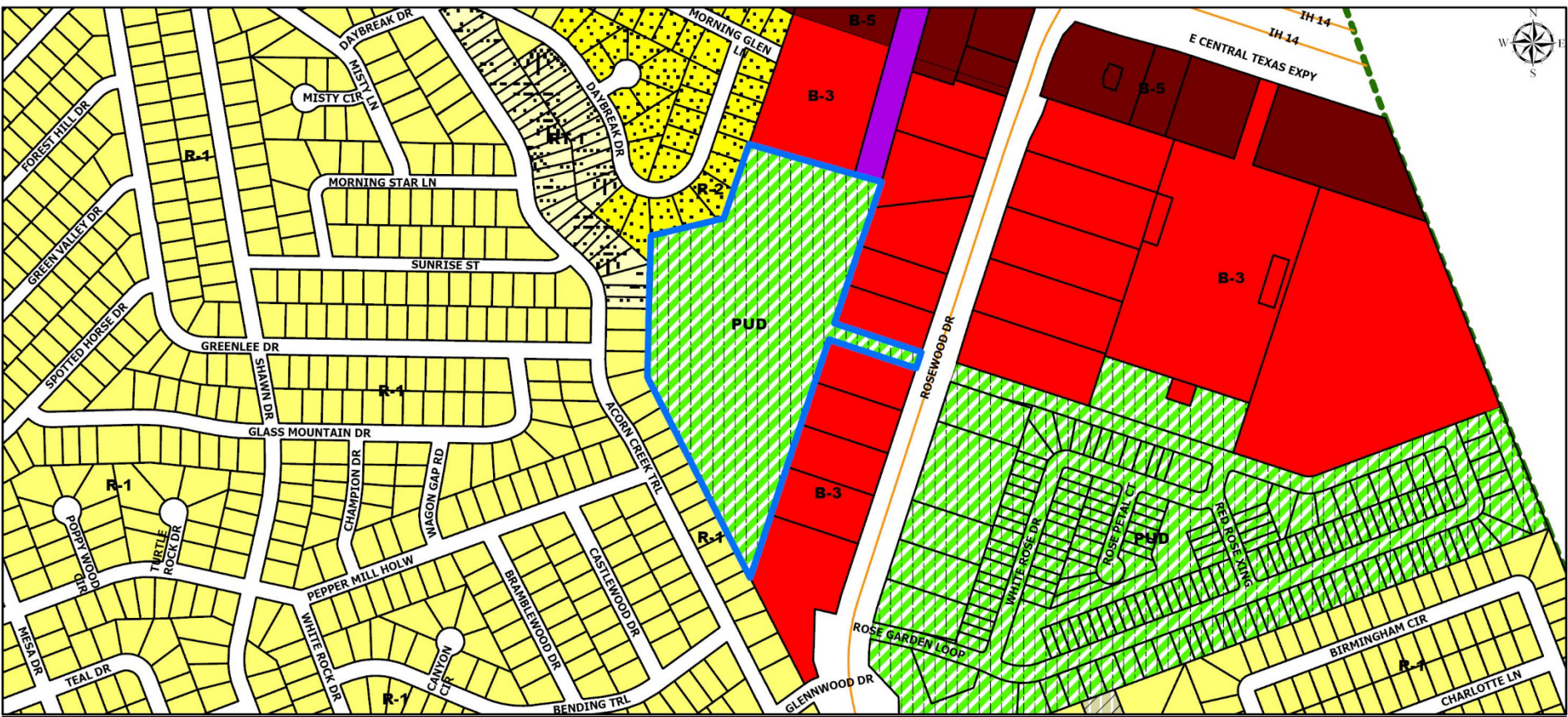
- In accordance with Sec. 31-265.3(b)(1), the minimum lot area for multifamily developments zoned “R-3A” (Multifamily Apartment Residential District) that are larger than one-half ( $\frac{1}{2}$ ) acre is 2,500 sq. ft. per dwelling unit.
- The subject property is 16.12 acres, which would allow for a maximum of 280 dwelling units by-right in “R-3A”. With the proposed PUD amendment, the applicant is requesting 312 units, which is 32 dwelling units more than would be allowed by-right in “R-3A”.



# Case #Z23-27: PUD Amendment

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- Parks fees for the proposed additional 72 dwelling units will be required as follows:
  - ▣ Park Development Fees: \$18,000
  - ▣ Fees-in-lieu of parkland dedication: \$46,800
  - ▣ Total Parks Fees: \$64,800



ZONING MAP  
 Council District: 2  
 0 200 400  
 Feet

# Zoning Case 2023-27 AMENDING PUD STANDARDS

Subject Property Legal Description: ROSEWOOD COMMERCIAL, BLOCK 001, LOT 0005, ACRES 16.12

# Case #Z23-27: PUD Amendment

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View of the subject property looking west:





# Case #Z23-27: PUD Amendment

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View of the subject property looking east:



# Case #Z23-27: PUD Amendment

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View of the subject property looking north:





# Case #Z23-27: PUD Amendment

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View of the subject property looking south:





# Comprehensive Plan Analysis

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- The subject property is designated 'Residential Mix' (RM) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The 'Residential Mix' place type promotes up to 25% non-residential and up to 95% residential uses.
- Primary uses include single-family, ADUs, townhouses, smallplex (2-4 units), and live-work.
- Staff finds that the requested PUD amendment is consistent with the 'Residential Mix' (RM) place type.

# Comprehensive Plan Analysis

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- The property is designated 'Intended Growth' on the Growth Sector Map of the Comprehensive Plan.
- This sector includes vacant tracts that are currently under development or already have development approvals secured for future buildout and property that is in close proximity to existing development.
- Development in this sector should align with the Big Ideas of the Comprehensive Plan, particularly those related to diversifying the housing and neighborhood options in the city.

# Comprehensive Plan Analysis

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- The request supports or furthers the following 2022 Comprehensive Plan recommendations:
  - ▣ **LU2** – Improve the fiscal productivity of development
  - ▣ **LU3** – Encourage incremental evolution of neighborhoods
  - ▣ **NH4** – Build complete neighborhoods
- The Comprehensive Plan emphasizes the need for expanding the variety of neighborhood styles, housing types and price points available in the city.

# Development Zone Analysis

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- ❑ The property is located within Killeen Development Zone #7.
- ❑ Current land use mix within this area comprises approximately:
  - ❑ 9% non-residential uses
  - ❑ 91% residential uses
- ❑ Zoning district breakdown in DZ#7:
  - ❑ 6% non-residential zoning districts
  - ❑ 91% residential zoning districts
  - ❑ 3% agricultural zoning districts

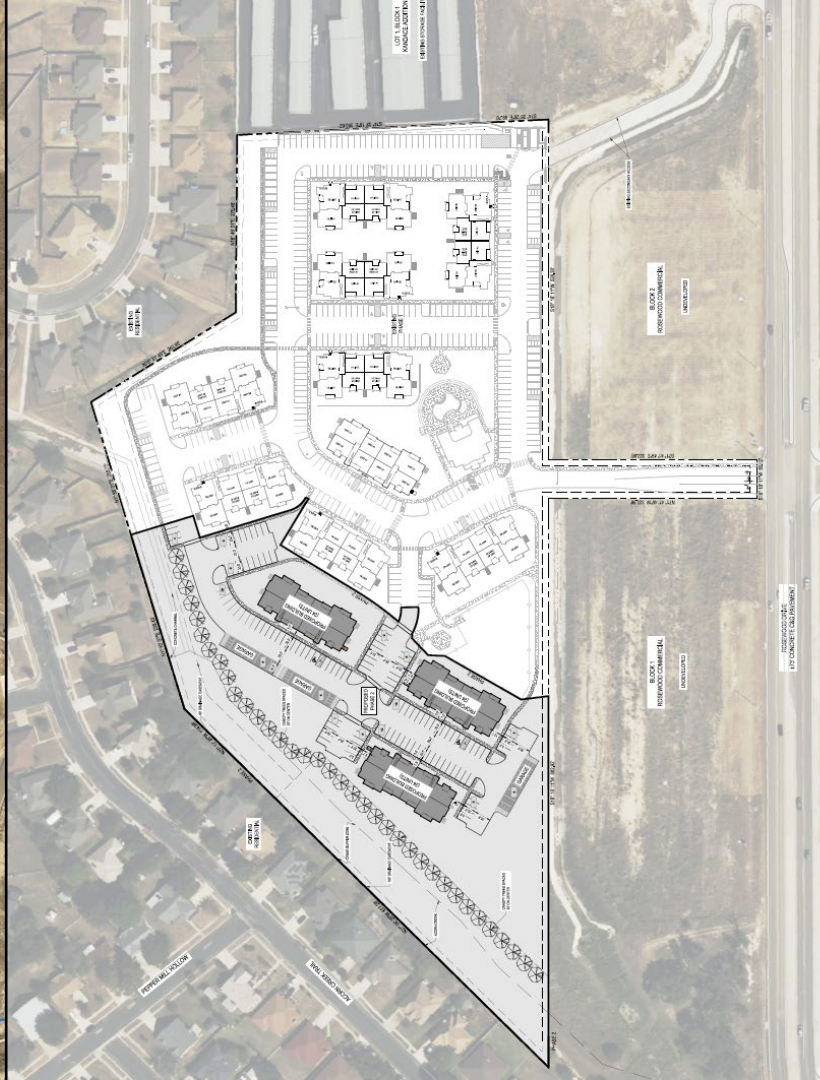




# Environmental Assessment

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- The property is within Zone AE, a FEMA regulatory Special Flood Hazard Area (SFHA). Acorn Creek runs along the west side of the property and is classified as a Riverine Habitat R45BC on the National Wetlands Inventory. A Freshwater Emergent Wetland PEM1A is located to the South-East of the property.
- A floodplain permit will be required for the proposed development, which will include a floodplain study to show that there will be no adverse effects to the surrounding properties.

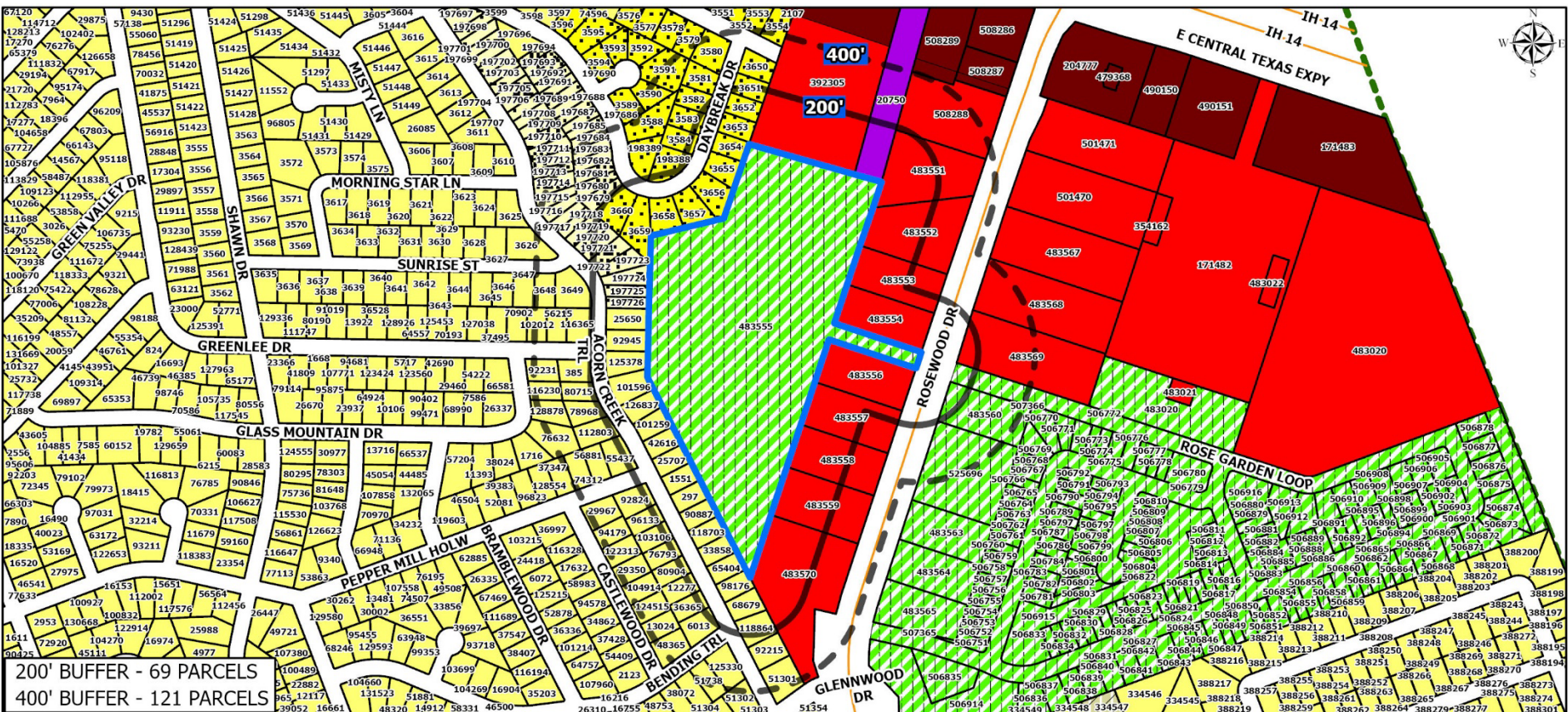


# Public Notification

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- Staff notified one hundred and twenty-one (121) surrounding property owners within 400 feet of this property regarding this request.
- Of those property owners notified, fifty-two (52) reside outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and thirty-eight (38) reside outside of Killeen.
- To date, staff has received one (1) written request in support and three (3) written responses in opposition to this request.





200' BUFFER - 69 PARCELS

400' BUFFER - 121 PARCELS

PROPERTY ID MAP

Council District: 2

0200400

Feet

Zoning Case 2023-27

AMENDING PUD STANDARDS

Subject Property Legal Description: ROSEWOOD COMMERCIAL, BLOCK 001, LOT 0005, ACRES 16.12

Legend

Current Zoning

B-3

M-1

B-5

CUP

M-1

PUD

R-1

R-2

RT-1

# Alternatives

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

# Staff Recommendation

- Staff recommends approval of the applicant's request to amend the PUD with the following conditions: add up to (3) three additional apartment buildings, which includes seventy-two (72) additional dwelling units; and provide a landscape buffer along the west and southwest property lines, adjacent to the existing single-family residential development, consisting of large canopy trees spaced twenty-five (25) feet apart, and being six (6) feet in height and two (2) inches in caliper at the time of planting.



# Commission Recommendation

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- ❑ At their regular meeting on December 4, 2023, the Planning and Zoning Commission recommended disapproval of the applicant's request by a vote of 4 to 2.
- ❑ Therefore, in accordance with Killeen Code of Ordinances Sec. 31-39(e), approval of the request will require the favorable vote of three-fourths ( $3/4$ ) of all the members of the City Council (6 affirmative votes).