



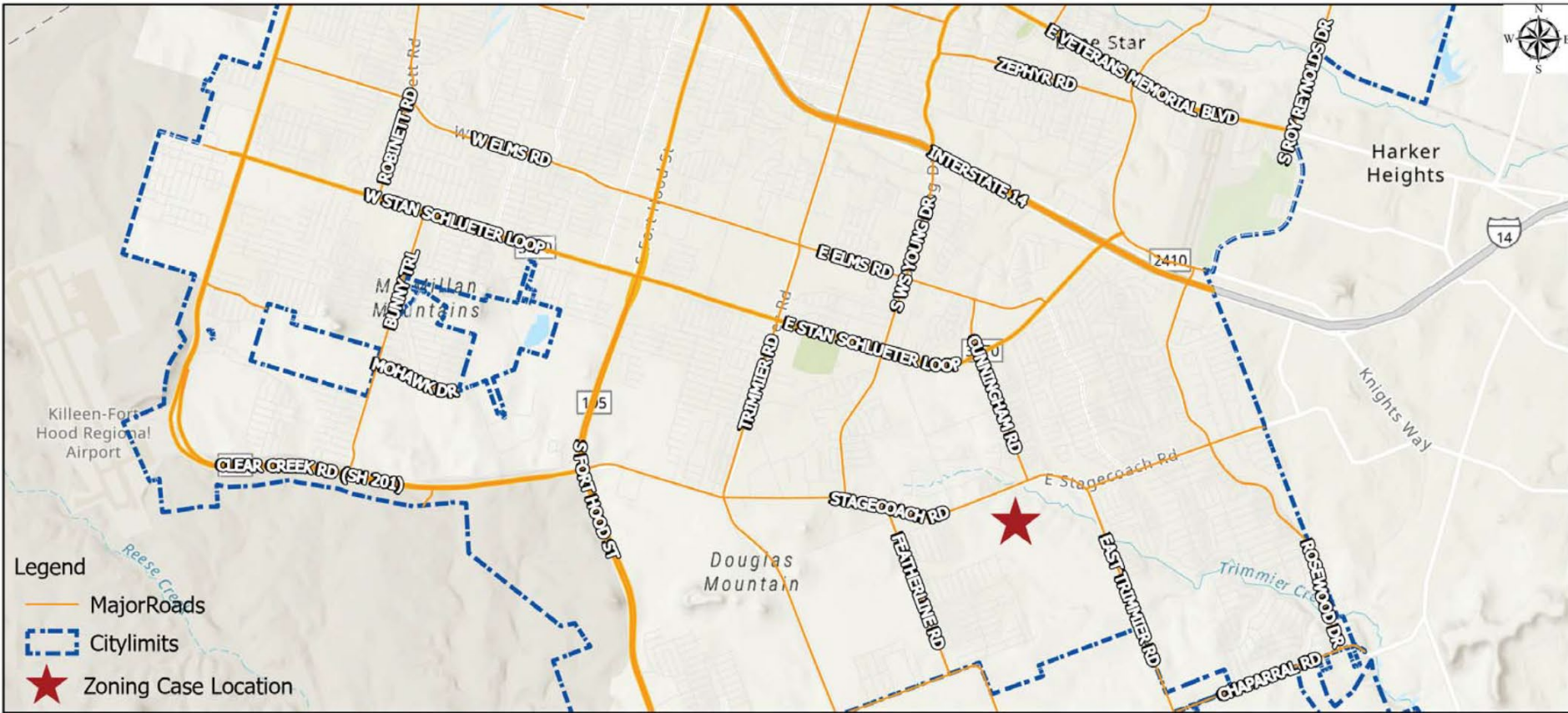
CASE #Z22-24: “A” TO PUD W/ “A-R1”,
“SR-1”, “SR-2”, “SF-2”, “R-1”, “R-2”, & “B-5”

PH-22-048

August 2, 2022

Case #Z22-24: “A” to “PUD”

HOLD a public hearing and consider a request submitted by Republic Engineering & Development Services on behalf of the Sheryl Yowell Anderson 1998 Trust Et Al. (**Case #Z22-24**) to rezone approximately 390.72 acres out of the M. J. Pleasant Survey, Abstract No. 652 and the S. D. Carothers Survey, Abstract No. 177 from “A” (Agricultural District) to a Planned Unit Development (PUD) with “A-R1” (Agricultural Single-Family Residential District), “SR-1” (Suburban Residential Single-Family Residential District), “SR-2” (Suburban Residential Single-Family District), “SF-2” (Single-Family Residential District), “R-1” (Single-Family Residential District), “R-2” (Two-Family Residential District), and “B-5” (Business District) uses. The property is locally addressed as 4244 Stagecoach Road, Killeen, Texas.



LOCATION MAP
Council District: 2



Zoning Case 2022-24

A TO PUD W/ A-R1, SR-1, SR-1, SR-2, SF-1, R-1, R-2, AND B-5

Subject Property Legal Description: A0652BC M J PLEASANT, 1-2, ACRES 17.9, AND A0652BC M J PLEASANT, 1-1, ACRES 20.9, AND A0652BC M J PLEASANT, 1-3, ACRES 84.068, AND A0177BC S D CAROTHERS, 1, & A0652BC M J PLEASANT, 1, (REMAINDER OF 783.456AC TR), ACRES 277.497, AND PART OF A0177BC S D CAROTHERS, 1, & A0652BC M J PLEASANT, 1, ACRES 17.701



AERIAL MAP

Council District: 2

0 500 1,000
Feet

Zoning Case 2022-24

A TO PUD W/ A-R1, SR-1, SR-1, SR-2, SF-1, R-1, R-2, AND B-5

Legend

 Citylimits

 Zoning Case

Subject Property Legal Description: A0652BC M J PLEASANT, 1-2, ACRES 17.9, AND A0652BC M J PLEASANT, 1-1, ACRES 20.9, AND A0652BC M J PLEASANT, 1-3, ACRES 84.068, AND A0177BC S D CAROTHERS, 1, & A0652BC M J PLEASANT, 1, (REMAINDER OF 783.456AC TR), ACRES 277.497, AND PART OF A0177BC S D CAROTHERS, 1, & A0652BC M J PLEASANT, 1, ACRES 17.701



200' BUFFER - 130 PARCELS
400' BUFFER - 247 PARCELS

NOTIFICATION MAP

Council District: 2

0 500 1,000
Feet

Zoning Case 2022-24

A TO PUD W/ A-R1, SR-1, SR-1, SR-2, SF-1, R-1, R-2, AND B-5

Legend

Current Zoning	 B-3	 NBD	 R1-A
 A	 B-5	 PUD	 RMH
 A-R1	 CUP	 R-1	

Subject Property Legal Description: A0652BC M J PLEASANT, 1-2, ACRES 17.9, AND A0652BC M J PLEASANT, 1-1, ACRES 20.9, AND A0652BC M J PLEASANT, 1-3, ACRES 84.068, AND A0177BC S D CAROTHERS, 1, & A0652BC M J PLEASANT, 1, (REMAINDER OF 783.456AC TR), ACRES 277.497, AND PART OF A0177BC S D CAROTHERS, 1, & A0652BC M J PLEASANT, 1, ACRES 17.701

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- This property is designated as ‘Planned Development’ (PD) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The ‘Planned Development’ (PD) designation encourages the following development types:
 - ▣ Mixed use (retail, office, residential, public);
 - ▣ Variety of housing types; and
 - ▣ Parks and public spaces.

Case #Z22-24: “A” to “PUD”

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Case #Z22-24: “A” to “PUD”

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Case #Z22-24: “A” to “PUD”

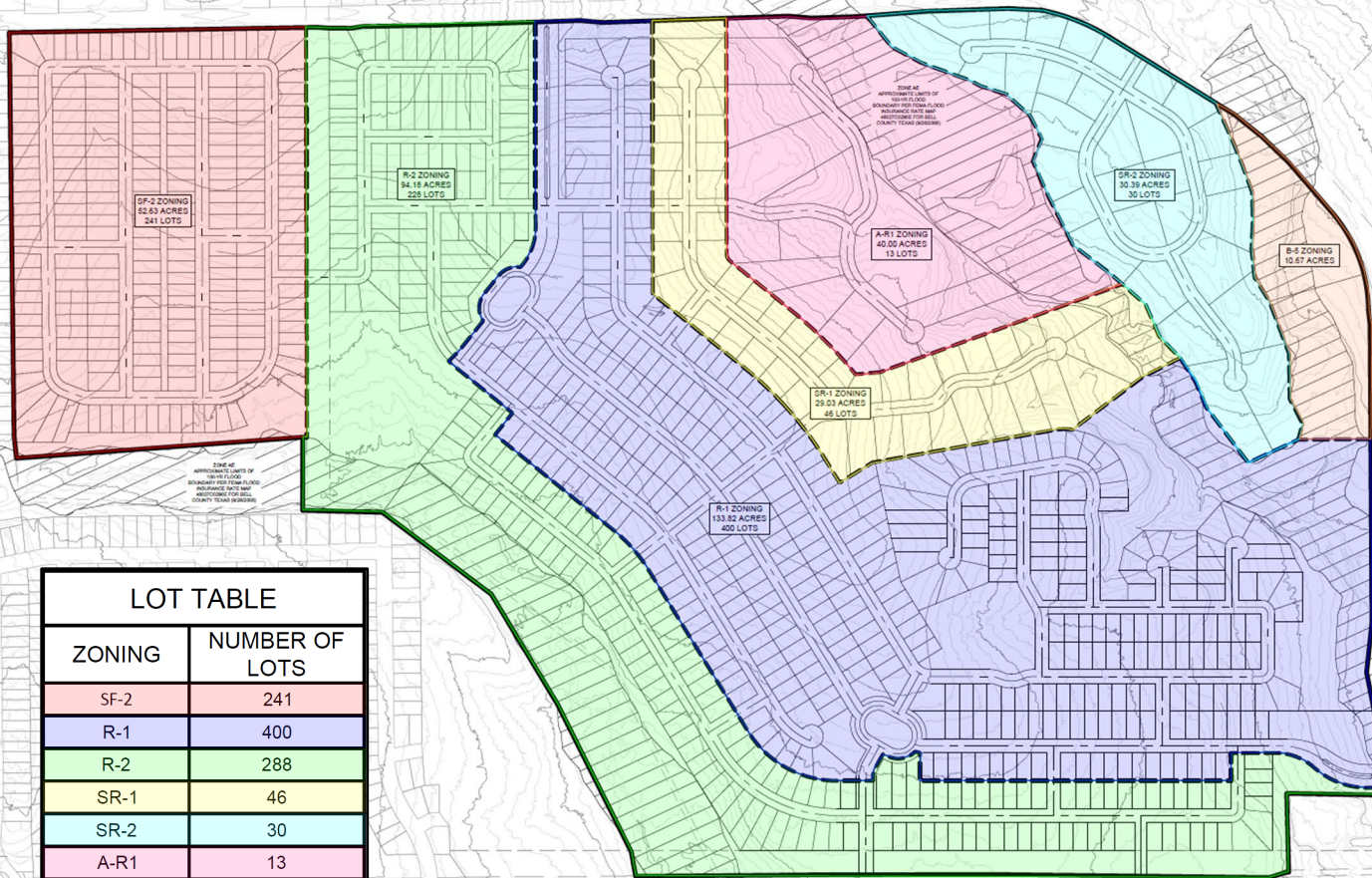
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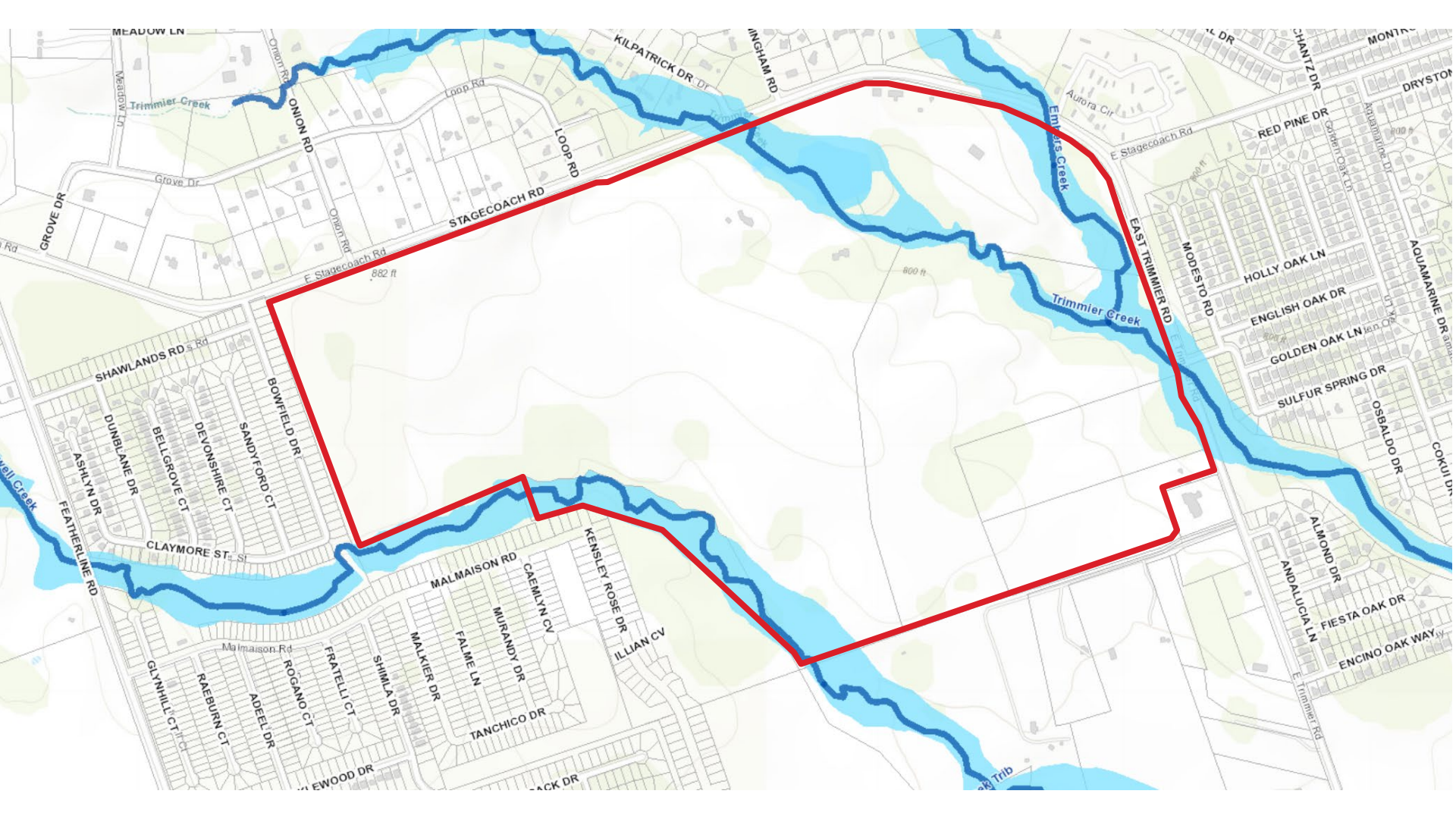


Case #Z22-24: “A” to “PUD”

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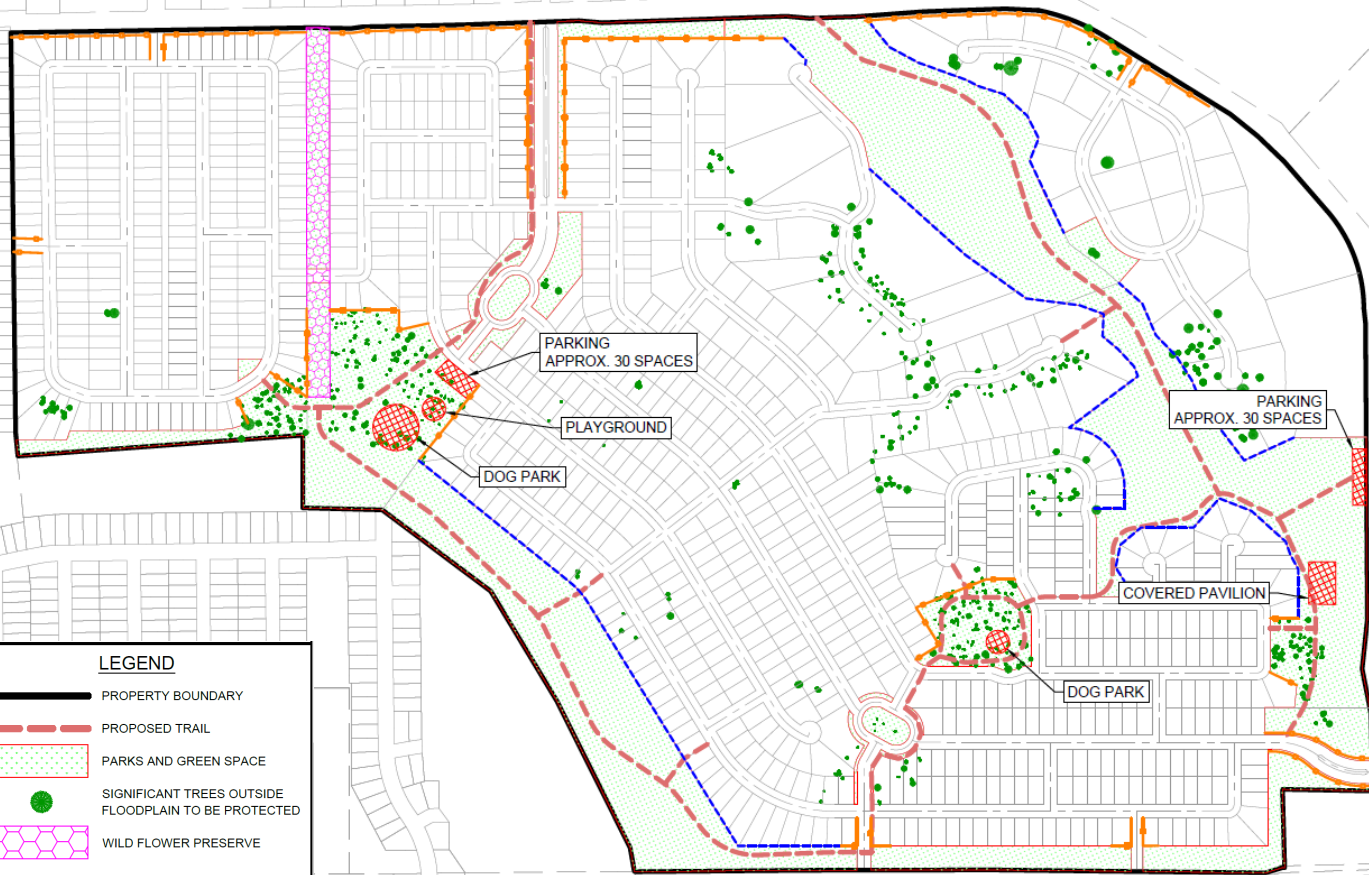






LEGEND

- PROPERTY BOUNDARY
- PROPOSED TRAIL
- PARKS AND GREEN SPACE
- SIGNIFICANT TREES OUTSIDE FLOODPLAIN TO BE PROTECTED
- WILD FLOWER PRESERVE
- 6' TALL MASONRY FENCE
- WROUGHT IRON FENCE



Open Space Amenities & Tree Preservation

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- Approx. **90 acres** of open space to be dedicated to the City for public parks.
- Of that, approx. 44 acres are in the floodplain and 46 are outside the floodplain.
- Approximately 1,000 hardwood trees (oak, elm, and pecan) will be preserved outside of the floodplain.

Open Space Amenities & Tree Preservation

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- ❑ 14,800 linear feet (approx. 2.8 miles) of 8-foot concrete trail to be provided throughout the development and along existing lake
- ❑ 6-foot stone parameter wall along E. Stagecoach Rd.
- ❑ 1 covered pavilion (approx. 2,500 sq. ft.)
- ❑ 1 playground
- ❑ 2 dog parks
- ❑ 2 parking lots (approx. 30 parking spaces each)
- ❑ Picnic tables, trash receptacles and benches throughout

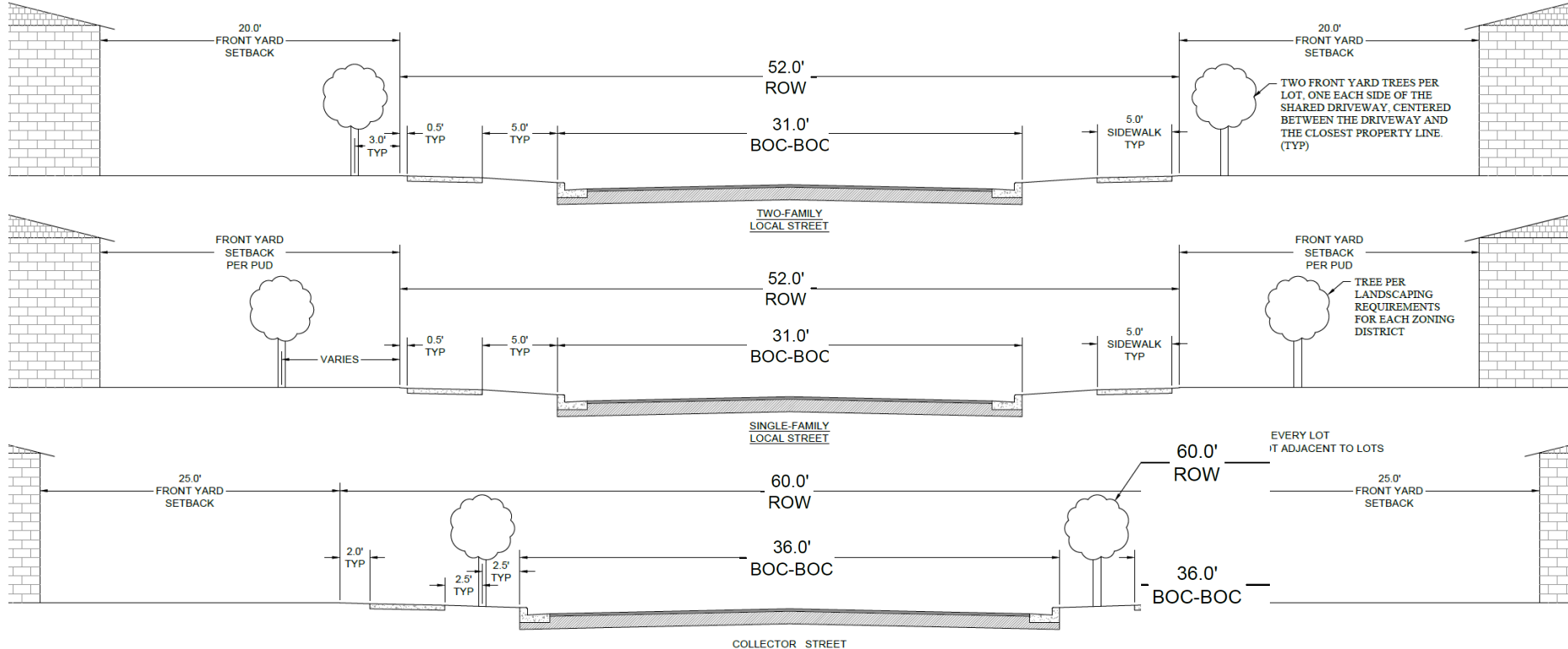
Open Space Amenities

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Street Sections

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Duplex Elevations

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Public Notification

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- Staff notified two-hundred and forty-seven (247) surrounding property owners regarding this request.
- Of those property owners notified, one-hundred and seventeen (117) reside outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and seventy (70) reside outside of Killeen.
- As of the date of this staff report, staff has received three (3) written responses in opposition to this request.

Alternatives

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

Staff Recommendation

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- Staff recommends approval of the proposed PUD as presented by the applicant.
- Staff finds that the proposed development includes a mix of housing types and lot sizes, as well as a significant amount of open space and park amenities. Therefore, staff is of the determination that the proposed development is consistent with the policies and principles discussed during the ongoing Comprehensive Plan process.

Commission Recommendation

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- At their Special Called meeting on July 11, 2022, the Planning and Zoning Commission recommended approval of the proposed PUD with the following stipulations:
 - 1) That water pressure be maintained at 35 psi;
 - 2) That the traffic flow is right; and
 - 3) That lights be provided in the trail area.

Commission Recommendation

- ❑ The motion passed by a vote of 4 to 3 with Commissioners Gukeisen, Ploeckelmann, and Marquez in opposition.
- ❑ Those Commissioners in opposition expressed concern that the recommended conditions were not germane to the zoning request.
- ❑ Staff notes that there are already requirements in place that address the recommended conditions regarding water pressure and traffic.
- ❑ If the Council wishes to attach conditions to the zoning, staff recommends that they be limited to matters under the applicant's control.