



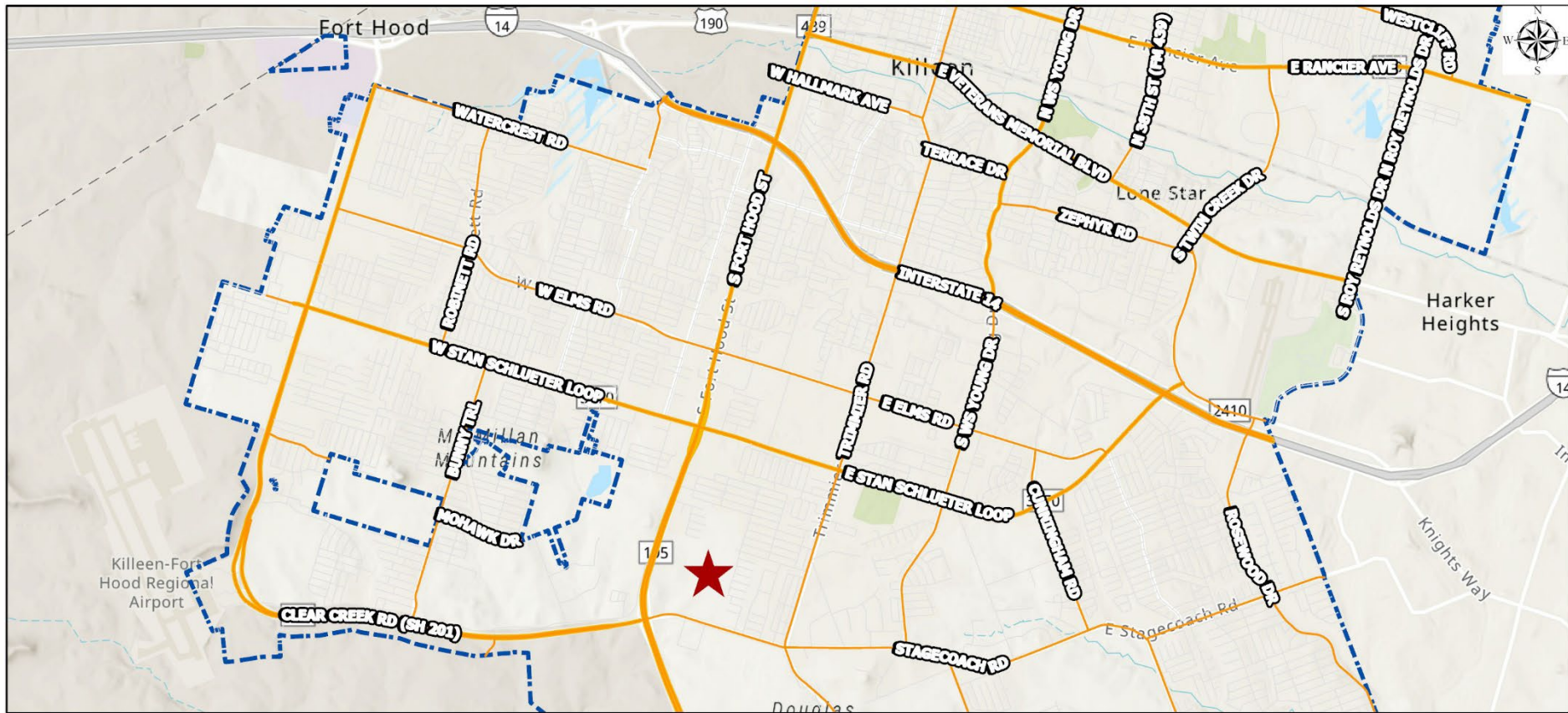
**CASE #Z22-40:
LEVY CROSSING PUD AMENDMENT**

PH-22-068

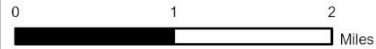
September 20, 2022

Case #Z22-40: Levy Crossing PUD Amendment

- ❑ Public Hearing was held on August 23, 2022.
- ❑ **Consider** an ordinance requested by Killeen Engineering and Surveying, LTD, on behalf of JOF Developers (**Case #Z22-40**) to amend the Planned Unit Development (PUD) standards for approximately 62.876 acres out of the 172.58 acre tract from the Azra Webb Survey, Abstract No. 857 to allow for lessened setback requirements for two-hundred and forty-six (246) lots.



LOCATION MAP
 Council District: 3



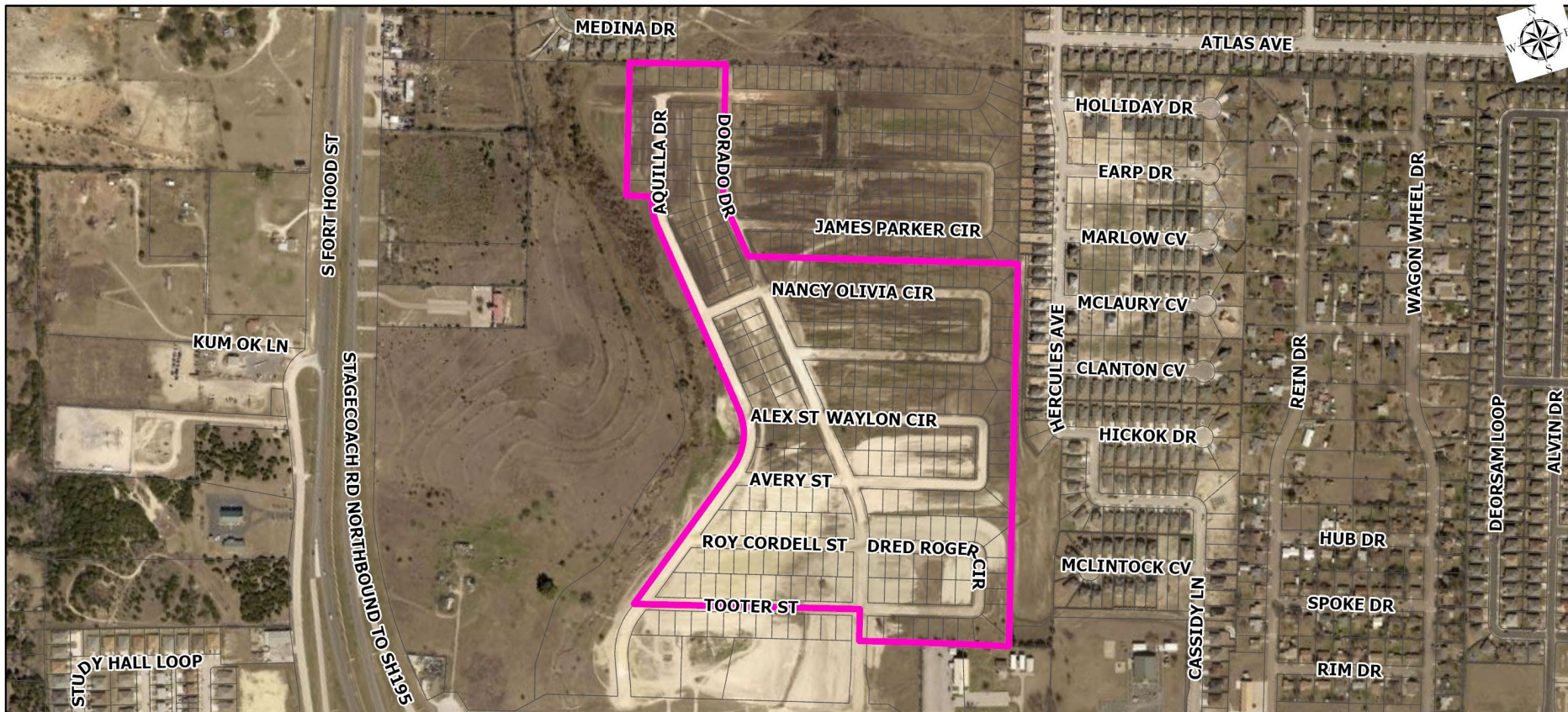
Subject Property Legal Description: PART OF A0857BC A WEBB, 12, ACRES 172.58

Zoning Case 2022-40

PUD TO PUD W/ R-1

Legend

- Major Roads
- - - City Limits
- ★ Zoning Case Location



AERIAL MAP

Council District: 3

0 300 600

Feet

Subject Property Legal Description: PART OF A0857BC A WEBB, 12, ACRES 172.58

Zoning Case 2022-40 Revised

PUD TO PUD W/ R-1

Legend

 Citylimits

 Zoning Case

Case #Z22-40: Levy Crossing PUD Amendment

- ❑ The applicant previously requested for smaller setback requirements for three-hundred and eighty-six (386) lots zoned “R-1” and “SF-2” as follows:

	Front Setback		Side Setback		Rear Setback	
	Current	Requested	Current	Requested	Current	Requested
“R-1”	25 ft.	20 ft.	7 ft.	5 ft.	25 ft.	20 ft.
“SF-2”	25 ft.	20 ft.	5 ft.	No change	20 ft.	No change

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- On August 23, 2022, City Council tabled this request to give the opportunity for the applicant and staff to discuss a compromise regarding the architectural standards for this request. The public hearing was also held during this meeting.
- The applicant has since met and corresponded with staff to find a compromise, which is included in the revised PUD Amendment exhibit.

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- The revised request is to amend the building setbacks for two-hundred and forty-six (246) lots zoned “R-1” (Single-Family Residential District) as follows:

	Front Setback		Side Setback		Rear Setback	
	Current	Requested	Current	Requested	Current	Requested
"R-1"	25 ft.	No change	7 ft.	5 ft.	25 ft.	20 ft.

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- The revised PUD regulations includes no changes to the landscaping requirements and the following architectural requirements:

- Repetition standard;
- Garage standard;
- **Enhanced windows;**
- **Architectural details;**
- **Variable roof design;**

- **At least three (3) of the following: Recessed garage, vertical articulation, covered front porch, variable exterior finish materials, or enhanced garage doors**

- Items in bold are additional requirements from original request.

Alternatives

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

Staff Recommendation

- Staff finds that the amended request for lessened setback only applies to the “R-1” zoning district which constitutes a reduced number of lots and includes an array of architectural standards that will be implemented immediately.
- Staff finds this request is consistent with the policies and principles discussed in the newly adopted Comprehensive Plan; therefore, staff recommends approval of the PUD amendment request as presented by the applicant.