



CASE #Z22-59: “A” TO PUD W/
“SF-2”, “R-3A”, “RT-1” & “NBD”

PH-23-020

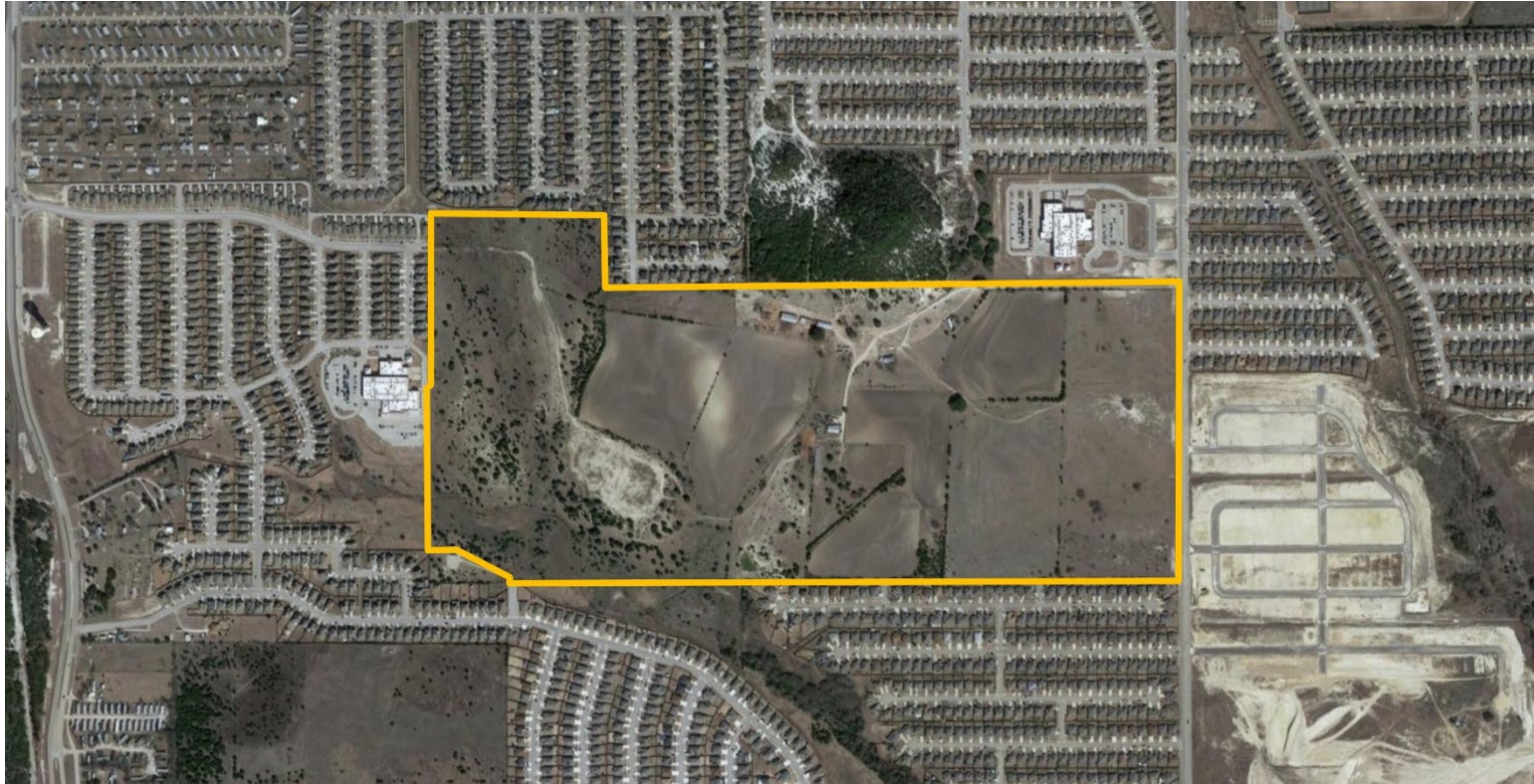
April 4, 2023

Case #Z22-59: “A” to “PUD”

HOLD public hearing and consider a request submitted by Belton Engineering, Inc. on behalf of Bunny Trail Real Estate, LP (**Case #Z22-59**) for the initial rezoning of approximately 221.272 acres of land out of the John E. Maddera Survey, Abstract No. 600, from “A” (Agricultural District) to Planned Unit Development (PUD) with “SF-2” (Single-Family Residential District), “R-3A” (Multifamily Residential District), “RT-1” (Residential Townhouse Single-Family District), and “NBD” (Neighborhood Business District) uses. The property is locally addressed as 6300 South Fort Hood Street, Killeen, Texas.

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- If approved, the applicant intends to develop the property into a mixed-use community with single-family dwellings, apartments, townhomes, commercial uses, and open space as follows:
 - ▣ 65.2 acres of “SF-2” (Single- Family Residential)
 - ▣ 39.8 acres of “R-3A” (Multi-Family Apartment Residential)
 - ▣ 58.2 acres of “RT-1” (Residential Townhouse Single-Family)
 - ▣ 10.5 acres of “NBD” (Neighborhood Business District)
 - ▣ 32.3 acres of Parkland/Open Space

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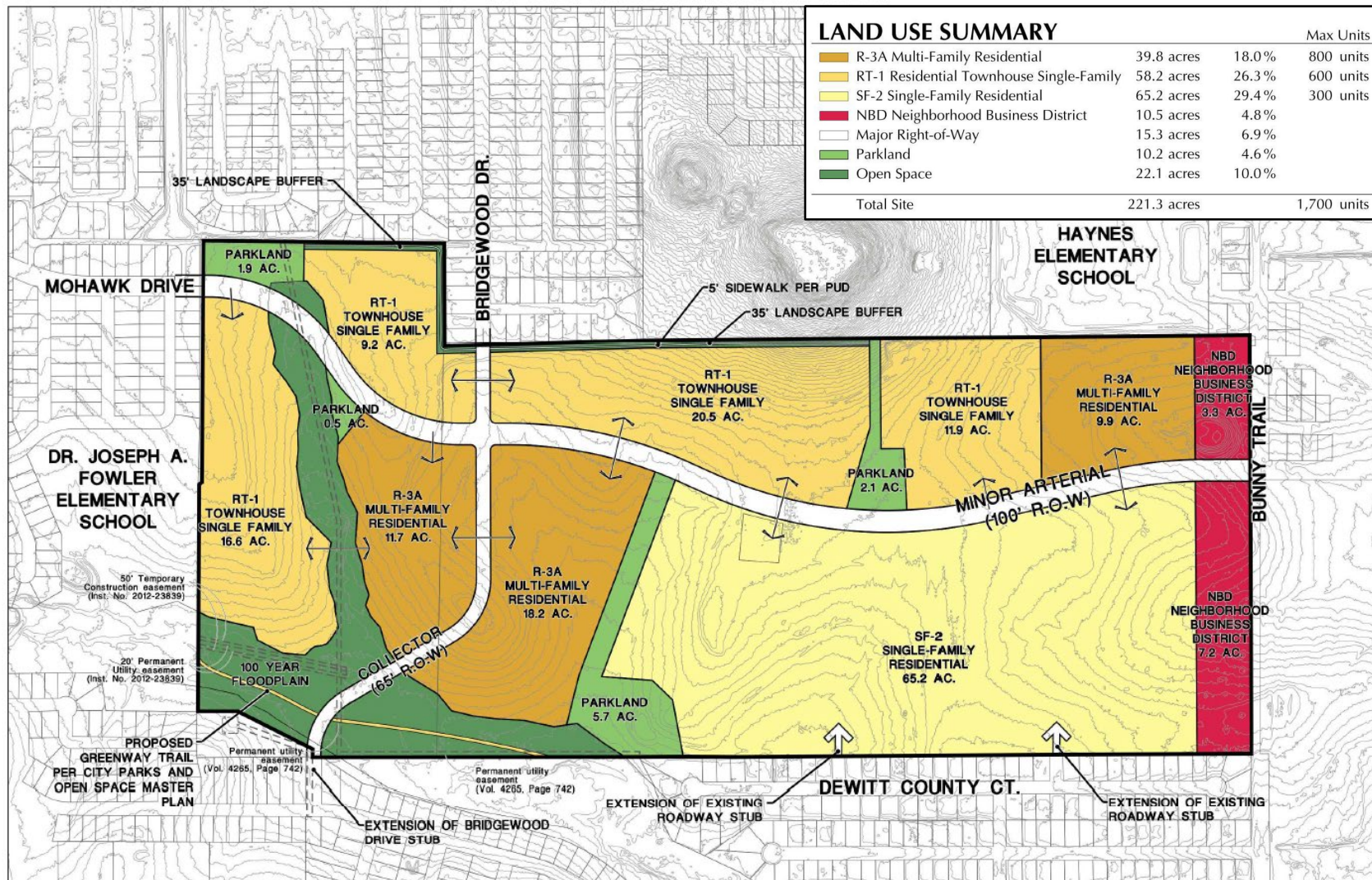
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- Proposed number of dwelling units:
 - ▣ “SF-2” (Single- Family Residential): 300 units
 - ▣ “R-3A” (Multi-Family Apartment Residential): 800 units
 - ▣ “RT-1” (Residential Townhouse Single-Family): 600 units
- Total Single-Family Units: 900 units (2.99 persons per unit)
- Total Multi-Family Units: 800 units (2.60 persons per unit)
- **Estimated population at full build-out: 4,771**

LAND USE SUMMARY

			Max Units
R-3A Multi-Family Residential	39.8 acres	18.0%	800 units
RT-1 Residential Townhouse Single-Family	58.2 acres	26.3%	600 units
SF-2 Single-Family Residential	65.2 acres	29.4%	300 units
NBD Neighborhood Business District	10.5 acres	4.8%	
Major Right-of-Way	15.3 acres	6.9%	
Parkland	10.2 acres	4.6%	
Open Space	22.1 acres	10.0%	

Total Site 221.3 acres 1,700 units



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- The proposed PUD standards include stipulations regarding:
 - ▣ A mandatory HOA;
 - ▣ Buffering standards between commercial and residential uses;
 - ▣ Architectural standards;
 - ▣ Enhanced roadway standards;
 - ▣ Street tree requirements;
 - ▣ Enhanced fencing standards;
 - ▣ Parkland dedication and development requirements; and
 - ▣ Subdivision entryway signage.

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The proposed development includes approximately 32.3 acres of parks and open space, including the following amenities:

- ❑ Greenway trail segment (12-foot concrete), which will connect to future regional trail network, as required in the Parks Master Plan;
- ❑ Open space connectivity from Mohawk Drive to planned community park (McMillan Mountain) to the north;
- ❑ At least one playscape with two (2) slides and two (2) swings;
- ❑ Covered pavilion of at least 1,500 square feet;
- ❑ Picnic tables, trash receptacles, and pet waste stations throughout.

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- As a condition of the PUD, at least 50 percent (50%) of the townhomes shall be alley loaded.



Prototypical Alley-Loaded Townhome



Prototypical Front-Loaded Townhome

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Prototypical Multifamily Product

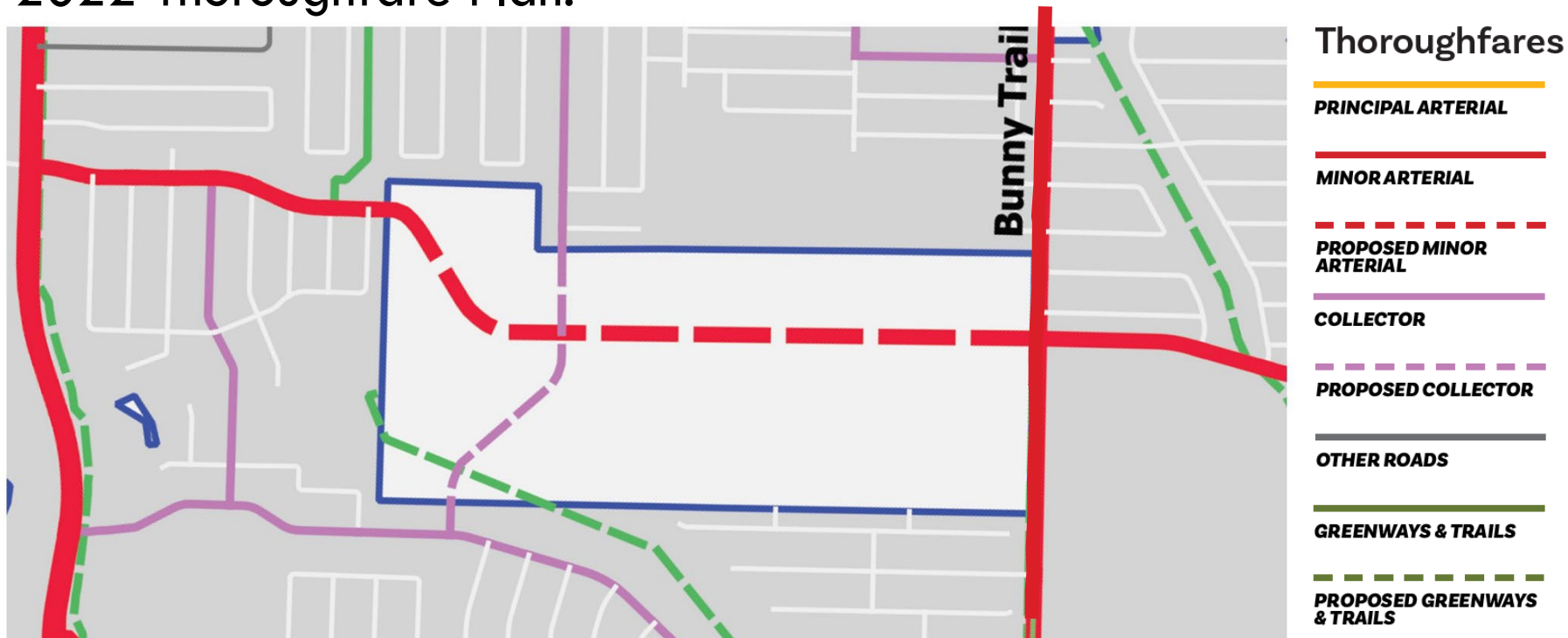


Prototypical Multifamily Product

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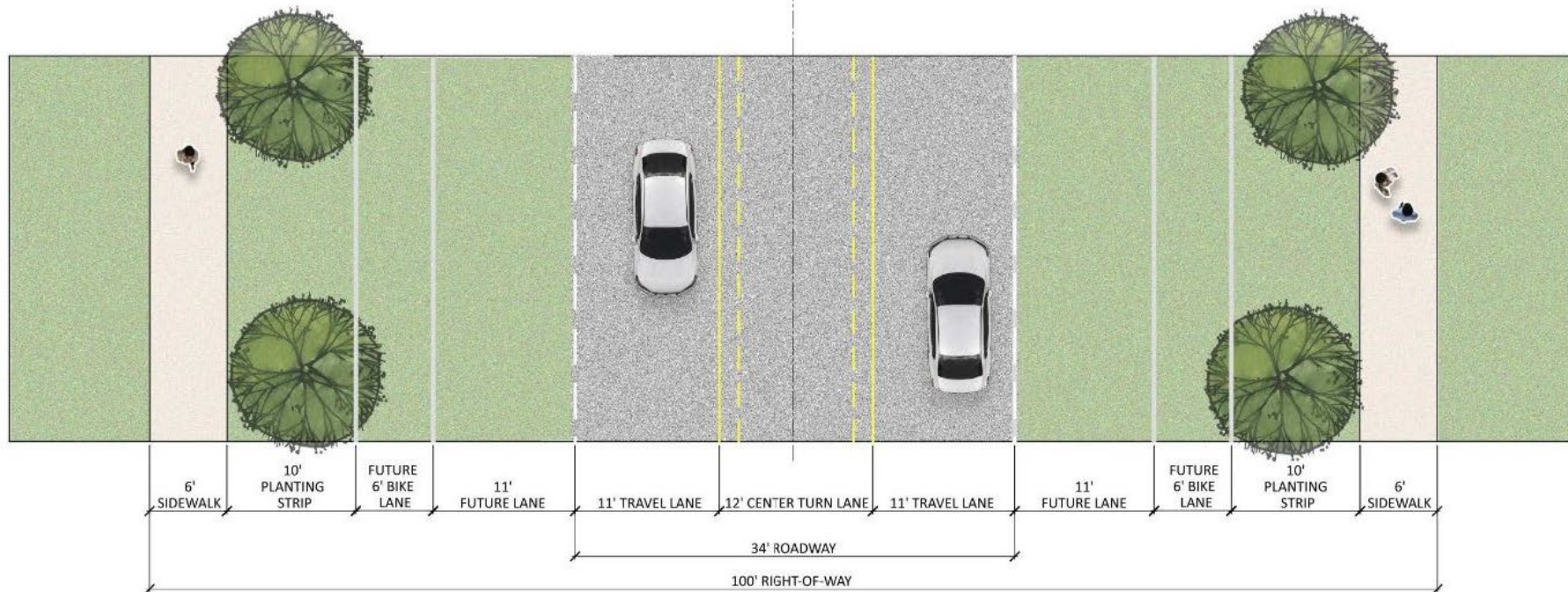
2022 Thoroughfare Plan:



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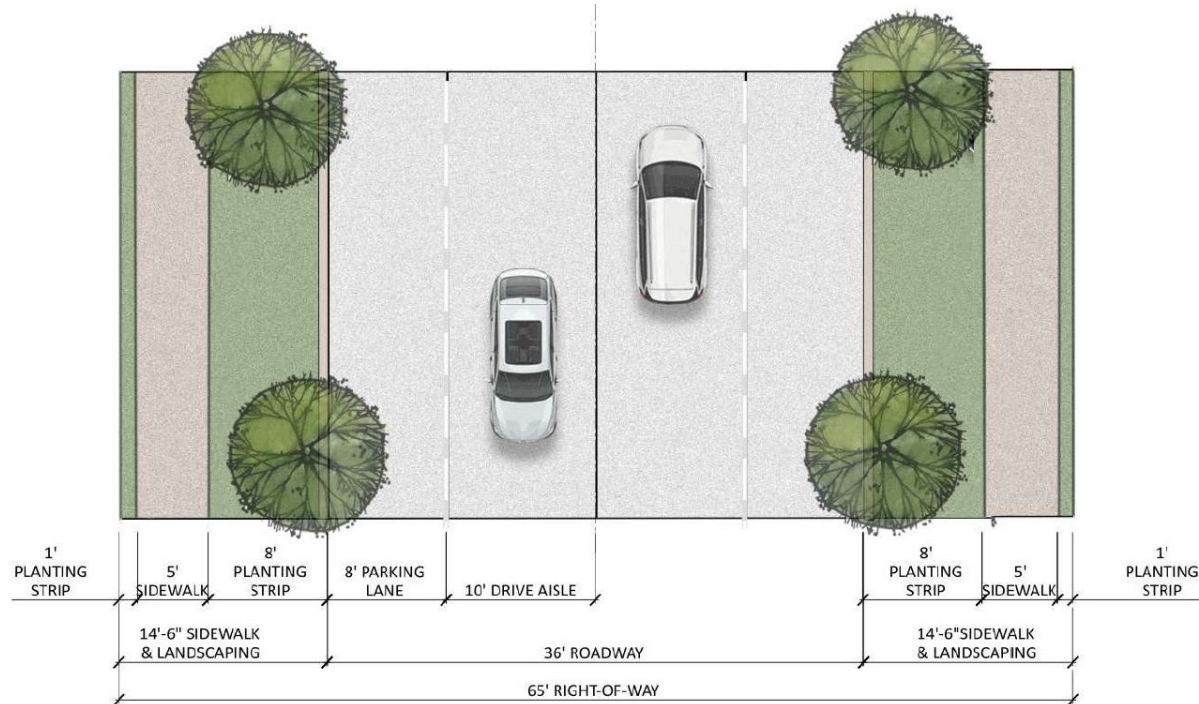
Mohawk Drive (Minor Arterial) Section – initial construction



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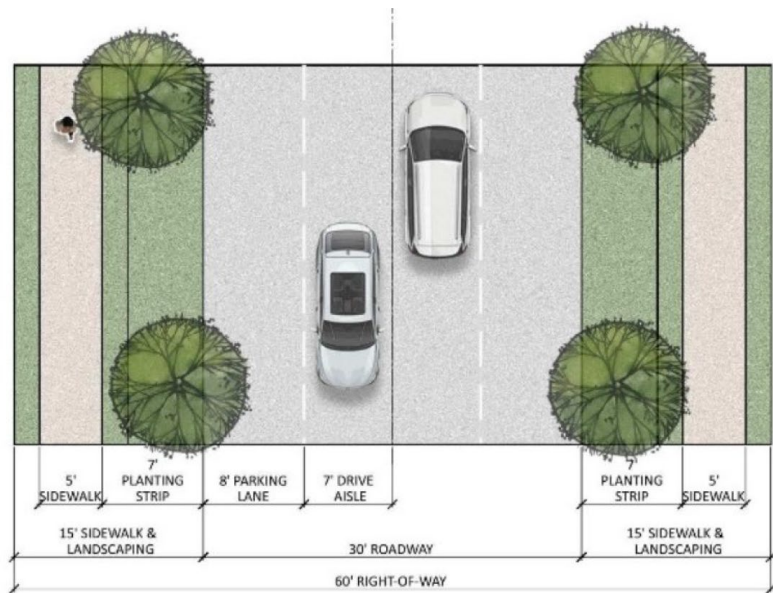
Bridgewood Drive (Collector) Section



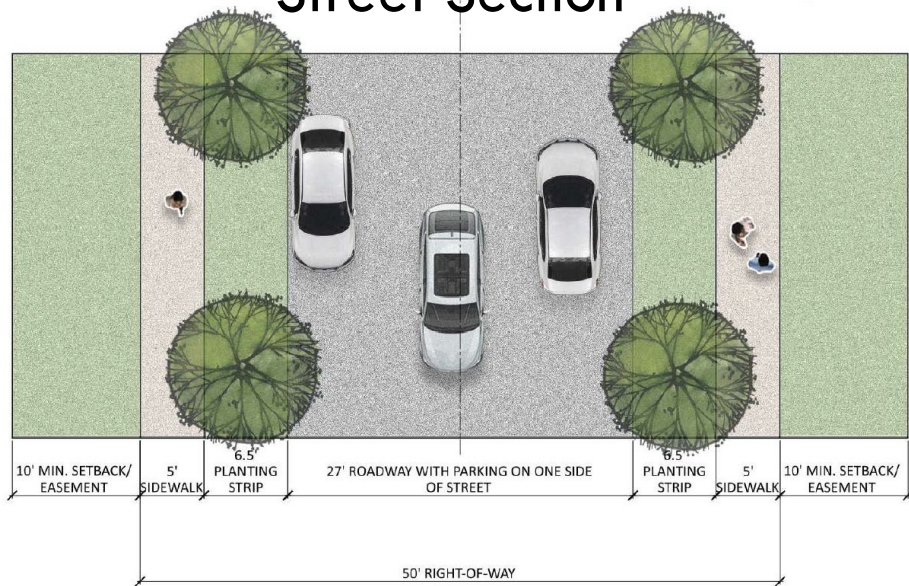
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Local Street Section



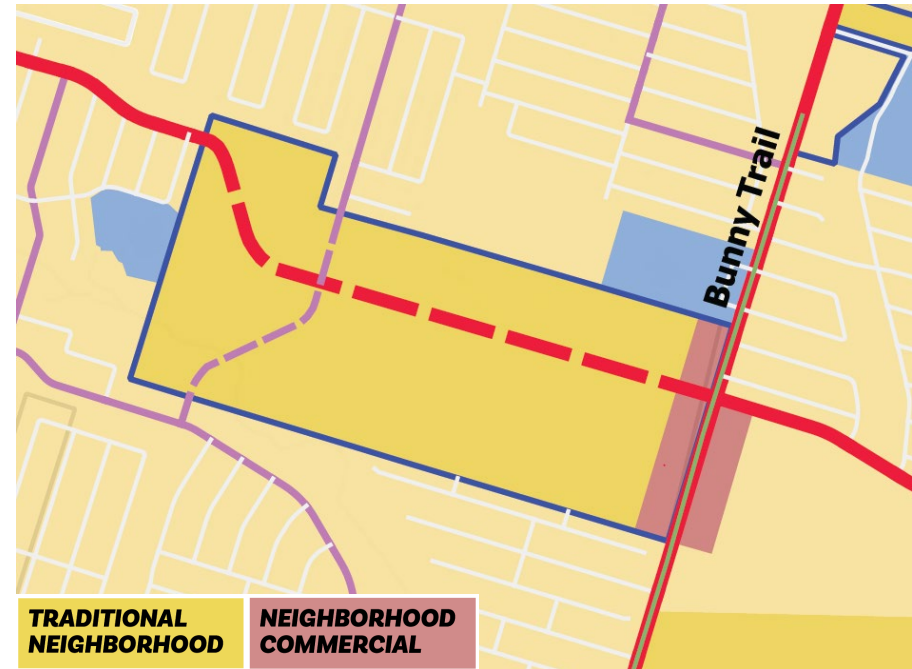
Alley Loaded Townhome Street Section



Comprehensive Plan Analysis

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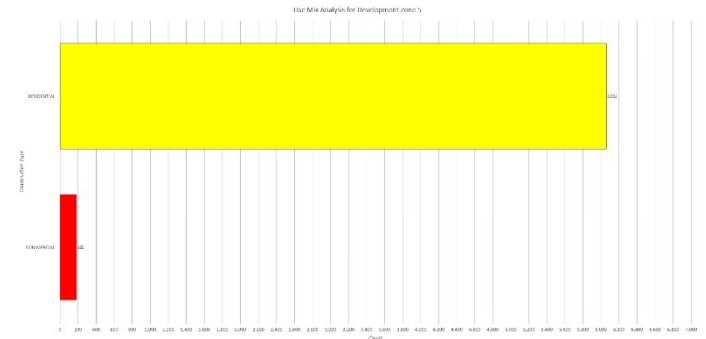
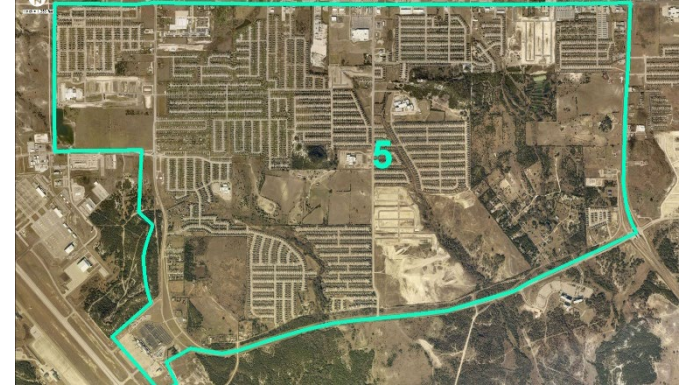
- ❑ 'Traditional Neighborhood' promotes a use mix of up to 50% non-residential and 80% residential uses.
- ❑ 'Neighborhood Commercial' promotes a use mix of up to 100% non-residential and 25% residential uses.



Comprehensive Plan Analysis

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- ❑ Located within Killeen Development Zone #5.
- ❑ Approximate current land use mix:
 - ▣ 18% non-residential uses
 - ▣ 62% residential uses.
 - ▣ 20% Agricultural
- ❑ Approximate Zoning districts (excluding special districts):
 - ▣ 7% non-residential zoning districts
 - ▣ 93% residential zoning districts



Comprehensive Plan Analysis

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- ❑ Staff finds that the proposed PUD is consistent with the ‘Traditional Neighborhood’ and ‘Neighborhood Commercial’ designation of the Future Land Use Map (FLUM).
- ❑ The request supports the following 2022 Comprehensive Plan recommendations:
 - ❑ **LU1** – Use place types and complete neighborhoods as building blocks
 - ❑ **LU3** – Encourage incremental evolution of neighborhoods

Comprehensive Plan Analysis

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- ❑ **NH3** – Diversify housing mix (types and price points)
- ❑ **NH4** – Build complete neighborhoods
- ❑ **MC1** – Adjust planning approach to consider non-vehicular trips.
- ❑ **MC3** – Improve network connectivity
- ❑ **MC4** – Design neighborhood streets to prioritize people, place, and fiscal productivity.

*Land Use & Growth Management (LU), Neighborhoods (NH), and Mobility & Connectivity (MC) Recommendations

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View of the subject property looking southwest:



Case #Z22-59: “A” to “PUD”

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View of the subject property from Bunny Trail looking west:



Public Notification

- Staff notified three-hundred and eighty-seven (387) surrounding property owners regarding this request.
- Of those notified, one-hundred and ninety-one (191) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and fifty-four (54) property owners reside outside of Killeen.
- To date, staff has received one (1) written response regarding this request.

Zoning Case

 GREENWAY TRAIL AND OPEN SPACE

 PARKLAND

 NBD

 R-3A

 RT-1

 SF-2

200' BUFFER - 196 PARCELS
400' BUFFER - 387 PARCELS

NOTIFICATION MAP

Council District: 4

0 500 1,000
Feet

Subject Property Legal Description: A0600BC J E MADDERA, 1-1, ACRES 156.896; A0600BC J E MADDERA, 1-1, ACRES 60.000

Zoning Case 2022-59

A to PUD w/ SF-2, R-3A, RT-1, and NBD

Legend

Current Zoning

 A

 B-3

 B-4

 PUD

 R-1

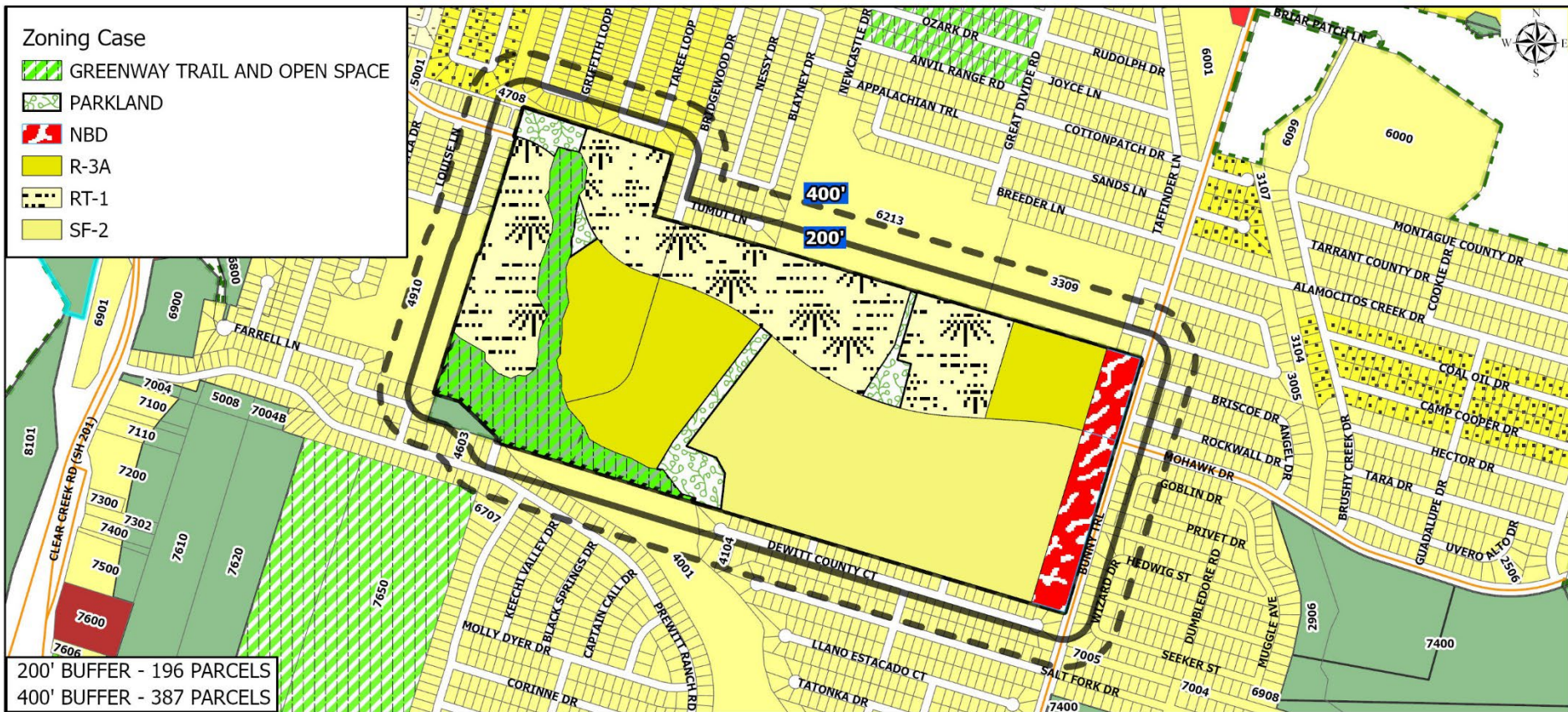
 R-2

 R-MS

 R1-A

 SF-2

 SF-2



Alternatives

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The City Council has three (3) alternatives. The City Council may:

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

Staff Recommendation

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- Staff finds that the request is consistent with the policies and principles of the 2022 Comprehensive Plan, as indicated in the Comprehensive Plan Analysis.
- Therefore, staff recommends approval of the request as requested by the applicant.

Commission Recommendation

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- At their regular meeting on March 6, 2023, the Planning and Zoning Commission recommended approval of the applicant's request, with the condition that lighting be added to the greenway trail segment, by a vote of 7 to 0.