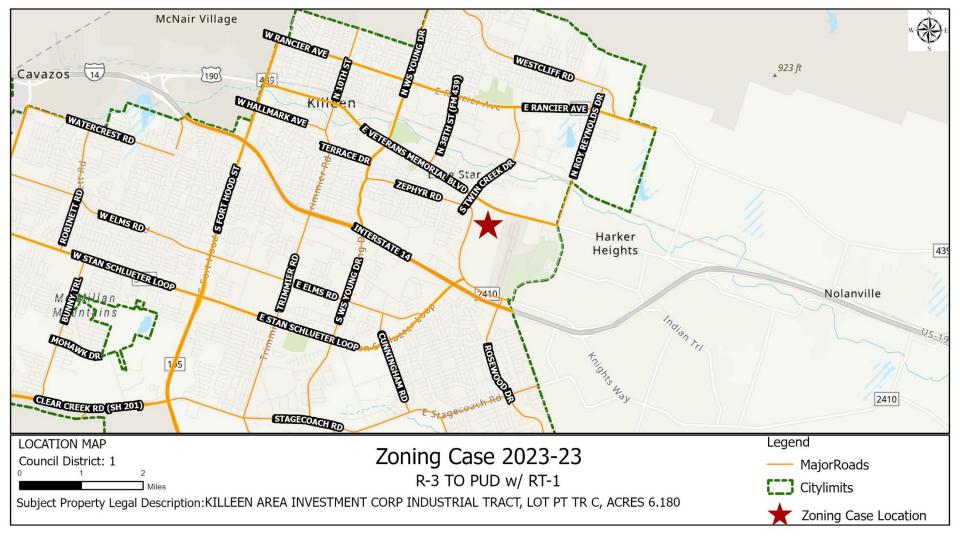
CASE #Z23-23: "R-3" TO "PUD"

HOLD a public hearing and consider a request submitted by Republic Engineering & Development Services, LLC on behalf of BFF Construction, LLC (Case #Z23-23) to rezone approximately 6.18 acres, being part of Tract C, out of the Killeen Area Investment Corp Industrial Tract, from "R-3" (Multifamily Residential District) to "PUD" (Planned Unit Development) with "RT-1" (Residential Townhouse Single-Family District).





AERIAL MAP
Council District: 1
0 200 400
Feet

Zoning Case 2023-23 R-3 TO PUD w/ RT-1 Legend Citylimits

Subject Property Legal Description: KILLEEN AREA INVESTMENT CORP INDUSTRIAL TRACT, LOT PT TR C, ACRES 6.180

View of the subject property facing west from Dogwood Blvd.:



- The subject property is located on the west side of Dogwood Blvd., approximately 950 feet south of East Veterans Memorial Blvd., Killeen, Texas.
- □ If approved, the applicant intends to develop thirty (30) single-family attached units, with two (2) units per structure.
- □ The proposed units will have access via a public street ending in a cul-de-sac. The concept plan also includes a two (2) acre open space area with detention pond, which will be owned and maintained by a Homeowners' Association (HOA).



- □ This subject property is currently zoned "R-3" (Multifamily Residential District). Duplexes are permitted by-right in "R-3".
- The PUD zoning classification is an overlay designation intended to provide flexibility and permit development projects that do not fit in a specific zoning classification.
- The distinction between the proposed development and a typical duplex development is that each dwelling unit will be on its own lot.

- The proposed development pattern of attached single-family dwellings with only two (2) units per structure is currently not permitted by-right in any zoning district.
- For this reason, the applicant is proposing a PUD. However, if the PUD is not approved, the applicant can develop duplexes on the property by-right.

- □ The proposed PUD includes the following modifications to the minimum standards for "RT-1" development:
 - □ Changes the definition of townhouse group in Sec. 31-217 to permit two (2) attached dwelling units instead of three (3) to five (5) units.
 - □ Changes the separation requirement between each townhouse group in Sec. 31-220(1)(b) from fifteen (15) feet to ten (10) feet.

- □ Changes the standard in Sec. 31-221(2) to allow a driveway in the front yard to be up to 60% of the width of the lot, instead of 50%.
- □ Changes the standard in Sec. 31-219 to allow the proposed townhouses to be one story instead of two.
- □ Changes the front yard setback requirements in Sec. 31-220(2)(e)(1) from 15 ft. to 20 ft. This change will allow for protruding garages.

- □ In exchange, the following PUD development standards are proposed:
 - Street trees will be required between the sidewalk and curb along the public street. Street trees are in lieu of front yard trees.
 - A minimum of eight (8) three-gallon shrubs shall be planted in the front yard of each lot.
 - Front yards will be fully sodded with automatic underground irrigation systems.

- Saint Augustine grass will be prohibited.
- Wood privacy fencing along Dogwood Blvd. will have masonry columns at regular intervals.
- Townhouse groups of the same elevation shall not be placed within three (3) townhouse groups on the same side of the street, or within two (2) townhouse groups on the opposite side of the street. Four (4) unique elevations are required.
- Parks fees will be paid in accordance with single-family requirements and will total \$36,000.

PUD repetition standard:

Elevation A B Elevation C D Elevation A Street_

Elevation C Elevation D Elevation A Elevation B Elevation C

Proposed elevations:



- The subject property is designated as 'Neighborhood Commercial' on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The 'Neighborhood Commercial' place type supports townhouse and smallplex residential building typologies.
- It also allows up to 25% residential development.

- □ The subject property is designated as 'Neighborhood Infill' on the Growth Sector Map.
- This sector includes areas of the city that are already developed and have access to city services and infrastructure, but have vacant, underutilized, or poorly developed properties.
- The Comprehensive Plan encourages development that provides incremental increases in density and walkable access to businesses and amenities in the vicinity.

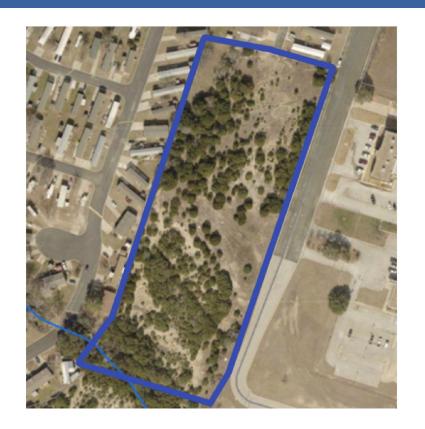
- This request supports or furthers the following Killeen 2040 Comprehensive Plan recommendations:
 - LU1 Use place types and complete neighborhoods as building blocks.
 - □ LU2 Improve the fiscal productivity of development.
 - LU3 Encourage incremental evolution of neighborhoods.
 - **NH3** Diversify housing mix (types and price points).
 - MC4 Design neighborhood streets to prioritize people, place, and fiscal productivity.

- □ **Big Idea #5** states: "Neighborhoods, not subdivisions, make great places for everyone."
- □ The Comprehensive Plan emphasizes the need to diversify the housing mix available in Killeen by providing more options at varying price points, and the need to build complete neighborhoods with a mix of different uses within walking distance of one another.

- □ The property is located within Development Zone #3.
- The current land use mix includes:
 - 47.5% non-residential uses
 - 52.5% residential use
- Zoning district breakdown in DZ3:
 - 45% non-residential zoning districts
 - 52% residential zoning districts
 - 3% special districts

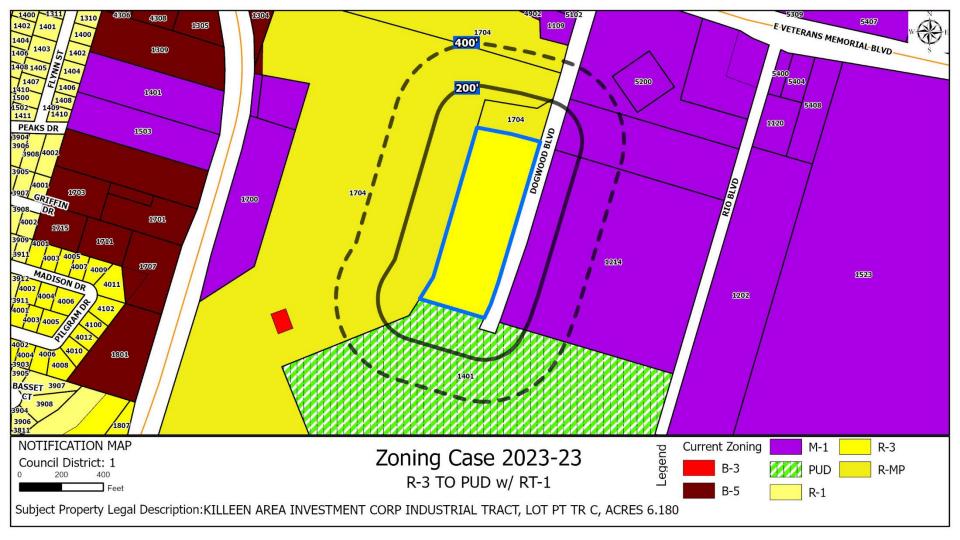


□ The subject property is not within any FEMA regulatory Special Flood Hazard Areas (SFHA). However, there is a known wetland area on the property, as identified on the National Wetlands Inventory.



Public Notification

- Staff notified seven (7) surrounding property owners regarding this request. Of those property owners notified, two (2) reside outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and six (6) reside outside of Killeen.
- To date, staff has received no written responses regarding this request.



Alternatives

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

Staff Recommendation

- Staff finds that the applicant's request is consistent with the policies and principles of the Killeen 2040 Comprehensive Plan. The proposed development will provide for a diverse mix of housing options in this area.
- Therefore, staff recommends approval of the applicant's request to rezone the subject property from "R-3" (Multifamily Residential District) to "PUD" (Planned Unit Development) with "RT-1" (Residential Townhouse Single-Family District), as presented.

Commission Recommendation

□ At their regular meeting on October 16, 2023, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.