

CITY COUNCIL MEMORANDUM

AGENDA ITEM

ZONING CASE #Z17-07 "AR-1" (AGRICULTURAL SINGLE-FAMILY RESIDENTIAL DISTRICT) AND "SR-1" (SUBURBAN RESIDENTIAL SINGLE FAMILY DISTRICT) TO PLANNED UNIT DEVELOPMENT (PUD) WITH "SR-2" (SUBURBAN RESIDENTIAL SINGLE-FAMILY DISTRICT), "SR-1" (SUBURBAN RESIDENTIAL SINGLE FAMILY DISTRICT), "R-1" (SINGLE-FAMILY RESIDENTIAL DISTRICT) AND "SF-2" (SINGLE FAMILY RESIDENTIAL DISTRICT)

ORIGINATING DEPARTMENT

PLANNING & DEVELOPMENT SERVICES

WBW Land Investments, L.P. has submitted this request to rezone approximately 62 acres, being part of the Azra Webb Survey, Abstract No. 857, from "A-R1" (Agricultural Single-Family Residential District) and "SR-1" (Suburban Residential Single Family District) to a Planned Unit Development (PUD) with "SR-2" (Suburban Residential Single Family District), "SR-1" (Suburban Residential Single Family District), "R-1" (Single-Family Residential District) and "SF-2" (Single-Family Residential District) to allow for single family residential housing. The property is located along the north right-of-way of Stagecoach Road, west of Rein Drive and the Wagon Wheel and Stagecoach Road Subdivisions, Killeen, Texas.

The applicant's Planned Unit Development concept proposes the following minimum lots sizes and yard setbacks:

Table 1. Lot Requirements

Type/# Lots	Lot Area	Front B.L.	Side B.L.	Rear B.L.
"SR-2" (12)	15,000 sq. ft.	35'	10'	35'
"SR-1" (48)	8,400 sq. ft.	25'	10'	25'
"R-1"	6,000 sq. ft.	25'	7'	25'
"SF-2"	Avg. 6,000 sq. ft.	25'	5'	25'

The applicant has also provided a PUD narrative detailing additional standards and requirements (See attachment: *PUD Requirements*).

District Description:

Purpose

A Planned Unit Development (PUD) is a land use design incorporating the concepts of density and common open space. Common open space shall include, but is not limited to, community amenities such as parks, gardens, pedestrian trails, recreation areas, and usable undisturbed, natural areas. The PUD designation serves as an "overlay zoning and development classification." In this capacity, the designation permits specific negotiated development regulations to be applied to the base land use zoning district(s) in which the property is located. When a parcel of land receives a PUD designation, the entire parcel must be assigned one or more standard zoning district classifications. However, the added PUD overlay classification enables the developer of the site to request that specific land use development regulations be applied to his development site. Such specific land use and development regulations shall not take effect until they are reviewed, public hearings held and approved by both the Planning and Zoning Commission and the City Council. The PUD classification is an overlay designation to provide the flexibility to permit development projects which may include multiple land uses. This classification serves the following purposes:

- (a) Establish a procedure for the development of a parcel of land under unified control to reduce or eliminate the inflexibility that might otherwise result from strict application of land use standards and procedures designed primarily for individual lots;
- (b) Ensure structured review and approval procedures are applied to unique development projects that intended to take advantage of common open space and pedestrian circulation;
- (c) Allow developers greater freedom to be innovative in selecting means to provide access, light, open space, and amenities; and
- (d) Provide flexibility from the strict application of existing development regulations and land use standards and allow developers the opportunity to take advantage of special site characteristics and location.

The regulatory provisions of this classification are intended to achieve the above purposes while maintaining the spirit of the current City of Killeen Development Regulations, as amended. As such, these provisions represent the governing body's minimum quality of life standard and no variance or exception shall be granted thereto.

Property Specifics

Applicant/Property Owner: WBW Land Investments, L.P.

Property Location: The property is located on the north right-of-way of Stagecoach Road, west of Rein Drive and the Wagon Wheel and Stagecoach Road Subdivisions, Killeen, Texas.

Legal Description: Part of the Azra Webb Survey, Abstract No. 857, Killeen, Texas

Zoning/ Plat Case History:

- The property was zoned "A-R1" (Agricultural Single-Family Residential District) on April 26, 2005, per Ordinance #05-31; approximately 9.892 acres of land was rezoned from "A-R1" to "SR-1" in 2014.

- The subject property is not platted.

Character of the Area

Existing Land Use(s) on the Property: None. The Wagon Wheel and Stagecoach Road subdivisions (immediately to the east) are comprised of single-family residential homes and contain lots that are larger than the 6,000 square feet "R-1" minimum lot size. Additionally, there are "R1-A" zoned garden homes constructed on smaller lots (<6,000 sq. ft.) north of this area within the Trimmier Estates Phase Three subdivision.

Historic Properties: None

Figure 1. Zoning Map

See attachment.

Infrastructure and Community Facilities

Water, Sewer and Drainage Services:

Provider: City of Killeen

Within Service Area: Water and sanitary sewer are available to the property. The property owner will need to extend water, sewer, and drainage infrastructure during the subdivision process. The current DDM and IDDSM requirements will be required for this PUD upon platting. Currently, runoff on this development flows west and south over adjacent parcels until it reaches North Reece Creek Tributary 3; flow then travels south into North Reece Creek before entering the Lampasas River prior to leaving the City. North Reece Creek Tributary 3, North Reece Creek, and the Lampasas River are not currently listed on the TCEQ's current 303(d) water quality list for impairment in this area.

Transportation:

Existing Conditions: Stagecoach Road is classified a 90' minor arterial on the City's adopted Thoroughfare Plan.

Proposed Improvements: The development will construct local streets to facilitate traffic within the subdivision during the construction process.

Projected Traffic Generation: The development will generate a moderate traffic impact to the level of service (L-O-S) standard for Stagecoach Road

Environmental Assessment

Topography/Regulated Floodplain/Floodway/Creek: The site ranges in elevation from 916' to 942' above sea level. The property is not within any FEMA regulatory Special Flood Hazard Area (SFHA).

Land Use Analysis

Land Use Plan: This area is designated as 'Suburban Residential' on the Future Land Use Map (FLUM) of the Comprehensive Plan.

Plan Recommendation: The 'Suburban Residential' character encourages detached residential dwellings, planned developments to provide for other housing types (e.g., townhouse, patio) in a suburban character setting, public/institutional, parks, and public spaces. The characteristics of this designation include:

- Larger baseline minimum lot sizes to allow for larger front yards, building setbacks, and side yard separation
- Less noticeable accommodation of vehicles
- Encourages smaller lot sizes in exchange for greater open space set asides
- Encourages conservation design or cluster development

Consistency: Overall, the PUD's residential density (3.75 residential lots per gross acre) is greater than what is prescribed in the "SR-1" zoning district, which is 4 residential lots per net acre. However, staff is not recommending a change to the FLUM designation of this property since the PUD concept was developed based on the FLUM's current designation and negotiated with input from three citizen representatives from the adjacent Wagon Wheel subdivision. Staff supports the PUD standards and current FLUM designation.

Public Notification

The staff notified sixty-five (65) surrounding property owners within a 200' notification boundary regarding this request. Three surrounding property owners negotiated the PUD standards with the applicant and signed the draft concept plan; these individuals are: Glenn Bauer, Lynn Dowling and Kathy Harkin. As of Monday, March 6, staff has received protests from Linda Knotts, the owner of 6701 Rein Drive, Sandra Santiago-Green, the owner of 602 Hub Drive and Bob and La Nae Gordon, the owner of 1150 Stagecoach Road. Staff also received a response from Connie Havens, the owner of 6905 Rein Drive.

Recommendation

The Planning and Zoning Commission recommended approval of the applicant's PUD of "SR-2", "SR-1", "R-1" and "SF-2" zoning districts by a vote of 6 to 0, with Commissioner Harkin abstaining from voting on the case. The PUD is a good example of providing for a mixture of varying lot sizes, while maintaining a uniform standard of façade requirements, landscaping and height compatibility.