



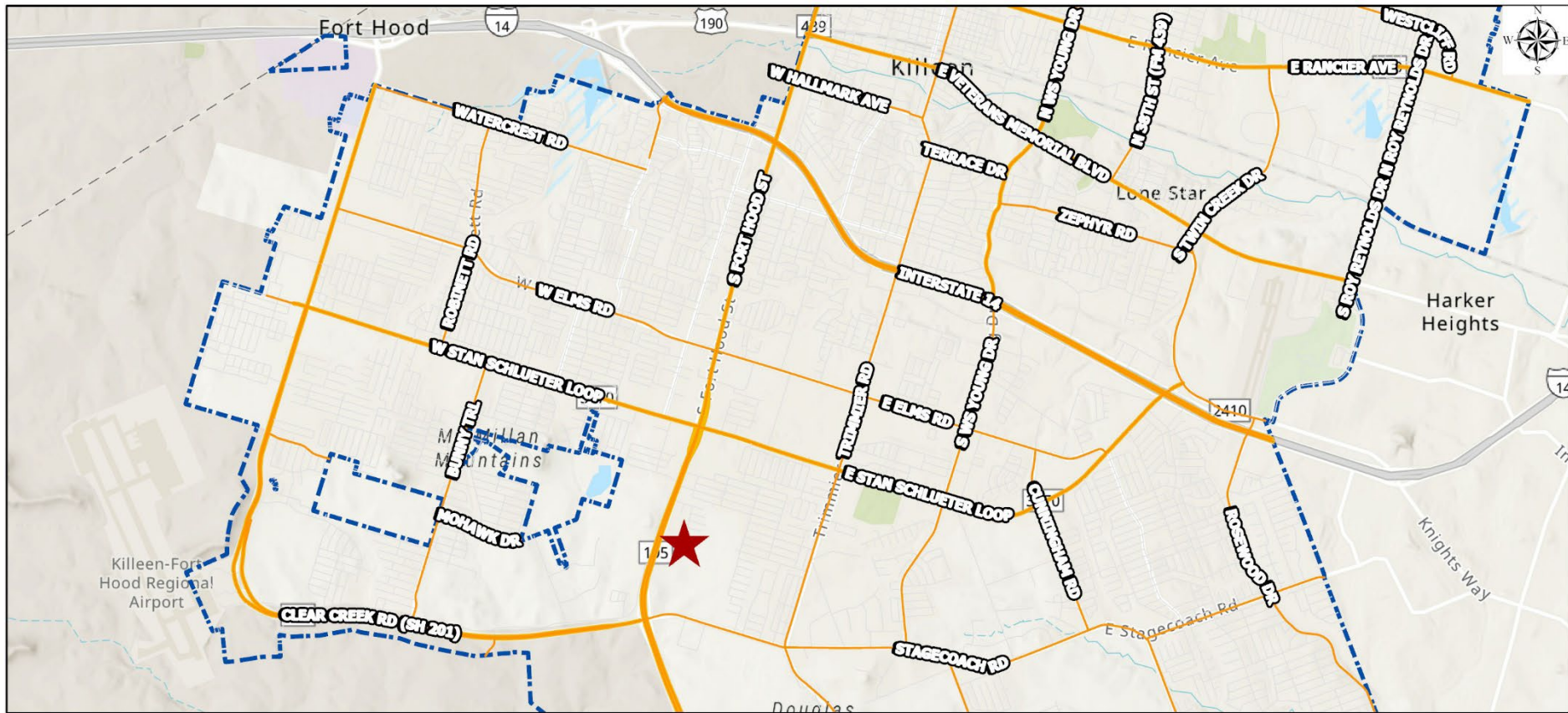
CASE #Z22-39:
“AR-1” TO PUD W/ “R-1”

PH-22-067

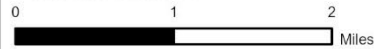
August 16, 2022

Case #Z22-39: “AR-1” to PUD w/ “R-1”

- ❑ **HOLD** a public hearing and consider an ordinance requested by Killeen Engineering & Surveying, LTD on behalf of JOF Developers, Inc. (Case #Z22-39) to rezone approximately 5.852 acres out of the 172.58 acres tract from the Azra Webb Survey, Abstract No. 857 from “A-R1” (Agricultural Single-Family Residential District) to Planned Unit Development (PUD) w/ “R-1” (Single-Family Residential District).
- ❑ The property is locally addressed as 6600 S. Fort Hood Street, Killeen, Texas.



LOCATION MAP
 Council District: 3



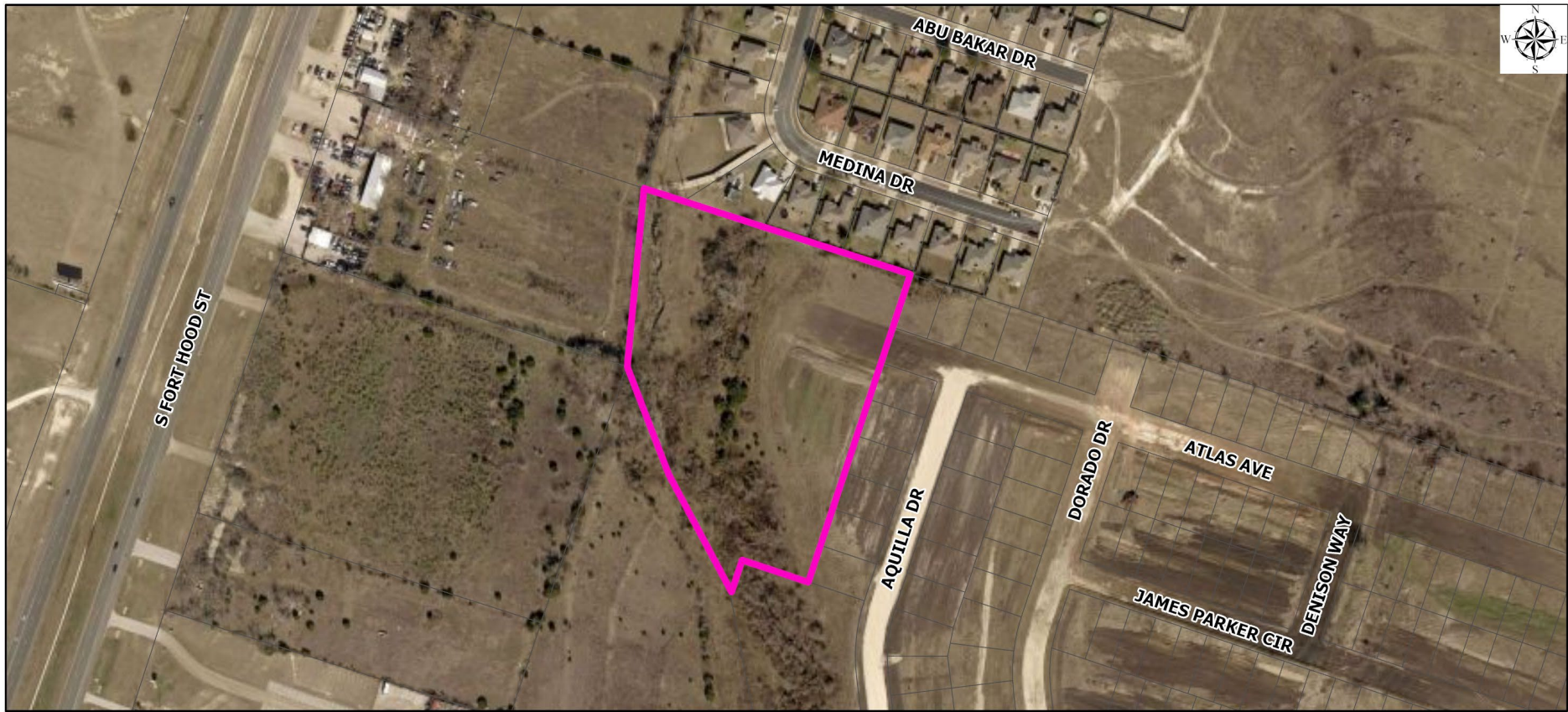
Subject Property Legal Description: PART OF A0857BC A WEBB, 12, ACRES 172.58

Zoning Case 2022-39

A-R1TO PUD W/ R-1

Legend

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



AERIAL MAP

Council District: 3



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

Zoning Case 2022-39

A-R1 TO PUD W/ R-1

Legend

 Citylimits

 Zoning Case

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- If approved, the applicant intends to develop thirteen (13) residential lots and approximately 1.775 acres of dedicated green space.
- If approved, the additional lots included in this request will be subject to the “R-1” PUD standards in the Levy Crossing PUD, including reduced setbacks as follows:

Front		Side		Rear	
Current	Requested	Current	Requested	Current	Requested
25 ft.	20 ft.	7 ft.	5 ft.	25 ft.	20 ft.

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- The PUD standards for this development also include increased landscaping requirements, architectural standards with a repetition standard, and a provision for HOA maintained open space.

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- This area is designated as ‘Suburban Residential’ (SR) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The ‘Suburban Residential’ (SR) designation encourages the following development types:
 - ▣ Detached residential dwellings;
 - ▣ Planned developments to provide for other housing types in a Suburban character setting;
 - ▣ Public/institutional; and
 - ▣ Parks and public spaces.

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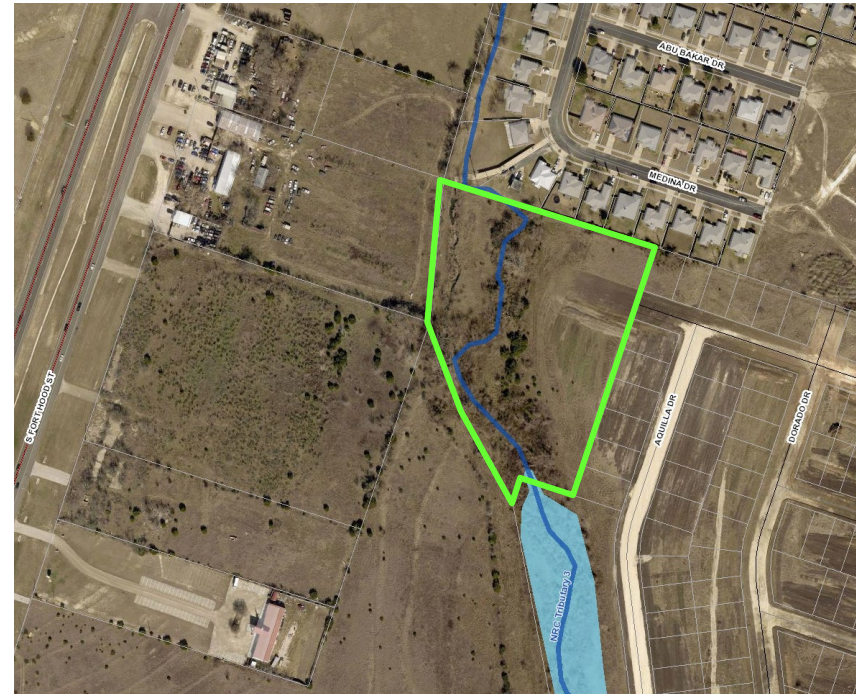
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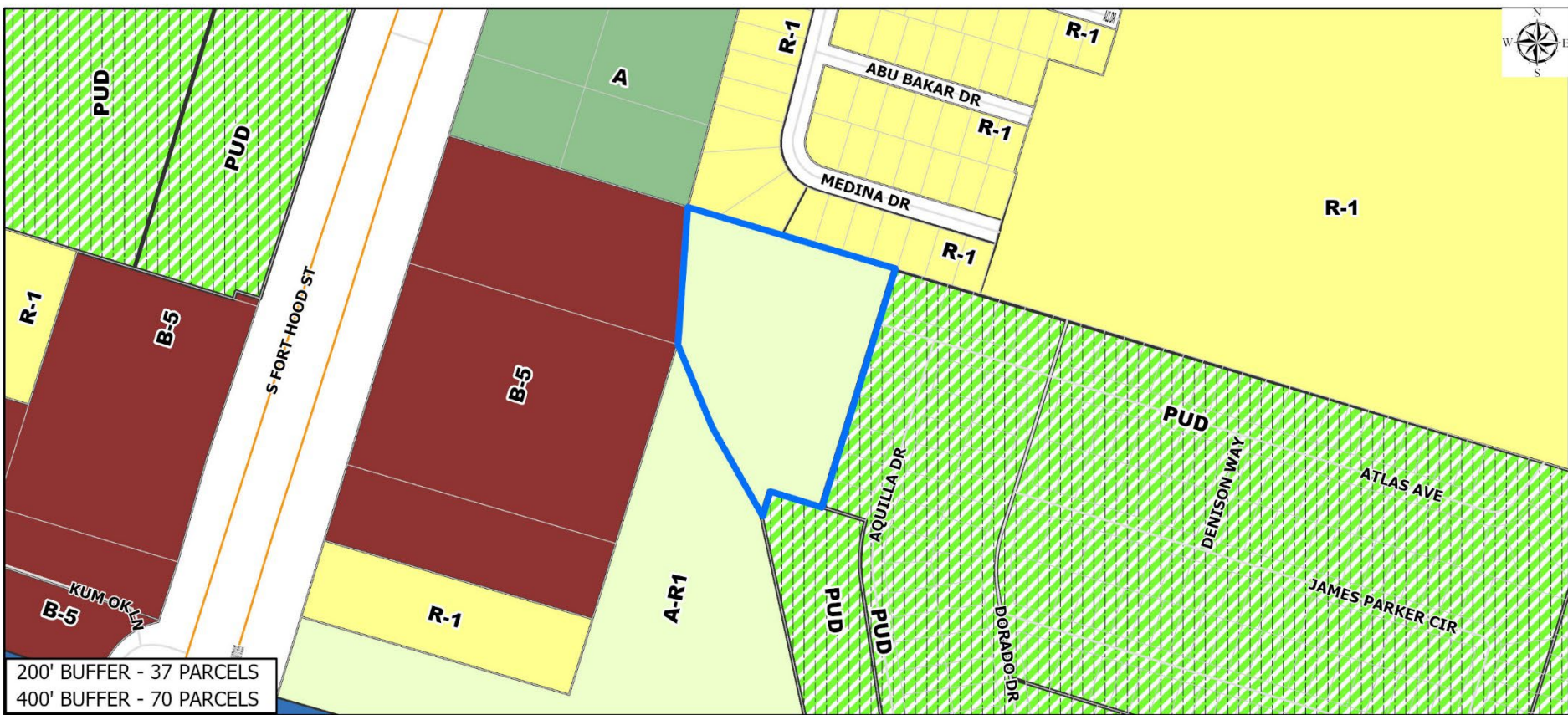
- The ‘Suburban Residential’ (SR) designation allows for “planned developments to provide for other housing types (e.g., townhouse, patio) in a suburban character setting” and “can establish development options which allow for lot sizes smaller than the baseline in exchange for greater open space set-aside, with the additional open space devoted to maintaining the overall suburban character and buffering adjacent properties.”
- Staff finds that the request is consistent with the Future Land Use Map (FLUM) of the Comprehensive Plan.

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- The property appears to have a small portion (approx. 600 sq. ft.) of FEMA regulatory Special Flood Hazard Area (SFHA) at its south end.
- There is freshwater emergent wetland on or adjacent to the property as identified on the National Wetlands Inventory.





200' BUFFER - 37 PARCELS
 400' BUFFER - 70 PARCELS

ZONING MAP
 Council District: 3
 0 150 300
 Feet

Zoning Case 2022-39

A-R1 TO PUD W/ R-1

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View of the subject property looking west:



Case #Z22-39: “AR-1” to PUD w/ “R-1”

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Looking west towards proposed green space:



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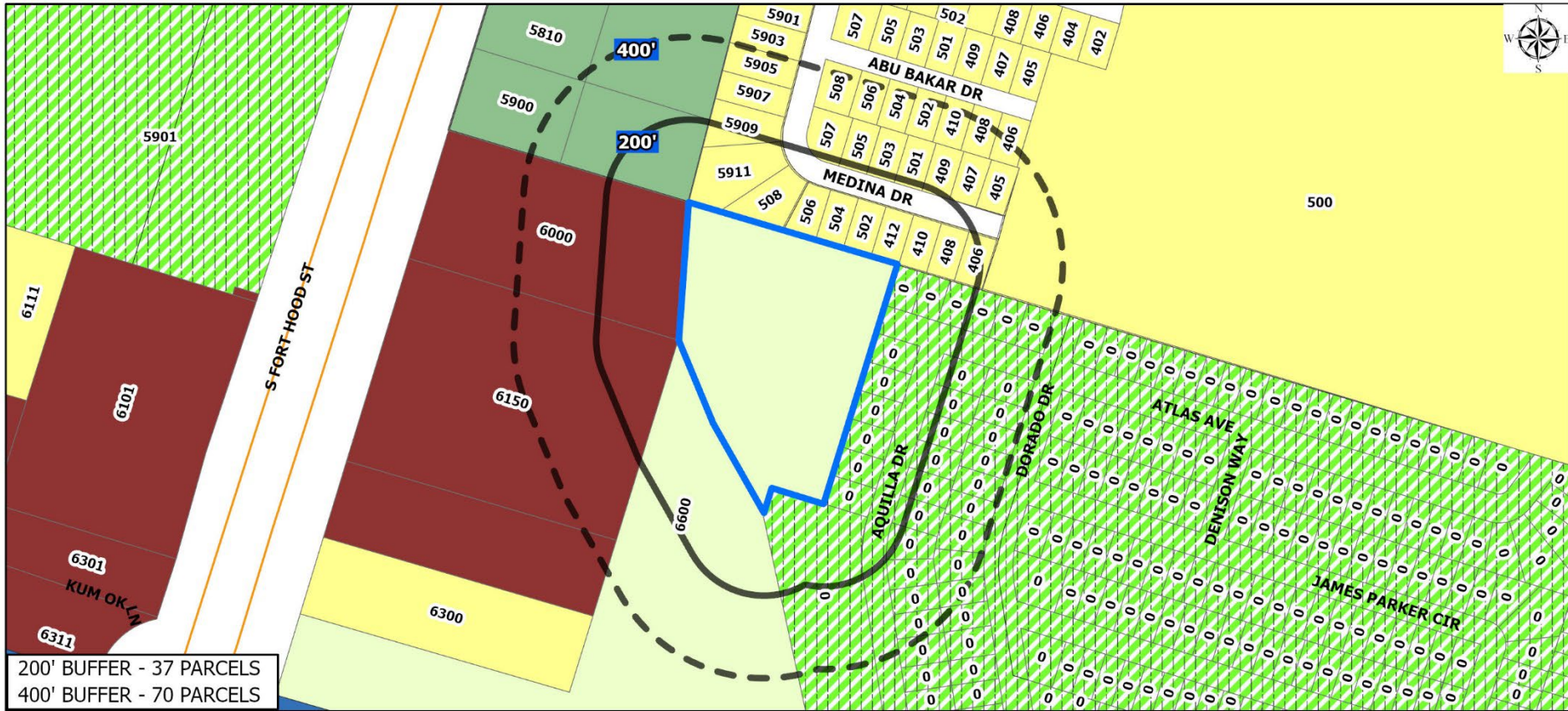
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View of the surrounding property to the east (Levy Crossing Subdivision):



Public Notification

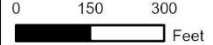
- Staff notified seventy (70) surrounding property owners regarding this request.
- Of those notified, thirty-three (33) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and twelve (12) property owners reside outside of Killeen.
- To date, staff has received one (1) written response in opposition to this request.



200' BUFFER - 37 PARCELS
 400' BUFFER - 70 PARCELS

NOTIFICATION MAP

Council District: 3



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

Zoning Case 2022-39
 A-R1 TO PUD W/ R-1

Legend	Current Zoning	PUD
	A	R-1
	A-R1	SUP
	B-5	UD

Alternatives

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- ❑ 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 Findings

- Staff finds that the request is compatible with the surrounding land uses and consistent with the prevailing community character. The character of the area includes predominantly single-family residential uses and commercial businesses.

Staff Recommendation

- Staff recommends approval of the applicant's request to rezone the property from "A-R1" (Agricultural Single-Family Residential District) to Planned Unit Development (PUD) with "R-1" (Single-Family Residential District) used with the condition that the City's Architectural and Site Design Standards be applied to the development.

Commission Recommendation

- At their regular meeting on July 18, 2022, the Planning and Zoning Commission recommend approval of the applicant's request with the condition that the City's newly adopted Architectural and Site Design Standards be applied by a vote of 6 to 0.