CASE #25-04: "A" & "R-1" TO "PUD"

2

Hold a public hearing and consider a request submitted by Republic Engineering & Development Services, LLC on behalf of 5011 CunninghamRd, LLC (Case# Z25-04) to rezone approximately 22.91 acres out of the R. Cunningham Survey, Abstract No. 199, being Lots 71-74 out of Llewelyn Estates #3 (unrecorded subdivision), from "A" (Agricultural District) and "R-1" (Single-Family Residential District) to Planned Unit Development (PUD) with "SF-2" (Single-Family Residential District) and "RT-1" (Residential Townhouse Single-Family District) uses. The subject property is locally addressed as 5011 Cunningham Road.

3

If approved, the applicant intends to develop a build-to-rent community comprised of eighty (80) dwelling units, including fifty-five (55) single-family units and twenty-five (25) townhome units on a single lot.

All streets within the proposed development will be private and maintained by the property owner.





AERIAL MAP
Council District: 3
0 200 400
Feet

Zoning Case 2025-04 A & R-1 TO PUD w/ SF-2 & RT-1



landscaping throughout the development.

The proposed layout is intended to foster a sense of community and provide for enhanced walkability throughout the development. 7

- □ The proposed PUD Regulations include provisions regarding:
 - Architectural standards;
 - Repetition of building elevation;
 - Visitor parking;
 - Landscaping (minimum of 135 trees);
 - Fencing; and
 - Buffering requirements.

- Cunningham Road is a designated Arterial roadway. Therefore, a typical residential development would be required to provide a six (6) foot masonry wall along Cunningham Road.
- Instead, the applicant has proposed to provide a landscape buffer along Cunningham Road with canopy tress planted at twenty (20) foot intervals, which equates to approximately thirty-six (36) trees.



Parkland Dedication Analysis

- If approved, the applicant intends to pay fees-in-lieu of parkland dedication.
- Based on the anticipated eighty (80) single-family units, Parks Fees for the proposed development would be as follows:
 - Fees-In-Lieu of Parkland Dedication: \$60,000
 - □ Park Development Fees: \$ 36,000
 - Total Park Fees: \$96,000

View of the subject property facing west from Cunningham Road:



View of the subject property facing north along Cunningham Road:



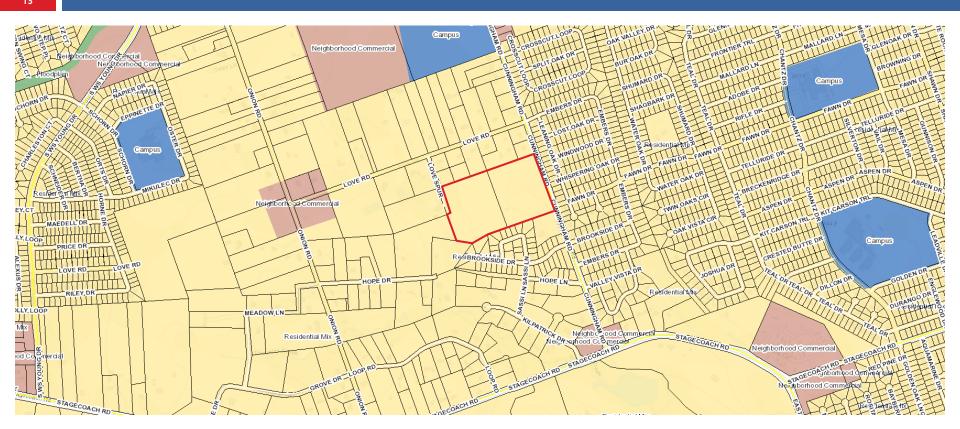
View facing south along Cunningham Road:



View from Love Road facing south down Love Spur:



Comprehensive Plan Analysis



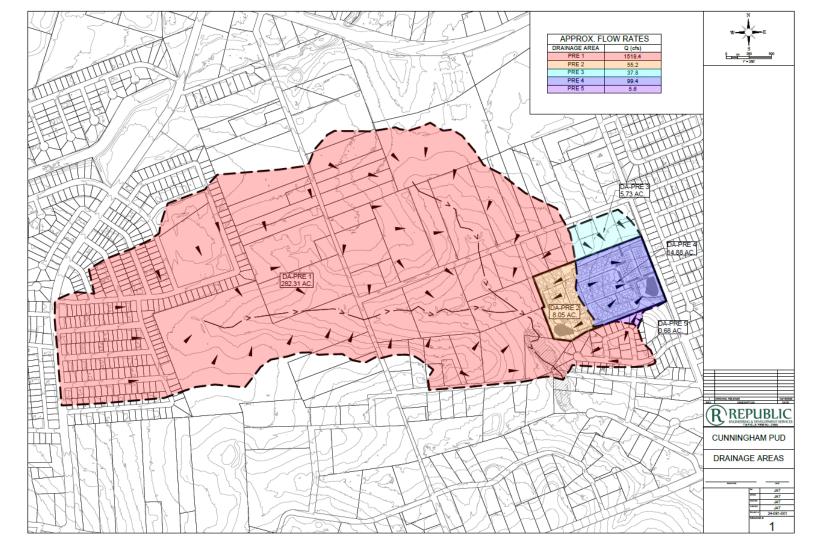
Comprehensive Plan Analysis

□ The subject property is designated 'Residential Mix' on the Future Land Use Map (FLUM) of the Comprehensive Plan and 'Controlled Growth' sector on the Growth Sector Map.

Comprehensive Plan Analysis

- Staff finds that the applicant's request supports or furthers the following Comprehensive Plan recommendations:
 - □ LU2 Improve the fiscal productivity of development.
 - □ LU3 Encourage incremental evolution of neighborhoods.
 - □ NH3 Diversify housing mix (types and price points).
 - **NH4** Build complete neighborhoods.

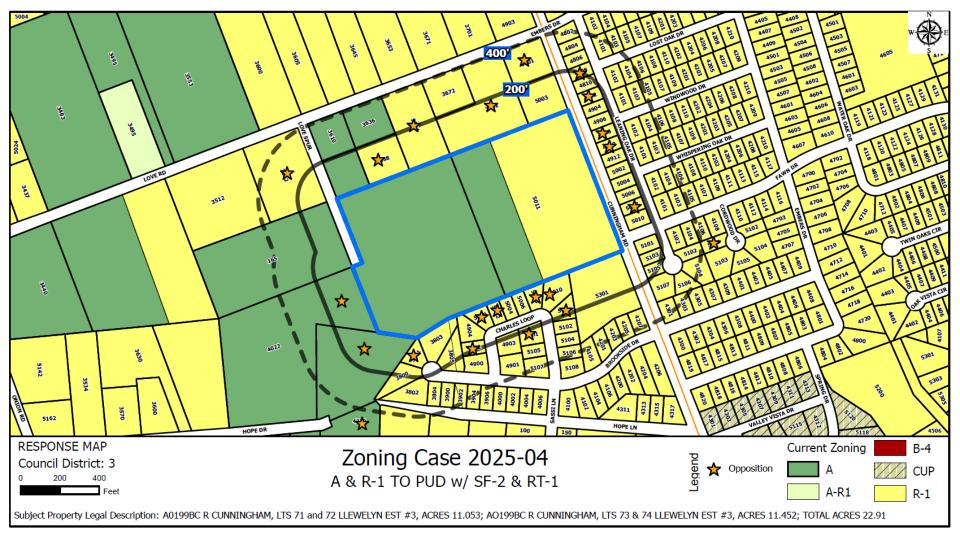




Public Notification

 Staff notified owners of one hundred two (102) surrounding properties.

To date, staff has received twenty-one (21) written response in opposition to this request, which accounts for 49% of the 200-foot notification boundary.



Staff Findings

- The proposed Concept Plan contemplates homes that front on a common open space, providing for increased walkability and an enhanced sense of community among residents.
- The proposed PUD offers a pattern of residential development not currently available in Killeen. If approved, the proposed development will provide a "build-to-rent" community, which will help to diversify the housing typologies available in Killeen and fill the need for "Missing Middle" housing.

Staff Recommendation

Therefore, staff recommends approval of the applicant's request to rezone the property from "A" (Agricultural District) and "R-1" (Single-Family Residential District) to "PUD" (Planned Unit Development) with "SF-2" (Single-Family Residential District) and "RT-1" (Residential Townhouse Single-Family District) uses, as presented.

Commission Recommendation

- At their regular meeting on February 24, 2025, the Planning and Zoning Commission recommended <u>disapproval</u> of the applicant's request by a vote of 6 to 0.
- □ Therefore, in accordance with Killeen Code of Ordinances Sec. 31-39(e), approval of the request will require the favorable vote of three-fourths (3/4) of all the members of the City Council (6 affirmative votes).