



STAFF REPORT

DATE: May 7, 2019

TO: Ronald L. Olson, City Manager

FROM: Dr. Ray Shanaa, Exec. Dir. Of Planning and Development Services

SUBJECT: Zoning Case #Z18-22 "B-3" (Local Business District) to Planned Unit Development (PUD) with "B-3" (Local Business District), "SF-2" (Single-Family Residential District), "R-2" (Two-Family Residential District), "R-1" (Single-Family Residential District) and "RT-1" (Residential Townhouse Single-Family District) zoning.

BACKGROUND AND FINDINGS:

This request is submitted by Quintero Engineering, L.L.C. on behalf of SS Springs, L.L.C. and Abbott Springs, Ltd. to rezone approximately 42.3 acres from "B-3" (Local Business District) to Planned Unit Development (PUD) with underlying "B-3" (Local Business District), "R-1" (Single-Family Residential District), "SF-2" (Single-Family Residential District), "R-2" (Two-Family Residential District) and "RT-1" (Residential Townhouse Single-Family District) zoning. The properties are generally located on the east side of Rosewood Drive, south of the intersection with East Central Texas Expressway.

Property Specifics:

Applicant / Property Owner: Quintero Engineering, L.L.C. / SS Springs, L.L.C. and Abbott Springs, Ltd.

Property Location: The properties are addressed as 3700, 3918, 4136, 4354, 4572, 4790 and 4900 Rosewood Drive, and is generally located on the east side of Rosewood Drive, south of the intersection with East Central Texas Expressway.

Legal Description: Rosewood Addition, Block 1, Part of Lot 2; and Rosewood Commercial, Block 2, Lots 1-6.

Zoning/ Plat Case History:

- The Future Land Use Map (FLUM) for approximately 103 acres, including the subject area, was changed from 'SC' (Suburban Commercial) to 'PD' (Planned Development) on May 22, 2018.
- Rosewood Addition was filed for record on December 18, 1996 in Cabinet C, Slide 92C, Plat Records of Bell County, Texas. Rosewood Commercial was filed for record on June 11, 2018, as Plat #87, Plat Records of Bell County, Texas.

Surrounding Land Uses:

Direction	Zoning District	Land Use
North	"B-3" and "B-5"	Retirement Community / Medical Clinic
South	"R-1"	Single-Family Residential
East	City of Harker Heights	Seton Medical Center
West	"B-3" and "R-1"	Vacant and Single-Family Residential

Existing Land Use(s) on the Property: The subject property is vacant.

Historic Properties: None

Project Summary

The applicant revised the initial request and included the uses listed in the table below. The purpose of the requested PUD is to allow the developer to provide a combination of residential and commercial uses on the 42.3 acre site. The current "B-3" (Local Business District) zoning allows only commercial uses. The developer wishes to provide a mixture of commercial (9.1 acres) and residential development (19.1 acres). Proposed land uses include the following:

Development Type:	Underlying Zoning:	Area:	Lots:
Garden Homes	"SF-2" (Single-Family Residential)	3.4 acres	25 lots
Villa	Customized single-family attached	6.3 acres	31 lots
Suburban Residential	"SR-1" (Single-Family Residential)	1.7 acres	8 lots
Flex	"SR-1", "R-1", "R-2", "SF-2"	4.8 acres	25 lots
Duplex	"R-2" (Two-Family Residential District)	2.9 acres	15
Rosewood Business District	Customized Business District	9.1 acres	13
Open Space	None proposed (will remain underlying "B-3")	5.1 acres	3 Parcels
Right-of-Way	N/A	9 acres	N/A
Total:		42.3	117

A breakdown of proposed land uses within the PUD is as follows:

- Residential Uses: 45%
- Commercial Uses: 21.5%
- Open Space: 12%
- Right-of-Way: 21.5%

The applicant has proposed PUD development standards, as well as two additional customized development standards for the Rosewood Business District and Villa residential lots (see attached).

Proposed Residential Development Standards:

The applicant has requested the following residential development standards:

Suburban residential lots will conform to baseline "SR-1" (Suburban Residential Single-Family Residential District) standards, without exceptions.

Garden home lots will conform to baseline "SF-2" (Single-Family Residential District) standards, with the following exceptions:

The side yard setbacks adjacent to a street shall be reduced from fifteen (15) feet to ten (10) feet.

Porches or patios will be permitted to encroach into the rear yard setback by up to five (5) feet maximum in depth by twelve (12) feet in width.

The six (6) foot tall and two (2) inch caliper trees required in "SF-2" will be reduced to five (5) tall and 1.5" inch caliper trees, and the eight (8) 3-gallon shrubs required in "SF-2" will be reduced to four (4) 2-gallon shrubs.

The same exterior architectural elevation will not be used within any grouping of four (4) homes, instead of five (5) homes as required in "SF-2."

Homes must have a minimum of 50% on all four (4) sides of brick, stucco, cementitious siding, or stone veneer for exterior walls excluding doors, windows and gables.

Single-family lots will conform to baseline "R-1" (Single-Family Residential District) standards, with the following notable exceptions:

Side yard setbacks will be reduced from seven (7) feet to five (5) feet, and street side setbacks will be reduced from fifteen (15) feet to ten (10) feet.

Duplex lots will conform to baseline "R-2" (Two-Family Residential District) standards, with the following notable exceptions:

Side yard setbacks will be reduced from seven (7) feet to five (5) feet, and street side setbacks will be reduced from fifteen (15) feet to ten (10) feet.

Villa lots will conform to the proposed district called "V" Residential Villa Single-Family District. **Please see attached "V - District" standard.**

Proposed Commercial Development Standards:

Commercial lots will conform to the proposed district called "RBD" Rosewood Business District. **Please see attached "RBD - District" standard.**

COMMUNITY INFRASTRUCTURE AND ENVIRONMENTAL ASSESSMENT

Water, Sewer and Drainage Services:

Water and sanitary sewer services are available to the subject tract located within the City of Killeen municipal utility service area. In accordance with the City of Killeen Code of Ordinances, the developer is required to extend public utilities to the property in accordance with the plan of service validated with an approved plat. In addition to this, existing sewer infrastructure will need to be re-evaluated and relocated by the developer to prevent the creation of unbuildable lots.

Streets & Transportation:

Existing Conditions: The subject area has direct access to Rosewood Drive, which is classified as a Minor Arterial on the City's adopted Thoroughfare Plan. In this location, Rosewood Drive has a right-of-way width of approximately 125 feet.

Proposed Improvements: The applicant is proposing to construct a series of local streets as depicted on the PUD concept plan.

Proposed Traffic Generation: This project is expected to generate approximately **1,510 to 1,770 residential vehicle trips per day**. A single family residence generates 10 vehicle trips per day. The PUD concept plan illustrates thirty-three single family units, which amounts to 330 vehicle trips per day. One duplex or two-family residential unit typically generates 20 daily trips and there are forty-six illustrated villa and/or duplex lots, which amounts to 920 vehicle trips per day. Lastly there are twenty-six flex lots, which could include either one or two family units, which amounts to a range from 260 to 520 daily vehicle trips [note-this data is sourced from the Institute of Transportation Engineer (ITE) Trip Generation Rates-9th Edition, provided through Spack Consulting]. Staff is unable to calculate the commercial trip generation data as no specific commercial use has been identified.

Environmental Assessment:

The property partially lies within a FEMA regulatory Special Flood Hazard Area (SFHA). There is also a FEMA recognized watercourse, locally known as Acorn Creek Tributary, which runs from the northeastern property boundary, through the parcel, to the southwestern property boundary. A portion of that watercourse lies within a publically dedicated existing drainage easement. This watercourse also requires a creek buffer zone, which is a 'no-build zone' to be established for 25' extending from the top of the creek banks. Acorn Creek Tributary is located in San Saba clay which is classified as a very high runoff class. Within the creek buffer zone area in this PUD, 1.12 acres of Riverine (R4SBC) wetland habitat was identified. Outside of the creek buffer zone, there was also a 0.28 acre freshwater pond habitat (PUBFh) identified within the proposed development along the southern property boundary. However, this particular pond is identified as a manmade structure that is semi-permanently flooded. The green space delineated in the concept plan does not follow the path of the required creek buffer zone nor does it cover the entire Acorn Creek Tributary and existing drainage easements.

Currently sheet flow runoff exits this parcel in two primary ways. Approximately 35 acres flows into Acorn Tributary before leaving the parcel into Acorn Creek at the southern property boundary. From there, the runoff flows south into Trimmier Creek SFHA before leaving the City of Killeen and entering Stillhouse Hollow Lake. Water quality within the Trimmier Creek watershed is currently improving. Trimmier Creek was identified by the TCEQ in 2010 as impaired for bacteria and concern for near non-attainment for impaired macrobenthic community.

Trimmier Creek was later delisted for bacteria impairment in 2014 and will be delisted for concern for near non-attainment for impaired macrobenthic community with the adoption of the 2016 303(d) list. Therefore, location of the proposed dog park would need to be outside of the SFHA, creek buffer zone, and any riparian buffers.

At the time of development, the current Drainage Design Manual, post construction requirements, and Infrastructure Design and Development Standards Manual will be applicable to this site. The property owner and his agents are cautioned that unknown or unforeseen site conditions may require remedial action to provide safe and adequate water, sewer, or drainage

service to the property. Further, City of Killeen development regulations require that capacity analyses related to development of the property are the sole responsibility of the owner. The owner or his agents, acting as the permit applicant for the subject property, shall coordinate tie-in to all publicly dedicated infrastructure with the Public Works Department.

LAND USE ANALYSIS

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

Plan Recommendation: The 'Planned Development' designation encourages Mixed Use development (retail, office, residential, and public), as well as a variety of housing types and parks and open space. Characteristics of the 'Planned Development' designation, as envisioned by the Comprehensive Plan, include the following:

1. Potential for distinct character areas, from urban to suburban, within an overall development design.
2. Site design and development quality should be superior given strategic location and high profile.
3. Should be designed to be transit supportive.
4. Should provide for safe and convenient bicycle and pedestrian circulation options, both within and beyond the planned development area.

Consistency: The proposal for a PUD in this location is consistent with the Comprehensive Plan.

Public Notification: Staff notified one hundred and seven (107) surrounding property owner within 400 feet of the site. Staff received opposition from the following six (6) individuals: Kenneth Greenawalt, 6207 Charlotte Lane; Daren Walker, 4903 Deerwood Loop; Leonardo Gonzalez-Sanchez, 5011 Acorn Creek Trail; LaVera C. Harris, 4904 Deerwood Loop; José I. Borges, 4905 Deerwood Loop and Robert Volk, 5317 Birmingham Circle.

THE ALTERNATIVES CONSIDERED:

Which alternative is recommended? The City Council may approve, approve with additional conditions, or disapprove the applicant's request. The Planning and Zoning Commission is recommending approval of the applicant's request.

Why? The proposed PUD concept plan, which includes a mixture of residential and commercial uses, will provide for a variety of community housing options while also providing for integrated, common open space.

CONFORMITY TO CITY POLICY:

This zoning request conforms to the City's policy and procedures as detailed in Chapter 31 of the Killeen Code of Ordinances.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year? For future years?

This zoning request does not involve the expenditure of city funds.

Is this a one-time or recurring expenditure?

This is not applicable.

Is this expenditure budgeted?

This is not applicable.

If not, where will the money come from?

This is not applicable.

Is there a sufficient amount in the budgeted line-item for this expenditure?

This is not applicable.

RECOMMENDATION:

The Planning and Zoning Commission recommended approval of the applicant's submitted PUD request (concept plan and development standards) by a vote of 4 to 1, with Commissioner Gukeisen in opposition; Commissioner Alvarez abstained from voting and signed a conflict of interest affidavit.

DEPARTMENTAL CLEARANCES:

This item has been reviewed by the Planning and Legal staff.

ATTACHED SUPPORTING DOCUMENTS:

Zoning and Notification Map
Location Map
Proposed PUD Concept Plan
Proposed PUD, RBD and V District Standards
Minutes
Ordinance
Pharr vs. Tippitt
Responses