

CASE #Z24-06:
“B-5” TO PUD W/“R-3A”

PH-24-031

August 20, 2024

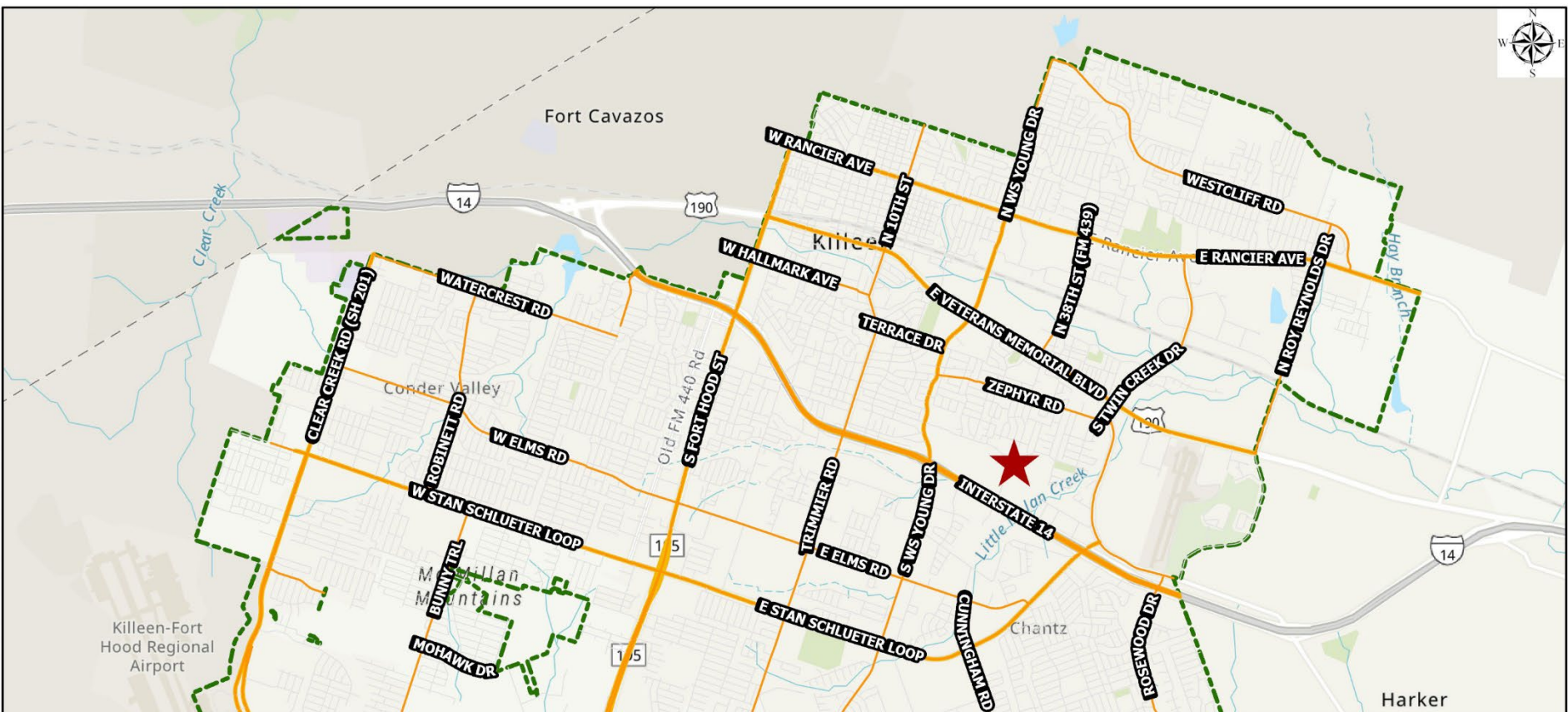
Case #Z24-06: “B-5” TO PUD w/“R-3A”

- **HOLD** a public hearing and consider a request submitted by Avanti Legacy Westwood, LP., on behalf of WB Whitis Investments, Ltd. (**Case #Z24-06**), to rezone approximately 3.6277 acres, being Lot 1, Block 1, Fox Creek Commercial Phase One from “B-5” (Business District) to a PUD (Planned Unit Development) w/“R-3A” (Multifamily Apartment Residential District) uses. This property is locally addressed as 3001 Illinois Ave., Killeen, Texas.

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- Avanti Legacy Westwood, LP., on behalf of WB Whitis Investments, Ltd. has submitted this request to rezone approximately 3.6277 acres from “B-5” (Business District) to PUD (Planned Unit Development) with “R-3A” (Multifamily Apartment Residential District) uses.



LOCATION MAP

Council District: 2



Subject Property Legal Description: FOX CREEK COMMERCIAL PHASE ONE, BLOCK 001, LOT 0001, ACRES 3.62

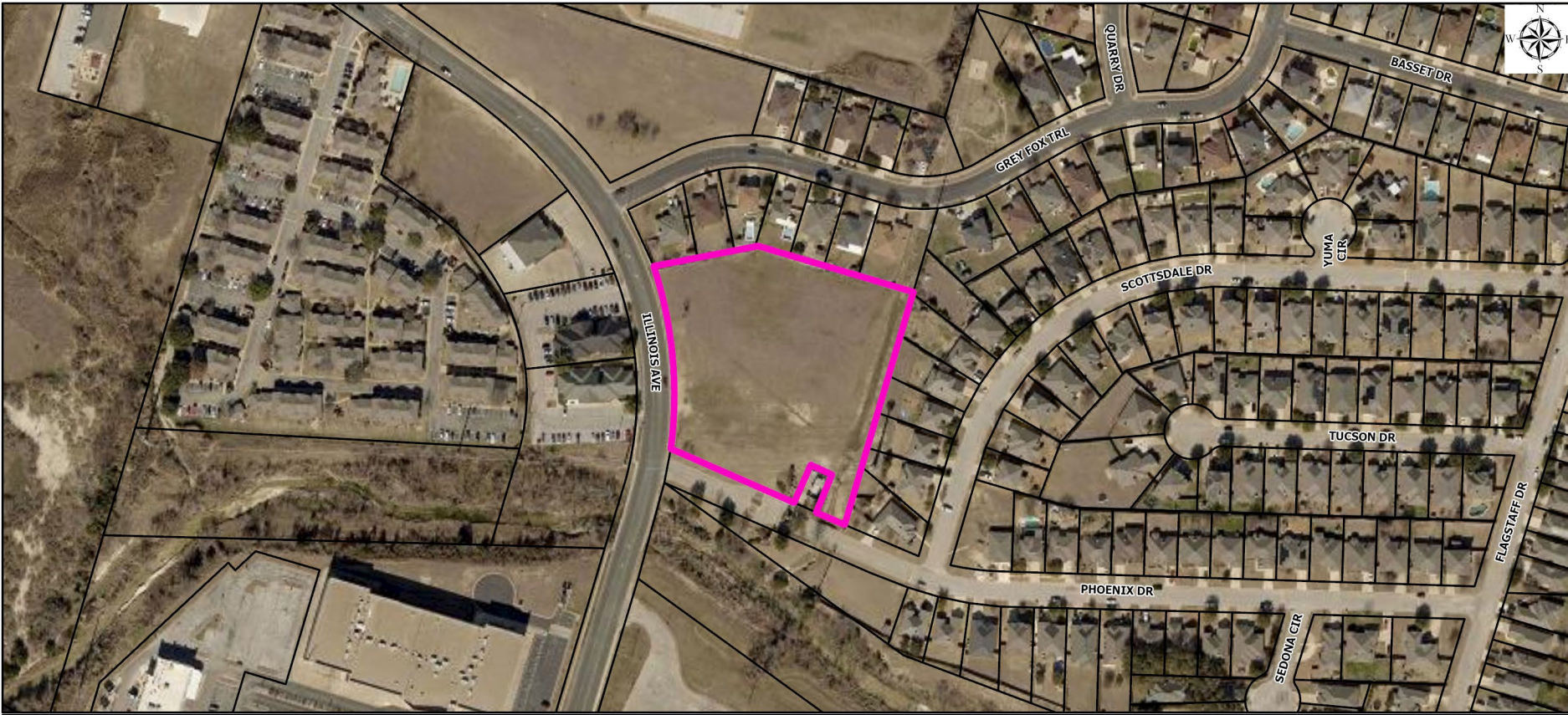
Zoning Case 2024-06
B-5 TO PUD, R-3A

Legend

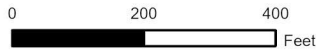
— Major Roads

--- City Limits

★ Zoning Case Location



AERIAL MAP
Council District: 2



Zoning Case 2024-06

B-5 TO PUD, R-3A

Legend
 Citylimits

Subject Property Legal Description: FOX CREEK COMMERCIAL PHASE ONE, BLOCK 001, LOT 0001, ACRES 3.62

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View of the subject property looking north:



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View of the subject property looking south:



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View of the subject property looking east:



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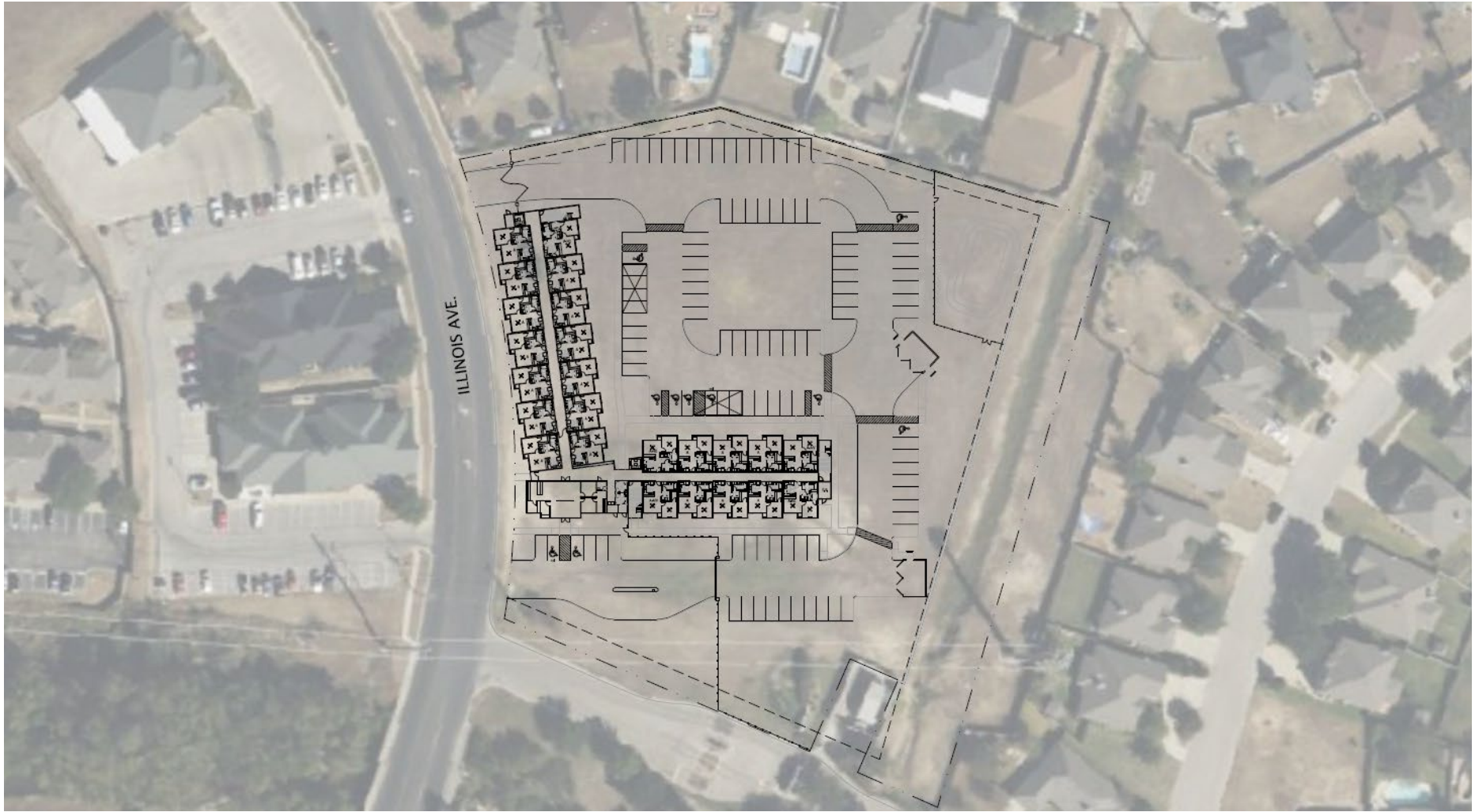
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View from the subject property looking west:



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- If approved, the applicant intends to develop a tax credit multifamily apartment development for seniors (55 years and up) consisting of one hundred and two (102) units.
- The proposed development received a resolution of support from the City Council on February 13, 2024 (Resolution No. 24-032R).



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The proposed PUD development standards are as follows:

- **Density.** The site will include (102) units, which is equivalent to 28.12 units per acre.
- **Building height.** The proposed building will be four (4) stories.

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- **Building setbacks.** The development shall have a 7.5 foot setback on the northern and southern property boundaries. The eastern and western boundaries will have no minimum setback. The proposed building will be placed directly on the front property line.

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- **Architectural standards.** The applicant is requesting a deviation to the requirement to provide balconies on 50% of the units. They are also requesting to change the vertical articulation requirement regarding uninterrupted length from (30) feet to thirty-six (36) feet.
- **Open Space.** A minimum of five (5) percent of the area shall be maintained as open space, and the development shall include at least two picnic areas with grills.

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- **Landscaping.** The development will provide a total of 51 canopy trees and 306 shrubs, as required by Sec. 31-885. Because the building is directly adjacent to the front property line, landscaping will be provided on the side and rear property lines, which will serve as a buffer between the site and the adjacent single-family.

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- **Screening.** A six (6) foot masonry fence will be installed along the northern and eastern property boundaries as a buffer between the proposed development and the adjacent single-family homes.
- **Parking.** The development will provide one hundred and seven (107) parking stalls, which is slightly less than the one hundred and seventy-one (171) spaces required by Sec. 31-489.

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- Parkland dedication and development fees will be assessed as follows:
 - ▣ Fees-In-Lieu of Parkland Dedication: \$ 66,300
 - ▣ Park Development Fees: \$ 25,500
 - ▣ **Total Parks Fees: \$91,800**

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- The estimated number of daily trips is seven hundred and forty-seven (747). Therefore, a Traffic Impact Analysis (TIA) will not be required.
- The property is within a Zone X FEMA-regulatory Special Flood Hazard Area (SFHA).
- Water, sanitary sewer, and drainage utility service will be provided by the City of Killeen.

Comprehensive Plan Analysis

- The subject property is designated ‘Residential Mix’ on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The ‘Residential Mix’ place type creates neighborhoods built with a traditional walkable block/street grid network that allows a flexible mix of residential building typologies. Most housing types should be allowed here.
- Staff finds that the applicant’s request is consistent with the ‘Residential Mix’ place type.

Comprehensive Plan Analysis

- The subject property is located within the ‘Intended Growth’ area on the Growth Sector Map of the 2022 Comprehensive Plan.
- The ‘Intended Growth’ sector includes vacant tracts that are currently under development or already have development approvals secured for future buildout and have access to existing or planned infrastructure.

Comprehensive Plan Analysis

- The request is consistent with the following Big Ideas of the Comprehensive Plan:
 - ▣ Big Idea #1 - Resource stewardship and fiscally responsible growth ensure a more prosperous community for the long haul.
 - ▣ Big Idea #5 - Neighborhoods, not subdivisions, make great places for everyone.

Comprehensive Plan Analysis

- The request supports or furthers the following Comprehensive Plan recommendations:
 - ▣ **LU3** - Encourage incremental evolution of neighborhoods.
 - ▣ **NH3** - Diversity housing mix.
 - ▣ **NH4** - Build complete neighborhoods.

Development Zone Analysis

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- ❑ The property is located within Killeen Development Zone #3.
- ❑ Zoning district breakdown:
 - ▣ Special Districts 2.74%
 - ▣ Residential 59.66%
 - ▣ Industrial 9.17%
 - ▣ Commercial 28.43%
 - ▣ Agricultural 0.00%
- ❑ Vacant Property 24.02%

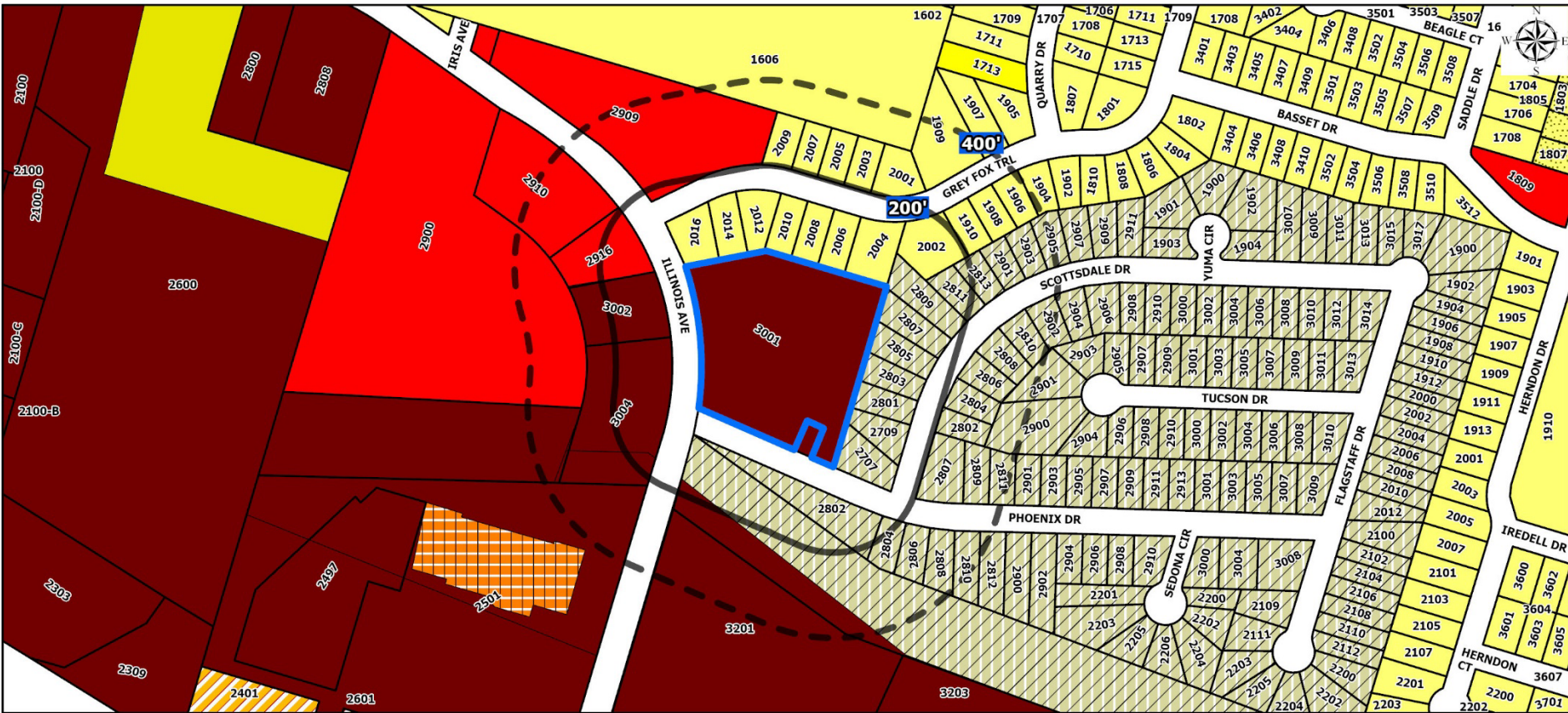


Staff Findings

- Staff is of the determination that the applicant's request is consistent with the recommendations of the Killeen 2040 Comprehensive Plan, as indicated in the Comprehensive Plan Analysis.
- Staff finds that the request is consistent with the character of the surrounding area. Approval of the applicant's request would have no negative impacts on the surrounding properties.

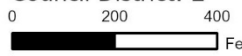
Public Notification

- Staff notified sixty-one (61) surrounding property owners regarding this request.
- Of those property owners notified, thirty-one (31) reside outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and sixteen (16) live outside of the City of Killeen corporate limits.
- To date, staff has received one (1) written response in support of this request.



NOTIFICATION MAP

Council District: 2



Subject Property Legal Description: FOX CREEK COMMERCIAL PHASE ONE, BLOCK 001, LOT 0001, ACRES 3.62

Zoning Case 2024-06

B-5 TO PUD, R-3A

Legend		Current Zoning	RC-1	R-1	
[Red Box]	B-3	[Orange Box]	B-C-1	[Yellow Box]	R-1X
[Dark Red Box]	B-5	[Hatched Box]	CUP	[Yellow Box]	R-3
				[Yellow Box]	R-3A

Staff Recommendation

- Staff recommends approval of the applicant's request to rezone the property from "B-5" (Business District) to PUD (Planned Unit Development) with "R-3A" (Multifamily Apartment Residential District) uses as presented.

Commission Recommendation

- At their regular meeting on July 15, 2024, the Planning and Zoning Commission recommended approval of the applicant's request to rezone the subject property from B-5" (Business District) to a PUD (Planned Unit Development) with "R-3A" (Multifamily Apartment Residential District) uses as presented by a vote of 6 to 0.