



CASE #Z21-41: “A”, “A-R1”, & “R-1” TO
PUD W/ “SF-2” (MITCHELL FARM PUD)

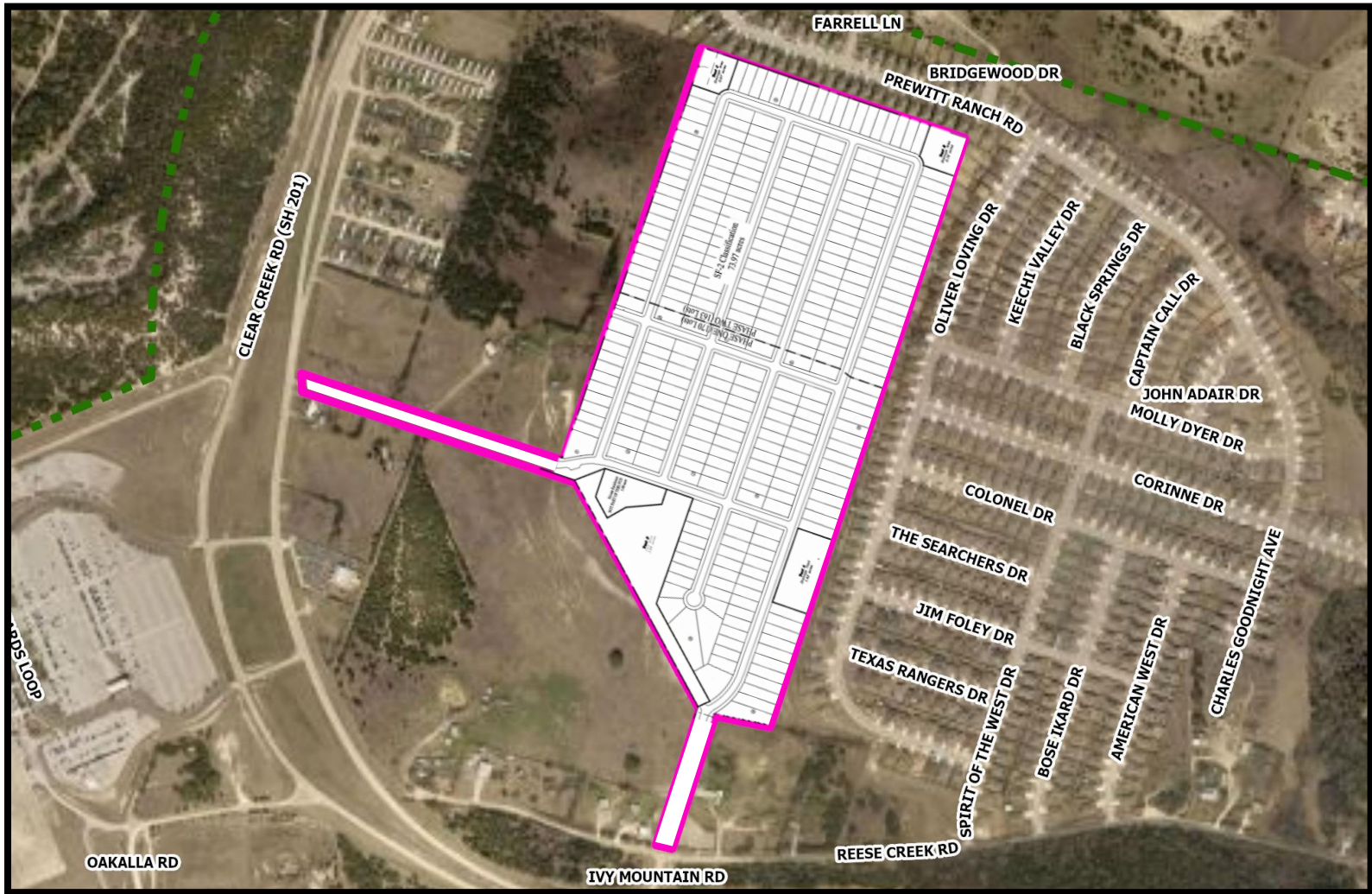
PH-22-013

February 22, 2022

Case #Z21-41: Mitchell Farm PUD

- ❑ **HOLD** a public hearing and consider a request submitted by Joshua Welch, on behalf of CP Summit Group, Loverd Wilson Mitchell Trust, Penelope McDonald & Ray Fread (**Case #Z21-41**), to rezone approximately 80.85 acres out of the J.H. Lewis Survey, Abstract No 0536, the J.W. Morton Survey, Abstract No. 0587, and the T. Arnold Survey, Abstract No. 0055, from “A” (Agricultural District), “A-R1” (Agricultural Single-Family Residential District), and “R-1” (Single-Family Residential District) to Planned Unit Development (PUD) with “SF-2” (Single-Family Residential District).
- ❑ The property is generally located south of Prewitt Ranch Road and East of Clear Creek Road, Killeen, Texas.





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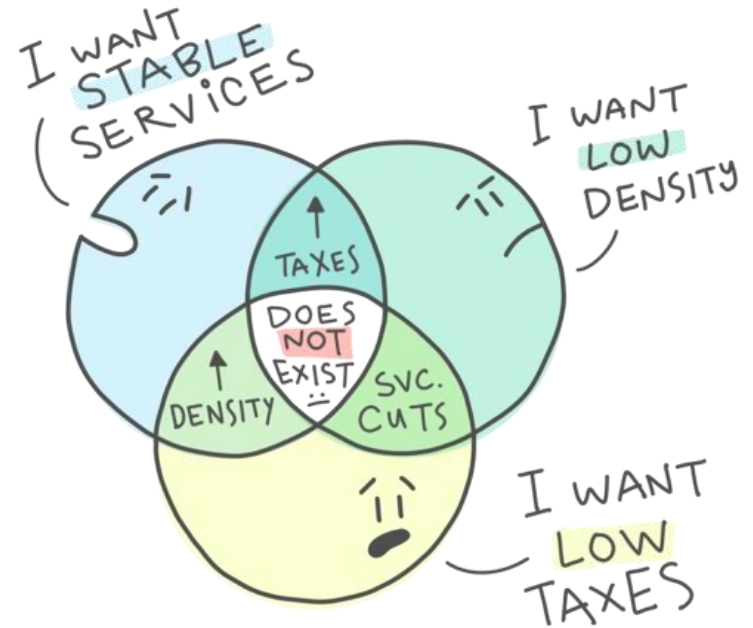
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- If approved, the applicant intends to develop three-hundred and thirty-three (333) residential lots over nine (9) blocks in two phases:
 - ▣ Phase One – 161 lots
 - ▣ Phase Two – 172 lots

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- ❑ Proposed residential density is approx. **4.12 units per acre** (333 lots ÷ 80.85 acres).
- ❑ Goodnight Ranch, Ph. 13, Sec. 1 (directly to the east) is **3.37 units per acre** (231 lots ÷ 68.47 acres).



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Killeen Code of Ordinance Sec. 31-800.

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." 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.

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- The proposed PUD standards include the following provisions:
 - ▣ Minimum lot width: 50 ft.
 - ▣ Minimum lot depth: 120 ft.
 - ▣ Minimum lot area: 6,000 sq. ft.
 - ▣ Setbacks:
 - Front: Variable 20 ft./25 ft.
 - Side: 5 ft.
 - Rear: 20 ft.

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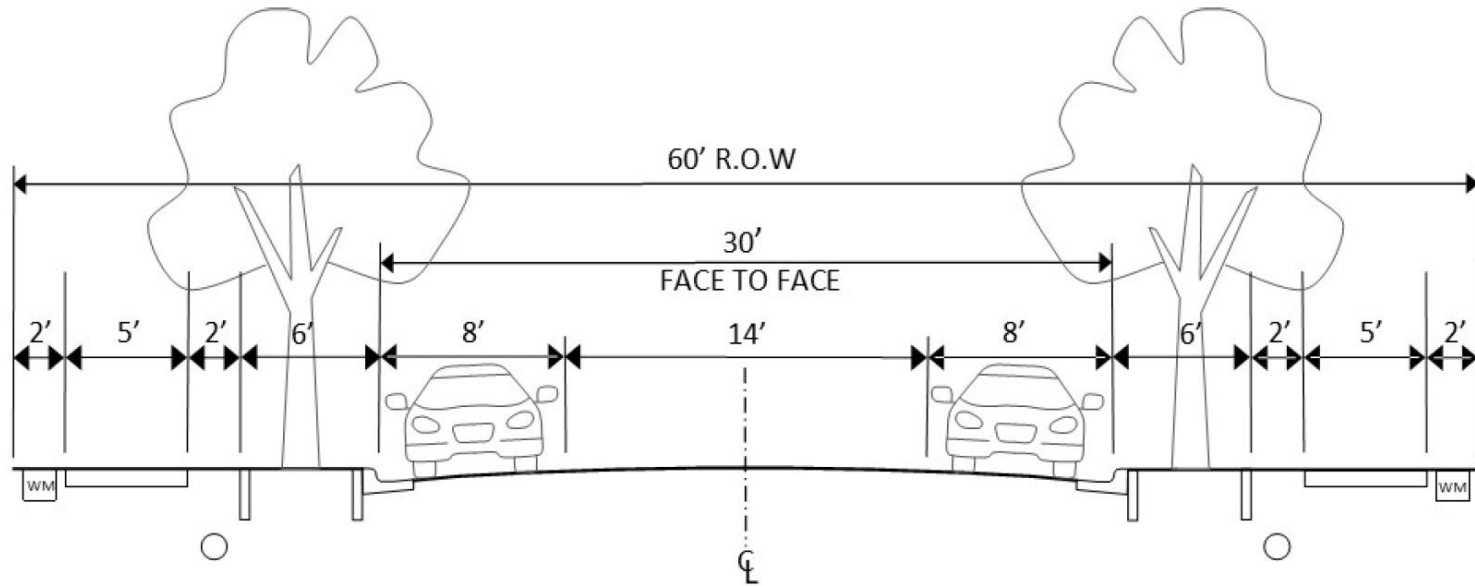
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- Front yard setbacks will alternate 20 ft./25 ft. on every other lot.
- Houses with protruding garage doors will be limited to only those lots with a 25 ft. front setback.

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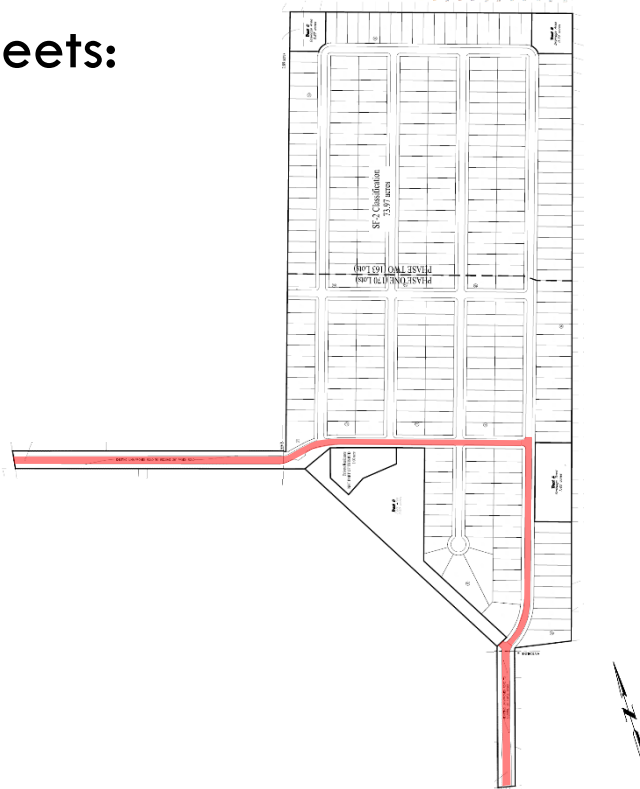
□ Local Street Section:



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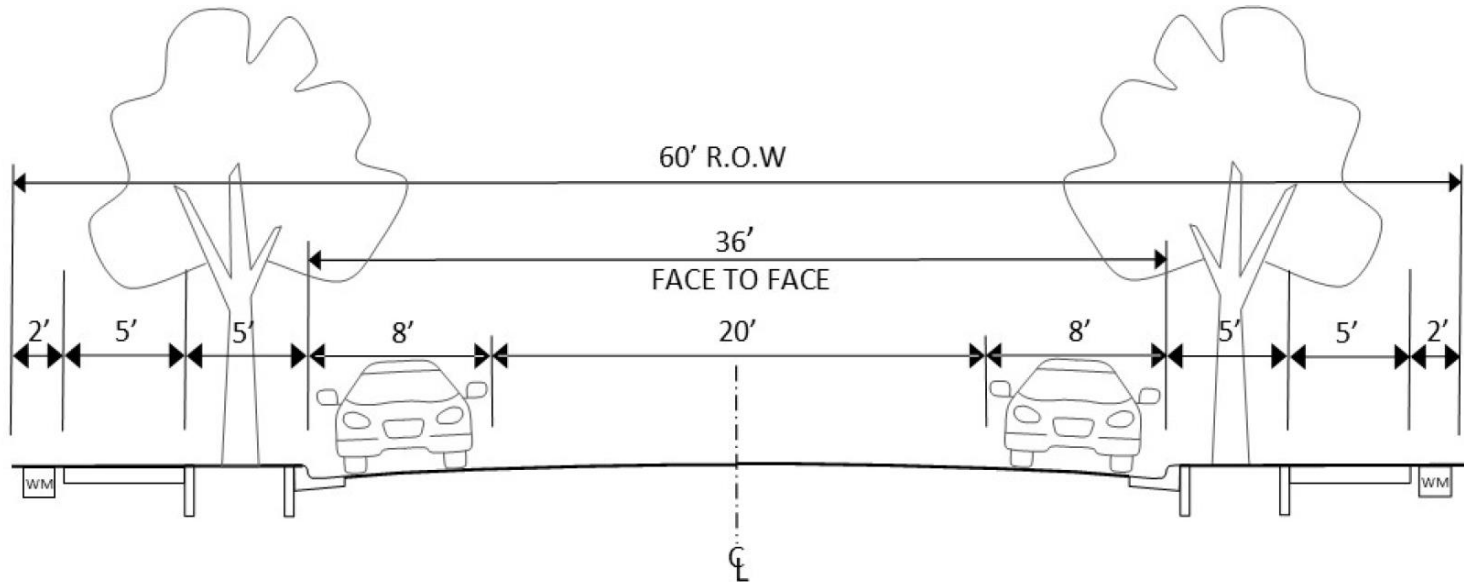
□ Collector Streets:



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□ Collector Street Section:



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❑ *Street tree standards:*

- ❑ Street trees will be required between the sidewalk and curb in front of each lot.
- ❑ Street trees will be at least (1 ½) inches in caliper and six (6) feet in height at the time of planting.
- ❑ 24” deep root barriers will be installed by the homebuilder on both sides of the tree lawn parallel to the curb and sidewalk.
- ❑ Street trees will be staked with seven-foot (7') steel posts painted dark green.

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- ❑ *Architectural features:* Homes shall include at least three (3) of the following architectural elements:
 - 1) Vertical articulation;
 - 2) Covered front porch;
 - 3) Enhanced windows;
 - 4) Architectural details; or
 - 5) Variable roof pitch.

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❑ *Garage door standards:*

- Homes with protruding garage doors shall only be located on lots having a twenty-five (25) foot front setback.
- Garage doors shall not comprise more than fifty percent (50%) of the horizontal length of the front elevation (garage door, only).
- All garage doors will have accent windows and decorative hardware.

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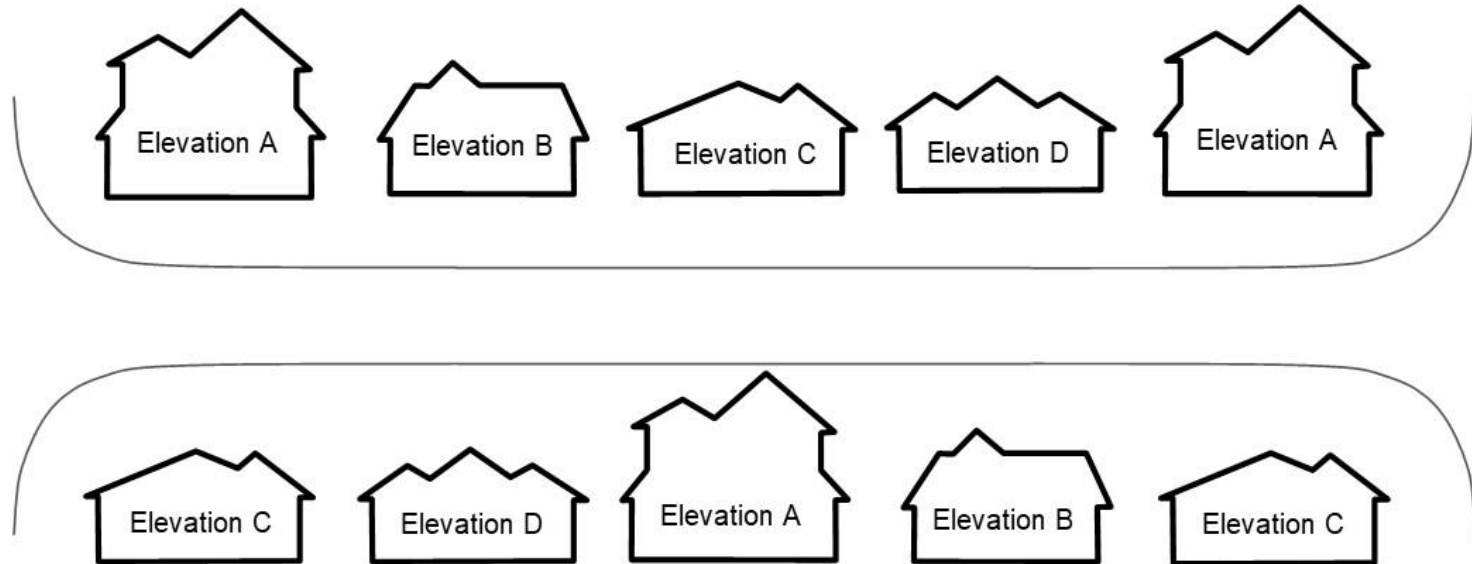
❑ *Repetition standard:*

- No elevation shall be repeated within four (4) residential lots on the same side of the street, or within three (3) residential lots on the opposite side of the street.
- Elevations must be substantially different (the same elevation with different materials, architectural features, or fenestration will not be considered a different elevation).

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❑ *Repetition standard:*



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❑ *Traffic Impact Analysis:*

The developer will conduct a Traffic Impact Analysis (TIA) in accordance with all TXDOT requirements.

The TIA will be submitted to and approved by the City Engineer prior to approval of the preliminary plat.

If TXDOT waives their requirement for a TIA, the developer must submit a TIA to the City prior to approval of the construction plans. Such TIA must specifically evaluate the need for a traffic signal at the intersection of Ivy Mountain Rd. and Reese Creek Rd.

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❑ *Required landscaping:*

- In addition to street trees, at least six (6) three-gallon shrubs shall be planted on each lot.
- All portions of residential lots not covered by structures, paving, planting areas, or tree beds shall be fully sodded.

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❑ *Enhanced fencing along collector streets:*

- Enhanced fencing shall be provided adjacent to collector streets in those areas where the collector street abuts a developed residential or non-residential property.
- The enhanced fencing will be 6-to-8-foot wood privacy fence with top rail, supported by masonry columns (brick or stone) every 100 ft. and at all turn points and corners.

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□ *HOA Open Space amenities:*

- At least five (5) total acres of open space amenities shall be provided for use as neighborhood parks, including:
 - At least three (3) contiguous acres for use as an HOA park.
 - Use of at least two (2) drainage tracts for additional open space amenities.

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□ HOA Open Space amenities:

- The 3-acre HOA park will include the following amenities:
 1. A playscape with at least one (2) slides and two (2) swings;
 2. A concrete walking trail at least one quarter ($\frac{1}{4}$) mile long and six (6) feet in width;
 3. A covered pavilion at least one thousand five hundred (1,500) square feet in size;
 4. At least five (5) trees per acre (15 trees total).

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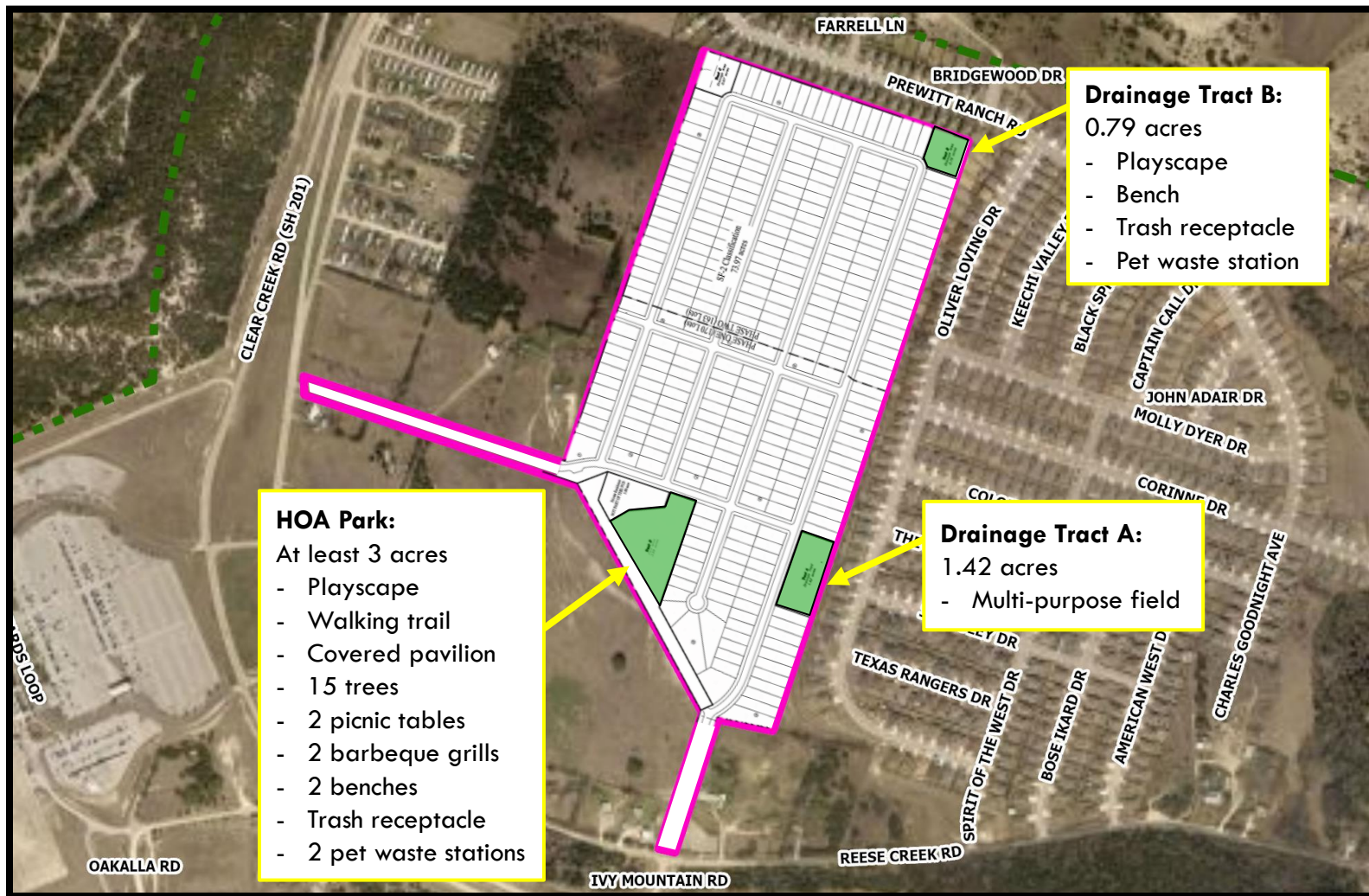
- *HOA Open Space amenities:*
 - The 3-acre HOA park will include the following amenities:
 5. At least two (2) picnic tables;
 6. At least two (2) barbeque grills;
 7. At least two (2) benches;
 8. At least one (1) trash receptacle; and
 9. At least two (2) pet waste stations.

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□ *HOA Open Space amenities:*

- In addition to the 3-acre HOA park, the following amenities will also be provided:
 - Drainage Tract A (1.42 acres) will incorporate a useable recreation amenity, such as a multi-purpose field.
 - Drainage Tract B (0.79 acres) will incorporate a secondary playscape having at least two (2) swings or a climbing structure, as well as one (1) bench, one (1) trash receptacle, and one (1) pet waste station.



Drainage Tract B:

0.79 acres

- Playscape
- Bench
- Trash receptacle
- Pet waste station

HOA Park:

At least 3 acres

- Playscape
- Walking trail
- Covered pavilion
- 15 trees
- 2 picnic tables
- 2 barbeque grills
- 2 benches
- Trash receptacle
- 2 pet waste stations

Drainage Tract A:

1.42 acres

- Multi-purpose field

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- ❑ The approved Parks Master Plan states that the Target Level of Service Standard for parkland is 1 acre per 1,000 residents.
- ❑ The proposed PUD includes approx. 5.21 acres of HOA park area.
- ❑ $333 \text{ lots} \times 2.99 \text{ persons per household} = \text{approx. } 996 \text{ residents}$
- ❑ This is equivalent to approx. 5.23 acres of parkland per 1,000 residents (exceeds the target LOS).

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□ *Subdivision entry signs:*

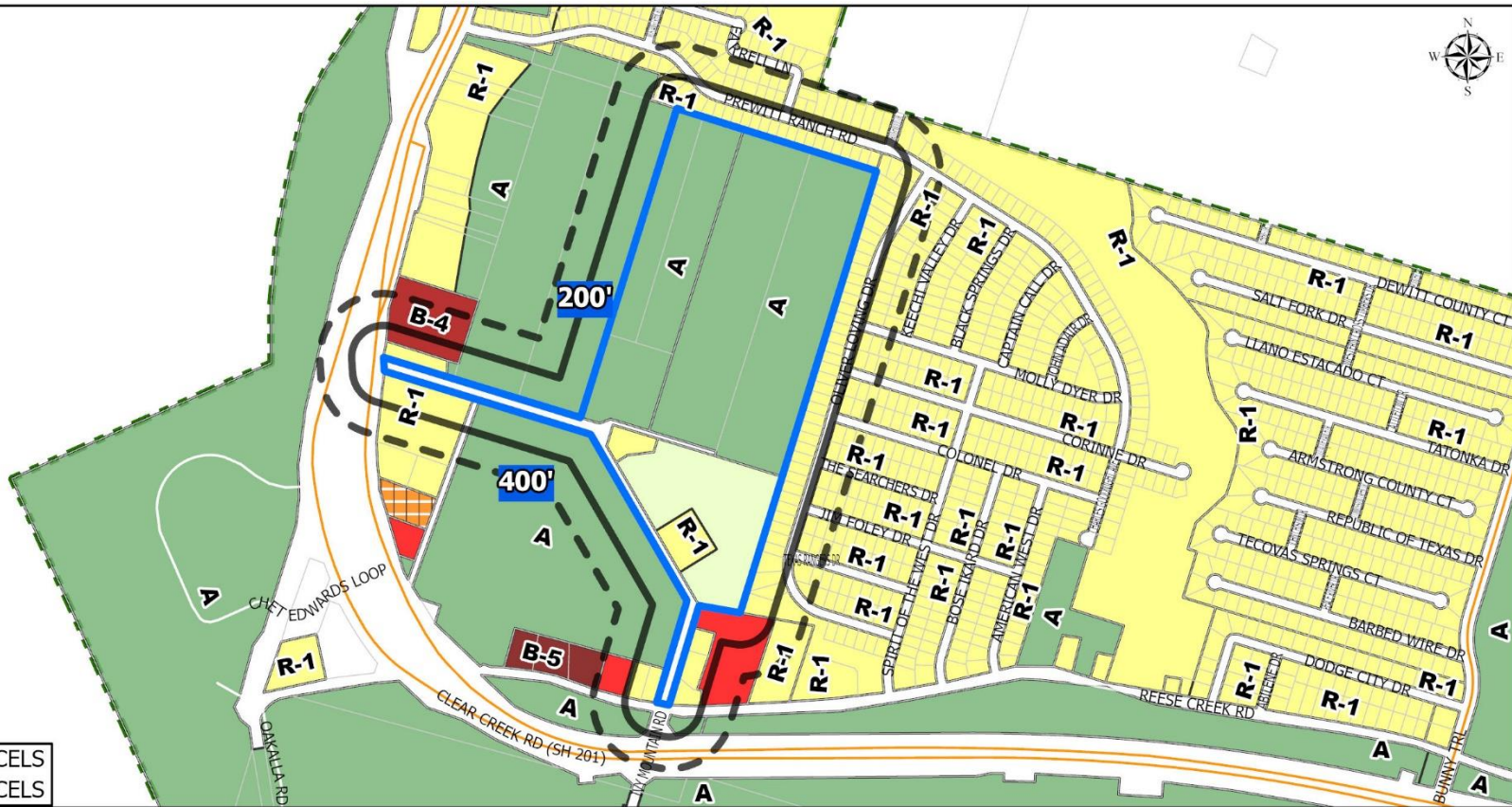
- Two (2) subdivision entry signs will be provided - one at the entrance on Clear Creek Road, and one at the entrance on Reese Creek Road.
- Each subdivision entry sign will have at least twelve (12) three-gallon shrubs.

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□ *HOA Required:*

- The HOA shall be responsible for the continuous and perpetual operation, maintenance, and/or supervision of all infrastructure, common areas, and amenities within the development.
- A professional management company will be contracted with by the developer to manage and administer the affairs of the HOA.



200' BUFFER - 118 PARCELS
400' BUFFER - 200 PARCELS

Attachment #4

Zoning Map

Council District: 4

Subject Property Legal Description: 80.85 ACRES OUT OF THE: J H LEWIS, T ARNOLD & J W MORTON SURVEYS

Zoning Case 2021-41

A, A-R1, & R-1 TO PUD/SF-2

0 500 1,000
Feet

Public Notification

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- Staff notified one-hundred and ninety-one (191) surrounding property owners regarding this request.
- Of those notified, eighty-two (82) properties are located outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and twenty-nine (29) property owners reside outside of Killeen.
- To date, staff has received no written responses regarding this request.

Alternatives

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- ❑ The City Council has three (3) alternatives. The Council may:
 - ❑ Disapprove the applicant's request;
 - ❑ Approve the proposed PUD with additional/amended conditions; or
 - ❑ Approve the PUD as presented.

Commission Recommendation

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- ❑ On January 3, 2022, the Planning & Zoning Commission recommended approval of the applicant's request with the condition that the east/west street be moved north to shorten the block length of the northern block by a vote of 5 to 1 with Commissioner Ploeckelmann in opposition.
- ❑ The applicant has since complied with the recommended condition, which is reflected on the Concept Plan included in your packet.
- ❑ Commissioner Ploeckelmann expressed concern regarding the proposed density and that the development would have parking on one side of the street, only.

Staff Recommendation

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- In the spirit of compromise, staff recommends approval of the PUD as presented.