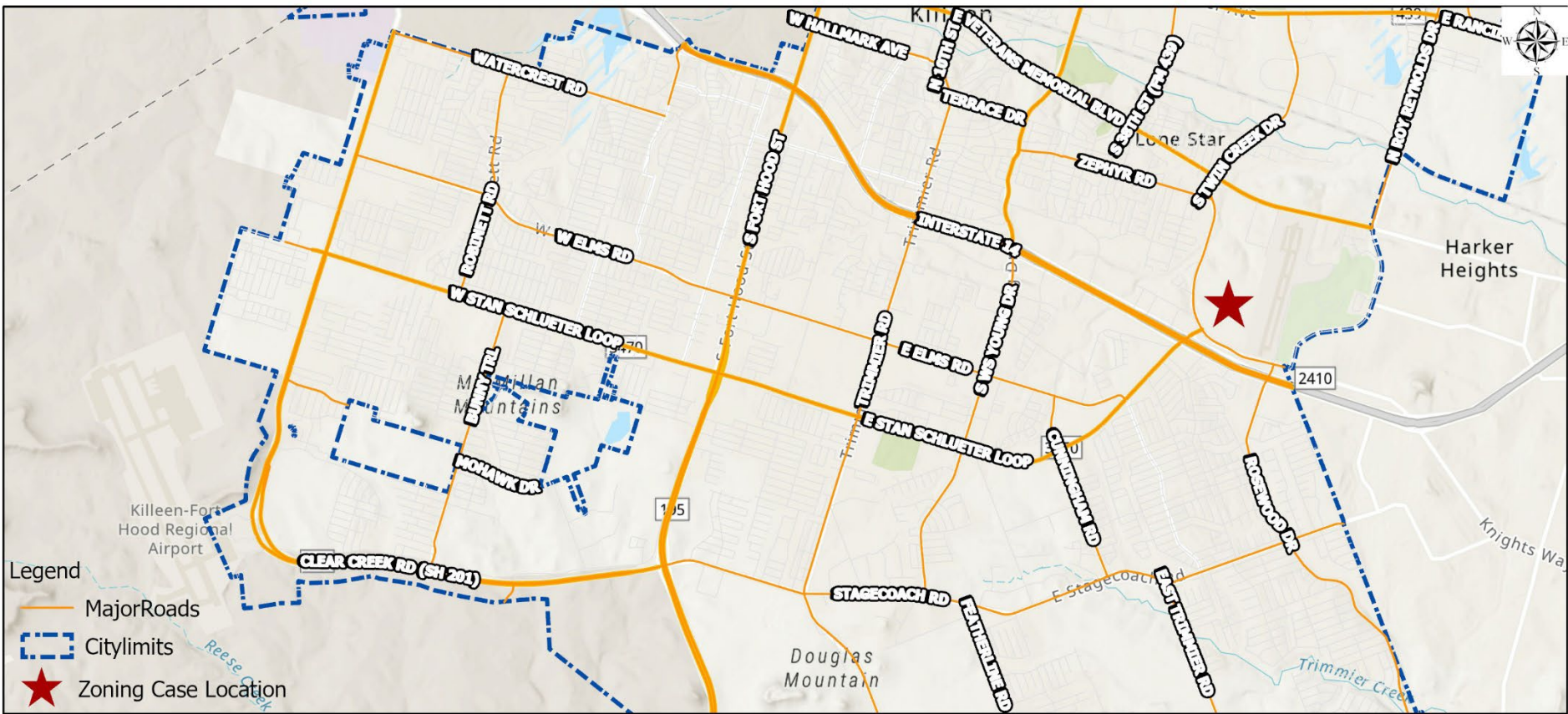




CASE #Z22-54:  
“B-5” & “M-1” TO PUD W/ “B-3”,  
“R-3A”, “RT-1”

# Case #Z22-54: “B-5” & “M-1” to PUD

**HOLD** a public hearing and consider a request submitted by Michael J. Whellan on behalf of Central Southwest Texas Development, LLC (**Case #Z22-54**) to rezone approximately 203.2 acres, being Killeen Area Investment Corp. Industrial Tract, Lot PT TR C, D, & Abandoned Dogwood Blvd.; La Cascata Addition, Block 00A, Lot 1-4 & Killeen Airport Addition, Block 001, Lot PT 1, (W PT OF 1) from “B-5” (Business District) and “M-1” (Manufacturing District) to Planned Unit Development (PUD) with “B-3” (Local Business District), “R-3A” (Multifamily Apartment Residential District), and “RT-1” (Residential Townhouse Single-Family District) uses. The property is locally addressed as 1401 Rio Boulevard, Killeen, Texas.



LOCATION MAP  
Council District: 1



## Zoning Case 2022-54

### M-1 AND B-5 TO B-3, R-3A, AND RT-1

Subject Property Legal Description: KILLEEN AREA INVESTMENT CORP INDUSTRIAL TRACT, LOT PT TR C, D, & ABANDONED DOGWOOD BLVD; CASCATA ADDITION, BLOCK 00A, LOT 1-4 & KILLEEN AIRPORT ADDITION, BLOCK 001, LOT PT 1, (W PT OF 1), ACRES 203.160

# Case #Z22-54: “B-5” & “M-1” to PUD

4

- If approved, the applicant intends to develop the property into a mixed-use Planned Unit Development (PUD) with the following underlying zoning districts:
  - ▣ 39.3 acres of Commercial/Retail (“B-3”);
  - ▣ 9.1 acres of Office/Flex/Storage (“B-3”/“R-3A”);
  - ▣ 91.9 acres of Multifamily Apartments (“R-3A”); and
  - ▣ 62.9 acres Build-To-Rent mixed Residential (“RT-1”).





AERIAL MAP

Council District: 1



Subject Property Legal Description: KILLEEN AREA INVESTMENT CORP INDUSTRIAL TRACT, LOT PT TR C, D, & ABANDONED DOGWOOD BLVD; CASCATA ADDITION, BLOCK 00A, LOT 1-4 & KILLEEN AIRPORT ADDITION, BLOCK 001, LOT PT 1, (W PT OF 1), ACRES 203.160

## Zoning Case 2022-54

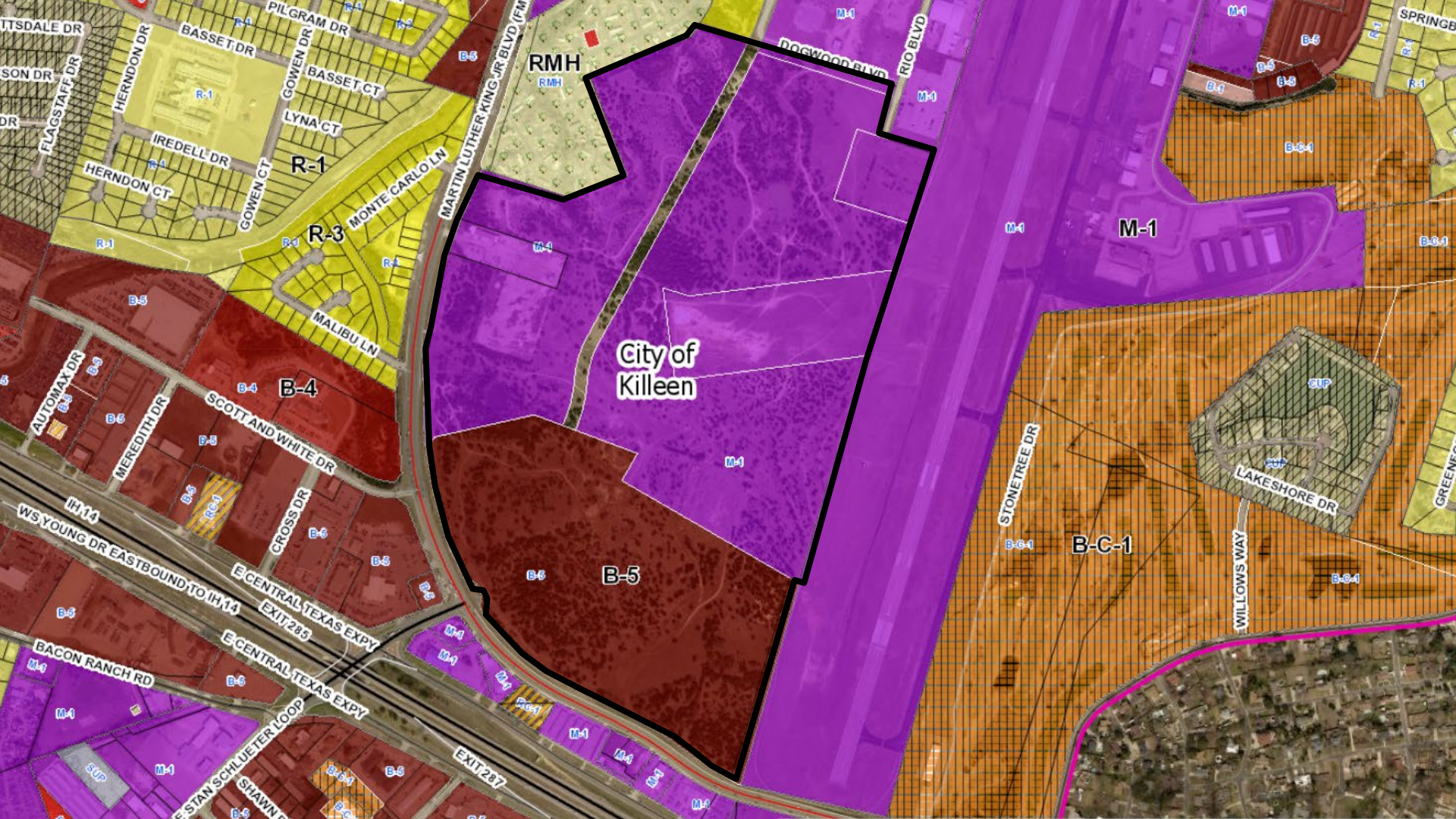
M-1 AND B-5 TO B-3, R-3A, AND RT-1

Legend

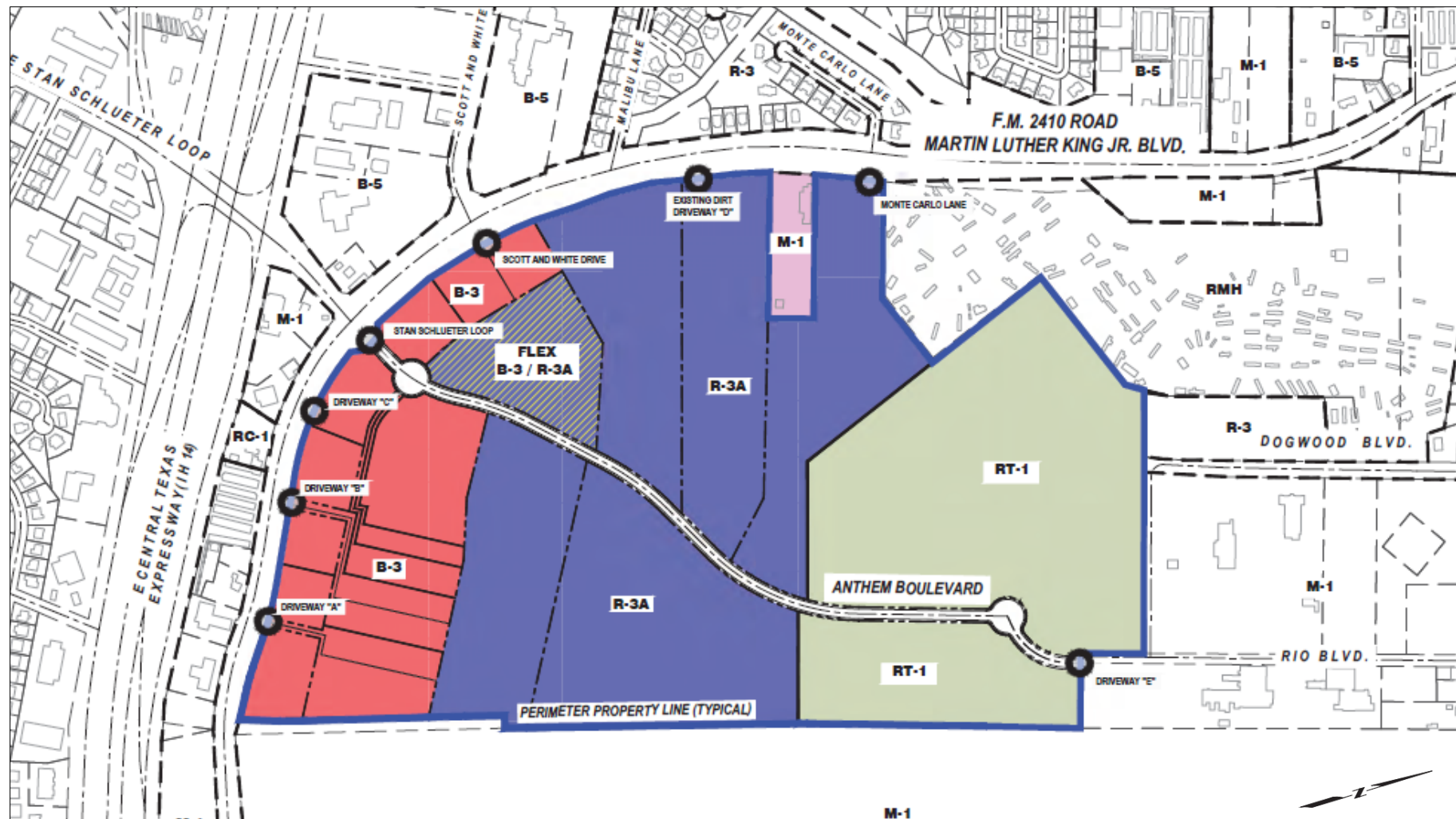
Citylimits

Zoning Case

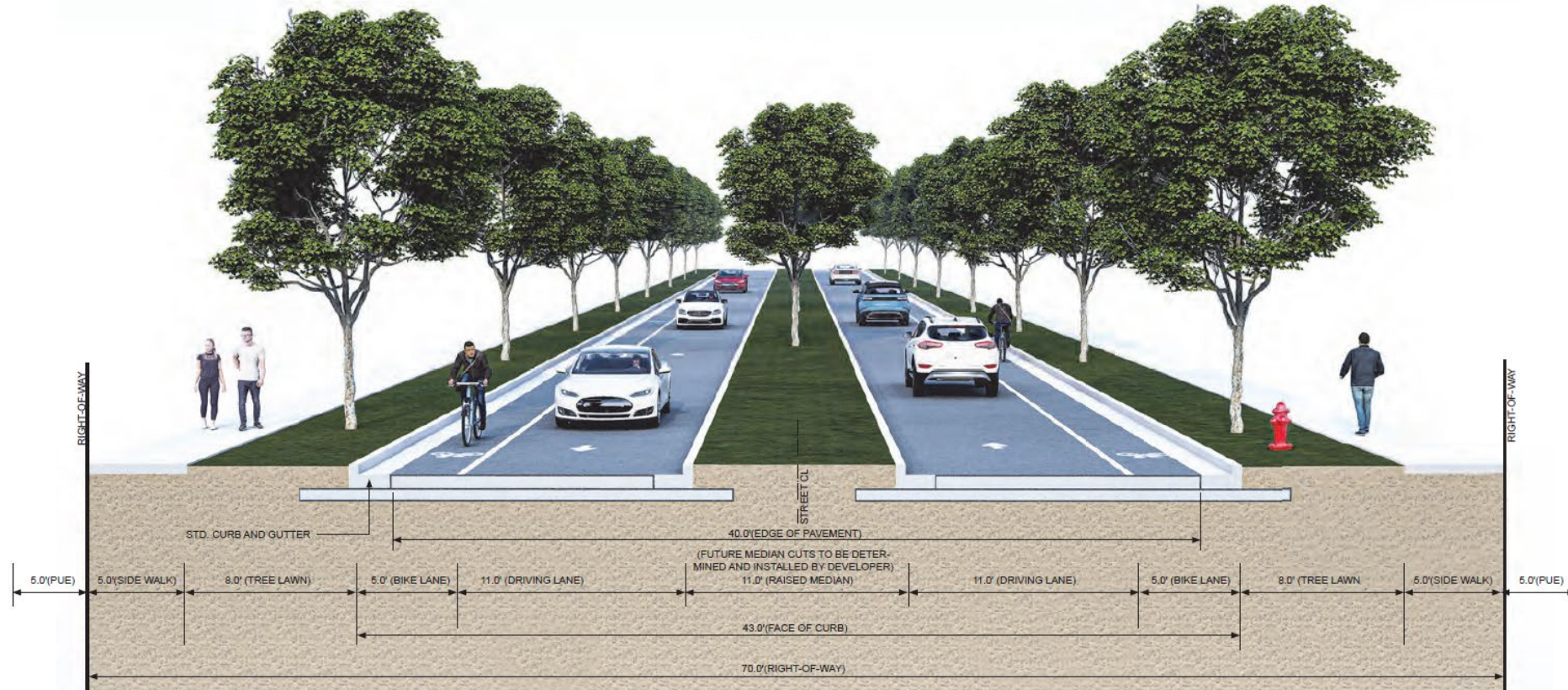








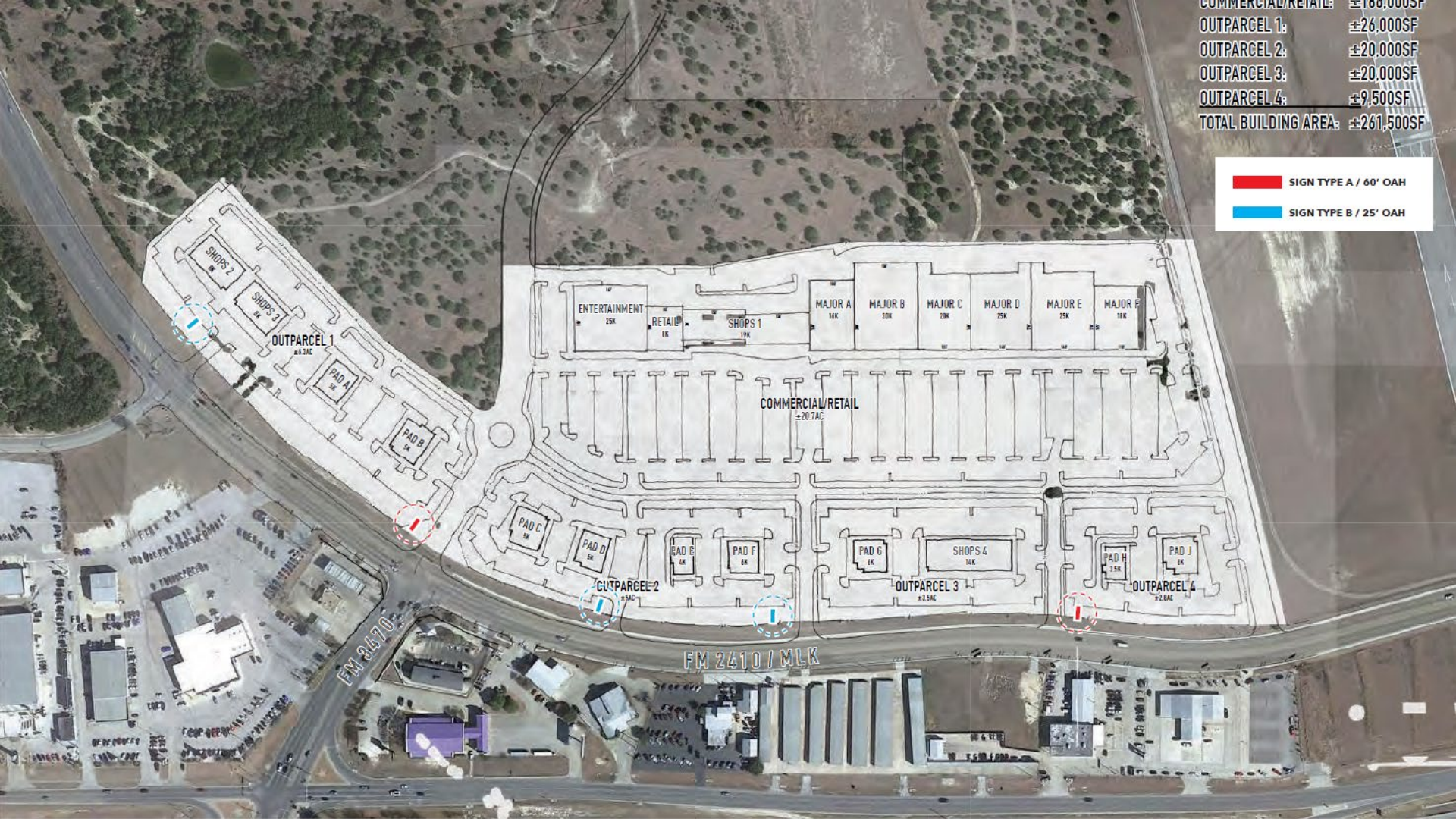
# Anthem Boulevard





COMMERCIAL/RETAIL: ±168,000SF  
 OUTPARCEL 1: ±26,000SF  
 OUTPARCEL 2: ±20,000SF  
 OUTPARCEL 3: ±20,000SF  
 OUTPARCEL 4: ±9,500SF  
 TOTAL BUILDING AREA: ±261,500SF

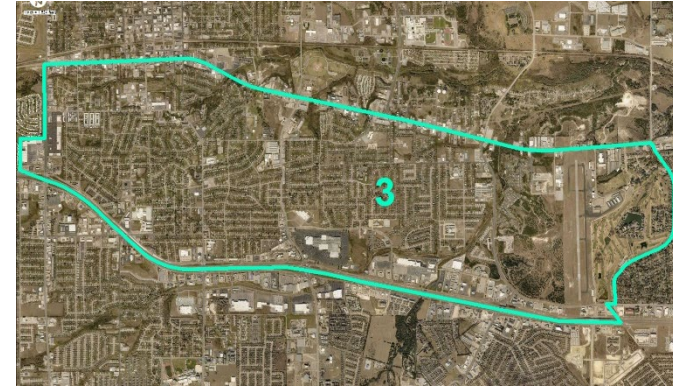
 SIGN TYPE A / 60' OAH  
 SIGN TYPE B / 25' OAH



# Comprehensive Plan Analysis

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- Located within Killeen Development Zone #3.
- 'Traditional Neighborhood' promotes:
  - up to 50% non-residential
  - up to 80% residential uses



- 'Urban Village' promotes:
  - up to 80% non-residential
  - up to 40% residential uses
- 'Regional Commercial' promotes:
  - up to 100% non-residential
  - up to 50% residential uses



# Comprehensive Plan Analysis

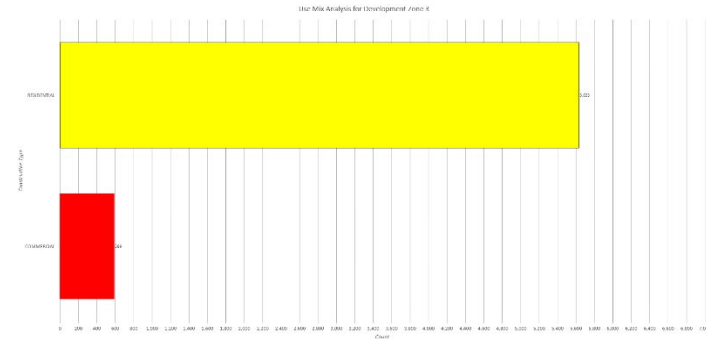
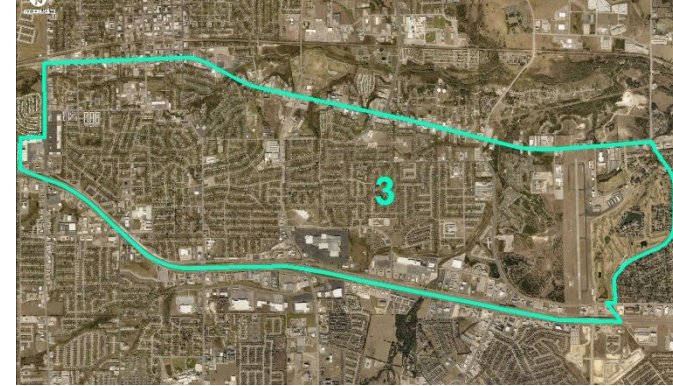
11

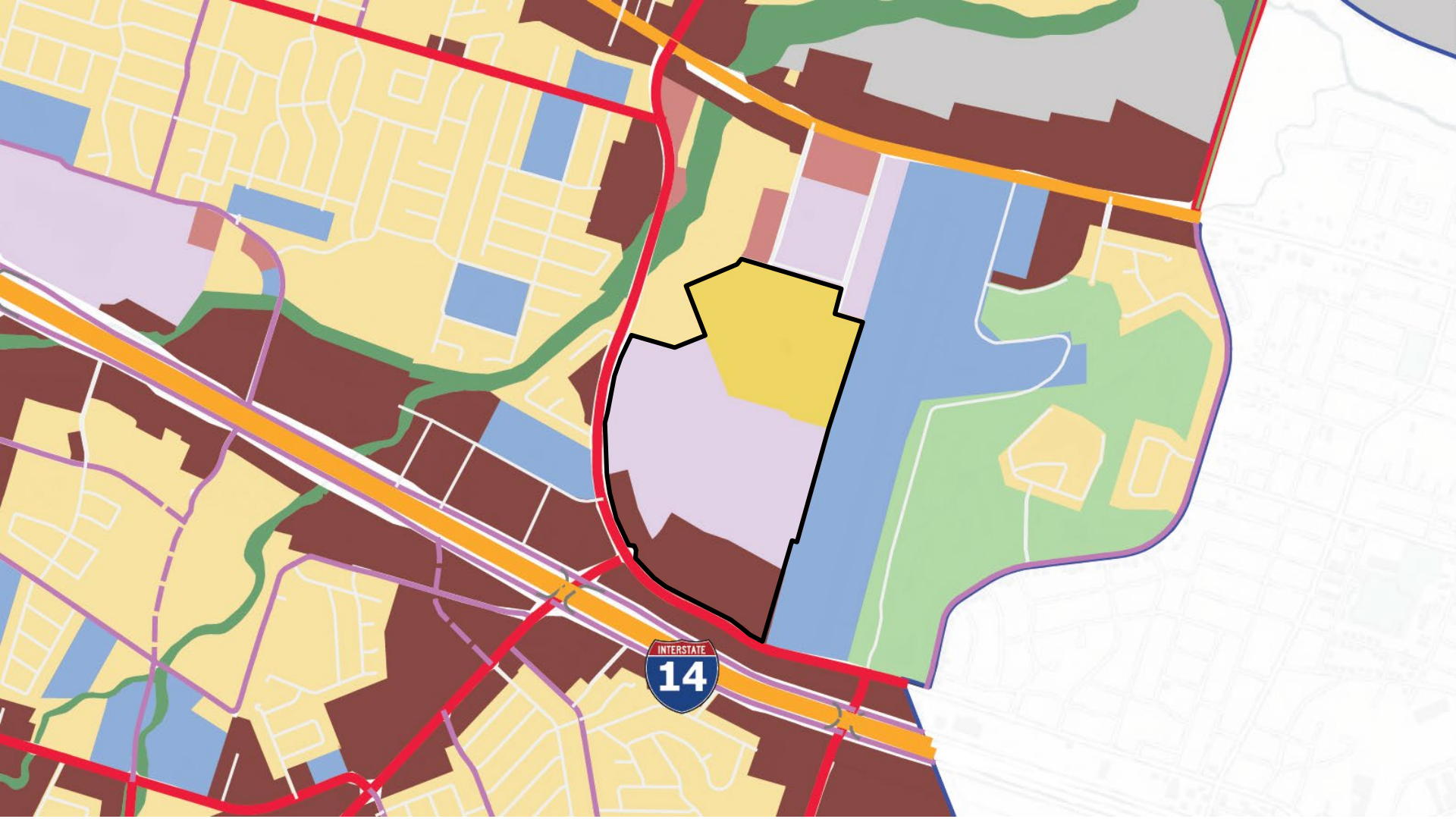
Approximate current land use mix:

- 48% non-residential uses
- 52% residential uses.

Approximate Zoning districts (excluding special districts)

- 10% non-residential zoning districts
- 90% residential zoning districts







# Comprehensive Plan Analysis

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- Staff finds that the proposed PUD is consistent with the ‘Urban Village’, ‘Regional Commercial’, and ‘Traditional Neighborhood’ place types, as identified on the Future Land Use Map (FLUM).

# Comprehensive Plan Analysis

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- ❑ Staff finds that the applicant's request supports or furthers the following 2022 Comprehensive Plan recommendations:
  - ❑ LU1 – Use place types and complete neighborhoods as building blocks
  - ❑ LU3 – Encourage incremental evolution of neighborhoods
  - ❑ NH3 – Diversify housing mix (types and price points)
  - ❑ NH4 – Build complete neighborhoods
  - ❑ MC1 – Adjust planning approach to consider non-vehicular trips
  - ❑ MC3 – Improve network connectivity



# Case #Z22-54: “B-5” & “M-1” to PUD

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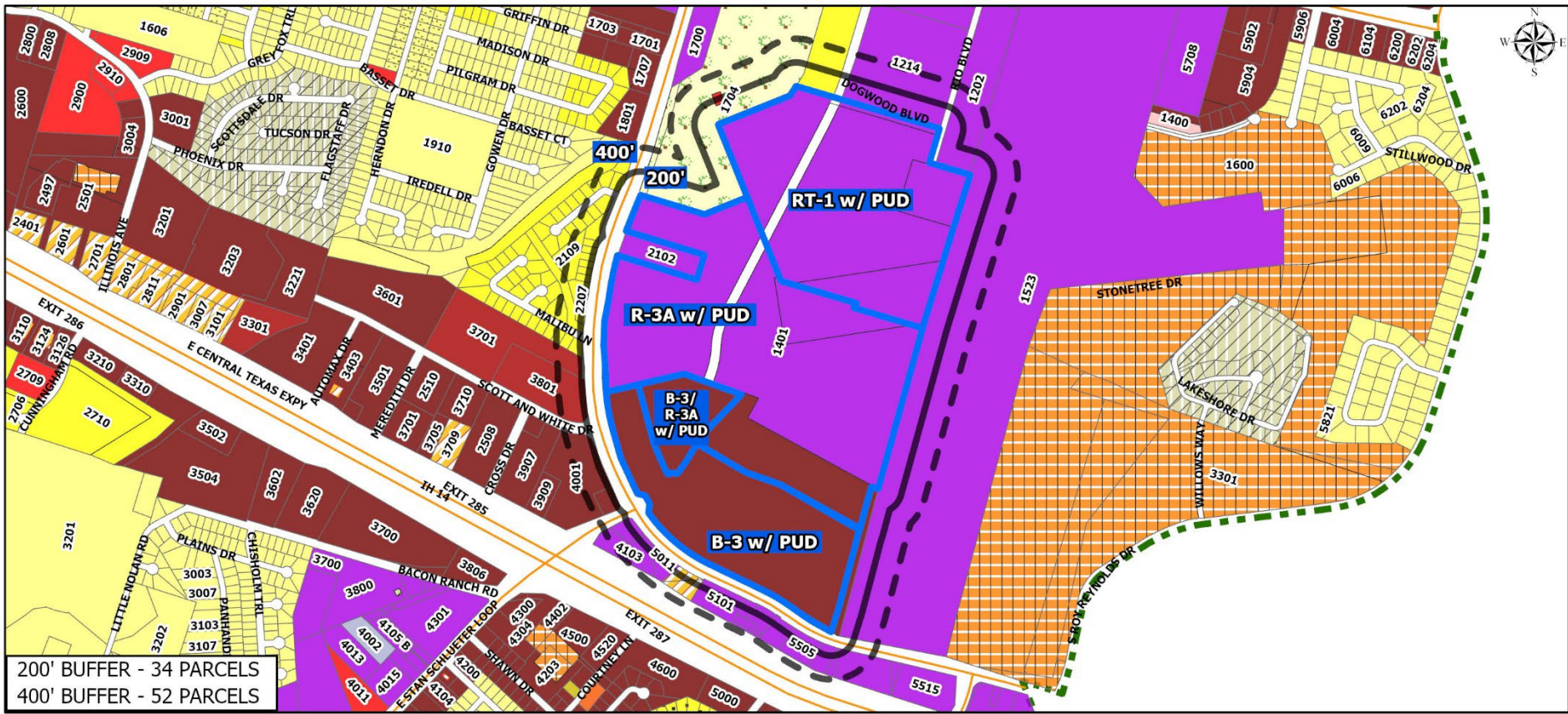
View of the proposed entry to the property.



# Public Notification

16

- Staff notified fifty-two (52) surrounding property owners regarding this request.
- Of those notified, eighteen (18) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and thirty-four (34) property owners reside outside of Killeen.
- To date, staff has received two (2) written responses in support regarding this request.



## NOTIFICATION MAP

Council District: 1



## Zoning Case 2022-54

M-1 AND B-5 TO B-3, R-3A, AND RT-1 w/ PUD

Subject Property Legal Description: KILLEEN AREA INVESTMENT CORP INDUSTRIAL TRACT, LOT PT TR C, D, & ABANDONED DOGWOOD BLVD; CASCATA ADDITION, BLOCK 00A, LOT 1-4 & KILLEEN AIRPORT ADDITION, BLOCK 001, LOT PT 1, (W PT OF 1), ACRES 203.160



# Alternatives

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The City Council has three (3) alternatives:

1. Disapprove the applicant's PUD request;
2. Approve the proposed PUD with conditions; or
3. Approve the PUD as requested by the applicant.

# Staff Recommendation

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- Staff finds that the request is consistent with the policies and principles of the 2022 Comprehensive Plan including mixed residential, enhanced architectural and landscaping standards, enhanced fencing requirements, urban form, parkland dedication, and complete streets.
- Therefore, staff recommends approval of the proposed PUD as requested by the applicant.

# Commission Recommendation

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- At their regular meeting on February 6, 2023, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 4 to 0.