

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
JULY 3, 2018**

**CASE #Z18-01
“A” to “PUD” with “SR-1”**

HOLD a public hearing and consider a request submitted by Mitchell & Associates, Inc., on behalf of Faith Temple Church, Killeen, Texas (**Case #Z18-01**) to rezone 17.018 acres, being Lot 1, Block 1, Faith Point Church Addition from “A” (Agricultural District) to Planned Unit Development (PUD) with “SR-1” (Suburban Residential Single-Family Residential District) to allow for various land uses associated with a church campus. The property is located approximately 300 feet east of Shannon Circle. The property is generally located on the south side of Stagecoach Road, east of the intersection with Trimmier Road, and is locally known as 1826 Stagecoach Road, Killeen, Texas.

Chairman Peters requested staff comments.

Senior Planner, Wallis Meshier stated that this is a request for a PUD for a church campus. Ms. Meshier stated that this is the same PUD that the Commission reviewed at the meeting two weeks prior. Ms. Meshier stated that since that meeting, the applicant has revised the site plan and that staff is recommending approval of the site plan as it is proposed and recommending that the Commission approve the request for the PUD with the 14 conditions. Ms. Meshier stated that the site plan reflects changing the driveway on the western side of the property to create one driveway opening instead of two, shifting of the parking spaces away from the side property lines to provide a 10 foot landscape buffer on the east and west property lines, addition of trees every 50 feet on the east and west property lines and front property lines, relocation of the dumpster on the east side further away from the side property lines. Ms. Meshier stated that staff has developed a better understanding of how the buildings will be used and that staff is comfortable recommending approval of the site plan with the 304 parking spaces. Ms. Meshier stated that the proposed sign to be located on stagecoach is 20 feet tall, and will have 100 sq feet of signage on each side with 50 sq feet being digital. Ms. Meshier stated that the request for the PUD is consistent with the FLUM.

Ms. Meshier stated that the 14 conditions staff recommends for approval are as follows:

1. The site plan is conceptual in nature and any significant changes to the site plan will require an amendment to the PUD.
2. No fewer than 165 parking spaces shall be provided with Phase One, and no fewer than 304 parking spaces shall be provided at full build-out.
3. All parking spaces shall be located a minimum of 10 feet from the east and west property lines.
4. A minimum 10-foot buffer shall be provided between the property line and the back of curb for all internal private roads.
5. One canopy tree shall be provided every 50 feet along the side property lines. Canopy trees adjacent to Phase Two may be provided with construction of

future phases.

6. A minimum 6-foot wood privacy fence shall be constructed along the entire property line on the east, west, and south sides of the property. The portion of the fence that is adjacent to Phase Two, including the rear fence, may be provided with the construction of future phases.
7. A continuous landscape buffer consisting of one canopy tree every 50 feet and a one shrub every 4 feet shall be provided along the front property line. The property's 650 feet of frontage shall result in 13 canopy trees and 160 shrubs being planted along Stagecoach Road. Trees may be spaced to accommodate driveways.
8. Dumpster pads shall be either: 1) located at least 30 feet from the side property lines, or 2) enclosed with a 6-foot masonry wall with metal gate.
9. All buildings within the site, including accessory buildings, workshops, storage buildings, and mechanical buildings, shall be 80% masonry (brick, stucco, or stone) on all four sides, excluding doors, windows, and gables. Fiber cement siding shall not be considered masonry.
10. All site lighting, including parking lot lighting, shall be fully shielded and shall not be permitted to trespass, or cross over the property line. Architectural and landscape up-lighting shall be prohibited.
11. The hours of operation for the softball field shall be limited to sunrise to sunset. No lighting shall be permitted for the softball field.
12. One permanent double-faced sign shall be permitted at the front of the campus, and shall comply with the following standards:
 - a. Each side of the double-faced sign shall not exceed **100** square feet in face area, with the electronic message display being not more than 50 square feet of the total area allowed for each side.
 - b. The sign shall be set back a minimum of ten (10) feet from the front property line.
13. The western driveway of the property shall be a non-divided two or three lane driveway, consisting of a one ingress lane and one or two egress lanes. The western driveway shall be aligned with the opposing Wells Fargo Road.
14. Trip generation data shall be calculated and submitted to the City Engineer before the issuance of any permits to verify appropriate geometry for both the initial and the full build scenario for access to Stagecoach Road. Upon review of the trip generation calculations, any improvements deemed necessary by the City Engineer shall be provided by the developer, including but not limited to turn lanes, acceleration and deceleration lanes, and/or traffic signals. If a mutual agreement and acceptance of trip generation analysis and/or proposed improvements between the developer and City Engineer cannot be reached, a binding Traffic Impact Analysis will be required.

Ms. Meshier stated that the applicant has agreed to the above conditions and that staff recommends approval with conditions.

Mr. Brad Oaster, Oaster Facility Solutions, 18383 Lazy Summer Way, Monument Colorado and Mr. Ace Reneau, Mitchell & Associates, Inc., 102 N. College St, Killeen, Texas, were present to represent this request.

Mr. Oaster stated that he would like to thank staff for their hard work on coming to an agreement for this PUD request.

Chairman Peters opened the public hearing.

Mr. Gary Wilson, 6909 Shannon Circle, Killeen, Texas is present to speak in objection of the request. Mr. Wilson stated that he is representing several elderly neighbors. They were primarily concerned about the fence surrounding the property due to the amount of wear that wood privacy fences sustain. Mr. Wilson also expressed concern regarding the SR-1 rezoning request stating that the ordinance is not easy for the average citizen to understand.

Commissioner Kim asked Mr. Wilson if there are any other requirements to the PUD that would put the residents at ease. Mr. Wilson stated that they are more comfortable with the church proposal than they were with previous proposals.

Vice Chairman Purser stated that churches are allowed in every zoning district. Ms. Meshier stated that the PUD overlay would take precedent over any zoning requirements provided by the SR-1 zoning. Mr. Wilson was comfortable with this explanation and more comfortable with the project.

Commissioner Payton motioned to approve the rezoning request with proposed conditions. Vice Chairman Purser seconded the motion. The motion passed by a vote of 5 to 0.

Chairman Peters stated that the request was approved.