



ZONING CASE #Z18-01  
“A” to “SR-1” w/ “PUD”

PH-18-018

July 17, 2018

## PH-4: Z18-01 – “A” to “SR-1” w/ “PUD”

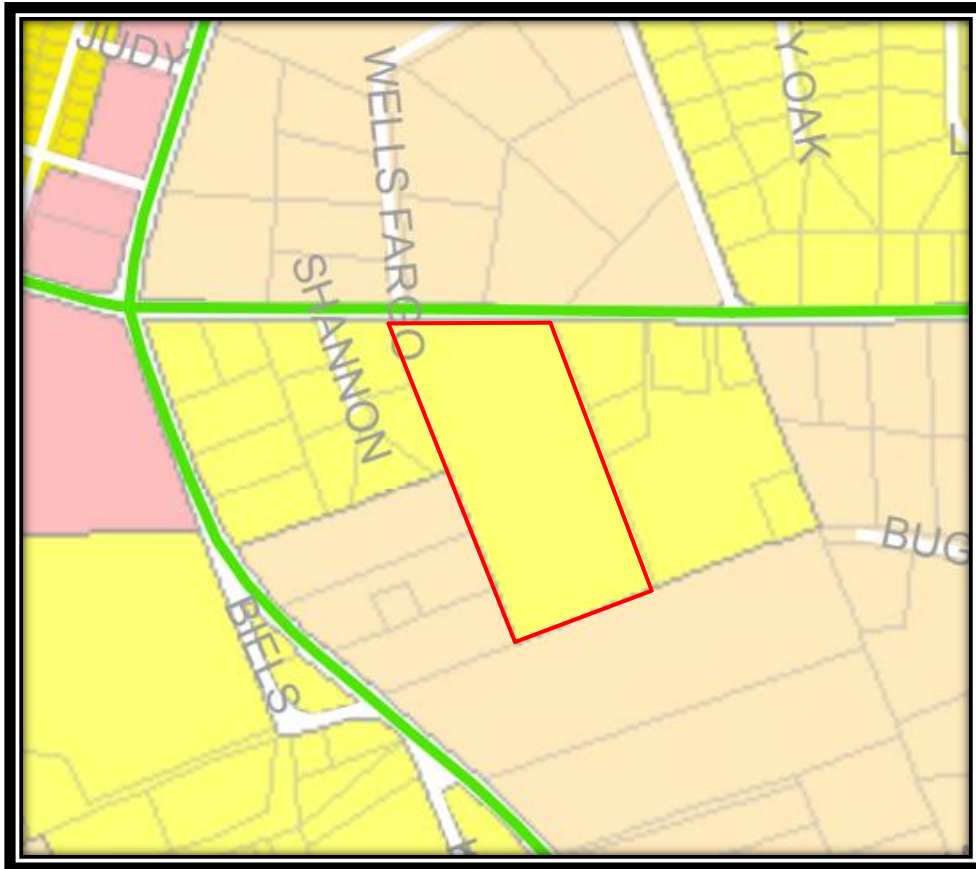
2

- ❑ This request is submitted by Mitchell & Associates, Inc. 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, and is addressed as 1826 Stagecoach Road, Killeen, Texas.
- ❑ The applicant proposes to construct a worship campus, which will include a 500 seat auditorium and a wide range of accessory uses, including a daycare center, restaurant/fellowship hall, counseling center, athletic center, baseball field, and amphitheater.
- ❑ The applicant was encouraged to submit an application for a PUD due to the extent of the proposed accessory uses, which are generally considered to be commercial in nature.

## PH-4: Z18-01 – “A” to “SR-1” w/ “PUD”



## PH-4: Z18-01 – “A” to “SR-1” w/ “PUD”



- FLUM designation is Suburban Residential, which allows for “Public/Institutional Uses.”
- Proposed “SR-1” (base zoning) allows for churches, public/private schools, universities, and public recreational facilities.
- Proposed use is consistent with the FLUM.

# PH-4: Z18-01 – “A” to “SR-1” w/ “PUD”



Faith Point exists to renew and restore relationship between people and the One True God by pointing them to Jesus.



## PH-4: Z18-01 – “A” to “SR-1” w/ “PUD”

### Proposed Uses:

Athletic Building	16,639 sq. ft.
Auditorium (Church)	15,364 sq. ft.
Daycare	9,142 sq. ft.
Youth Center	7,551 sq. ft.
Restaurant	7,642 sq. ft.
Counseling Center	7,273 sq. ft.
Office	6,821 sq. ft.
Chapel	6,092 sq. ft.
Amphitheater	TBD
Baseball Field	TBD
<b>Total:</b>	<b>76,524 sq. ft. (+)</b>

# PH-4: Z18-01 – “A” to “SR-1” w/ “PUD”

Parking Analysis (per Killeen Code of Ordinances Sec. 31-489):

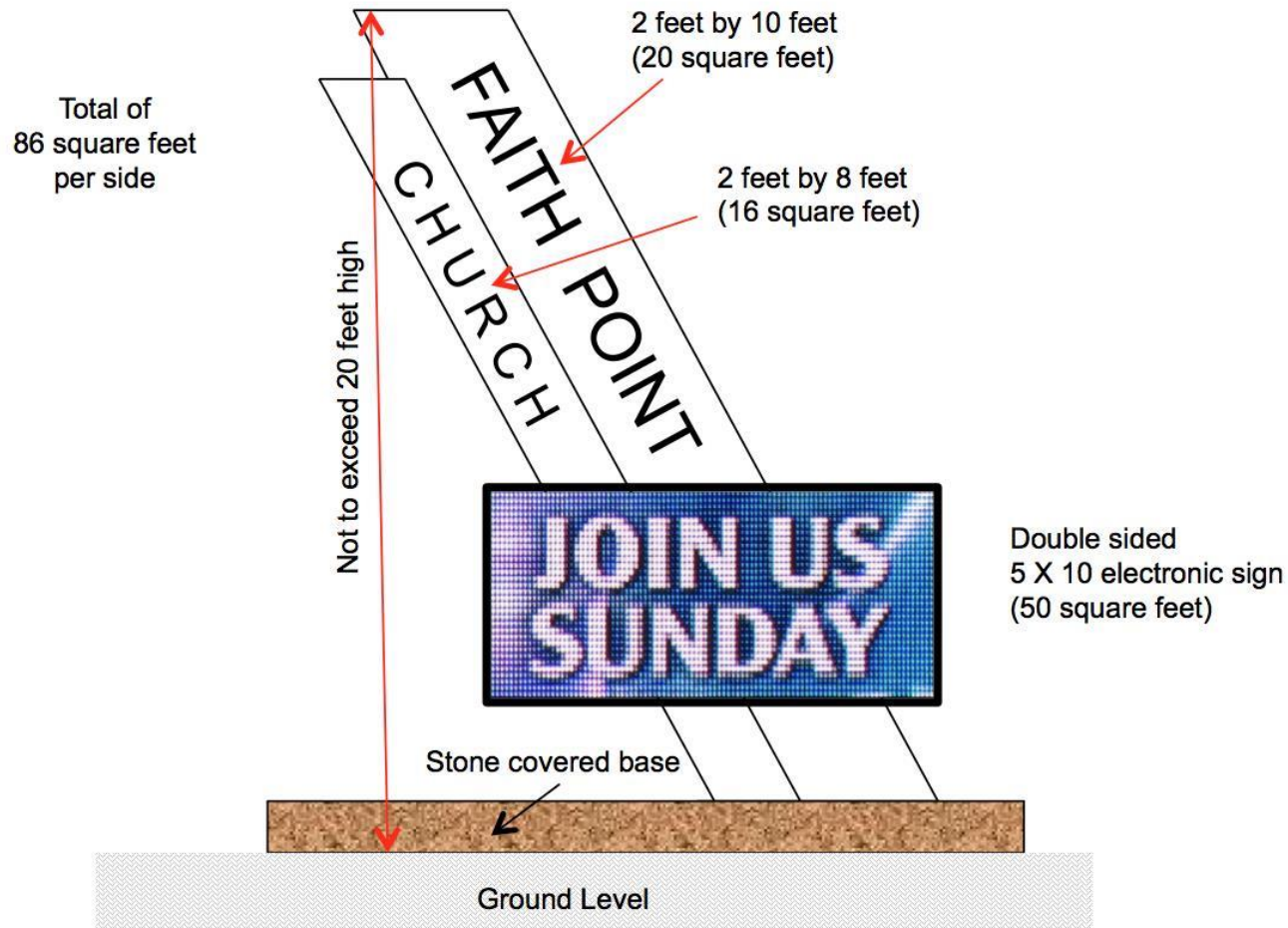
<b>Faithpoint Building</b>	<b>Area</b>	<b>Use Category</b>	<b>Parking Requirement</b>	<b>Design Parameter</b>	<b>Spaces Required</b>
<b>Phase 1</b>					
Auditorium	15,364	Church	One / 4 seats	500 seats	125
Kid Zone	9,142	Daycare	One / 8 pupils	80 pupils	10
Reflex Youth	7,551	Religious Center	One / 250 sq. ft.	-	30.2
He Brews Café	7,642	Eating Place	One / 150 sq. ft.	-	50.9
Total:					216.2
Spaces Provided:					199
<b>Future Phase(s)</b>					
Chapel	6,092	Church	One / 4 seats	100 seats	25
Office	6,821	Office	One / 300 sq. ft.	-	22.7
Counseling	7,273	Medical Office	One / 150 sq. ft.	-	48.5
Athletic Bldg.	16,639	Community Center	One / 200 sq. ft.	-	83.2
Amphitheater	-	Theater	One / 4 seats	750 seats	187.5
Baseball Field	-	Ballpark/Stadium	One / 8 seats	100 seats	12.5
Total:					379.4
Spaces Provided:					105
<b>Total:</b>					
Total Spaces Required:					595.6
Total Spaces Provided:					304
Difference:					292

# PH-4: Z18-01 – “A” to “SR-1” w/ “PUD”

Traffic Analysis: (per ITE Trip Generation Worksheet)

<b>Faithpoint Building</b>	<b>ITE Description</b>	<b>Expected Units</b>	<b>Trips Per Day</b>
<b>Phase 1:</b>			
Auditorium	Church	15,364 sq. ft.	141
Kid Zone	Daycare Center	9,142 sq. ft.	725
Reflex Youth Building	Rec. Comm. Center	7,551 sq. ft.	173
He Brews Café	Quality Restaurant	7,642 sq. ft.	684
<b>Future Phase(s):</b>			
Chapel	Church	6,092 sq. ft.	55
Office	General Office	6,821 sq. ft.	75
Counseling	Medical/Dental Office	7,273 sq. ft.	263
Athletic Building	Athletic Club	16,639 sq. ft.	715
Amphitheater	Movie Theater	750 seats	1,320
Baseball Field	Soccer Complex	1 field	71
<b>Total:</b>			<b>4,222 Trips/ Day</b>

# PH-3: Z18-01 – “A” to “SR-1” w/ “PUD”



## PH-4: Z18-01 – “A” to “SR-1” w/ “PUD”



- Staff notified twenty (20) surrounding property owners and received four responses in opposition.

## PH-4: Z18-01 – “A” to “SR-1” w/ “PUD”

**The Commission recommends approval of the request with the following conditions:**

1. The site plan is conceptual in nature. Development of the site must be substantially in compliance with the attached concept site plan. However, any significant changes to the site plan will require a PUD amendment or rezoning request to be approved by City Council.

## PH-4: Z18-01 – “A” to “SR-1” w/ “PUD”

**The Commission recommends approval of the request with the following conditions:**

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.

## PH-4: Z18-01 – “A” to “SR-1” w/ “PUD”

### **The Commission recommends approval of the request with the following conditions:**

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.

## PH-4: Z18-01 – “A” to “SR-1” w/ “PUD”

### **The Commission recommends approval of the request with the following conditions:**

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.

## PH-4: Z18-01 – “A” to “SR-1” w/ “PUD”

### **The Commission recommends approval of the request with the following conditions:**

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.

## PH-4: Z18-01 – “A” to “SR-1” w/ “PUD”



**The Commission recommends approval of the request with the following conditions:**

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.

## PH-4: Z18-01 – “A” to “SR-1” w/ “PUD”

**The Commission recommends approval of the request with the following conditions:**

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.

## PH-4: Z18-01 – “A” to “SR-1” w/ “PUD”

**Staff recommends approval of the request with the following conditions:**

12. One permanent double-faced sign shall be permitted at the front of the campus, and shall comply with the following standards:
  - c. The sign shall be limited to twenty (20) feet overall height.
  - d. Sign illumination shall cease between the hours 10:00 p.m. and 6:00 a.m.

## PH-4: Z18-01 – “A” to “SR-1” w/ “PUD”

**The Commission recommends approval of the request with the following conditions:**

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.

## PH-4: Z18-01 – “A” to “SR-1” w/ “PUD”

### **The Commission recommends approval of the request with the following conditions:**

14. Trip generation data shall be calculated and submitted to the City Engineer before the issuance of any permits. 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.