

MEMORANDUM

TO: CITY COUNCIL
VIA: RON OLSON, CITY MANAGER 
VIA: RAY SHANAA, PH.D., AICP, EX. DIR. OF PLANNING AND DEV. SVCS.
SUBJECT: FAITH TEMPLE CHURCH OF KILLEEN
DATE: 8/7/18

Per your request, I am providing additional information pertaining to the Planned Unit Development zoning case submitted by Faith Temple Church of Killeen (PH-18-018). Specifically, this memorandum provides further insight and clarification in the following areas:

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|---------------|--------------------|
| ▪ Drainage | ▪ Lighting |
| ▪ Parking | ▪ Noise |
| ▪ Fencing | ▪ Architecture |
| ▪ Signage | ▪ Trash enclosures |
| ▪ Landscaping | |

Drainage:

Drainage at the PUD level is conceptual with regard to quantities, grading, or drainage design details. However, the PUD concept plan addresses detention measures, protects watercourses, adheres to special flood hazard area (SFHA) requirements, and acknowledges creek buffer zones. Additionally, the parking lots could act as detention space if the fire lanes are raised and the area is sloped correctly. Also, the sports field areas could also act as detention.

It shall be noted that approval of the PUD zoning request does not exempt the applicant from the requirements of the Drainage Design Manual (DDM) or the Infrastructure Design and Development Standards Manual (IDDSM) upon development of the site (this includes post-construction requirements). Once drainage is reviewed at the construction detail level, the calculations may result in requiring detention facilities to guarantee that post-development stormwater runoff will not exceed predevelopment conditions.

Parking:

As part of the review of the proposed PUD site plan, staff conducted an analysis of the minimum off-street parking requirements as they relate to each of the proposed uses as if they were not associated with the church and worshippers. Based upon the parking ratios outlined in Killeen Code of Ordinances Sec. 31-489, if each building on the site were required to provide its own parking based on its size, a total of 598 parking spaces would be required on the site.

However, staff is of the determination that the aggregate number of parking spaces that would be required for each building is excessive because it makes no allowance for shared parking. It is unlikely that each building on the campus would attract visitors to the site in its own right. The reality is that most of the buildings on the site will serve as accessory uses to the auditorium, which is the primary use.

In accordance with the City of Killeen Code of Ordinances Sec. 31-489, churches must provide one parking space for every four (4) seats in the auditorium. If all of the uses that are currently provided in separate buildings were included under one roof, the parking requirement would be calculated solely upon the number of seats in the auditorium. In this case, 500 seats would result in 125 required parking spaces.

Therefore, staff is of the determination that the proposed number of 304 parking spaces is sufficient for the proposed campus. The Planning and Zoning Commission recommended as a condition of approval that 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.

Fencing:

The applicant plans to construct a six (6) foot tall wood privacy fence along the east, west, and south property lines. The proposed fence will be cedar with galvanized metal posts. The applicant's intent is to install those portions of the fence that are adjacent to the first phase of development first. The portions of the fence that are adjacent to the future phases (i.e. the amphitheater and softball field) would be provided with the construction of those future phases. During the review of the project, staff suggested that the church build a masonry wall (i.e. brick or stone) in lieu of the wood privacy fence. However, given the length of the property lines, the applicant has stated that a masonry fence would be financially infeasible.

During the Planning and Zoning Commission meeting on July 2nd, several adjacent property owners expressed concern that the proposed wood fence will deteriorate quickly and become unsightly over time. However, the Planning and Zoning Commission recommended approval of the PUD with proposed 6 foot wood privacy fence.

Staff also suggested that the applicant consider the possibility of installing a concrete fence (i.e. Fencecrete or similar material). The applicant has stated that they would be amenable to installing a concrete fence if the adjacent property owners would be willing to split the cost 50/50. However, if the City Council is of the determination that proposed wood privacy fence is not suitable, the Council does have the ability to require that the developer install a concrete fence or masonry wall as a condition of approval of the PUD.

Signage:

The applicant has provided a scaled drawing of the proposed sign for the church campus. The proposed double-facing ground sign is twenty (20) feet tall and would include approximately 86 square feet of signage on each side. Of those 86 square feet, 36 square feet would be internally lit static signage, and 50 square feet would be a digital electronic message display sign. The proposed double-facing sign would be oriented perpendicular to Stagecoach Road so as to be visible to eastbound and westbound traffic.

The Planning and Zoning Commission has recommended the following conditions for the sign:

1. That each side of the double-faced sign shall not exceed one hundred (100) square feet in face area, with the electronic message display being not more than fifty (50) square feet of the total area allowed for each side.
2. That the sign be set back a minimum of ten (10) feet from the front property line.
3. That the sign be limited to twenty (20) feet in overall height.
4. That sign illumination cease between the hours of 10:00 p.m. and 6:00 a.m.

The applicant is amenable to each of these conditions. However, the City Council reserves the right to modify these conditions and/or add additional conditions pertaining to the signage. Based upon the PUD site plan, the proposed sign will be set back approximately 45 feet from the front property line.

Landscaping:

As a condition of approval of the PUD, the Planning and Zoning Commission recommended that one canopy tree be planted every 50 feet along the front and side property lines, and that one shrub be planted every four (4) feet along the front property line. In addition, the Commission recommended that a 10-foot landscape buffer be provided along the side property lines. Killeen Code of Ordinances section 8-510 requires one tree per 25 feet of frontage, with at least half of those being canopy trees, and one shrub every five (5) feet. However, there is no requirement to plant trees on the side property lines. The City Council may choose to increase, decrease, or modify the Commission's recommended conditions regarding landscaping.

Lighting:

The Planning and Zoning Commission recommended approval of the PUD with the condition that all site lighting, including parking lot lighting, shall be fully shielded and shall not be permitted to trespass, or cross over the property line, and that architectural and landscape up-lighting shall be prohibited. The Commission also recommended that outdoor lighting be prohibited for the softball field. The applicant is amenable to both of these conditions.

Noise:

The applicant has stated that the proposed outdoor amphitheater at the rear of the property will be equipped with an amplified sound system, but it would not be operated later than 9:00 p.m. In order to mitigate nuisance, the Planning and Zoning Commission recommended that the hours of operation for the proposed softball field be limited to sunrise to sunset. The applicant will be required to comply with the City's noise ordinance as detailed in Killeen Code of Ordinances section 16-79. The City Council reserves the right to impose additional conditions on the PUD regarding noise.

Architecture:

The Planning and Zoning Commission recommended as a condition of approval of the PUD that all buildings on the site, including accessory buildings, workshops, storage buildings, and mechanical buildings, be at least eighty percent (80%) masonry (meaning brick, stucco, or stone, but not fiber cement siding) on all four sides, excluding doors, windows, and gables. The applicant is amenable to this condition.

Trash Enclosures:

The proposed PUD site plan includes two dumpster locations, one near the eastern property line and one near the western property line. The Planning and Zoning Commission recommended that the dumpster pads be either: 1) located at least 30 feet from the side property lines, or 2) enclosed with a 6-foot masonry wall with a metal gate. As depicted on the proposed site plan, the trash enclosure on the west property line is located approximately 37 feet from the property line, while the eastern trash enclosure is located approximately five (5) feet from the property line. If the conditions recommended by the Commission are imposed by the City Council, only one of the dumpster pads would be required to be enclosed with a masonry wall. The City Council may choose to increase, decrease, or modify the conditions regarding dumpster enclosures. In either case, both dumpsters must comply with the Solid Waste Department's standard detail for dumpster enclosures (i.e. constructed of masonry block, wood, or chain link fencing with slats).

Staff is available to answer any additional questions from the Council.