



STAFF REPORT

DATE: July 17, 2018

TO: Ronald L. Olson, City Manager

FROM: Dr. Ray Shanaa, AICP, Exec. Dir. of Planning and Development Services

SUBJECT: ZONING CASE #Z18-01 "A" (Agricultural District) to Planned Unit Development (PUD) with "SR-1" (Suburban Residential Single-Family Residential District)

BACKGROUND AND FINDINGS:

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 proposed accessory uses that will serve the worshippers. If approved, the base zoning will be "SR-1", which permits churches, as well as larger and more complex institutional uses including public and private schools, universities, community buildings, and public recreational facilities. The PUD overlay is designed to allow the proposed uses as accessory to the primary use as a church.

The proposed worship campus will be constructed in at least two phases. The first phase will include an auditorium, daycare center, student religious center, and restaurant/fellowship hall. A chapel, office building, counseling center, athletic center, baseball field, and amphitheater will be constructed in later phases.

Property Specifics:

Applicant / Property Owner: Faith Temple, Inc. of Killeen, Texas

Property Location: The subject property is located at 1826 Stagecoach Road, Killeen Texas.

Legal Description: Lot 1, Block 1, Faith Point Church Addition

Zoning/ Plat Case History:

The plat for this property was recorded on May 18, 2018. The subject property has not been recently rezoned.

Character of the Area:

Existing Land Use(s) on the Property: The property is undeveloped.

Historic Properties: None

Zoning District Descriptions:

"A" District Description: A building or premises in a district "A" agricultural district shall be used only for the following purposes:

- (1) Stables, commercial or private.
- (2) Agricultural uses to include animal production, crop production, horticulture, and support housing.
- (3) Home occupations as permitted in district "R-1" single-family residential district.
- (4) Agricultural single-family residential in accordance with division 3 of this article.
- (5) Accessory buildings customarily incident to the uses in this section

"SR-1" District Description: A building or premises in a "SR-1" suburban residential single-family district shall be used only for the following purpose:

- (1) Single-family detached dwellings.
- (2) Churches or other places of worship.
- (3) Colleges, universities or other institutions of higher learning.
- (4) Country clubs or golf courses, but not including miniature golf courses, driving ranges or similar forms of commercial amusement.
- (5) Farms, nurseries or truck gardens, limited to the proportion and cultivation of plants, provided no retail or wholesale business is conducted on the premises, and provided further that no poultry or livestock other than normal household pets shall be housed within one hundred (100) feet of any property line.
- (6) Parks, playgrounds, community buildings and other public recreational facilities, owned and/or operated by the municipality or other public agency.
- (7) Public buildings, including libraries, museums, police and fire stations.
- (8) Real estate sales offices during the development of residential subdivisions but not to exceed two (2) years. Display residential houses with sales offices, provided that if such display houses are not moved within a period of one (1) year, specific permission must be obtained from the city council for such display houses to remain on their locations.
- (9) Schools, public elementary or high.
- (10) Schools, private with curriculum equivalent to that of a public elementary or
- (11) Temporary buildings for uses incidental to construction work on the premises, which buildings shall be removed upon the completion or abandonment of construction work.
- (12) Water supply reservoirs, pumping plants and towers.

- (13) Accessory buildings and uses, incident to the uses in this section and located on the same lot therewith, not involving the conduct of a retail building.

"PUD" District Description: 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." In this capacity, the designation permits specific land uses as well as negotiated development regulations to be applied to the base land use zoning district(s) in which the property is located. When a parcel of land receives a PUD designation, the entire parcel must be assigned one or more standard zoning district classifications. The PUD overlay classification provides the developer with flexibility and the City Council with ability to tailor specific land use development regulations to be applied to the development site.

Community Infrastructure and Environmental Assessment:

Water, Sewer and Drainage Services:

Provider: City of Killeen

Within Service Area: Yes

Feasibility Study or Service Commitment: Water, sanitary sewer and drainage utility services are located within the City of Killeen municipal utility service area and available to the subject tract.

Transportation:

Existing Conditions: The subject property has approximately 650 feet of frontage on the south side of Stagecoach Road. 13.5 feet of right-of-way was dedicated with the recordation of the plat, resulting in a total right-of-way width of 96.5 feet.

Proposed Improvements: To be determined. Trip generation data and a determination of any required traffic improvements will be provided to the City Engineer by the applicant prior to issuance of any permits. Upon review and approval of the trip generation calculations and proposed improvements deemed necessary, the City Engineer will provide the final approval to the developer. These improvements may include, 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.

Parking Assessment: Staff is of the determination that the majority of the buildings on the site will serve as accessory uses to the auditorium, which is the primary use. In accordance with Killeen Code of Ordinances Sec. 31-489, churches must provide one parking space for every 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. When considering the parking demands for the site, it is important to note that most of the buildings on the site are ancillary to the auditorium, and are unlikely to draw visitors to the site on their own. This includes the proposed He Brews Café, which will function more as a fellowship hall than as a restaurant. In addition, many of the buildings are not anticipated to be occupied at the same time, and a single visitor is likely to visit several different buildings on the

campus during one trip. Accordingly, staff is of the determination that the proposed 304 parking spaces at full build-out and 165 spaces with Phase One will be sufficient to meet the parking demands for the site.

Environmental Assessment: Drainage for the proposed PUD has been conceptually approved by the Director of Environmental Services. Approval of the PUD zoning request does not exempt the developer from being required to meet the requirements in the drainage design manual (DDM) or the infrastructure design and development standards manual (IDDSM) upon development, including post construction requirements. The parcel is not within any FEMA regulatory Special Flood Hazard Area (SFHA) and there are no known wetlands on or adjacent to the parcel.

Land Use Analysis:

Future Land Use Map: This area is designated as 'Suburban Residential' (SR) on the Future Land Use Map (FLUM) of the Comprehensive Plan.

Plan Recommendation: The Comprehensive Plan calls for the following Development Types within the "Suburban Residential" district:

- (1) Detached residential dwellings
- (2) Planned developments to provide for other housing types (e.g., townhouse, patio) in a Suburban character setting
- (3) Public/institutional
- (4) Parks and public spaces

Consistency: Staff finds that the proposed zoning change from "A" to "SR-1" with a "PUD" overlay is consistent with the intent of the Future Land Use Map. The Comprehensive Plan allows for institutional uses within the "Suburban Residential" district.

Public Notification:

Staff notified fourteen (14) surrounding property owners regarding this request. Seven property owners submitted written responses that are attached.

THE ALTERNATIVES CONSIDERED:

Which alternative is recommended?

Staff is not recommending any alternatives.

Why?

The applicant would like to pursue the zoning request as submitted.

CONFORMITY TO CITY POLICY:

This zoning request conforms to the City's policy and procedures as detailed in Chapter 31 of the Killeen Code of Ordinances.

FINANCIAL IMPACT:**What is the amount of the expenditure in the current fiscal year? For future years?**

This zoning request does not involve the expenditure of city funds.

Is this a one-time or recurring expenditure?

This is not applicable.

Is this expenditure budgeted?

This is not applicable.

If not, where will the money come from?

This is not applicable.

Is there a sufficient amount in the budgeted line-item for this expenditure?

This is not applicable.

RECOMMENDATION:

The Planning and Zoning Commission recommends approval (by a vote of 5 to 0) of the applicant's zoning 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. Any and all changes to the site plan shall be approved by the Planning Department prior to issuance of permits. Minor changes to the site plan related to drainage considerations will not require an amendment to the PUD. However, any significant changes to the site plan will require a PUD amendment or rezoning request to be approved by City Council.
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 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.
 - 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.
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.

DEPARTMENTAL CLEARANCES:

This item has been reviewed by the Planning and Legal staff.

ATTACHED SUPPORTING DOCUMENTS:

Memorandum

Maps

Proposed Site Plan

Proposed Building Designs

Proposed Signage

Proposed Fence Options

Citizen Response Letters

Minutes

Ordinance