



ZONING CASE #Z19-11: “B-3” TO P.U.D. WITH “R-3A”

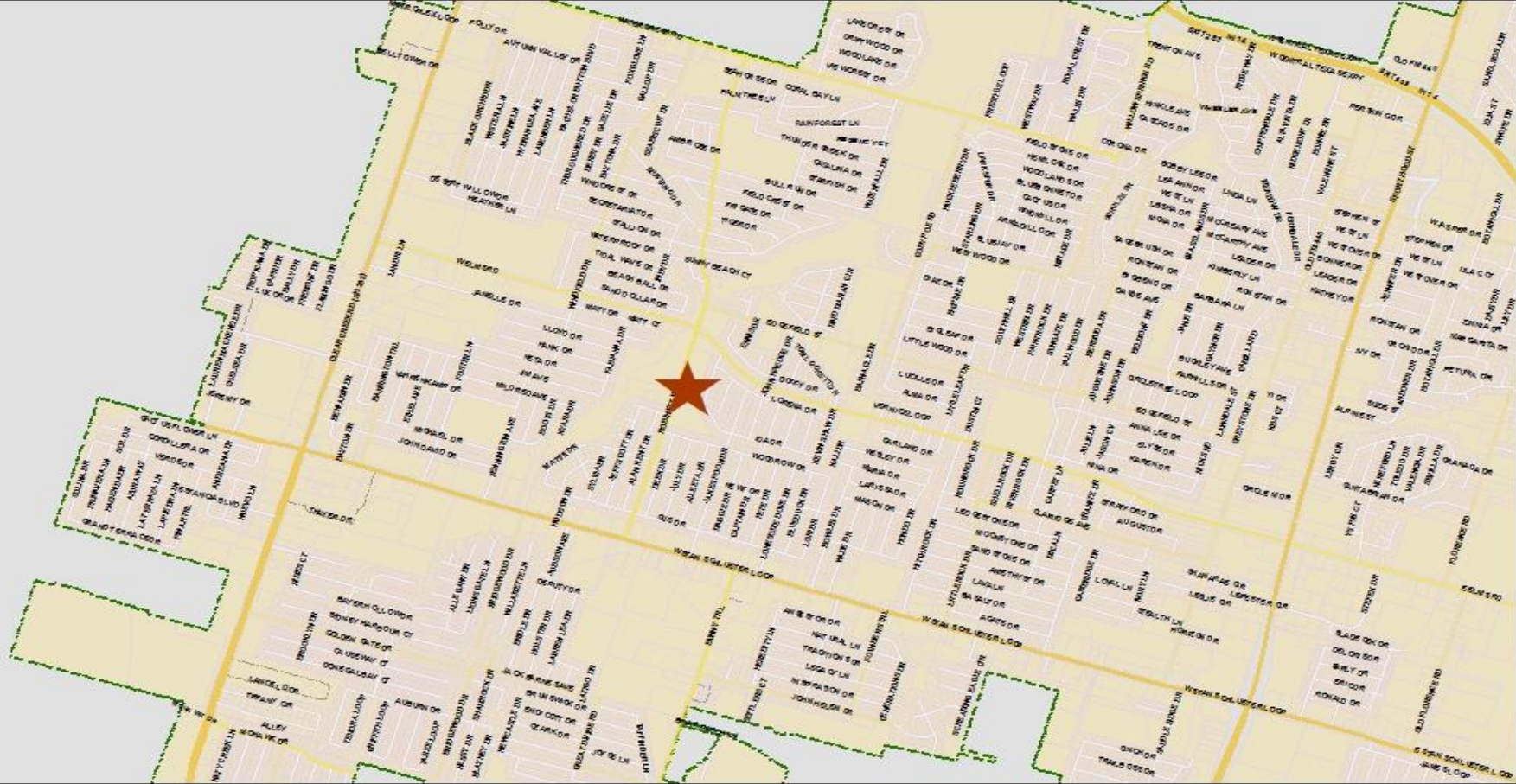
PH-19-019B

June 18, 2019

# Case # Z19-11: “B-3” to PUD with “R-3A”

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- Sycamore Strategies L.L.C. (**Case #Z19-11**) has requested to rezone approximately 13.105 acres from “B-3” (Local Business District) to PUD with “R-3A” (Multifamily Apartment Residential District) use for an age restricted apartment community, Villas at Robinett.
- The property is addressed as 4000 Robinett Road, Killeen, Texas.



**Zoning Location Map**  
**Case: Z2019-11**

Council District: 4  
 FROM: B-3 TO R-3A  
 1 inch = 2,500 feet

Subject Property Legal Description: A0686BC T ROBINETT, 34, ACRES 15.969

**LOCATION MAP**



**Zoning Case Location**



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- The PUD concept plan illustrates fourteen (14) distinct multifamily apartment buildings, a swimming pool, dog park, grilling areas and an amenities center.
- The dwelling unit summary consists of a total of 104 units, with 68 one-bedroom units, 36 two bedroom units and 174 vehicle parking spaces.



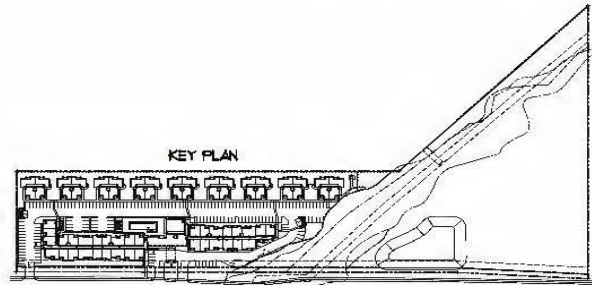


H.C. INDICATES MOBILITY IMPAIRED UNIT  
 S/H INDICATES SIGHT/HEARING IMPAIRED UNIT  
 PROPOSED IMPROVEMENTS ARE IN ZONE 'X' (AREA OF MINIMAL FLOOD DAMAGE).  
 PROPERTY AREA: 13.105 ACRES  
 NO FLOOD MITIGATION IS NEEDED FOR THIS PROPERTY. DETENTION IS PROVIDED BY ON-SITE DETENTION POND.  
 BUILDING TYPE 1a-1e IS ONE STRUCTURE SEPARATED INTO 5 DISTINCT BUILDINGS BY 2-HR. AREA SEPARATION WALLS. A COMPLIANT ACCESSIBLE ROUTE CONNECTS ALL UNITS & AMENITIES INSIDE.

## SITE PLAN

*Villas At Robinett*

Mucasey & Associates, Architects



0 20 40 80 160

## Project Summary

### Apartments:

Type	Description	Qty	Area
A1	One Bedroom, 1 Bath	16	700 s.f.
A2	One Bedroom, 1 Bath	17	771 s.f.
A3	One Bedroom, 1 Bath (H.C.)	1	771 s.f.
A4	One Bedroom, 1 Bath	31	777 s.f.
A5	One Bedroom, 1 Bath (H.C.)	3	777 s.f.
<b>Total One Bedroom Units</b>		<b>68 Units</b>	
B1	Two Bedroom, 2 Bath	10	943 s.f.
B2	Two Bedroom, 2 Bath	17	990 s.f.
B3	Two Bedroom, 2 Bath (H.C.)	1	990 s.f.
B4	Two Bedroom, 2 Bath	7	1,014 s.f.
B5	Two Bedroom, 2 Bath (H.C.)	1	1,014 s.f.
<b>Total Two Bedroom Units</b>		<b>36 Units</b>	
<b>Apartments Net Rentable Total</b>		<b>104 Units</b>	<b>86,858 s.f.</b>

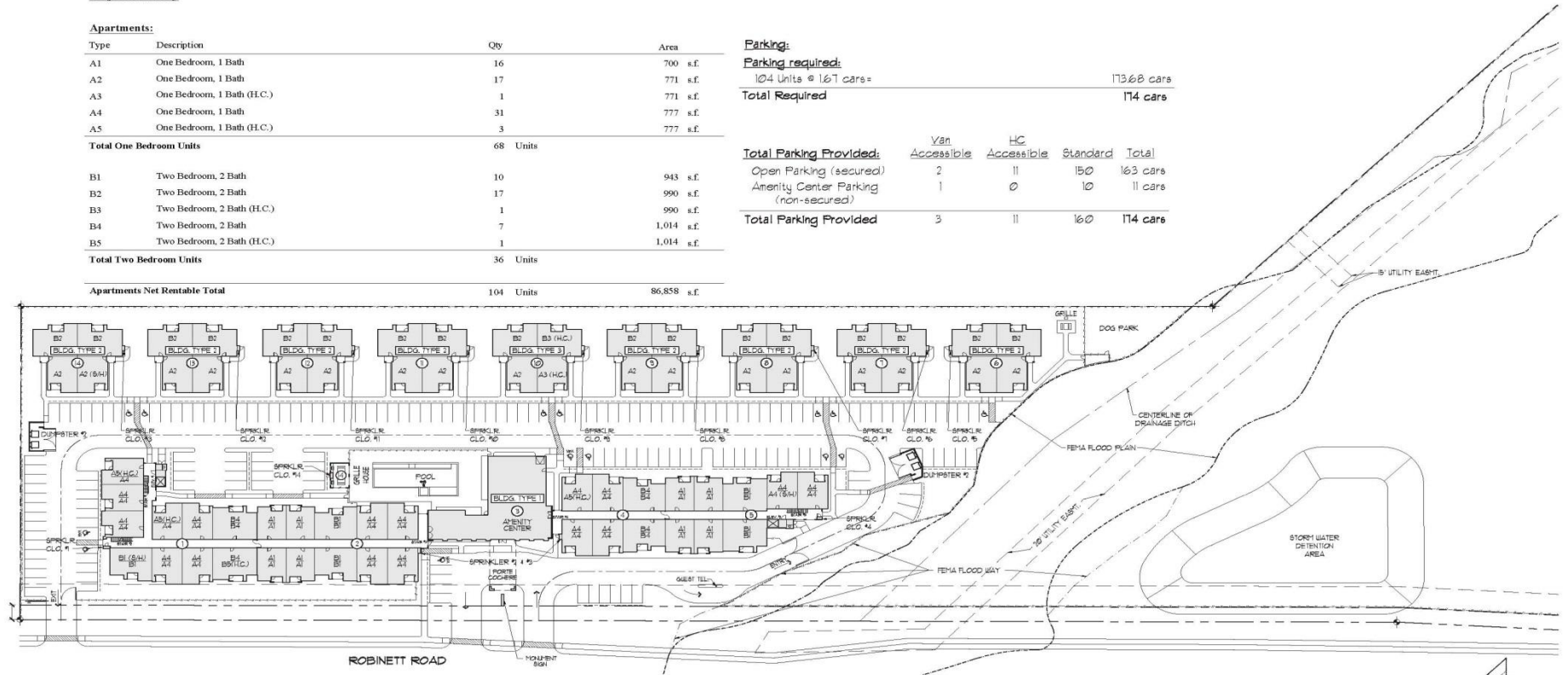
### Parking:

#### Parking required:

104 Units @ 1.67 cars =	173.68 cars
<b>Total Required</b>	<b>174 cars</b>

#### Total Parking Provided:

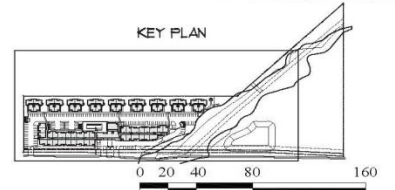
	Van Accessible	HC Accessible	Standard	Total
Open Parking (secured)	2	11	150	163 cars
Amenity Center Parking (non-secured)	1	0	10	11 cars
<b>Total Parking Provided</b>	<b>3</b>	<b>11</b>	<b>160</b>	<b>174 cars</b>



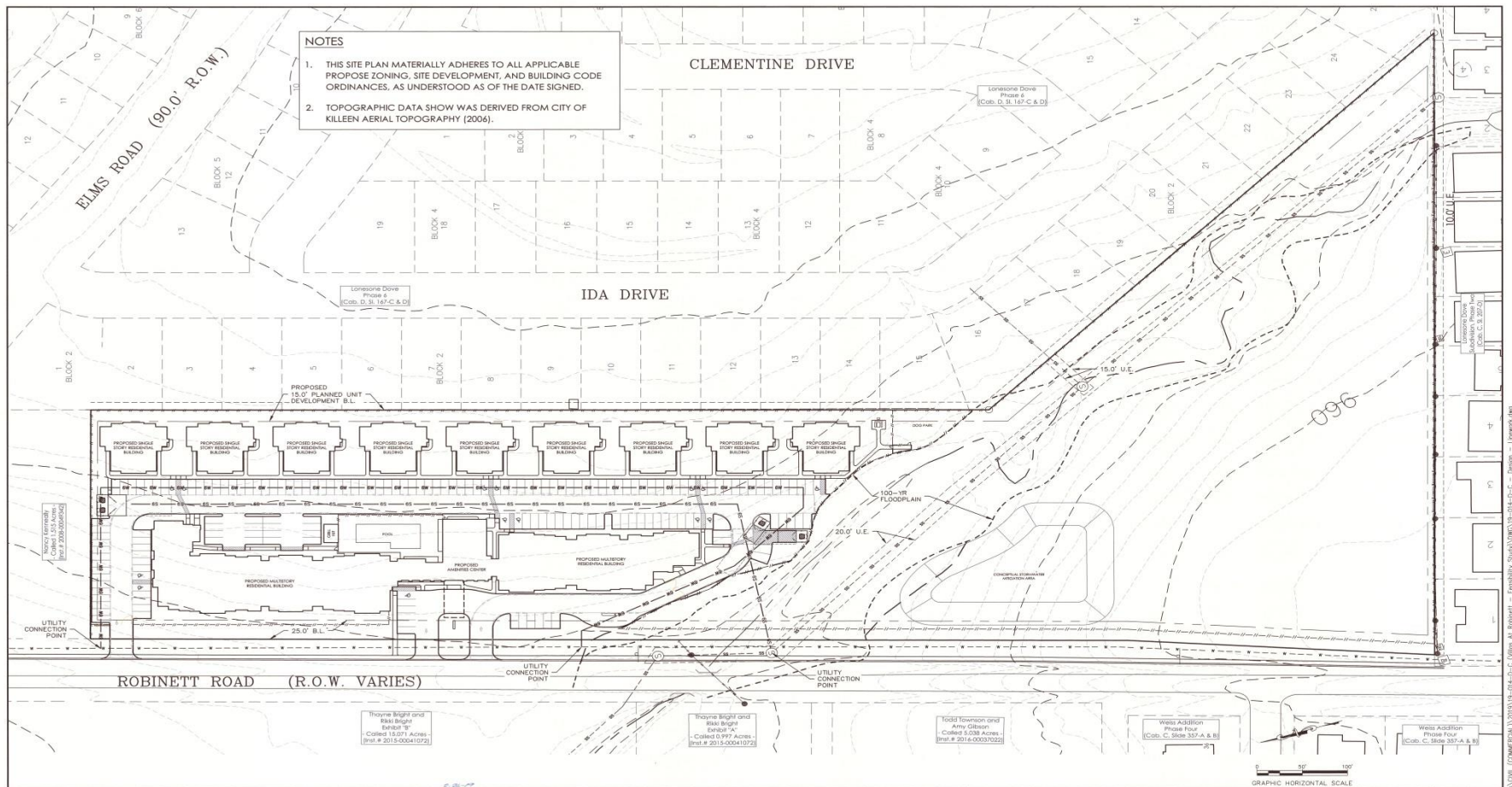
## SITE PLAN

Villas At Robinett

Mucasey & Associates, Architects







NO.	DATE	REVISIONS
1	02/28/19	NOTE ADJUSTMENTS
2	02/28/19	ADD UTILITY MARKS
3	02/28/19	REVISE

NOTE ADJUSTMENTS	AR
ADD UTILITY MARKS	AR
REVISE	AR



**VILLAS AT ROBINETT**  
**ROBINETT**  
 KILLEEN, BELL COUNTY, TEXAS  
**CONCEPTUAL SITE PLAN**

SHEET TITLE:

**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING & SURVEYING  
 102 N. COLLEGE STREET  
 KILLEEN, TEXAS 76541  
 PHONE: (254) 634-5541 FAX: (254) 634-2141  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 5241  
 T. B. P. L. S. FIRM REGISTRATION NO. 180204-00



DATE February 2019	AREA 13.08 Ac.	REF: ---
SCALE AS SHOWN	LOTS 1	DWG# 19-014-D-C
DWN BY: AR	BLK 1	SHEET C1

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- The property is designated as ‘General Commercial’ (‘GC’) and ‘General Residential’ (‘GR’) on the City’s Future Land Use Map (FLUM).
- The ‘General Commercial’ designation encourages a wide range of commercial, retail and service uses, at varying scales and intensities depending on the site.
- The ‘General Residential’ designation encourages detached encourages a mix of single-family types, public and institutional uses, parks and public spaces.



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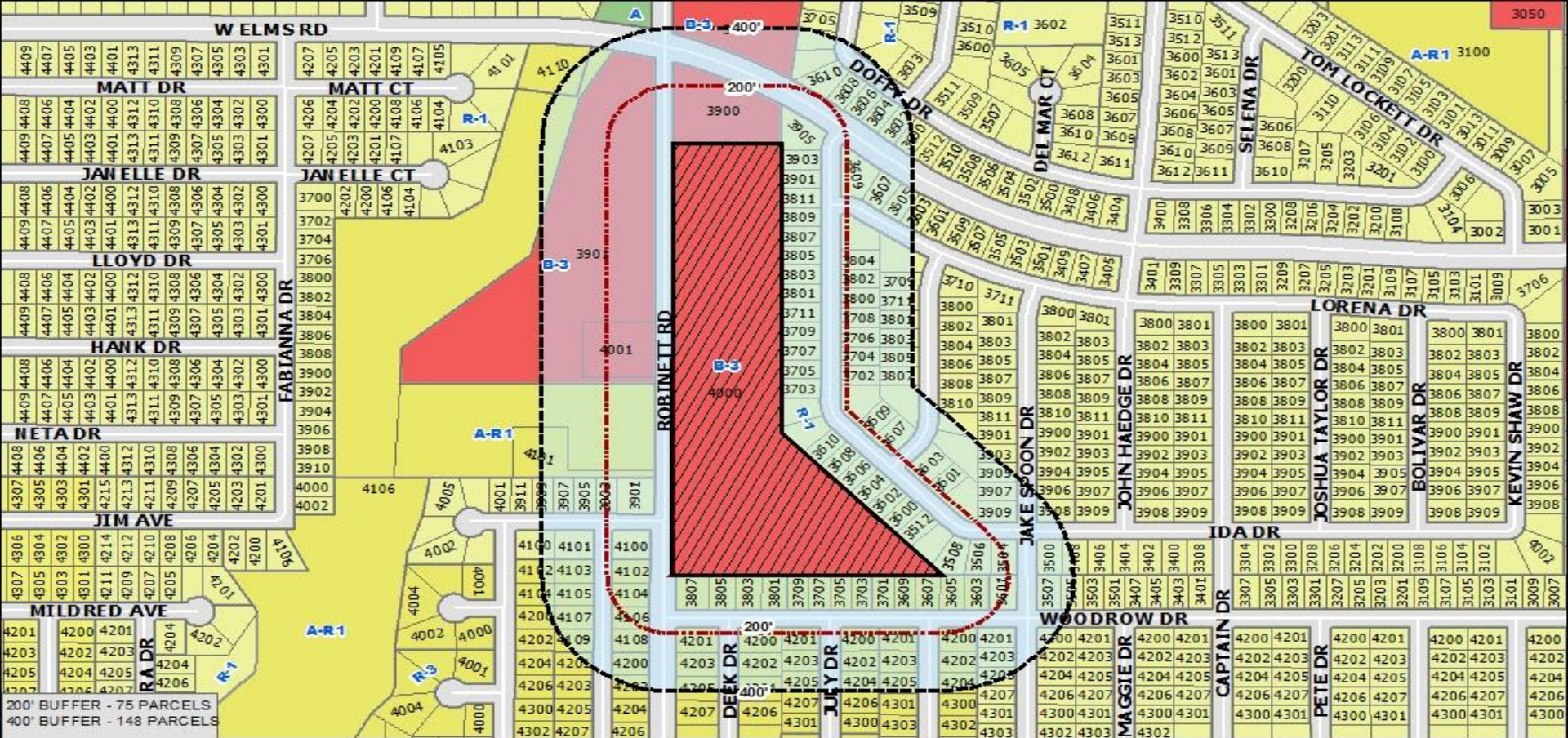
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- The property is not located in an “Encroachment Awareness Area” as identified within the Fort Hood Joint Land Use Study (JLUS).
- Section 4.3 of the JLUS describes an “Encroachment Awareness Area” as intending “to serve the purpose of establishing the *current* area in which the partners in this study should maintain heightened vigilance with regard to potentially incompatible civilian land uses encroaching into critical areas that may experience the effects of military training, such as high noise levels.”

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- Staff notified one hundred and forty-seven (147) surrounding property owners within a four hundred feet (400') notification boundary.
- Staff received two (2) responses of opposition from surrounding property owners.



## Zoning Notification Plan

### Case: Z2019-11

Council District: 4

FROM: B-3 TO R-3A

1 inch = 436 feet

Subject Property Legal Description: A0686BC T ROBINETT, 34, ACRES 15.969

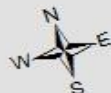
## ZONING CHANGE MAP

Legend

ZONING CASE LOCATION

NOTIFICATION AREA

Z19-11 200'



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- The applicant is requesting a 10’ reduction in the required 25’ rear yard setback for buildings 6-14 and, in exchange, will limit those structures to one story in height.
- The 13.105 acres of land allows 228 residential units; the applicant’s proposal reduces that amount by more than 50% of the allowable density to 104 units.
- The applicant is not requesting any other customized PUD standards.



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- The City Council may: 1) approve the zoning request; 2) approve the zoning request with additional PUD conditions; or 3) disapprove the applicant's zoning request.
- Staff recommends that the City Council approve the applicant's PUD zoning request as submitted.
- The Planning and Zoning Commission recommended approval of the applicant's PUD request by a vote of 5 to 0.