

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
NOVEMBER 16, 2020**

**CASE #Z20-22
“R-1” & “B-5” to “P.U.D” for “R-3A”**

B. HOLD a public hearing and consider a request submitted by Karen Wunsch on behalf of S. Young Family Ltd. (c/o Susan Young Jones) to rezone approximately 22.233 acres out of the J. Goslin Survey, Abstract No. 344 and the H. C. McClung Survey, Abstract No. 570 from “R-1” (Single-Family Residential District) and “B-5” (Business District) to Planned Unit Development (P.U.D) for “R-3A” (Multi-Family Residential District). The properties are addressed as 1900 E. Veterans Memorial Boulevard and 801 S. W.S. Young Drive, Killeen, Texas.

Chairman Latham requested staff comments.

Mr. Jerry Millard, Senior Planner, presented the staff report for this item. He stated that the applicant has proposed a Planned Unit Development concept plan, which would include sixteen (16) three story multi-family structures, with a total of 386 residential units on 22.233 acres of land. The proposed PUD concept plan illustrates a residential density of 17.36 dwelling units per acre. In addition to the residential structures, the applicant is proposing amenities that will include a large resort style pool area with grills, fitness center, clubhouse, internet cafe, and a 4,000 square foot dog park.

Staff notified thirty-three (33) surrounding property owners regarding this request. No responses have been received in support or opposition to the request.

Mr. Millard read through the conditions listed below:

Description of Subject Property

The subject property is an approximately 22.33-acre undeveloped tract located south of E. Veterans Memorial Boulevard and west of S. W. S. Young Drive. The property is more particularly described by metes and bounds attached as EXHIBIT A.

II. Purpose Statement

The purpose of this Planned Unit Development (PUD) is to establish land use and building design concepts for development of a multifamily housing complex in partnership with the City of Killeen. The proposed apartment complex will include multiple three-story apartment buildings, surface, open carport, and enclosed, individual garage parking, and a variety of amenities including a resort-style pool, fitness studio, work-from-home café, and dog park.

III. Amendments and Severability

Boundary changes and other amendments to this ordinance shall follow the same policies and procedures for considering zoning change applications prescribed in the City of Killeen Zoning Ordinance.

IV. General Regulations

The base zoning of this Planned Unit Development (PUD) is R-3A Multifamily Apartment Residential District. All regulations of the R-3A Multifamily Apartment Residential

District as set forth in Division 8B of the City of Killeen Code of Ordinances shall apply, except as otherwise specified by the Planned Unit Development (PUD) Conditions.

V. Concept Plan

Development shall be in general conformance with the Conceptual Site Plan labeled EXHIBIT B. In the event there is a conflict between the approved Conceptual Site Plan and the Specific Regulations below, the Specific Regulations shall apply.

VI. Building Elevation

Development shall be in general conformance with the building rendering labeled EXHIBIT C. In the event there is a conflict between the rendering and the Specific Regulations below, the Specific Regulations shall apply.

VII. Specific Regulations

A. Height regulations: The height of any building within this district shall not exceed three (3) stories.

B. Roof pitch: Residential buildings shall provide a gable roof with pitch not less than four (4) over twelve (12) and not to exceed nine (9) foot to twelve (12) foot slope. Architectural asphalt shingles shall be used to incorporate gables, hips, and undulating massing. Horizontal venting is allowed provided that the vents are painted to match the adjacent façade. C. Site regulations:

a) Side and rear elevations of buildings visible from the public roadway shall incorporate architectural features and exterior materials that are generally consistent with the front elevation.

b) All buildings and structures, including accessory structures, dumpster enclosures, carports, and garages must share a common, identifiable, complementary design or style. For carports, this may be accomplished by painting metal support structures the same color as other metal architectural features used on primary buildings and using the same roof material as used for the residential buildings.

c) Drainage features such as detention ponds and associated landscaping, screening, and facilities may encroach the front, side, or rear yard setback.

D. Architectural design:

a) A variety of building layouts shall be provided throughout the development with no more than forty (40) percent of the residential buildings being of any one layout. Building elevations will vary based on building layout, but generally shall be a consistent theme with consistent materials and colors used on all buildings. Architectural features will be highlighted by using two (2) or more paint colors and two (2) or more materials per building.

b) Building massing shall create visual movement in the façade through the use of projections, recesses, balconies, awnings, and canopies. Exterior walls shall not have an uninterrupted length greater than thirty-six (36) feet in length. Recesses and projections shall be at least thirty (30) inches in depth. Flat façade expanses exceeding thirty-six (36) feet in width are prohibited. Fully recessed balconies can be used to comply with section.

c) Nominal nine (9) foot ceilings are required on all residential buildings.

d) All stairs (except entry stairs and stoops to individual units and shared hallways) and elevated walkways shall be fully integrated into the architectural design of the building.

E. Windows and doors: Windows shall be trimmed with fiber cement board. Allowed window materials include vinyl, fiberglass, or aluminum. Balcony doors shall have

transoms of sufficient height to align door heads with window heads. Covered building entry ways are required.

F. Balconies: At least fifty (50) percent of units shall have a balcony at least fifty (50) square feet in area. Railings shall maximize resident views while standing or seated on the balcony. Railing materials allowed include metal or vinyl.

G. Amenities: The apartment complex will be provided a stand-alone clubhouse with unique building massing that is distinct yet complimentary of the residential buildings. The clubhouse shall have a minimum average ceiling height of ten (10) feet with storefront glass at the main entry.

H. Ancillary Structures/Accessory Buildings: Buildings for storage, maintenance, and equipment shall be consistent with the design and material of the residential buildings.

I. Open Space: A minimum of five (5) percent of the area shall be maintained as open space, as defined in the Code of Ordinances.

J. Fencing: Perimeter fencing shall be a minimum of six (6) feet in height with black, powder-coated metal pickets designed to appear similarly to wrought-iron or decorative metal fencing. Screening from the adjacent Conder Community Park zoned R-1 (Single-Family Residential) District is not required in order to preserve connectivity and resident views of the parkland.

K. Equipment Screening: Transformers and similar mechanical equipment shall be screened from the parking areas through the use of landscape vegetation. Electrical, gas, and other utility meters may be mounded to the façade provided that meters are arranged in an organized fashion. Dumpsters shall be screened from view on all sides by a masonry wall at least eight (8) feet in height with a metal gate. Mechanical equipment shall be screened from view on all sides by a parapet wall, screening wall, or landscape vegetation, while still providing space for maintenance access.

L. Parking regulations: Except for parking spaces located in front of the amenity center, parking shall be prohibited between the building and street frontage yard. The required number of parking spaces shall be satisfied with a combination of surface, covered surface (carport), and garage parking spaces.

Ms. Alastair Jenkin, 26 Drifting Wind Run, Hills, Texas, was present to represent the case.

Chairman Latham opened the public hearing. With no one requesting to speak, the public hearing was closed.

Vice Chairman Alvarez motioned to recommend approval of the request. Commissioner Minor seconded, and the motion passed by a vote of 6 to 1. Commissioner Gukeisen voted in opposition.

Chairman Latham stated that the request will be forwarded to City Council with a recommendation for approval.