ZONING CASE #Z19-22:
“R-1” TO “PUD” W/ “R-3A”

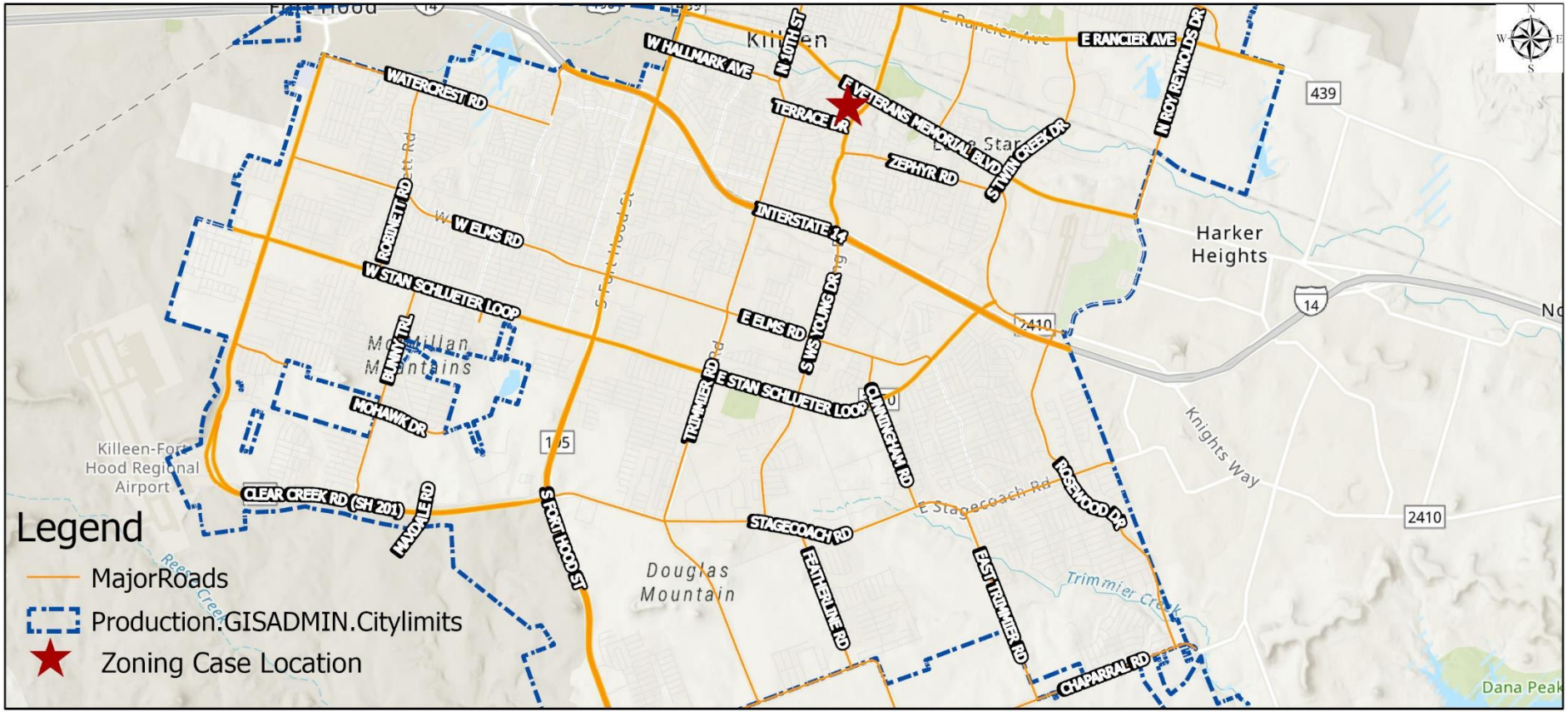
PH-20-048

January 5, 2021

Case #Z20-22 – "R-1" to "PUD w/R-3A"

- **HOLD** a public hearing and consider a request submitted by Karen Wunsch on behalf of S. Young Family Ltd. (c/o Susan Young Jones) **(Case #Z20-22)** to rezone approximately 22.33 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 (PUD) 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.



Attachment #1

Council District: 3

1 inch = 7,674 feet

Zoning Map

Zoning Case 2020-22

Subject Property Legal Description: A0344BC J GOSLIN, ACRES 10.126 AND A0570BC H C MCCLUNG, 745-55, (S OF HWY 190, W OF WS YOUNG), ACRES 4.749

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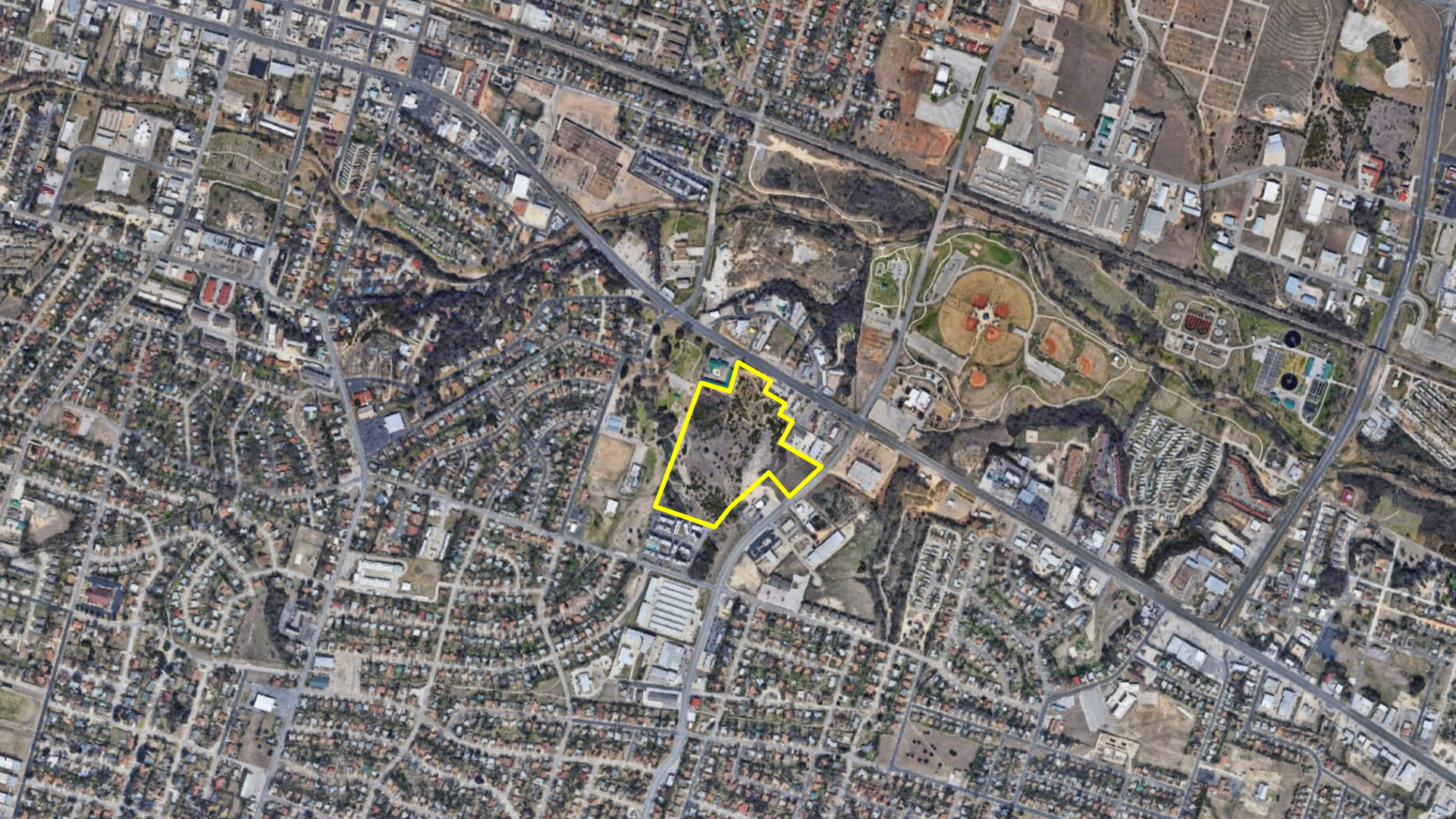
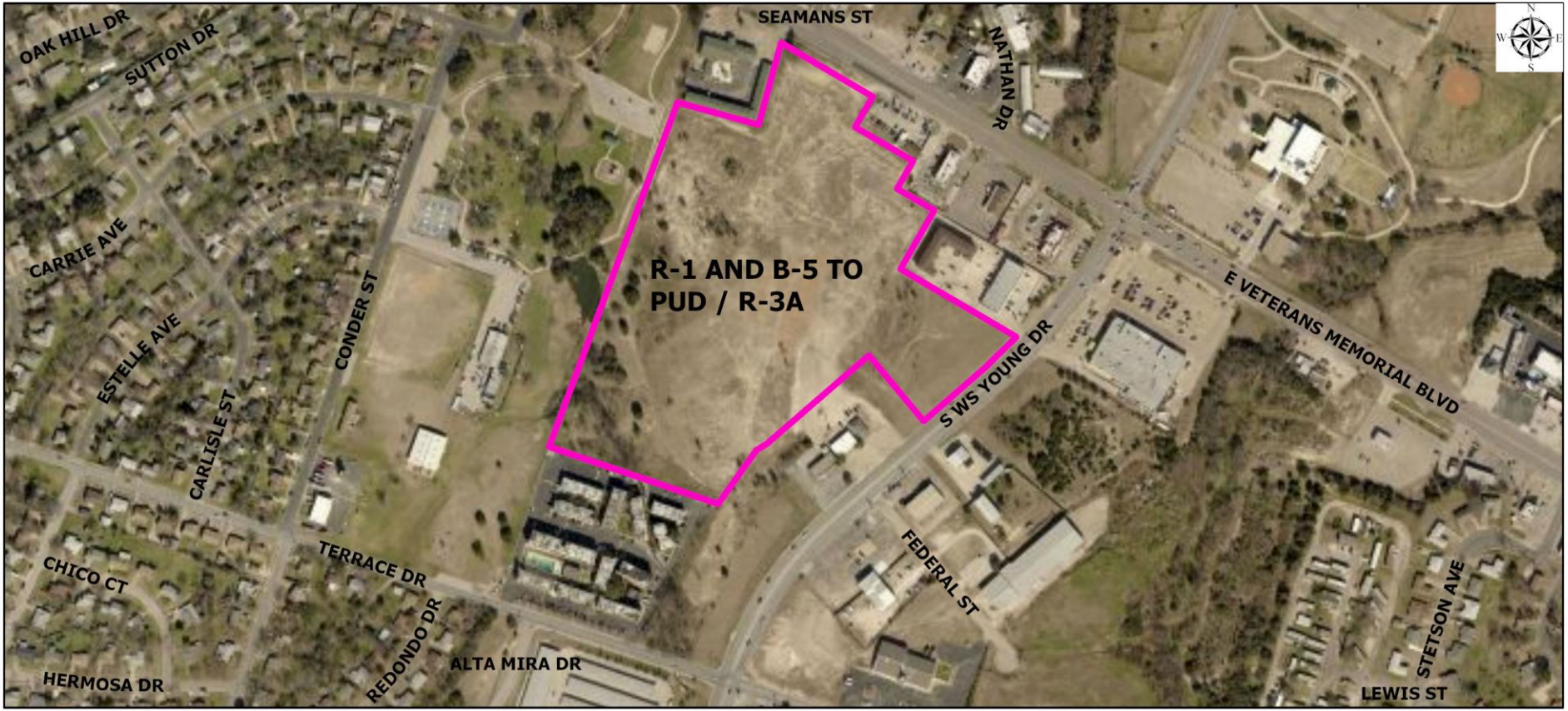
- The applicant has proposed a Planned Unit Development concept plan (Exhibit B) which includes sixteen (16) three story multi-family structures, as seen in Exhibit C, with a total of 368 residential units on 22.33 acres of land.

- The proposed PUD concept plan illustrates a residential density of 16.48 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.





Attachment #3

Council District: 3

1 inch = 556 feet

Zoning Map

Zoning Case 2020-22

Legend

Citylimits

Zoning Case 2020

Subject Property Legal Description: A0344BC J GOSLIN, ACRES 10.126 AND A0570BC H C MCCLUNG, 745-55, (S OF HWY 190, W OF WS YOUNG), ACRES 4.749

EXISTING BILLBOARD
MONUMENT SIGN
EMERGENCY ACCESS ONLY
E VETERANS MEMORIAL BLVD
CONTROLLED ACCESS TO ADJACENT PARK
REAR SETBACK
STREET SETBACK
PUD AREA
±22.33 ACRES
EXISTING RETAINING WALL
POND A
POND B
DOG PARK
MONUMENT SIGN
SOUTH W S YOUNG DR
FEDERAL ST

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Case #Z20-22 – "R-1" to "PUD w/R-3A"

- The subject property is currently undeveloped.
- The surrounding properties are mix of commercial lots to the east and north and a mix of multi and single-family properties to the west and south.
  - Immediately adjacent to the west is Conder Park, which is zoned "R-1" (Single-Family Residential).
  - To the north and east are developed commercial properties zoned "B-5" (Business District).
  - To the south is a developed "R-3" (Multi-Family Residential) lot.

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Case #Z20-22 – "R-1" to "PUD w/R-3A"

- **PUD Standards:**
  - **Site Design:** Side and rear elevations of all buildings visible from the public roadway shall incorporate architectural features and exterior materials that are generally consistent with the front elevation.
  - **Complementary Architecture:** All buildings and structures (including accessory structures, dumpster enclosures, carports, and garages) must share a common, identifiable, complementary design or style.

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- **PUD Standards:**
  - **Repetition:** No more than 40% of the residential buildings will be of any one layout.
  - **Materials:** Architectural features will be highlighted by using two (2) or more paint colors and two (2) or more materials per building.
  - **Articulation:** Exterior walls shall not have an uninterrupted length greater than 36 feet. Recesses and projections shall be at least 30 inches in depth, and flat façade expanses exceeding 36 feet in width are prohibited.

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- **PUD Standards:**
  - **Balconies:** At least fifty 50% of units shall have a balcony at least 50 sq. ft. in area. Railings shall maximize resident views while standing or seated on the balcony. Railing materials allowed include metal or vinyl.
  - **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 10 feet with storefront glass at the main entry.

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- **PUD Standards:**
  - **Height Regulations:** The height of any building within this district shall not exceed three (3) stories.
  - **Roof Pitch:** Residential buildings shall provide a gable roof with pitch not less than 4:12 and not more than 9:12. Architectural asphalt shingles shall be used to incorporate gables, hips, and undulating massing.
  - **Stairs:** 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.

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- **PUD Standards:**
  - **Accessory Buildings:** Buildings for storage, maintenance, and equipment shall be consistent with the design and material of the residential buildings.
  - **Open Space:** A minimum of five 5% of the area will be maintained as open space.
  - **Fencing:** Perimeter fencing shall be 6 ft. in height with black, powder-coated metal pickets. Screening from the adjacent Conder Community Park will not be required in order to preserve connectivity and resident views of the parkland.

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- **PUD Standards:**
  - **Screening:** Dumpsters shall be screened from view on all sides by a masonry wall at least 8 ft. 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.
  - **Parking:** 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.

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- This request would affect approximately 22.33 acres.
- Staff finds that the applicant's request for a PUD, as outlined in Exhibits B-D, meets the intent of the PUD requirements outlined in Sec. 31-256.9.

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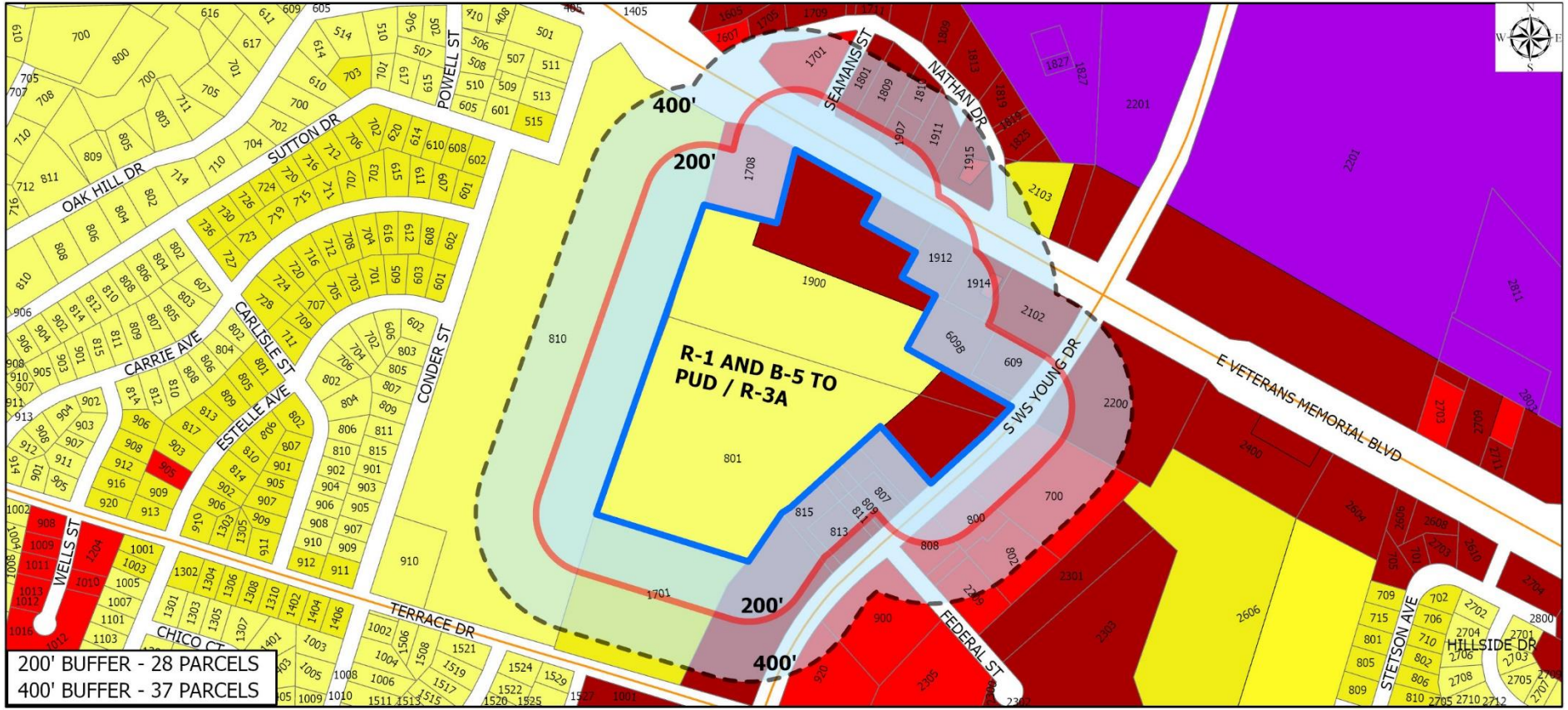
- Staff notified thirty-three (33) surrounding property owners regarding this request. Of those:
  - Thirteen (13) property owners reside outside of Killeen; and
  - Nine (9) are outside of the 200-foot notification boundary required by the State but within the 400-foot notification boundary required by Council.
- To date, staff had received two (2) written responses in support of this request.



Attachment #2

Council District: 3

1 inch = 531 feet

Zoning Map

Zoning Case 2020-22

Legend

GENERAL ZONING DESCRIPTIONS

- COMMERCIAL ZONINGS ARE RED
- RESIDENTIAL ZONINGS ARE YELLOW
- MANUFACTURING ZONINGS ARE PURPLE
- SUP ZONINGS MAY ALSO BE RESIDENTIAL
- UNIVERSITY ZONINGS ARE BLUE
- AGRICULTURAL ZONINGS ARE GREEN
- PUD ZONINGS ARE TYPICALLY RESIDENTIAL
- CUP ZONINGS MAY ALSO BE RESIDENTIAL

Subject Property Legal Description:A0344BC J GOSLIN, ACRES 10.126 AND A0570BC H C MCCLUNG, 745-55, (S OF HWY 190, W OF WS YOUNG), ACRES 4.749

Alternatives

- The City Council has three (3) alternatives. The Council may:
  - Disapprove the applicant's request;
  - Approve the applicant's request with additional and/or modified PUD conditions; or
  - Approve the applicant's request as presented.

Staff Recommendation

- Staff recommends approval of the applicant's request as presented in the exhibits.
- The applicant's PUD request, as outlined in Exhibits B-D, meets the intent of the PUD requirements outlined in Sec. 31-256.9.
- Staff finds that approval of this request would not negatively affect the surrounding community and is suitable in the proposed location.

Planning and Zoning Recommendation

- At their meeting on November 16, 2020, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 1, with Commissioner Gukeisen in opposition.