



CASE #Z21-21:
“A-R1,” “B-5,” & “A” TO PUD

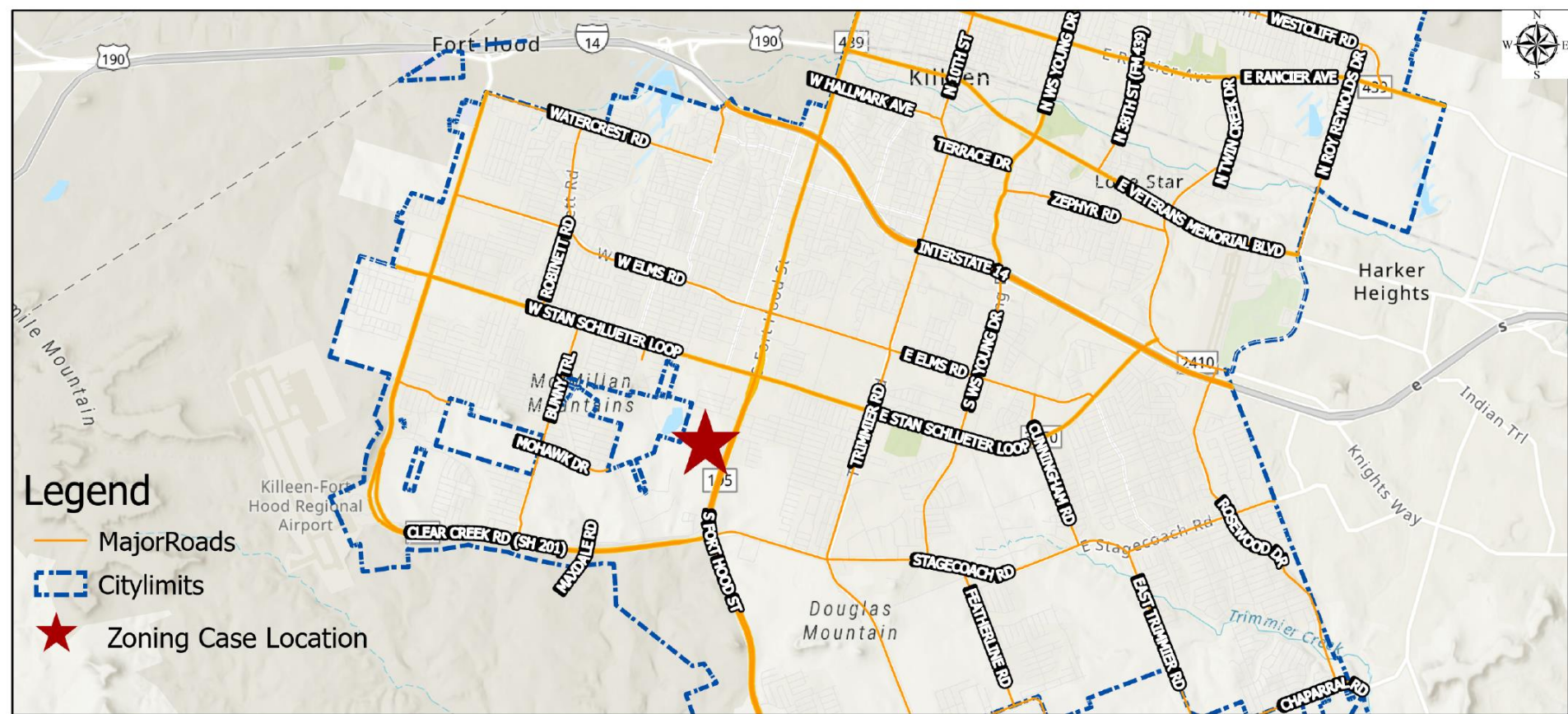
PH-21-040

August 3, 2021

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- ❑ **HOLD** a public hearing and consider a request submitted by Cactus Jack Development, Inc. on behalf of Charles R. and Ira Boggs (**Case #Z21-21**) to rezone approximately 128.82 acres from “A-R1” (Agricultural Single-Family Residential District), “B-5” (Business District), and “A” (Agricultural District) to a Planned Unit Development (P.U.D.) with “R-1” (Single-Family Residential), “SF-2” (Single-Family Residential), “R-2” (Two-Family Residential), and “B-3” (Local Business District) for property addressed as 5901 South Fort Hood Street, Killeen, Texas.



Attachment #1

Council District: 4

1 inch = 7,674 feet

Subject Property Legal Description: 5901 S FORT HOOD ST

Zoning Map

Zoning Case 2021-21



Attachment #3

Council District: 4

1 inch = 802 feet

Subject Property Legal Description: 5901 S FORT HOOD ST

Zoning Map

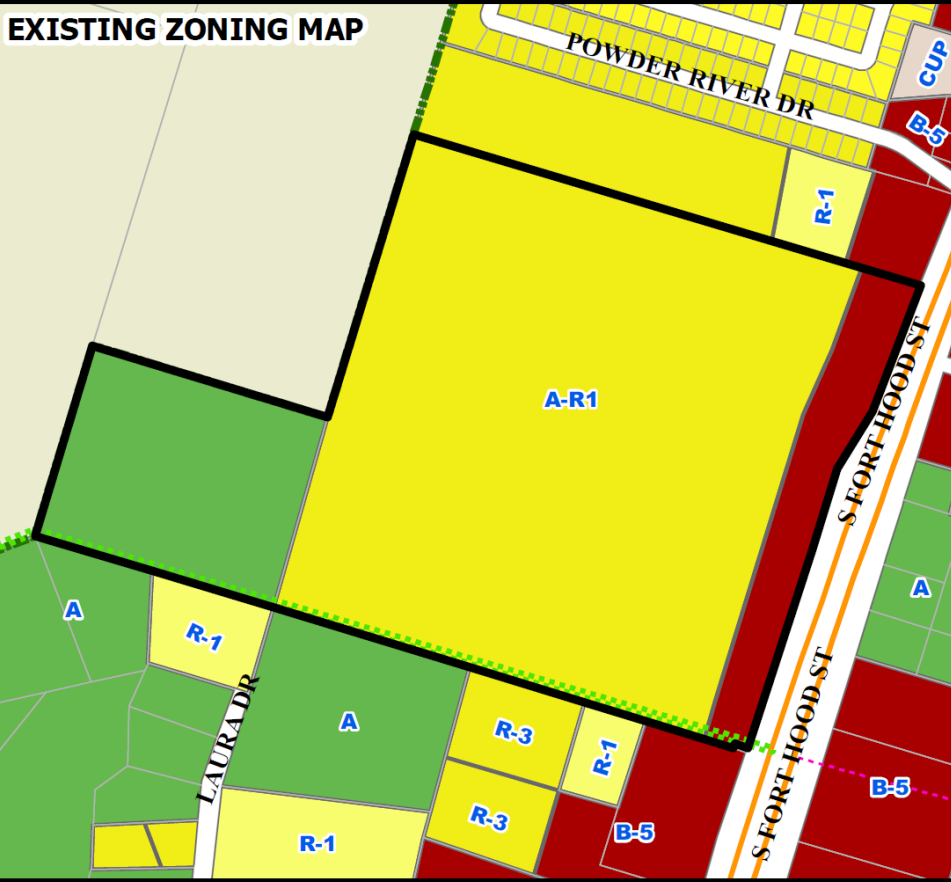
Zoning Case 2021-21

Legend

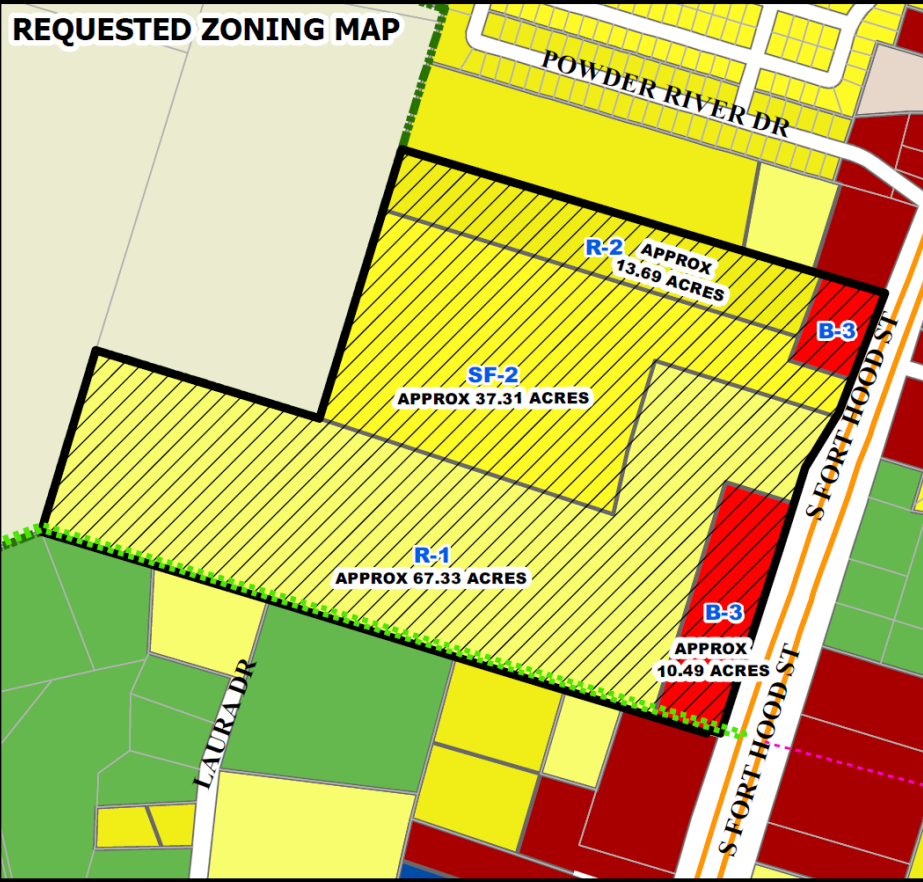
 Citylimits

 Production.GISADMIN.ZoningCases2021 selection

EXISTING ZONING MAP



REQUESTED ZONING MAP



ZONING MAP
ZONING CASE 2021-21
Council District: 4
FROM B- 5 AND A-R1 AND A TO PUD W/ R-1 AND R-2 AND SF-2 AND B-5
Subject Property Description: 5901 S FORT HOOD ST

Legend

	PUD		Collector, Proposed
	Zoning Case		Minor Arterial, Proposed
	Killeen City Limits		Principal Arterial, Existing
	Bell County Area		

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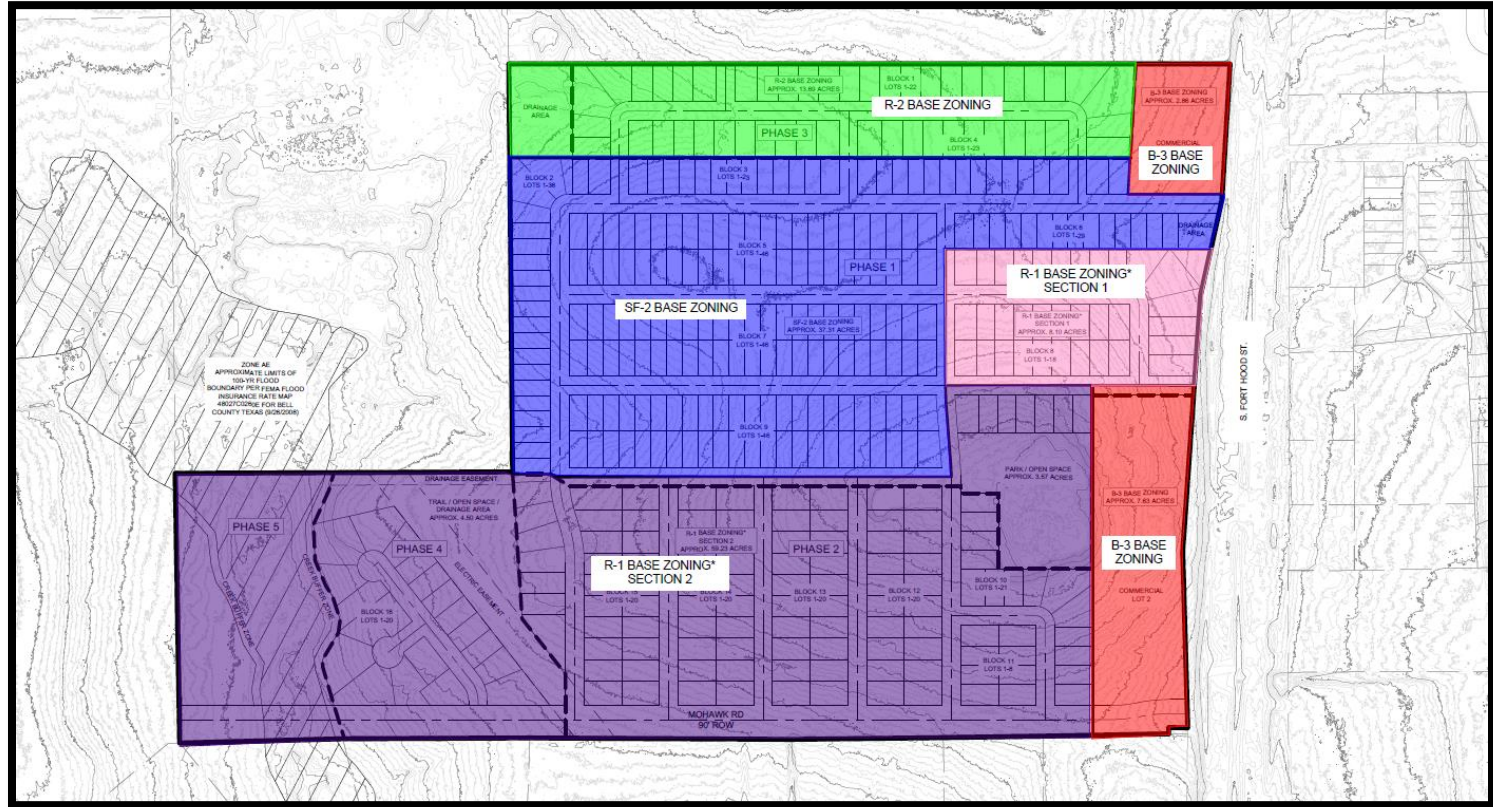
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- ❑ Proposed underlying zoning districts are as follows:
 - ❑ 67.33 acres (169 lots) of “R-1” (Single-Family Residential) uses;
 - ❑ 37.31 acres (201 lots) of “SF-2” (Single-Family Residential) uses;
 - ❑ 13.69 acres (48 lots) of “R-2” (Two-Family Residential) uses; and
 - ❑ 10.49 acres of “B-3” (Local Business District) uses.

- ❑ Total: 466 Dwelling Units proposed

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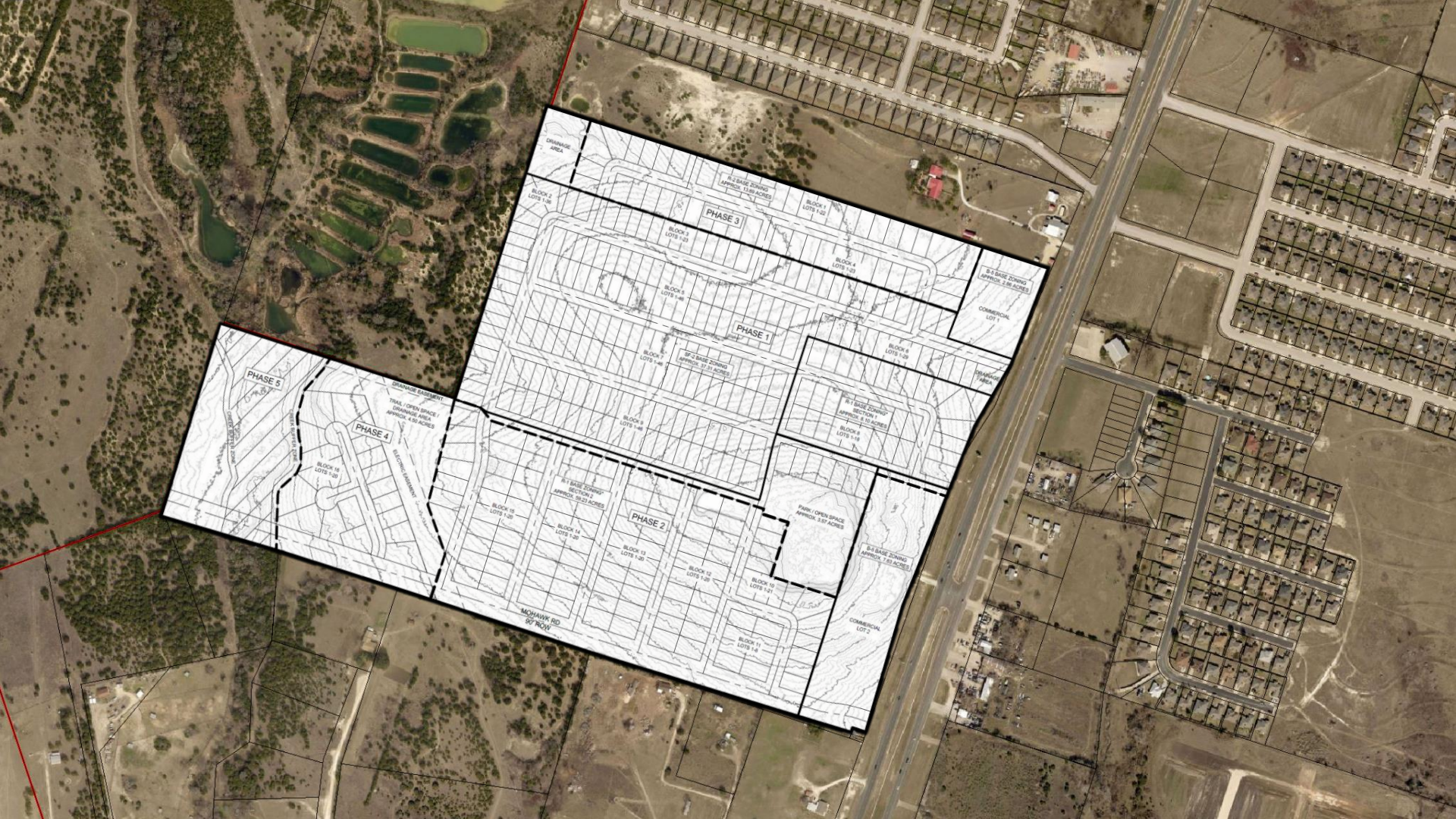
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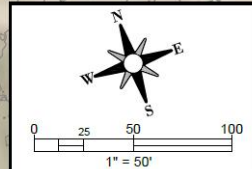


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- If approved, all “R-1” lots will have a minimum side yard setback of five (5) feet; and
- The “R-1” lots in Section 1 (33 lots) will have a minimum rear yard setback of twenty (20) feet.





VICTORY RANCH

PARK CONCEPT PLAN

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF REVIEW
UNDER THE AUTHORITY
OF JOSEPH THERIOT, P.E.
120299 ON 6/18/2021. IT IS
NOT TO BE USED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.

PM	JAT
DESIGN	JAT
DRAFTED	JAT
CHECKED	JAT
PROJECT #	21-010-005

DRAWING #

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Case #Z21-21 – “A-R1,” “B-5,” & “A” to PUD

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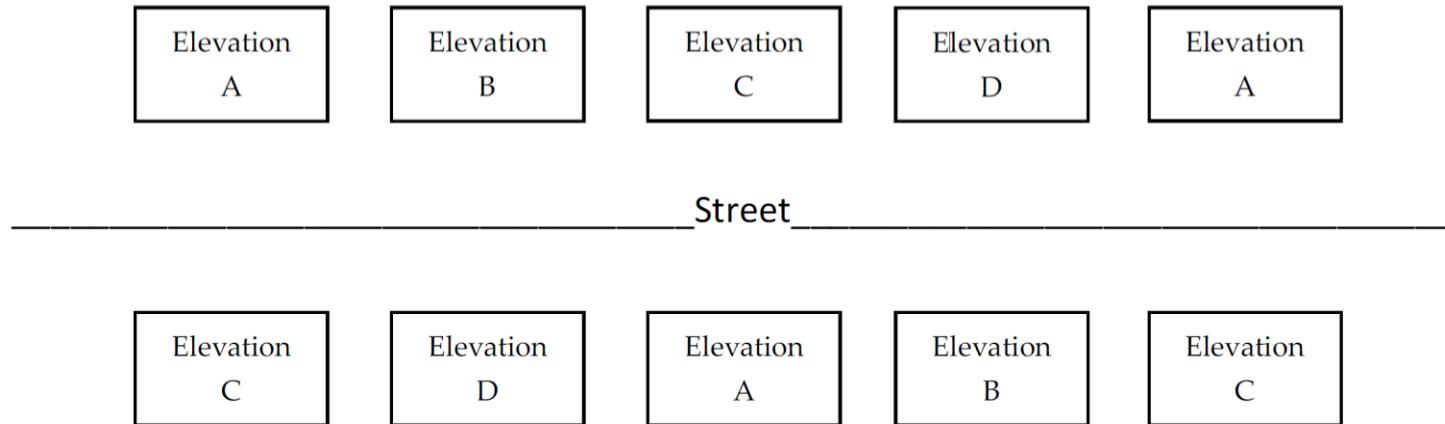
- The applicant is also proposing a series of PUD standards, which include the following:
 - ▣ Increased landscaping requirements;
 - ▣ Architectural standards;
 - ▣ A repetition standard;
 - ▣ Enhanced fencing standards; and
 - ▣ A provision for HOA maintained open space to include a dog park, playground, and trail.

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Plan Repetition:

A house elevation can be repeated every 5th lot on the same side of the street, or every 3rd lot on the opposite side of the street.



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Architectural Standards:

All “R-2” lots will include at least one (1), and all “SF-2” and “R-1” lots will include at least two (2) of the following architectural elements:

1. **Vertical articulation** - A minimum of three (3) wall planes shall be provided on the front elevation, with offsets being at least twelve (12) inches deep.
2. **Covered front porch** - A covered front porch of at least sixty (60) square feet shall be provided.
3. **Enhanced windows** - Windows on the front elevation shall incorporate use of transoms, bay windows, shutters, dormers, or other similar window enhancements.

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4. **Enhanced garage doors** - Garage doors shall have accent windows and decorative hardware.
5. **Architectural details** - The front elevation shall incorporate enhanced architectural details including corbels, quoining, louvered vents, keystones, decorative railings, or coach lights.
6. **Variable roof pitch** - At least two (2) different roof types (e.g. hip and gable) or two (2) different roof planes of varying height, direction, or pitch shall be provided.

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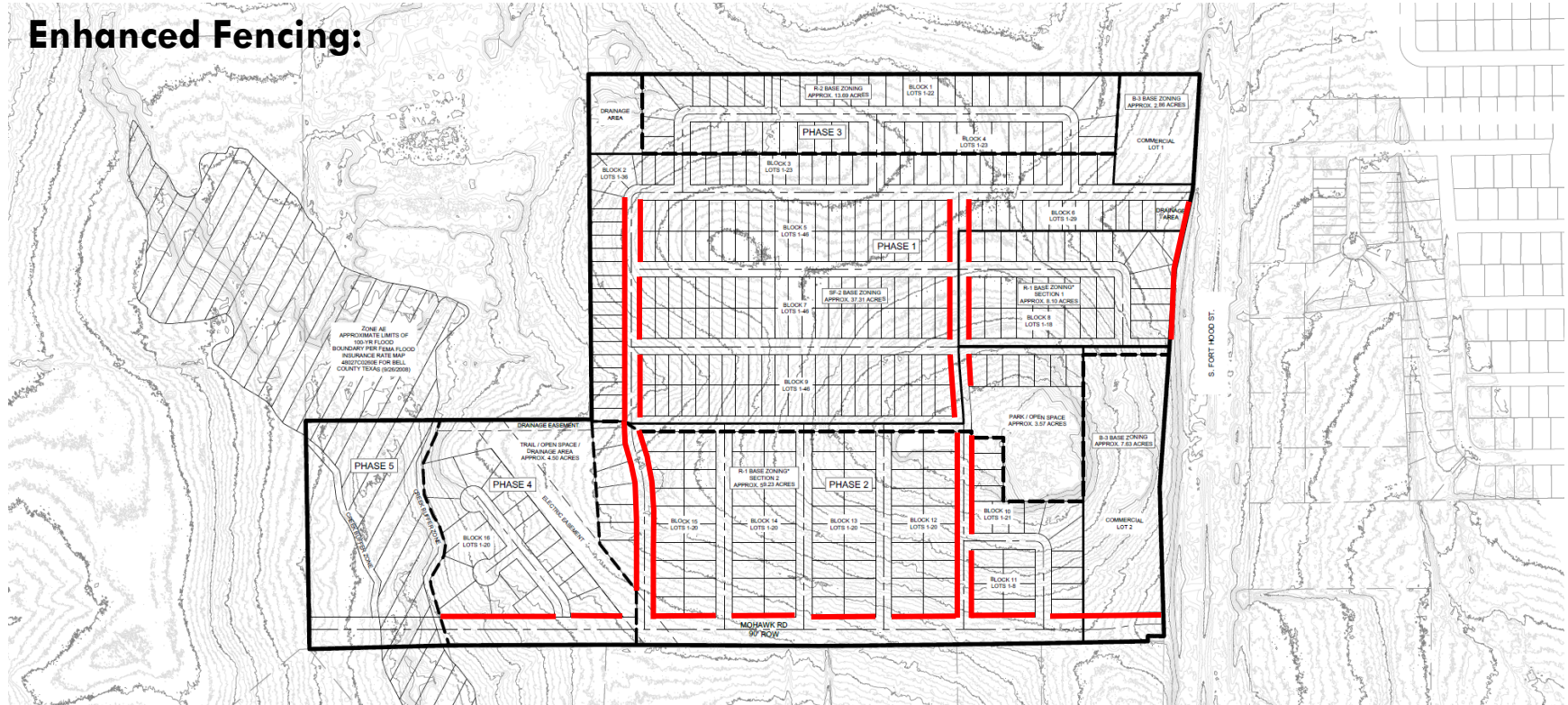
Fencing Standards:

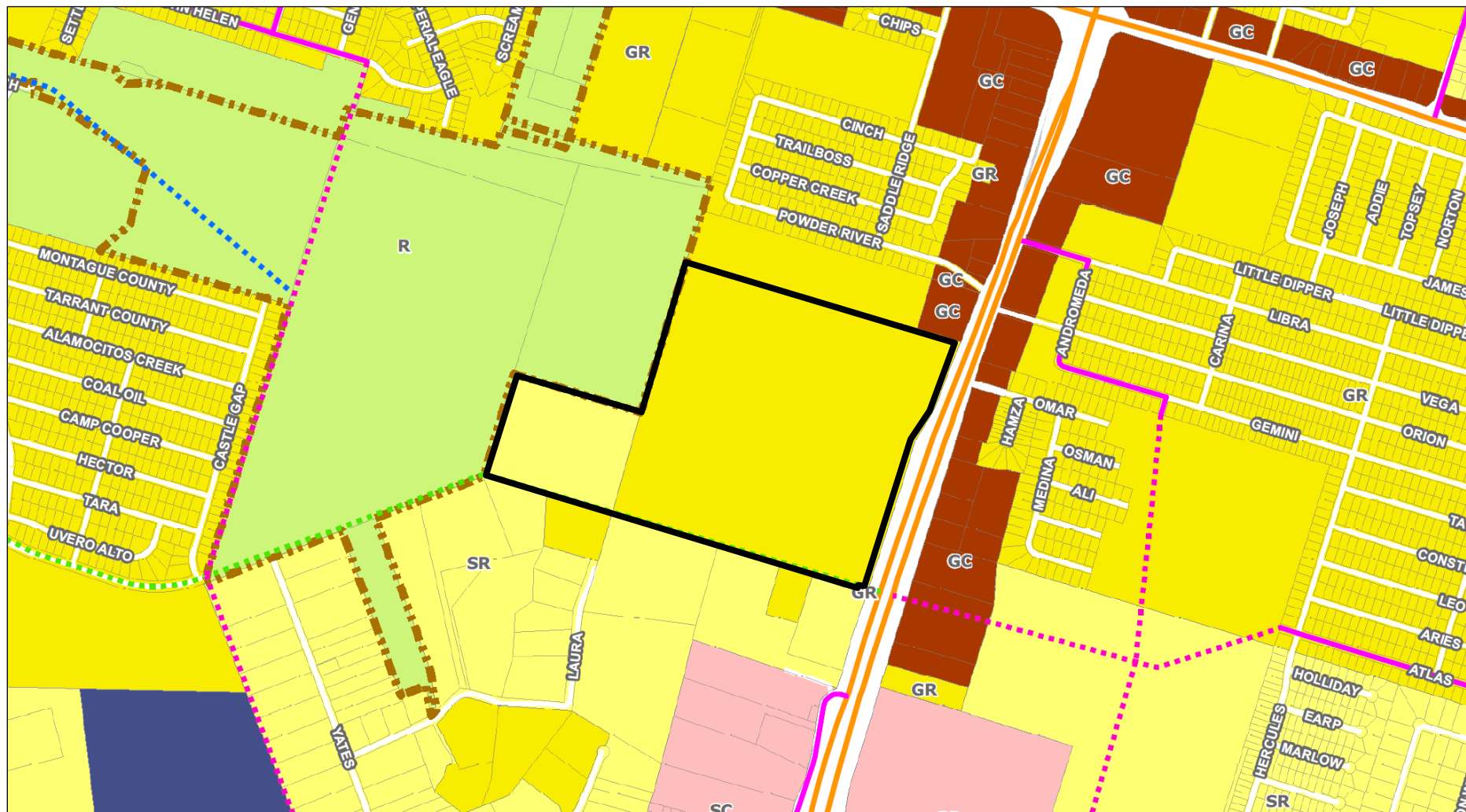
All privacy fencing adjacent to South Fort Hood Street, the Mohawk Drive extension, and two internal north/south streets will be supported using metal posts and will have masonry columns at turn points and property corners.

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Enhanced Fencing:

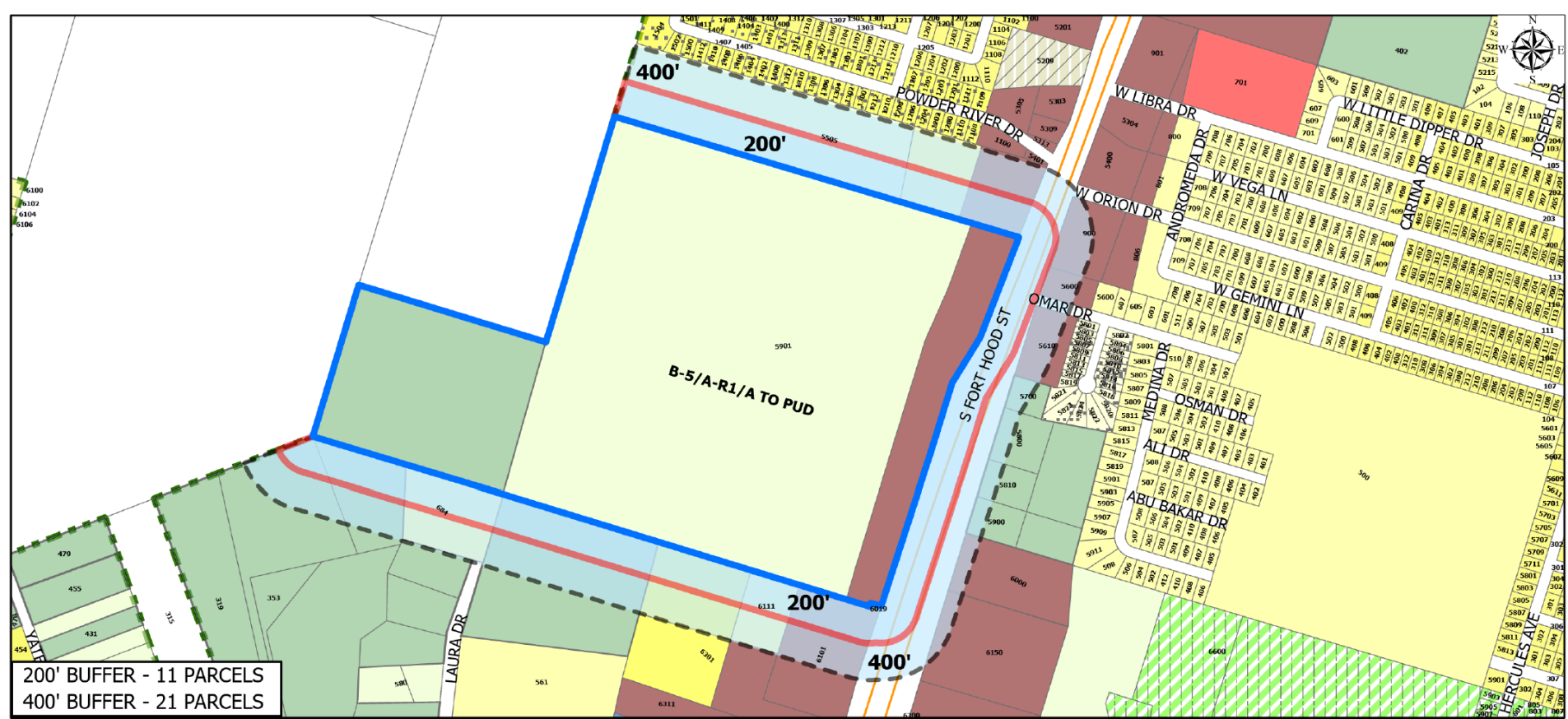




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- ❑ Staff notified fourteen (14) surrounding property owners regarding this request.
- ❑ Of those property owners notified, ten (10) reside outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and five (5) reside outside of Killeen.
- ❑ As of the date of this staff report, staff has received two (2) written responses regarding this request – one (1) in support and one (1) in opposition.



Attachment #1

Council District: 4

1 inch = 865 feet

Subject Property Legal Description: 5901 S FORT HOOD ST

Zoning Map Zoning Case 2021-21

Legend	CurrentZoning	
	Color/Pattern	Code
A	Light Green	B-5
A-R1	Light Green	CUP
B-3	Red	PUD
		R-1
		R-2
		R-3
		R1-A
		RT-1
		SR-1
		UD

Alternatives

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- ❑ The City Council has three (3) alternatives:
 - ▣ Disapprove the applicant's PUD request;
 - ▣ Approve the proposed PUD with additional/amended conditions; or
 - ▣ Approve the PUD as presented by the applicant.

Staff Recommendation

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- ❑ Staff recommends approval of the PUD as presented.
- ❑ Staff finds that the proposed PUD is compatible with the adjacent land uses and prevailing community character.
- ❑ In addition, staff finds that the proposed PUD standards, which include increased landscaping and architectural standards, will provide for a high-quality finished product.

Commission Recommendation

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- At their regular meeting on July 19, 2021, the Planning and Zoning Commission recommended approval of the PUD as presented by the applicant by a vote of 5 to 0.