



# City of Killeen

## Legislation Text

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File #: PH-23-020, Version: 1

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**HOLD** a public hearing and consider an ordinance requested by Belton Engineering, Inc. on behalf of Bunny Trail Real Estate, LP (**Case #Z22-59**) for the initial rezoning of approximately 221.272 acres of land out of the John E. Maddera Survey, Abstract No. 600, from "A" (Agricultural District) to Planned Unit Development (PUD) with "SF-2" (Single-Family Residential District), "R-3A" (Multifamily Residential District), "RT-1" (Residential Townhouse Single-Family District), and "NBD" (Neighborhood Business District) uses. The properties are locally addressed as 6603 Bunny Trail, Killeen, Texas.

**DATE:** April 4, 2023.

**TO:** Kent Cagle, City Manager.

**FROM:** Edwin Revell, Executive Director of Development Services

**SUBJECT:** Zoning Case #22-59: "A" (Agricultural District) to Planned Unit Development (PUD) with "SF-2" (Single-Family Residential District), "R-3A" (Multi-Family Residential District), "RT-1" (Residential Townhouse Single-Family District), and "NBD" (Neighborhood Business District) uses.

### **BACKGROUND AND FINDINGS:**

#### **Property Information:**

**Property Owner:** Bunny Trail Real Estate, LP

**Agent:** Belton Engineering

**Current Zoning:** "A" (Agricultural District)

**Proposed Zoning:** "PUD" w/ "SF-2", "R-3A", "RT-1", and "NBD" uses

**Current FLUM Designation:** 'Traditional Neighborhood' and 'Neighborhood Commercial'

#### **Summary of Request:**

Belton Engineering, Inc., on behalf of Bunny Trail Real Estate, LP (**Case #Z22-59**), has submitted a request for the initial rezoning of approximately 221.272 acres of land out of the John E. Maddera Survey, Abstract No. 600, from "A" (Agricultural District) to Planned Unit Development (PUD) with "SF-2" (Single-Family Residential District), "R-3A" (Multifamily Residential District), "RT-1" (Residential Townhouse Single-Family District), and "NBD" (Neighborhood Business District) uses.

If approved, the applicant intends to develop the property into a mixed-use community with multiple types of single-family residential, apartments, townhomes, commercial, and open space uses as follows:

- 65.2 acres of "SF-2" (Single- Family Residential),

- 39.8 acres of "R-3A" (Multi-Family Residential),
- 58.2 acres of "RT-1" (Residential Townhouse Single-Family)
- 10.5 acres of "NBD" (Neighborhood Business District)
- 32.3 acres of Parkland/Open Space.

The applicant is proposing PUD standards as described in the attached PUD document and associated exhibits. Proposed standards include increased landscaping requirements and standards, architectural standards for single family, townhouse, and multifamily, a repetition standard, vehicular circulation, street trees, enhanced fencing standards, landscaping standards, and a provision for HOA maintained open spaces to include a playground, and trail area.

The applicant has submitted exhibits for the following:

- a) Concept plan
- b) Right-of-way cross section design
- c) Proposed elevations for townhouse residential areas
- d) Proposed elevations for multifamily apartment residential areas
- e) PUD Features and Requirements document

### **Zoning/Plat Case History:**

The subject property is currently located outside of the City limits and is unzoned and unplatted. On December 30, 2022, the applicant submitted a petition for voluntary annexation concurrent with this PUD proposal.

### **Character of the Area:**

**North:** Single-family lots and existing educational facility zoned "R-1" (Single-Family Residential District)

**South:** Single-family lots zoned "R-1" (Single-Family Residential District)

**West:** Single-family lots and existing educational facility zoned "R-1" (Single-Family Residential District)

**East:** Single-family lots zoned "R-1" (Single-Family Residential District)

### **Future Land Use Map Analysis:**

This property is located within the 'Controlled Growth' area on the Growth Sector Map and is designated as 'Traditional Neighborhood' and 'Neighborhood Commercial' on the Future Land Use Map (FLUM) of the 2022 Comprehensive Plan.

The 'Traditional Neighborhood' place type recreates the pre-suburban development patterns with smaller lots and setbacks, diverse housing typologies, and a mix of uses which include residential uses such as single-family detached, accessory dwelling unit, bungalow courts, townhouses and small plex (2-6 units), non-residential uses such as small-scale and neighborhood scale commercial development, and mixed-use such as live-work or few overs.

The 'Neighborhood Commercial' place type is a predominantly commercial extension of a traditional neighborhood. These are placed along a corridor, often a higher traffic roadway that serves the edge of a neighborhood. This place type promotes residential uses such as townhouse and smallplex, non-residential uses such as small-scale and neighborhood scale commercial development, and mixed-use such as live-work or few overs.

This 'Controlled Growth' growth sector includes areas in the city limits and approved Municipal Utility Districts (MUDs) that have access to city infrastructure in close proximity. Development proposed in this sector will be evaluated for adherence to the Big Ideas and Recommendations of the plan, particularly those related to housing and neighborhood options and improve the fiscal health and sustainability of Killeen.

The request supports or furthers the following 2022 Comprehensive Plan recommendations:

- LU1 - Use place types and complete neighborhoods as building blocks
- LU3 - Encourage incremental evolution of neighborhoods
- NH3 - Diversify housing mix (types and price points)
- NH4 - Build complete neighborhoods
- MC1 - Adjust planning approach to consider non-vehicular trips.
- MC3 - Improve network connectivity
- MC4 - Design neighborhood streets to prioritize people, place, and fiscal productivity.

The Comprehensive Plan's Big Idea #5 promotes neighborhoods, not subdivisions, designed and built to intentionally mix housing and commercial opportunities together so that the majority of daily needs are accessible within a safe and walkable distance that fosters a unique sense of place. Neighborhoods are flexible places with a mixture of housing and services that provide value directly to the people who reside there. The Comprehensive Plan also emphasizes the need for expanding the variety of neighborhood styles, housing types and price points available in the city since affordability and quality of life mean different things to different people.

Additionally, the Comprehensive Plan highlights building a diverse mix of housing options in order to keep housing in a community affordable and to attract and retain people in different stages of life and different socioeconomic levels. Several elements that contribute to creating a neighborhood include housing and commercial options, parks and public spaces, and street design. The applicant's proposed PUD includes a mix of housing types including townhomes, single-family detached, and multifamily apartments. In addition to other neighborhood amenities such as open space with proposed playscapes, pavilion, and greenway trails, and streets that include sidewalks and bike lanes. In neighborhoods, not subdivisions, streets and public spaces are designed to prioritize walkability and human interaction over automobiles, often having narrower travel lanes and more sidewalks, trails, and bike paths.

#### **Neighborhood Analysis:**

- This property is located within the Killeen Development Zone #5 (Exhibit A).
- Current land use mix within this area comprises approximately:
  - 7% non-residential
  - 93% residential

#### **Zoning district breakdown in DZ5:**

- 20% agricultural,
- 18% non-residential zoning districts,
- 62% residential zoning districts

\*These numbers exclude special districts such as conditional or special use permits and planned unit developments.

The '**Traditional Neighborhood**' land use designation promotes:

**Use Mix:** up to 50% non-residential, 80% residential uses

**Primary Uses:** Townhouses, Accessory Dwelling Unit (ADU), Smallplex (2-4 Units), Live-work, Residential Over, Neighborhood Commercial

**Secondary Uses:** Single Family, School, House of Worship

The '**Neighborhood Commercial**' land use designation promotes:

**Use Mix:** up to 100% non-residential, 25% residential uses

**Primary Uses:** Small Format Retail, Office

**Secondary Uses:** Home Based Businesses, Urban Residential

### **Water, Sewer and Drainage Services:**

Provider: City of Killeen

Within Service Area: Yes

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

### **Transportation and Thoroughfare Plan:**

Ingress and egress to the property is as follows:

- From the east: Bunny Trail (110' wide Minor Arterial)
- From the north: Bridgewood Drive (70' wide Collector)
- From the west: Mohawk Drive (110' wide Minor Arterial)
- From the south: Kleberg Drive and Pointer Drive (60' Local Streets) and Bridgewood Drive (70' wide Collector)

Staff estimates that there will be 10,620 trips per day with 1009 peak hour trips generated by the proposed development. Therefore, a Traffic Impact Analysis (TIA) will be required.

### **Environmental Assessment:**

The property has FEMA regulatory Zone A Special Flood Hazard Areas (SFHA) on it. There is a small freshwater pond, a small freshwater emergent wetland, and riverine habitats on the property as identified on the National Wetlands Inventory.

### **Public Notification:**

Staff notified three-hundred and eighty-seven (387) surrounding property owners regarding this request. Of those property owners notified, one-hundred and ninety-one (191) reside outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and fifty-four (54) reside outside of Killeen.

As of date of this staff report, staff has received one (1) written responses regarding the request.

### **Staff Findings:**

Please see the Future Land Use Map Analysis and Neighborhood Analysis sections.

### **THE ALTERNATIVES CONSIDERED:**

The City Council may:

- Disapprove the applicant's PUD request;
- Approve the proposed PUD with conditions; or
- Approve the PUD as presented by the applicant.

**Which alternative is recommended? Why?**

Staff recommends approval of the applicant's request for Planned Unit Development (PUD) as presented.

Staff finds that the request is consistent with the policies and principles of the 2022 Comprehensive Plan, as indicated in the Comprehensive Plan Analysis. Staff finds that the request is compatible with the existing land uses and prevailing the community character.

**CONFORMITY TO CITY POLICY:**

**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. However, long-term maintenance of all proposed municipal infrastructure will be the City's responsibility.

**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:**

At their regular meeting on March 6, 2023, the Planning and Zoning Commission recommended approval of the applicant's request, with the condition that lighting be added to the greenway trail segment, by a vote of 7 to 0.

**DEPARTMENTAL CLEARANCES:**

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

**ATTACHED SUPPORTING DOCUMENTS:**

Exhibit  
Maps  
Site Photos  
PUD Document  
Response  
Minutes  
Ordinance  
Considerations