

AN ORDINANCE AMENDING THE CITY OF KILLEEN ZONING ORDINANCE BY CHANGING THE ZONING OF APPROXIMATELY 31.005 ACRES OUT OF THOMAS ROBINETTE SURVEY, ABSTRACT NO. 686 AND LOT 1, BLOCK 1 OF ELMS CREEK ADDITION PHASE 2 FROM “AR-1” (AGRICULTURAL SINGLE-FAMILY RESIDENTIAL DISTRICT), “R-3A” (MULTIFAMILY APARTMENT RESIDENTIAL DISTRICT), AND “B-3” (LOCAL BUSINESS DISTRICT) TO PLANNED UNIT DEVELOPMENT (PUD) WITH “SF-2” (SINGLE-FAMILY RESIDENTIAL DISTRICT), “R-3A” (MULTIFAMILY APARTMENT RESIDENTIAL DISTRICT), AND “B-3” (LOCAL BUSINESS DISTRICT) USES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 211 of the Texas Local Government Code and Section 31-39 of the City of Killeen Code of Ordinances, the City Council, upon application, may amend the City of Killeen Zoning Ordinance following a recommendation by the Planning and Zoning Commission and a public hearing;

WHEREAS, ILI, LLC, on behalf of CPB Investments, Inc.; House Cross Associates, LTD; and Melva L. Van Dyke, presented to the City of Killeen, a request for an amendment to the City of Killeen Zoning Ordinance by changing the classification of approximately 31.005 acres out of Thomas Robinette Survey, Abstract No. 686 and Lot 1, Block 1 of Elms Creek Addition Phase 2 from “AR-1” (Agricultural Single-Family Residential District), “R-3A” (Multifamily Apartment Residential District), and “B-3” (Local Business District) to Planned Unit Development (PUD) with “SF-2” (Single-Family Residential District), “R-3A” (Multifamily Apartment Residential District), and “B-3” (Local Business District) uses;

WHEREAS, the Planning and Zoning Commission of the City of Killeen, following a public hearing on the 1st day of May 2023, duly recommended approval of the application for amendment;

WHEREAS, due notice of the filing of said request and the date of hearing thereon was given as required by law, and hearing on said request was set for 5:00 P.M., on the 27th day of June 2023, at the City Hall, City of Killeen; and

WHEREAS, the City Council at said hearing duly considered said request, the action of the Planning and Zoning Commission, and the evidence in support thereof, and the City Council being of the majority opinion that the applicant's zoning request should be approved as recommended by the Planning and Zoning Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KILLEEN:

SECTION I. That the zoning classification of approximately 31.005 acres out of Thomas Robinette Survey, Abstract No. 686 and Lot 1, Block 1 of Elms Creek Addition Phase 2 from "AR-1" (Agricultural Single-Family Residential District), "R-3A" (Multifamily Apartment Residential District), and "B-3" (Local Business District) to Planned Unit Development (PUD) with "SF-2" (Single-Family Residential District), "R-3A" (Multifamily Apartment Residential District), and "B-3" (Local Business District) uses, said request being duly recommended for approval of Planned Unit Development (PUD) with "SF-2" (Single-Family Residential District), "R-3A" (Multifamily Apartment Residential District), and "B-3" (Local Business District) uses, for the property generally located east of Clear Creek Road and south of Janelle Drive, Killeen, Texas.

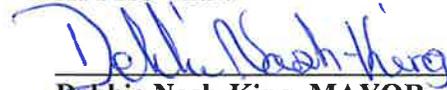
SECTION II. That should any section or part of this ordinance be declared unconstitutional or invalid for any reason, it shall not invalidate or impair the validity, force, or effect of any other section or parts of this ordinance.

SECTION III. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION IV. That this ordinance shall take effect immediately upon passage of the ordinance.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Killeen, Texas, this 27th day of June 2023, at which meeting a quorum was present, held in accordance with the provisions of V.T.C.A., Government Code, §551.001 et seq.

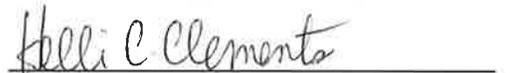
APPROVED:


Debbie Nash-King, MAYOR

ATTEST:


Laura J. Calcote, CITY SECRETARY

APPROVED AS TO FORM


Holli C. Clements, CITY ATTORNEY

Case #Z23-14

Ord. #23-049



CITY COUNCIL MEMORANDUM FOR ORDINANCE

DATE: June 20, 2023
TO: Kent Cagle, City Manager
FROM: Edwin Revell, Executive Director of Development Services

SUBJECT: Zoning Case #23-14: "AR-1" (Agricultural Single-Family Residential District), "R-3A" (Multifamily Apartment Residential District), and "B-3" (Local Business District) to Planned Unit Development (PUD) with "SF-2" (Single-Family Residential District), "R-3A" (Multifamily Apartment Residential District), and "B-3" (Local Business District)

BACKGROUND AND FINDINGS:

Property Information:

Property Owner: CPB Investments, Incorporated, House Cross Associates, LTD, Melva L Van Dyke

Agent: ILI, LLC

Current Zoning: "A-R1", "R-3A", and "B-3"

Proposed Zoning: "PUD" w/ "SF-2", "R-3A", and "B-3" uses

Current FLUM Designation: 'Regional Commercial' and 'Residential Mix'

Summary of Request:

ILI, LLC, on behalf of CPB Investments, Incorporated; House Cross Associates, LTD; and Melva L. Van Dyke, has submitted a request rezone approximately 31.005 acres out of Thomas Robinette Survey, Abstract No. 686 and Lot 1, Block 1 of Elms Creek Addition Phase 2 from "AR-1" (Agricultural Single-Family Residential District), "R-3A" (Multifamily Apartment Residential District), and "B-3" (Local Business District) to Planned Unit Development (PUD) w/ "SF-2" (Single-Family Residential District), "R-3A" (Multifamily Apartment Residential District), and "B-3" (Local Business District) uses.

If approved, the applicant intends to develop a horizontal mixed-use community with neighborhood retail, single-family rental, and multifamily uses, as follows:

- +/- 3.44 acres of neighborhood retail in "B-3" (Local Business District),
- +/- 17.88 acres of multifamily in "R-3A" (Multi-Family Residential),
- +/- 9.69 acres of single-family homes grouped in clusters in "SF-2" (Single-Family Residential District).

The applicant is proposing PUD development standards as described in the attached PUD Standards document. The proposed development standards include minimum requirements for landscaping, parking, setbacks, architectural design, etc.

Zoning/Plat Case History:

A portion of subject property adjacent to Clear Creek Road was annexed into the city limits on March 15, 1999, via Ordinance No. 99-16, and subsequently zoned to "B-3" (Local Business District). The other portion of the subject property was annexed into the city limits on October 19, 1999, via Ordinance No. 99-84, and subsequently zoned as "A-R1" (Agricultural Single-Family Residential District) on July 11, 2000, via Ordinance No. 00-54. Then, a portion was rezoned from "A-R1" to "B-3" on June 27, 2006. The portion of the subject property currently zoned as "R-3A" (Multifamily Apartment Residential District) was rezoned from "B-3" on June 25, 2013, via Ordinance No. 13-050.

Character of the Area:

North: Undeveloped lots and existing commercial businesses zoned "A-R1" (Agricultural Single-Family Residential District) and "B-3" (Local Business District)

South: Vacant lots, existing single-family homes, and existing commercial businesses zoned "A-R1" (Agricultural Single-Family Residential District), "R-1" (Single-Family Residential District), and "B-3" (Local Business District)

West: Existing commercial businesses zoned "B-3" (Local Business District)

East: Existing single-family homes zoned "R-1" (Single-Family Residential District)

Future Land Use Map Analysis:

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

The 'Regional Commercial' place type is typically auto-oriented and appear near high-traffic intersections. Typical uses include regional businesses including but not limited to restaurants, retail, gas stations, and offices. To create a more sustainable development, care should be given to make the experience for users pleasant once they exit their vehicle. This place type promotes most non-residential uses and mixed-use such as many overs.

The 'Residential Mix' place type creates neighborhoods built with a traditional walkable block/street grid network that allows a flexible mix of residential building typologies. Aside from large multiplex garden apartments, most housing types should be allowed here. This place type encourages most residential uses such as single-family detached, townhouses, small-plex (2-4 units), etc. Commercial uses need to be context sensitive and neighborhood scale commercial should be allowed along avenues and higher intensity roadways.

The 'Intended Growth' growth sector includes vacant tracts currently under development or already have development approvals secured for future buildout. It also includes property that is in close proximity to existing development and has access to existing or planned

infrastructure. Development in this sector should align with the Big Ideas of this plan, particularly those related to diversifying the housing and neighborhood options in the city.

The 'Neighborhood Infill' growth sector includes areas of the city that are already developed and have access to city services and infrastructure, but have vacant, underutilized, or poorly developed properties. Growth policies for this sector should encourage development or redevelopment of these properties with accessory dwelling units, smallplexes, and micro commercial that provides incremental increases in density. Development should match the existing character and improve walkable access to businesses and amenities for people living and working in the vicinity.

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

- LU1 - Use place types and complete neighborhoods as building blocks
- LU2 - Improve the fiscal productivity of development
- 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
- MC2 - Coordinate land use and mobility strategies to create commercial nodes in each development zone of the city and within neighborhoods
- 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 that prioritizes walkability and human interaction over automobiles. The applicant's proposed PUD includes a mix of housing types including, single-family detached, and multifamily apartments, neighborhood amenities such as common clubhouse with leasing center, fitness, postal/package pavilion and outdoor amenity and activity areas, and streets that include sidewalks and street trees.

Neighborhood Analysis:

- This property is located within Killeen Development Zone #4.
- Current land use mix within this area comprises approximately:
 - 03% non-residential uses
 - 97% residential uses

Zoning district breakdown in Development Zone 4:

- 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 '**Residential Mix**' land use designation promotes:

Use Mix: up to 25% non-residential, 95% residential uses

Primary Uses: Single-family, Accessory Dwelling Unit (ADU), Townhouses, Smallplex (2-4 Units), Live-work

Secondary Uses: Small Office, Small Retail, Restaurant, Accessory Commercial Unit (ACU), School, House of Worship

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

Use Mix: up to 100% non-residential, 50% residential uses

Primary Uses: Restaurants, Grocery Stores, Banks, Retail

Secondary Uses: Entertainment, Office

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 from South Clear Creek Road, which is classified as a 110-foot wide Principal Arterial, and Janelle Dr., which is classified as a 60-foot wide Local Street on the City of Killeen Thoroughfare Plan. A traffic impact analysis will be required with an estimated total of 3,707 vehicle trips per day.

Environmental Assessment:

The property is not within any FEMA regulatory Special Flood Hazard Area (SFHA). There are no other known wetland areas on or adjacent to the property as identified on the National Wetlands Inventory.

Public Notification:

Staff notified one-hundred and thirty-one (131) surrounding property owners regarding this request. Of those property owners notified, seventy-two (72) reside outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and thirty-two (32) reside outside of Killeen. As of date of this staff report, staff has received one (1) written response in opposition regarding the request.

Staff Findings:

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

THE ALTERNATIVES CONSIDERED:

The City Council has three (3) alternatives. The 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. The request promotes Big Idea #5: "Neighborhoods are more than subdivisions." Staff finds that the proposed development will provide for a diverse mix of housing options in a walkable, pedestrian friendly, mixed-use setting. Staff finds that the request is compatible with the existing land uses and prevailing community character and presents an opportunity to strengthen neighborhoods by providing character that residents can take pride in.

CONFORMITY TO CITY POLICY:

This zoning request conforms to the City's policy and procedures, as detailed in Chapter 31 of the Killeen Code of Ordinances.

FINANCIAL IMPACT:

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 May 1, 2023, the Planning and Zoning Commission recommended approval of the request as presented by staff by a vote of 5 to 0.

DEPARTMENTAL CLEARANCES:

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

ATTACHED SUPPORTING DOCUMENTS:

Maps
Site Photos
Letter of Request
PUD Standards
Rendered Site Plan
Civil Site Plan
Developer Presentation
Responses
Minutes
Ordinances
Considerations
Presentation



AERIAL MAP

Council District: 4



Legend



Citylimits

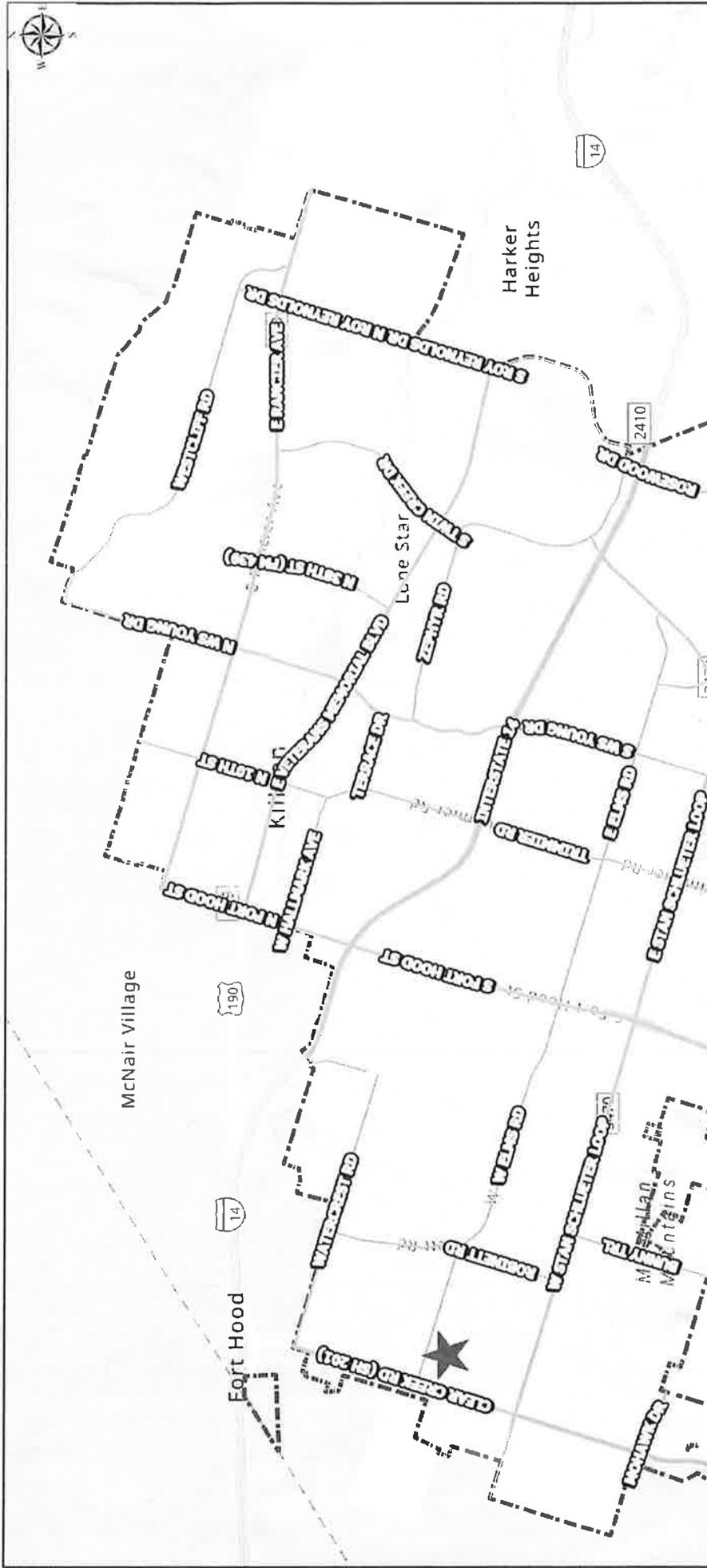


Zoning Case

Zoning Case 2023-14

B-3, A-R1, R-3A TO PUD w/ B-3, PUD w/ R-3A, PUD w/SF-2

Subject Property Legal Description: A06866C T ROBINETT, 52-1, ACRES 1.378; A06866C T ROBINETT, 52, (PT 3-368AC TRACT), ACRES 0.812; A06866C T ROBINETT, 53-1, (PT REM OF 19-488AC TRACT), ACRES 15.908; A06866C T ROBINETT, ACRES 3-0; ELMS CREEK ADDITION PHASE 2, BLOCK 001, LOT PT 1, (1, LESS NW TRI), 3.776AC



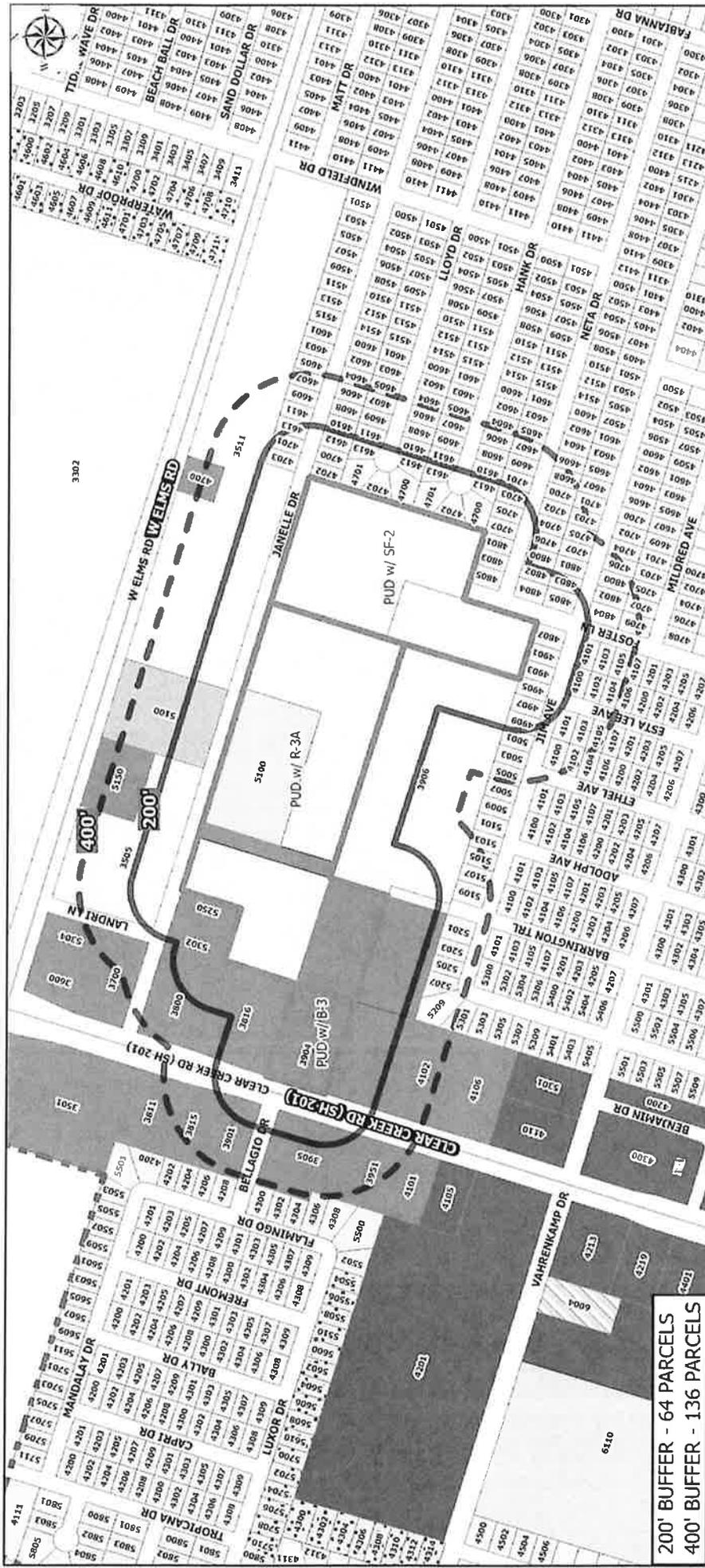
LOCATION MAP
 Council District: 4
 0 1 2 Miles

Zoning Case 2023-14

Legend
 Major Roads
 Citylimits
 Zoning Case Location

B-3, A-R1, R-3A TO PUD w/ B-3, PUD w/ R-3A, PUD w/SF-2

Subject Property Legal Description: A0686BC T ROBINETT, 52-1, ACRES 1.378; A0686BC T ROBINETT, 52, (PT 3.368AC TRACT), ACRES 0.812; A0686BC T ROBINETT, 53-1, (PT REM OF 19.488AC TRACT), ACRES 15.908; A0686BC T ROBINETT, ACRES 3.0; ELMS CREEK ADDITION PHASE 2, BLOCK 001, LOT PT 1, (1, LESS NW TRI), 3.776AC



200' BUFFER - 64 PARCELS
 400' BUFFER - 136 PARCELS

NOTIFICATION MAP
 Council District: 4
 0 300 600 Feet

- Legend
- B-3
 - B-5
 - B-C-1
 - R-1
 - R-2
 - R-3A
 - A-R1
 - B-2
 - RC-1
 - R-1-A
 - R-2

Zoning Case 2023-14

B-3, A-R1, R-3A TO PUD w/ B-3, PUD w/ R-3A, PUD w/SF-2

Subject Property Legal Description: A06868C T ROBINETT, 52-1, ACRES 1.378; A06868C T ROBINETT, 52, (PT 3.368AC TRACT), ACRES 0.812; A06868C T ROBINETT, 53-1, (PT REM OF 19.488AC TRACT), ACRES 15.908; A06868C T ROBINETT, ACRES 3.0; ELMS CREEK ADDITION PHASE 2, BLOCK 001, LOT PT 1, (1, LESS NW TRI), 3.776AC

SITE PHOTOS

Case #23-14: "AR-1, R-3A and B-3" to "PUD"



View of the subject property looking south:



View of the surrounding property looking east towards Texas Department of Safety:



SITE PHOTOS

Case #23-14: "AR-1, R-3A and B-3" to "PUD"

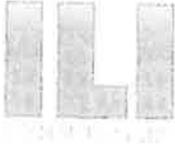


View of the surrounding property looking west towards Clear Creek Rd:



View of the surrounding property looking north Shoemaker High School:





16 March 2023

SENT VIA OVERNIGHT UPS and VIA EMAIL

Ms. Wallis Meshier, CNU-A
City of Killeen - Development Services
200 East Avenue D, Suite 6
Killeen, TX 76541
Email: wmeshier@killeentexas.gov
Ph: 254-501-7621

Dear Wallis,

ILI, LLC seeks to rezone a 31.005 acre tract of land bounded in part by Janelle Drive and Clear Creek Road into the Clear Creek & Janelle Planned Unit Development ("CC&J PUD"). The area includes tax parcels: 122513, 122514, 467553, 467551, 388451, 391623, 467522, and 364813.

The rezoning being sought in the CC&J PUD is to develop a mixed-use, new urbanist inspired, traditional community with a mix a retail shops, multi-family housing, and single-family housing. The community is intended to encourage pedestrian activity with strong interconnectivity via pedestrian ways, large promenades in the retail areas, and plentiful green space contained throughout the residential areas. The retail area will consist of approximately 22,000sf of retail space amongst up to four buildings. The multi-family will contain up to 300 residences in two-story buildings contains 8 to 10 dwellings. The single-family homes will number approximately 72 built in cluster configuration with large cul de sacs and greenways.

The proposed community will have a positive impact on surrounding property as the retail is located adjacent to existing retail on Clear Creek. The multi-family being proposed serves as a buffer to the planned retail. The single-family homes being proposed border existing single-family homes. The retail fronts Clear Creek, which is a road bordered by predominately commercial uses. The multifamily borders vacant residential land to the south, Janelle Drive to north, the proposed single family to east, and existing retail to the west.

The proposed CC&J PUD is consistent for this site area with the City of Killeen's Comprehensive Plan adopted in August 2022.

Please contact me with any questions at 954-673-6860

Sincerely,

A handwritten signature in black ink, appearing to read 'Joseph Cyr', written over a light blue horizontal line.

Joseph Cyr
Founder – ILI Communities

CLEAR CREEK & JANELLE Planned Unit Development Standards

A. Purpose and Intent

Clear Creek & Janelle Planned Unit Development (PUD) is composed of 31.005 acres as described in Exhibit A (Surveys) and associated field notes. The development envisions a horizontal mixed-use community containing light retail, rental single-family dwellings and multifamily apartment structures with associated support and amenity buildings/features.

This PUD development seeks to characterize Traditional Neighborhood Design (TND) principles that optimize pedestrian interconnectivity and minimize parking applications visible from the public way. It intends to encourage pedestrian activity and creates nodes of promenade gathering space and green space in each grouping of buildings that invite outdoor activities.

A composite site plan attached illustrates the inter-relationships between all uses along with common area allocations for open space, recreation activity, storm water management and service facilities.

The residential portions of this development (both single and multifamily) will be divided into subcontracts for phasing and financing convenience, however all will be wholly owned and not intended for incremental sale.

B. Land Use

The Project shall consist of:

- +/- 3.44 acres of light retail containing an estimated 22,000sf of interior floor space plus exterior promenade and plaza areas, guided by B3 zoning and land development standards with the following exceptions:
 - Parking shall be permitted at 1 space per 300sf of indoor area
 - A drive thru shall be permitted for a compatible use in the development.
- +/- 17.88 acres of multifamily consisting of an estimated 300 housing units of a variety of unit sizes, together with a-la-carte garage offerings, common clubhouse with leasing center, fitness, postal/package pavilion and outdoor amenity and activity areas, guided by R3A zoning and land development standards with the following exceptions:
 - Side yard set-backs shall not be less than 10 feet from adjoining property of platted lots
 - Rear yard set-backs shall not be less than 10 feet from adjoining property of platted lots
- +/- 9.69 acres of single-family homes (totaling 72 homes) grouped in clusters, each with private garage and small yard, and sharing an auto-court for communal access and "cul-de-sac" open space, guided by SF-2 zoning density, but governed by development standards specific to this PD, including the following conditions and exceptions:
 - Each cluster grouping of single-family units shall be arranged on a single parcel with public road frontage.
 - There shall be no more than six parcels platted, and there shall be no ability to replat without modification to this PUD.
 - Each parcel shall permit up to 12 single family dwellings.
 - Each dwelling shall be separated from neighboring homes by separations defined by the prevailing building and fire codes at a minimum of 10 feet.

- Setbacks shall be assigned to each “cluster parcel” and shall consist of 15’ front, side, and rear yard setbacks.
- Each dwelling shall be assigned by lease a yard area for the individual and exclusive use and share a common auto court for vehicular and pedestrian access.
- Each dwelling shall have one enclosed garage and one adjacent tandem driveway parking space exclusive to that dwelling. The garage door shall not compose more than 40% of the main level façade.
- Each garage door may be enhanced in quality to include either windows or carriage door details where architecturally appropriate.

C. Homeowner’s Association (HOA)

As a wholly owned development there will be no HOA. Shared access, storm water management, signage, and other potential infrastructure will be governed by cross access, utility and storm water easements.

D. Non-Residential Development Standards

The Neighborhood Business District (NBD) area of the property shall be developed in accordance with City standards. The property shall be a legally described single lot with the possibility of four sub-lots to allow for the buildings to be constructed as demand for space requires. There shall be four buildings constructed whose sizes are estimated individually at 6000 sf (but may be as small as 2500sf and as large as 9000sf, with the aggregate interior total square footage of all buildings estimated at 22,500 sf.) The property shall be comprised of neighborhood services businesses that support the adjacent multifamily and single-family residents.

The boulevard entry is designed to invite patrons from outside the community for both retail and multifamily occupancies.

1. Permitted business uses shall include those compatible with neighborhood standards, by example but not limited to:
 - Restaurant/food and beverage (with optional drive through),
 - coffee shop (with optional drive through),
 - ice cream shop,
 - deli,
 - wine bar,
 - hair and nail salons,
 - spa/massage,
 - bicycle or athletic gear shops,
 - pet spa,
 - small grocery/convenience store,
 - bookstore,
 - newsstand,
 - laundry/dry-clean,
 - and other similar small enterprises.

Uses that SHALL NOT BE permitted shall be as follows:

- tattoo parlors,
- head shops,
- cigar stores,

- stores exclusively in package liquor business,
- thrift shops,
- pawn shops,
- CBD shops,
- games of chance facilities,
- gas stations,
- adult novelty shops,
- marriage facilities,
- and any other use the property owner deems to restrict.

The list of non-permitted non-residential uses shall comply with the Killeen UDC, Article IV, Division 12B with the following exceptions:

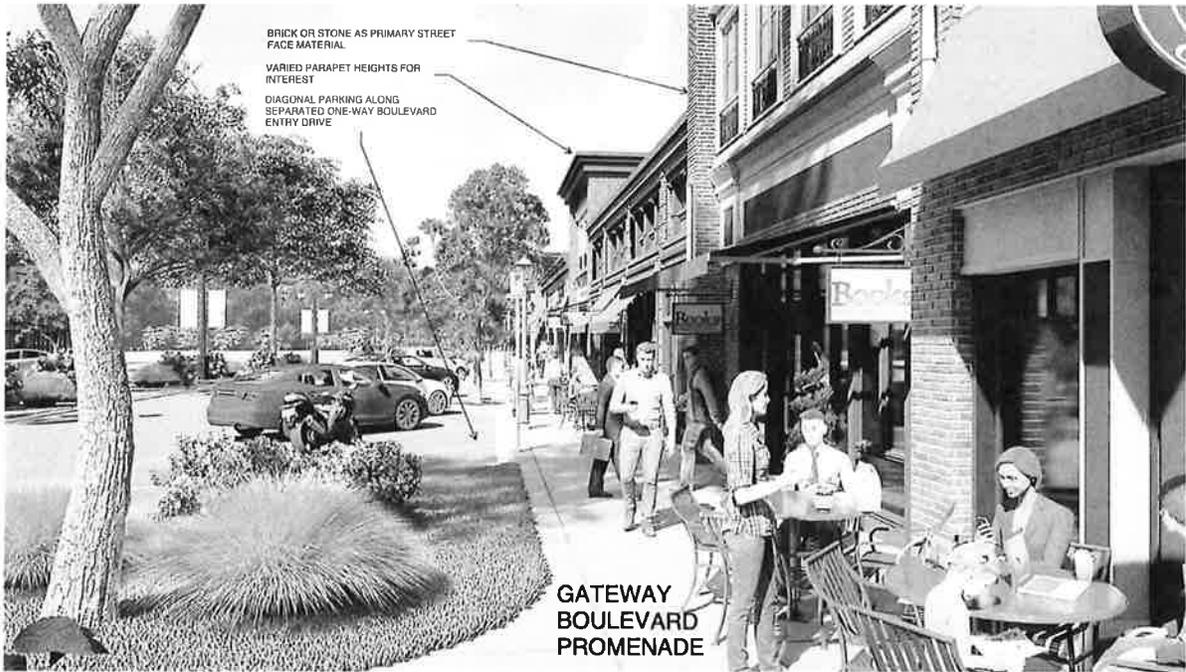
- This PUD shall permit a restaurant, smoothie bar, café, or coffee shop with a drive-thru service.

The retail buildings shall be built according to prevailing code requirements as of the time of permitting. The retail building's exteriors shall employ a mix of masonry (brick and possibly stone accents), fiber cement siding and trim. Flat roofs will be employed whose perimeters shall contain a parapet on at least three sides for screening of HVAC equipment and to provide fall protection during maintenance. Each building shall be fronted by promenade style sidewalks to encourage pedestrian activity and allow for outside seating.

Design Intent Images – Retail:

Images below are representative, final designs to comply with City standards, those of this PUD, and tenant requirements.





2. Buffers

All development components of the plan shall be held under unified ownership. Buffer standards internally between uses shall not apply. Buffers shall only apply as required to overall property lines defining the subject parcel in its entirety.

Buffers shall be 20 feet when siding or backing to differing uses. Included in the buffer of 20ft shall be the installation of trees planted at a 20 foot spacing near the property line adjacent to the differing use.

E. Residential Development Standards

An overall conceptual site plan is attached as a reference tool to illustrate site design intent. The residential elements of the community plan shall consist of both single-family and multifamily buildings in separate locations.

For phasing and financing purposes only, portions of the multifamily campus shall be defined by parcels that contain dwellings plus their required parking within its borders. Similarly, each cluster grouping of single-family dwellings shall occur on a platted parcel with public road frontage. Each cluster will be served by shared auto access and will have their required parking within its borders. As may be allowed, street parking on the public right of way is proposed.

Individual dwellings and multifamily structures shall be fashioned on the exterior to create varied streetscapes with differing color, materials, and feature combinations to further minimize a uniform and repetitive appearance. Exterior materials shall employ brick, manufactured stone, cement fiber siding, asphalt shingles, vinyl or composite thermally broken double pane insulated windows, and feature trims as part of the material vocabulary.

1. Maximum Number of Units

The maximum number of residential units shall not exceed 372 units as described below:

a. Multifamily R-3A

i. Maximum of 300 units

1. Unit Mix:

- a. 1 bd - 38% to 48%
- b. 2 bd – 45% to 55%
- c. 3 bd – 7% to 15%

ii. Multifamily Amenities shall include, but not be limited to:

1. Clubhouse with large gathering spaces
2. Resort style pool with zero entry and generous sundeck
3. Fitness Center with Aerobic Studio
4. Mail and Package Delivery in centralized location
5. Executive Center with CyberCafe
6. Private offices for meetings and remote working
7. Pet Park
8. Pet Spa
9. Vehicle Detailing Center
10. Picnic areas with grilling stations
11. Valet waste services with centralized collection facility
12. Controlled Access

b. Single family SF-2

- i. Maximum of 72 units comprised of 2, 3, and 4 bedroom homes
- ii. Full access to Multifamily Amenities

2. Lots Sizes and Setbacks

The minimum lot width, depth, and setbacks shall be as follows:

	R-3A	SF-2
Minimum Lot Width	105'	230'
Minimum Lot Depth	100'	215'
Minimum Lot Area		
Front Setback	Minimum: 0' Maximum: 15'	Minimum: 15'
Side Setback	Minimum: 10'	Minimum: 15' from public right of way
Rear Setback	Minimum: 10'	Minimum 15'
Corner Setback	Minimum: 10'	Minimum 15'
Building Height	Maximum: 2 ½ story, 35ft	Maximum: 2 ½ story, 35ft

3. Block Length: This is not applicable in Multifamily areas as the streets are considered parking drives

4. Multifamily Design Standards

- a. Each Multifamily building shall consist of 8-10 dwellings of 1bd, 2bd, or 3bd configuration.
- b. Each building shall contain two individual garages which face the parking aisles
- c. Each garage shall be set back from the parking aisle and permit a parking apron that extends into the setback to permit vehicular access to the garage
- d. All service equipment such as HVAC condensers and utility services shall have landscape screening.

5. Multifamily Architectural Standards

- a. Each building shall employ new urbanist design principles recalling traditional design materials including fiber cement lap siding, masonry accents, fiber cement corner trims and window trims. Fascias may be wrapped in aluminum with relief details to prevent oil-canning. Gutters shall be metal. Roofs shall be architectural asphalt shingles. Other composite materials may be approved for use including phypon and fiberglass. The following will not be permitted: Masonite, pressed wood, or EIFS. Vinyl siding is not permitted, but vinyl shutters and corbel detailing will be permitted.

Design Intent Images – Multifamily:

Images below are representative, final designs to comply with City standards and those of this PUD

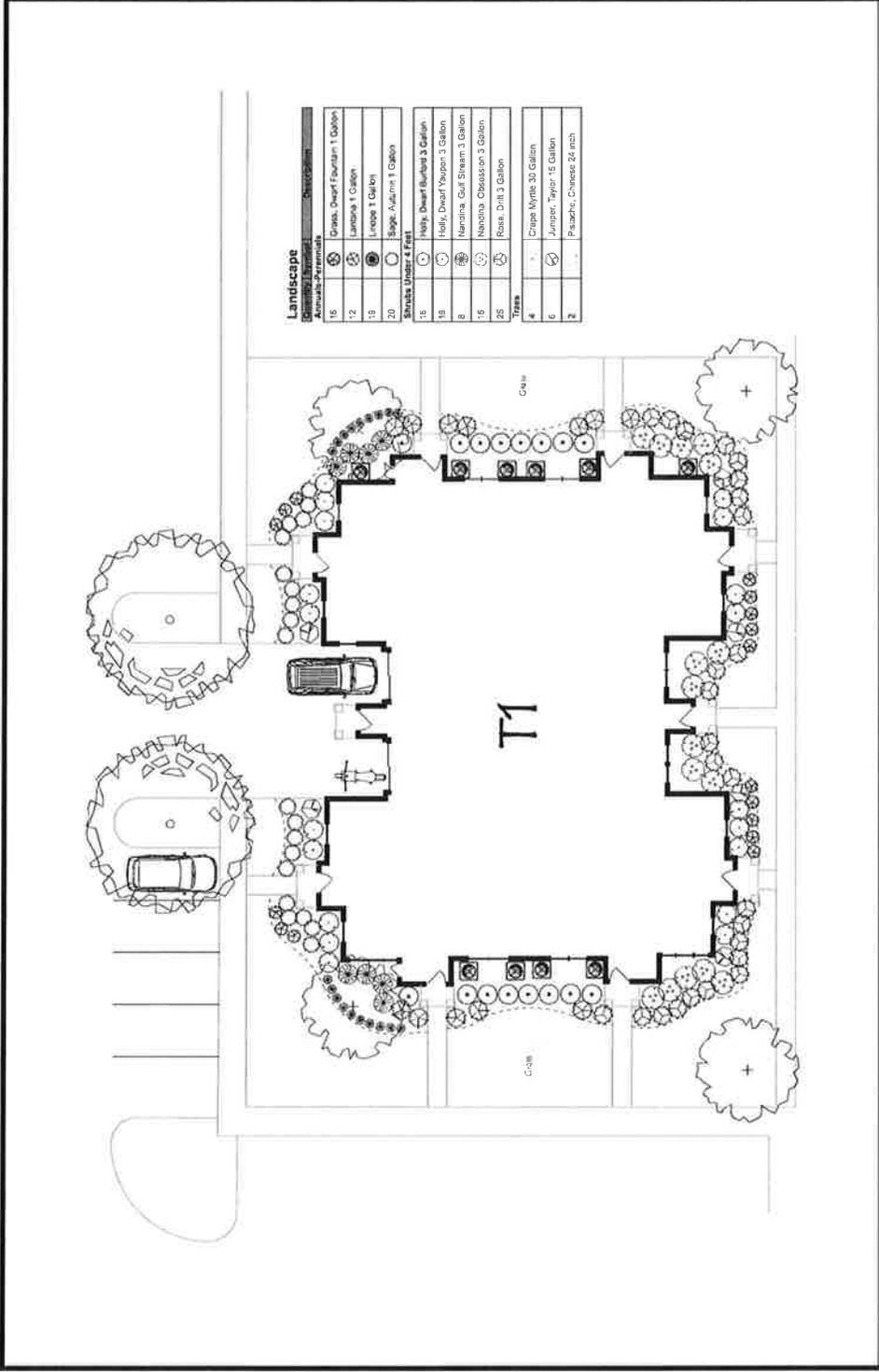




GARDEN APARTMENT



Sample Landscape of the Multi-Family building, species may vary based upon availability, but will be from approved list in Exhibit A



Landscape	
Quantity	Plant Name / Size
15	Grass, Dwarf Fountain 1 Gallon
12	Lantana 1 Gallon
18	Leaves 1 Gallon
20	Sage, Autumn 1 Gallon
Shrubs Under e Feet	
15	Holly, Dwarf Burning 3 Gallon
18	Holly, Dwarf Yew 3 Gallon
8	Nandina, Gulf Stream 3 Gallon
18	Nandina, Obsession 3 Gallon
25	Rose, Drift 3 Gallon
Trees	
4	Crape Myrtle 30 Gallon
6	Juniper, Taylor 15 Gallon
2	Parasol, Chinese 24 inch



SHEET DESCRIPTION:
Landscape Plan

PROJECT:
5100 Janelle Dr
Killeen, TX

REVISIONS:
None

DATE:
4/5/2023

JOB NUMBER:
12345

DRAWN BY:
Josh Wible

CHECKED BY:
J CYR

SCALE:
1" = 20'

SHEET:
1 of 1

Design Concept for Clubhouse and Amenity Buildings (*NOTE: Representational purposes, final may vary but will comply with PUD design and materials standards*)



6. Single-Family Architectural Standards

- b. Each building shall employ principles recalling traditional design materials including fiber cement lap siding, fiber cement corner trims and window trims. Fascias may be wrapped in aluminum with relief details to prevent oil-canning. Gutters shall be metal. Roofs shall be architectural asphalt shingles. Other composite materials may be approved for use including phypon and fiberglass. The following will not be permitted: Masonite, pressed wood, or EIFS. Vinyl siding is not permitted, but vinyl shutters and corbel detailing will be permitted.

Design Intent Images – Single Family:

Images below are representative, final designs to comply with City standards and those of this PUD

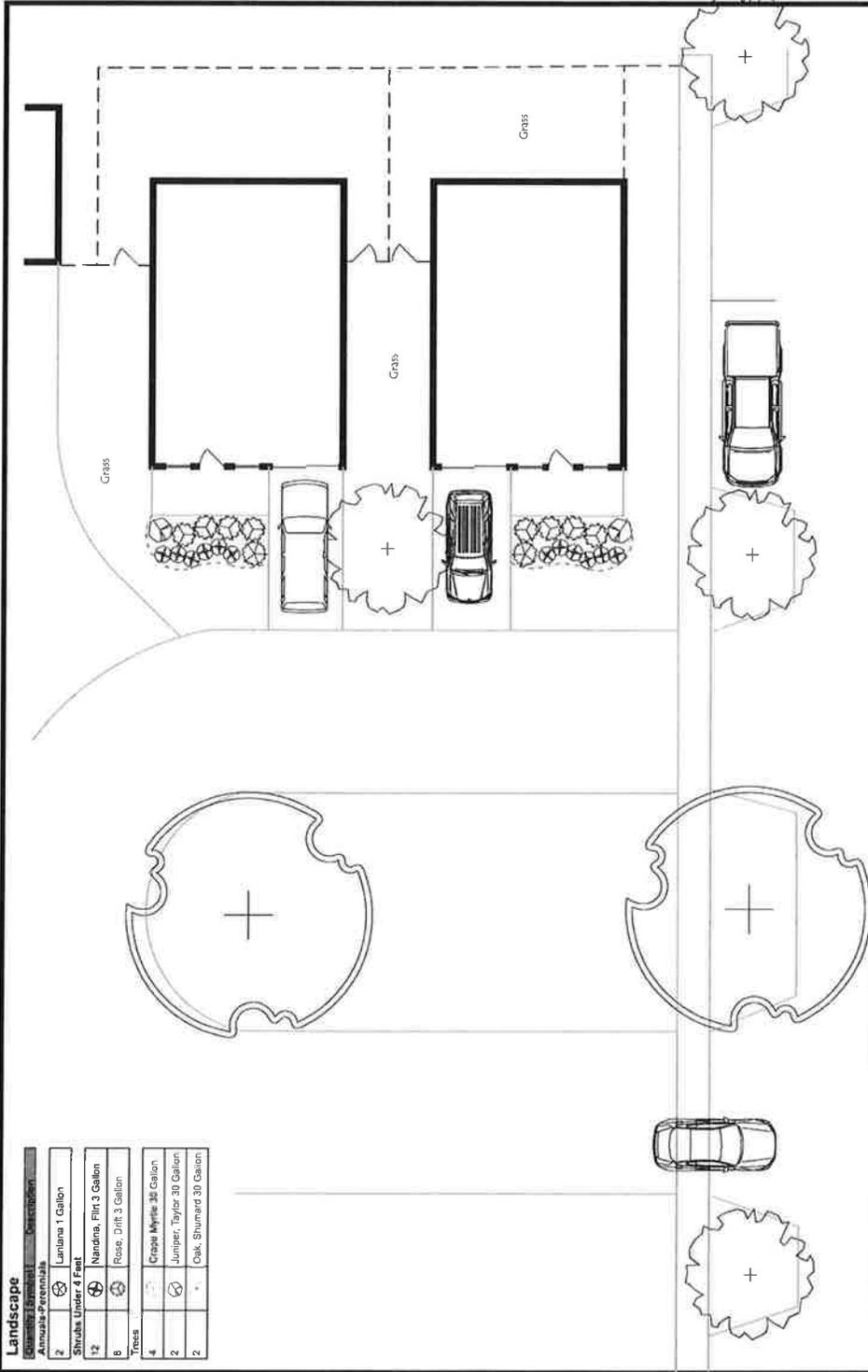




Sample Landscape of the single-family homes, species may vary based upon availability, but will be from approved list in Exhibit A. NOTE: buildings not to scale, but shown for purposes of landscape placement

Landscape

Quantity	Symbol	Description
2	☼	Annuals, perennials
2	⊗	Lantana 1 Gallon
12	⊕	Shrub, Under 4 Feet
8	⊕	Nandina, Flirt 3 Gallon
6	⊕	Rose, Drift 3 Gallon
4	⊕	Grass, Myrtle 3/4 Gallon
2	⊕	Juniper, Taylor 3/4 Gallon
2	⊕	Oak, Shumard 3/4 Gallon



SHEET DESCRIPTION:
Landscape Plan

PROJECT:
6100 Janelle Dr
Killeen, TX

REVISIONS:
None

DATE:
4/5/2023

JOB NUMBER:
12345

DRAWN BY:
Josh Wible

CHECKED BY:
J Cyr

SCALE:
1" = 20'

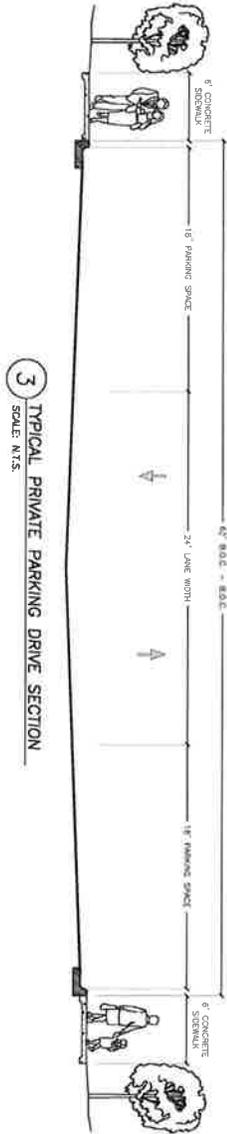
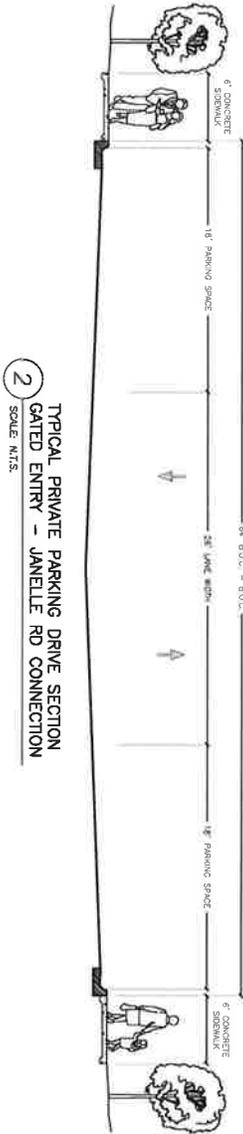
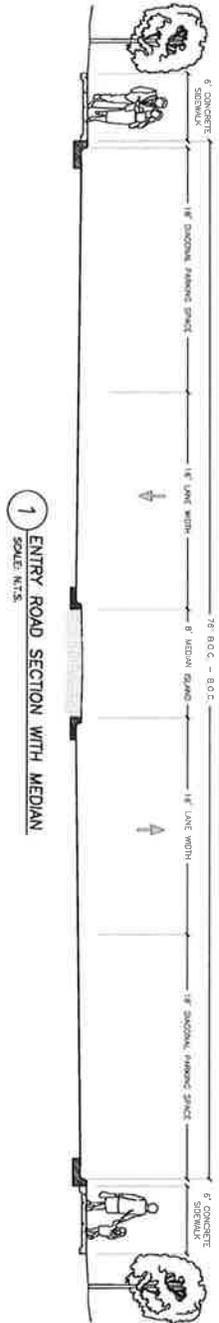
SHEET:
1 of 1

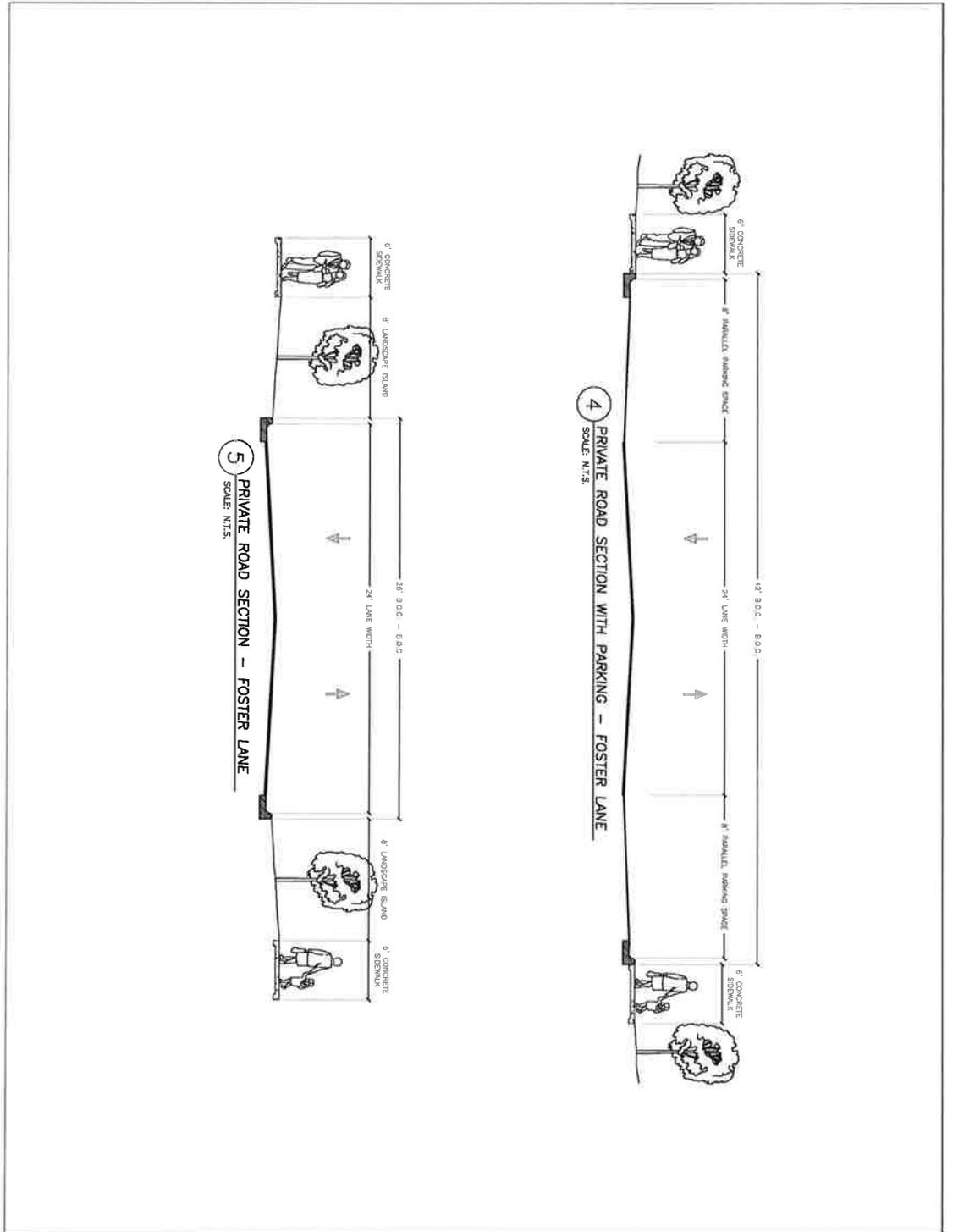
F. Vehicular Circulations

1. Roadway Types

- A) Main Entrance - The Boulevard entry shall contain landscape median of 8 feet, one way drive aisle to each side of median of 16 feet, and 45 degree angled parking with spaces a minimum of 18 feet in length
- B) Foster Lane – Public Street connecting to Janelle Drive a continuing street from neighborhood to the south shall have a 60' right of way with a 37' profile to back of curb. Sidewalks shall abut the curb for parallel parking. Tree islands will be spaced a minimum of every four spaces.
- C) Multifamily drive aisles and parking lanes within the multifamily development areas shall contain 24' lane width with no striping, with adjacent parking to each side with minimum parking space length of 18 feet. Total section to back of curb is 61.'

Typical Road and Parking Drive Aisle Sections





Typical drive aisle with parking and street trees at intersecting corner. NOTE: drive aisles can vary from 24' to 26')

2. Street Trees

Street trees permitted for use are as follows:

- Cedar Elm
- Lacebark Elm
- Bur Oak
- Crepe Myrtle
- Redbud
- Yaupon Holly
- Texas Pistache

Street Tree Staking

Once installed, street trees shall be staked with seven foot (7') steel posts and shall be painted dark green. Posts shall be driven into the ground a minimum two feet (2') with five feet (5') exposed above ground. Posts shall be consistent height and aligned parallel to adjacent curbs. Twelve-gauge (12-gauge) stranded cable with rubber hose shall be used to protect the tree trunk.

Street Trees Maintenance

The owner of any lot with frontage along a public street shall maintain the street trees and other landscaping in the frontage area or in the street right-of-way adjacent to the lot, including any open space community greenspace areas.

G. Fencing Standards

- 1) Retail Area – Retail areas shall employ fencing where required with adjacent properties to provide appropriate buffer. Fence shall be metal picket and rail type fence not to exceed 72". Fencing will have planted along it appropriate ornamental trees every 25 feet.
- 2) Multi-Family Area – Fencing may occur on the perimeter of the multi-family community to create separation from Janelle Drive, the vacant land to the south of the Multi-Family, or as a buffer on the east or west boundaries of the Multi-Family. Fencing is to be metal picket and rail type fencing not to exceed 72" in height. Ornamental trees compatible with City of Killeen acceptable species list, and the permitted species in Exhibit A list shall be planted every 25 feet along Janelle Drive.
- 3) Single Family Area – Fences shall be permitted in the single-family areas in rear yards and side yards to provide privacy for those spaces of the individual dwellings. Fencing shall be uniform amongst all dwellings and shall not exceed 72" in height. Fencing may be picket and rail, wood, or vinyl privacy fencing, subject to approval by the developer.

H. Landscape Buffers

To be determined based on code evaluation by City of Killeen Planning & Development Services Department

I. Parkland and Common Space

Common Spaces will be provided throughout the community. In the retail areas large promenades that encourage pedestrian activity and outdoor dining are being provided. Woven throughout the multifamily are wide pedestrian sidewalks and generous landscaping with park benches to encourage outdoor strolling. Within the single-family clusters are large greenway cul-de-sacs that invite picnics and games.

The development will comply with the City of Killeen's requirements for park land development and associated fees. The development will contribute the in-kind land purchase dollars and the park development fees. The development reserves the right to modify its plans to build park lands within the development.

J. Subdivision Entry Signs

See attached sample of boulevard entry sign at the main entrance off of Clear Creek..

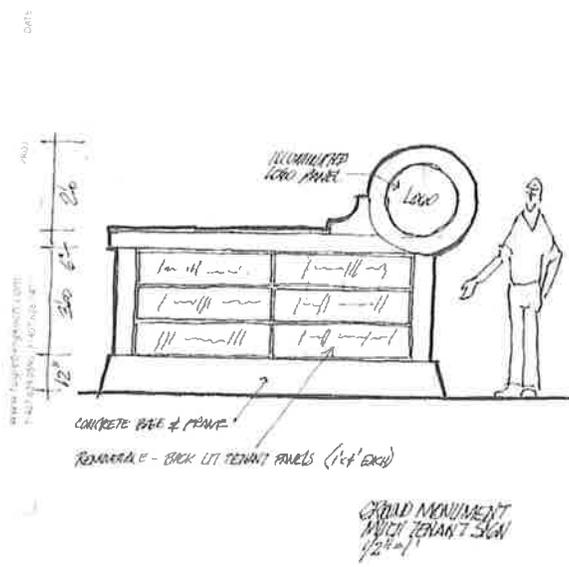


EXHIBIT A: Approved Landscape Planting List

Trees: Large

- Live Oak
- Monterrey Oak
- Bur Oak
- Cedar Elm
- Lacebark Elm

Trees: ornamental

- Vitex
- Desert Willow
- Redbud
- Yaupon Holly
- Possum haw Holly

Shrubs:

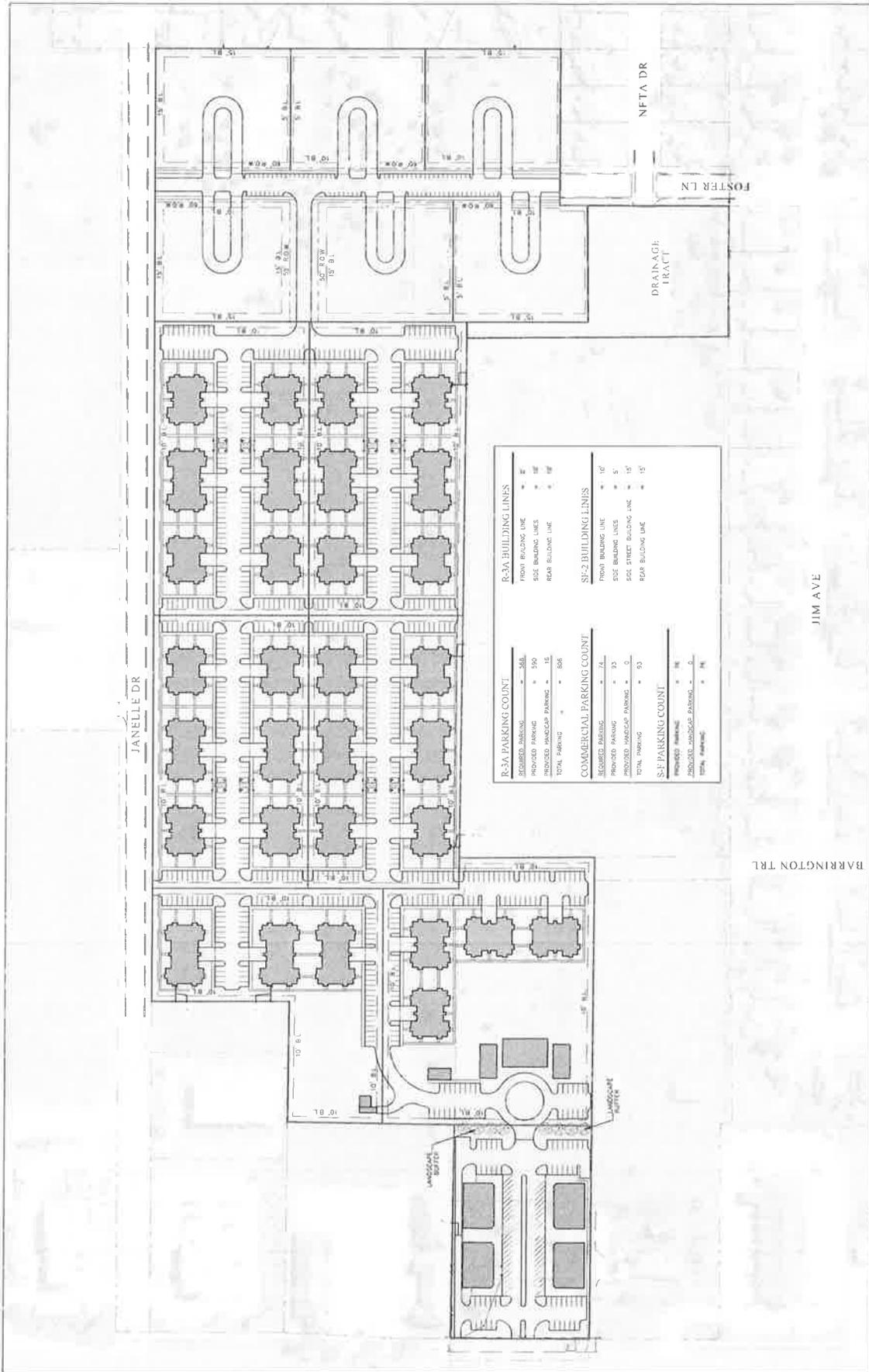
- Belinda's Dream Rose
- Red Yucca
- Agave (many varieties)
- Sea Green Juniper
- Texas Sage
- Abelia (many varieties)
- Carissa Holly
- Indian Hawthorn
- Gulf Stream Nandina
- Lemon Lime Nandina
- Upright Rosemary

Perennials:

- Black-eyed Susan
- Coneflower
- Society Garlic
- Pink Skullcap
- Coreopsis
- Fall Aster
- Mealy Blue Sage
- Russian Sage
- Mexican feather grass
- Gulf Muhly Grass

Grasses:

- Bermuda 419
- St Augustine



JANELLE DR

NFTA DR

FOSTER LN

DRAINAGE TRACT

BARRINGTON TRL

JIM AVE

R-3A PARKING COUNT	
REQUIRED PARKING	= 388
PROVIDED PARKING	= 590
PROVIDED HANDICAP PARKING	= 15
TOTAL PARKING	= 605

COMMERCIAL PARKING COUNT	
REQUIRED PARKING	= 74
PROVIDED PARKING	= 93
PROVIDED HANDICAP PARKING	= 0
TOTAL PARKING	= 93

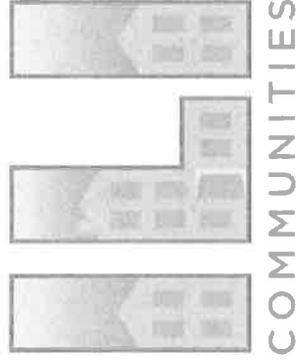
S-F PARKING COUNT	
REQUIRED PARKING	= 14
PROVIDED HANDICAP PARKING	= 0
TOTAL PARKING	= 14

R-3A BUILDING LINES	
FRONT BUILDING LINE	= 10'
SIDE BUILDING LINES	= 5'
REAR BUILDING LINE	= 15'

SF-2 BUILDING LINES	
FRONT BUILDING LINE	= 10'
SIDE BUILDING LINES	= 5'
SIDE STREET BUILDING LINE	= 15'
REAR BUILDING LINE	= 15'

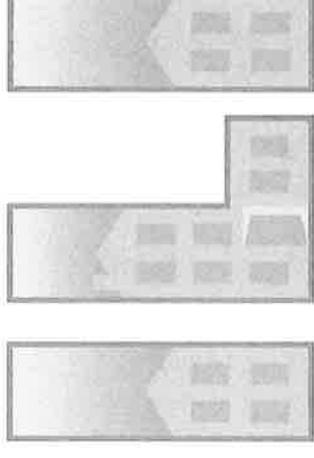
CC&J PUD – A Premier Mixed-Use Community

Developed by:



Facts about Developer

- Midwest born and raised, Texas educated
- Multifamily Development and Investment for over 17 years
- Developed over \$400M worth of projects including new construction and historic adaptive re-use
- Winner - St. Louis Business Journal 40 Under 40 for business accomplishments
- Committed to build and long-term ownership strategy
- Wife of 24 years with eight children ages 3 years to 22 years old



COMMUNITIES

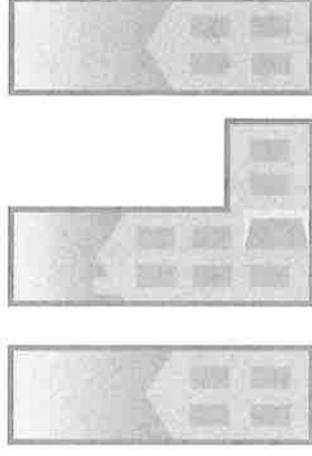
Facts about Developer

- Two communities developed recently are top 1% in the Nation according to Multifamily Executive and ApartmentRatings.com

Missouri
Avg. ORA Score: 62.99

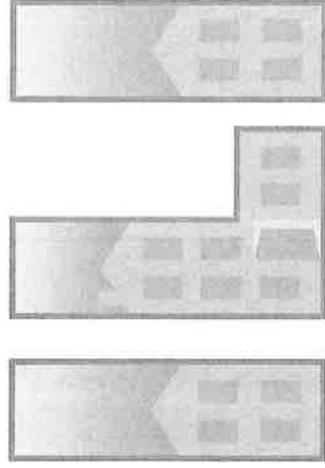
Name	Management	City	ORA Score
Altair at the Heights	PKW Residential	Richmond Heights	99
Citizen Park	Asset Living - Multifamily	St. Louis	98
Whispering Hills Apartments	The Michelson Organization	St. Louis	97
Chonox STL	Green Street Management Group	St. Louis	97
Pure St. Peters	CAPREIT	Saint Peters	97
The Orion	The Michelson Organization	St. Louis	97
Embassy	The Western Co.	Ozark	96
Booulder Springs Columbia	Mills	Columbia	96
The Grand	Block Multifamily Group	Kansas City	96
Chesterfield Village Apartments	Privately Managed	Chesterfield	96

Back to Map



COMMUNITIES

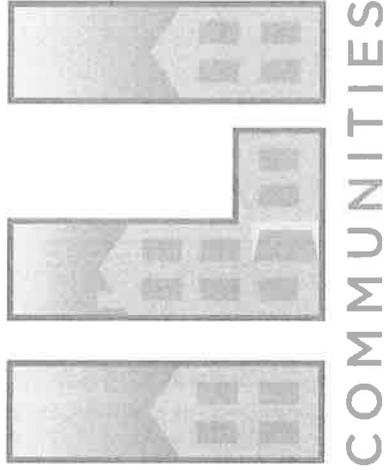
Target Market for the Development



COMMUNITIES

- The Renter by Choice, who desires the ultimate in luxury and convenience with on-site management 24 hours a day,
 - Valet services for dry cleaning, car washes, waste/recycling removal, and all unit maintenance including filter maintenance and light bulb changes
- Higher median household income – working professional, professional soldiers, relocated family, empty nester, wants a strong community and places premium on security and neighborhood quality
- These residents can buy homes and are future homebuyers in the area as life circumstances solidify

Market Study Indications



- Identifies site as premier location with continued growth of neighboring Fort Hood, area colleges, VA Hospital and Advent Healthcare
- Indicates renter preferences to sites that are high amenitized
- Predicts this market is underserved by high quality multifamily and single family rental housing
- Local restaurants and shops need more residents in the area to thrive



Altair at the Heights - Exterior



Altair at the Heights - Interiors



Altair at the Heights Interi



Altair at Heights - Interiors

CUT HERE

YOUR NAME: *Indy Silva* PHONE NUMBER: *(254) 458-1417*

CURRENT ADDRESS: *4800 Jim Ave Killeen, TX 76549*

ADDRESS OF PROPERTY OWNED: *4800 Jim Ave Killeen, TX 76549*

COMMENTS:
"Oppose" due to what is felt to be "overgrowth" that brings additional problems associated, to include what can't currently be managed by city officials. Too many current vacant businesses; land maintenance; policing; at ordinances & crime. Not to mention, an excuse to continued "tax" increase, affecting living conditions of limited income.

SIGNATURE: *Indy Silva* REQUEST: "A-R1," "R-3," & "B-3" to PUD w/ "SF-2," "R-3A," & "B-3" SP0#
Z23-14/

P.O. Box 1329 Killeen, Texas 76541 254.501-7648 Fax 254.501.7628
www.KilleenTexas.gov

MAY 15 2023

RECEIVED

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
MAY 1, 2023
CASE# Z23-14**

“AR-1,” “R-3A,” and “B-3” to PUD w/ “SF-2,” “SF-2,” “R-3A,” and “B-3”

HOLD a public hearing and consider a request submitted by ILI, LLC on behalf of CPB Investments, Incorporated; House Cross Associates, LTD; and Melva L. Van Dyke (**Case# Z23-14**) to rezone approximately 31.005 acres out of Thomas Robinette Survey, Abstract No. 686 and Lot 1, Block 1 of Elms Creek Addition Phase 2 from “AR-1” (Agricultural Single-Family Residential District), “R-3A” (Multifamily Apartment Residential District), and “B-3” (Local Business District) to Planned Unit Development (PUD) with “SF-2” (Single-Family Residential District), “R-3A” (Multifamily Apartment Residential District), and “B-3” (Local Business District) uses. The property is generally located east of South Clear Creek Road and south of Janelle Drive, Killeen, Texas.

Ms. Meshier presented the staff report for this item. She stated that, if approved, the applicant intends to develop a horizontal mixed-use community with neighborhood retail, single-family rental, and multifamily uses.

Ms. Meshier stated that the proposed PUD is consistent with the recommendations outlined in the 2022 Comprehensive Plan. Staff finds that the request promotes Big Idea #5 and will provide a diverse mix of housing options in a walkable, pedestrian, mixed-use setting. With these findings, staff recommends approval of the applicant’s request for the Planned Unit Development (PUD) as presented.

Mr. Joseph Cyr was present to represent the request.

Chairman Minor opened the public hearing at 5:34 p.m.

With no one wishing to speak, the public hearing was closed at 5:34 p.m.

Vice Chair Gukeisen moved to approve the request as presented by staff. Commissioner Rowe seconded, and the motion passed by a vote of 5 to 0.

CONSIDERATIONS

Texas Supreme Court in Pharr v. Tippitt, 616 S. W 2nd 173 (Tex 1981) established general guidelines which the Planning and Zoning Commission and City Council should take into consideration when making their respective recommendation and decision on a zoning request.

A. General Factors to Consider:

Is the request in accordance with the comprehensive plan?

Is the request designed to lessen congestion in the streets; secure safety from fire, panic or other dangers; promote health and the general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; or facilitate the adequate provision of transportation, water, sewers, schools, parks and other public requirements?

What if any, is the nature and degree of an adverse impact upon neighboring lands?

The suitability or unsuitability of the tract for use as presently zoned.

Whether the amendment bears a substantial relationship to the public health, safety, morals or general welfare or protects and preserves historical and cultural places and areas.

Whether there is a substantial public need or purpose for the new zoning.

Whether there have been substantially changed conditions in the neighborhood.

Is the new zoning substantially inconsistent with the zoning of neighboring lands? (Whether the new zoning is more or less restrictive.)

The size of the tract in relation to the affected neighboring lands – is the tract a small tract or isolated tract asking for preferential treatment that differs from that accorded similar surrounding land without first proving changes in conditions?

Any other factors which will substantially affect the health, safety, morals or general welfare.

B. Conditional Use Permit (if applicable)

Whether the use is harmonious with and adaptable to buildings, structures and use of abutting property and other property in the vicinity of the premises under construction.

C. Conditions to Consider

1. Occupation shall be conducted only by members of family living in home.
2. No outside storage or display
3. Cannot change the outside appearance of the dwelling so that it is altered from its residential character.
4. Cannot allow the performance of the business activity to be visible from the street.
5. Cannot use any window display to advertise or call attention to the business.
6. Cannot have any signs
7. No off-street parking or on-street parking of more than two (2) vehicles at any one time for business related customer parking.
8. No retail sales.
9. Length of Permit.



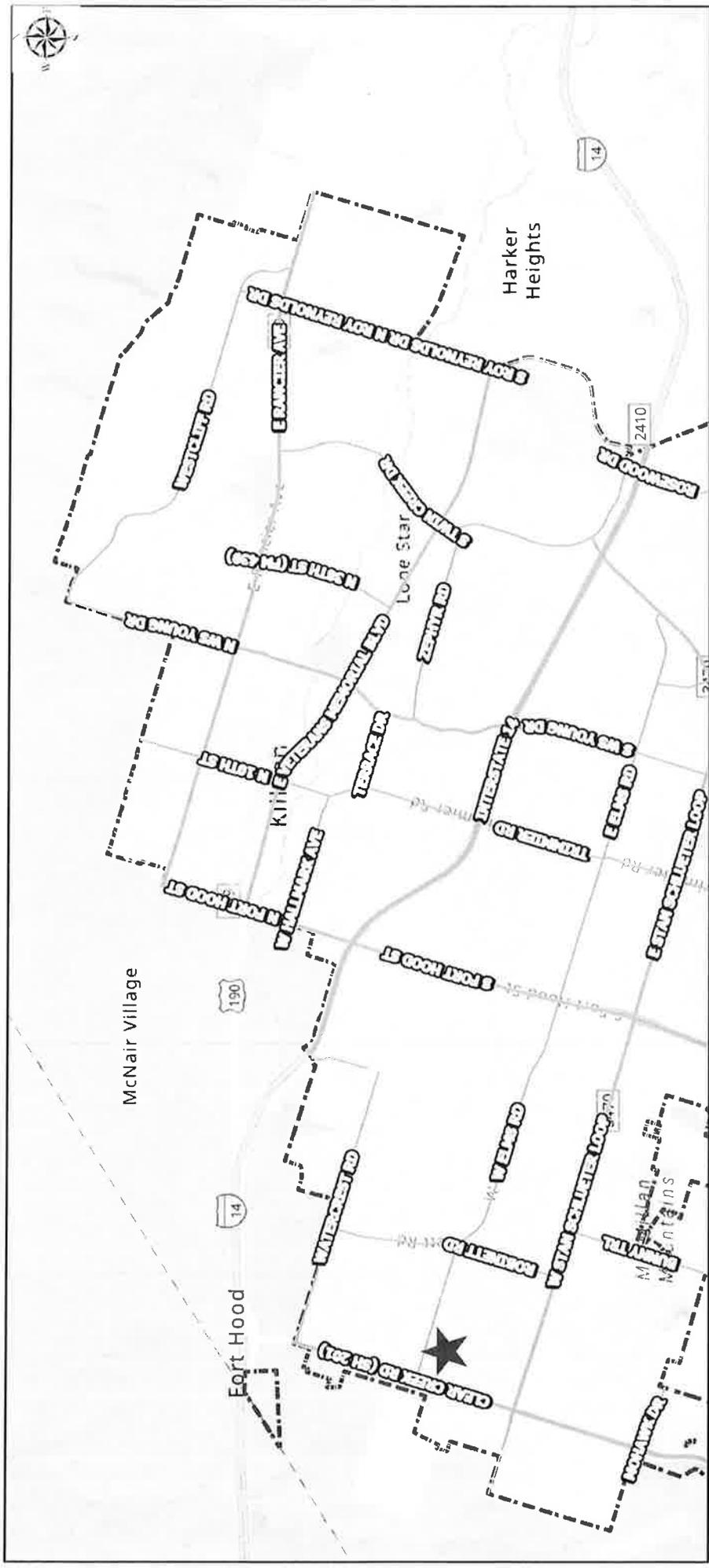
CASE #Z23-14: AR-1, R-3A & B-3 TO
PUD/W SF-2, R-3A & B-3

PH-23-040

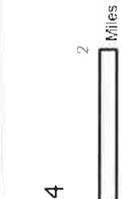
Jun 20, 2023

Case #Z23-14: AR-1, R-3A & B-3 to PUD

HOLD a public hearing and consider an ordinance requested by ILLI, LLC on behalf of CPB Investments, Incorporated; House Cross Associates, LTD; and Melva L. Van Dyke (**Case# Z23-14**) to rezone approximately 31.005 acres out of Thomas Robinette Survey, Abstract No. 686 and Lot 1, Block 1 of Elms Creek Addition Phase 2 from “AR-1” (Agricultural Single-Family Residential District), “R-3A” (Multifamily Apartment Residential District), and “B-3” (Local Business District) to Planned Unit Development (PUD) with “SF-2” (Single-Family Residential District), “R-3A” (Multifamily Apartment Residential District), and “B-3” (Local Business District) uses. The property is generally located east of South Clear Creek Road and south of Janelle Drive, Killeen, Texas.



LOCATION MAP
 Council District: 4



Zoning Case 2023-14
 B-3, A-R1, R-3A TO PUD w/ B-3, PUD w/ R-3A, PUD w/SF-2

Legend
 Major Roads
 City Limits

★ Zoning Case Location

Subject Property Legal Description: A0686BC T ROBINETT, 52-1, ACRES 1.378; A0686BC T ROBINETT, 52, (PT 3.368AC TRACT), ACRES 0.812; A0686BC T ROBINETT, 53-1, (PT REM OF 19.488AC TRACT), ACRES 15.908; A0686BC T ROBINETT, ACRES 3.0; ELMS CREEK ADDITION PHASE 2, BLOCK 001, LOT PT 1, (1, LESS NW TRI), 3.776AC



AERIAL MAP

Council District: 4



Legend

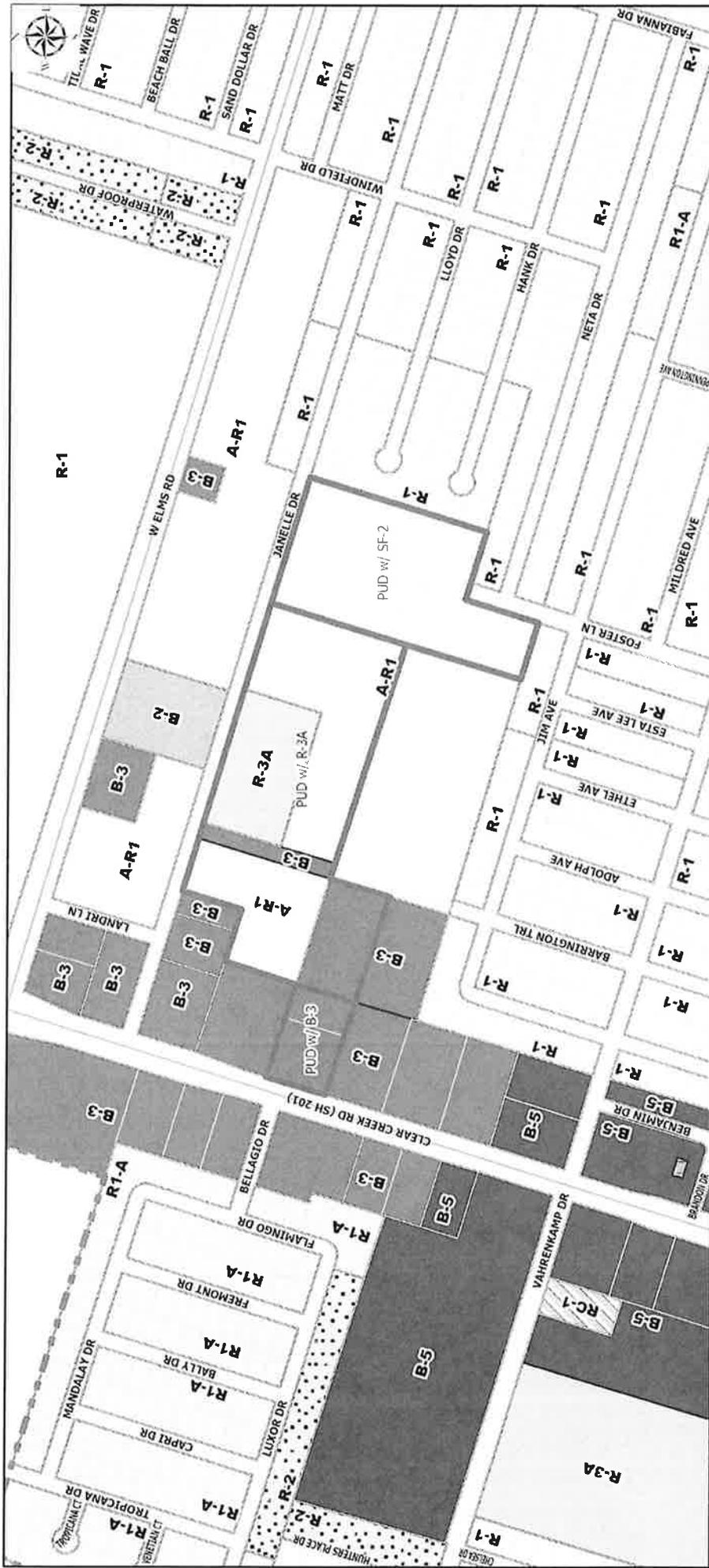
Citylimits

Zoning Case

Zoning Case 2023-14

B-3, A-R1, R-3A TO PUD w/ B-3, PUD w/ R-3A, PUD w/SF-2

Subject Property Legal Description: A0686BC T ROBINETT, 52-1, ACRES 1.378; A0686BC T ROBINETT, 52, (PT 3.368AC TRACT), ACRES 0.812; A0686BC T ROBINETT, 53-1, (PT REM OF 19.488AC TRACT), ACRES 15.908; A0686BC T ROBINETT, ACRES 3.0; ELMS CREEK ADDITION PHASE 2, BLOCK 001, LOT PT 1, (1, LESS NW TRI), 3.776AC



ZONING MAP

Council District: 4



Zoning Case 2023-14

B-3, A-R1, R-3A TO PUD w/ B-3, PUD w/ R-3A, PUD w/SF-2

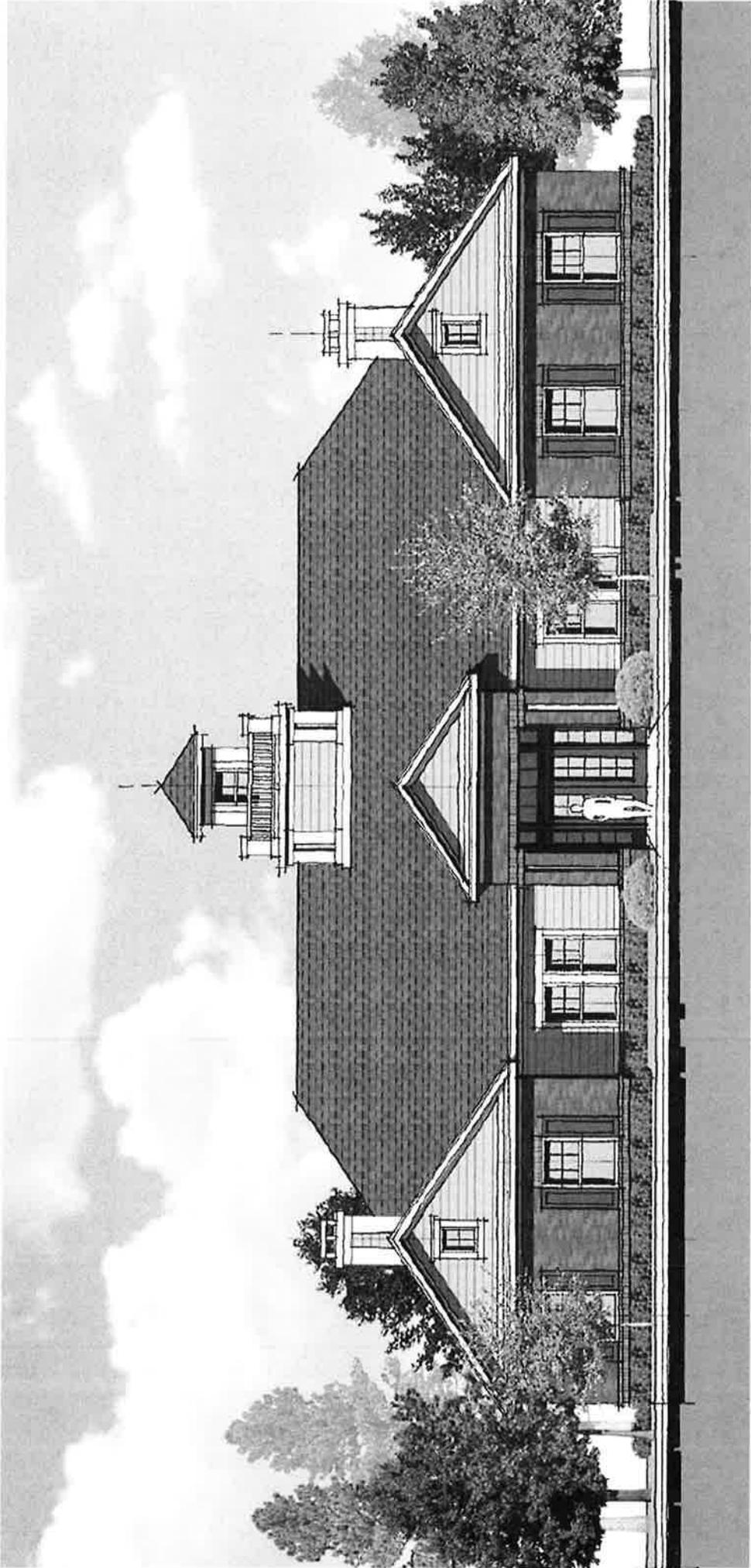
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Case #Z23-14: AR-1, R-3A & B-3 to PUD

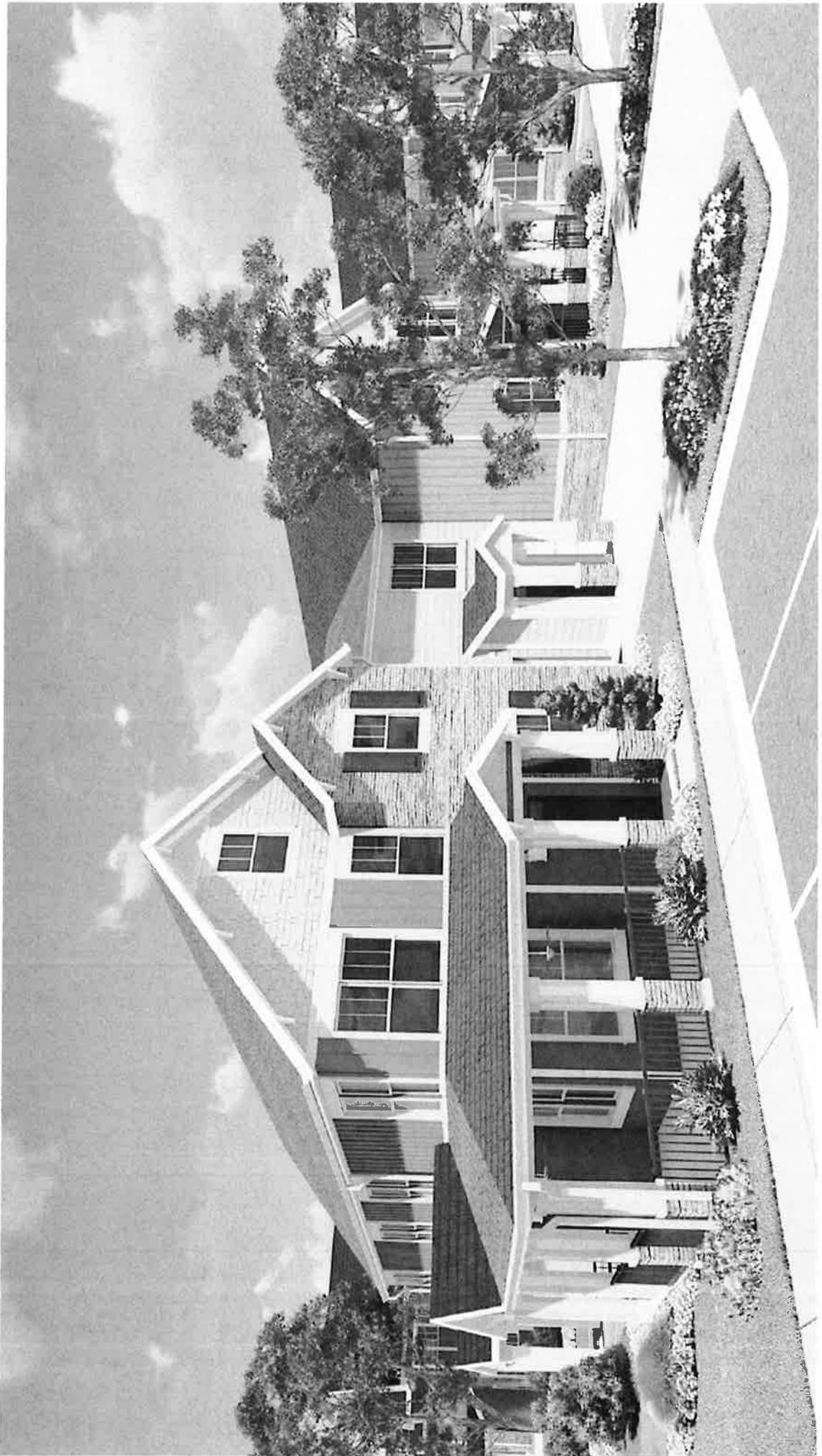
- If approved, the applicant intends to develop a horizontal mixed-use community with neighborhood retail, single-family rental, and multifamily uses, as follows:
 - “B-3” (Local Business District): 3.44 acres
 - “R-3A” (Multi-Family Residential): 17.88 acres
 - “SF-2” (Single-Family Residential District): 9.69 acres

Case #Z23-14: AR-1, R-3A & B-3 to PUD

- The maximum number of residential units shall not exceed 372 units, as follows:
 - Multifamily “R-3A”: max. 300 units (1, 2, and 3 br. units)
 - Single-family “SF-2”: max. 72 units (2, 3, and 4 br. homes)



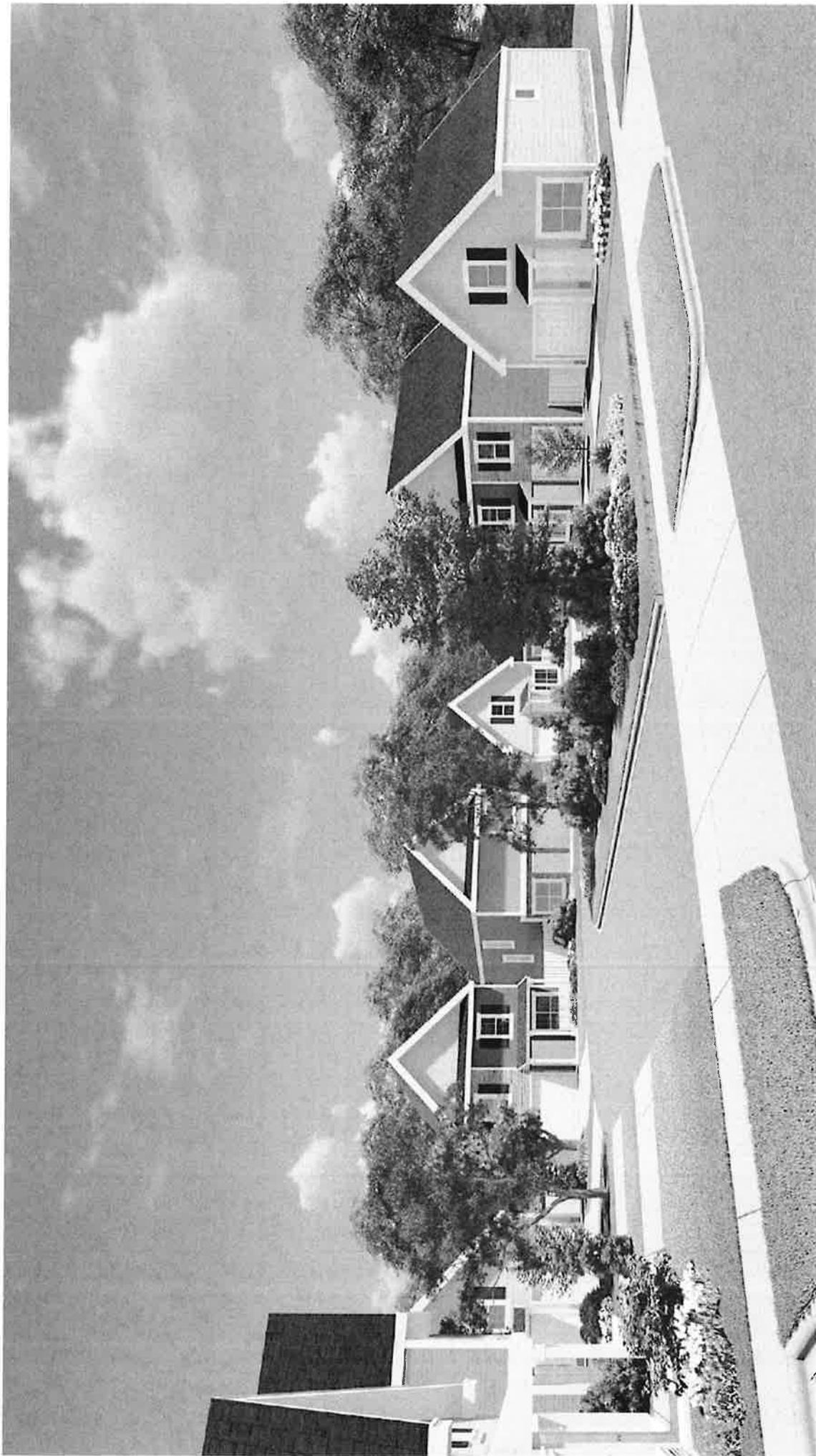
NOTE: Representational purposes, final may vary but will comply with PUD design and materials standards

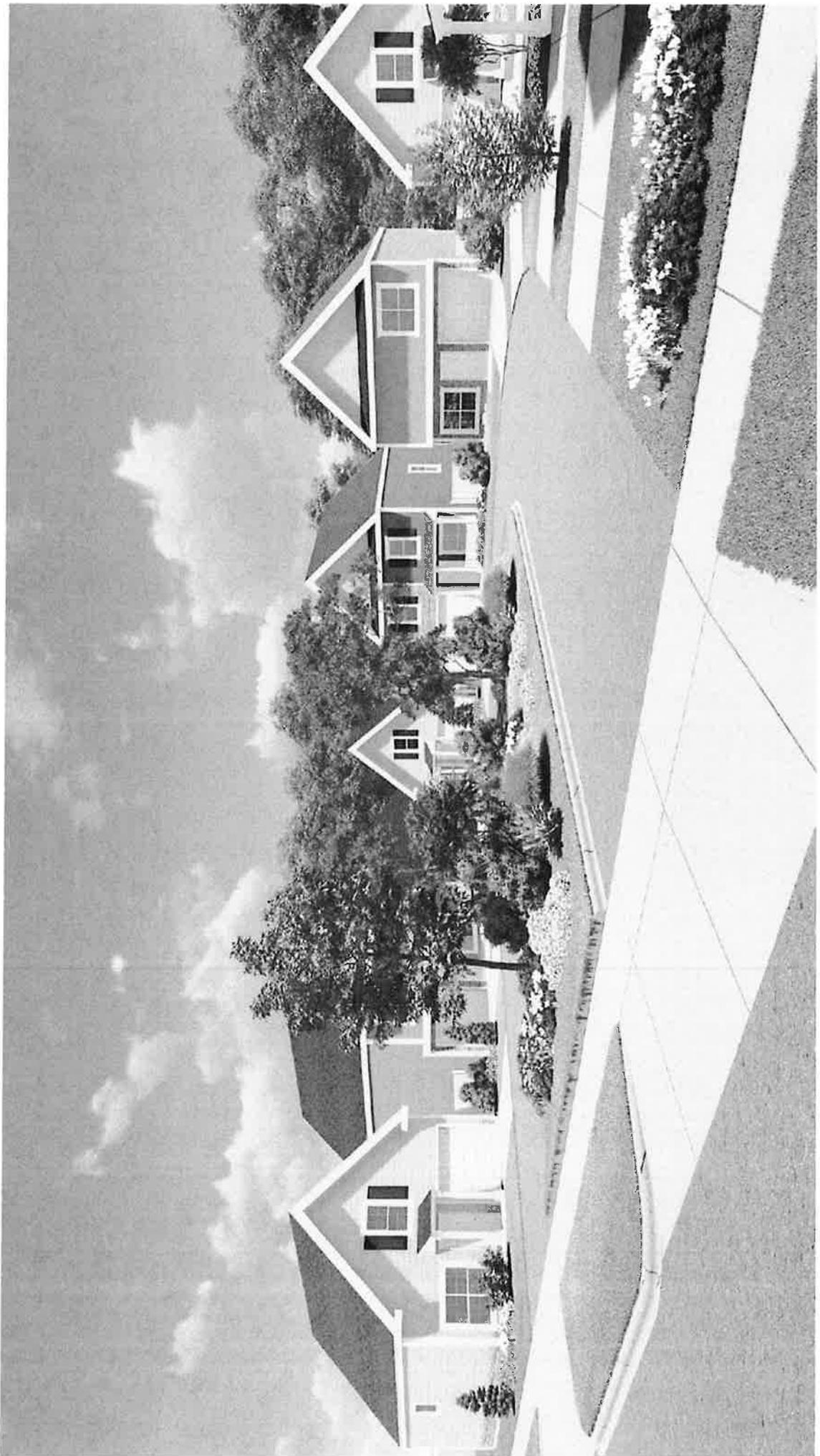














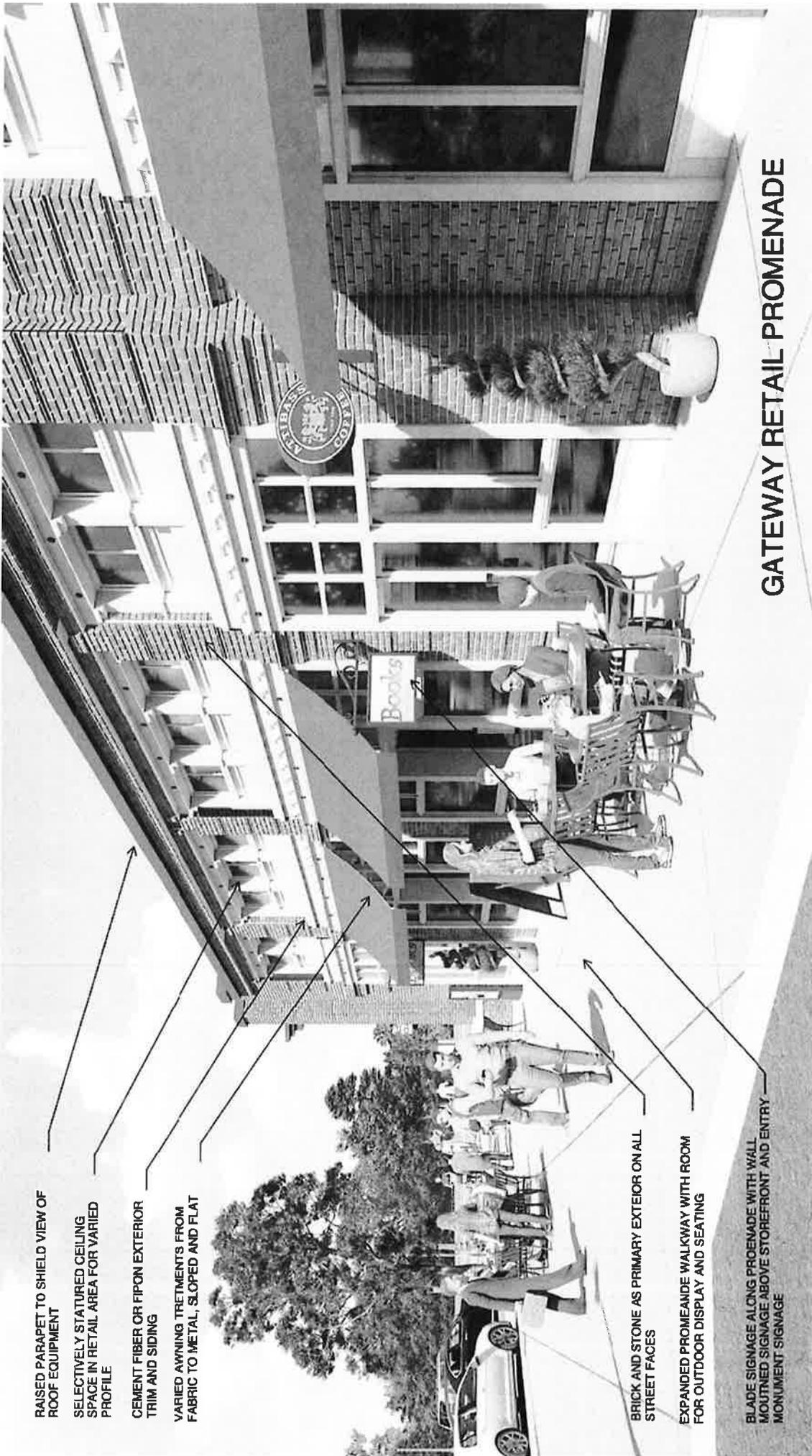


BRICK OR STONE AS PRIMARY STREET
FACE MATERIAL

VARIED PARAPET HEIGHTS FOR
INTEREST

DIAGONAL PARKING ALONG
SEPARATED ONE-WAY BOULEVARD
ENTRY DRIVE

GATEWAY BOULEVARD PROMENADE



RAISED PARAPET TO SHIELD VIEW OF ROOF EQUIPMENT

SELECTIVELY STATURED CEILING SPACE IN RETAIL AREA FOR VARIOUS PROFILE

CEMENT FIBER OR FIBER OPTIC EXTERIOR TRIM AND SIDING

VARIOUS AWNING TREATMENTS FROM FABRIC TO METAL, SLOPED AND FLAT

BRICK AND STONE AS PRIMARY EXTERIOR ON ALL STREET FACES

EXPANDED PROMENADE WALKWAY WITH ROOM FOR OUTDOOR DISPLAY AND SEATING

BLADE SIGNAGE ALONG PROMENADE WITH WALL MOUNTED SIGNAGE ABOVE STOREFRONT AND ENTRY MONUMENT SIGNAGE

GATEWAY RETAIL PROMENADE

Comprehensive Plan Analysis

- The subject property is designated 'Regional Commercial' and 'Residential Mix' on the Future Land Use Map.
- 'Regional Commercial' promotes a use mix of up to 100% non-residential and 50% residential uses.
- 'Residential Mix' promotes a use mix of up to 25% non-residential and 95% residential uses.



Comprehensive Plan Analysis

21

- Located within Killeen Development Zone #4.

- Approximate current land use mix:

- 18% non-residential uses

- 62% residential uses

- 20% agricultural

- Approximate zoning districts (excluding special districts):

- 3% non-residential zoning districts

- 97% residential zoning districts



Comprehensive Plan Analysis

- Staff finds that the applicant's request is consistent with the 'Regional Commercial' and 'Residential Mix' designations on the Future Land Use Map (FLUM).

Comprehensive Plan Analysis

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

- **LU1** – Use place types and complete neighborhoods as building blocks.
- **LU2** – Improve the fiscal productivity of development.
- **LU3** – Encourage incremental evolution of neighborhoods.
- **NH3** – Diversify housing mix (types and price points).
- **NH4** – Build complete neighborhoods.

Comprehensive Plan Analysis

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

- **MC1** – Adjust planning approach to consider non-vehicular trips.
- **MC2** – Coordinate land use and mobility strategies to create commercial nodes in each development zone of the city and within neighborhoods.
- **MC4** – Design neighborhood streets to prioritize people, place, and fiscal productivity.

Environmental Assessment

- The property is not within any FEMA regulatory Special Flood Hazard Area (SFHA). There are no other known wetland areas on or adjacent to the property as identified on the National Wetlands Inventory.

Case #Z23-14: AR-1, R-3A & B-3 to PUD

View of the rear of the property looking south:



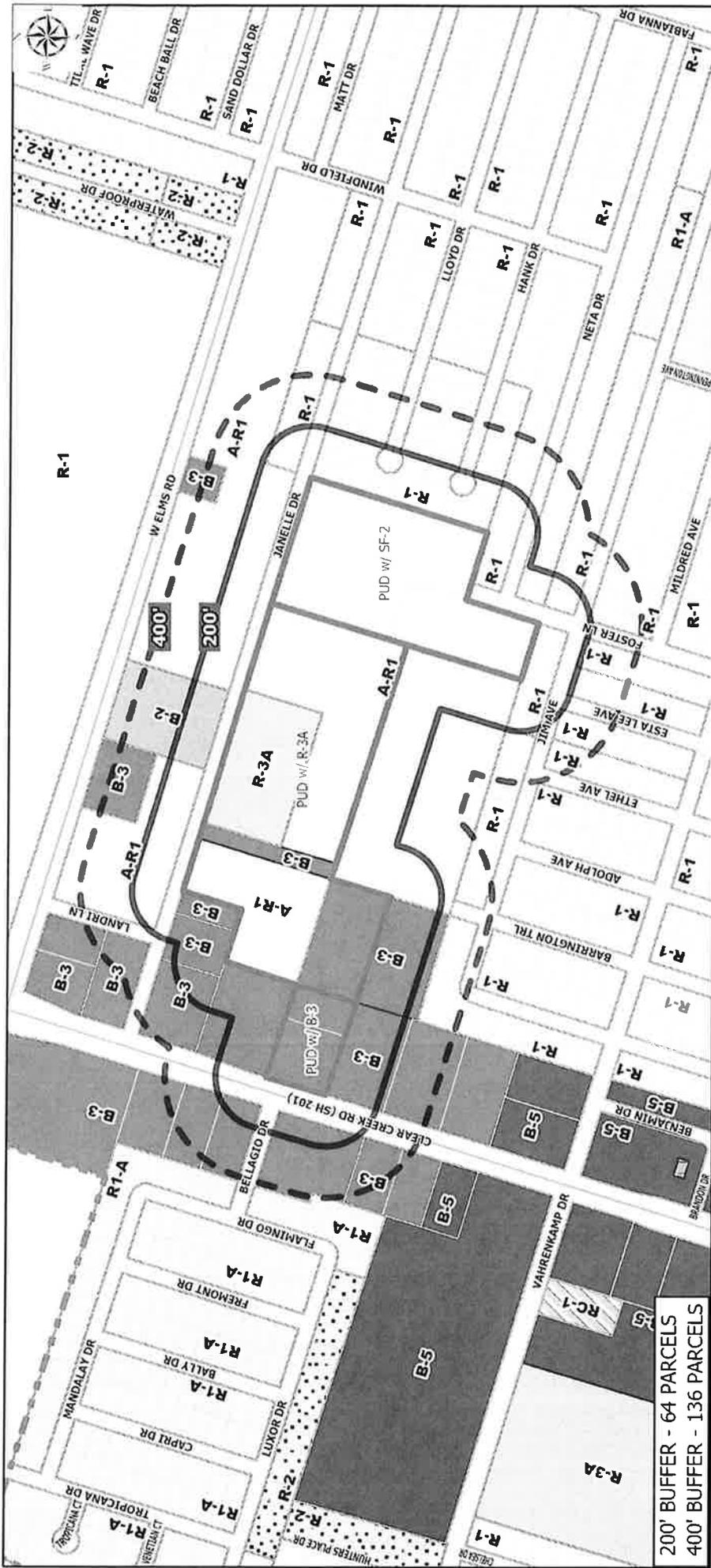
Case #Z23-14: AR-1, R-3A & B-3 to PUD

View of the property looking northwest:



Public Notification

- Staff notified one-hundred and thirty-one (131) surrounding property owners regarding this request.
- Of those property owners notified, seventy-two (72) reside outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and thirty-two (32) reside outside of Killeen.
- To date, staff has received one (1) written response in opposition regarding this request.



Zoning Case 2023-14

B-3, A-R1, R-3A TO PUD w/ B-3, PUD w/ R-3A, PUD w/SF-2

ZONING MAP

Council District: 4



Subject Property Legal Description: A0686BC T ROBINETT, 52-1, ACRES 1.378; A0686BC T ROBINETT, 52, (PT 3.368AC TRACT), ACRES 0.812; A0686BC T ROBINETT, 53-1, (PT REM OF 19.488AC TRACT), ACRES 15.908; A0686BC T ROBINETT, ACRES 3.0; ELMS CREEK ADDITION PHASE 2, BLOCK 001, LOT PT 1, (1, LESS NW TRI), 3.776AC

Alternatives

The City Council has three (3) alternatives:

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

Staff Recommendation

- Staff finds that the request is consistent with the recommendations outlined in the 2022 Comprehensive Plan.
- Therefore, staff recommends approval of the applicant's request as presented.

Commission Recommendation

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- At their regular meeting on May 1st, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 5 to 0.