

MINUTES
PLANNING AND ZONING COMMISSION MEETING
JULY 17, 2023
CASE# Z23-15
AMENDMENT TO PUD STANDARDS

HOLD a public hearing and consider a request submitted by Quintero Engineering on behalf of nine (9) property owners (**Case #Z23-15**) to amend the Planned Unit Development (PUD) standards for the Rosewood Springs Planned Unit Development (Ordinance No. 19-017) to increase the maximum square footage of leased/owned business area within the commercial properties from 5,000 sq. ft. to 10,000 sq. ft. The properties are generally located on the east side of Rosewood Drive at the intersections of Rosewood Drive and Rose Garden Loop, Killeen, Texas.

Ms. Larsen presented the staff report for this item. She stated that, if approved, the applicant intends to develop a 22,000 sq. ft. commercial building, which will consist of one 10,000 sq. ft. lease space, and an additional 12,000 sq. ft. of commercial lease spaces, which can be broken down into six individual 2,000 sq. ft. lease spaces.

Ms. Larsen stated that the intent of the requested PUD amendment is to allow for a single leased/owned business to be up to ten thousand (10,000) square feet instead of five thousand (5,000) square feet.

Ms. Larsen stated that staff recommends approval of the requested PUD amendment with condition that number 16 on the list of permitted uses be amended to exclude the sale of secondhand goods.

Commissioner Sabree asked what the recommendation regarding secondhand goods is. Ms. Larsen explained that staff is recommending that the sale of secondhand goods be removed from the list of permitted uses within the PUD. Commissioner Jones stated that he is in favor of allowing the sale of antiques within the PUD.

Mr. George Meza was present to represent the case.

Commissioner Jones asked Mr. Meza about the recommended change to the permitted uses. Mr. Meza stated that it was recommendation from staff.

Vice Chair Gukeisen opened the public hearing at 5:52 p.m.

Ms. Melissa Brown spoke in opposition to the request. She stated this PUD was originally approved as a gateway to Killeen, and she is not in favor of another dollar store in the area.

Ms. Stephanie Magnani spoke in favor of the request. Ms. Magnani stated that the Rosewood area is an amenity desert and in order get essentials, residents must go through Central Texas Expressway to any shopping areas and that intersection has a high number of accidents.

With no one else wishing to speak, the public hearing was closed at 5:57 p.m.

Commissioner Jones moved to approve the requested PUD amendment with the condition that number 16 on the list of permitted uses be amended prohibit the sale of secondhand goods but allow for the sale of antiques.

Commissioner O'Brien seconded, and the motion passed by a vote of 3 to 2 with Vice Chair Gukeisen breaking a tie in favor of the motion. Commissioners Ploeckelmann and Sabree voted in opposition to the motion.

Commissioner Sabree stated that she is not in favor of more dollar stores in the area. Commissioner Ploeckelmann stated that he supports staff's recommendation.