

**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.