

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
MARCH 6, 2023**

Residential Land Use Ordinance

HOLD a public hearing and consider an ordinance amending Chapter 31 of the Killeen Code of Ordinances, providing for amendments to City's zoning regulations regarding short term rentals.

Ms. Meshier presented staff report for this item. She stated that, if approved, the proposed ordinance would allow the operation of short-term rentals in Killeen, and would also allow the City to collect Hotel Occupancy Tax on said rentals.

Vice-Chair Gukeisen asked if there would be a requirement for the properties to be inspected between rentals. Ms. Meshier stated that the City' would inspect the properties annually, but not between each stay.

Chairman Minor asked if the ordinance could include a phone number for complaints. Ms. Meshier stated that the ordinance would require short term rental operators to provide contact information for the City to occupants. Chairman Minor stated that the ordinance should include contact information for Code Enforcement as well. Ms. Meshier stated that the Commission can recommend approval of the ordinance with that condition.

Chairman Minor opened the hearing at 5:39 p.m.

With no one wishing to speak, the public hearing was closed at 5:39 p.m.

Commissioner Ploeckelmann moved to disapprove item PH-4. Vice Chair Gukeisen seconded.

Commissioner Jones stated that many larger cities are putting in place similar ordinances.

Chairman Minor stated that denying the proposed ordinance would prevent the City from being able to collect hundreds of thousands of dollars. He also stated that short term rental operators are making money, so the City should be able to collect taxes on these rentals.

Commissioner Ploeckelmann stated that approval of the proposed ordinance would change the residential character of existing neighborhoods. He further stated that approval of the proposed ordinance would not be fair to current homeowners.

Commissioner Gukeisen stated that Hotel Occupancy Tax does not go into the General Fund; it goes into a separate fund, so it does not benefit the City as a whole.

Mr. Matthew Irvine, Director of the Killeen Civic and Conference Center, explained the permitted use of Hotel Occupancy Tax. He also stated that one dollar of Hotel Occupancy

Tax brings in two dollars of sales tax, which does go into the General Fund.

Chairman Minor called for the vote. The motion to disapprove the ordinance failed by a vote of 2 to 5 with Commissioners Ploeckelmann and Gukeisen voting in favor.

Commissioner Jones moved to approve the ordinance as recommended by staff. Commissioner Wilson seconded.

Commissioner Marquez moved to amend the motion to include a condition regarding adding Code Enforcement contact information to the ordinance. Commissioner Wilson second, and the motion to amend passed by a vote of 5 to 2 with Commissioners Gukeisen and Ploeckelmann in opposition.

Chairman Minor called for the vote on the motion to approve with the added condition, and the motion passed by a vote of 5 to 2 with Commissioners Gukeisen and Ploeckelmann in opposition.

Commissioner Gukeisen noted concerns regarding allowing the operation of a business in a residential area. He also noted that he does not support establishing additional taxes, fees, and/or regulations.

Commissioner Ploeckelmann expressed concerns regarding the impact of the proposed ordinance on the residential character of existing neighborhoods.