

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
SEPTEMBER 19, 2022**

**CASE #Z22-43  
“B-5” and “R-3” to “R-3A”**

**HOLD** a public hearing and consider a request submitted by Lawrence Passariello on behalf of the Brown Family Revocable Trust (**Case #Z22-43**) to rezone approximately 0.430 acres out of the Killeen Original Town, Block 55, Part of Lot 2, from “B-5” (Business District) and “R-3” (Multifamily Residential District) to “R-3A” (Multifamily Apartment Residential District). The property is locally addressed as 515 North 2<sup>nd</sup> Street, Killeen, Texas.

Ms. Larsen briefed the Commission regarding the applicant’s request. She stated that the applicant intends to renovate the existing structures on the property for residential use. She further stated that a PUD is required in accordance with Sec. 31-256.9(a). However, if the proposed amendment is approved, this request would not require a PUD, since the request is for approximately 0.430 acres.

Ms. Larsen also stated that this property is located within the ‘Infill & Enhance’ growth sector, which includes places with existing developments and full services where additional population, higher intensities in development types and uses is desired. Downtown and its adjacent neighborhoods would benefit from infill and redevelopment.

Staff notified forty-four (44) surrounding property owners regarding this request. Of those notified, twenty-eight (28) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and twelve (12) property owners reside outside of Killeen. To date, staff has received no written responses regarding this request.

Ms. Larsen also stated that staff finds that the request is consistent with the policies and principles of the 2022 Comprehensive Plan as indicated in the Comprehensive Plan Analysis. In addition, the request directly aligns with the Comprehensive Plan recommendation (LU3.2) of rezoning properties in areas which need revitalization, specifically areas within the Urban Village, to more flexible zoning districts. Therefore, staff recommends approval of the applicant’s request for “R-3A” (Multi-Family Apartment Residential District).

The applicant’s agent, Lawrence Passariello, was present to represent the case.  
Chairman Latham opened the public hearing.

With no one wishing to speak, the public hearing was closed.

Commissioner Sabree moved to recommend approval of the applicant’s request. Commissioner Marquez seconded, and the motion passed by a vote of 6 to 0.