

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

**CASE #Z22-59
“A” to PUD W/ “SF-2”, “R-3A”, “RT-1”, & “NBD”**

HOLD a public hearing and consider a request submitted by Belton Engineering Inc. on behalf of Bunny Trail Real Estate, LP (**Case #Z22-59**) for the initial rezoning of approximately 221.272 acres of land out of the John E. Maddera Survey, Abstract No. 600, from “A” (Agricultural District) to Planned Unit Development (PUD) with “SF-2” (Single-Family Residential District), “R-3A” (Multifamily Residential District), “RT-1” (Residential Townhouse Single-Family by District), and “NBD” (Neighborhood Business District) uses. The property is locally addressed as 6603 Bunny Trail, Killeen, Texas.

Ms. Meshier presented the staff report for this item. She stated that if approved, the applicant intends to develop the subject property into a mixed-use community with multiple types of single-family residential, apartments, townhomes, commercial, and open space uses.

Ms. Meshier also stated that staff finds that the request is consistent with the policies and principles of the 2022 Comprehensive Plan. Staff finds that the proposed PUD is consistent with the ‘Traditional Neighborhood’ designation of the Future Land Use Map. Therefore, staff recommends approval of the request as presented.

There is a floodway that runs through this property that will be dedicated to the City as parkland.

Staff notified three hundred and eighty-seven (387) surrounding property owners regarding this request. Of those notified, one hundred and ninety-one (191) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and fifty-four (54) property owners reside outside of Killeen. To date, staff has received zero (0) written responses regarding this request.

Commissioner Jones requested to see the concept plan and asked about connectivity to Clear Creek. Ms. Meshier explained that the proposed PUD will include the construction of Mohawk Drive, which will provide connectivity from Bunny Trail though to Clear Creek.

Chairman Minor asked about the condition of Bunny Trail and about the City’s plans to rebuild it. Mr. Zagars stated that, if the zoning is approved, the developer will be required to submit a Traffic Impact Analysis (TIA). Any required improvements to Bunny Trail will be specified within the TIA.

Commissioner Jones asked if the developer would be responsible for improvements to Bunny Trail adjacent to the proposed development. Mr. Zagars stated that Bunny Trail is a City project, so the City will be responsible for rebuilding that segment of the road. Ms. Meshier stated that Bunny Trail will be finished before the proposed development begins. Mr. Zagars stated that the Bunny Trail project will commence before the end of 2023.

Chairman Minor asked what the Controlled Growth designation in the Comprehensive Plan allows for. Ms. Meshier stated that the Controlled Growth is intended to ensure that new development is fiscally sustainable. She also noted that one of the primary characteristics that helps to ensure fiscal sustainability is density. She stated that the fiscal impact analysis of the proposed development indicates that it will generate enough tax revenue to be self-sustaining.

Commissioner Jones asked if the single-family would be available for sale or for rent. Ms. Meshier stated that the applicant is present to answer that question.

Ms. Lina Chtay of Belton Engineering was present to represent the request.

Ms. Chtay stated that the houses would be for sale, not for rent. The intent is to have homeowners. Chairman Minor asked what the sale price of the homes would be. Ms. Chtay stated that the minimum price would be \$270,000 due to the amenities being added, including the masonry wall, park amenities, and trails.

Mr. Jones asked if these trails would have adequate light for the safety of the citizens. Ms. Meshier stated that there is nothing in the PUD that addresses lighting of the trail. She also noted that the greenway trail area would be dedicated to the City.

Chairman Minor asked if the proposed townhome dwellings would have alleys in the back, or if the garages would face the street. Ms. Meshier stated that, per the PUD, 50% of the townhomes will be alley loaded.

Chairman Minor opened the public hearing at 5:19 p.m.

With no one wishing to speak, the public hearing was closed at 5:20 p.m.

Commissioner Jones made a motion to approve the applicant's request as presented, with the condition that lighting be added to the greenway trail segment. Commissioner Wilson seconded, and the motion passed by a vote of 7 to 0.