

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

**CASE #Z23-04  
"UD" to "UD" W/ "CUP"**

**HOLD** a public hearing and consider a request submitted by Vernon Hood (**Case #Z23-04**) to the rezone Lots 24-29, Block 3, Western Oaks, from "UD" (University District) to "UD" (University District) with a Conditional Use Permit (CUP) to allow single-family residential use on six (6) existing lots. The property is locally addressed as 505 Reese Creek, Killeen, Texas.

Mr. Larsen presented the staff report for this item. She stated that the applicant intends to build one single-family dwelling on the subject property.

Ms. Larsen stated that the request is consistent with the 'Residential Mix' designation of the Future Land Use Map (FLUM).

Staff notified twenty-seven (27) surrounding property owners regarding this request. Of those notified, thirteen (13) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and four (4) property owners reside outside of Killeen. To date, staff has received zero (0) written responses regarding this request.

Mr. Larsen stated that staff finds that the request is consistent with the policies and principles of the 2022 Comprehensive Plan. Therefore, staff recommends approval of the applicant's request for a CUP (Conditional Use Permit) to allow single-family residential use with the condition that the six (6) existing lots shall not be further subdivided.

Commissioner Jones asked if each house would be 1,400 sq. ft. Ms. Larsen stated that the applicant intends to construct only one home at this time. However, there are six (6) platted lots within the subject area. Ms. Meshier stated that the intent of the recommended condition is to attach a limitation to the permitted residential density within the subject area. The recommended condition is intended to allow the remaining five (5) lots to be developed as contemplated on the plat, but also to ensure that the area cannot be replatted into more than six (6) lots without requesting an amendment to the Conditional Use Permit.

Chairman Minor asked Mr. Zagars what the plan is for Reese Creek Rd. Mr. Zagars stated that there are no current plans to improve Reese Creek Rd. at this time.

Mr. Vernon Hood was present to represent the request.

Chairman Minor asked Mr. Hood if he was aware that the property was within the University District when he purchased it. Mr. Hood stated that he was not aware of the zoning when he purchased the property.

Commissioner Jones asked the applicant if the proposed 1,400 sq. ft. home would be big enough. Mr. Hood stated that building plans have already been submitted and that the house would not include a garage. Chairman Minor stated that the Conditional Use Permit would not place any limitations on the size of the home.

Chairman Minor opened the public hearing at 5:29 p.m.

With no one wishing to speak, the public hearing was closed at 5:30 p.m.

Commissioner Jones moved to approve the request as recommended by staff. Commissioner Marquez seconded, and the motion passed by a vote of 7 to 0.