

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

**CASE #Z22-54  
“B-5” & “M-1” to “PUD” W/ “B-3”, “R-3A”, & “RT-1”**

**HOLD** a public hearing and consider a request submitted by Michael J. Whellan on behalf of Central Southwest Texas Development, LLC (**Case #Z22-54**) to rezone approximately 203.2 acres, being Killeen Area Investment Corp. Industrial Tract, Lot PT TR C, D, & Abandoned Dogwood Blvd.; La Cascata Addition, Block 00A, Lot 1-4 & Killeen Airport Addition, Block 001, Lot PT 1, (W PT OF 1) from “B-5” (Business District) and “M-1” (Manufacturing District) to “PUD” (Planned Unit Development) with “B-3” (Local Business District), “R-3A” (Multifamily Apartment Residential District), and “RT-1” (Residential Townhouse Single-Family District) uses. The property is locally addressed as 1401 Rio Boulevard, 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.

The applicant has proposed an initial dedication of five (5) acres of land of parkland to the City of Killeen and included the parkland dedication requirements as detailed in the PUD document.

Staff notified fifty-two (52) surrounding property owners regarding this request. Of those notified, eighteen (18) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and thirty-four (34) property owners reside outside of Killeen. To date, staff has received zero (0) written responses regarding this request.

Ms. Meshier also 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 request as presented.

Chairman Minor asked who would be responsible for the costs of off-site improvements. Ms. Meshier explained that off-site improvements will be addressed as part of a TIRZ Reimbursement Agreement, which will be reviewed and approved separately from the PUD zoning request.

Chairman Minor asked if “B-3” allows for all the uses that were outlined in the application and what would happen if a tenant wanted a land use that is outside of the “B-3”/PUD amendment. Ms. Meshier stated that permitted are addressed within the proposed PUD and differ slightly from the uses allowed in “B-3”. She further stated that if a tenant would like to have a land use outside the PUD, it would require a PUD amendment.

Vice Chair Gukeisen asked if there was environmental assessment or special flood drainage

policy to build around the two ravines and pond within the area. Mr. Zagars stated there are requirements depending on whether it is a creek or a pond (e.g., creek buffer zones) and will be factored into the engineering designs.

Mr. Michael Whellan, agent, and Kevin Hunter, applicant, were present to represent the request.

Mr. Whellan and Mr. Hunter gave a presentation on the proposed retail stores and facilities that will be offered.

Commissioner Rowe asked about the parkland to be dedicated. Mr. Whellan explained that the park will be built and then dedicated to the city.

Commissioner Jones asked about ADA accessibility of the residential facilities. Mr. Hunter stated that there would not be elevators, but all the residential facilities would have ADA compliant housing on the 1<sup>st</sup> floor.

Chairman Minor asked if they would be having any hotels. Mr. Whellan stated that at the moment, there are no plans to include hotels.

Commissioner Jones questioned whether they would be hiring local engineers for this project. Mr. Whellan stated that they intend to hire people within the community for this project.

Vice Chair Gukeisen asked the representatives hypothetically how long the project will take to complete. Mr. Hunter stated that they believe the commercial properties will be complete within three to five years and the residential will take about five to ten years.

Vice Chair Gukeisen asked what kind of entertainment will be offered. Mr. Hunter responded that family friendly entertainment, such as Top Golf and Dave & Busters, would be included.

Vice Chair Gukeisen asked if they would be building or selling the properties. Mr. Hunter responded that they plan on building and owning the commercial properties, but there may be certain businesses that prefer having ownership of the properties.

Mr. Jones left the meeting at 5:33 p.m., but the Commission still had a quorum.

Chairman Minor opened the public hearing at 5:34 p.m.

Mr. Tad Dorroh spoke in support of the request and stated that the proposed development would be a great fit for the community.

Ms. Melissa Brown spoke in opposition to the proposed PUD. Ms. Brown stated that the City is already trying to acquire more manufacturing land, so this property should remain manufacturing. Ms. Brown also stated that citizens need less service and retail related jobs.

She also noted concern that the proposed development may damage the revitalization of downtown by drawing businesses away from downtown.

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

Commissioner Ploeckelmann moved to recommend approval of the applicant's request for "PUD" (Planned Unit Development) with "B-3" (Local Business District), "R-3A" (Multifamily Apartment Residential District), and "RT-1" (Residential Townhouse Single-Family District) as presented. Commissioner O'Brien seconded, and the motion passed by a vote of 4 to 0.