

MINUTES
PLANNING AND ZONING COMMISSION MEETING
MAY 11, 2026
CASE # Z26-10
“B-3” to “B-3 W/CUP”

Hold a public hearing and consider a request submitted by Vincent Gerard & Associates on behalf of First Assembly of God Inc. (**Case# Z26-10**) for a Conditional Use Permit (CUP) to allow for the installation of a wireless telecommunication tower on property zoned “B-3” (Local Business District), being approximately 2.0 acres, being Lot 1, Block 1, McClurkan Addition. The subject property is locally addressed as 7432 East Trimmier Road, Killeen, Texas.

This item was presented to the Commission during their Work Session. Ms. Lopez was available to answer questions.

Vincent Huebinger with Vincent and Gerard & Associates was present to represent the case. Mr. Huebinger explained that the purpose of this wireless telecommunication tower was to improve capacity and improve in-building coverage. Stated that there is currently coverage in the area, but the focus of the tower is to improve coverage northeast of the subject property. The subject property was the only available site that would meet the commercial zoning requirements, while increasing the coverage for the target neighborhood.

Mr. Huebinger mentioned the RF (radiofrequency) exposure and why the tower should not cause concern regarding adverse health effects to citizens nearby.

Commissioner Moss asked the applicant if there was information available depicting the requests for service in that area or any complaints. Mr. Huebinger stated that the carrier would have that information at their network operations center. He further explained how the network providers would determine whether a new wireless tower would be required.

Commissioner Moss inquired if this was the only site that this proposed project could be located at. Mr. Huebinger stated that this was the only property that was appropriately zoned in the area that required coverage.

Chairman Purifoy stated that from the responses submitted, citizens expressed health concerns and fall risks of the tower. Mr. Huebinger described how the fall zone depicted on the site plan and the engineering of the plans will ensure safety of the surrounding neighborhoods.

Commissioner Jones asked if the development of this wireless telecommunication tower caused the property values to go down. Mr. Huebinger clarified that there is no decrease in property values due to proximity to wireless telecommunication towers. Mr. Huebinger also stated that Verizon has released studies stating that depict an increase in property value in nearby homes that have better coverage.

There was a discussion of the collocation, and how the other network carriers would be able to use the proposed wireless telecommunication tower.

There was also a discussion about how this proposed tower would improve coverage in the area.

There was also a discussion about the input of Watts and radiofrequency and concerns of negative effects to health or medical devices.

Chairman Purifoy opened the public hearing at 5:07 p.m.

Mr. Steven Jones spoke in opposition to the request. He stated that in residential neighborhoods, citizens will be using either fiber optics or Wi-Fi, so there is no need for these developments. Mr. Jones expressed concerns regarding children's safety and health issues. He also said that he currently has no coverage issues within his home.

There was a discussion about the possible location of a nearby wireless telecommunication tower.

Mr. Ed DiPrete spoke in opposition to this request. He stated that he would not have chosen his current home if there had been a wireless telecommunication tower at the proposed subject property at the time of purchase. He expressed concerns about a decrease in the property value of his home and safety. Mr. DiPrete stated that he had no coverage issues within his home.

Mr. Ricky Reyes spoke in opposition to the request. He expressed concerns about the decrease in property values and increased density caused by new developments.

Mr. Cecil Adams spoke in support of this request. He explained that he was the pastor of church adjacent to the subject property, who are the ones submitting this request for consideration. Mr. Adams stated that the reason the tower will be located on the subject property is due to future residential development in the area. Mr. Adams said that he has experienced issues with coverage, while streaming for his church services.

Mr. Donald Smith spoke in support of this request. Mr. Smith stated that he was a member of the same church as Mr. Adams and that when the board of the church voted on approving moving forward with this project, it was unanimous approval.

The Commission called the applicant, Mr. Huebinger, back to the podium.

Commissioner Moss asked the applicant if it was possible for any of the pre-existing surrounding towers to be boosted, to improve the coverage in the target area. Mr. Huebinger stated that it is possible to add antennas to the towers to improve coverage, but the max is nine (9) and the surrounding towers have already been boosted to capacity.

There was a discussion about whether the applicant would be willing to camouflage the tower to look like a tree.

Mr. Huebinger addressed some of the comments made by the citizens.

There was a discussion about whether the cellphone tower would depreciate the property values of the surrounding neighborhood.

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

Commissioner Cooper moved to recommend approval of the request as recommended by staff with a condition that the tower is camouflaged with a pine tree design. Commissioner Jones seconded, and the motion passed by a vote of 5 to 2, with Commissioner Moss and Commissioner Sabree in opposition.

Commissioner Sabree stated that she was opposed because the adverse effects caused by the proximity of residing by a wireless telecommunication tower are not known and the citizens present stated there was no issue with their current coverage.

Commissioner Moss also stated he was in opposition because the citizens stated that they had no issue with their current coverage and he would like to see information depicting that the surrounding antennas are at capacity.