

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
OCTOBER 3, 2016**

**CASE #Z16-17
“A” to “A” w/CUP**

HOLD a public hearing and consider a request by Garland and Jo Ann Kelley to rezone an approximate .229 acre (100x100 foot) area out of the M.T. Martin Survey, Abstract No. 963, from “A” (Agricultural District) to “A” (Agricultural District) with a Conditional Use Permit (CUP) for a 120’ tall monopole communication structure. The subject area is located approximately 3,000 feet east of S. Fort Hood Street and approximately 2,500 feet west of Kelley Lane, Killeen, Texas.

Chairman Frederick asked for staff comments.

City Planner Tony McIlwain stated that Mr. Scott Lewellen of SiteExcel L.L.C. submitted this request on behalf of Garland and Jo Ann Kelley. They are requesting a Conditional Use Permit for the erection of a 120’ monopole communication tower. The property is zoned “A” (Agricultural District). The Planning and Zoning Commission and the City Council may impose reasonable conditions and safeguards deemed appropriate to that application in order to protect the health, safety, and welfare of the public and protect property and property values. The property is largely undeveloped with some ancillary structures and City of Killeen water towers.

The staff notified two (2) surrounding property owners within a 200’ notification boundary regarding this request and one response was received from Mr. Wayne Duncan. Mr. Duncan had a question in reference to accessing the property and had no objection.

Staff recommends approval of the applicant’s Conditional Use Permit request subject to adherence to the site plan and communication monopole design submitted by the applicant with this zoning request as well as the installation of an obstruction light.

Mr. Scott Lewellen, 33300 Kanis Road, Paron, AR, was present to represent this request. Commissioner Cooper had concerns with the obstruction light and Mr. Lewellen stated that they will work with staff to meet the requirements.

Commissioner Harkin asked if the existing access road was going to be used and Mr. Lewellen stated that a new access road to the tower will be created.

Chairman Frederick opened the public hearing. With no one requesting to speak, the public hearing was closed.

Vice Chair Dorroh motioned to recommend approval of Conditional Use Permit for Case Z16-17 with the installation of an obstruction light as recommended. Commissioner Purser seconded the motion. The motioned was approved by a vote of 6 to 0.

Chairman Frederick stated that this will be forwarded to City Council with a recommendation to approve.