

MINUTES
PLANNING AND ZONING COMMISSION MEETING
Z25-41
“A” to “R-1”

Hold a public hearing and consider a request submitted by Central Texas Land Development Services on behalf of The Gary W. Purser Jr. 2000 Trust (**Case# Z25-41**) to rezone approximately 97.13 acres out of the Eugene La Sere Survey, Abstract No. 527 and the W. L. Harris Survey, Abstract No. 1155 from “A” (Agricultural District) to “R-1” (Single-Family Residential District). The subject property is generally located north of the terminus of Yates Road, east of the terminus of Mohawk Drive, and south of the terminus of Imperial Eagle Drive, Killeen, Texas.

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

Michelle Lee of Central Texas Land Development Services was present to represent the request.

Chairman Purifoy opened the public hearing at 5:56 p.m.

Ms. Melissa Brown spoke in opposition to this request. She expressed concern that, due to the passing of Senate Bill 15, staff is unable to regulate lot size requirements in the “R-1” (Single-Family Residential District) district to be larger than 3,000 square feet. Ms. Brown stated that a Planned Unit Development (PUD) would be more appropriate for future single-family residential developments to allow citizens to have more input on the density of future development. Ms. Brown also discussed possible ingress and egress into the development and stated that, if the intent is to connect the subdivision into Victory Ranch, that the already dense neighborhood would become more congested, and the current roads would be unable to support the increase in density.

With no one else wishing to speak, the public hearing was closed at 5:59 p.m.

Commissioner Rowe moved to recommend approval of the applicant’s request as presented. Commissioner Giacomozi seconded, and the item was opened for discussion.

Commissioner Cooper asked staff if the proposed subdivision would connect with Mohawk Drive. Ms. Meshier stated that City of Killeen’s Thoroughfare Plan includes an east to west connection via Mohawk Drive, and this connection will have to be shown during the platting process. Mr. Hermosillo further stated that the developers will be building the connection of Mohawk Drive on the subject property.

Chairman Purifoy called the motion to recommend approval of the request as presented to a vote. The motion to approve passed by a vote of 3 to 1 with Commissioner Cooper in opposition.

Commissioner Cooper stated that she voted in opposition due to concerns about the adequacy of ingress and egress for the proposed development.