

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
NOVEMBER 7, 2022**

**CASE #Z22-51
“R-2” to “R-2” with CUP**

HOLD a public hearing and consider a request submitted by Mike Russell on behalf of ATMOS Energy Corporation (**Case #Z22-51**) to rezone Lot 1, Block 1, and (Southwest Triangle) Fairway Park 2nd Unit from “R-2” (Two-Family Residential District) to “R-2” (Two-Family Residential District) with a Conditional Use Permit (CUP) for an above ground pipeline station facility. The property is locally addressed as 1701 Fairview Drive, Killeen, Texas.

Ms. Larsen stated that, if approved, the applicant intends to develop an above ground pipeline station facility and expand the existing ATMOS Energy facility located to the south. She stated that Conditional Use Permits (CUPs) are subject to Killeen Code of Ordinances Sec. 31-456. Ms. Larsen also stated that the applicant intends to demolish the existing residential home and expand the existing above ground pipeline station facilities located on the southern portion of the property. The applicant has proposed to screen the facility with a masonry wall and provide landscaping (trees and shrubs) along the frontage, as shown on the site plan exhibit in order to protect the residential character of the area.

Staff finds that the request is necessary to keep up with demands for natural gas utility in the area.

Staff notified thirty-four (34) surrounding property owners regarding this request. Of those notified, sixteen (16) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and sixteen (16) property owners reside outside of Killeen. To date, staff has received one (1) written responses in support of this request.

Ms. Tiffany Dygent, Ms. Natalie Quinn, Mr. Rusty Fischer and Mr. Mike Russell were present to represent the request.

Chairman Minor asked what the size of the pipeline is in this location. Ms. Dygent stated that there is currently a 10-inch pipeline, which will be replaced with a 20-inch pipeline.

Chairman Minor opened the public hearing.

With no one wishing to speak, the public hearing was closed.

Vice Chair Gukeisen moved to recommend approval of the applicant’s request. Commissioner Marquez seconded, and the motion passed by a vote of 6 to 0.