

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
MARCH 24, 2025  
CASE # Z25-03  
“A” to “R-1” and “RT-1”**

Hold a public hearing and consider a request submitted by Weltex Investments, on behalf of EAS Investments, (**Case# Z25-03**) to rezone Lot 2, Lot Pt. 3, Lot Pt. 4, and Lots 5 and 7; Block 1 out of the Southwest Crossing Addition from “A” (Agricultural District) to “R-1” (Single-Family Residential District) and “RT-1” (Residential Townhouse Single-Family District). The subject property is generally located southeast of Wells Fargo Drive between Stagecoach Road and Turkey Trot Road, Killeen, Texas.

Ms. Lopez presented the staff report for this item. She stated that, if approved, the applicant intends to develop the property into single-family and townhome lots.

The subject property is located within the ‘Controlled Growth’ sector on the Growth Sector Map of the Comprehensive Plan and is designated as ‘Residential Mix’ (RM) on the Future Land Use Map (FLUM). Ms. Lopez stated that staff finds the request is consistent with the Killeen 2040 Comprehensive Plan.

Ms. Lopez stated that staff notified the owners of thirty-four (34) surrounding properties. As of the date of the meeting, staff had received 2 (two) written responses in opposition to the request, and none in support.

Mr. Josh Welch was present to represent the case.

Vice Chairman Wilson opened the public hearing at 5:37 p.m.

Mr. Steffan Peterson spoke in opposition to this request. He expressed concern that the proposed development would negatively affect his home value.

Ms. Beth Wilson spoke in opposition to this request. She submitted a petition signed by herself and several neighboring property owners. Ms. Wilson expressed concerns with the infrastructure and future flooding that could be caused by the proposed development. Ms. Wilson requested that a Traffic Impact Analysis be done prior to development.

Mr. Ronald Anderson spoke in opposition this request. He stated there was not enough information on how many lots will be part of this development. He expressed concerns that if the development is congested, it will devalue his home.

Mr. Jose Rivera spoke in opposition to this request. Mr. Rivera expressed concerns regarding the increase of traffic that would be caused by this development.

Mr. Gary Wilson spoke in opposition to this request. Mr. Wilson stated that the proposed development is too dense for to match the character of the surrounding properties. Mr. Wilson also stated that there should be a Traffic Impact Analysis.

Ms. Melissa Brown spoke in opposition to this request. Ms. Brown stated that this development is not consistent with the 2040 Comprehensive Plan.

Ms. Maria Villegas spoke in opposition to this request. Ms. Villegas is concerned with traffic, stating that the road is already dangerous. Ms. Villegas stated she would prefer if we had more open or green space in Killeen.

Mr. Gary Purser spoke regarding this request, but stated he was neither in favor or in opposition. Mr. Purser stated that the concerns with flooding would not affect the owners that previously spoke, because they live on higher ground than the subject property. Mr. Purser stated that drainage and flooding will not be an issue because a professional will have to meet the requirements for the development.

With no one else wishing to speak, the public hearing was closed at 5:54 p.m.

Commissioner Ellis, having submitted a conflict-of-interest affidavit to abstain from voting on item PH-2, stepped away from the dais.

Commissioner Ploeckelmann asked to allow the Commission time to review the petition that Ms. Beth Wilson submitted. The Commission took a few moments to review the petition.

Commissioner Giacomozzi moved to recommend approval of the request as presented. Commissioner O'Brien seconded, and the motion tied by a vote of 2 to 2. Vice Chairman Wilson broke the tie by voting in favor of the motion to recommend approval. Commissioners Ploeckelmann and Sabree voted in opposition to the motion to recommend approval.

Commissioner Sabree stated that she would be in support of "R-1" lots in this location, but not townhomes.

Commissioner Ploeckelmann stated he was in opposition to the proposed density and expressed concern about the amount of opposition to the request.