

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
SEPTEMBER 18, 2017**

**CASE #Z17-21
“RMH” to “RMH” w/CUP**

HOLD a public hearing and consider a request submitted by Florence HH MPH, L.L.C. to rezone approximately 0.06 acre (2,501 sq. ft.), being out of the John Essary Survey, Abstract No. 296, from “RMH” (Residential Mobile Home District) to “RMH” with a Conditional Use Permit (CUP) for a 110’ tall monopole communication tower. The subject area is located at 3205 Florence Road, Killeen, Texas.

Vice Chair Dorroh requested staff comments.

Senior Planner, Wallis Meshier, stated that this a request for a conditional use permit for a monopole cell tower, 110 feet in height with a 10 ft. lightning rod on top, for an overall height of 120 ft. It will be enclosed by a 50 ft. by 50 ft. fence enclosure, which is proposed to be located approximately 10 feet from the side and rear property lines. Staff recommended approval of the Conditional Use Permit for a communication facility, as proposed by the applicant, with the following additional conditions:

- the tower shall be set back at least fifty (50) feet from the side and rear property lines. The fence enclosure shall be set back at least twenty-five (25) feet from the rear property line and at least ten (10) feet from the side property line.
- the applicant shall provide all outstanding documentation as required by Sec. 31-609(b) prior to approval of the Conditional Use Permit by the City Council.

Mr. W. Bebb Francis, III, 112 E. Pecan Street, Suite 550, San Antonio, Texas and Mr. David Oros, 3801 S. Capital of Texas Hwy, Austin, Texas, 78704, were present to represent this request.

Vice Chair Dorroh opened the public hearing. With no one requesting to speak, the public hearing was closed.

Commissioner Peters motioned to recommend approval of the request. Commissioner Harkin seconded the motion. The motion passed 5-0

Vice Chair Dorroh stated that the request will be forwarded to City Council with a recommendation to approve.