

MINUTES
PLANNING AND ZONING COMMISSION
JUNE 17, 2024
Z24-14

HOLD a public hearing and consider a request submitted by Belton Engineering, Inc., on behalf of Duncan Estates, LLC, (**Case #Z24-14**) to rezone approximately 37.176 acres out of the W. H. Cole Survey, Abstract No. 200 from “A” (Agricultural District) to “R-1” (Single-Family Residential District). The subject property is locally addressed as 499 Tower Hill Lane, Killeen, Texas.

Mr. Millard presented the staff report for this item. He stated that, if approved, the applicant intends to develop one hundred and thirty-five (135) single-family detached homes on the site.

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).

Commissioner Ploeckelmann asked the case agent if the applicant would agree to rezone the property to A-R1 instead of R-1. The agent stated that would not be something that the applicant would agree to.

Mr. Richard Rogers was present to represent the request.

Vice Chair Gukeisen opened the public hearing at 5:14 p.m.

Mr. Wayne Duncan spoke regarding the history of the property. He stated that he was not in opposition to the applicant’s request.

Ms. Melissa Brown spoke in opposition to the request. She stated that, in her opinion, the property should be rezoned to “A-R1” (Agricultural Single-Family Residential).

With no one else wishing to speak, the public hearing was closed at 5:21 p.m.

Commissioner Ploeckelmann moved to recommend disapproval of the applicant’s request to rezone the property from “A” (Agricultural District) to “R-1” (Single-Family Residential District). Commissioner Sabree seconded, and the motion passed by a vote of 4 to 2, with Commissioners Rowe and Wilson voting in opposition to the motion.

Commissioner Ploeckelmann stated that his reason for recommending disapproval was due to concerns regarding density and a desire to see more open space in this area. Commissioner Sabree stated that she would prefer to see larger lots in this area.

Commissioners Rowe and Wilson stated that they agreed with staff’s recommendation to approve the request.