

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
MARCH 20, 2023**

**CASE #Z23-07
“A” to “R-1”**

HOLD a public hearing and consider a request submitted by Mitchell & Associates, Inc., on behalf of Sandra and Ronnie Skinner (**Case #Z23-07**), to the rezone Lot 1, Block 1, Skinner Estate Phase Two, from “A” (Agricultural District) to “R-1” (Single-Family Residential District). The property is locally addressed as 3638 Love Road, Killeen, Texas.

Ms. Larsen presented the staff report for the item. She stated that, if approved, the applicant intends to develop a single-family residence on the property.

Ms. Larsen stated that the zoning change is necessary due to the existing lot not meeting the lot requirements in the agricultural district that states no structure shall be erected on any lot that is less than three (3) acres.

Ms. Larsen stated that the request is consistent with the ‘Residential Mix’ designation of the Future Land Use Map (FLUM). Ms. Wynstan also stated that staff finds that the request is consistent with the policies and principles of the 2022 Comprehensive Plan.

Staff finds that the proposed zoning request is consistent with the ‘Residential Mix’ designation of the Future Land Use Map. Therefore, staff recommends approval of the request as presented.

Chairman Minor asked if the property is land locked. Ms. Larsen stated that the property is already platted and there is a thirty (30) foot passage and utility easement north of the property.

Chairman Minor asked if a road would need to be built. Ms. Meshier stated that the applicant would not have to build a public street, but that an all-weather driveway would be required.

Mr. Ace Reneau was present to represent the request.

Chairman Minor opened the hearing at 5:21 p.m.

With no one wishing to speak, the public hearing was closed at 5:22 p.m.

Commissioner Ploeckelmann moved to approve the zoning request as presented. Commissioner Jones seconded, and the motion passed by a vote of 8 to 0.