

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
DECEMBER 3, 2018**

**CASE #Z18-24
“R-3” to “R-3” w/ C.U.P**

HOLD a public hearing and consider a request submitted by Titan Towers, L.P. on behalf of Abundant Life Church of God of Bell County, Inc., to rezone a part of Lot 1, Block 1, Abundant Life Acres, from “R-3” (Multifamily Residential District) to “R-3” (Multifamily Residential District) with a Conditional Use Permit (C.U.P.) for a 150’ tall communication structure. The subject area is located at 1210 Florence Road, Killeen, Texas.

Chairman Peters requested staff comments.

Assistant Director, Tony McIlwain stated this request was submitted by Titan Towers, L. P. on behalf of Abundant Life Church of God of Bell County, Inc. to rezone part of Lot 1, Block 1, Abundant Life Acres, from “R-3” (Multifamily Residential District) to “R-3” (Multifamily Residential District) with a Conditional Use Permit (C.U.P.) for a 150’ tall monopole communication structure. The property is located at 1210 Florence Road, Killeen, Texas.

Mr. McIlwain stated that the monopole is proposed to be located approximately 155’ from the west and south property lines and approximately 310’ from Florence Road. The rear portion of the subject property abuts two residential areas (Rolling Acres and Swope Estates, First Extension). The proposed communication tower will be located within a 50’ by 50’ enclosure, which will be accessed via an all-weather surface. The adjacent residential areas are zoned “R-1” (Single-Family Residential District) and “R-3” (Multifamily Residential District).

Mr. McIlwain stated that staff notified forty-six (46) surrounding property owners within a 400’ notification boundary regarding this request. One response in opposition was received from Mr. and Mrs. Johnny Frederick, 1405 S. 2nd Street, Killeen, Texas.

Staff recommended approval of the applicant’s request for a Conditional Use Permit (C.U.P.) for the proposed 150’ tall monopole communications structure with the allowance of chain-link fencing as an acceptable screening for the west and south sides of the project site.

Mr. Laddie Galloway, Titan Towers, P.O. Box 6060, Abilene, Texas, was present to represent this request.

Chairman Peters opened the public hearing.

Mr. Johnny Frederick, 1405 S. 2nd Street, Killeen, Texas, spoke in opposition and stated that this would be an eyesore to the area and that there is an existing tower located at Nolan Middle School.

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

Commissioner Cooper motioned to recommend approval of the request with the fencing requirement added as a condition. Commissioner Holly seconded, and the motion passed by a vote of 6 to 1. Commissioner Gukeisen voted in opposition.

Chairman Peters stated that the request will be forwarded to City Council with a recommendation to approve. Mr. McIlwain stated that the request will have to be approved by a super majority vote.