

**PLANNING AND ZONING COMMISSION MEETING  
DECEMBER 21, 2015**

**CASE # Z15-34  
M-1 TO M-1 w/CUP**

**HOLD a public hearing and consider a request by DCM&M Automotive Group, L.P. to rezone an approximate 0.0574 acre area out of Lot 1, Block 1, Malibu Tower Addition, from M-1 (Manufacturing District) to M-1 (Manufacturing District) with a Conditional Use Permit (CUP) for a 85' tall communication monopole structure. The property is located along the south right-of-way of Bacon Ranch Road, west of E. Stan Schlueter Loop (FM 3470) and is locally known as 3800 Bacon Ranch Road, Killeen, Texas.**

Chairman Frederick requested staff comments.

Senior Planner Charlotte Hitchman stated that Vincent Gerard & Associates Inc. submits this request on behalf of DCM&M Automotive Group, L. P. to rezone a .0574 acre (50 x 50 foot lease) area to "M-1" (Manufacturing District) with a Conditional Use Permit (CUP) for a 85' tall monopole communication structure. The property is currently vacant.

The staff notified five (5) surrounding property owners within a 200' notification boundary regarding this request and no responses were received.

Staff recommends approval of the applicant's request subject to adherence to the site plan and communication monopole design submitted by the applicant with this zoning request. The proposed location will allow for the communication tower to meet all regulations listed in Chapter 31, Division 6 of the Killeen Code of Ordinances.

Mr. Vincent G. Huebinger, 1715 Capital Texas Hwy, Suite 207, Austin, Texas, was present to represent this request.

Chairman Frederick opened the public hearing. With no one requesting to speak, the public hearing was closed.

Commissioner Johnson motioned to recommend approval of the requested zoning for Case Z15-34. Commissioner Harkin seconded the motion. The motioned was approved by a vote of 6 to 0.

Chairman Frederick stated that his will be forwarded to City Council with a recommendation to approve.