HOLD a public hearing and consider a request submitted by Killeen Engineering & Surveying, LTD on behalf of John Helen Purser 1999 Trust and Gary W. Purser, Jr.
(Case #Z24-24) to rezone approximately 21.77 acres, being a part of Lot 12 and all of Lots 11, 15, and 17, Block 1, Southwest Crossing Addition from "A" (Agricultural District) to "R-1" (Single-Family Residential District). The subject properties are generally located northwest of Wells Fargo Drive between Trimmier Road and Turkey Trot Road, Killeen, Texas.

Mr. Millard presented the staff report for this item. He stated that, if approved, the applicant intends to develop the property into approximately sixty-nine (69) single-family lots.

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). This 'Controlled Growth' sector includes areas in the city limits and approved Municipal Utility Districts (MUDs) that have access to city infrastructure in close proximity. Staff finds that the applicant's request is consistent with the 2022 Comprehensive Plan.

Mr. Millard stated that staff notified ninety-eight (98) surrounding property owners regarding this request. As of the date of the meeting, staff has received one written response in opposition to the request and no responses in favor of the request.

Mr. Millard stated that staff recommends approval of the applicant's request to rezone the property from "A" (Agricultural District) to "R-1" (Single-Family Residential District).

The applicant, Mr. Gary Purser, Jr., was present to represent the request.

Chairman Minor opened the public hearing at 5:31 p.m.

With no one wishing to speak, the public hearing was closed at 5:31 p.m.

Commissioner Ploeckelmann moved to approve the request as presented by staff. Commissioner Marquez seconded, and the motion passed by a vote of 6 to 0.