

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**October 28, 2024**  
**Case # Z24-31**  
**“A” to “R-1”**

**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 # Z24-31**) to rezone approximately 10.56 acres, being the remainder of Lot 13 and all of Lot 14, 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 twenty (20) 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 eighteen (18) surrounding property owners regarding this request. As of the date of the meeting, staff has received no written responses regarding this 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. Mr. Purser stated that the subject properties would be similar to the existing development to the west.

Chairman Minor opened the public hearing at 5:24 p.m.

With no one wishing to speak, the public hearing was closed at 5:24 p.m.

Commissioner Ploeckelmann moved to recommend approval of “A-R1” (Agricultural Single-Family Residential District) zoning. The motion died for a lack of second.

Commissioner Giacomozzi moved to recommend approval of the applicant’s request as presented. Commissioner O’Brien seconded, and the motion passed by a vote of 6 to 1 with Commissioner Ploeckelmann in opposition. Commissioner Ploeckelmann expressed that he is in favor of larger residential lots in this location.