

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
January 3, 2022**

**CASE #Z21-41  
‘A’/ ‘A-R1’/ ‘R-1’ to ‘SF-2’**

**HOLD** a public hearing and consider a request submitted by Joshua Welch on behalf of CP Summit Group, Loverd Wilson Mitchell Trust, Penelope McDonald, and Ray Fread (**Case #Z21-41**) to rezone approximately 80.905 acres out of the J.H. Lewis Survey, Abstract No. 0536; J.W. Morton Survey, Abstract No. 0587; and T. Arnold Survey, Abstract No. 0055 from “A” (Agricultural District), “A-R1” (Agricultural Single-Family Residential District), and “R-1” (Single-Family Residential District) to Planned Unit Development (PUD) with “SF-2” (Single-Family Residential District) uses. The property is generally located south of Prewitt Ranch Road and East of Clear Creek Road, Killeen, Texas.

Ms. Larsen briefed the Commission regarding the applicant’s request. She stated that staff recommends approval of the request with the following conditions:

1. That the east/west street be moved north by 200-300 feet, or that an additional east/west street be added to the concept plan, in order to shorten the length of the northern block.
2. That Architectural Standard number three (3) in the proposed PUD document be revised to state: “For all homes within the proposed development, the exterior wall on either side of the garage door shall not protrude further than any other horizontal building plane on the front elevation.

Ms. Larsen stated that the recommended conditions are necessary to ensure that the proposed development will be consistent with the policies and principles discussed during the ongoing Comprehensive Plan process.

The agent, Mr. Joshua Welch, was present to represent the case.

Chairman Latham opened the public hearing.

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

Commissioner Minor made a motion to approve the request with staff’s condition No. 1. Commissioner Adams seconded, and the motion passed by a vote of 5 to 1 with Commissioner Ploeckelmann in opposition. Commissioner Ploeckelmann expressed concern regarding density and the fact that the proposed development would have on-street parking on one side of the street, only.