



**AGENDA  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
APRIL 15, 2019  
UTILITY COLLECTIONS  
210 W. AVENUE C  
LARGE CONFERENCE ROOM**

**WORKSHOP – 4:00 P.M. – Utility Collections Large Conference Room**

**I.** Discuss agenda items for the **April 15, 2019** regular Planning and Zoning Commission meeting.

**CALL TO ORDER – 5:00 P.M. – Utility Collections Large Conference Room**

<b>ROLL CALL</b>	
<b>COMMISSION</b>	<b>STAFF</b>
<ul style="list-style-type: none"> <li>___ Daryl Peters, Chairman</li> <li>___ Sandra O’Brien</li> <li>___ Kirk Latham, Vice Chair</li> <li>___ Anthony Cooper</li> <li>___ Sean Payton</li> <li>___ Lawrence Holly</li> <li>___ Ramon Alvarez</li> <li>___ Leo Gukeisen</li> <li>___ Randy Ploeckelmann</li> </ul>	<ul style="list-style-type: none"> <li>___ Dr. Ray Shanaa, AICP, Executive Director of Planning and Development Services</li> <li>___ Tony D. McIlwain, AICP, CFM, Asst. Dir. of Planning and Development Services</li> <li>___ Jerry Millard, Senior Planner</li> <li>___ Holli Clements, Esq., Deputy City Attorney</li> <li>___ Danielle Singh, P.E., CFM, City Engineer</li> <li>___ Kristina Ramirez, P.E., CFM, Director of Environmental Services</li> <li>___ David Hermosillo, Sr. CAD-GIS Technician</li> <li>___ Maria Lopez, Assistant Planner</li> </ul>

**APPROVAL OF AGENDA**

Consider approval of the agenda for the regular meeting of the Planning and Zoning Commission for **April 15, 2019**.

**CONSENT AGENDA**

**CA-1** Consider minutes of the regular Planning and Zoning Commission Meeting of **April 1, 2019**.

## PUBLIC HEARINGS

- PH-1** **HOLD** a public hearing and consider a request submitted by SS Springs, L.L.C. and Abbott Springs, Ltd., (**Case #Z18-22**) to rezone approximately 42.3 acres, being part of Lot 2, Block 1, Rosewood Addition and Lots 1-6, Block 2, Rosewood Commercial, from “B-3” (Local Business District) to Planned Unit Development (PUD) with underlying “NBD” (Neighborhood Business District), “SF-2” (Single-Family Residential District), “R-2” (Two-Family Residential District), “R-1” (Single-Family Residential District) and “RT-1” (Residential Townhouse Single-Family District) uses. The properties are addressed as 3700, 3918, 4136, 4354, 4572, 4790 and 4900 Rosewood Drive, Killeen, Texas.
- PH-2** **HOLD** a public hearing and consider a request submitted by Esmeralda Medrano on behalf of Adolfo Medrano Romero and Claudia Corona De Medrano (**Case #Z19-05**) to rezone Lot 34, Block 1, Simmons 1<sup>st</sup>, from “R-1” (Single-Family Residential District) to “R-2” (Two-Family Residential District) for a duplex development. The property is addressed as 507 58<sup>th</sup> Street, Killeen, Texas.
- PH-3** **HOLD** a public hearing and consider a request submitted by Mitchell Associates, Inc. on behalf of William and Robbie Dunivan (**Case #Z19-06**) to rezone approximately 1.001 acre out of the M. T. Martin Survey, Abstract No. 693 and the William Freer Survey, Abstract No. 517, from “UD” (University District) with a CUP (Conditional Use Permit) for townhomes to “UD” (University District) with a CUP (Conditional Use Permit) to allow “R-2” (Two-Family Residential District) duplex development. The property is located on the east right-of-way of University Village Way, south of Study Hall Loop, Killeen, Texas.
- PH-4** **HOLD** a public hearing and consider a request submitted by Turley Associates, Inc. on behalf of Central Christian Church of Killeen (**Case #Z19-07**) to rezone approximately 4.72 acres out of the Nathan Halbert Survey, Abstract No. 389, from “R-1” (Single-Family Residential District) to “R-2” (Two-Family Residential District) for duplex development. The property is located on the north right-of-way of E. Mary Jane Drive and approximately 300 feet west of Trimmier Road, Killeen, Texas.

## COMMISSION AND STAFF ITEMS

- I. Attendance Chart.
- II. Discuss and consider amending the Planning & Zoning Commission Rules & Procedures.

## ADJOURNMENT

The next regularly scheduled meeting of the Planning and Zoning Commission is **May 6, 2019** at 5:00 p.m., in the Utility Collections Large Conference Room, 210 W. Avenue C, Killeen, Texas.

The public is hereby informed that notices for City of Killeen meetings will no longer distinguish between matters to be discussed in open or closed session of a meeting. This practice is in accordance with rulings by the Texas Attorney General that, under the Texas Open Meetings Act,

the Planning and Zoning Commission may convene a closed session to discuss any matter listed on the agenda, without prior or further notice, if the matter is one that the Open Meetings Act allows to be discussed in a closed session.

**AMERICANS WITH DISABILITIES ACT**

This meeting is being conducted in accordance with the Texas Open Meetings Law [V.T.C.A., Government Code, § 551.001 et seq.]. This meeting is being conducted in accordance with the Americans with Disabilities Act [42 USC 12101 (1991)]. The facility is wheelchair accessible and handicap parking is available. Requests for sign interpretive services are available upon requests received at least 48 hours prior to the meeting. To make arrangements for those services, please call 254-501-7630, Planning and Development Services Department, or TDD 1-800-734-2989.

I certify that the above notice of meeting was posted on the bulletin boards at City Hall, the Police Department and on the website of the City of Killeen, Texas, on or before **April 12, 2019**.

María Lopez  
Assistant Planner