



**AGENDA  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
MAY 6, 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 **May 6, 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>___ Allen Nash, P.E., Senior Project 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 **May 6, 2019**.

**CONSENT AGENDA**

**CA-1** Consider minutes of the regular Planning and Zoning Commission Meeting of **May 6, 2019**.

**PUBLIC HEARINGS**

- PH-1** **HOLD** a public hearing and consider a plat submitted by Kimley-Horn and Associates, Inc. on behalf of the Killeen Independent School District (KISD) (**Case #19-007RS: Pershing Park Elementary School II Replat**), being a replat of Lots 1 and 2, Block 1, Pershing Park Elementary School II. The properties are addressed as 1500 W. Central Texas Expressway and 1125 Bonnie Drive, Killeen, Texas.
- PH-2** **HOLD** a public hearing and consider a request submitted by WBW Development and WBW Single Land Investment, L.L.C. - Series 110, on behalf of the Atchison Family Revocable Trust and the Sheryl Anderson Yowell 1998 Trust (**Case #Z19-04**), to rezone approximately 169 acres out of the J.D. Allcorn Survey, Abstract No. 25, the S.D. Carothers Survey, Abstract No. 177 and the M.J. Pleasant Survey, Abstract No. 652, from “A” (Agricultural District) to a Planned Unit Development (P.U.D.) with “R-1” (Single-Family Residential District) uses. The property is generally located east of Yowell Ranch Phases Two and Three.
- PH-3** **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.
- PH-4** **A. HOLD** a public hearing and consider a request submitted by Quintero Engineering, L.L.C. on behalf of Andrea Weinstein (**Case #FLUM19-04**) to amend the Comprehensive Plan’s Future Land Use Map (FLUM) from a ‘General Commercial’ designation to a ‘General Residential’ designation for approximately 5 acres out of the S.P.R.R. Co. Survey, Abstract No. 794. The property is addressed as 4402 Old FM 440, Killeen, Texas.
- PH-4** **B. HOLD** a public hearing and consider a request submitted by Quintero Engineering, L.L.C. on behalf of Andrea Weinstein (**Case #Z19-08**) to rezone approximately 5 acres out of the S.P.R.R. Co. Survey, Abstract No. 794, from “B-3” (Local Business District) to “R-2” (Two-Family Residential District). The property is addressed as 4402 Old FM 440, Killeen, Texas.
- PH-5** **HOLD** a public hearing and consider a request submitted by Mitchell & Associates, Inc. on behalf of Neimac, L.C. (**Case #Z19-09**) to rezone Lot 1, Block 1, Neimac Addition Phase Four, from “B-3” (Local Business District) to “B-4” (Business District). The property is addressed as 2502 W. Stan Schlueter Loop, Killeen, Texas.

**COMMISSION AND STAFF ITEMS**

- I.** Attendance Chart.

**ADJOURNMENT**

The next regularly scheduled meeting of the Planning and Zoning Commission is **May 20, 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 **May 3, 2019**.

María Lopez  
Assistant Planner