



**AGENDA
REGULAR MEETING
PLANNING AND ZONING COMMISSION
FEBRUARY 6, 2023
UTILITY COLLECTIONS, LARGE CONFERENCE ROOM
210 W. AVENUE C**

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

1. Discuss agenda items for the **February 6, 2023** Regular Planning and Zoning Commission meeting.

REGULAR MEETING – 5:00 P.M. – Utility Collections Conference Room

ROLL CALL

COMMISSION	STAFF
<input type="checkbox"/> Louie Minor, <i>Chair</i>	<input type="checkbox"/> Edwin Revell, Executive Director of Dev. Serv.
<input type="checkbox"/> Leo Gukeisen, <i>Vice-Chair</i>	<input type="checkbox"/> Wallis Meshier, Assistant Director of Dev. Serv.
<input type="checkbox"/> Sandra O'Brien	<input type="checkbox"/> Andy Wallander, Assistant City Attorney
<input type="checkbox"/> Randy Ploeckelmann	<input type="checkbox"/> Wynstan Larsen, Senior Planner
<input type="checkbox"/> Luvina Sabree	<input type="checkbox"/> David Hermosillo, Senior Planner
<input type="checkbox"/> Cyndi Rowe	<input type="checkbox"/> Andrew Zagars, P.E., City Engineer
<input type="checkbox"/> Bear Jones	<input type="checkbox"/> Maria Lopez, Planner
<input type="checkbox"/> Omar Marquez	<input type="checkbox"/> Melanie Hood, Sr. CAD-GIS Technician
<input type="checkbox"/> Ricky Wilson	<input type="checkbox"/> JoAnn Mathis, Planning Technician

APPROVAL OF AGENDA

Consider approval of the agenda for the regular meeting of the Planning and Zoning Commission for **February 6, 2023**.

CITIZEN COMMENT

This section allows members of the public to address the Commission regarding any item(s), other than a public hearing item, on the agenda for the Commission's consideration. Each person shall sign up in advance, may speak only one time, and such address shall be limited to four (4) minutes. The Presiding Officer may allow a one (1) minute extension, if requested at the end of the original three (3) minute period. A majority vote of the Commission is required for any other time extensions.

CONSENT AGENDA

- CA-1** Consider minutes of the regular Planning and Zoning Commission Meeting of **January 30, 2023**.

PUBLIC HEARINGS

- PH-1** **HOLD** a public hearing and consider a request submitted by Michael J. Whellan on behalf of Central Southwest Texas Development, LLC (**Case #Z22-54**) to rezone approximately 203.2 acres, being Killeen Area Investment Corp. Industrial Tract, Lot PT TR C, D, & Abandoned Dogwood Blvd.; La Cascata Addition, Block 00A, Lot 1-4 & Killeen Airport Addition, Block 001, Lot PT 1, (W PT OF 1) from “B-5” (Business District) and “M-1” (Manufacturing District) to “PUD” (Planned Unit Development) with “B-3” (Local Business District), “R-3A” (Multifamily Apartment Residential District), and “RT-1” (Residential Townhouse Single-Family District) uses. The property is locally addressed as 1401 Rio Boulevard, Killeen, Texas.
- PH-2** **HOLD** a public hearing and consider a request submitted by John Vela on behalf of JYKM Splawn Ranch, LLC (**Case #Z23-01**), to amend the existing Conditional Use Permit (CUP) for Lot 1, Block 1, Splawn Ranch Retail to allow package stores (i.e. liquor stores) as a permitted use. The property is locally addressed as 10640 S Fort Hood St, Killeen, Texas.

COMMISSION AND STAFF ITEMS

1. Elect Chairperson and Vice Chairperson of the Planning and Zoning Commission for 2023.
2. Receive update from staff regarding City Council actions related to Planning and Zoning Commission items.
3. Review attendance chart.

ADJOURNMENT

The next scheduled meeting of the Planning and Zoning Commission is **March 6, 2023** 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 4:00 p.m. on **February 3, 2023**.

Maria Lopez
Planner