



**AGENDA
REGULAR MEETING
PLANNING AND ZONING COMMISSION
FEBRUARY 7, 2022
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 7, 2022** Regular Planning and Zoning Commission meeting.
2. Discuss amendments to the Planning and Zoning Commission Rules and Procedures.

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

ROLL CALL

COMMISSION	STAFF
<input type="checkbox"/> Kirk Latham, Chairman	<input type="checkbox"/> Wallis Meshier, CNU-A, Director of Planning
<input type="checkbox"/> Louie Minor, Vice Chairman	<input type="checkbox"/> Wynstan Larsen, Senior Planner
<input type="checkbox"/> Ramon Alvarez	<input type="checkbox"/> Kristina Strickland, Assistant Planner
<input type="checkbox"/> Sandra O'Brien	<input type="checkbox"/> Holli Clements, Esq., Deputy City Attorney
<input type="checkbox"/> Leo Gukeisen	<input type="checkbox"/> Andrew Zagars, P.E., City Engineer
<input type="checkbox"/> Randy Ploeckelmann	<input type="checkbox"/> Paul Boyer, P.E., Project Engineer
<input type="checkbox"/> Luvina Sabree	<input type="checkbox"/> David Hermosillo, Sr. CAD-GIS Technician
<input type="checkbox"/> Riakos Adams	

APPROVAL OF AGENDA

Consider approval of the agenda for the regular meeting of the Planning and Zoning Commission for **February 7, 2022**.

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 3, 2022**.

- CA-2** Consider a request for a subdivision variance submitted by Clifford and Mary Brown (**Case #SV 22-01**), to increase the maximum street section, as prescribed in Killeen Code of Ordinances Sec. 26-101(g), from one thousand two hundred (1,200) feet to approximately two thousand three hundred and fifty (2,350) feet. The property is generally located east of Brewer Lane in both the Salado ETJ and Killeen ETJ.
- CA-3** Consider approval of a Preliminary Plat submitted by Cliff and Mary Hensley Brown (**Case #21-20P**), being approximately 80.558 acres out of the E. Brewer Survey, Abstract No. 61. The property is generally located on the east of Brewer Lane and located in both the Salado ETJ and Killeen ETJ.
- CA-4** Consider approval of a Final Plat submitted by Quintero Engineering, LLC, on behalf of Mesa Verde Developers, LP (**Case #22-001P**), for a plat of approximately 47.89 acres out of the W.L. Harris Survey, Abstract No. 1155. The property is addressed as 1804 W Stan Schlueter Loop and generally located south of Renick Ranch Subdivision, Killeen, Texas.

PUBLIC HEARINGS

- PH-1** **HOLD** a public hearing and consider a request submitted by Killeen Engineering, on behalf of JOF Developers (**Case #FLUM 22-07**), to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Suburban Commercial' (SC) designation to a 'General Residential' (GR) designation, being approximately 2.90 acres out of the James Cook Survey, Abstract No. 161. The property is locally addressed as 5601 Clear Creek Road, Killeen, Texas.
- PH-2A** **HOLD** a public hearing and consider a request submitted by Russell Davis (**Case #FLUM 22-08**), to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Residential Mix' (R-MIX) designation to a 'General Commercial' (GC) designation, being approximately 0.22 acres out of the Spofford Addition, Block D, part of Lot 8. The property is addressed as 409 761st Tank Battalion Avenue, Killeen, Texas.
- PH-2B** **HOLD** a public hearing and consider a request submitted by Russell Davis, (**Case #Z22-07**), to rezone approximately 0.22 acres out of the Spofford Addition, Block D, part of Lot 8, from "R-3" (Multifamily Residential District) to "B-5" (Business District). The property is locally addressed as 409 761st Tank Battalion Avenue, Killeen, Texas.
- PH-3** **HOLD** a public hearing and consider a request submitted by Magdy Abadir, on behalf of Carmen Figueroa (**Case #Z22-08**), to rezone approximately 0.776 acres out of the Kinderland Addition Phase Two, Block 1, Lot 1, from "B-DC" (Business Day Care District) to "R-1" (Single-Family Residential District). The property is located at 1303 Trimmier Road, Killeen, Texas.
- PH-4** **HOLD** a public hearing and consider a request submitted by Jim Wright, on behalf of Kerry Property, LLC (**Case #Z22-09**), to rezone a part of approximately 3.04 acres out of the Neimac Addition Phase Two Amending, Block 1, Lot 3A, from "B-3" (Local Business District) to "B-4" (Business District). The property is located at 3000 W. Stan Schlueter Loop, Suite 109, Killeen, Texas.

COMMISSION AND STAFF ITEMS

1. Appointment of a Planning and Zoning Commission representative to serve on the Zoning Board of Adjustment.
2. Attendance Chart.

ADJOURNMENT

The next regularly scheduled meeting of the Planning and Zoning Commission is **March 7, 2022** 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 4, 2022**.

Kristina Strickland
Assistant Planner