



**AGENDA  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
MARCH 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 **March 6, 2023** Regular Planning and Zoning Commission meeting.

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

<b>ROLL CALL</b>	
<b>COMMISSION</b>	<b>STAFF</b>
<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 **March 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 **February 6, 2023**.

- CA-2** Consider a request submitted by Quintero Engineering, LLC on behalf of the CE & CP Construction, LLC (**Case #22-076RRS Bunny Trail Village Replat No. 2**) for approval of a residential replat, being a replat of Lots 28, 29, and 30, Block 2, Bunny Trail Village. The properties are locally addressed as 3400, 3402, and 3404 Abraham Drive, Killeen, Texas.
- CA-3** Consider a request submitted by Quintero Engineering, LLC on behalf of C.A. Doose & CO., Inc., (**Case #23-011FS Clear Creek Duplexes**), for approval of final plat, being approximately 4.6 acres, out of the James Cook Survey, Abstract No. 7161. The property is locally addressed as 5801 and 5803 Clear Creek Rd, Killeen, Texas.

### PUBLIC HEARINGS

- PH-1** **HOLD** a public hearing and consider a request submitted by Belton Engineering Inc. on behalf of Bunny Trail Real Estate, LP (**Case #Z22-59**) for the initial rezoning of approximately 221.272 acres of land out of the John E. Maddera Survey, Abstract No. 600, from “A” (Agricultural District) to Planned Unit Development (PUD) with “SF-2” (Single-Family Residential District), “R-3A” (Multifamily Residential District), “RT-1” (Residential Townhouse Single-Family District), and “NBD” (Neighborhood Business District) uses. The property is locally addressed as 6603 Bunny Trail, Killeen, Texas.
- PH-2** **HOLD** a public hearing and consider a request submitted by Vernon Hood (**Case #Z23-04**) to the rezone Lots 24-29, Block 3, Western Oaks, from “UD” (University District) to “UD” (University District) with a Conditional Use Permit (CUP) to allow single-family residential use on six (6) existing lots. The property is locally addressed as 505 Reese Creek, Killeen, Texas.
- PH-3** **HOLD** a public hearing and consider an ordinance amending Chapter 31 of the Killeen Code of Ordinances, providing for amendments to the City’s land use regulations regarding residential structures on a single lot and permitted uses in “R-3F” (Multifamily Residential District).
- PH-4** **HOLD** a public hearing and consider an ordinance amending Chapter 31 of the Killeen Code of Ordinances, providing for amendments to City’s zoning regulations regarding short term rentals.

### COMMISSION AND STAFF ITEMS

1. Receive update from staff regarding City Council actions related to Planning and Zoning Commission items.
2. Review attendance chart.

### ADJOURNMENT

The next scheduled meeting of the Planning and Zoning Commission is **March 20, 2023** at 5:00 p.m. in the Utility Collections Large Conference Room, 210 W. Avenue C, Killeen, Texas.

Planning and Zoning Commission Agenda

March 6, 2023

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 **March 3, 2023**.

*JoAnn Mathis*  
**Planning Technician**