



**AGENDA
REGULAR MEETING
PLANNING AND ZONING COMMISSION
MARCH 7, 2022
UTILITY COLLECTIONS, LARGE CONFERENCE ROOM
210 W. AVENUE C**

WORKSHOP – 3:30 P.M. – Utility Collections Conference Room

1. Discuss agenda items for the **March 7, 2022** Regular Planning and Zoning Commission meeting.

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	
<input type="checkbox"/> Cynthia Rowe	

APPROVAL OF AGENDA

Consider approval of the agenda for the regular meeting of the Planning and Zoning Commission for **March 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 **February 7, 2022**.
- CA-2** Consider approval of amendments to the Planning and Zoning Commission Rules and Procedures.

- CA-3** Consider approval of a Preliminary Plat (**Case#22-007P**) submitted by Quintero Engineering, LLC on behalf of Schoolgirl, LLC for approximately 4.60 acres out of the James Cook Survey, Abstract No. 7161. The property is locally addressed as 5801 and 5803 Clear Creek Road, Killeen, Texas.
- CA-4** Consider approval of a Preliminary Plat (**Case#22-010P**) submitted by Quintero Engineering, LLC on behalf The Rachiii Brothers, LLC for approximately 24.61 acres out of the Robert Cunningham Survey, Abstract No. 199. The property is locally addressed as 4302 Cunningham Road, Killeen, Texas.

PUBLIC HEARINGS

- PH-1A** **HOLD** a public hearing and consider a request submitted by Mitchell & Associates, Inc. on behalf of Texas Land and Living, LLC (**Case #FLUM22-10**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Rural' (R) designation to a 'General Residential' (GR) designation for approximately 9.147 acres out of the James Cook Survey, Abstract No. 161. The property is generally located east of the intersection of Pinar Trail and Grand Terrace Drive, Killeen, Texas.
- PH-1B** **HOLD** a public hearing and consider a request submitted by Mitchell & Associates, Inc. on behalf of Texas Land and Living, LLC (**Case #Z22-11**) to rezone approximately 9.147 acres out of the James Cook Survey, Abstract No. 161 from "A" (Agricultural) to "R-1" (Residential Single-Family District). The property is generally located east of the intersection of Pinar Trail and Grand Terrace Drive, Killeen, Texas.
- PH-2A** **HOLD** a public hearing and consider a request submitted by Andrea Metz on behalf of Six Westheimer Retail, LTD (**Case #FLUM22-11**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'General Commercial' (GC) designation to a 'Multi-Family Residential' (MFR) designation for approximately 9.62 acres out of the A. Dickson Survey Abstract No. 262, the Killeen Industrial Foundation, Block 1, Lot 18, and the Northside Theater Subdivision, Block 1, Lot 10. The property is addressed as 3001 Atkinson Avenue, Killeen, Texas.
- PH-2B** **HOLD** a public hearing and consider a request submitted by Andrea Metz on behalf of Six Westheimer Retail, LTD (**Case #Z22-12**) to rezone approximately 9.62 acres out of the A. Dickson Survey, Abstract No. 262, the Killeen Industrial Foundation, Block 1, Lot 18, and the Northside Theater Subdivision, Block 1, Lot 10, from "B-5" (Business District) to PUD (Planned Unit Development) with "R-3A" (Multifamily Apartment Residential District). The property is addressed as 3001 Atkinson Avenue, Killeen, Texas.
- PH-3** **HOLD** a public hearing and consider a request submitted by Franklin Land Associates, LLC. on behalf of D&SC Enterprises, Inc. (**Case #Z22-13**) to rezone approximately 1.516 acres out of the W. H. Cole, Abstract No. 200 from "R-1" (Residential Single-Family District) to "B-3" (Local Business District). The property is located west of Featherline Road and north of Chaparral Road, Killeen, Texas.

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- PH-4** **HOLD** a public hearing and consider a request submitted by Edward McIntyre on behalf of Gurunath Vadamudala (**Case #Z22-14**) to rezone approximately 0.11 acres out of the Holder Addition Block 1, Lot 2, from “B-5” (Local Business District) to “R-1” (Residential Single-Family District). The property addressed as 1118 18th Street, Killeen, Texas.
- PH-5** **HOLD** a public hearing and consider a request submitted by Michael Linnemann (**Case #Z22-15**) to rezone approximately 0.3375 acres out of the Simmons 2nd Subdivision, from “R-1” (Residential Single-Family District) to “R-2” (Two-Family Residential District). The property addressed as 3909 Turner Avenue, Killeen, Texas.
- PH-6** **HOLD** a public hearing and consider a request submitted by Joe Patterson on behalf of Michael Patterson (**Case #Z22-16**) to rezone approximately 3.2562 acres out of the Lakeview Park Phase One, Block 9, Lots 1A, 2A, 3, and 4; and Block 1, Lots 30, and 31A, from “B-3” (Local Business District) to “SF-2” (Single-Family Residential District). The properties are locally addressed as 5398, 5400, 5450, 5500, and 5550 Rancier Avenue, Killeen, Texas.

COMMISSION AND STAFF ITEMS

1. Attendance Chart.

ADJOURNMENT

The next regularly scheduled meeting of the Planning and Zoning Commission is **March 21, 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 **March 4, 2022**.

Kristina Strickland
Assistant Planner