



**AGENDA
REGULAR MEETING
PLANNING AND ZONING COMMISSION
MARCH 21, 2022
UTILITY COLLECTIONS, LARGE CONFERENCE ROOM
210 W. AVENUE C**

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

1. Introduce Mr. Edwin Revell, Executive Director of Development Services.
2. Discuss agenda items for the **March 21, 2022** Regular Planning and Zoning Commission meeting.

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

ROLL CALL

COMMISSION	STAFF
___ Kirk Latham, Chairman	___ Edwin Revell, Executive Director of Dev. Serv.
___ Louie Minor, Vice Chairman	___ Wallis Meshier, CNU-A, Director of Planning
___ Ramon Alvarez	___ Wynstan Larsen, Senior Planner
___ Sandra O’Brien	___ Kristina Strickland, Assistant Planner
___ Leo Gukeisen	___ Holli Clements, Esq., Deputy City Attorney
___ Randy Ploeckelmann	___ Andrew Zagars, P.E., City Engineer
___ Luvina Sabree	___ Paul Boyer, P.E., Project Engineer
___ Riakos Adams	___ David Hermosillo, Sr. CAD-GIS Technician
___ Cyndi Rowe	

APPROVAL OF AGENDA

Consider approval of the agenda for the regular meeting of the Planning and Zoning Commission for **March 21, 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 **March 7, 2022**.

- CA-2** Consider a request submitted by Clark Associates on behalf of Heights Evergreen Developers, LTD (**Case #SV 22-02**) for approval of a subdivision variance to Killeen Code of Ordinances Sec. 26-101(i) for the Split Creek Ranch Preliminary Plat (**Case #21-36P**) to allow thirty-two (32) single-family dwelling lots with only one (1) access street. The property is generally located south of the intersection of Acorn Lane and Live Oak Cemetery Road in the Killeen Extraterritorial Jurisdiction (ETJ).
- CA-3** Consider a request submitted by Clark Associates on behalf of Heights Evergreen Developers, LTD (**Case #21-36P**) for approval of a Preliminary Plat of Split Creek Ranch, being approximately 76.33 acres out of the John O. Rhea Survey, Abstract No. 1150; and the J.G. McKinzie Survey, Abstract No. 585. The property is generally located south of the intersection of Acorn Land and Live Oak Cemetery Road in the Killeen Extraterritorial Jurisdiction (ETJ).
- CA-4** Consider a request submitted by Mitchell & Associates, LLC on behalf of Twin Creek Joint Venture II for approval of a Final Plat of the Water Street Addition (**Case #21-42FS**), being approximately 2.565 acres out of the J.S. Wilder Survey, Abstract No. 912, Twin Creek Addition Section Two, Lot 6, Block 2. The property is locally addressed as 4202 Water Street, Killeen, Texas.
- CA-5** Consider a request submitted by Joshua Welch on behalf of Barnes Independent Developers, LP for approval of a Preliminary Plat of Reynolds Crossing (**Case #21-44P**), being approximately 92.435 acres out of the V.L. Evans Survey, Abstract No. 288. The property is generally located on the south side of East Rancier Avenue, east of the terminus of Sally Ride Lane, Killeen, Texas.

PUBLIC HEARINGS

- PH-1A HOLD** a public hearing and consider a request submitted by Raye Mayhorn on behalf of Passion for Christ Ministries, LLC (**Case #FLUM 22-12**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Suburban Residential' (SR) designation to a 'Suburban Commercial' (SC) designation for approximately 6.43 acres out of the Passion for Christ Ministries Addition, Block 1, Lot 1. The property is locally addressed as 3100 Little Nolan Road, Killeen, Texas.
- PH-1B HOLD** a public hearing and consider a request submitted by Raye Mayhorn on behalf of Passion for Christ Ministries, LLC (**Case #Z22-17**) to rezone approximately 6.43 acres out of the Passion for Christ Ministries Addition, Block 1, Lot 1, from "R-1" (Single-Family Residential District) to "B-1" (Professional Business District). The property is locally addressed as 3100 Little Nolan Road, Killeen, Texas.

COMMISSION AND STAFF ITEMS

1. Attendance Chart.

ADJOURNMENT

The next regularly scheduled meeting of the Planning and Zoning Commission is **April 4, 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 18, 2022**.

Kristina Strickland
Assistant Planner