



**AGENDA  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
MAY 2, 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 **May 2, 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"/> Edwin Revell, Executive Director of Dev. Serv.
<input type="checkbox"/> Louie Minor, Vice Chairman	<input type="checkbox"/> Wallis Meshier, CNU-A, Director of Planning
<input type="checkbox"/> Ramon Alvarez	<input type="checkbox"/> Wynstan Larsen, Senior Planner
<input type="checkbox"/> Sandra O’Brien	<input type="checkbox"/> Kristina Strickland, Assistant Planner
<input type="checkbox"/> Leo Gukeisen	<input type="checkbox"/> Holli Clements, Esq., Deputy City Attorney
<input type="checkbox"/> Randy Ploeckelmann	<input type="checkbox"/> Andrew Zagars, P.E., City Engineer
<input type="checkbox"/> Luvina Sabree	<input type="checkbox"/> Paul Boyer, P.E., Development Engineer
<input type="checkbox"/> Cyndi Rowe	<input type="checkbox"/> David Hermosillo, Sr. CAD-GIS Technician
<input type="checkbox"/> Bear Jones	

**APPROVAL OF AGENDA**

Consider approval of the agenda for the regular meeting of the Planning and Zoning Commission for **May 2, 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 **April 18, 2022**.
- CA-2** Consider approval of a Final Subdivision Plat (**Case#22-009FS**) submitted by Quintero Engineering, LLC on behalf of BFF Construction, LLC for a final plat of approximately 1.394 acres out of the Alex Thompson Survey, Abstract No. 813. The property is addressed as 550 Bremser Avenue, Killeen, Texas.

**PUBLIC HEARINGS**

- PH-1** **HOLD** a public hearing and consider a request submitted by Republic Engineering & Development Services on behalf of Michael & Rhonda Jung (**Case #FLUM 22-09**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'General Residential' (GR) designation to a 'Suburban Commercial' (SC) designation for approximately 20.75 acres out of the Cospers Creek Addition, Block One, part of Lots 3 and 7. The property is addressed as 3288 and 3288-A Chaparral Road, Killeen, Texas.
- PH-2A** **HOLD** a public hearing and consider a request submitted by Mitchell and Associates, Inc. on behalf of CPB Investments, Inc. (**Case #FLUM 22-17**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'General Residential' (GR) designation to a 'General Commercial' (GC) designation for approximately 0.50 acre out of the Thomas Robinett Survey, Abstract No. 686. The property is generally located on the south side of Janelle Drive, approximately 500 feet east of the intersection with Clear Creek Road, Killeen, Texas.
- PH-2B** **HOLD** a public hearing and consider a request submitted by Mitchell and Associates, Inc., on behalf of CPB Investments, Inc. (**Case #Z22-23**), to rezone being approximately 0.500 acres out of the Thomas Robinett Survey, Abstract No. 686, from "A-R1" (Agricultural Single-Family Residential District) to "B-3" (Local Business District). The property is generally located on the south side of Janelle Drive, approximately 500 feet east of the intersection with Clear Creek Road, Killeen, Texas.
- PH-3A** **HOLD** a public hearing and consider a request submitted by Republic Engineering & Development Services on behalf of the Sheryl Yowell Anderson 1998 Trust Et Al. (**Case #FLUM 22-18**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from an 'Estate' (E) designation to a 'Planned Development' (PD) designation for approximately 390.72 acres out of the M. J. Pleasant Survey, Abstract No. 652 and the S. D. Carothers Survey, Abstract No. 177. The property is locally addressed as 4244 Stagecoach Road, Killeen, Texas.
- PH-3B** **HOLD** a public hearing and consider a request submitted by Republic Engineering & Development Services on behalf of the Sheryl Yowell Anderson 1998 Trust Et Al. (**Case #Z22-24**) to rezone approximately 390.72 acres out of the M. J. Pleasant Survey, Abstract No. 652 and the S. D. Carothers Survey, Abstract No. 177 from "A" (Agricultural) to a Planned Unit Development (PUD) with "A-R1" (Agricultural Single-Family Residential District), "SR-1" (Suburban Residential Single-Family Residential District), "SR-2" (Suburban Residential Single-Family District), "SF-2" (Single-Family Residential District), "R-1" (Single-Family Residential District), "R-2" (Two-Family Residential District), and "B-5" (Business District) uses. The property is locally addressed as 4244 Stagecoach Road, Killeen, Texas.
- PH-4A** **HOLD** a public hearing and consider a request submitted by Lawrence Passariello, on behalf of PCW Investments LLC (**FLUM# 22-19**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'General Commercial' (GC) designation to a 'Residential-Commercial Mix' (RC-MIX) designation for approximately 0.71 acres out of the Norman's Addition Survey, Block 9, Lots 5 and 6. The property is locally addressed as 72 Arlee Street, Killeen, Texas.

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**PH-4B HOLD** a public hearing and consider a request submitted by Lawrence Passariello, on behalf of PCW Investments LLC (**Case #Z22-25**), to rezone approximately 0.71 acres out of the Norman’s Addition Survey, Block 9, Lots 5 and 6 from “B-5“(Local Business District) to “R-3F” (Multifamily Residential District). The property is locally addressed as 72 Arlee Street, Killeen, Texas.

**COMMISSION AND STAFF ITEMS**

1. Attendance Chart.

**ADJOURNMENT**

The next regularly scheduled meeting of the Planning and Zoning Commission is **May 16, 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 **April 29, 2022**.

*Kristina Strickland*  
**Assistant Planner**