



**AGENDA
REGULAR MEETING
PLANNING AND ZONING COMMISSION
NOVEMBER 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 **November 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"/> 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"/> Holli Clements, Esq., 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"/> Paul Boyer, P.E., Development Engineer
<input type="checkbox"/> Omar Marquez	<input type="checkbox"/> Maria Lopez, Planner
<input type="checkbox"/> Ricky Wilson	<input type="checkbox"/> Melanie Hood, Sr. CAD-GIS Technician

APPROVAL OF AGENDA

Consider approval of the agenda for the regular meeting of the Planning and Zoning Commission for **November 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 **October 17, 2022**.

- CA-2** Consider a request submitted by Quintero Engineering, LLC on behalf of Mary Teresa Bay Young 2012 Trust (**Case #22-049FS**) for approval of a Final Subdivision Plat of **The Settlement on Stagecoach**, being approximately 29.88 acres out of the R. Cunningham Survey, Abstract No. 158. The property is locally addressed as 6401 Stagecoach Road, Killeen, Texas.
- CA-3** Consider a request submitted by Republic Engineering & Development Services on behalf of Sheryl Yowell 1998 Trust Et. Al. (**Case #22-063P**) for approval of a Preliminary Plat of **The Preserve at A Thousand Oaks**, being approximately 390.72 acres out of the R. Cunningham Survey, Abstract No. 158. The property is locally addressed as 4244 Stagecoach Road, Killeen, Texas.

PUBLIC HEARINGS

- PH-1** **HOLD** a public hearing and consider a City initiated request (**Case #Z22-48**) to rezone part of Lot 5 and Lot 6, Block 2, Julius Alexander Industrial Subdivision from “R-1” (Single Family Residential District) to “R-3A” (Multifamily Apartment Residential District). The properties are locally addressed as 2607 and 2703 Atkinson Avenue, Killeen, Texas.
- PH-2** **HOLD** a public hearing and consider a request submitted by Quintero Engineering, LLC on behalf of BCMB Properties, LLC (**Case #Z22-50**) to rezone Lot 4, Block 2, Stefek Trust Addition Phase Four from “B-5” (Business District) to “B-C-1” (General Business and Alcohol Sales District). The property is locally addressed as 601 Stefek Drive, Killeen, Texas.
- PH-3** **HOLD** a public hearing and consider a request submitted by Mike Russell on behalf of ATMOS Energy Corporation (**Case #Z22-51**) to rezone Lot 1, Block 1, and (Southwest Triangle) Fairway Park 2nd Unit from “R-2” (Two-Family Residential District) to “R-2” (Two-Family Residential District) with a Conditional Use Permit (CUP) for an above ground pipeline station facility. The property is locally addressed as 1701 Fairview Drive, Killeen, Texas.
- PH-4** **HOLD** a public hearing and consider an ordinance amending Sec. 31-903 of the Killeen Code of Ordinances; providing for amendments to the standards regarding protruding garage doors.

COMMISSION AND STAFF ITEMS

1. Discussion regarding Texas State Planning Conference in El Paso.
2. Receive update from staff regarding City Council actions related to Planning and Zoning Commission items.
3. Review attendance chart.

ADJOURNMENT

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

María Lopez
Planner