



**AGENDA
REGULAR MEETING
PLANNING AND ZONING COMMISSION
MARCH 20, 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 20, 2023** 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"/> 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 20, 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 **March 6, 2023**.

PUBLIC HEARINGS

- PH-1** **HOLD** a public hearing and consider a request submitted by Franklin Land Associates, LLC, on behalf of Castrong, LLC (**Case #Z23-03**), to rezone approximately 2.34 acres out of the B.S. Hoover Survey, Abstract No. 463, from “A” (Agricultural District) to “NBD” (Neighborhood Business District) with a Conditional Use Permit (CUP) to allow for a single-tenant general retail store no greater than 10,641 square feet. The property is located east of State Highway 195 and north of the Lampasas River, Killeen, Texas.
- PH-2** **HOLD** a public hearing and consider a request submitted by Patrick Purifoy on behalf of P&T Enterprises (**Case #Z23-05**), to rezone approximately 6.43 acres out of the Passion For Christ Ministries Addition, Block 1, Lot 1, from “B-1” (Professional Business District) to “B-1” (Professional Business District) with a Conditional Use Permit (CUP) to allow for a daycare as a permitted use. The property is locally addressed as 3100 Little Nolan Road, Killeen, Texas.
- PH-3** **HOLD** a public hearing and consider a request submitted by Mitchell & Associates, Inc., on behalf of Sandra and Ronnie Skinner (**Case #Z23-07**), to rezone Lot 1, Block 1, Skinner Estate Phase Two, from “A” (Agricultural District) to “R-1” (Single-Family Residential District). The property is locally addressed as 3638 Love Road, Killeen, Texas.
- PH-4** **HOLD** a public hearing and consider a request submitted by Franklin Land Associates, LLC, on behalf of Whitis Investments, LTD (**FLUM# 23-01**), to amend the Comprehensive Plan’s Future Land Use Map (FLUM) from a ‘Public Space’ designation to a ‘Residential Mix’ designation, being approximately 3.727 acres out of the C. T. Bourland Survey, Abstract No. 137. The property is located on the east right-of-way of East Trimmier Road and north of Andalucia Lane, Killeen, Texas.
- PH-5** **HOLD** a public hearing and consider an ordinance amending Killeen Code of Ordinances Sec. 31-833. - Demolition by neglect.

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 **April 3, 2023** 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

Planning and Zoning Commission Agenda

March 20, 2023

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 17, 2023**.

JoAnn Mathis
Planning Technician