



**AGENDA  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
MARCH 2, 2020  
UTILITY COLLECTIONS  
210 W. AVENUE C  
LARGE CONFERENCE ROOM**

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

I. Discuss agenda items for the **March 2, 2020** regular Planning and Zoning Commission meeting.

**CALL TO ORDER – 5:00 P.M. – Utility Collections Conference Room**

<b>ROLL CALL</b>	
<b>COMMISSION</b>	<b>STAFF</b>
<p>___ Kirk Latham, Chairman ___ Ramon Alvarez ___ Sandra O’Brien ___ Lawrence Holly ___ Leo Gukeisen ___ Randy Ploeckelmann ___ Louie Minor ___ Michael Hodges</p>	<p>___ Tony D. McIlwain, AICP, CFM, Interim Executive Director of Planning and Development Services ___ Wallis Meshier, CNU-A, Senior Planner ___ Jerry Millard Jr., Senior Planner ___ Holli Clements, Esq., Deputy City Attorney ___ MD Hossain, P.E., CFM, City Engineer ___ David Hermosillo, Sr. CAD-GIS Technician ___ Maria Lopez, Assistant Planner</p>

**APPROVAL OF AGENDA**

Consider approval of the agenda for the regular meeting of the Planning and Zoning Commission for **March 2, 2020**.

**CONSENT AGENDA**

- CA-1** Consider minutes of the regular Planning and Zoning Commission Meeting of **February 3, 2020**.
  
- CA-2** Consider a preliminary plat submitted by Killeen Engineering & Surveying, Ltd. on behalf of HO Developers, Inc., (**Case #20-006P: Heritage Oaks Phases 5 & 6**), being approximately 72.778 acres, out of the W. E. Hall Survey, Abstract No. 1116 and the A. H. Wood Survey, Abstract No. 886. The properties are located north of Heritage Oaks Phase Two, Killeen, Texas.

- CA-3** Consider a plat submitted by Turley Associates, Inc. on behalf of TANB, L.L.C. (**Case #20-009P: Gardens At Jasper Heights**), being approximately 4.708 acres, being out of the Nathan Halbert Survey, Abstract No. 389. The property is located on the north right-of-way of E. Mary Jane Drive and approximately 300 feet west of Trimmier Road, Killeen, Texas.

## PUBLIC HEARINGS

- PH-1** **HOLD** a public hearing and consider a plat submitted by Travis Quicksall on behalf of Tong Ho and Yun Ok Choe (**Case #20-004RS: South Gate East**), being approximately 1.098 acres, being a replat of a part of Lot 7, Block 11, South Gate. The property is addressed as 1516 South Fort Hood Street, Killeen, Texas.
- PH-2** **HOLD** a public hearing and consider a plat submitted by Kimley-Horn & Associates, Inc. on behalf of Wells Fargo Bank N.A., as Trustee for the Registered Holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2008-C1, (**Case #20-005RS: Lot 1A, Block 1, Killeen Mall Subdivision Replat 3**), being a replat of Lot 1, Block 1, Killeen Mall Subdivision Replat. The property is addressed as 2100 S. W. S. Young Drive, Killeen, Texas.
- PH-3** **HOLD** a public hearing and consider a request submitted by Kenny Jean on behalf of Full Gospel Korean Assembly of God, Inc. (**Case #Z20-02**) to rezone Lot 6, Block 17, Killeen Heights South Unit 1st Section and Lot 7, Block 1, Killeen Heights South Unit 2nd Section from “R-1” (Single-Family Residential District) to “R-2” (Two-Family Residential District). The properties are located between Alta Mira Dr. and Metropolitan Dr., east of Trimmier Road., Killeen, Texas.
- PH-4** **HOLD** a public hearing and consider a request submitted by Ivonne Morales (**Case #Z20-03**) to rezone 3 acres out of the R. Cunningham Survey, Abstract No. 199, from “R-1” (Single-Family Residential District) to “A” (Agricultural District). The property is addressed as 5299 Onion Road, Killeen, Texas.
- PH-5** **HOLD** a public hearing and consider a request submitted by Valerie McKenzie on behalf of Eagle Valley Property Management, L.L.C., (**Case #Z20-04**) to rezone Lot 1, Block 1, Eagle Valley Plaza Addition, from “B-3” (Local Business District) to “B-C-1” (General Business and Alcohol Sales District). The property is addressed as 2020 W. Stan Schlueter Loop, Killeen, Texas.

## COMMISSION AND STAFF ITEMS

- I.** Attendance Chart.

## ADJOURNMENT

The next regularly scheduled meeting of the Planning and Zoning Commission is **March 16, 2020** at 5:00 p.m., in the Utility Collections Large Conference Room, 210 W. Avenue C, Killeen, Texas.

Planning and Zoning Agenda

March 2, 2020

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 **February 28, 2020**.

María Lopez  
Assistant Planner