



**AGENDA  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
MAY 4, 2020  
5:00 PM  
VIRTUAL MEETING**

To mitigate the spread of COVID-19, this meeting will be a virtual meeting closed to in-person attendance. Commissioners and Staff will attend virtually via Zoom Meeting. Members of the public may join the webinar by following this

link: <https://zoom.us/j/92461692993?pwd=ak8wUWdUVHh4NzZqWFpWQ2pvbjh6dz09>

Password: 959556

Or iPhone one-tap :

US: +13462487799,,92461692993#,1#,959556# or +12532158782,,92461692993#,1#,959556#

Or Telephone: Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 253 215 8782 or +1 408 638 0968 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 646 876 9923

Webinar ID: 924 6169 2993

Password: 959556

International numbers available: <https://zoom.us/u/abeBqFHY6I>

The meeting agenda and the packet are posted online at <https://www.killeentexas.gov/AgendaCenter>.

**CALL TO ORDER – 5:00 P.M. – ZOOM.US**

**ROLL CALL**

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

### APPROVAL OF AGENDA

Consider approval of the agenda for the regular meeting of the Planning and Zoning Commission for **May 4, 2020**.

### CONSENT AGENDA

- CA-1** Consider minutes of the regular Planning and Zoning Commission Meeting of **April 20, 2020**.
- CA-2** Consider a request for a plat submitted by WBW Development on behalf of WBW Single Development Group, L.L.C. – Series 110 (**Case #19-030FS: Yowell Ranch Phase V**), being a final plat of approximately 77.50 acres, out of the J. D. Allcorn Survey, Abstract No. 25, S.D. Carother Survey, Abstract No. 177 and the M.J. Pleasant Survey, Abstract No. 652. The property is located east of Yowell Ranch Phases Two and Three, Killeen, Texas.
- CA-3** Consider a request for a plat submitted by WBW Single Land Investment, LLC-Series 110 (**Case #20-015FS: Yowell Ranch Phase VI**), being approximately 36.35 acres, out of the J. D. Allcorn Survey, Abstract No. 25. The property is located east of the intersection of Addison Street & Viewpark Lane, Killeen, Texas.
- CA-4** Consider a plat submitted by Clark & Fuller, P.L.L.C. on behalf MH 4 Joint Venture, Ltd. (**Case #20-019FS: Walnut Creek Estates, Phase Thirteen**), being approximately 81.82 acres out of the J.J. Sinnickson Survey, Abstract No. 788 and the W. S. Wilson Survey, Abstract No. 891. The property is located within Killeen’s Extra-Territorial Jurisdiction (ETJ), northwest of the intersection of S.H. 195 and FM 2670 and east of the terminus of Magnolia Road south of Walnut Drive, Killeen, Bell County, Texas.

### COMMISSION AND STAFF ITEMS

- I.** Attendance Chart.
- II.** Nominate and select a representative for the ZBOA Board.

### ADJOURNMENT

The next regularly scheduled meeting of the Planning and Zoning Commission is **May 18, 2020** at 5:00 p.m.

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

Planning and Zoning Agenda  
May 4, 2020

Americans with Disabilities Act [42 USC 12101 (1991)]. 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 **April 30, 2020**.

María Lopez  
Assistant Planner

**MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
APRIL 20, 2020  
ZOOM MEETING**

## ROLL CALL

PRESENT:

Commission: Kirk Latham, Chairman; Ramon Alvarez, Vice Chairman; Lawrence Holly; Leo Gukeisen; Sandra O'Brien; Michael Hodges; Louie Minor; Randy Ploeckelmann

Staff: Tony McIlwain, AICP, CFM, Executive Dir. of Planning & Development; Holli Clements, Esq., Deputy City Attorney; Jerry Millard Jr., Senior Planner; Wallis Meshier, CNU-A, Senior Planner; Maria Lopez, Assistant Planner

ABSENT:

**CALL TO ORDER – 5:00 P.M. – ZOOM.US**

Chairman Latham called the meeting of the Planning and Zoning Commission to order at 5:00 p.m.

**APPROVAL OF AGENDA**

Commissioner Hodges made a motion to approve the agenda. Commissioner Holly seconded, and the motion passed 7 to 0.

**CONSENT AGENDA**

Commissioner Gukeisen requested that CA-2 be pulled from consent agenda.

**CA-1** Consider minutes of the regular Planning and Zoning Commission Meeting of **March 2, 2020**.

Commissioner Holly made a motion to approve CA-1. Commissioner Gukeisen seconded, and the motion passed 7-0.

**CA-2** Consider a plat submitted by Killeen Engineering & Surveying, Ltd. on behalf of JOF Developers, Inc. (**Case #20-021FS: McGregor Estates Phase Three**), being approximately 31.439 acres, out of the James Cook Survey, Abstract No. 161. The property is located west of Clear Creek Road, south of Estancia West, Killeen, Texas.

Commissioner Minor made a motion to approve CA-2. Vice Chairman Alvarez seconded the motion. The motion passed 6 to 1. Commissioner Gukeisen voted in opposition.

**PUBLIC HEARINGS**

**PH-1** **HOLD** a public hearing and consider a residential replat submitted by Killeen Engineering & Surveying, Ltd. on behalf of RSBP Developers, Inc. (**Case #20-016RRS: White Rock Estates Phase Eleven**), being approximately 1.058 acres, out of the A. H. Wood Survey, Abstract No. 886 and being a residential replat of Lot 12, Block 12, White Rock Estates Phase Ten. The property is located between Zircon Drive and Rosewood Drive, north of Pyrite Drive, Killeen, Texas.

Commissioner O'Brien stepped away from the dais due to a potential conflict of interest.

Chairman Latham requested staff comments.

Jerry Millard, Senior Planner, stated that the proposed plat is to subdivide the property into four (4) residential lots. This plat is a residential replat and notices were sent to eight (8) property owners within 200 feet of the original subdivision.

Ms. Michelle Lee, Killeen Engineering & Surveying, Ltd., 2901 E. Stan Schlueter Loop, Killeen, Texas, was present to represent the plat.

Chairman Latham opened the public hearing.

Mr. Gourgue Franzt, 7903 Zircon; Mr. Edison Cruz, 7905 Zircon; Mr. Donald Hayden, 7908 Zircon; Mr. Josh Hershberger, 8000 Zircon spoke during the public hearing.

With no one else requesting to speak, the public hearing was closed.

Commissioner Gukeisen motioned to approve White Rock Estates Phase Eleven. Commissioner Hodges seconded, and the motion passed by a vote of 6 to 0. Commissioner O'Brien abstained.

**COMMISSION AND STAFF ITEMS**

I. Attendance Chart.

The Commissioners reviewed their attendance chart.

**ADJOURNMENT**

Chairman Latham adjourned the Planning and Zoning Commission Meeting at 5:16 p.m. The next scheduled meeting of the Planning and Zoning Commission is May 4, 2020 at 5:00 p.m.

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**Kirk Latham, Chairman**  
**Planning & Zoning Commission**

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**Maria Lopez**  
**Assistant Planner**  
**Planning & Development Services**



**TO: Planning & Zoning Commission**  
**FROM: Jerry L. Millard, Jr., Senior Planner**  
**DATE: April 29, 2020**

**Plat Case #19-030FS: Yowell Ranch Phase V**

**Consider** a request for a plat submitted by WBW Development on behalf of WBW Single Development Group, L.L.C. – Series 110 (Case #19-030FS: Yowell Ranch Phase V), being a final plat of approximately 77.50 acres, out of the J. D. Allcorn Survey, Abstract No. 25, S.D. Carother Survey, Abstract No. 177 and the M.J. Pleasant Survey, Abstract No. 652. The property is located east of Yowell Ranch Phases Two and Three, Killeen, Texas.

The applicant is proposing the development of an additional 112 residential lots.

The Staff Review Committee met in a correction validation meeting on April 27, 2020 and concurred that the plat meets the requirements of the City's subdivision regulations. Therefore, staff recommends that the Planning and Zoning Commission approve the plat as proposed.



CITY OF KILLEEN - PLAT APPLICATION

- 0 - 10 acres \$300.00 + \$25.00 per lot
- > 10 - 50 acres \$400.00 + \$25.00 per lot
- > 50 acres \$500.00 + \$25.00 per lot

Plat Name: Yowell Ranch Phase 5

Type:  Preliminary  Final  Replat Land Investment  Minor  Amended 110

Name(s) of Property Owner(s): WBW Single Development Group, LLC - Series B

Address: 3000 Illinois Ave Ste 100

City: Killeen State: TX Zip: 76543

Primary Phone: (254) 953 - 5353 Cell Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Email: jwelch@wbdevelopment.com

Type of Ownership:  Sole Ownership  Partnership  Corporation  Other

Recorded Copy of Warranty Deed: Is a copy of the appropriate deed(s) attached?  YES  NO

Name of Developer: WB Development

Address: same as above

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Name of Engineer/Surveyor: Yalgo

Address: same as above

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Primary Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Cell Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Email: \_\_\_\_\_

Is the Property:  Within City Limits  Within the ETJ (5.0 miles)

Proposed Land Use: residential

Total Acreage: 77.5 Number of Lots: 284 Current Zoning: PD Proposed Zoning: \_\_\_\_\_

Is there a simultaneous rezoning of any part of this property?  YES  NO

Address/ Location of property to be platted: \_\_\_\_\_

Legal Description: \_\_\_\_\_

**Replats and Amendments:** During the preceding five (5) years, was the platted property limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot? **Yes/No** During the preceding five (5) years, was any lot in the preceding plat limited by deed restrictions to residential use for not more than two residential units per lot? **Yes/No** Attach a copy of applicable deed restrictions or a (notarized) letter from the applicant stating that no deed restrictions apply.

What is the reason for the replat / amendment? \_\_\_\_\_

Owner(s) must initial:

✓ I hereby certify that all fees/charges owed by me/us to the City concerning any prior plats and/or subdivisions have been paid in full as of the date of this application.

✓ I understand that attendance at the Development Review Committee meeting is mandatory. My failure to attend or my agent's failure to attend will result in rescheduling the meeting of the Development Review Committee and delay processing of the application.

✓ I understand that I must obtain approval from the Planning and Zoning Commission (except in the case of minor plats) prior to the plat being recorded with the Clerk of Bell County.



### APPOINTMENT OF AGENT

As owner of the subject property, I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: Josh Welch

Mailing Address: 3000 Illinois Ave Ste 100

City: Killeen State: TX Zip: 76543

Home Phone: ( ) - - Business Phone: (254) 953 5353

I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

be the point of contact between myself and the City; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; consent to legally binding modifications, conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

**I understand that the City will deal only with a fully authorized agent.** If at any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application, are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, I agree to hold harmless and indemnify the City of Killeen, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter. If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have legal authority to make this binding appointment on behalf of the entity, and every reference herein to "I", "my," or "me" is a reference to the entity.

Signature of Agent: [Signature] Title: VP

Printed/Typed Name of Agent: Josh Welch Date: 4-30-20

Signature of Property Owner: [Signature] Title: Pres.

Printed/Typed Name of Property Owner: Bruce Whites Date: 4-30-20

Signature of Property Owner: \_\_\_\_\_ Title: \_\_\_\_\_

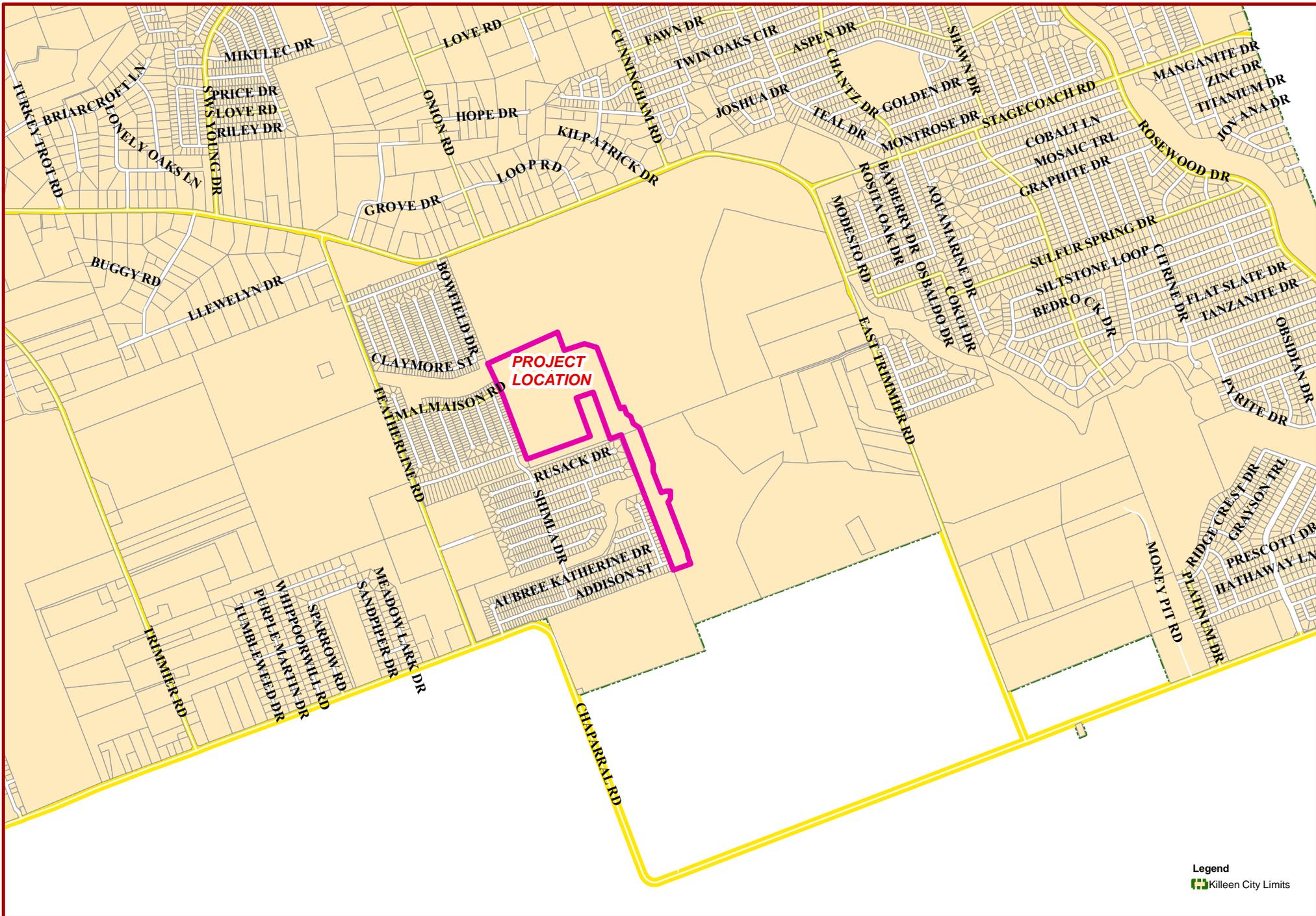
Printed/Typed Name of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_ Title: \_\_\_\_\_

Printed/Typed Name of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

\* Applications must be signed by the individual applicant, each partner of a partnership, or by an authorized officer of a corporation or association.

Application Revised: September 28, 2017



Legend  
 Killen City Limits

PLANNING AND  
 DEVELOPMENT SERVICES

PLAT CASE:  
 19-030FS

SUBDIVISION NAME:  
 YOWELL RANCH PHASE V



Date: 7/22/2019

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00'	92.93'	92.56'	N 77°50'59" E	174°45'5"
C2	300.00'	80.37'	80.13'	N 76°39'03" E	152°1'00"
C3	500.00'	251.35'	248.71'	N 35°25'31" W	28°48'09"
C4	500.00'	42.55'	42.54'	N 52°15'53" W	4°52'33"
C5	500.00'	25.50'	25.22'	N 54°46'51" E	29°12'55"
C6	500.00'	280.74'	277.07'	N 38°37'03" W	32°10'13"
C7	500.00'	15.72'	15.72'	N 21°37'53" W	1°48'06"
C8	300.00'	32.45'	32.43'	N 62°51'12" E	6°11'49"
C9	500.00'	27.38'	27.37'	N 67°42'03" E	3°08'14"
C10	500.00'	27.38'	27.37'	N 67°42'03" E	3°08'14"
C11	500.00'	78.54'	70.71'	S 65°43'50" E	90°00'00"
C12	500.00'	94.61'	94.47'	S 63°50'55" W	10°50'31"
C13	535.00'	24.04'	24.04'	N 59°42'53" E	2°34'29"
C14	535.00'	58.49'	58.46'	N 64°08'04" E	6°15'52"
C15	465.00'	22.96'	22.96'	N 67°51'18" E	2°49'44"
C16	465.00'	2.50'	2.50'	N 66°17'11" E	0°18'30"
C17	535.00'	10.00'	10.00'	S 66°40'04" W	1°04'16"
C18	535.00'	19.29'	19.29'	S 68°14'11" W	2°03'58"
C19	330.00'	36.53'	36.51'	N 62°55'34" E	6°20'34"
C20	270.00'	28.36'	28.35'	S 62°45'51" W	6°01'07"
C21	465.00'	135.23'	134.75'	S 33°59'59" E	16°39'45"
C22	465.00'	100.41'	100.21'	S 48°31'00" E	12°22'18"
C23	80.00'	18.17'	18.13'	N 46°40'46" E	13°00'45"
C24	80.00'	22.62'	22.55'	N 61°17'14" E	16°12'10"
C25	20.00'	10.20'	10.09'	N 54°46'51" E	29°12'55"
C26	535.00'	106.58'	106.40'	S 40°54'19" E	11°24'51"
C27	535.00'	101.44'	101.29'	S 29°45'58" E	10°05'50"
C28	535.00'	30.91'	30.90'	N 22°40'45" W	3°18'36"
C29	330.00'	81.06'	80.85'	N 76°00'45" E	14°04'24"
C30	270.00'	79.73'	79.44'	S 77°26'09" W	16°55'12"
C31	330.00'	122.26'	121.56'	N 79°35'19" E	21°13'35"
C32	270.00'	62.63'	62.49'	S 75°37'14" W	13°17'24"
C33	465.00'	31.42'	31.41'	N 22°57'35" W	3°52'17"
C34	465.00'	101.93'	101.72'	N 31°10'31" W	12°33'33"
C35	465.00'	112.11'	111.84'	N 44°21'42" W	13°48'49"
C36	465.00'	27.87'	27.87'	N 52°59'08" W	3°26'03"
C37	535.00'	15.91'	15.91'	N 53°51'02" W	1°42'15"
C38	535.00'	57.87'	57.84'	N 49°53'59" W	6°11'50"
C39	535.00'	57.87'	57.84'	N 43°42'10" W	6°11'50"
C40	535.00'	57.87'	57.84'	N 37°30'20" W	6°11'50"
C41	535.00'	57.87'	57.84'	N 31°18'30" W	6°11'50"
C42	535.00'	57.87'	57.84'	N 25°06'40" W	6°11'50"
C43	535.00'	11.97'	11.97'	N 21°22'18" W	1°16'56"
C44	465.00'	13.69'	13.69'	S 68°25'33" W	1°41'14"
C45	465.00'	11.77'	11.77'	S 66°51'26" W	1°27'00"
C46	535.00'	18.70'	18.70'	N 68°16'05" E	2°00'10"
C47	535.00'	29.29'	29.29'	S 67°42'03" W	3°08'14"
C50	50.00'	32.84'	32.26'	N 29°45'52" E	37°38'15"
C49	50.00'	68.94'	63.61'	N 28°33'16" W	79°00'01"
C48	50.00'	36.65'	35.84'	N 89°03'19" W	42°00'07"
C51	50.00'	19.34'	19.22'	N 27°13'09" E	22°09'34"
C52	50.00'	44.73'	43.25'	N 63°55'34" E	51°15'16"
C53	50.00'	36.52'	35.71'	S 69°31'19" E	41°50'59"
C54	50.00'	36.52'	35.71'	S 27°40'20" E	41°50'59"
C55	50.00'	35.69'	34.94'	S 13°42'06" W	40°53'33"
C56	50.00'	37.72'	36.83'	S 55°45'43" W	43°13'23"
C57	50.00'	39.29'	38.29'	N 80°06'48" W	45°01'34"
C58	80.00'	29.35'	29.19'	S 79°46'51" W	21°01'21"
C59	80.00'	40.43'	40.00'	N 75°13'50" W	28°57'18"
C60	80.00'	40.43'	40.00'	N 46°16'31" W	28°57'18"
C61	80.00'	15.45'	15.43'	N 26°15'51" W	11°04'03"
C62	465.00'	78.05'	77.96'	N 63°14'10" E	9°37'02"
C63	20.00'	31.42'	28.28'	S 65°43'50" E	90°00'00"
C64	50.00'	78.54'	70.71'	N 24°56'37" E	90°00'01"

LINE TABLE		
LINE	BEARING	DISTANCE
L.1	N 69°56'37" E	12.34'
L.2	N 21°20'32" W	1.83'
L.3	S 89°37'53" W	8.47'
L.4	N 69°23'19" E	43.50'
L.5	N 58°25'39" E	46.90'
L.6	S 69°16'10" W	20.06'

KNOW ALL MEN BY THESE PRESENTS, that WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 112 whose address is 3000 Illinois Ave. Ste. 100, Killeen, Texas, 76543, being sole manager of certain 77.50 ACRES tract and being part of a called 78.77 acre tract of land as described by a deed to WBW SINGLE LAND INVESTMENT, LLC - SERIES 110, recorded in Document No. 2020-00001836, Real Property Records in Bell County, Texas, and being part of a called 78.08 acre tract of land as described by a deed to WBW SINGLE LAND INVESTMENT, LLC - SERIES 110, recorded in Document No. 2019-00055040, of said Property Records, which is more fully described in the dedication of **YOWELL RANCH PHASE V**, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City Council of the City of Killeen, Bell County, Texas, and WBW Development Ltd., does hereby adopt said **YOWELL RANCH PHASE V**, as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives, alleys shown on said plat, the same to be used as public thoroughfares and/or for the installation and maintenance of public utilities when and as authorized by the City of Killeen. The utility easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

WITNESS the execution hereof, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 112,  
A Texas Series Limited Liability Company

By: \_\_\_\_\_  
Bruce Whitis, President

STATE OF TEXAS  
COUNTY OF BELL

This instrument was acknowledged before me on \_\_\_\_\_, by Bruce Whitis, in his capacity as President of WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 112, a separate series of WBW Development Group, LLC, a Texas series limited liability company, on behalf of said series.

Notary Public, State of Texas

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Planning and Zoning Commission of the City of Killeen, Bell County, Texas.

CHAIRMAN, PLANNING AND ZONING COMMISSION

SECRETARY, PLANNING AND ZONING COMMISSION

FILED FOR RECORD this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in Cabinet \_\_\_\_\_, Slides \_\_\_\_\_, Plat Records of Bell County, Texas, and Instrument No. \_\_\_\_\_ Official Records, Bell County, Texas.

By: \_\_\_\_\_

State of Texas  
County of Bell

I, Luther E. Frobish, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision and Property Development Regulations of the City of Killeen, Texas.

by: \_\_\_\_\_  
LUTHER E. FROBISH  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6200

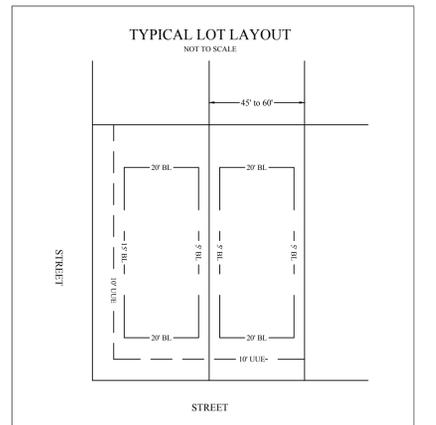
TAX CERTIFICATE	
THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.	
DATED THIS THE _____ DAY OF _____, 20____ A.D.	
BY: _____	
BELL COUNTY TAX APPRAISAL DISTRICT	

BFE & LFE TABLE			
LOT #	BLOCK #	BFE (ft)	LFE (ft)
1	1	835.84	837.84
2	1	835.43	837.43
3	1	834.91	836.91
4	1	835.00	837.00
5	1	834.00	836.00
6	1	833.12	835.18
7	1	832.44	834.44
8	1	831.12	833.12
9	1	380.32	832.32
10	1	830.00	832.00
11	1	829.02	831.02
12	1	828.34	830.34
13	1	828.00	830.00
14	1	826.98	828.98
15	1	827.69	829.69
16	1	827.30	829.30
17	1	825.83	827.83
18	1	826.00	828.00
19	1	825.10	827.10
20	1	822.98	824.98
21	1	820.74	822.74
22	1	820.56	822.56
23	1	820.35	822.35
118	2	810.03	812.03
1	5	816.20	818.20
1	11	808.86	808.86
TRACK K		809.00	811.00
TRACK J		809.00	811.00

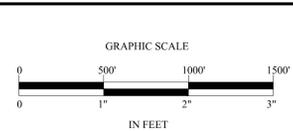


LOCATION MAP  
N.T.S.

LEGEND	
AE	ACCESS EASEMENT
NAE	NON-ACCESS EASEMENT
BM	BENCHMARK
DA	DRAINAGE AREA
DE	DRAINAGE EASEMENT
ELEV	ELEVATION
NTS	NOT TO SCALE
NO	NUMBER
RE	REFERENCE
REV	REVISION
TBM	TEMPORARY BENCHMARK
TYP	TYPICAL
OHE	OVERHEAD EASEMENT
UUE	UNDERGROUND UTILITY EASEMENT
●	1/2" IRON ROD FOUND
○	1/2" IRON ROD W/ CAP MARKED "YALGO 6200" SET
—	CHANGE IN BEARING
—	SEE GENERAL NOTE 7
—	LOTS WITH MINIMUM LOWEST FLOOR ELEVATION (LFE) (SEE TABLE THIS SHEET)
- - -	CREEK BUFFER ZONE



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
2	UPDATED ACREAGE AND NOTES	8/27/2019	TJJ	TOTAL SIZE: 77.50 ACRES TOTAL BLOCKS: 12 TOTAL LOTS: 284 TOTAL TRACTS: 8
1	ORIGINAL RELEASE	7/19/2019	BTW	
PROJECT NUMBER: YR05				CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 112
APPROVED BY: JCB				CLIENT LOCATION: KILLEEN, TX
AUTHORIZED BY: WBW				



BENCHMARK  
"X" SCRATCHED IN THE TOP OF CURB ON THE NORTH SIDE OF ADDISON STREET  
Observed GPS coordinates based on Texas State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203  
N: 1059094.13  
E: 3118228.59  
Z: 849.56 (NAVD88-Geoid12B)

# FINAL PLAT OF YOWELL RANCH PHASE V CITY OF KILLEEN, BELL COUNTY, TEXAS

## FINAL PLAT OF YOWELL RANCH PHASE V TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS BEING PART OF THE J.D. ALLCORN SURVEY, ABSTRACT NUMBER 25 AND S.D. CAROTHER SURVEY, ABSTRACT NO. 177 BELL COUNTY, TEXAS

Portions of this tract are within a Special Flood Hazard Area per FEMA's Flood Insurance Rate Map (FIRM) Panel for Bell County, Texas dated September 26, 2008, panel number 48027C0290E. The Surveyor does not certify as to the accuracy or inaccuracy of said information and does not warrant or imply that structures placed within any of the platted areas will be free from flooding or flood damage.

**Yalgo, LLC**  
3000 Illinois Ave., Suite 100  
Killeen, TX 76543  
PH (254) 953-5353  
FX (254) 953-5057  
Texas Registered  
Engineering Firm F-10264  
Texas Registered  
Surveying Firm 10194095





**TO: Planning & Zoning Commission**  
**FROM: Jerry L. Millard, Jr., Senior Planner**  
**DATE: April 29, 2020**

**Plat Case #20-015FS: Yowell Ranch Phase VI**

**Consider** a request for a plat submitted by WBW Single Land Investment, LLC-Series 110 (Case #20-015FS: Yowell Ranch Phase VI), being approximately 36.35 acres, out of the J. D. Allcorn Survey, Abstract No. 25. The property is located east of the intersection of Addison Street & Viewpark Lane, Killeen, Texas.

The applicant is proposing the development of an additional 284 residential lots.

The Staff Review Committee met in a correction validation meeting on April 27, 2020 and concurred that the plat meets the requirements of the City's subdivision regulations. Therefore, staff recommends that the Planning and Zoning Commission approve the plat as proposed.



CITY OF KILLEEN - PLAT APPLICATION

- 0 - 10 acres \$300.00 + \$25.00 per lot
> 10 - 50 acres \$400.00 + \$25.00 per lot
> 50 acres \$500.00 + \$25.00 per lot

Plat Name: Yowell Ranch Phase VI

Type: Preliminary Final Replat Minor Amended

Name(s) of Property Owner(s): WBW Single Land Investment, LLC-Series 110

Address: 3000 Illinois Ave., Suite 100

City: Killeen State: Texas Zip: 76543

Primary Phone: (254) 953-5353 Cell Phone: ( ) -

Email: jwelch@wbdevelopment.com

Type of Ownership: Sole Ownership Partnership Corporation Other

Recorded Copy of Warranty Deed: Is a copy of the appropriate deed(s) attached? YES NO

Name of Developer: WBW Development

Address: 3000 Illinois Ave., Suite 100

City: Killeen State: Texas Zip: 76543

Name of Engineer/Surveyor: Yalgo, LLC - Juan Brizuela, P.E.

Address: 3000 Illinois Ave., Suite 100

City: Killeen State: Texas Zip: 76543

Primary Phone: (254) 953-5353 Cell Phone: ( ) -

Email: juan@yalgoengineering.com

Is the Property: Within City Limits Within the ETJ (5.0 miles)

Proposed Land Use: Residential

Total Acreage: 36.35 Number of Lots: 112 Current Zoning: PD Proposed Zoning:

Is there a simultaneous rezoning of any part of this property? YES NO

Address/ Location of property to be platted: East of intersection of: Addison Street and Viewpark Lane.

Legal Description: See attached

Replats and Amendments: During the preceding five (5) years, was the platted property limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot? Yes/No

What is the reason for the replat / amendment? N/A

- Owner(s) must initial:
I hereby certify that all fees/charges owed by me/us to the City concerning any prior plats and/or subdivisions have been paid in full as of the date of this application.
I understand that attendance at the Development Review Committee meeting is mandatory. My failure to attend or my agent's failure to attend will result in rescheduling the meeting of the Development Review Committee and delay processing of the application.
I understand that I must obtain approval from the Planning and Zoning Commission (except in the case of minor plats) prior to the plat being recorded with the Clerk of Bell County.



# APPOINTMENT OF AGENT

As owner of the subject property, I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: WBW Development - Josh Welch

Mailing Address: 3000 Illinois Ave.

City: Killeen State: Texas Zip: 76543

Home Phone: ( ) - Business Phone: (254) 953 5353

I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

be the point of contact between myself and the City; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; consent to legally binding modifications, conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

**I understand that the City will deal only with a fully authorized agent.** If at any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application, are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, I agree to hold harmless and indemnify the City of Killeen, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter. If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have legal authority to make this binding appointment on behalf of the entity, and every reference herein to "I", "my," or "me" is a reference to the entity.

Signature of Agent: [Signature] Title: VP

Printed/Typed Name of Agent: Josh Welch Date: 2-26-20

Signature of Property Owner: [Signature] Title: President

Printed/Typed Name of Property Owner: Bruce Whitis Date: 02/25/2020

Signature of Property Owner: [Signature] Title: \_\_\_\_\_

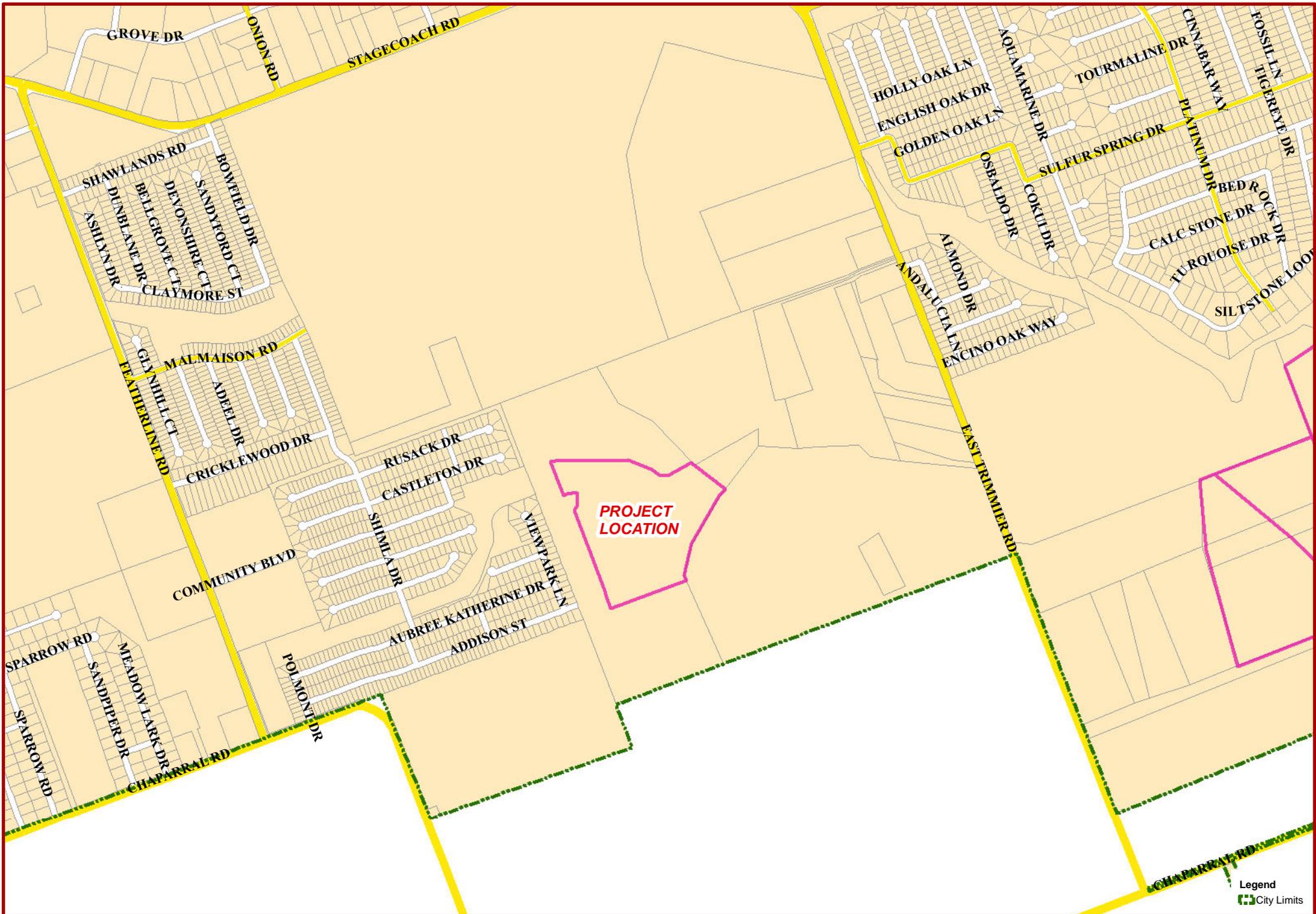
Printed/Typed Name of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_ Title: \_\_\_\_\_

Printed/Typed Name of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

\* Applications must be signed by the individual applicant, each partner of a partnership, or by an authorized officer of a corporation or association.

Application Revised. September 28, 2017



Legend  
 City Limits

PLANNING AND  
 DEVELOPMENT SERVICES

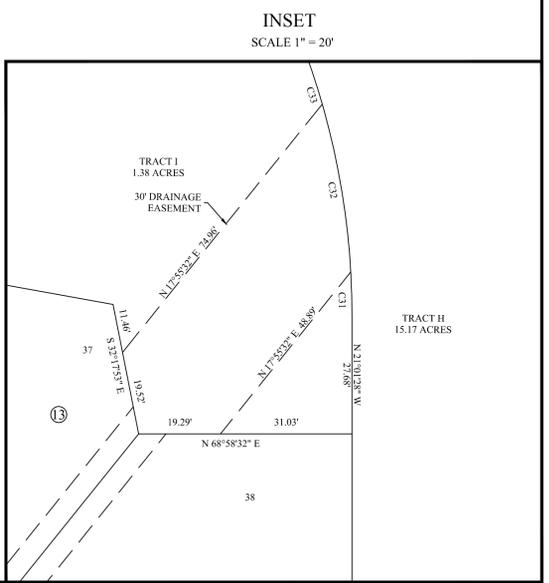
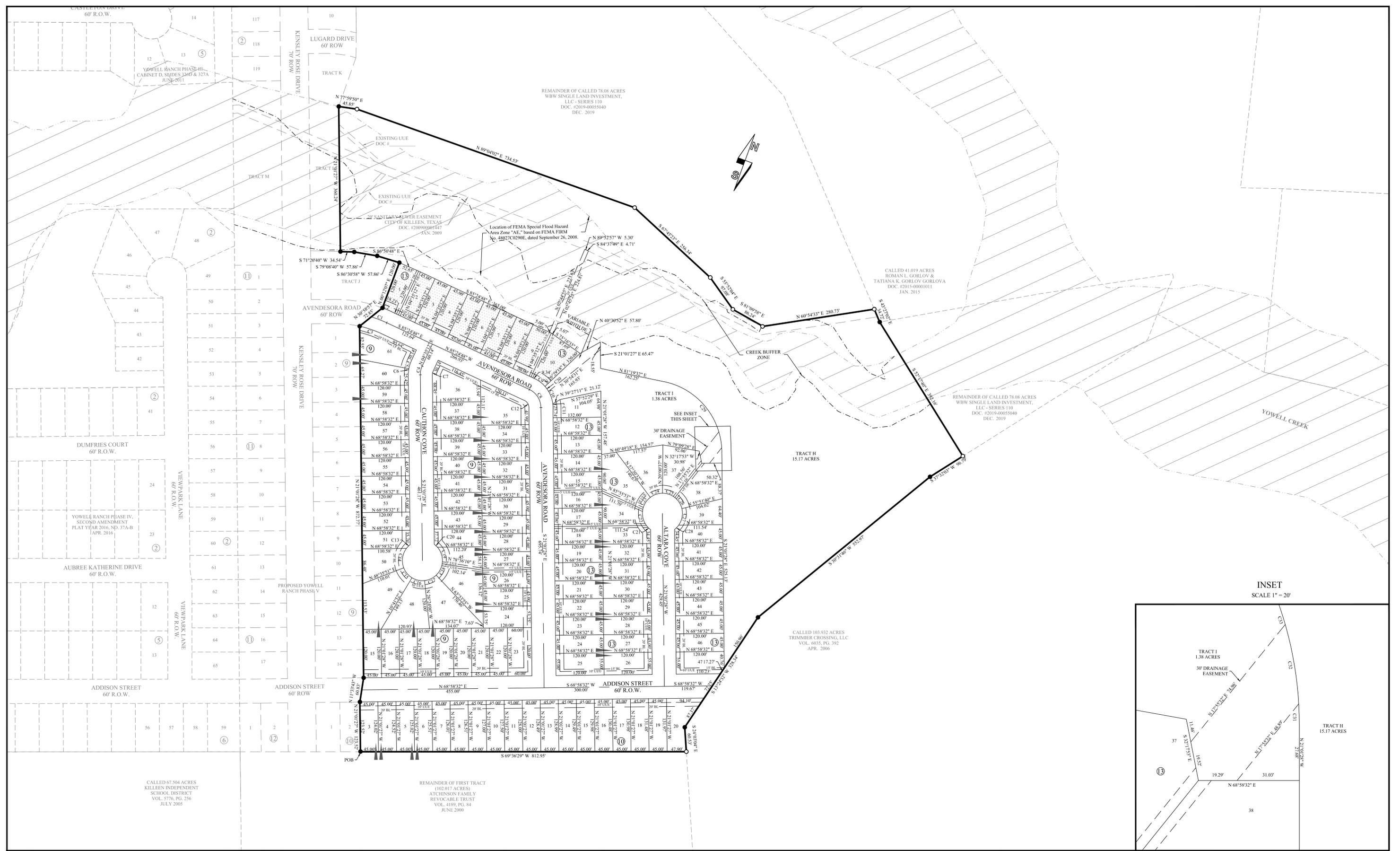
PLAT CASE:  
 20-015FS

SUBDIVISION NAME:  
 YOWELL RANCH PHASE VI

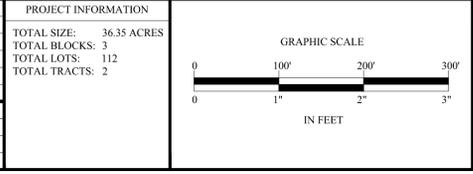


Date: 3/9/2020





REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
1	ORIGINAL RELEASE	02/27/2020	BTW	TOTAL SIZE: 36.35 ACRES TOTAL BLOCKS: 3 TOTAL LOTS: 112 TOTAL TRACTS: 2
PROJECT NUMBER: YR06		CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 123		
APPROVED BY: JCB		CLIENT LOCATION: KILLEEN, TX		
AUTHORIZED BY: WBW				



**BENCHMARK**

"X" SCRATCHED IN THE TOP OF CURB ON THE NORTH SIDE OF ADDISON STREET

Observed GPS coordinates based on Texas State Plane Coordinate System, NAD83 (2011)  
Datum, Texas Central Zone No. 4203  
N: 10350994.13  
E: 3118228.59  
Z: 849.56 (NAVD88-Geoid12B)

## FINAL PLAT OF YOWELL RANCH PHASE VI CITY OF KILLEEN, BELL COUNTY, TEXAS

<p><b>Yalgo, LLC</b> 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057</p> <p>Texas Registered Engineering Firm F-10264</p> <p>Texas Registered Surveying Firm 10194095</p>	<p>SHEET</p> <p style="font-size: 2em;">2</p> <p>OF</p> <p style="font-size: 2em;">2</p>
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PRINTED ON: April 15, 2020



**TO: Planning & Zoning Commission**  
**FROM: Jerry L. Millard, Jr., Senior Planner**  
**DATE: April 29, 2020**

**Plat Case #20-019FS: Walnut Creek Estates, Phase Thirteen**

**Consider** a plat submitted by Clark & Fuller, P.L.L.C. on behalf MH 4 Joint Venture, Ltd. (Case #20-019FS: Walnut Creek Estates, Phase Thirteen), being approximately 81.82 acres out of the J.J. Sinnickson Survey, Abstract No. 788 and the W. S. Wilson Survey, Abstract No. 891. The property is located within Killeen's Extra-Territorial Jurisdiction (ETJ), northwest of the intersection of S.H. 195 and FM 2670 and east of the terminus of Magnolia Road south of Walnut Drive, Killeen, Bell County, Texas.

The applicant is proposing the development of an additional 28 residential lots. These lots will be the final phased lots of Walnut Creek Estates.

The Staff Review Committee met in a correction validation meeting on April 27, 2020 and concurred that the plat meets the requirements of the City's subdivision regulations. Therefore, staff recommends that the Planning and Zoning Commission approve the plat as proposed.



# CITY OF KILLEEN - PLAT APPLICATION

0 - 10 acres  
\$300.00 + \$25.00 per lot

> 10 - 50 acres  
\$400.00 + \$25.00 per lot

> 50 acres  
\$500.00 + \$25.00 per lot

Plat Name: Walnut Creek Estates, Phase Thirteen

Type:  Preliminary  Final  Replat  Minor  Amended

Name(s) of Property Owner(s): MH 4 Joint Venture, LTD.

Address: 4101 Trimmier

City: Killeen State: Texas Zip: 76547

Primary Phone: ( 254 ) 634 - 4514

Cell Phone: (      )      -     

Email: shepherd@mcleanlc.com

Type of Ownership:  Sole Ownership  Partnership  Corporation  Other

Recorded Copy of Warranty Deed: Is a copy of the appropriate deed(s) attached?  YES  NO

Name of Developer: MH 4 Joint Venture, Ltd.

Address: 4101 Trimmier

City: Killeen State: Texas Zip: 76547

Name of Engineer/Surveyor: Clark & Fuller, PLLC

Address: 215 N. Main Street

City: Temple State: Texas Zip: 76501

Primary Phone: ( 254 ) 899 - 0899

Cell Phone: (      )      -     

Email: jfuller@clark-fuller.com

Is the Property:  Within City Limits  Within the ETJ (5.0 miles)

Proposed Land Use: Residential

Total Acreage: 81.82 Number of Lots: 28 Current Zoning: NA Proposed Zoning: NA

Is there a simultaneous rezoning of any part of this property?  YES  NO

Address/ Location of property to be platted: Magnolia Road

Legal Description: J.J. Sinnickson Abs 788 and W.S Wilson Abs. 891

**Replats and Amendments:** During the preceding five (5) years, was the platted property limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot? **Yes/No** During the preceding five (5) years, was any lot in the preceding plat limited by deed restrictions to residential use for not more than two residential units per lot? **Yes/No** Attach a copy of applicable deed restrictions **or** a (notarized) letter from the applicant stating that no deed restrictions apply.

What is the reason for the replat / amendment? \_\_\_\_\_

Owner(s) must initial:

WJH I hereby certify that all fees/charges owed by me/us to the City concerning any prior plats and/or subdivisions have been paid in full as of the date of this application.

WJH I understand that attendance at the Development Review Committee meeting is mandatory. My failure to attend or my agent's failure to attend will result in rescheduling the meeting of the Development Review Committee and delay processing of the application.

WJH I understand that I must obtain approval from the Planning and Zoning Commission (except in the case of minor plats) prior to the plat being recorded with the Clerk of Bell County.



APPOINTMENT OF AGENT

As owner of the subject property, I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: Clark & Fuller, PLLC

Mailing Address: 215 North Main Street

City: Temple State: Texas Zip: 76501

Home Phone: ( ) - Business Phone: (254) 899 0899

I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

be the point of contact between myself and the City; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; consent to legally binding modifications, conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City will deal only with a fully authorized agent. If at any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application, are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, I agree to hold harmless and indemnify the City of Killeen, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter. If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have legal authority to make this binding appointment on behalf of the entity, and every reference herein to "I", "my," or "me" is a reference to the entity.

Signature of Agent: [Handwritten Signature] Title: \_\_\_\_\_

Printed/Typed Name of Agent: Justin Fuller, PE Date: 3/31/2020

Signature of Property Owner: [Handwritten Signature] Title: \_\_\_\_\_

Printed/Typed Name of Property Owner: William Hickman Date: 4-1-2020

Signature of Property Owner: \_\_\_\_\_ Title: \_\_\_\_\_

Printed/Typed Name of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_ Title: \_\_\_\_\_

Printed/Typed Name of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

\* Applications must be signed by the individual applicant, each partner of a partnership, or by an authorized officer of a corporation or association.

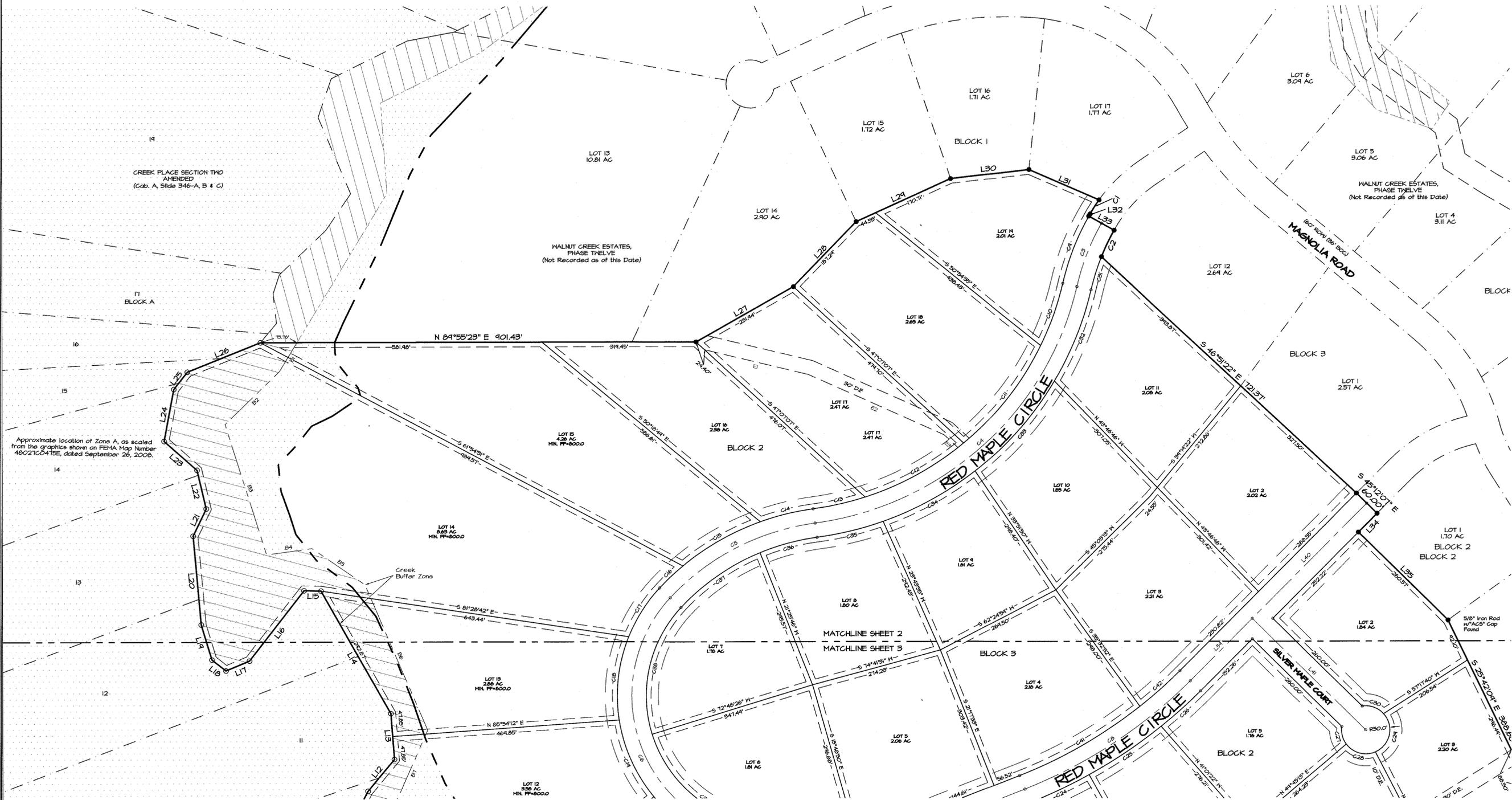
Application Revised: September 28, 2017



# FINAL PLAT OF WALNUT CREEK ESTATES, PHASE THIRTEEN

WITHIN THE E.T.J. OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS

Being a 81.82 acre tract situated in the J.J. SINICKSON SURVEY, ABSTRACT NO. 788 and the M. S. WILSON SURVEY, ABSTRACT NO. 891, Bell County, Texas, and being out of and a portion of the remainder of a called 1193.467 Acre tract conveyed to MH 4 JOINT VENTURE, LTD. in Volume 3043, Page 121, Official Public Records of Real Property, Bell County, Texas.



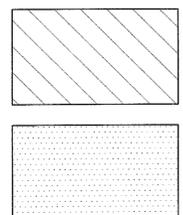
Approximate location of Zone A, as scaled from the graphics shown on FEMA Map Number 48021C0475E, dated September 26, 2008.

MINIMUM FINISHED FLOOR ELEVATIONS & INTERPOLATED BASE FLOOD ELEVATIONS

LOT	BLOCK	MIN. FF. ELEV.	INTERPOLATED BFE
10	2	800.00	720.00
11	2	800.00	723.00
12	2	800.00	725.00
13	2	800.00	727.00
14	2	800.00	729.00
15	2	800.00	730.00

INTERPOLATED BFE ELEVATIONS WERE DERIVED BY OVERLAYING THE SPECIAL FLOOD HAZARD AREA ZONE A LOCATED ON FEMA MAP NUMBER 48021C0475E, DATED SEPTEMBER 26, 2008 ON TOP OF THE BELL COUNTY LIDAR CONTOURS. THE INTERPOLATED BFE ELEVATIONS IN THE TABLE ARE FOR PLANNING PURPOSES FOR THIS PLAT ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES.

Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48021C0475E, dated September 26, 2008, the above shown property does appear within the "Special Flood Hazard Area", and appears to be situated in Zone A. This Flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.



Denotes Creek Buffer Zone

Denotes Approximate location of Zone A, as scaled from the graphics shown on FEMA Map Number 48021C0475E, dated September 26, 2008.

**ROADWAY DATA**

PUBLICLY MAINTAINED ROADWAYS  
 RED MAPLE CIRCLE 60' RIGHT-OF-WAY 3423 Linear Feet  
 SILVER MAPLE COURT 60' RIGHT-OF-WAY 330 Linear Feet

**EASEMENT & SETBACKS**  
 Unless otherwise noted, easements are utility in nature and 10' along the front, sides and rear of all lots.  
 25' Building setback adjacent to all streets.  
 U.E. = Utility Easement  
 D.E. = Drainage Easement



Horizontal datum based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations. Scale Factor 1.0001571239186, scale about GP-1030 (N10,393,006.95 E,3,048,483.81)

- DENOTES 5/8" IRON ROD WITH "ACS" CAP FOUND, UNLESS OTHERWISE NOTED
- DENOTES 5/8" IRON ROD WITH "ACS" CAP SET
- DENOTES CALCULATED POINT

All Public Roadways as shown on this plat are free of liens.

ALL INTERIOR CORNERS WILL BE 5/8" IRON ROD WITH "ACS" CAP SET, WHEN CONSTRUCTION IS COMPLETE.

FINAL PLAT OF  
**WALNUT CREEK ESTATES  
 PHASE THIRTEEN**  
 WITHIN THE E.T.J. OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS

Plot Date: 04-21-2020  
 Survey completed: 08-24-2018  
 Scale: 1" = 100'  
 Job No.: 200244  
 Dwg No.: 200244P  
 Drawn by: MDH  
 Surveyor: CCL #4636  
 Copyright 2020 All County Surveying, Inc.



**ALL COUNTY SURVEYING, INC.**  
 Tx. Firm No. 10023600  
 4330 South 5th Street  
 Temple, Texas 76502  
 254-718-2212 Killeen 254-634-4636  
[www.allcountysurveying.com](http://www.allcountysurveying.com)

# FINAL PLAT OF WALNUT CREEK ESTATES, PHASE THIRTEEN

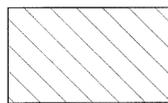
WITHIN THE E.T.J. OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS

Being a 81.82 acre tract situated in the J.J. SINNICKSON SURVEY, ABSTRACT NO. 788 and the W. S. WILSON SURVEY, ABSTRACT NO. 891, Bell County, Texas, and being out of and a portion of the remainder of a called 1193.467 Acre tract conveyed to MH 4 JOINT VENTURE, LTD. in Volume 3043, Page 121, Official Public Records of Real Property, Bell County, Texas.



Approximate location of Zone A, as scaled from the graphics shown on FEMA Map Number 48021C0475E, dated September 26, 2008.

CREEK PLACE SECTION TWO AMENDED (Cub. A, Slide 346-A, B & C)



Denotes Creek Buffer Zone



Denotes Approximate location of Zone A, as scaled from the graphics shown on FEMA Map Number 48021C0475E, dated September 26, 2008.

### ROADWAY DATA

#### PUBLICLY MAINTAINED ROADWAYS

RED MAPLE CIRCLE 60' RIGHT-OF-WAY 3428 Linear Feet  
SILVER MAPLE COURT 60' RIGHT-OF-WAY 330 Linear Feet

#### EASEMENT & SETBACKS

Unless otherwise noted, easements are utility in nature and 10' along the front, sides and rear of all lots.  
25' Building Setback adjacent to all streets.

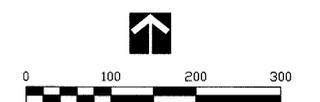
U.E. = Utility Easement  
D.E. = Drainage Easement

INTERPOLATED BFE ELEVATIONS WERE DERIVED BY OVERLAYING THE SPECIAL FLOOD HAZARD AREA ZONE A LOCATED ON FEMA MAP NUMBER 48021C0475E, DATED SEPTEMBER 26, 2008 ON TOP OF THE BELL COUNTY LIDAR CONTOURS. THE INTERPOLATED BFE ELEVATIONS IN THE TABLE ARE FOR PLANNING PURPOSES FOR THIS PLAT ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES.

Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48021C0475E, dated September 26, 2008, the above shown property does appear within the "Special Flood Hazard Area", and appears to be situated in Zone A. This Flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.

### MINIMUM FINISHED FLOOR ELEVATIONS & INTERPOLATED BASE FLOOD ELEVATIONS

LOT	BLOCK	MIN. FF. ELEV.	INTERPOLATED BFE
10	2	800.00	720.00
11	2	800.00	729.00
12	2	800.00	725.00
13	2	800.00	721.00
14	2	800.00	724.00
15	2	800.00	730.00



Horizontal datum based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations.  
Scale Factor 1.00015272381136, scale about CP-1030 (N10339,006.55 E:3,048,483.81)

- DENOTES 5/8" IRON ROD WITH "ACS" CAP FOUND, UNLESS OTHERWISE NOTED
- DENOTES 5/8" IRON ROD WITH "ACS" CAP SET
- DENOTES CALCULATED POINT

ALL INTERIOR CORNERS WILL BE 5/8" IRON ROD WITH "ACS" CAP SET, WHEN CONSTRUCTION IS COMPLETE.

FINAL PLAT OF  
**WALNUT CREEK ESTATES  
 PHASE THIRTEEN**  
 WITHIN THE E.T.J. OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS

Plat Date: 04-21-2020  
 Survey completed: 08-24-2018  
 Scale: 1" = 100'  
 Job No.: 200294  
 Dwg No.: 200294P  
 Drawn by: MDH  
 Surveyor: CCL #4436  
 Copyright 2020 All County Surveying, Inc.

**ALL COUNTY SURVEYING, INC.**  
 Tx. Firm No. 10023600  
 4930 South 5th Street  
 Temple, Texas 76702  
 254-778-2212, Killeen 254-434-4636  
[www.allcountysurveying.com](http://www.allcountysurveying.com)

## ATTENDANCE RECORD

October 1, 2019 to September 30, 2020

# Attended

Members																								
	10/07/2019	10/21/19	11/04/19	11/18/19	12/02/19	12/16/19	01/06/2020	02/03/2020	03/02/2020	03/16/20	04/06/20	04/20/2020	05/04/20	05/18/2020	06/01/2020	06/15/20	07/06/20	07/20/2020	08/03/2020	08/17/2020	9/21/2020			
Sean Payton	EA	CANCELLED	CANCELLED	P	P	EA	EA	P	RESIGNED												60%			
Ramon Alvarez	P			P	P	P	P	P	P	P	P	P	P											100%
Lawrence Holly	P			P	P	P	P	P	P	P	P	P	P											100%
Kirk Latham	P			P	P	P	P	P	P	P	P	P	P											100%
Louie Minor	V			V	V	V	P	P	P	EA	P													100%
Michael Hodges	V			V	V	V	P	P	P	P	P													100%
Sandra O'brien	P			P	P	P	P	P	A	P	P													90%
Randy Ploeckelmann	P			P	P	P	P	P	P	EA	P													100%
Leo Gukeisen	P			P	P	P	P	P	P	P	P													100%
Daryl Peters	A			A	RESIGNED												0%							

A = Absent      P = Present      EA = Excused Absence (will be calculated as present for % Present)  
 NQ = No Quorum      V = Position Vacant

10/21/2019 Cancelled due to a lack of agenda items

11/4/2019 Cancelled due to a lack of agenda items