



**AGENDA  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
APRIL 6, 2020  
UTILITY COLLECTIONS  
210 W. AVENUE C  
LARGE CONFERENCE ROOM**

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

**ROLL CALL**

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

**APPROVAL OF AGENDA**

Consider approval of the agenda for the regular meeting of the Planning and Zoning Commission for **April 6, 2020**.

**CONSENT AGENDA**

- CA-1** Consider minutes of the regular Planning and Zoning Commission Meeting of **March 16, 2020**.
  
- CA-2** Consider a plat submitted by Quintero Engineering, L.L.C. on behalf of Leslie Shelley (**Case #20-012FS: Splawn Ranch Phase Six**), being approximately 4.153 acres out of the William H. Cole Survey, Abstract No. 200. The property is addressed as 211 Viola Drive, Killeen, Texas.
  
- CA-3** Consider a plat submitted by Turley Associates, Inc. on behalf TANB, L.L.C. (**Case #20-014FS: 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.

- CA-4** Consider a request for a plat submitted by Killeen Engineering & Surveying, Ltd. on behalf of JOF Developers, Inc. (**Case #20-017FS: McGregor Estates Phase Two**), being approximately 14.979 acres, out of the J. Cook Survey, Abstract No. 161. The property is located west of Clear Creek Road, south of Estancia West, Killeen, Texas.

## PUBLIC HEARINGS

- PH-1 A. HOLD** a public hearing and consider a request submitted by Killeen Engineering & Surveying, Ltd. on behalf of JOF Developers, Inc. & Purser King Investments, Ltd. (**Case #FLUM 20-01**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change approximately 105.49 acres from 'Suburban Residential' (SR) to 'General Residential' (GR), and approximately 7.18 acres from 'Suburban Residential' (SR) to 'General Commercial' (GC). The subject property is legally described as being approximately 112.67 acres out of the A. Webb Survey, Abstract No. 857, and is generally located on the northeast corner of Stagecoach Road and S.H. 195 in Killeen, Texas.
- PH-1 B. HOLD** a public hearing and consider a request submitted by Killeen Engineering & Surveying, Ltd. on behalf of JOF Developers, Inc. & Purser King Investments, Ltd. (**Case #Z20-05**) to rezone approximately 133.48 acres out of the A. Webb Survey, Abstract No. 857, including approximately 67.68 acres from "A-R1" (Agricultural Single-Family Residential District) to "R-1" (Single-Family Residential District), approximately 16.93 acres from "UD" (University District) to "UD" (University District) with a Conditional Use Permit (CUP) for "R-1" (Single-Family Residential District) uses, approximately 42.68 acres, from "A-R1" (Agricultural Single-Family Residential District) to Planned Unit Development (PUD) with "SF-2" (Single-Family Residential District) uses, and approximately 6.19 acres from "A-R1" (Agricultural Single-Family Residential District) to "B-3" (Local Business District). The properties are addressed as 6600 S. Fort Hood Street and 501 Stagecoach Road, Killeen, Texas.
- PH-2 HOLD** a public hearing and consider a request submitted by Belton Engineering, Inc., on behalf of Muhammad Khan (**Case #Z20-06**) to rezone approximately 55.639 acres out of the A. Webb Survey, Abstract No. 857, from "A" (Agricultural District) to "R-1" (Single-Family Residential District). The property is located to the east of the Rahman Subdivision Phase One and west of Hercules Avenue. The property is addressed as 500 Omar Drive, Killeen, Texas.

## COMMISSION AND STAFF ITEMS

- I.** Attendance Chart.

## ADJOURNMENT

The next regularly scheduled meeting of the Planning and Zoning Commission is **April 20, 2020** at 5:00 p.m., in the Utility Collections Large Conference Room, 210 W. Avenue C, Killeen, Texas.

Planning and Zoning Agenda

April 6, 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 **April 3, 2020**.

María Lopez  
Assistant Planner