



**AGENDA
REGULAR MEETING
PLANNING AND ZONING COMMISSION
JUNE 3, 2019
UTILITY COLLECTIONS
210 W. AVENUE C
LARGE CONFERENCE ROOM**

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

I. Discuss agenda items for the **June 3, 2019** regular Planning and Zoning Commission meeting.

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

ROLL CALL	
COMMISSION	STAFF
<ul style="list-style-type: none"> ___ Daryl Peters, Chairman ___ Sandra O’Brien ___ Kirk Latham, Vice Chair ___ Anthony Cooper ___ Sean Payton ___ Lawrence Holly ___ Ramon Alvarez ___ Leo Gukeisen ___ Randy Ploeckelmann 	<ul style="list-style-type: none"> ___ Dr. Ray Shanaa, AICP, Executive Director of Planning and Development Services ___ Tony D. McIlwain, AICP, CFM, Asst. Dir. of Planning and Development Services ___ Jerry Millard Jr., Senior Planner ___ Holli Clements, Esq., Deputy City Attorney ___ Allen Nash, P.E., Senior Project Engineer ___ David Hermosillo, Sr. CAD-GIS Technician ___ Maria Lopez, Assistant Planner

APPROVAL OF AGENDA

Consider approval of the agenda for the regular meeting of the Planning and Zoning Commission for **June 3, 2019**.

CONSENT AGENDA

CA-1 Consider minutes of the regular Planning and Zoning Commission Meeting of **May 20, 2019**.

PUBLIC HEARINGS

- PH-1** **HOLD** a public hearing and consider a plat submitted by Quintero Engineering, L.L.C. on behalf of CCWC, L.P. (**Case #19-011RS: West View Replat, Phase IV**), being a replat of Lot 1, West View Replat, Phase II. The property is addressed as 2002 Clear Creek Road, Killeen, Texas.
- PH-2** **HOLD** a public hearing and consider a plat submitted by Quintero Engineering, L.L.C. on behalf of KNC Associates (**Case #19-012RS: Rosewood Addition Replat No. 2**), being a replat of Lot 1A, Block 1, Rosewood Addition Replat No. 1. The property is addressed as 5700 E. Central Texas Expressway, Killeen, Texas.
- PH-3** **A. HOLD** a public hearing and consider a request submitted by Mitchell & Associates, Inc. on behalf of Reeces Creek Developers, Ltd. (**Case #FLUM19-08**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Suburban Residential' designation to a 'General Residential' designation for approximately 49.418, out of the Eugene LaSere Survey, Abstract No. 527, the W. T. Millsaps Survey, Abstract No. 1041 and the W. Freer Survey, Abstract No. 307. The property is located east of Bunny Trail and south of Goodnight Ranch Addition, Phase 14, Section 1 (unrecorded plat), Killeen, Texas.
- PH-3** **B. HOLD** a public hearing and consider a request submitted by Mitchell & Associates, Inc. on behalf of Reeces Creek Developers, Ltd. (**Case #Z19-10**) to rezone approximately 49.418, out of the Eugene LaSere Survey, Abstract No. 527, the W. T. Millsaps Survey, Abstract No. 1041 and the W. Freer Survey, Abstract No. 307, from "R-1" (Single-Family Residential District) and "A" (Agricultural District) to "R-1" (Single-Family Residential District). The property is located east of Bunny Trail and south of Goodnight Ranch Addition, Phase 14, Section 1 (unrecorded plat), Killeen, Texas.
- PH-4** **A. HOLD** a public hearing and consider a request submitted by Sycamore Strategies, L.L.C. on behalf of Reeces Creek Developers, Ltd. (**Case #FLUM19-05**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'General Commercial' designation and a 'General Residential' designation to a 'Multi-Family Residential' designation for approximately 13.105 acres out of the T. Robinett Survey, Abstract No. 686. The property is addressed as 4000 Robinett Road, Killeen, Texas.
- PH-4** **B. HOLD** a public hearing and consider a request submitted by Sycamore Strategies, L.L.C. on behalf of Reeces Creek Developers, Ltd. (**Case #Z19-11**) to rezone 13.105 acres out of the T. Robinett Survey, Abstract No. 686, from "B-3" (Local Business District) to a Planned Unit Development (PUD) with "R-3A" (Multifamily Apartment Residential District) for a senior apartment complex. The property is addressed as 4000 Robinett Road, Killeen, Texas.
- PH-5** **A. HOLD** a public hearing and consider a request submitted by Skyline Development on behalf of Mary Barr (**Case #FLUM19-06**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from an 'Estate' designation to a 'Multi-Family Residential' designation for approximately 12 acres out of the J.

S. Wilder Survey, Abstract No. 913. The property is located east of 60th Street and north of Bills Road, Killeen, Texas.

PH-5 B. HOLD a public hearing and consider a request submitted by Skyline Development on behalf of Mary Barr (**Case #Z19-12**) to rezone approximately 12 acres out of the J. S. Wilder Survey, Abstract No. 913, from “R-1” (Single-family Residential District) to “R-3A” (Multifamily Apartment Residential District). The property is located east of 60th Street and north of Bills Road, Killeen, Texas.

PH-6 A. HOLD a public hearing and consider a request submitted by Clark & Fuller on behalf of True Fountain, L.L.C. (**Case #FLUM19-07**) to amend the Comprehensive Plan’s Future Land Use Map (FLUM) from an ‘Estate’ designation to a ‘General Residential’ designation for approximately 4.634 and a ‘General Commercial’ designation for approximately .617 acres, being Lots 18 and 19, Block 1, Southwest Crossing. The total acreage of this request is approximately 5.251 acres. The properties are addressed as 6306 Trimmier Road and 6309 Turkey Trot Road, Killeen, Texas.

PH-6 B. HOLD a public hearing and consider a request submitted by Clark & Fuller on behalf of True Fountain, L.L.C. (**Case #Z19-13**) to rezone approximately 4.631 acres, being Lot 18 and part of Lot 19, Block 1, Southwest Crossing, from “B-3” (Local Business District) to “R-2” (Two-family Residential District) and “R-3F” (Multifamily Residential District). The properties are addressed as 6306 Trimmier Road and 6309 Turkey Trot Road, Killeen, Texas.

COMMISSION AND STAFF ITEMS

I. Attendance Chart.

ADJOURNMENT

The next regularly scheduled meeting of the Planning and Zoning Commission is **June 17, 2019** 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

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Department and on the website of the City of Killeen, Texas, on or before **May 30, 2019**.

María Lopez
Assistant Planner