



**AGENDA
REGULAR MEETING
PLANNING AND ZONING COMMISSION
JUNE 6, 2022
UTILITY COLLECTIONS, LARGE CONFERENCE ROOM
210 W. AVENUE C**

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

1. Discuss agenda items for the **June 6, 2022** Regular Planning and Zoning Commission meeting.

REGULAR MEETING – 5:00 P.M. – Utility Collections Conference Room

ROLL CALL	
COMMISSION	STAFF
<ul style="list-style-type: none"> ___ Kirk Latham, Chairman ___ Louie Minor, Vice Chairman ___ Sandra O’Brien ___ Leo Gukeisen ___ Randy Ploeckelmann ___ Luvina Sabree ___ Cyndi Rowe ___ Bear Jones 	<ul style="list-style-type: none"> ___ Edwin Revell, Executive Director of Dev. Serv. ___ Wallis Meshier, Assistant Director of Dev. Serv. ___ Wynstan Larsen, Senior Planner ___ Kristina Strickland, Assistant Planner ___ Holli Clements, Esq., Deputy City Attorney ___ Andrew Zagars, P.E., City Engineer ___ Paul Boyer, P.E., Development Engineer ___ David Hermosillo, Sr. CAD-GIS Technician

APPROVAL OF AGENDA

Consider approval of the agenda for the regular meeting of the Planning and Zoning Commission for **June 6, 2022**.

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 **May 16, 2022**.
- CA-2** Consider a request submitted by Cliff and Mary Hensley Brown (**Case#22-020FS**), for approval of a Final Plat of South Shore Estates, being approximately 80.558 acres out of the E. Brewer Survey, Abstract No. 61. The property is generally located on the east of Brewer Lane and located in both the Salado ETJ and Killeen ETJ.

- CA-3** Consider a request submitted by Killeen Engineering & Surveying, LTD, on behalf of JOF Developers, Inc (**Case#22-024FS**), for approval of a Final Plat of Levy Crossing, being approximately 109.557 acres out of the Azra Webb Survey, Abstract No. 857. The property is generally located north of Stagecoach Road and east of S Fort Hood Street, Killeen Texas.

PUBLIC HEARINGS

- PH-1A** **HOLD** a public hearing and consider a request submitted by Avanti Legacy Bell Square, LP, on behalf of Destiny World Outreach Center, Inc. (**Case #FLUM 22-03**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'General Residential' (GR) designation to a 'Multi-Family Residential' (MFR) designation for approximately 5.30 acres out of the H.C. McClung Survey, Abstract No. 570. The property is generally located on the west side of North W. S. Young Drive, approximately 830 feet south of the intersection of Azalea Drive, Killeen, Texas.
- PH-1B** **HOLD** a public hearing and consider a request submitted by Avanti Legacy Bell Square, LP, on behalf of Destiny World Outreach Center, Inc. (**Case #Z22-03**) to rezone approximately 5.30 acres out of the H.C. McClung Survey, Abstract No. 570 from "R-1" (Single-Family Residential District) to Planned Unit Development (PUD) w/ "R-3A" (Multifamily Apartment Residential District). The property is generally located on the west side of North W. S. Young Drive, approximately 830 feet south of the intersection of Azalea Drive, Killeen, Texas.
- PH-2A** **HOLD** a public hearing and consider a request submitted by Republic Engineering & Development Services on behalf of the Sheryl Yowell Anderson 1998 Trust Et Al. (**Case #FLUM 22-18**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from an 'Estate' (E) designation to a 'Planned Development' (PD) designation for approximately 390.72 acres out of the M. J. Pleasant Survey, Abstract No. 652 and the S. D. Carothers Survey, Abstract No. 177. The property is locally addressed as 4244 Stagecoach Road, Killeen, Texas.
- PH-2B** **HOLD** a public hearing and consider a request submitted by Republic Engineering & Development Services on behalf of the Sheryl Yowell Anderson 1998 Trust Et Al. (**Case #Z22-24**) to rezone approximately 390.72 acres out of the M. J. Pleasant Survey, Abstract No. 652 and the S. D. Carothers Survey, Abstract No. 177 from "A" (Agricultural District) to a Planned Unit Development (PUD) with "A-R1" (Agricultural Single-Family Residential District), "SR-1" (Suburban Residential Single-Family Residential District), "SR-2" (Suburban Residential Single-Family District), "SF-2" (Single-Family Residential District), "R-1" (Single-Family Residential District), "R-2" (Two-Family Residential District), and "B-5" (Business District) uses. The property is locally addressed as 4244 Stagecoach Road, Killeen, Texas.
- PH-3** **HOLD** a public hearing and consider a request submitted by Killeen Engineering & Surveying on behalf of JOF Developers (**Case #Z22-26**) to rezone approximately 2.90 acres out of the James Cook Survey, Abstract No. 161 from "B-3" (Local Business District) to "R-2" (Two-Family Residential District). The property is locally addressed as 5601 Clear Creek Road, Killeen, Texas.
- PH-4** **HOLD** a public hearing and consider a request submitted by Turley & Associates Inc. on

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behalf of Randall Brown Inherited IRA, LLC (Case #Z22-27) to rezone approximately 0.277 acres out of the Oakhill Heights, Block 5, Lot 1 from “R-1” (Single-Family Residential District) to “SF-2” (Single-Family Residential District). The property is locally addressed as 501 Conder Street, Killeen, Texas.

- PH-5 HOLD** a public hearing and consider an ordinance amending Chapter 31 of the Code of Ordinances of the City of Killeen to allow emergency shelters, transitional housing, and permanent supportive housing for persons experiencing homelessness as permitted uses in “R-3A” (Multi-Family Apartments Residential District).

COMMISSION AND STAFF ITEMS

1. Appoint a Planning & Zoning Commission representative to serve on the Zoning Board of Adjustment (ZBA).
2. Appoint a Planning & Zoning Commission representative to serve on the Heritage Preservation Board (HPB).
3. Attendance Chart.

ADJOURNMENT

The next scheduled meeting of the Planning and Zoning Commission is **June 22, 2022** 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 Department, and on the website of the City of Killeen, Texas on or before 4:00 p.m. on **June 03, 2022**.

Kristina Strickland
Assistant Planner