



**AGENDA
REGULAR MEETING
PLANNING AND ZONING COMMISSION
OCTOBER 3, 2022
UTILITY COLLECTIONS, LARGE CONFERENCE ROOM
210 W. AVENUE C**

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

1. Presentation of a certificate of appreciation for Mr. Kirk Latham’s service on the Planning and Zoning Commission.
2. Discuss agenda items for the **October 3, 2022** Regular Planning and Zoning Commission meeting.

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

ROLL CALL

COMMISSION	STAFF
<input type="checkbox"/> Louie Minor	<input type="checkbox"/> Edwin Revell, Executive Director of Dev. Serv.
<input type="checkbox"/> Sandra O’Brien	<input type="checkbox"/> Wallis Meshier, Assistant Director of Dev. Serv.
<input type="checkbox"/> Leo Gukeisen	<input type="checkbox"/> Holli Clements, City Attorney
<input type="checkbox"/> Randy Ploeckelmann	<input type="checkbox"/> Wynstan Larsen, Senior Planner
<input type="checkbox"/> Luvina Sabree	<input type="checkbox"/> David Hermosillo, Senior Planner
<input type="checkbox"/> Cyndi Rowe	<input type="checkbox"/> Andrew Zagars, P.E., City Engineer
<input type="checkbox"/> Bear Jones	<input type="checkbox"/> Paul Boyer, P.E., Development Engineer
<input type="checkbox"/> Omar Marquez	<input type="checkbox"/> Maria Lopez, Planner
<input type="checkbox"/> Ricky Wilson	<input type="checkbox"/> Melanie Hood, Sr. CAD-GIS Technician

APPROVAL OF AGENDA

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

APPOINTMENT OF CHAIR AND VICE CHAIR

1. Consider appointment of a Chair and Vice Chair.

CONSENT AGENDA

- CA-1** Consider minutes of the regular Planning and Zoning Commission Meeting of **September 19, 2022.**
- CA-2A** Consider a request submitted by Republic Engineering and Development Services on behalf of Kingsmill Development, Inc. (**Case #SV 22-03**) for approval of a subdivision variance to increase the maximum street section, as prescribed in the Killeen Code of Ordinances Sec. 26-101(g) for the Final Plat of King Oaks. The property is generally located north of F.M. 2484 and west of Brewer Road in the Killeen Extraterritorial Jurisdiction (ETJ).
- CA-2B** Consider a request submitted by Republic Engineering & Development Services on behalf of Kingsmill Development (**Case #22-037FS**) for approval of a Final Subdivision Plat of King Oaks, approximately 40.46 acres out of the William Allen Survey, Abstract No. 24. The property is generally located north of F.M. 2484 and west of Brewer Road in the Killeen Extraterritorial Jurisdiction (ETJ).
- CA-3A** Consider a request submitted by Kimley-Horn on behalf of Killeen Independent School District (**Case #SV 22-05**) for approval of a subdivision variance to allow the extension of sewer services, as prescribed in the Killeen Code of Ordinances Sec. 26-111(d) for the Preliminary Plat of Killeen Independent School District – MS15. The property is generally located on the north and east right-of-way of Chaparral Road, approximately one mile west from the intersection of E Trimmier Road and Chaparral Road, Killeen, Texas.
- CA-3B** Consider a request submitted by Kimley-Horn on behalf of Killeen Independent School District (**Case #22-047P**) for approval of a Preliminary Plat of Killeen Independent School District - MS15, being approximately 32.855 acres out of the J.D. Alcorn Survey, Abstract No. 25. The property is generally located on the north and east right-of-way of Chaparral Road, approximately one mile west from the intersection of E Trimmier Road and Chaparral Road, Killeen, Texas.
- CA-4** Consider a request submitted by Quintero Engineering on behalf of Emmons General Investments, Ltd. (**Case #22-050FS**) for approval of a Final Plat of Carlsberg Addition, being approximately 5.00 acres out of the S.P.RR.CO Survey, Abstract No. 794. The property is locally addressed as 4402 Old F.M. 440, Killeen, Texas.

PUBLIC HEARINGS

- PH-1** **HOLD** a public hearing and consider a request submitted by John Gatz on behalf of Barbara Barker (**Case #Z22-44**) to rezone approximately 0.728 acres out of the Highland Tower Addition, Block 1, Lot 1, from “B-5” (Business District) to “B-5” (Business District) with a Conditional Use Permit (CUP) for a communication tower. The property is locally addressed as 225 Long Avenue, Killeen, Texas.
- PH-2** **HOLD** a public hearing and consider a request submitted by Ray Pratoff on behalf of Tae Sa Gong Corporation (**Case #Z22-45**) to rezone approximately 2,700 sq. ft. being Suite 101A, out of Mid-Town Mall, Lot 1, Block 1, from “B-5” (Business District) to “B-C-1” (General Business and Alcohol Sales District). The property is locally addressed as 1001 E Veterans Memorial Boulevard, Suite 101A, Killeen, Texas.

- PH-3** **HOLD** a public hearing and consider a request submitted by Franklin Land Associates, LLC on behalf of Castrong, LLC (Case #Z22-46), to rezone approximately 2.34 acres out of the B.S. Hoover Survey, Abstract No. 463, from “A” (Agricultural District) to “NBD” (Neighborhood Business District) with a Conditional Use Permit (CUP) to allow for a single-tenant general retail store no greater than 10,641 square feet. The property is located east of State Highway 195 and north of the Lampasas river, Killeen, Texas.
- PH-4** **HOLD** a public hearing and consider a request submitted by Quintero Engineering on behalf of CE & CP Construction, LLC (Case #Z22-47) to rezone approximately 0.55 acres out of the Bunny Trail Village, Block 2, Lot 28, 29, 30, from “B-3” (Business District) to “RT-1” (Residential Townhouse Single-Family District). The properties are locally addressed as 3400, 3402, 3404 Abraham Drive, Killeen, Texas.
- PH-5** **HOLD** a public hearing and consider a City initiated request (FLUM# 22-24) to amend the Comprehensive Plan’s Future Land Use Map (FLUM) from a ‘Regional Commercial’ (RC) designation to a ‘Campus’ (C) designation, being approximately 5.2449 acres, being Lots 5 and 6, Block 2, Julius Alexander Industrial Subdivision. The properties are locally addressed as 2607 and 2703 Atkinson Avenue, Killeen, Texas.

COMMISSION AND STAFF ITEMS

1. Receive update from staff regarding City Council actions related to Planning and Zoning Commission items.
2. Receive update regarding Planning and Zoning Commissioner orientation and training.
3. Discuss changes to the review and approval process for amendments to Chapter 26 of the Code of Ordinances.
4. Discussion regarding bringing changes to items back to the Planning and Zoning Commission prior to consideration by City Council.
5. Review attendance chart.

ADJOURNMENT

The next scheduled meeting of the Planning and Zoning Commission is **October 17, 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

Planning and Zoning Commission Agenda
October 3, 2022

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 **September 30, 2022.**

María Lopez
Planner