

**MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
MAY 20, 2019  
UTILITY COLLECTIONS, 210 W. AVENUE C  
LARGE CONFERENCE ROOM**

## ROLL CALL

PRESENT:

Commission: Daryl Peters, Chairman; Kirk Latham, Vice Chairman; Leo Gukeisen; Ramon Alvarez; Anthony Cooper; Randy Ploeckelmann; Sean Payton; Sandra O'Brien; Lawrence Holly

Staff: Dr. Ray Shanaa, AICP, Exec. Dir. of Planning & Development Services; Jerry Millard, Senior Planner; Holli Clements, Esq., Deputy City Attorney; Caesar Arizpe, P.E., Project Engineer; Maria Lopez, Assistant Planner; David Hermosillo, Sr. GIS Technician

ABSENT:

**CALL TO ORDER – 4:15 P.M. – Utility Collections Large Conference Room**

Chairman Peters called the meeting of the Planning and Zoning Commission to order at 4:15 p.m.

**APPROVAL OF AGENDA**

Commissioner Alvarez made a motion to approve the agenda. Commissioner Payton seconded, and the motion passed 8 to 0.

**CONSENT AGENDA**

- CA-1** Consider minutes of the regular Planning and Zoning Commission meeting of May 6, 2019.
- CA-2** Consider a plat submitted by Mitchell & Associates, Inc. on behalf of William and Robbie Dunivan (**Case #19-008FS: University Village Phase Two**), being approximately 1.001 acre out of the M. T. Martin Survey, Abstract No. 693 and the William Freer Survey, Abstract No. 517. The properties are located on the east right-of-way of University Village Way, Killeen, Texas.

Commissioner Ploeckelmann made a motion to approve the consent agenda. Commissioner Payton seconded, and the motion passed 8 to 0.

**PUBLIC HEARINGS**

**PH-1 HOLD** a public hearing and consider a plat submitted by Kimley-Horne and Associates, Inc. on behalf of Killeen WLW Ltd. (**Case #19-010RS: Wal-Mart Killeen East Addition Amended, Lot 8, Block 1**), being a replat of Lot 6, Block 1, Wal-Mart Killeen East Addition Amended. The property is addressed as 3825 E. Stan Schlueter Loop, Killeen, Texas.

Chairman Peters requested staff comments.

Senior Planner, Jerry Millard stated that the subject property is part of a parent tract of land locally addressed as 3825 E. Stan Schlueter Loop (FM 3470), Killeen, Texas. The property is zoned "B-5" (Business District) and the applicant is creating another commercial lot.

Mr. Millard also stated that the plat met the requirements of the City's subdivision regulations. Therefore, staff recommended that the Planning and Zoning Commission approve the plat as submitted.

Mr. Mike Scholze, Kimley Horn & Associates, Inc., 604 NW Loop 410, Suite 350, San Antonio, Texas, was present to represent this request.

Chairman Peters opened the public hearing. With no one requesting to speak, the public hearing was closed.

Commissioner Payton motioned to approve the plat. Vice Chairman Latham seconded, and the motion passed by a vote of 8 to 0.

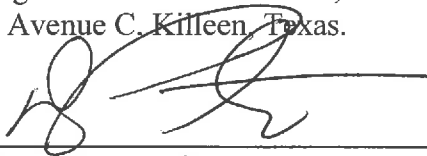
## COMMISSION AND STAFF ITEMS

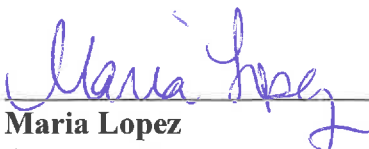
### I. Attendance Chart.

The Commissioners reviewed their attendance charts.

## ADJOURNMENT

Chairman Peters adjourned the Planning and Zoning Commission Meeting at 4:20 p.m. The next scheduled meeting of the Planning and Zoning Commission is June 3, 2019 at 5:00 p.m., in the Utility Collections Conference Room, 210 W. Avenue C, Killeen, Texas.

  
\_\_\_\_\_  
**Daryl Peters, Chairman**  
**Planning & Zoning Commission**

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