

**MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
JULY 15, 2019  
UTILITY COLLECTIONS, 210 W. AVENUE C  
LARGE CONFERENCE ROOM**

ROLL CALL

PRESENT:

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

Staff: Dr. Ray Shanaa, AICP, Exec. Dir. of Planning & Development Services; Tony McIlwain, AICP, CFM, Assistant Dir. of Planning & Development Services; Traci Briggs, Esq., Deputy City Attorney; Maria Lopez, Assistant Planner; David Hermosillo, Sr. GIS Technician

ABSENT: Kirk Latham, Vice Chairman; Lawrence Holly

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

Chairman Peters called the meeting of the Planning and Zoning Commission to order at 5:00 p.m.

**APPROVAL OF AGENDA**

Commissioner Cooper made a motion to approve the agenda. Commissioner Payton seconded, and the motion passed 6 to 0.

**CONSENT AGENDA**

- CA-1** Consider minutes of the regular Planning and Zoning Commission meeting of July 1, 2019.
- CA-2** Consider a plat submitted by Clark and Fuller, PLLC on behalf of MH 4 Joint Venture, Ltd. (**Case #19-022FS: Walnut Creek Estates, Phase Twelve**), being a final plat of approximately 73.31 acres out of the H. Williams Survey, Abstract No. 915, J.J. Sinnickson Survey, Abstract No. 788, A. E. Dennis Survey, Abstract No. 1147 and the W. S. Wilson Survey, Abstract No. 891. The property is located within Killeen's Extra-Territorial Jurisdiction (ETJ), northwest of the intersection of S.H. 195 and FM 2670 and east of the terminus of Magnolia Road south of Walnut Drive, Killeen, Texas.
- CA-3** Consider a plat submitted by Icon Consulting Engineers, Inc. on behalf of Jack in the Box. (**Case #19-025FS: Lot 1, Block 1, Jack In The Box Addition**), being approximately 1.05 acres out of the A. Dickson Survey, Abstract No. 266. The property is addressed as 3201 E. Veterans Memorial Boulevard, Killeen, Texas.

Commissioner Ploeckelmann made a motion to approve the consent agenda. Commissioner Alvarez seconded, and the motion passed 6 to 0.

## PUBLIC HEARINGS

- PH-1** **HOLD** a public hearing and consider a plat submitted by Mitchell & Associates on behalf of Yellow Lilly, Inc. (**Case #19-023P: Old 440 Village First Amendment Replat No. One-Preliminary Plat**), being a replat of Lots 32A and 33A, Block 4, Old 440 Village First Amendment. The properties are addressed as 4308 and 4400 Ivory Lane, Killeen, Texas.
- PH-2** **HOLD** a public hearing and consider a plat submitted by Mitchell & Associates on behalf of Yellow Lilly, Inc. (**Case #19-027RS: Old 440 Village First Amendment Replat No. One**), being a replat of Lots 32A and 33A, Block 4, Old 440 Village First Amendment. The properties are addressed as 4308 and 4400 Ivory Lane, Killeen, Texas.

Chairman Peters requested staff comments.

Senior Planner, Jerry Millard stated that PH-1 and PH-2 were going to be presented simultaneously. The applicant has submitted the preliminary plat and the final plat concurrently. Mr. Millard also stated that the property was previously platted into two lots and now the applicant is proposing on subdividing into three lots. The properties are addressed as 4308 and 4400 Ivory Lane, Killeen, Texas. The plat has met all the requirements of the City's subdivision regulations and staff recommended that the plat be approved as proposed.

Mr. Ben Wilson, Mitchell & Associates, Inc., 102 N. College Street, Killeen, 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 plats. Commissioner Alvarez seconded, and the motion passed by a vote of 6 to 0.

Chairman Peters stated that the plats were approved.

- PH-3** **HOLD** a public hearing and consider proposed amendments to the city's exterior lighting standards as contained in various sections of the Killeen Code of Ordinances Chapter 31, Zoning.

Chairman Peters requested staff comments.

Executive Director, Dr. Ray Shanaa briefed the Commission on the proposed amendments to Chapter 31, Zoning.

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

Commissioner Payton motioned to recommend approval of the changes. Commissioner Ploeckelmann seconded, and the motion passed by a vote of 6 to 0.

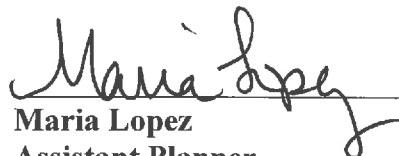
**COMMISSION AND STAFF ITEMS**

I. Attendance Chart.


The Commissioners reviewed their attendance charts.

**ADJOURNMENT**

Chairman Peters adjourned the Planning and Zoning Commission Meeting at 5:17 p.m. The next scheduled meeting of the Planning and Zoning Commission is August 5, 2019 at 5:00 p.m., in the Utility Collections Conference Room, 210 W. Avenue C, Killeen, Texas.

  
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Maria Lopez  
Assistant Planner  
Planning & Development Services

For

  
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Daryl Peters, Chairman  
Planning & Zoning Commission