

**MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
AUGUST 5, 2019
UTILITY COLLECTIONS, 210 W. AVENUE C
LARGE CONFERENCE ROOM**

ROLL CALL

PRESENT:

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

Staff: Tony McIlwain, AICP, CFM, Assistant Dir. of Planning & Development Services; Wallis Meshier, CNU-A, Senior Planner; Holli Clements, Esq., Deputy City Attorney; David Hermosillo, Sr. GIS Technician

ABSENT: Daryl Peters, Chairman

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

Vice Chair Latham called the meeting of the Planning and Zoning Commission to order at 5:00 p.m.

APPROVAL OF AGENDA

Commissioner Payton made a motion to approve the agenda. Commissioner Cooper seconded, and the motion passed 7 to 0.

CONSENT AGENDA

- CA-1** Consider minutes of the regular Planning and Zoning Commission meeting of July 15, 2019.
- CA-2** Consider a plat submitted by Mitchell & Associates, Inc. on behalf of Sandra and Ronald Skinner (**Case #19-024P: Skinner Estates Phase Three**), being a preliminary plat of approximately 5.092 acres out of the R. Cunningham Survey, Abstract No. 199. The property is located on the north right-of-way of Grove Drive and approximately 400 ft. west of Onion Road, Killeen, Texas.
- CA-3** Consider a plat submitted by Mitchell & Associates, Inc. on behalf of Sandra and Ronald Skinner (**Case #19-028FS: Skinner Estates Phase Three**), being approximately 5.092 acres out of the R. Cunningham Survey, Abstract No. 199. The property is located on the north right-of-way of Grove Drive and approximately 400 ft. west of Onion Road, Killeen, Texas.

Commissioner Alvarez made a motion to approve the consent agenda. Commissioner Cooper seconded, and the motion passed 7 to 0.

PUBLIC HEARINGS

PH-1 A. HOLD a public hearing and consider a request submitted by True Fountain, L.L.C. on behalf of Full Gospel Church (**Case #FLUM19-10**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Suburban Residential' designation to a 'General Residential' designation for approximately 19.566 acres out of the J.E. Maddera Survey, Abstract No. 600. The property is addressed as 5603 Bunny Trail, Killeen, Texas.

Vice Chairman Latham requested staff comments.

Jerry Millard, Senior Planner stated that this is a request to change the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Suburban Residential' designation to a 'General Residential' designation for approximately 19.566 acres. The applicant is proposing duplex development.

Ms. Boksuk Baldwin, True Fountain, L.L.C., P.O. Box 11832, Killeen, Texas, was present to represent this request.

Ms. Sara Vinson, Belton, Texas was also present to represent this request.

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

Commissioner Cooper motioned to recommend approval of the FLUM amendment. Commissioner Gukeisen seconded, and the motion passed by a vote of 5 to 2. Commissioners Payton and Ploeckelmann voted in opposition.

Vice Chairman Latham stated that the FLUM amendment will be forwarded to City Council with a recommendation for approval.

PH-1 B. HOLD a public hearing and consider a request submitted by True Fountain, L.L.C. on behalf of Full Gospel Church (**Case #Z19-17**) to rezone approximately 19.566 acres out the J.E. Maddera Survey, Abstract No. 600, from "A-R1" (Agricultural Single-Family Residential District) to "R-2" (Two-Family Residential District). The property is addressed as 5603 Bunny Trail, Killeen, Texas.

Vice Chairman Latham requested staff comments.

Jerry Millard, Senior Planner stated that this request is the rezoning portion of the previous item. The applicant is requesting to rezone the property from "A-R1" (Agricultural Single-Family Residential District) to "R-2" (Two-Family Residential District).

Mr. Millard also stated that staff notified one hundred and three (103) surrounding property owners regarding this request. Six responses in opposition were received.

Ms. Boksuk Baldwin, True Fountain, L.L.C., P.O. Box 11832, Killeen, Texas, was present

to represent this request. Ms. Sara Vinson, Belton, Texas was also present to represent the request.

Vice Chairman Latham opened the public hearing.

Ms. Glenda Gutierrez, Mr. Ricky Allen, Mr. Steven Woodleg, Mr. Ryan Topham, Ms. Shenesa McCray, Mr. Itzel Buchanan, and Ms. Verlene Rogers spoke in opposition to the request.

With no one else requesting to speak, the public hearing was closed.

Commissioner Holly motioned to table the request to the next regular scheduled meeting. Commissioner Gukeisen seconded, and the motion passed by a vote of 6 to 0. Commissioner Alvarez left the meeting.

PH-2 HOLD a public hearing and consider proposed amendments to the exterior architectural standards as contained in various sections of the Killeen Code of Ordinances, Chapter 31, Zoning.

Vice Chairman Latham requested staff comments.

Holli Clements, Deputy City Attorney briefed the Commission on the changes that are being proposed to be compliant with state law.

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

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

COMMISSION AND STAFF ITEMS

I. Attendance Chart.

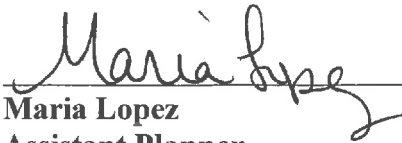
The Commissioners reviewed their attendance charts.

ADJOURNMENT

Chairman Peters adjourned the Planning and Zoning Commission Meeting at 5:45 p.m. The next scheduled meeting of the Planning and Zoning Commission is August 19, 2019 at 5:00 p.m., in the Utility Collections Conference Room, 210 W. Avenue C, Killeen, Texas.



**Kirk Latham, Vice Chairman
Planning & Zoning Commission**



Maria Lopez
Assistant Planner
Planning & Development Services