

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
JULY 19, 2021**

**CASE #Z21-21  
“A-R1” / “B-5” / “A” to “PUD” W/ “R-1” / “SF-2” / “R-2” / “B-5”**

**HOLD** a public hearing and consider a request submitted by Cactus Jack Development, Inc. on behalf of Charles R. and Ira Boggs (**Case #Z21-21**) to rezone approximately 128.82 acres from “A-R1” (Single-Family Garden Home Residential District), “B-5” (Business District), and “A” (Agricultural District) to a Planned Unit Development (P.U.D.) with “R-1” (Single-Family Residential), “SF-2” (Single-Family Residential), “R-2” (Two-Family Residential), and “B-5” (Business District) uses, being out of the WL Harris Survey, Abstract No. 1155, Block 001, and S.P.R.R. Co. Survey, Abstract No. 794, Lot 002a. The property is locally addressed as 5901 South Fort Hood Street, Killeen, Texas.

Ms. Meshier briefed the Commission regarding the applicant’s request. She stated that staff recommended approval of the request as presented.

The applicant, Mr. Joseph Theriot, was present to represent the case.

Vice Chairman Minor opened the public hearing.

Mr. Leslie Hines stated that he was neither in favor of, nor in opposition to the request. He asked where the location of the proposed east/west arterial would be located. Ms. Meshier stated that the road would be located along the southern border of the property, as shown in the Thoroughfare Plan.

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

Commissioner Gukeisen stated that he had an ex parte communication with the developer on July 7, 2021. Commissioners Minor and Ploeckelmann stated they had also had conversations with the developer about the request.

Commissioner Alvarez made a motion to approve the applicant’s request as presented. Commissioner Gukeisen seconded, and the motion passed by a vote of 5 to 0.