

MINUTES
PLANNING AND ZONING COMMISSION MEETING
JUNE 8, 2026
CASE # Z26-08
“R-1” & “M-1” to PUD w/ “SF-2” & “M-1” uses

Hold a public hearing and consider a request submitted by Republic Engineering & Development Services, LLC on behalf of the Philip Boghosian Living Trust & Howard Sagaser 401 K Plan (**Case# Z26-08**) to rezone approximately 302.42 acres out of the V. L. Evans Survey, Abstract No. 288 from “R-1” (Single-Family Residential District) and “M-1” (Manufacturing District) to PUD (Planned Unit Development) with “SF-2” (Single-Family Residential District) and “M-1” (Manufacturing District) uses. The subject property is generally located northeast of the intersection of North Roy Reynolds Drive and the Burlington Northern Santa Fe Railroad, Killeen, Texas.

This item was presented to the Commission during their Work Session. Ms. Lopez was available to answer questions.

Commissioner Alvarez, Commissioner Cooper, and Commissioner Giacomozzi met with the applicant prior to the meeting and submitted the required disclosure statements to the City Secretary before the commencement of the Planning and Zoning Commission meeting.

Ms. Brita Wallace of McLean Howard Law was present to represent the case. Ms. Wallace presented a presentation regarding the proposed development.

Ms. Wallace stated that under the existing zoning, the property could be developed today and the proposed zoning request doesn’t add any additional uses to the development. The proposed development will reconfigure the layout of the allowed uses, allowing for more industrial than what is currently allowed. She stated that the proposed industrial would run along the railroad and the highway and near the gas line and high voltage electric lines, which would be attractive to desirable employees. The new design would create a built-in buffer between industrial and residential homes using a future collector road and the FEMA-mapped floodplain.

Ms. Wallace further stated that City Council has already approved the Future Land Use Map amendment that was required prior to submitting this rezoning request. Staff is also recommending approval of the request and the current PUD standards have been a collaboration between staff and the developer, to address staff’s concerns.

Ms. Wallace further explained how the industrial development will be screened from the residential homes and the available infrastructure that will act as a buffer. She explained how this development will meet Killeen’s housing demand and the proposed amenities.

There was a clarification about how this request will increase the allowable area for industrial land uses.

There was a discussion on how this proposed development will address the current needs of the City of Killeen and how it could assist with creating more marketability for north Killeen for future developments.

Chairman Purifoy opened the public hearing at 5:21 p.m.

With no one wishing to speak, the public hearing was closed at 5:22 p.m.

There was discussion about the surrounding area and concerns about adding more residential developments, while being perceived as a current food desert. Further discussion on how this development could draw future developments, such as grocery stores.

Commissioner Cooper moved to recommend approval of the applicant's request as presented. Commissioner Jones seconded, and the motion passed by a vote of 6 to 0.