

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
July 18, 2022**

**CASE #Z22-40  
“PUD” to “PUD”**

**HOLD** a public hearing and consider a request submitted by Killeen Engineering and Surveying, LTD, on behalf of JOF Developers (**Case #Z22-40**) to amend the Planned Unit Development (PUD) standards for approximately 109.557 acres out of the 172.58 acre tract from the Azra Webb Survey, Abstract No. 857 to allow for smaller setback requirements. The property is locally addressed as 6600 S. Fort Hood Street, Killeen, Texas.

Ms. Larsen briefed the Commission regarding the applicant’s request. She stated that staff recommended that the Commission hold the Public Hearing but postpone the item until the next regular meeting so that staff can provide updated written notice of all public hearing dates to all property owners within 400 feet of the request in accordance with State law and City policy.

Ms. Michelle Lee of Killeen Engineering and Surveying was present to represent the case. She requested that the boundary of the zoning request be reduced to conform to the written notification, and that the Commission vote on the item.

Chairman Latham opened the public hearing.

Mr. Camron Cochran of 800 Holliday Drive stated that he submitted a response in opposition to the request and asked if the request would affect his property. It was explained that the 400-foot buffer is a notification boundary and that the request would not affect his property.

Mr. Gary Purser of 2901 E. Stan Schlueter Loop stated that he is in favor of reducing the area of the request due to the discrepancy regarding the notification boundary.

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

Commissioner Gukeisen moved to recommend approval of the request for the reduced area shown on the notification map as presented by the applicant. Commissioner Sabree seconded.

Commissioner Minor stated that he wished to include a condition that the City’s newly adopted Architectural and Site Design Standards be adhered to.

Commissioner Gukeisen rescinded his motion and moved to recommend approval of the request as presented by the applicant with the condition that the Architectural and Site Design Standards apply to the request.

Commissioner Minor seconded, and the motion passed by a vote of 6 to 0.