

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**June 6, 2022**

**CASE #Z22-24**  
**“A” to “PUD”**

**HOLD** a public hearing and consider a request submitted by Republic Engineering & Development Services on behalf of the Sheryl Yowell Anderson 1998 Trust Et Al. (**Case #Z22-24**) to rezone approximately 390.72 acres out of the M. J. Pleasant Survey, Abstract No. 652 and the S. D. Carothers Survey, Abstract No. 177 from “A” (Agricultural District) to a Planned Unit Development (PUD) with “A-R1” (Agricultural Single-Family Residential District), “SR-1” (Suburban Residential Single-Family Residential District), “SR-2” (Suburban Residential Single-Family District), “SF-2” (Single-Family Residential District), “R-1” (Single-Family Residential District), “R-2” (Two-Family Residential District), and “B-5” (Business District) uses. The property is locally addressed as 4244 Stagecoach Road, Killeen, Texas.

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

Chairman Latham opened the public hearing.

The applicant’s agent, Mr. Chris Doose of Flintrock Builders, was present to represent this case.

Mr. Russell Coburn of 431 Loop Road spoke in opposition to the request. Mr. Coburn stated that the City is not ready for this type of development and the current problems need to be addressed before creating new ones.

Mrs. Heather McNeely of 4022 Hope Dr. spoke in opposition to the request. Mrs. McNeely stated that while she is not against development, she is against density and wants country living as per the Comprehensive Plan.

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

Commissioner Minor made a motion to recommend approval of the PUD as presented. Commissioner Gukeisen seconded, and the motion passed by a vote of 4 to 1 with Commissioners Ploeckelmann in opposition. Commissioner Ploeckelmann expressed concern regarding development of the last remaining open area within the city.