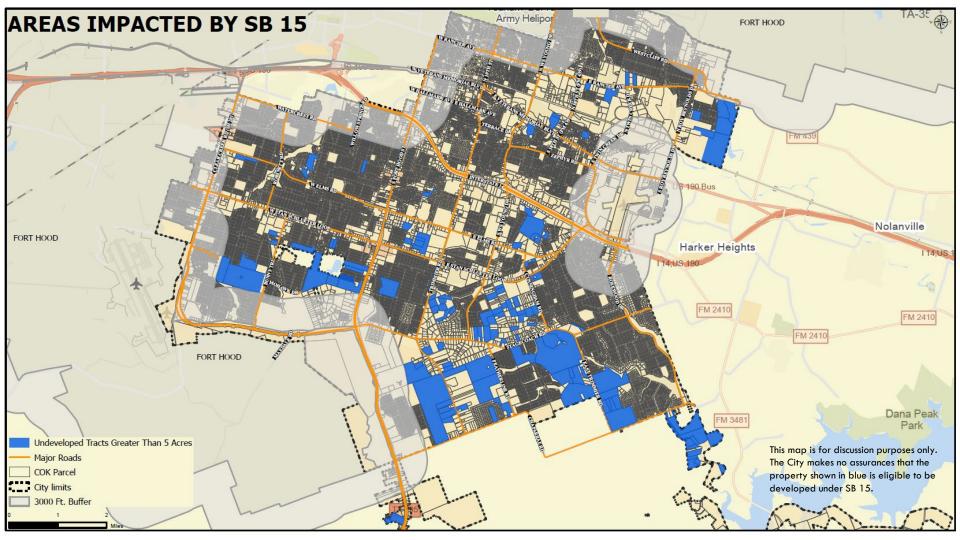
DISCUSSION REGARDING SMALL LOTS

October 7, 2025

- During their 89th Regular Session, the Texas Legislature passed several bills into law that will affect the City's zoning and land use regulations.
- Notably, Senate Bill 15 was passed into law and became effective on September 1, 2025.
- □ S.B. 15 states that the City cannot adopt or enforce an ordinance that requires a residential lot on applicable property to be larger than 3,000 sq. ft., wider than 30 ft., or deeper than 75 ft.

- S.B. applies only to cities with a population more than 150,000 in a county greater than 300,000.
- Applies only to tracts of land that are 5 acres or larger, have no recorded plat, and are or will be in an area zoned for single-family homes.
- Does not apply to land located within 3,000 feet of an airport or military base.



5

On August 19, 2025, the City Council adopted an ordinance amending Chapter 31 to provide for Small Lots and requiring lots less than 40 feet in width to be alley loaded.

Background

□ Sec. 31-475(b)(4) of the approved ordinance states the following:

Off-Street Parking. All Small Lots must contain at least one off-street parking space per residential unit. If the small lot is less than forty (40) feet in width, said parking space and garage, if provided, shall be accessed from the rear of the lot via an alley.

- Stakeholder meetings were held with the development community on August 29th and September 12th.
- During the meeting on August 29th, staff met with representatives from WBW Development.
- During the meeting on September 12th, staff met with representatives from Lennar and the Central Texas Homebuilders Association.







Conventional Development:



Alley Loaded Development:



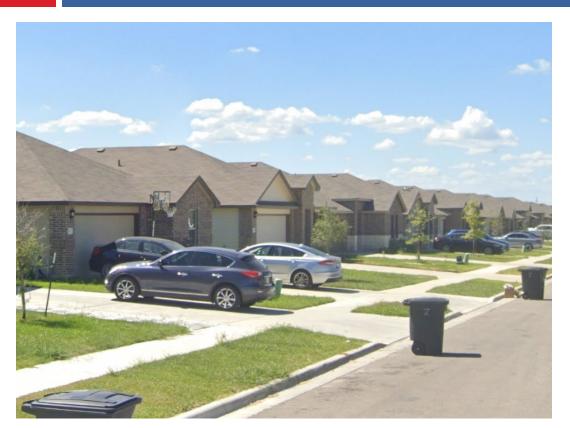
Conventional Development:

- 31-36 ft. streets (parking on both sides)
- 50-60 ft. lots

Alley Loaded Development:

- 28 ft. streets (parking on one side)
- 15 ft. alley
 - 43 ft. of pavement total
 - 7-12 additional ft. of pavement
 - 20-40% increase in pavement
- 30 ft. lots
 - 67-100% increase in lot yield

Conventional Development



- Front facing garages
- Cars in driveways
- Driveways = less space for on-street parking
- Not as walkable or safe for pedestrians
- Less dense (and less fiscally productive) than alley loaded development

Alley Loaded Development



- No front facing garages
- No driveways = more space for on-street parking
- More walkable and safer for pedestrians
- Enhanced curb appeal
- More dense (and more fiscally productive) than conventional development

Summary

- □ S.B. 15 dictates that Killeen must allow 30 ft. wide (3,000 sq. ft.) lots in some locations.
- □ Ordinance #25-046 (adopted August 19th) allows:
 - 40-foot lots with a conventional development pattern, and
 - 30-foot lots with an alley-loaded development pattern.
- All other options including 30-foot lots with a conventional development pattern — are negotiable via a PUD.