



PLANNING & ZONING COMMISSION
QUARTERLY UPDATE

DS-22-030

March 15, 2022

Planning & Zoning Commission Briefing

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- The Planning and Zoning Commission meets the first and third Monday of every month, barring holidays.
- The Commission begins its workshop at 4:00 p.m., followed by a regular meeting at 5:00 p.m.
- The last Quarterly Update was provided to the Council on September 21, 2021.
- Since that time, the Planning and Zoning Commission has conducted nine (9) meetings.

Planning & Zoning Commission Briefing

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- Since October 1, 2021, the Commission has reviewed:
 - ▣ Five (5) Preliminary Plats;
 - ▣ Four (4) Final Plats;
 - ▣ Twenty-six (26) zoning requests;
 - ▣ Ten (10) Future Land Use Map (FLUM) amendment requests;
 - ▣ One (1) Subdivision Variance; and
 - ▣ Two (2) amendments to the Code of Ordinances.

Approved Plats

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- 652 residential lots have been Preliminary Platted:
 - ▣ 499 are within City limits; and
 - ▣ 153 are in the ETJ.

- 9 lots have been Final Platted:
 - ▣ 4 Residential within City limits; and
 - ▣ 5 Commercial within City limits.

Approved Plats

□ Preliminary Plats:

- Herring Legacy Estates, Phases 2, 3 & 4 (313 residential lots)
- Stringer Street Development (7 residential lots)
- Heartland Ranch (137 residential lots) – ETJ
- South Shore Estates (16 residential lots) – ETJ
- Mesa Verde Estates (179 residential lots)

□ Final Plats:

- CVS Bunny Trail Addition Amended No. 2 (5 commercial lots)
- Herring Legacy Estates, Phase One, Replat No.1 (1 residential lot)
- Herring Legacy Estates, Phase One, Replat No.2 (1 residential lot)
- Herring Legacy Estates, Phase One, Replat No.3 (2 residential lot)

FLUM Amendment Requests

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□ Ten (10) FLUM amendment requests:

1. FLUM21-03: 7.4 acres from 'R' to 'GR' (W. Stan Schlueter) – Recommended approval on 10/4
2. FLUM21-07: 10.56 acres from 'GR' to 'GC' (Cunningham Rd.) – Recommended approval on 10/4
3. FLUM21-08: 5.346 acres from 'SC' to 'GR' (Clear Creek Rd.) – Recommended approval on 10/4
4. FLUM21-09: 9.147 acres from 'R' to 'GR' (Pinar Trail) – Recommended approval on 11/1; withdrawn
5. FLUM21-11: 80.905 acres from 'R' & 'SR' to 'GR' (Clear Creek Rd.) – Recommended approval on 1/3
6. FLUM21-12: 4.586 acres from 'R' & 'SC' to 'GR' (Golden Gate Dr.) – Recommended approval on 1/3
7. FLUM22-07: 2.90 acres from 'SC' to 'GR' (Clear Creek Rd.) – Recommended disapproval on 2/7; withdrawn
8. FLUM22-08: 0.22 acres from 'R-MIX' to 'GC' (Tank Battalion Ave.) – Recommended approval on 2/7
9. FLUM22-10: 9.147 acres from 'R' to 'GR' (Pinar Trail) – TBD on 3/7
10. FLUM22-11: 9.620 acres from 'GR' to 'MFR' (Atkinson Avenue) – TBD on 3/7

Zoning Cases

□ Twenty-six (26) zoning cases:

1. Z21-14: 7.4 acres to “R-1” (W. Stan Schlueter) – Recommended approval on 10/4
2. Z21-28: 1.523 acres “B-5” (N. 8th St.) – Recommended approval on 11/1
3. Z21-29: 24.61 acres to “R-2”/ “B-5” (Cunningham Rd.) – Recommended approval on 10/4
4. Z21-30: 5.346 acres to “R-MP” (Clear Creek Rd.) – Recommended approval on 10/4
5. Z21-31: 0.2 acres to “R-2” (Wood St.) – Recommended approval on 10/4
6. Z21-32: 12 acres to “R-2” (Anna Lee Dr.) – Recommended approval on 10/18
7. Z21-33: 9.147 acres to “RT-1” (Pinar Trail) – Recommended approval on 11/1; withdrawn
8. Z21-34: 0.2 acres to “R-2” (Hillside Dr.) – Recommended approval on 11/15
9. Z21-35: 5.529 acres to “B-5” (W. Stan Schlueter) – Recommended approval on 11/15
10. Z21-37: 0.122 acres to “R-1” (Stringer St.) – Recommended approval on 12/6

Zoning Cases

□ Twenty-six (26) zoning cases:

11. Z21-38: 0.258 acres to “R-2” (W. Avenue I) – Recommended approval on 12/6
12. Z21-39: 0.155 acres to “R-2” (N. 10th St.) – Recommended approval on 12/6
13. Z21-40: 0.436 acres to “R-2” (N. 8th St.) – Recommended approval on 12/6
14. Z21-41: 80.905 acres to “PUD W/SF-2” (Prewitt Ranch Rd.) – Recommended approval on 12/20
15. Z21-43: 0.190 acres to “R-2” (E. Avenue G) – Recommended approval on 12/20
16. Z21-44: 1.798 acres to “B-5” (E. CTE) – Recommended approval on on 12/20
17. Z21-45: 4.586 acres to “R-2” (Clear Creek Rd.) – Recommended approval on 1/3
18. Z22-07: 0.22 acres to “B-5” (Tank Battalion Ave.) – Recommended approval on 2/7
19. Z22-08: 0.776 acres to “R-1” (Trimmier Rd.) – Recommended approval on 2/7
20. Z22-09: 3.04 acres to “B-4” (W. Stan Schlueter) – Recommended approval on 2/7

Zoning Cases

□ Twenty-six (26) zoning cases:

21. Z22-11: 9.147 acres to “R-1” (Pinar Trail) – TBD on 3/7
22. Z22-12: 9.62 acres to “R-3A/PUD” (Atkinson Ave.) – TBD on 3/7
23. Z22-13: 1.516 acres to “B-3” (Featherline Rd.) – TBD on 3/7
24. Z22-14: 0.11 acres to “R-1” (N. 18th St.) – TBD on 3/7
25. Z22-15: 0.3375 acres to “R-2” (Turner Ave.) – TBD on 3/7
26. Z22-16: 6.430 acres to “B-1” (Little Nolan Rd.) – TBD on 3/7

Code Amendments

- Two (2) amendments to the Code of Ordinances:
 1. Chapter 31 – Architectural and Site Design Standards
 2. Chapter 31 – Allowing bars and taverns within the HOD

Ongoing Work Efforts

- The Commission is also engaged in ongoing discussions regarding:
 - ▣ The Comprehensive Plan
 - ▣ Proposed Amendments to Ch. 26 – Subdivisions (pending stakeholder meetings):
 - Traffic Impact Analysis (TIA) standards;
 - Reduced street widths;
 - HOA requirements; and
 - Street tree standards.
 - ▣ Proposed Amendments to Chapter 31 – Zoning (pending stakeholder meetings):
 - FLUM amendment criteria and process;
 - Public notification requirements; and
 - Fencing standards.

Questions/Comments

- The Planning and Zoning Commission will continue to do its part to facilitate Killeen's vision for the future and is looking forward to working with the Council, City staff and all citizens.
- I am available for any questions or comments that you may have.