

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
JULY 15, 2024
PLAT APPROVAL PROCESS**

HOLD a public hearing and consider an ordinance amending Chapter 26 of the Code of Ordinances of the City of Killeen, providing for amendments to the subdivision plat approval process.

Ms. Meshier briefed the Commission on the proposed amendments to Chapter 26. If approved, the proposed ordinance would make the Executive Director of Development Services the municipal authority responsible for approving all types of plats. Preliminary Plats and Final Plats would no longer require approval by the Planning and Zoning Commission. Ms. Meshier explained that staff already has the authority to approve Minor and Amending Plats.

Ms. Meshier explained that the proposed changes to Chapter 26 would help to streamline the plat approval process and would shorten the time it takes to obtain approval of a plat. Ms. Meshier stated that Round Rock, Georgetown, and Abilene have already made the plat approval process administrative.

Ms. Meshier explained that the proposed also includes language alleviating the minor platting requirement for single-family and two-family dwellings within the North Killeen Revitalization Area. This change is intended to encourage and incentivize new infill development of single-family and two-family homes in the North Killeen Revitalization Area.

Ms. Meshier explained there is no requirement on the City's Code of Ordinance or in State law for the Commission to provide a recommendation to the City Council regarding amendments to Chapter 26 of the Code of Ordinances of the City of Killeen. Ms. Meshier stated that the intent of the public hearing is to gather public feedback on the proposed ordinance.

Commissioner Ploeckelmann asked staff if the City is required to make the plat approval process administrative. Ms. Meshier explained that there is no requirement to make the plat approval process administrative. Commissioner Ploeckelmann asked why the North Killeen Revitalization Area would be exempted from the plat requirement. Ms. Meshier explained that the North Killeen Revitalization ordinance provides for incentives within that prescribed geographic area, and the Killeen 2040 Comprehensive plan specifically encourages new development within that area. Ms. Meshier stated that the purpose of the proposed ordinance is to encourage new development in North Killeen by reducing time and expense for the developer.

Commissioner Wilson asked how this ordinance would streamline the plat approval process. Ms. Meshier explained that this would save both City staff and the applicant time. Ms. Meshier stated the proposed change to the plat approval process would likely save applicants several weeks and the time of the preliminary plat, and several additional weeks at the time of the final plat. Ms.

Meshier explained this change would also save staff time by no longer having to prepare staff reports, packet materials, and presentations for plat cases.

Vice Chair Gukeisen opened the public hearing at 6:02 p.m.

Mr. George Meza spoke regarding the proposed amendments. Mr. Meza stated that the proposed amendments would save time for the developers, since it would allow plats to validate about two (2) or 4 (four) weeks sooner. Currently, developers may have plats that have validated, but would be required to wait a few weeks, for the next scheduled Planning and Zoning Commission meeting.

With no one else wishing to speak, the public hearing was closed at 6:02 p.m.