



PLANNING & ZONING COMMISSION QUARTERLY UPDATE

DS-22-077

June 21, 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 March 15, 2022.
- Since that time, the Planning and Zoning Commission has conducted six (6) meetings.

Planning & Zoning Commission Briefing

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- Since March 15, 2022, the Commission has reviewed:
 - ▣ Four (4) Preliminary Plats;
 - ▣ Two (2) Final Plats;
 - ▣ Ten (10) Future Land Use Map (FLUM) amendment requests;
 - ▣ Twelve (12) zoning requests;
 - ▣ One (1) Subdivision Variance; and
 - ▣ Three (3) amendments to the Code of Ordinances.

Approved Plats

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- 1,113 residential lots have been Preliminary Platted:
 - ▣ 1,081 are within City limits; and
 - ▣ 32 are in the ETJ.

- 14 residential lots have been Final Platted:
 - ▣ All are within City limits.
 - ▣ All are duplex lots.

Approved Plats

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□ Preliminary Plats:

- ▣ Split Creek Ranch (32 residential lots) – ETJ
- ▣ Reynolds Crossing (334 residential lots & 2 commercial tracts)
- ▣ Victory Ranch (414 residential lots & 2 commercial tracts)
- ▣ Mitchell Farm (333 residential lots)

□ Final Plats:

- ▣ Water Street Addition (7 duplex lots)
- ▣ Stringer Street Development (7 duplex lots)

FLUM Amendment Requests

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□ Ten (10) FLUM amendment requests:

1. FLUM22-12: 6.43 acres from 'SR' to 'SC' (Little Nolan Road) – Recommended approval on 3/21
2. FLUM22-13: 4.289 acres from 'GR' to 'GC' (W. Hallmark Avenue) – Recommended approval on 4/4
3. FLUM 22-14: 2.90 acres from 'SC' to 'GR' (Clear Creek Road) – Recommended approval on 4/4
4. FLUM22-15: 9.386 acres from 'SC' to 'GR' (Trimmier Road) – Recommended approval on 4/4
5. FLUM22-16: 3.583 acres from 'I' to 'GC' (S Fort Hood Street) – Recommended approval on 4/18
6. FLUM22-09: 20.75 acres from 'GR' to 'SC' (Chaparral Road) – Recommended approval on 5/2
7. FLUM22-17: 0.50 acre from 'GR' to 'GC' (Clear Creek Road) – Recommended approval on 5/2
8. FLUM22-19: 0.71 acre from 'GC' to 'RC-MIX' (Arlee Street) – Recommended approval 5/2
9. FLUM22-03: 5.30 acres from 'GR' to 'MFR' (N. W.S. Young Drive) – TBD on 6/6
10. FLUM22-18: 390.72 acres from 'E' to 'PD' (Stagecoach Road) – TBD on 6/6

Zoning Requests

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□ Twelve (12) zoning requests:

1. Z22-17: 6.43 acres from “R-1” to “B-1” (Little Nolan Road) – Recommended approval on 3/21
2. Z22-18: 2.94 acres from “R-3” to “B-3” (W. Hallmark Avenue) – Recommended approval on 4/4
3. Z22-20: 9.386 acres from “A-R1” to “R-2” (Trimmier Road) – Recommended approval on 4/4
4. Z22-19: 0.443 acre from “B-5” to “B-C-1” (W. Rancier Avenue) – Recommended approval on 4/18
5. Z22-21: 3.583 acres from “A” & “B-3” to “B-5” (S. Fort Hood Street) – Recommended approval of “B-3” w/ CUP on 4/18
6. Z22-22: 16.038 acres from “B-3” to “B-5” (E. Rancier Avenue) – Recommended approval on 4/18
7. Z22-23: 0.50 acre from “A-R1” to “B-3” (Janelle Drive) – Recommended approval on 5/2
8. Z22-25: 0.71 acres from “B-5” to “R-3F” (Arlee Street) – Recommended approval on 5/2
9. Z22-03: 5.3 acres from “R-1” to PUD w/ “R-3A” (N. W. S. Young Drive) – TBD on 6/6
10. Z22-24: 390.72 acres from “A” to PUD” (Stagecoach Road) – TBD on 6/6
11. Z22-26: 2.9 acres from “B-3” to “R-2” (Clear Creek Road) – TBD on 6/6
12. Z22-27: 0.277 acre from “R-1” to “SF-2” (Conder Street) – TBD on 6/6

Code Amendments

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- Three (3) amendments to the Code of Ordinances:
 1. Chapter 31 – Amending the boundaries of the Historic Overlay District (HOD)
 2. Chapter 31 – Special exception process for Architectural & Site Design Standards
 3. Chapter 31 – Amending “R-3A” to allow homeless shelters

Ongoing Work Efforts

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- The Commission is also engaged in ongoing discussions regarding:
 - ▣ The Comprehensive Plan
 - ▣ Proposed Amendments to Ch. 26 – Subdivisions (pending stakeholder meetings):
 - 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
 - Updates to fencing standards.

Questions/Comments

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- 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.