



# SITE DEVELOPMENT PERMIT ORDINANCE – CHAPTER 31 AMENDMENT

PH-25-057

September 16, 2025

# Site Development Permit Ordinance

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- Hold a public hearing and consider an ordinance amending Killeen Code of Ordinances, Chapter 31 – Zoning, establishing a Site Development Permit process.

# Background

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- On June 17, 2025, the City Council approved the new FY 26 Fee Schedule, which provides for a new fee for Commercial Site Plan Review. The new Fee Schedule will go into effect on October 1, 2025.
- The purpose of the proposed ordinance is to establish a permit requirement and process for review of commercial site plans. If approved, the proposed ordinance will also go into effect on October 1<sup>st</sup>.

# Background

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- The fee structure for commercial site plan review will be as follows:
  - ▣ 0 to 5 acres: \$1,000.00
  - ▣ Over 5 to 15 acres: \$2,000.00
  - ▣ Over 15 acres: 2,500.00

# Site Development Permit

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- If approved, the proposed ordinance will establish Killeen Code of Ordinances, Chapter 31, Article VIII – Site Development Permit Required.
- The purpose of the proposed ordinance is to establish a formal review process for new nonresidential and multifamily development to ensure that new development conforms with all applicable code requirements.

# Site Development Permit

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- The proposed Site Development Permit review process will ensure conformance with requirements related to:
  - ▣ Building setbacks
  - ▣ Drainage & detention
  - ▣ Driveways and access
  - ▣ Fire protection
  - ▣ Off-street parking
  - ▣ Sidewalks
  - ▣ Landscaping
  - ▣ Screening
  - ▣ Lighting
  - ▣ Solid waste

# Staff Recommendation

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- Staff recommends approval of the proposed ordinance amending Killeen Code of Ordinances Chapter 31 as presented.

# Commission Recommendation

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- During their Regular Meeting on August 25, 2025, the Planning and Zoning Commission recommended approval of the proposed ordinance by a vote of 7 to 0.