

CASE #Z25-34:
JANELL DRIVE
PUD AMENDMENT

PH-25-069

November 18, 2025

Case #Z25-34: PUD Amendment

- Hold a public hearing and consider a request submitted by Clark Associates on behalf of OG Central Texas Partners, LLC (**Case# Z25-34**) to amend the Planned Unit Development (PUD) for approximately 31.005 acres, being Lot 1, Block 1, Final Plat of 5100 Janelle Phase 1A; Block 1, Final Plat of 5100 Janelle, Phase 2A; Lot 1, Block 1, Final Plat of 5100 Janelle, Phase 2B; and approximately 15.2 acres out of the Thomas Robinett Survey, Abstract No. 686 and a replat of Lot 1, Block 1, Elms Creek Addition Phase 2.

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- The subject property is generally located on the south side of Janell Drive and east of Clear Creek Road (S.H. 201), Killeen, Texas.
- In June 2023, City Council approved a Planned Unit Development (PUD) for the subject property via Ordinance No. 23-049.

Response	Percentage
Yes	75%
No	25%



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- Section D of the approved PUD Development Standards states:

“There shall be four buildings constructed whose sizes are estimated individually at 6,000 square feet (but may be as small as 2,500 sq. ft. and as large as 9,000 sq. ft., with the aggregate interior total square footage of all buildings estimated at 22,500 sq. ft.).

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- In order to accommodate the development of a proposed drive-through coffee shop, the applicant now seeks to amend this standard to reduce the minimum size of a commercial building within the PUD from 2,500 sq. ft. to 1,500 sq. ft.
- The proposed amendment also seeks to change the maximum size of a commercial building from 9,000 sq. ft. to 12,000 sq. ft.

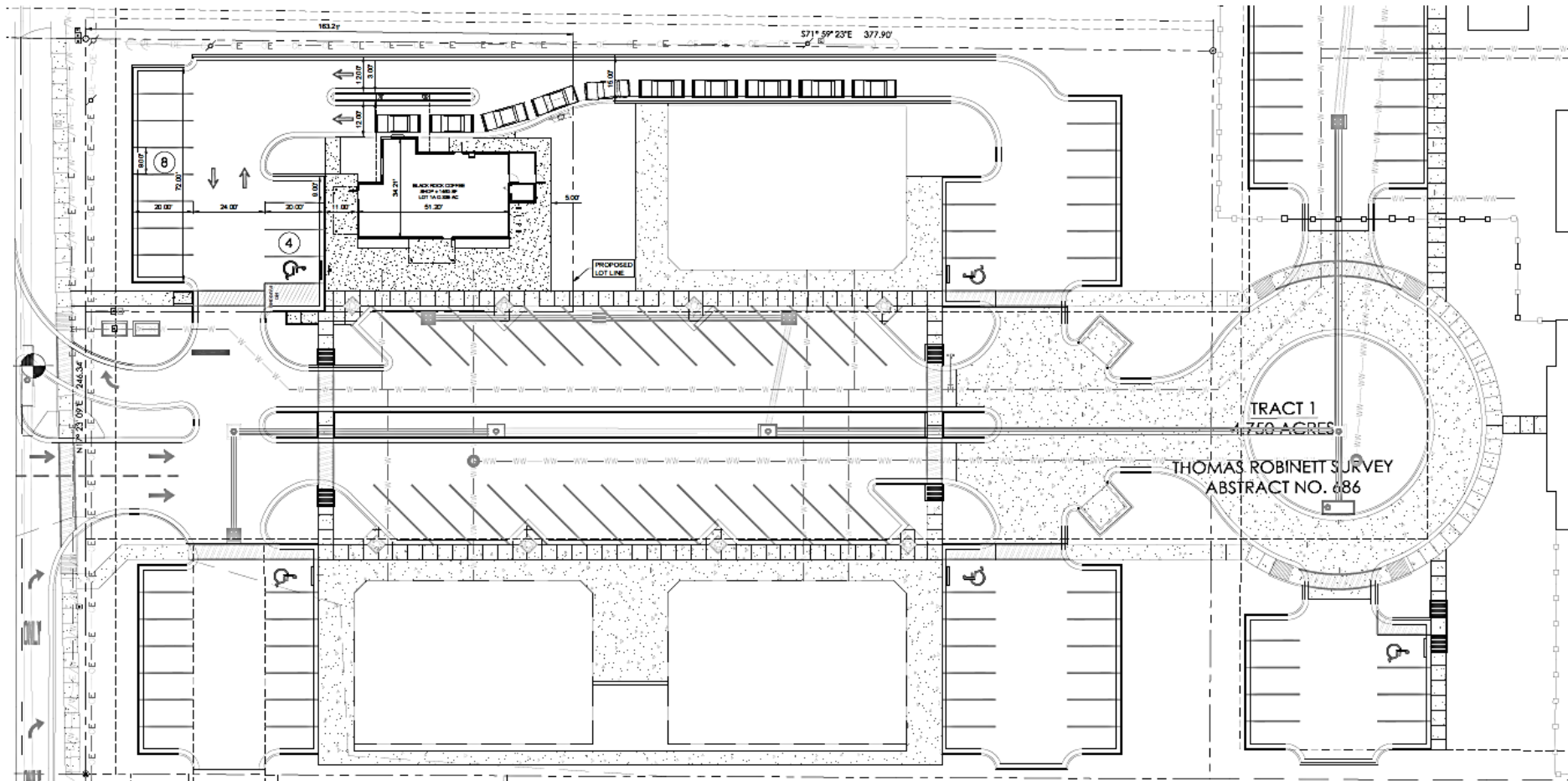
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- If approved, the proposed amendment will modify Section D as follows:

There shall be four buildings constructed whose sizes are estimated individually at 6,000 square feet (but may be as small as ~~2,500~~ 1,500 sq. ft. and as large as ~~9,000~~ 12,000 sq. ft., with the aggregate interior total square footage of all buildings estimated at 22,500 sq. ft.).

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- The applicant has also submitted a revised PUD Concept Plan, which proposes to change the design and configuration of the commercial component of the project in order to accommodate the contemplated drive-through coffee shop.

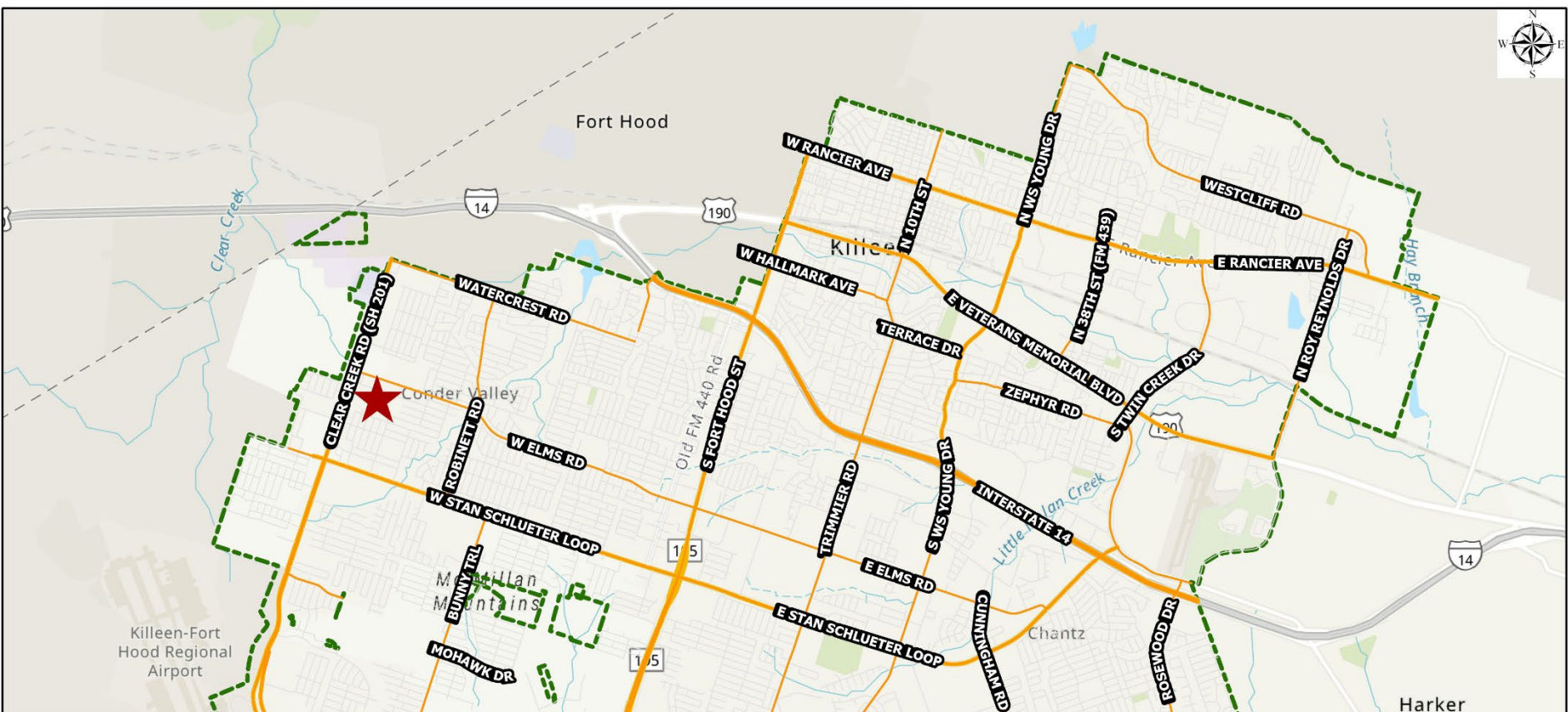


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- The proposed revised concept plan ensures that the drive aisle for the coffee shop will be in the rear of the building, thereby ensuring a high-quality pedestrian experience.
- It also provides for a pedestrian seating area in front of the stand-alone coffee shop, which will serve as a pedestrian amenity for the area.

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- The subject property is located within the 'Intended Growth' (IG) and 'Neighborhood Infill' (NI) area on the Growth Sector Map and designated 'Residential Mix' (RM) and 'Regional Commercial' (RC) on the Future Land Use Map (FLUM) of the Killeen 2040 Comprehensive Plan.



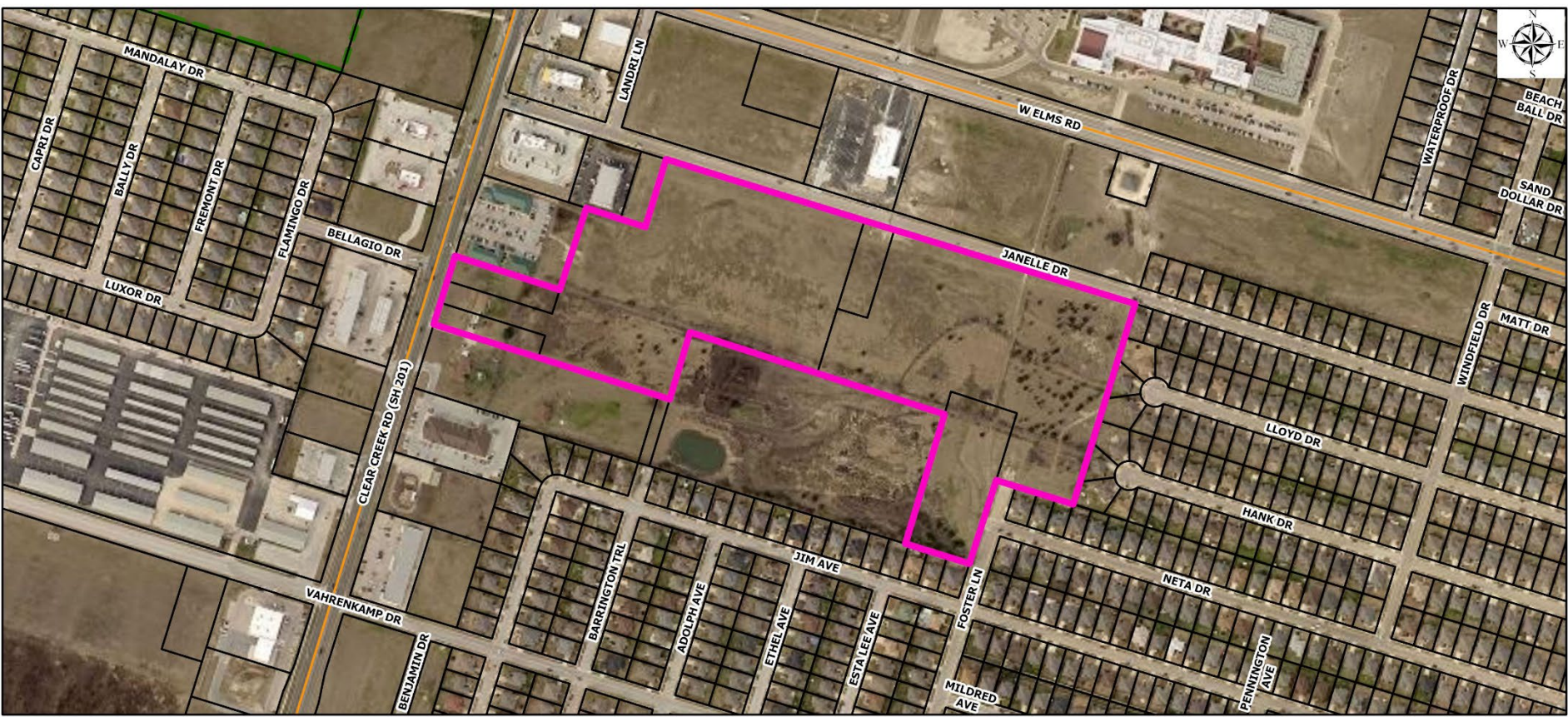
approximately in total 31.005 acres, which includes 13.692 acres, being Lot 1, Block 1, Final Plat of 5100 Janelle Phase 1A; 0.762 acres, being Lot 1, Block 1, Final Plat of 5100 Janelle, Phase 2A; approximately 0.677 acres, being Lot 1, Block 1, Final Plat of 5100 Janelle, Phase 2B; and approximately 15.2 acres, as part of the Thomas Robinett Survey, Abstract No. 686 and a replat of Lot 1, Block 1, Elms Creek Addition Phase 2, to amend a Planned Unit Development (PUD). The subject properties are located along Janelle Drive, Killen, Texas.

Zoning Case 2025-34

AMENDMENT TO PUD

 Major Roads
 City Limit

 Zoning Case Location



AERIAL MAP
Council District: 4
0 200 400
Feet

Subject Property Legal Description:

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approximately in total 31.005 acres, which includes 13.692 acres, being Lot 1, Block 1, Final Plat of 5100 Janelle Phase 1A; 0.762 acres, being Lot 1, Block 1, Final Plat of 5100 Janelle, Phase 2A; approximately 0.677 acres, being Lot 1, Block 1, Final Plat of 5100 Janelle, Phase 2B; and approximately 15.2 acres, as part of the Thomas Robinett Survey, Abstract No. 686 and a replat of Lot 1, Block 1, Elms Creek Addition Phase 2, to amend a Planned Unit Development (PUD). The subject properties are located along Janelle Drive, Killeen, Texas.

Legend

 Zoning Case

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View of the subject property facing east from Clear Creek Road:



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View of the adjacent property from Clear Creek Road facing north:



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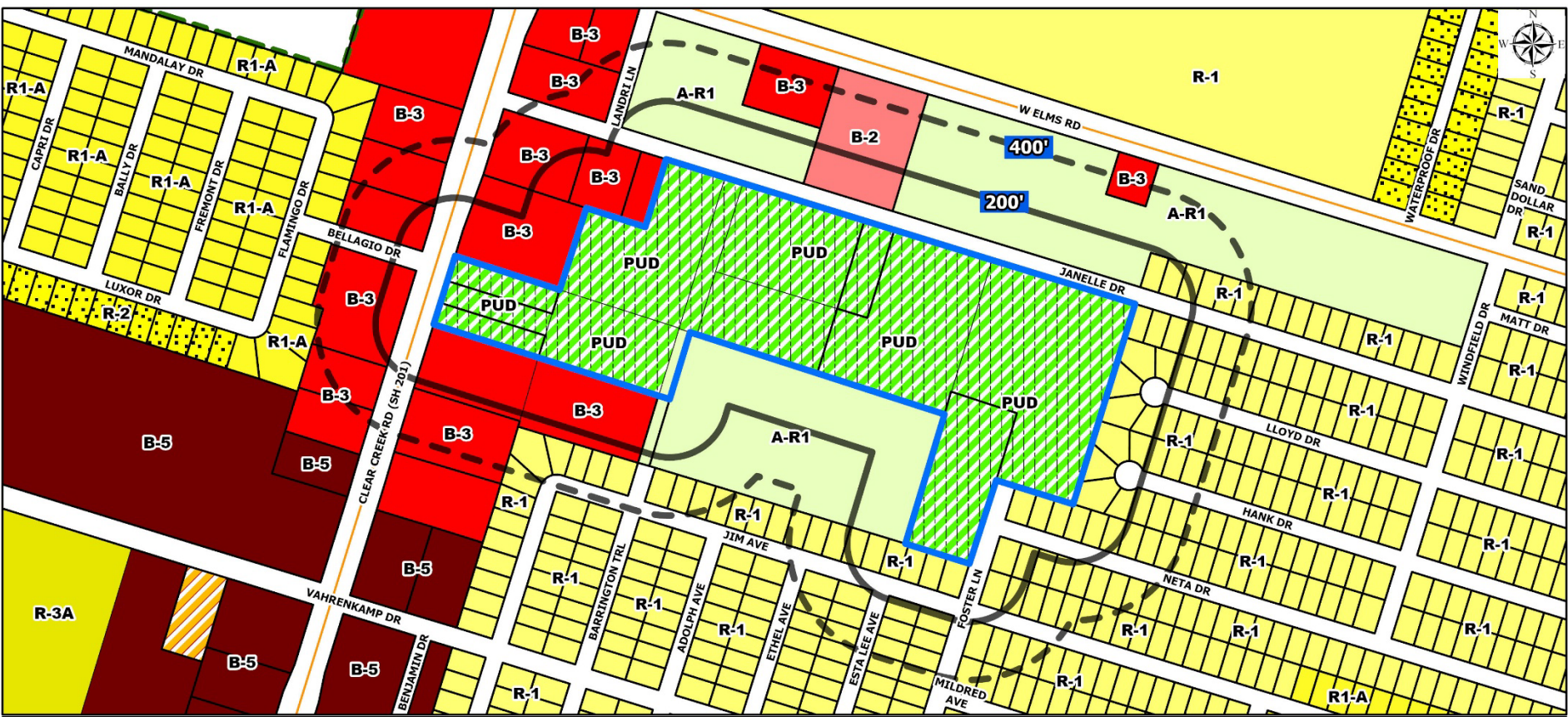
View of the adjacent property from Clear Creek Road facing south:



Public Notification

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- Staff notified property owners of one hundred and thirty-two (132) surrounding properties regarding this request.
- As of the date of this staff report, no responses have been received regarding this request.



ZONING MAP
Council District: 4
0 200 400
Feet

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Staff Recommendation

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- Staff recommends approval of the applicant's request to amend the Planned Unit Development (PUD) as presented.

Commission Recommendation

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- At their regular meeting on October 13, 2025, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 5 to 0.