



PLANNING & ZONING COMMISSION  
QUARTERLY UPDATE

DS-23-087

September 5, 2023

# Planning & Zoning Commission Briefing

2

- ❑ 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 7, 2022.
- ❑ Since that time, the Planning and Zoning Commission has conducted seven (7) meetings.

# Planning & Zoning Commission Briefing

3

- ❑ Since December 6, 2022, the Commission has reviewed:
  - ❑ Four (4) Preliminary Plats;
  - ❑ Two (2) Final Minor Plats;
  - ❑ One (1) Subdivision Variance;
  - ❑ Zero (0) Future Land Use Map (FLUM) amendment request;
  - ❑ Seven (7) zoning requests; and
  - ❑ Zero (0) amendments to the Code of Ordinances.

# Approved Plats

- ❑ Preliminary Plats:
  - ❑ Killeen East Trimmier DTP Addition (1 commercial lot and 1 lot for parkland/open space)
  - ❑ The Preserve at a Thousand Oaks (955 residential lots and 2 commercial lots)
  - ❑ Cen-Tex RV & Boat Storage Addition (2 commercial lots)
  - ❑ Destiny World Outreach and Avanti Legacy Parkview Addition (2 residential lots)

# Approved Plats

- ❑ Final Plats:
  - ❑ Killeen Mall – Lot 1A, Block 1 Subdivision (1 commercial lot)
  - ❑ Michener Addition Replat (2 commercial lots)
  - ❑ Turnbo Ranch Phase IV (183 residential lots)
  - ❑ Turnbo Ranch Phase V (148 residential lots)
  - ❑ Turnbo Ranch Phase VI (244 residential lots)
  - ❑ Mitchell Farm Phase I (153 residential lots)

# Approved Plats

6

- ❑ Final Minor Replats:
  - ❑ Killeen Mall - Lot 1A, Block 1 Subdivision (1 commercial lot)
    - ❑ Required Subdivision Variance for internal access easement
  - ❑ Highway 195 Replat (1 residential and 1 commercial lot)
    - ❑ Required Subdivision Variance for flag lot

# Approved Plats

7

- ❑ Subdivision Variance:
  - ❑ Killeen Mall - Lot 1A, Block 1 Subdivision – allow use of an internal access easement
  - ❑ Highway 195 Replat – allow length of flag lot projection to the street exceed five hundred feet

# FLUM Amendment Requests

8

- ❑ Two (2) FLUM amendment requests
  - ❑ FLUM23-01: 3.727 acres from 'PS' to 'RM' (East Trimmier Rd) – Recommended approval on 3/20
  - ❑ FLUM23-02: 10.56 acres from 'NC' to 'I' (East Trimmier Rd) – Recommended approval on 5/1



# Zoning Requests

9

- ❑ Thirteen (13) zoning requests:
  - ❑ Z23-03: 2.34 acres from “A” to “NBD” w/ CUP (SH 195) – Recommended approval on 3/20
  - ❑ Z23-05: 6.43 acres from “B-1” to “B-1” w/ CUP (Little Nolan Rd) – Recommended approval on 3/20
  - ❑ Z23-07: Lot 1, Block 1, Skinner Estates Phase Two from “A” to “R-1” (Love Rd) – Recommended approval on 3/20
  - ❑ Z23-10: 22.9 acres from “A” to “R-2” (Chaparral Road) – Recommended disapproval on 4/3

# Zoning Requests

- ❑ Z23-11: 21.16 acres from “A” to “B-2” w/ CUP (Featherline Rd) – Recommended approval w/ conditions on 4/3
- ❑ Z23-12: 1.6 acres from “A” & “A-R1” to “B-3” (Trimmier Rd) – Recommended approval on 4/3
- ❑ Z23-13: pt Lot 1, Block 1, Y & J Addition from “B-5” to “B-C-1” (W Veterans Memorial Blvd) – Recommended approval on 4/17
- ❑ Z23-02: 1.098 acres from “R-1” to “B-3” (East Trimmier Rd) – Recommended approval on 5/1

# Zoning Requests

- ❑ Z23-14: 31.005 acres from “A-R1”, “R-3A” & “B-3” to PUD w/ “SF-2”, “R-3A” & “B-3” (Janelle Dr) – Recommended approval on 5/1
- ❑ Z23-16: 0.268 acres from “R-2” to “R-3F” (18th St) – Recommended approval on 6/5
- ❑ Z23-06: 3.92 acres from “B-5” to “R-3A” (Illinois Ave) – Recommended approval on 7/17
- ❑ Z23-15: Amendment to Rosewood Springs PUD (Rosewood Dr) – Recommended approval on 7/17

# Zoning Requests

12

- Z23-18: 1.00 acre from “R-1” to “M-1” (E Veterans Memorial Blvd) – Recommended approval on 7/17

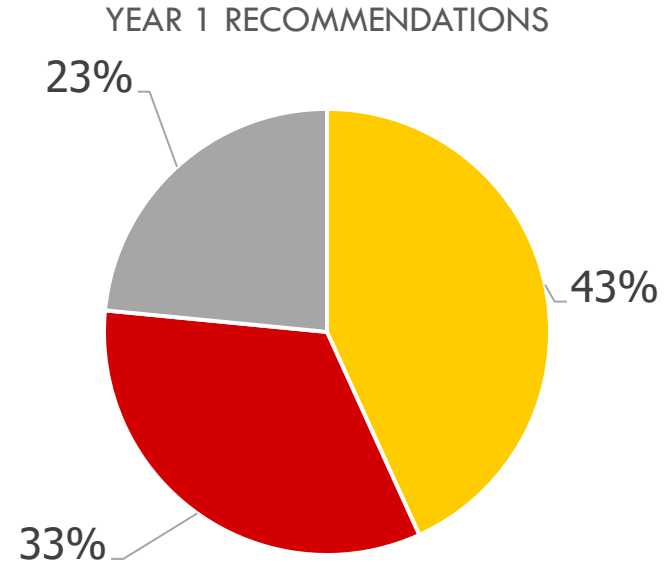
# Code Amendments

- ❑ Two (2) amendments to the Code of Ordinances:
  - ❑ Chapter 31 – Sec. 31-833 Demolition by neglect
  - ❑ Chapter 31 – Architectural and Site Design Standards

# Comp Plan Implementation Progress

14

- Year 1 Recommendations:
  - COMPLETED / UNDERWAY – 27
  - ONGOING – 35
  - NOT UNDERWAY – 19
  - TOTAL – 81



■ ONGOING ■ COMPLETED/UNDERWAY ■ NOT UNDERWAY

# Comp Plan Implementation Dashboard

15

# Killeen2040 Forward

The logo for Killeen2040 Forward features the text "Killeen2040" in a large, sans-serif font, with "Killeen" in black and "2040" in blue. Below it, the word "Forward" is written in a smaller, black, spaced-out font. To the right of "Forward" are five overlapping, right-pointing chevrons in blue, green, red, orange, and purple.

READ THE  
PLAN



LEARN THE  
BIG IDEAS

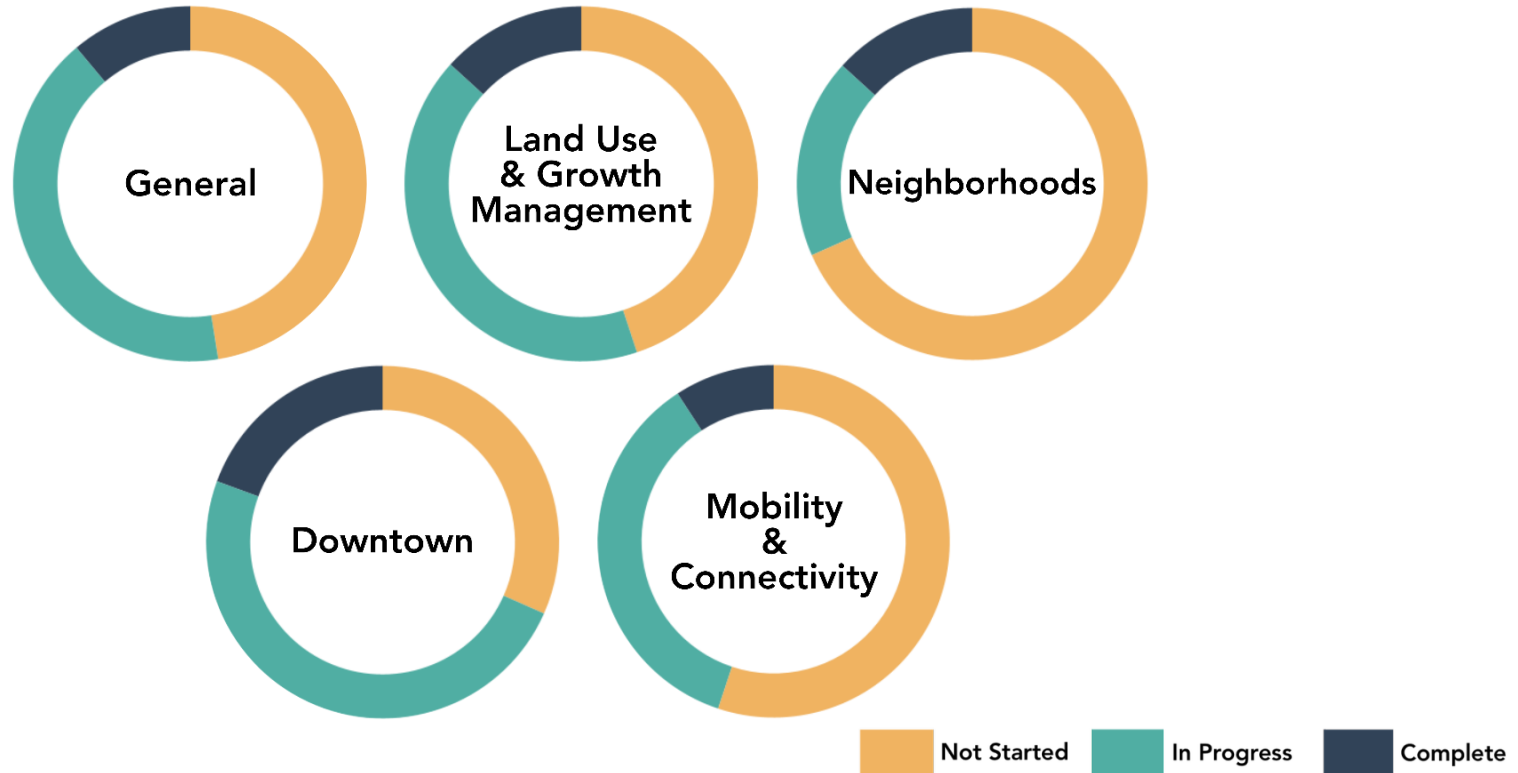


SEE OUR  
PROGRESS



# Comp Plan Implementation Dashboard

16





# 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.