



PLANNING & ZONING COMMISSION QUARTERLY BRIEFING

DS-21-119

September 21, 2021

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 June 1, 2021.
- Since that time, the Planning and Zoning Commission has conducted five (5) meetings.

Planning & Zoning Commission Briefing

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- Since June 1, 2021, the Commission has reviewed:
 - ▣ One (1) Preliminary Plat;
 - ▣ Three (3) Final Plats;
 - ▣ Fifteen (15) Zoning requests;
 - ▣ Four (4) Future Land Use Map (FLUM) amendment requests; and
 - ▣ One (1) amendment to the Code of Ordinances.

Approved Plats

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- 223 lots have been Preliminary Platted:
 - ▣ All residential and within City limits.

- 412 lots have been Final Platted:
 - ▣ All residential and within the City's ETJ (MUD).

Approved Plats

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- Preliminary Plats:
 - ▣ Rahman Subdivision Phases IV & V (223 residential lots).

- Final Plats:
 - ▣ Turnbo Ranch, Phase I (184 residential lots);
 - ▣ Turnbo Ranch Phase II (149 residential lots); and
 - ▣ Turnbo Ranch, Phase III (79 residential lots).

FLUM Amendment Requests

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□ Four (4) FLUM amendment requests:

1. FLUM21-02: 5.88 acres from 'GC' to 'GR' (Dogwood Blvd.) – Withdrawn
2. FLUM21-04: 0.53 acres from 'GR' to 'GC' (Cinch Dr.) – Approved 8/10
3. FLUM21-05: 92.435 acres from 'SR' to 'GR' (Rancier) – Approved 8/24
4. FLUM21-06: 2.643 acres from 'R' to 'GC' (W. Stan Schlueter) – Disapproved 8/14

Zoning Cases

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□ Fifteen (15) zoning cases:

1. Z21-10: 0.266 acres to “B-C-1” for a hookah lounge (E. Stan Schlueter) – Denied on 6/22
2. Z21-11: 55.1 acres to “SR-1” (Chaparral and Trimmier) – Approved on 6/22
3. Z21-13: 5.88 acres to “R-2” (Rio Blvd.) – Withdrawn
4. Z21-15: 1.115 acres to “B-3” (Tiffany Cir.) – Approved on 7/13
5. Z21-16: 1.5 acres to “B-C-1” (Elms Rd. and WS Young Dr.) – Approved on 7/13
6. Z21-17: 15.01 acres to “M-1” with a CUP for recycling (Roy J. Smith) – Withdrawn
7. Z21-18: 0.44 acres to “B-C-1” (Rancier) – Disapproved on 8/10
8. Z21-19: 1.377 acres to “B-4” (4th St.) – Withdrawn

Zoning Cases

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□ Fifteen (15) zoning cases:

9. Z21-20: 0.530 acres to “B-3” (Cinch Dr.) – Approved on 8/10
10. Z21-21: 128.96 acres to “PUD” (S. Fort Hood St.) – Approved on 8/10
11. Z21-22: 2.27 acres to “R-2” (Water St.) – Approved on 8/10
12. Z21-23: 0.237 acres to “R-2” (Dunn St.) – Approved on 8/10
13. Z21-24: 92.454 acres to “SF-2”, “R-2”, & “B-5” (Rancier) – Approved on 8/24
14. Z21-25: 1.27 acres to “B-C-1” (E. Central Texas Expy.) – Approved on 8/24
15. Z21-26: 2.643 acres to “B-4” (W. Stan Schlueter) – Disapproved 8/14

Code Amendments

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- One (1) amendment to the Code of Ordinances:
 - ▣ Chapter 31 – Signage standards

Ongoing Work Efforts

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- The Commission is also engaged in ongoing workshop discussions regarding:
 - ▣ The Comprehensive Plan;
 - ▣ The Parks Master Plan;
 - ▣ Residential & non-residential architectural standards;
 - ▣ Tree preservation standards; and
 - ▣ Short-term rental 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.