



ORDINANCE AMENDING
SEC. 31-903 – GARAGES
(REQUIRES $\frac{3}{4}$ MAJORITY VOTE)

PH-22-088

December 6, 2022

Background

- On April 19, 2022, City Council provided a Motion of Direction to change the draft language in Sec. 31-903 to make both subsection (a) and subsection (b) required.
- On April 26, 2022, the City Council adopted Architectural and Site Design Standard. As adopted, Sec. 31-903(b) effectively prohibits protruding garages, or “snout houses”.
- On October 18, 2022, the City Council provided a Motion of Direction to amend Sec. 31-903 to require either subsection (a) or (b) to be met.

Requested Amendment

Killeen Code of Ordinances Sec. 31-903. – Garages.

If a garage is provided, the following standards shall be met:

- a) A garage door facing the street shall not comprise more than fifty (50) percent of the horizontal length of the front elevation; ~~and~~ or
- b) The exterior wall on either side of the garage door shall not protrude further than any other horizontal building plane on the front elevation.

This standard is applicable only to the width of the garage door, not the entirety of the garage.

Alternatives

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- Approve the ordinance as presented to change “and” to “or” and allow snout houses; or
- Do not approve the ordinance and leave the current standard prohibiting snout houses in place.

Staff Recommendation

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- Staff does not recommend changes to Sec. 31-903 at this time.
- This recommendation is consistent with the following elements of the Comprehensive Plan:
 - ▣ **Big Idea # 5 – Neighborhoods, not subdivisions, make great places for everyone**, which states: “Streets and public spaces should be designed to prioritize walkability and human interaction over automobiles.”

Staff Recommendation

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- ▣ **NH5 Update design standards to enhance the quality of buildings, infrastructure, and neighborhoods, which recommends that the City “overhaul design and construction standards with a new focus on quality and appearance of residential and commercial buildings.”**

Commission Recommendation

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- At their Regular Meeting on November 7, 2022, the Planning and Zoning Commission recommended disapproval of the proposed ordinance by a vote of 6 to 0.
- Per Killeen Code of Ordinances Sec. 31-39(e), a three-fourths ($\frac{3}{4}$) majority vote is required to overrule a recommendation of the Planning and Zoning Commission.