

AN ORDINANCE AMENDING CHAPTER 31 OF THE CODE OF ORDINANCES OF THE CITY OF KILLEEN; AMENDING CHAPTER 31, ARTICLE IV, DIVISIONS 3A AND 3B, “SR-1” AND “SR-2” SUBURBAN RESIDENTIAL SINGLE-FAMILY DISTRICTS, BY REVISING THE ZONING REGULATIONS AND REQUIREMENTS THEREIN; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Killeen, Texas is a home-rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the City of Killeen has declared the application and enforcement of the City’s zoning regulations to be necessary for the promotion of the public safety, health, convenience, comfort, prosperity and general welfare of the City; and,

WHEREAS, the City Council desires to create land use regulations that will help ensure that future development is mutually compatible with surrounding areas and the community as a whole; and,

WHEREAS, the City Council desires to amend district regulations to preserve and enhance surrounding property values, prevent the overcrowding of land and undue concentration of population, to prevent undue overloading of municipal infrastructure, and to promote land use consistent with neighboring properties; and,

WHEREAS, the City Council finds that such amendments are necessary and will provide consistent and even application of zoning regulations to all applicants.

NOW, THEREFORE BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF KILLEEN, TEXAS:

SECTION I. That Chapter 31, Article IV, Divisions 3A and 3B are hereby amended to read as follows:

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DIVISION 3A. DISTRICT "SR-1" SUBURBAN RESIDENTIAL SINGLE-FAMILY DISTRICT

Sec. 31-178. Purpose.

The "SR-1" suburban residential district is created to provide for single family detached residences and other uses at ~~subdivision~~ densities that are compatible with the Comprehensive Plan's goals for larger baseline minimum lot size and increased setbacks. The "SR-1" district may be applied to both undeveloped tracts and existing stable neighborhoods in appropriate locations recognized by the Comprehensive Plan. The intent of the district shall be to preserve existing natural features and vegetation, promote excellence in site planning and landscape design, facilitate the efficient layout and orientation of public utilities and community infrastructure, and encourage housing with compatible scale and character of architecture. (Ord. No. 12-075, § I, 10-9-12)

Sec. 31-179. Use regulations.

A building or premises in a "SR-1" suburban residential single-family district shall be used only for the following purposes:

- (1) Single-family detached dwellings.
- (2) Any use ~~Home occupations, accessory uses and buildings as permitted in sections 31-186(1-13(b)).~~

Sec. 31-181. Area Regulations.

(a) *Size of yards.* The size of yards in the "SR-1" suburban residential single-family district shall be as follows:

(2) *Side yards.* There shall be a minimum of twenty (20) feet between structures on adjacent lots, with a minimum side yard of ten (10) feet. No side yard for allowable nonresidential uses shall be less than twenty-five (25) feet.

Sec. 31-182. Sign regulations for residential uses.

Sec. 31-184. Architectural and landscaping regulations.

(b) *Landscaping required.* For residential uses, ~~m~~Minimum required landscaping shall be two (2) canopy trees, with at least one (1) planted in the front yard, and eight (8) 3-gallon shrubs in the front yard.

DIVISION 3B. DISTRICT “SR-2” SUBURBAN RESIDENTIAL SINGLE-FAMILY DISTRICT

Sec. 31-185.1. Purpose.

The “SR-2” suburban residential single family district is created to provide for single family detached residences and other uses at ~~subdivision~~ densities that are compatible with the Comprehensive Plan's goals for larger baseline minimum lot size and increased setbacks. The “SR-2” district may be applied to both undeveloped tracts and existing stable neighborhoods in appropriate locations recognized by the Comprehensive Plan. The intent of the district shall be to preserve existing natural features and vegetation, promote excellence in site planning and landscape design, facilitate the efficient layout and orientation of public utilities and community infrastructure, and encourage housing with compatible scale and character of architecture. (Ord. No. 13-017, § I, 3-12-13)

31-185.2. Use regulations.

(a) A building or premises in a “SR-2” suburban residential single-family district shall be used only for the following purposes:

- (1) Single-family detached dwellings.
- (2) Any use ~~Home occupations, accessory uses and buildings~~ as permitted in sections 31-186(1-13**(b)**).

Sec. 31-185.4. Area regulations.

(a) *Size of yards.* The size of yards in the “SR-1” suburban residential single-family district shall be as follows:

(2) *Side yards.* There shall be a minimum side yard of ten feet (10) feet. A side yard adjacent to a side street shall not be less than twenty (20) feet. No side yard for allowable nonresidential uses shall be less than twenty-five (25) feet.

Sec. 31-185.5. Sign regulations for residential uses.

Sec. 31-185.6. Architectural and landscaping regulations.

(b) *Landscaping required.* For residential uses, mMinimum required landscaping shall be two (2) canopy trees, with at least one (1) planted in the front yard, and eight (8) 3-gallon shrubs in the front yard.

SECTION II: That should any action or part of this ordinance be declared unconstitutional or invalid for any reason, it shall not invalidate or impair the validity, force, or effect of any other section or parts of this ordinance.

SECTION III: That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION IV: That the Code of Ordinances of the City of Killeen, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION V: That this ordinance shall be effective after its passage and publication according to law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Killeen, Texas, this 11th day of March, 2014, at which meeting a quorum was present, held in accordance with the provisions of V.T.C.A., Government Code, §551.001 *et seq.*

APPROVED:

Daniel A. Corbin,

MAYOR

ATTEST:

Dianna Barker
CITY SECRETARY

APPROVED AS TO FORM:

Kathryn H. Davis
CITY ATTORNEY