

ORDINANCE NO. 25-XXX

AN ORDINANCE AMENDING CHAPTER 31 OF THE CITY OF KILLEEN CODE OF ORDINANCES; AMENDING ZONING AMENDMENT APPROVAL REQUIREMENTS; PROVIDING FOR ADDITIONAL SIGNAGE REQUIREMENT FOR ZONING AMENDMENT REQUESTS; AMENDING PERMISSIBLE HOME OCCUPATION REGULATIONS; PROVIDING FOR MULTI-FAMILY AND MIXED USES IN BUSINESS DISTRICTS; PROVIDING FOR SMALL LOT REGULATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR 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;

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 Texas Legislature passed Senate Bill 15, Senate Bill 840, and House Bill 24 at its 89th Regular Session; and,

WHEREAS, the City Council finds that such amendments to Chapter 31 are necessary to remain consistent with Texas State Law as amended by said bills; and,

WHEREAS, a public hearing was held by the Planning and Zoning Commission of the City of Killeen on August 4, 2025 at 5:00 p.m.; and,

WHEREAS, a public hearing was held by the City Council of the City of Killeen on August 19, 2025, at 3:00 p.m.; and,

WHEREAS, due notice of all public hearings was provided as required by law.

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

SECTION I. That Chapter 31 of the Code of Ordinances of the City of Killeen, Texas, is hereby amended to read as follows:

Chapter 31 – ZONING

ARTICLE II. - ADMINISTRATION AND ENFORCEMENT

DIVISION 1. – GENERALLY

Sec. 31-39. Amendments.

- (a) *Authority.* The city council may from time to time amend, supplement or change by ordinance the boundaries of the districts or overlays or the regulations herein established. Each person making application for an amendment to the zoning ordinance shall furnish with his written application the fee set by the council, payable to the city, to be used in defraying the administrative and legal costs necessary to process the rezoning application. Such sum or portion thereof shall not be refunded to the applicant in the event the rezoning request is denied or withdrawn by the applicant. However, the fee is waived for the first application for a zoning change or amendment after property is annexed, so long as the applicant for the zoning change or amendment owned the property at the time it was annexed.
- (b) *Public notification.* All property owners within four hundred (400) feet in all directions of the area for which a zoning change or future land use map (FLUM) amendment is requested shall be notified in accordance with Section 211.007, as amended, of the Texas Local Government Code, so long as those properties are within the corporate limits of the City of Killeen.
- (c) *Signage.* An applicant for a zoning amendment shall cause to be erected, at least ten (10) days before the date of the hearing before the planning & zoning commission, a sign that is at least twenty-four (24) inches long by forty-eight (48) inches wide indicating that the property is subject to a proposed zoning change. The sign must be placed on the property subject to the change and must remain in place and visible by the public until final action is taken by the City Council. Standards regarding sign content, color, and font size shall be in accordance with standards promulgated by the Development Services Department.
- (~~e~~d) *Submission to planning & zoning commission.* Before taking action on any proposed amendment, supplement or change, the city council shall submit the proposed revision to the planning & zoning commission for its recommendation and report.
- (~~e~~) *Public hearing.* A public hearing shall be held by the city council before adopting any proposed amendment, supplement, or change. Notice of such hearing shall be given by publication one (1) time in a paper of general circulation in the city and on the city's website, stating the time and place of such hearing, which time shall not be earlier than fifteen (15) days from the first date of publication.

(ef) *In case of protest.* ~~Unless such proposed amendment, supplement, or change has been recommended for approval by the planning commission, or in case of a protest by the owners of twenty (20) percent or more of either the area of the lots included in such proposed change, or the area of those lots or land immediately adjacent thereto and extending two hundred (200) feet from that area~~ If a proposed change to a regulation or district boundary is protested in accordance with Section 211.0061 of the Texas Local Government Code, then such change shall not become effective except ~~by the favorable vote of three-fourths (3/4) of all the members of the city council~~ as prescribed therein. In order to allow for proper verification of land ownership and area calculations, all protests shall be: (1) in writing and signed, with both the name of the protester and the physical address of the property owned by that person legibly stated; and, (2) delivered to the office of the director of planning ~~and economic development~~ not later than ~~close of business~~ noon on the day the planning & zoning commission is to consider the zoning change, amendment, or supplement. The staff of the ~~planning and economic~~ development services department shall: (1) accept and file such protests; (2) prior to the city council vote on the matter verify, by the city tax roll and a current plat of the city, that the protester owns property within an area described above and calculate the percentage of land area represented by that protest; and, (3) when the protest(s) represent ~~twenty (20) percent or more~~ that percentage of an area ~~described above~~ described in Section 211.0061 of the Texas Local Government Code, then inform the city council of such fact prior to its vote on the matter. Any written protest not presented to the city in compliance with this ordinance shall not be considered in determining the necessity of a three-fourths (3/4) city council vote to approve.

(fg) *Petition by owners.* Whenever the owners of at least fifty (50) percent of all the property situated within the area bounded by a line two hundred (200) feet in all directions from the site of any proposed change shall present a petition, duly signed and acknowledged, to the city council, requesting an amendment, supplement or change of the regulations prescribed for such property, it shall be the duty of the city council to vote upon the proposal presented by such petition within ninety (90) days after the filing of same with the city council, in accordance with the above procedure.

(gh) *Limitation on resubmission of petition.* When a zoning petition fails to be approved by city council, the same petition shall not be resubmitted to either the city council or the planning and zoning commission for a period of twelve (12) months from the date of such failure, unless the petition is substantially changed from the original petition. A petition shall be considered substantially changed if:

- 1) A different zoning classification from that originally sought is requested; or
- 2) A combination of zoning classifications are requested, the net result of which is to decrease density by at least twenty (20) percent of that originally proposed; or
- 3) The area petitioned to be rezoned is reduced in size by at least twenty (20) percent from the area in the original petition; or

- 4) In relation to established overlays provided by this code, a different use is proposed or the proposed concept or site plan reflects at least a twenty (20) percent change in density, realigns major thoroughfares, reflects comparable changes in any comprehensive plan adopted and changes in code requirements or contains changes that the executive director of ~~planning and~~ development services determines to be substantially different from the original request.
- (h) A determination that a petition has not been substantially changed by the executive director of ~~planning and~~ development services may be appealed by the applicant to the planning and zoning commission. A determination by the planning and zoning commission as to whether a substantial change has been made to the petition shall be final.
- (i) *Consistency with comprehensive plan.* Requests to amend the zoning designation of a piece of a property shall be in accordance with the future land use map (FLUM) of the comprehensive plan. If a request is not consistent with the future land use map (FLUM), a request to amend the future land use map (FLUM) may be submitted prior to submitting a request to amend the zoning. Future land use map (FLUM) amendment requests shall not be processed concurrently with a zoning request for the same property.
- (j) When considering whether to approve a request to amend the city's future land use map (FLUM) the city council shall consider the following factors:
- 1) Is the proposed amendment consistent with the principles and policies set forth in the comprehensive plan?
 - 2) Is the proposed amendment compatible with the character of the surrounding area?
 - 3) What is the impact of the proposed amendment on infrastructure provision including water, wastewater, drainage, and the transportation network?
 - 4) What is the impact of the proposed amendment on the city's ability to provide, fund, and maintain services?
 - 5) What is the impact of the proposed amendment on environmentally sensitive and natural areas?
 - 6) What specific conditions (e.g., population size and/or characteristics, area character and building form, property/structure conditions, infrastructure or public services, market factors including need for more land in a particular designation, etc.) have changed sufficiently to render the current map designation(s) inappropriate or out-of-date?
 - 7) Do city staff, the planning and zoning commission, and/or the city council have sufficient information to move ahead with a decision (e.g., utility capacity, potential traffic impacts, other public service implications, resident/stakeholder concerns and input)?

ARTICLE IV. - DISTRICT REGULATIONS

DIVISION 4. DISTRICT "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 31-186. Use regulations.

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

- (1) One-family dwellings, including site-built and modular construction.
- (2) Churches or other places of worship.
- (3) Colleges, universities or other institutions of higher learning.
- (4) Country clubs or golf courses, but not including miniature golf courses, driving ranges or similar forms of commercial amusement.
- (5) Farms, nurseries or truck gardens, limited to the proportion and cultivation of plants, provided no retail or wholesale business is conducted on the premises, and provided further that no poultry or livestock other than normal household pets shall be housed within one hundred (100) feet of any property line.
- (6) Parks, playgrounds, community buildings and other public recreational facilities, owned and/or operated by the municipality or other public agency.
- (7) Public buildings, including libraries, museums, police and fire stations.
- (8) Real estate sales offices during the development of residential subdivisions but not to exceed two (2) years. Display residential houses with sales offices, provided that if such display houses are not moved within a period of one (1) year, specific permission must be obtained from the city council for such display houses to remain on their locations.
- (9) Schools, public elementary or high.
- (10) Schools, private with curriculum equivalent to that of a public elementary or high school.
- (11) Temporary buildings for uses incidental to construction work on the premises, which buildings shall be removed upon the completion or abandonment of construction work.
- (12) Water supply reservoirs, pumping plants and towers.
- (13) Accessory buildings and uses, incident to the uses in this section and located on the same lot therewith, not involving the conduct of a retail building.
 - a. A sign or outside advertising display (as defined by subsection 101.1 of the International Building Code) shall not be allowed as an accessory use, except that:
 1. An on-premises ground sign, limited to the provisions of subsection 31-507(A)(3) may be allowed as an accessory use to churches, places of worship, libraries, museums and public buildings.

2. Any unilluminated signs allowed in section 31-503 may be allowed as an accessory use to any primary use authorized by this chapter.
3. An on-premises sign, limited to the provisions of subsection 31-503(2), may be allowed as an accessory use to those primary uses authorized by subsection (8), provided that such signs shall be allowable only so long as these specified primary uses are allowed.

No authorized accessory use sign shall be located in a required side or rear yard which is adjacent to any other lot designated for residential use.

- b. A private garage with or without storeroom and/or utility room shall be permitted as an accessory building; provided that such garage shall be located not less than twenty-five (25) feet from the front lot line and shall not be less than five (5) feet from any interior side lot line and ten (10) feet from any rear lot line and in the case of corner lots not less than the distance required for residences from side streets. A garage or servants' quarters constructed as an integral part of the main building shall be subject to the regulations affecting the main building.
- c. The term "accessory use" shall include home occupations subject to the following provisions:
 1. *Definition.* A home occupation is an accessory use of a dwelling unit or garage for gainful employment, involving the provision of goods and/or services.
 2. When a use is a home occupation, the owner, lessee or other resident occupant persons having a legal right to the use of the dwelling unit shall also have the vested right to conduct the home occupation without securing special permission from the city to do so.
 3. Notwithstanding subsection 31-186(13)c.2. above, persons conducting a home occupation are required to comply with, and are subject to, any other city ordinance conditions affecting the occupation and its property, such as off-street parking, building permits, business licenses, fire safety and ~~the~~ life [safety codes](#).
 4. Notwithstanding subsection 31-186(13)c.2. above, persons conducting a home occupation are required to comply with, and are subject to, any and all local, state and/or federal rules, regulations, ordinances, or laws, including, but not limited to, those regarding environmental protection.
 5. Home occupations are permitted accessory uses only so long as all the following conditions are observed:
 - (i) ~~No persons other than resident occupants of the premises shall be engaged in such occupation~~ [The total number of employees and clients or patrons of the business shall not, at any time, exceed the maximum occupancy of the building or property;](#)

- (ii) The home occupation shall not involve the use of advertising signs or window displays on the premises or any other local advertising media which call attention to the fact that the home is being used for business purposes; except that for purposes of a telephone directory listing, a telephone number, but no business address, may be published;
 - (iii) In no way shall the outside appearance of the dwelling be altered from its residential character;
 - (iv) Performance of the occupation activity shall not be visible from the street;
 - (v) The use shall not increase vehicular or pedestrian traffic flow beyond what normally occurs in the applicable zoning district. Additionally, the use shall not increase the number of vehicles parked on the premises by more than two (2) additional vehicles at a time. All customer/client parking shall be off-street and other than in unpaved areas of the front yard;
 - (vi) There shall be no outside storage, (to include trailers), or display related to the home occupation;
 - (vii) No home occupation shall cause an increase in the use of any one (1) or more public utilities (water, sewer, electricity, garbage, etc.) so that the combined total use for dwelling and home occupation purposes exceeds the average for residences in the neighborhood;
 - (viii) One (1) commercial vehicle, capacity of one (1) ton or less (excluding attached trailers) may be used or parked on the property in connection with the home occupation;
 - (ix) Except for articles produced on the premises, no stock in trade shall be displayed or sold on the premises;
 - (x) No mechanical or electrical equipment shall be employed other than the quality and quantity of machinery or equipment customarily found in a home associated with a hobby or avocation not conducted for gain or profit; and
 - (xi) The home occupation use shall not generate noise, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in the applicable zoning district.
6. Home occupations may, subject to the requirements of subsections 31-186(13)c.1—5, include, but are not necessarily limited to, the following:
- (i) Office facility of an accountant, architect, attorney, engineer, consultant, insurance agent, real estate broker or member of similar professions;

- (ii) Author, artist or sculptor;
- (iii) Dressmaker, seamstress, or tailor;
- (iv) Music/dance teacher, or similar school of instruction, provided that instruction shall be limited to no more than one (1) pupil at a time;
- (v) Individual tutoring;
- (vi) Millinery;
- (vii) Minister, rabbi, priest or member of religious orders;
- (viii) Home crafts such as rug weaving, model making;
- (ix) Office facility of a salesman, sales representative, manufacturer's representative, or service provider, for sale of goods or services, whether said individual or individuals are self-employed or otherwise, and provided that no retail or wholesale transactions or provision of services are made on the premises;
- (x) Repair shops for small electrical appliances (such as irons, portable fans and the like), typewriters, cameras and other similar small items, provided the item does not have an internal combustion engine; and
- (xi) Food preparation establishments such as cake maker, provided there is compliance with all state health laws and no consumption of food items by customers on the premises.

7. Permitted home occupations shall not in any event be deemed to include:

- (i) Animal hospitals or clinics, commercial stables, or commercial kennels;
- (ii) Schools of instruction of any kind with more than one (1) pupil at a time unless such school was established prior to the date of passage of this section;
- (iii) Restaurants;
- (iv) Automobile, boat or trailer paint or repair shops (major or minor);
- (v) Doctor, dentist, veterinarian or other medically related offices;
- (vi) On-premises retail sales, except garage sales as otherwise provided in this Code;
- (vii) Laundromats with more than one (1) washing machine and one (1) dryer;
- (viii) Mortuaries;

- (ix) Private clubs;
 - (x) Trailer rentals;
 - (xi) Repair shops or service establishments, except as provided in subsection 31-186(13)c.6.(x) above;
 - (xii) Carpentry work;
 - (xiii) Photo developing or photo studios;
 - (xiv) Upholstering;
 - (xv) Antique shops;
 - (xvi) Gift shops;
 - (xvii) Repair shops for any item with an internal combustion engine; and
 - (xviii) Those home occupation uses which, without regard to principal or accessory use conditions, would be classified as assembly, factory-industrial, hazardous, institutional or mercantile occupancies as defined by the 1988 Standard Building Code, as amended.
8. No conditional use permit as provided in section 31-456 of this chapter shall be issued for any home occupations prohibited by subsection 31-186(13)c.7. above.
 9. The provisions of this section shall apply to all home occupations, regardless of the date of their creation/existence, unless specifically exempted by subsection 31-186(13)c.7.(viii), or temporarily exempted by subsection 31-186(13)c.8. above.
- (14) Subdivision entry features, as described in section 26-202 of this code.
 - (15) Cemetery.
 - (16) Licensed community homes or group home for persons with disabilities having not more than six (6) persons with disabilities and two (2) supervisors in accordance with V.T.C.A., Human Resources Code, ch. 123.
 - (17) Short term rentals in accordance with Killeen Code of Ordinances Chapter 31, Article VII.

DIVISION 10. - DISTRICT "B-1" PROFESSIONAL BUSINESS DISTRICT

Sec. 31-276. Use regulations.

[Use regulations are as follows:]

- (1) Uses customarily incidental to the primary use, as hereinafter provided, subject to the special conditions contained in subsection 31-276(2).

- a. Physical therapy clinic.
 - b. Chemical or X-ray laboratory.
 - c. Dispensing optician.
 - d. Dispensing apothecary.
 - e. Dental laboratory.
 - f. Multifamily residential, provided that such development provides for at least three (3) dwelling units per building and is not located within 1,000 feet of an existing heavy industrial use, or within 3,000 feet of an airport or military base.
 - g. Mixed-use residential, as defined by Section 218.001 of the Texas Local Government Code, provided that such development shall be vertical mixed-use comprised of residential and nonresidential uses in the same building on the same lot and is not located within 1,000 feet of an existing heavy industrial use, or within 3,000 feet of an airport or military base.
- (2) Buildings may be used for one (1) or more of the uses prescribed in subsection 31-276(1) only under the following conditions:
- a. The total area of a professional building devoted to any single incidental use shall not exceed fifteen (15) percent of the gross floor area of the building.
 - b. The total area of a professional building devoted to incidental uses in the aggregate shall not exceed twenty-five (25) percent of the gross floor area of the building.
 - c. Public access to such incidental uses shall be from the interior of the building.
 - d. No parking space shall occupy any part of the required front yard, except as provided in subsection 31-287(a)(1)b.
 - e. Sign standards for this district shall apply to both primary and incidental uses.
 - f. No building in this district shall be constructed or altered to produce a storefront, show window or display window, and there shall be no merchandise visible from the exterior of the building.
 - g. No outside storage shall be permitted in this district.
- (3) Office, general business.
- (4) An on-premises residential use or living quarters may be included in one (1) structure in a commercial land use district when the main use of the structure is commercial, provided both uses are in compliance with appropriate building codes and the proprietor or an employee of the commercial activity is a resident in the living quarters.
- (5) All uses allowed in section 31-186, with the exception of one-family dwellings.

- (6) Studio for photography, interior decoration.

DIVISION 17. - DISTRICT "HOD" HISTORIC OVERLAY DISTRICT

Sec. 31-394. Use regulations.

- (a) A building or premises in the historic overlay district shall allow all uses within the "B-5" business district with the following exclusions:
 - (1) Mini self-storage facilities.
 - (2) Storage warehouses.
 - (3) Tire recapping or retreading.
 - (4) Impound yards.
 - (5) Auto upholstery or muffler shop.
 - (6) Auto repair.
 - (7) Appliance (household) sales and services.
 - (8) Electric utility substation.
 - (9) [Multifamily residential, as defined by Section 218.001 of the Texas Local Government Code.](#)
- (b) Notwithstanding the provisions in section 31-351(3), business establishments dispensing alcoholic beverages may be located within three hundred (300) feet of a church, public or private school or public or private hospital within the Historic Overlay District (HOD).
- (c) A building or premises in the historic overlay district may be used for mixed-use development or live/work purposes, provided that the following conditions are met:
 - (1) The ground floor of all mixed-use buildings shall be designated, constructed, and used only for commercial uses. Residential uses shall be permitted only on the second floor and above.
 - (2) Any structure or portion of a structure that is mixed-use or live/work shall comply with all applicable City of Killeen ordinances, including all building and residential codes.
- (d) The city council by an affirmative majority vote may by ordinance grant a conditional use permit as provided in section 31-456 of this chapter for any land use and may impose appropriate conditions and safe guards to assure that these land uses are compatible with the character of the district setting and buildings. Conditional use permits granted shall be considered permanent provided the property owner remains in continuous compliance with any conditions or safeguards imposed.

(e) Mixed-use residential, as defined by section 218.001 of the Texas Local Government Code, shall be permitted within the Historic Overlay District (HOD), provided that such development is vertical mixed-use comprised of residential and nonresidential uses in the same building on the same lot, and residential uses shall be prohibited on the first floor.

DIVISION 19. - DISTRICT "M-1" MANUFACTURING DISTRICT

Sec. 31-416. Use regulations.

A building or premises in the district "M-1" manufacturing district shall be used only for the following purposes:

(1) Any use permitted in the "B-5" district, excluding those uses described in Section 31-276(1)(f) and (g).

- (2) Paper products manufacture.
- (3) Wood, paper, plastic container manufacture.
- (4) Stone monument works.
- (5) Petroleum products wholesale storage.
- (6) Processing of chemicals or mineral extractions, not elsewhere classified.
- (7) Food processing.
- (8) Foundry, forge plant, rolling mill, metal fabrication plant.
- (9) Feed mill.
- (10) Petroleum or chemical products manufacture (indoors).
- (11) Planing mill.
- (12) Railroad yard, roundhouse, shop.
- (13) Textile or garment manufacture.
- (14) Automobile, mobile home, heavy equipment manufacture.
- (15) Electroplating.
- (16) Sewage treatment plant.
- (17) Electrical equipment or appliance manufacture (large).
- (18) Furniture, cabinet, kitchen equipment manufacture.
- (19) Oil well tools, oil well equipment manufacture.
- (20) Aircraft, aircraft hardware or parts manufacture.
- (21) Crematoriums.

DIVISION 22. - DISTRICT "CD" CEMETERY DISTRICT

Sec. 31-449. Use regulations.

- (a) Building on premises in "CD" district shall be used only for the following purposes:
- (1) Offices of practitioners of the recognized professions, as herein defined:
 - a. *Professional building.* Any structure used solely for the housing of professional offices of recognized professions.
 - b. *Professions, recognized.* Members of a recognized profession include those persons and customary staff normally considered as professional, and shall be deemed to include doctors, dentists, lawyers, architects, certified public accountants, registered engineers and related professions.
 - (2) Uses customarily incidental to the primary use, as hereinafter provided, subject to the special conditions contained in subsection 31-276(3).
 - a. Physical therapy clinic.
 - b. Chemical or X-ray laboratory.
 - c. Dispensing optician.
 - d. Dental laboratory.
 - (3) Buildings may be used for one (1) or more of the uses prescribed in subsection (2) only under the following conditions:
 - a. Public access to such incidental uses shall be from the interior of the building.
 - b. No parking space shall occupy any part of the required front yard, except as provided in article V, division 3.
 - c. Sign standards for this district shall apply to both primary and incidental uses.
 - d. No building in this district shall be constructed or altered to produce a storefront, show, window or display window, and there shall be no merchandise visible from the exterior of the building.
 - e. No outside storage shall be permitted in this district.
 - (4) Office, general business.
 - (5) Business day care
 - (6) Bakery shop (retail sales only).
 - (7) Personal services.
 - (8) Construction field office and yard: on the job site; for duration of construction only.

- (9) Mortuary or funeral chapel.
 - (10) Drugstore or pharmacy.
 - (11) Florist (retail) retail sales of flowers and small plants. No flowers or plant raising or outside display or storage.
 - (12) Cafeteria or catering service.
 - (13) Restaurant or café (dine-in service).
 - (14) Tennis, swim club, health club or gym.
 - (15) Art gallery, bookstore or library.
 - (16) Mixed-use residential, as defined by Section 218.001 of the Texas Local Government Code, provided that such development shall be vertical mixed-use comprised of residential and nonresidential uses in the same building on the same lot and is not located within 1,000 feet of an existing heavy industrial use or within 3,000 feet of an airport or military base. ~~development, being located nine hundred fifty (950) feet to one thousand five hundred (1,500) feet east of the east right-of-way of State Highway 195, for the commercial and residential use of a building, set of buildings, or neighborhood, where the first floor is designed, constructed and used for commercial use only while allowing access to residential uses.~~
 - (17) Multifamily residential, provided that such development provides for at least three (3) dwelling units per building and is not located within 1,000 feet of an existing heavy industrial use, or within 3,000 feet of an airport or military base.
- (b) Any conflict between this district and the districts incorporated herein, or the regulations provided by the other districts, shall be resolved so that the most stringent provision shall control.

ARTICLE V. - SUPPLEMENTAL REGULATIONS

DIVISION 2. - HEIGHT AND AREA EXCEPTIONS AND MODIFICATIONS

Secs. 31-475—~~31-485.~~—Reserved. Small lots.

This section applies only to properties meeting the criteria outlined in Section 211.052(a)(2) of the Texas Local Government Code but is not applicable to those properties outlined in Section 211.052(b). In this Section, “Small Lot” means a residential lot that is four thousand (4,000) square feet or less.

- (a) Except as provided in Section 211.055(a-1) of the Texas Local Government Code, the lot-size requirements for a property in which this Section applies shall be as follows:

- (1) Lot area. The size of the lot shall not be less than three thousand (3,000) square feet.
- (2) Lot width. The width of the lot shall not be less than thirty (30) feet.
- (3) Lot depth. The depth of the lot shall not be less than seventy-five (75) feet.
- (b) For a Small Lot, the following shall apply:
 - (1) Size of Yards.
 - a. Front yard. There shall be a front yard having a depth of not less than fifteen (15) feet.
 - b. Side yard. There shall be a side yard on each side of the lot having a width of not less than five (5) feet.
 - c. Rear yard. There shall be a rear yard having a depth of not less than ten (10) feet.
 - (2) Impermeable surface. In no event shall impermeable surfaces exceed seventy (70) percent of the area of a lot.
 - (3) Architectural elements. The Architectural and Site Design regulations contained in this Chapter do not apply. However, the following architectural elements are required:
 - a. Enhanced windows. Windows on the front elevation shall incorporate at least one (1) window enhancement, including: transoms, bay windows, shutters, dormers, eyebrow windows, headers, or other similar window enhancements.
 - b. Covered front entry. A covered front entry at least forty (40) square feet in area shall be provided.
 - c. Repetition. Single-family homes of the same elevation shall not be placed within two (2) lots on the same side of the street, or directly across the street from one another. For purposes of this section, elevations shall be substantially different in terms of shape, massing, and form. The same elevation with different materials, different architectural features, or different fenestration shall not be considered a different elevation for purposes of this section. Mirrored elevations shall not be considered different elevations for purposes of this section.
- (4) Off-Street Parking. All Small Lots must contain at least one off-street parking space per residential unit. If the Small Lot is less than fifty (50) feet in width, then said parking space and garage, if provided, shall be accessed from the rear of the lot via an alley.

Secs. 31-476—31-485 – Reserved.

SECTION II. That should any section 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 this ordinance shall take effect September 1, 2025.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Killeen, Texas, this 19th day of August 2025, 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:

Debbie Nash-King, MAYOR

ATTEST:

Laura J. Calcote, CITY SECRETARY

APPROVED AS TO FORM

Holli C. Clements, CITY ATTORNEY