

CITY COUNCIL MEMORANDUM

AGENDA ITEM

ESTABLISHING THE NORTH KILLEEN
REVITALIZATION PROGRAM

ORIGINATING DEPARTMENT

PLANNING & DEVELOPMENT SERVICES

BACKGROUND INFORMATION

In March of 2015, at a combined meeting of the Killeen City Council and the Planning and Zoning Commission, it was decided that a joint committee made up of 3 appointed council members and 3 appointed planning and zoning members would be formed to discuss and make recommendations regarding the revitalization of north Killeen and other topics. The group met on multiple occasions and discussed the appropriate boundary and target area for northern Killeen redevelopment, desired goals and outcomes for the area, development incentives, and current code constraints.

DISCUSSION/CONCLUSION

The joint committee proposed an area bounded by W. S. Young to the east, Ft. Hood Street to the west, the northern city limits and West Hallmark Avenue and Terrace Drive to the south. Through the North Killeen Revitalization Program, the joint committee proposed waiving a variety of fees for new construction or rehabilitation projects that expend a minimum of \$2,000 within the afore-mentioned boundary area. The Program also includes additional incentives regarding development standards such as waiving the 50% rule for reconstructing non-conforming structures and allowing non-conforming properties located within the North Killeen Revitalization Area to be 3,600 square feet at a minimum without being required to obtain approval from the Zoning Board of Adjustments.

FISCAL IMPACT

The fiscal impact will be a direct result of fees waived by the City of Killeen in this area. The fiscal impact will be offset through new taxable development incentivized through this program.

RECOMMENDATION

The Joint Committee of the Killeen City Council and Planning and Zoning Commission and city staff recommend that City Council approve the North Killeen Revitalization Program and guidelines for a period of 5 years for the area depicted in the attached boundary map as proposed by the joint committee.