



PROPOSED UPDATES TO CITY OF KILLEEN LAND DEVELOPMENT REGULATIONS

DS-20-032

May 12, 2020

Proposed Code Updates:

- Over time, the current codes and standards have become a patchwork of amendments which are outdated, overly complex, and inconsistent.
- Staff is proposing a series of routine and substantive amendments to the City's zoning ordinance, subdivision regulations, and infrastructure standards.

Proposed “Routine” Updates:

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- ❑ The proposed “routine” amendments seek to:
 - ❑ Bring the Code into conformance with State law;
 - ❑ Clarify existing regulations;
 - ❑ Fix discrepancies and inconsistencies;
 - ❑ Provide additional flexibility for applicants; and
 - ❑ Make the Code more user-friendly.
- ❑ These items will require very little stakeholder input.

Proposed “Substantive” Updates:

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- ❑ The proposed “substantive” amendments are intended to:
 - ❑ Promote high-quality development in Killeen;
 - ❑ Ensure new development is safe, orderly, and visually appealing;
and
 - ❑ Improve the quality of life in Killeen.
- ❑ These items will require significant stakeholder input.

Proposed Routine Updates – Ch. 26:

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1. Update plat and construction plan review process in accordance with new State law (H.B. 3167).
2. Eliminate public hearing requirement for minor replats in accordance with new State law (H.B. 3167).
3. Eliminate mandatory Development Review meetings for all applicants, and replace with Pre-Development Meetings for new applicants.
4. Establish list of required plat content and standard plat notes.

Proposed Substantive Updates – Chapter 26:

1. Establish connectivity standards and require new developments to provide stub-outs to adjacent property.
2. Establish process for subdivision variance requests, and replace language allowing applicants to object to staff comments.
3. Increase ingress/egress requirements for new residential subdivisions greater than 30 lots, including spacing standards.
4. Establish open space requirements and tree preservation standards for new residential development.

Proposed Routine Updates – Ch. 31:

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1. Update permitted uses to comply with State law.
2. Eliminate unused definitions and add new definitions.
3. Make underutilized and superfluous zoning districts inactive.
4. Consolidate use categories.
5. Move landscaping standards from Chapter 8 to Chapter 31.
6. Codify existing practice of 400 ft. zoning notifications and signage.

Proposed Substantive Updates – Chapter 31:

1. Consolidate and reduce total number of zoning districts.
2. Establish Institutional zoning district for schools, churches, government facilities, etc.
3. Create use chart for residential and non-residential zoning districts.
4. Allow sale of alcohol by right in appropriate commercial zoning districts.
5. Establish urban design/architectural standards for residential and commercial development.
6. Adopt buffer yard standards for incompatible adjacent zoning districts.

Proposed Substantive Updates – Chapter 31:

7. Update minimum landscaping standards and require irrigation for required landscaping.
8. Update regulations for the Historic Overlay District to allow for mixed-use and live/work, and prohibit storage.
9. Establish Vacant Building Registry for HOD.
10. Improve signage regulations for all types of signage.
11. Establish standards for mobile food vendors.
12. Establish standards for short-term rentals and accessory dwelling units.
13. Require screening of dumpsters.

Proposed Updates – Infrastructure Standards:

1. Update design guidelines for pavement standards.
2. Consider revised street cross-sections for context sensitive design and traffic calming (complete streets).
3. Require developers to install street signs at the time of development.
4. Establish intersection and driveway spacing standards.
5. Require automatic flushing at dead-end mains.
6. Establish minimum standards for streetlights.
7. Establish a requirement for Traffic Impact Analysis for developments of a certain scale.

Proposed Updates – Infrastructure Standards:

8. Require water taps and service lines to be installed at the time of subdivision development.
9. Simplify Stormwater Management Site Plan requirements, Best Management Practices, and Post Construction requirements.
10. Require sidewalk ramps to be installed at the time of subdivision development.
11. Allow flexibility for alignment of thoroughfares up to 1,000 feet.
12. Restrict residential driveways on thoroughfares.
13. Establish standards for cluster mailboxes in residential subdivisions.

Motion of Direction

- Staff recommends that the City Council provide a motion of direction regarding the proposed amendments.