

## CITY COUNCIL MEMORANDUM

### AGENDA ITEM

**AN ORDINANCE AMENDING CHAPTER 31 OF THE CODE OF ORDINANCES OF THE CITY OF KILLEEN; AMENDING CHAPTER 31, ARTICLE IV, DIVISION 21, UNIVERSITY DISTRICT AND DIVISION 22, CEMETERY DISTRICT.**

### ORIGINATING DEPARTMENT

**PLANNING AND DEVELOPMENT SERVICES**

### BACKGROUND INFORMATION

In January 2016, the Mayor appointed an Ad Hoc Committee to review the current University District and Cemetery District zoning regulations. The Ad Hoc Committee consisted of three City Council members, two Planning and Zoning Commissioners, and a representative from both the Veteran's Cemetery and Texas A&M University-Central Texas. Over the course of several meetings, additions and changes were proposed by the Ad Hoc Committee to the current zoning regulations of these two districts. The Ad Hoc Committee's proposed changes were then reviewed and further revised by the Planning and Zoning Commission prior to public comment. The Commission conducted two public hearings on the proposed changes, and public comments and concerns were addressed appropriately. There were no additional changes made as a result of the two public hearings.

### DISCUSSION/CONCLUSION

Staff has summarized the proposed changes to the University District and Cemetery District. Specifically, the following items are being proposed:

- A purpose statement for each district has been added;
- Neon and electronic message display signs are excluded;
- Window sign coverage is proposed to cover no more than 25% of the total glass area;
- Building wall sign regulations and sign maintenance requirements are included;
- Parking lot guidelines are included to prevent uncontrolled vehicular movement across parking areas and to increase visual aesthetics;
- Reserved parking spaces in both districts for Purple Heart recipients and Gold Star recipients are recommended;
- Revised architectural design standards and requirements are proposed to encourage the appearance of smaller, human scale buildings;
- Masonry standards and roof standards are clarified;
- Revised landscaping requirements are recommended to increase size, number, and coverage of foliage;
- Within the Cemetery District, on-premises residential use or living quarters in a commercial structure as an allowable use has been removed as it is substantially similar to another allowable use; additionally, business day care and hotel or motel use has been removed.
- Within the University District, a recommendation to exclude credit access businesses is proposed; no outside storage was added to household appliance sales and repair service use; and business day care has been added.

**FISCAL IMPACT**

There are no fiscal impacts associated with this action.

**RECOMMENDATION**

The Planning and Zoning Commission recommends that the City Council approve the proposed amendments to the University District and Cemetery District. If approved, the proposed revisions will apply to all new development and redevelopment within these two districts in accordance with the nonconforming use provisions in Chapter 31.