ORDINANCE AMENDING THE APPEALS PROCESS FOR ARCHITECTURAL & SITE DESIGN STANDARDS

June 21, 2022

Background

- On April 26, 2022, the City Council approved an ordinance adopting Architectural and Site Design Standards.
- During that meeting, Council directed staff to bring back an ordinance amending the appeals process to allow the Zoning Board of Adjustment (ZBA) to authorize exceptions to the standards.
- The proposed ordinance establishes a Special Exception process by which the ZBA may approve building designs that meet the intent, but not the letter, of the architectural standards.

Proposed Changes

- Sec. 31-77. Special exceptions.
- 10) Permit the construction of unique commercial buildings or custom homes having a modern or contemporary architectural aesthetic, which do not conform to the standards in Article VI of this Chapter. In considering such request, the Board shall consider whether the proposed design meets the intent, if not the letter, of the architectural and site design standards set forth in this chapter.

Proposed Changes

□ Sec. 31-901. Applicability.

b) Unique commercial buildings or custom homes having a modern or contemporary architectural aesthetic, which do not conform to the provisions in this article, may be approved at the discretion of the Executive Director of Development Services or his/her designee by special exception granted by the Zoning Board of Adjustment pursuant to Killeen Code of Ordinances Sec. 31-77(10).

- The City Council has three (3) alternatives:
 - Do not approve the ordinance;
 - Approve the ordinance with modifications; or
 - Approve the ordinance as presented.

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- Staff recommends approval of the ordinance as presented.
- On May 16, 2022, the Planning and Zoning Commission recommended approval of the ordinance as presented by a vote of 8 to 0.