



ORDINANCE AMENDING CHAPTER 31 – ZONING

PH-23-021

April 4, 2023

Background

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- Killeen Code of Ordinances Sec. 31-6(8) states the following:

“Every single-family residential or duplex residential building [...] shall be located on a lot, and there shall not be more than one (1) main building on one (1) lot.”
- As written, this standard prohibits more than one single-family or two-family home on a single lot – even if the property is zoned for multifamily use.

Background

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- If approved, the proposed ordinance would modify this language to allow more than one single family or two-family dwelling(s) on a single lot zoned “R-3”, “R-3A”, or “R-3F”.
- It would also amend the permitted uses in the “R-3F” (Multifamily Residential District) to allow two-family dwellings. Currently, the “R-3F” zoning district permits single-family dwellings and three-family & four-family dwellings, but not two-family dwellings.

Proposed Amendment

Sec. 31-6. – Compliance with regulations.

- 8) ~~Every single-family residential or duplex residential building hereafter erected or structurally altered shall be located on a lot and there shall not be more than one (1) main building on one (1) lot.~~

Within the R-1 and R-2 zoning districts, not more than one single-family or two-family residential structure shall be located on a single lot. More than one single-family or two-family structure may be permitted on a single lot within the R-3, R-3F, and R-3A districts, provided the lot meets the minimum area regulations for the respective district.

Proposed Amendment

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Sec. 31-255.1. – Use regulations.

- a) Uses. A building or premises in an R-3F multifamily residential district shall be used only for the following purposes:
 - 1) All uses allowed in section ~~31-186~~ 31-231.

Alternatives

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- ☐ Do not approved the ordinance;
- ☐ Approve the ordinance with modifications; or
- ☐ Approve the ordinance as presented.

Staff Recommendation

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- Staff recommends approval of the ordinance as presented.
- If approved, the proposed ordinance will encourage infill development on existing lots, particularly in North Killeen.
- It will also provide additional opportunities for different types of housing, including Missing Middle housing.

Staff Recommendation

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- This recommendation is consistent with the following elements of the Comprehensive Plan:
 - ▣ **LU1** – Use place types and complete neighborhoods as building blocks.
 - ▣ **LU2** – Improve the fiscal productivity of development.
 - ▣ **LU3** – Encourage incremental evolution of neighborhoods.
 - ▣ **LU4** – Prioritize infill and revitalization in north Killeen.
 - ▣ **NH3** – Diversify housing mix (types and price points).
 - ▣ **NH4** – Build complete neighborhoods.
 - ▣ **DT4** – Embrace the small/incremental approach to add residential units and small scale commercial spaces.

Commission Recommendation

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- At their Regular Meeting on March 6, 2023, the Planning and Zoning Commission recommended approval of the proposed ordinance by a vote of 7 to 0.