

CITY COUNCIL MEMORANDUM

AGENDA ITEM

AN ORDINANCE AMENDING CHAPTER 31 OF THE CODE OF ORDINANCES OF THE CITY OF KILLEEN; AMENDING CHAPTER 31, ARTICLE I, IN GENERAL, ARTICLE IV, DISTRICT REGULATIONS AND ARTICLE V, SUPPLEMENTAL REGULATIONS

ORIGINATING DEPARTMENT

Planning and Development Services

BACKGROUND INFORMATION

The Planning and Zoning Commission conducted two workshops in September and a public hearing on the evening of October 5th regarding proposed changes to multiple sections of Chapter 31, Zoning, of the Killeen Code of Ordinances. Staff has worked with the Planning and Zoning Commission to create a draft ordinance that provides two new definitions, revises the setback requirements for private garages within the Single-Family Residential District (R-1), updates and reclassifies various allowable uses within the City's commercial and manufacturing zoning districts, reduces the 1,000 feet notification requirement for the General Business and Alcohol Sales District (B-C-1) to 200 feet, as well as revising rear yard setback requirements for accessory structures and pools. These proposed changes are meant to better serve the business community by realigning allowable uses and provides clarifying language regarding the placement of accessory structures for home and business owners.

DISCUSSION/CONCLUSION

This ordinance updates and more efficiently aligns allowable land uses and supplemental standards within Chapter 31, Zoning, of the Killeen Code of Ordinances.

FISCAL IMPACT

There is no fiscal impact associated with this action.

RECOMMENDATION

The Planning and Zoning Commission recommends that the City Council approve the proposed amendments to Chapter 31, Zoning, of the Killeen Code of Ordinances.