



ARCHITECTURAL & SITE DESIGN STANDARDS ORDINANCE

PH-23-061

December 5, 2023

Background

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- ❑ On August 15, 2023, staff presented Council with proposed changes to the Architectural and Site Design Standards.
- ❑ During that meeting, Council directed staff to hold stakeholder meetings and reach a consensus regarding the proposed amendments.
- ❑ Stakeholder meetings were held on September 11th, September 19th, and October 5th.
- ❑ During the October 17th Council Workshop, staff was directed to bring the proposed ordinance forward for approval.

Recommended Changes – Appeals

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- As a result of the stakeholder meetings, the following changes have been made to the ordinance:
- **Appeal process** – Based on input from the stakeholders, the appeal process has been revised to allow staff to approve special exceptions administratively – but only if a proposed building “meets the intent, if not the letter” of the standards. The applicant may appeal staff’s determination to the Zoning Board of Adjustment through the Special Exception process. (Sec. 31-77(b), 31-901(b), & 31-910(c))

Recommended Changes – Setbacks

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- **Front Setbacks** – Staff recommends that the front building setback in “R-1” and “SF-2” (Single-Family Residential) be reduced from twenty-five (25) feet to twenty (20) feet. (Sec. 31-188(a)(1) & Sec. 31-195(b)(1))
- **Side Setbacks in “R-1”** – Staff recommends that the side yard setback in “R-1” (Single-Family Residential) be reduced from seven (7) feet to five (5) feet. (Sec. 31-188(a)(2))

Recommended Changes – Exemptions

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- **Applicability and exemptions** – the following exemptions to the standards have been provided for residential development:
 - Accessory buildings smaller than two hundred (200) square feet;
 - Manufactured homes within an established manufactured home park zoned “R-MP” (Mobile Home and Travel Trailer Park); and
 - Additions to existing homes. (Sec. 31-901)

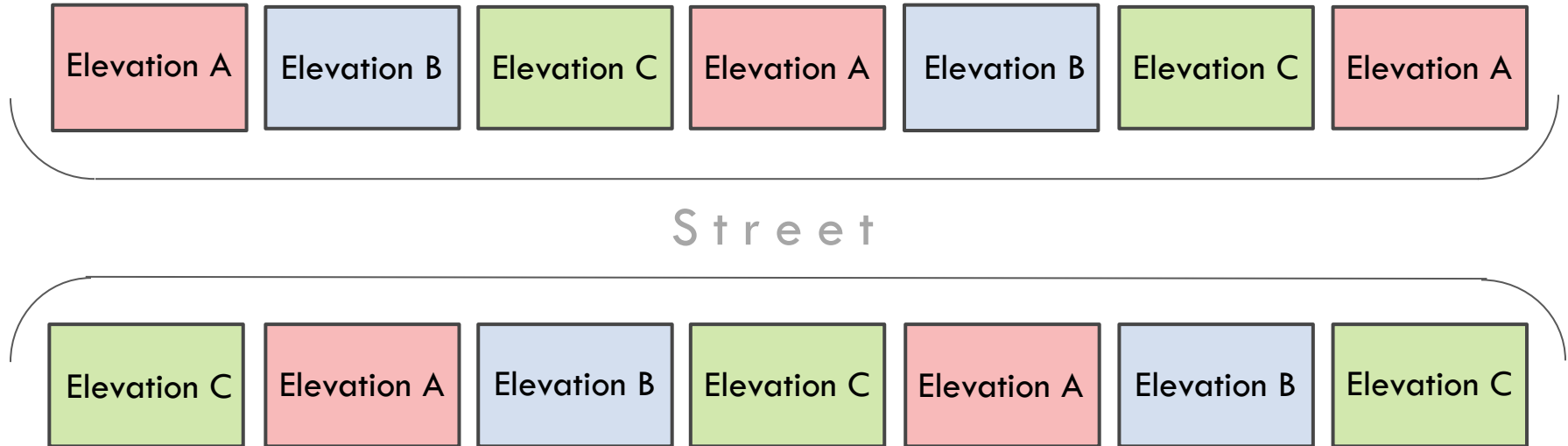
Recommended Changes – Repetition

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- **Repetition Standard** – The proposed repetition standard now provides separated standards single-family and two-family homes, as follows:
 - a) Single-family homes of the same elevation shall not be placed within two (2) lots on the same side of the street, or directly across the street from one another.
 - b) Two-family homes of the same elevation shall not be placed within two (2) lots on the same side of the street, or directly across the street from one another. (Sec. 31-902)

Repetition Standard

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* Three (3) unique elevations are needed

Repetition Standard

- Sec. 31-902 currently states the following:

For purposes of this section, elevations shall be substantially different in terms of shape, massing, and form. The same elevation with different materials, different architectural features, or different fenestration shall not be considered a different elevation for purposes of this section.

- This language is not proposed to change.

Repetition Standard

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Significantly Different Elevations:



Repetition Standard

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NOT Significantly Different Elevations:



Repetition Standard

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NOT Significantly Different Elevations:



Repetition Standard

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Significantly Different Elevations:



Repetition Standard

13

NOT Significantly Different Elevations:



Repetition Standard

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Significantly Different Elevations:



Repetition Standard

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NOT Significantly Different Elevations:



Recommended Changes – Repetition

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- **Repetition Standard** – Staff recommends adding the following clarifying language to the repetition standard in Sec. 31-902:
 - Homes of the same floorplan may be repeated, but only if the rooflines and elevations are noticeably different.
 - Mirrored elevations are not considered different elevations for purposes of this section.
 - A developer or homebuilder may seek pre-approval of proposed elevations prior to submitting permit applications. This will help speed up the approval process for larger developments.

Recommended Changes – Residential

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- **Garages** – Language was added allowing three-car garages to comprise up to 60% of the front elevation if the third-car garage is setback at least twelve (12) inches. (Sec. 31-903)
- **Architectural Elements** – Multiple changes were made to Sec. 31-904 to make the standard easier to meet:
 - Made requirements for duplexes and single-family structures different – single-family must provide five (5) and duplexes must provide four (4) architectural elements.
 - Language was added to allow duplicate credit if multiple architectural features are provided.

Recommended Changes – Residential

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- Separate options were created for “covered front entry” and “covered front porch”. The minimum size for a covered front entry was reduced to forty (40) sq. ft.
- Language was added to the “covered front porch” allowing it to count as two (2) options (double credit).
- Incorporation of an eyebrow roof over a window or garage door was added to the menu of options.
- Separate options were created for garage doors with windows, and garage doors with decorative hardware.

Recommended Changes – Exemptions

- **Applicability and exemptions** – the following exemptions to the standards have been provided for non-residential development:
 - Properties zoned “M-1” (Manufacturing District) or “M-2” (Heavy Manufacturing District);
 - Accessory buildings smaller than eight hundred (800) square feet;
 - Temporary or portable buildings erected by or for a governmental agency or school district, such as portable school buildings and transitional or temporary housing; and
 - Temporary construction trailers. (Sec. 31-910)

Recommended Changes – Non-Residential

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- ▣ **Site design standards** – Multiple changes were made to the non-residential site design standards to make them easier to meet. (Sec. 31-911)
- ▣ **Architectural elements** – The number of required architectural elements for non-residential buildings was reduced from four (4) to three (3); and additional options were added to the list of choices. (Sec. 31-912)

Recommended Changes – Non-Residential

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- **Horizontal Articulation** – The maximum uninterrupted length was reduced from thirty (30) to twenty (20) feet, and the minimum depth of offsets was reduced from eighteen (18) inches to six (6) inches. (Sec. 31-912(a)(1))
- **Vertical Articulation** – An additional option was added for buildings with two (2) different roof or parapet heights. (Sec. 31-912(a)(2))

Recommended Changes – Non-Residential

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- **Articulated parapet** – Language was added requiring a parapet wall on the front and side elevations, only. (Sec. 31-912(a)(4))
- **Arched entries or windows** – An additional option was added for arched entrances or windows. (Sec. 31-912(a)(6))
- **Transparency** – The minimum percentage of transparency was reduced from 75% to 50%. Language was added clarifying that the percentage of transparency is based on the horizontal length of the building, not on the area. (Sec. 31-912(a)(7))

Recommended Changes – Non-Residential

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- **Pitched Roof** – The minimum slope for a pitched roof was reduced from 6:12 to 4:12. (Sec. 31-912(a)(8))
- **Building Location** – Language was added to provide credit for placing the building near the front property line to create a more urban form. (Sec. 31-912(a)(9))
- **Pedestrian-oriented space** – Language was added to provide credit for inclusion of a pedestrian-oriented space in front of a building. (Sec. 31-912(a)(10))

Staff Recommendation

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- Staff finds that the proposed changes will make it easier for applicants and developers to comply with the standards by making the requirements less stringent and by providing additional options.
- Therefore, staff recommends approval of the ordinance as presented.

Commission Recommendation

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- At their Regular Meeting on November 6, 2023, the Planning and Zoning Commission voted to recommend disapproval of the proposed ordinance by a vote of 4 to 2.
- Therefore, in accordance with Killeen Code of Ordinances Sec. 31-39(e), approval of the proposed ordinance will require the favorable vote of three-fourths (3/4) of all the members of the City Council (6 affirmative votes).