



ORDINANCE AMENDING CHAPTER 31 - ZONING

PH-25-050

August 19, 2025

Ordinance Amending Ch. 31 – Zoning

2

- Hold a public hearing and consider an ordinance amending Killeen Code of Ordinances, Chapter 31 – Zoning by amending the zoning amendment approval requirements; providing for additional signage and public hearing notification requirements; amending home occupation regulations; providing for multi-family and mixed uses in business districts; and providing for small lot regulations.

Background

3

- During their 89th Regular Session, the Texas Legislature passed several bills into law that will affect the City's zoning and land use regulations.
- The following bills were passed into law and will become effective on September 1, 2025:
 - ▣ S.B. 840 – Mixed Use & Multifamily in Commercial Areas
 - ▣ S.B. 15 – Single-Family Density Preemption (3,000 sq. ft. lots)
 - ▣ H.B. 24 – Zoning Amendment Notification & Protests

Background

4

- The proposed amendments to Chapter 31 are intended to address the changes made to the Local Government Code during the 89th Texas Legislature.
- Staff is proposing the following amendments to Killeen Code of Ordinances, Chapter 31 - Zoning:

Notification & Protests – Signage

5

- Adding a section regarding signage, requiring the applicant to be responsible for erecting a sign on the property of a requested zoning change.
- Per H.B. 24, the sign must be at least 24” x 48” and must be erected at least 10 days before the date of the Planning and Zoning Commission meeting.
- Requirements for color, font size, etc. will be in accordance with standards promulgated by the Planning Department.

Notification & Protests – Public Hearings

6

- Adding a section requiring notice of all public hearings relating to zoning regulations and zoning district boundaries to be posted on the City's website at least 15 days before the public hearing, per H.B. 24.

Notification & Protests

7

- Amending the protest requirements to align with Sec. 211.0061 of the Texas Local Gov't Code.
- Removing the three-fourths majority affirmative vote needed for approval of a request that has been recommended for disapproval by the Planning & Zoning Commission.
- This change is recommended due to this provision having been repealed by H.B. 24.

Home Occupations

8

- Amending the Home Occupation standards to state:
“The total number of employees and clients or patrons of the business shall not, at any time, exceed the maximum occupancy of the building or property.”
- This change is required due to H.B. 2464.

Multifamily & Mixed-Use Residential

9

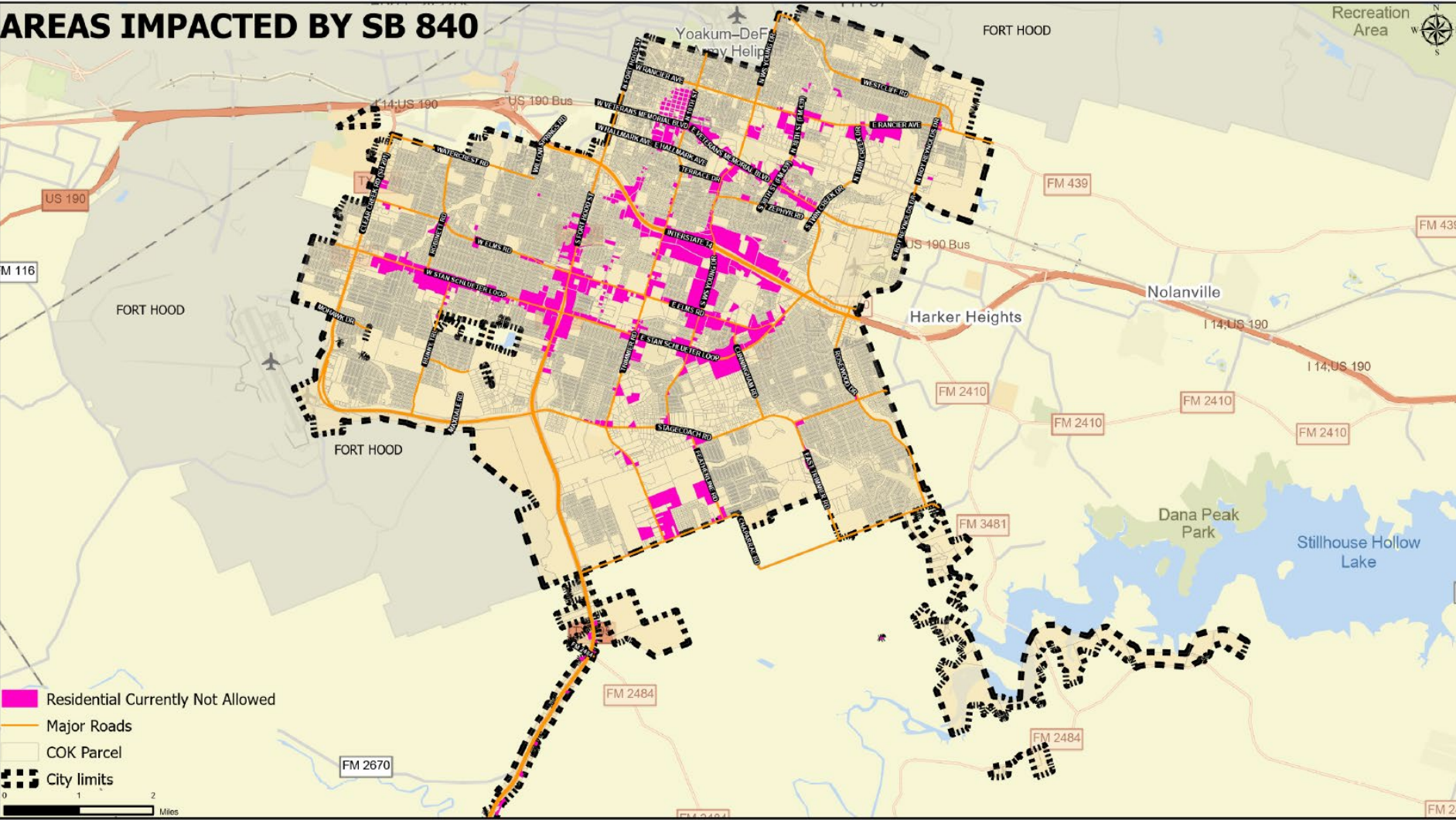
- Amending the use regulations in all commercial/business districts to allow for multifamily residential and mixed-use residential uses.
- This change is needed to comply with S.B. 840.
- Residential uses in commercial districts are limited to those areas not located within 3,000 ft. of an airport or military base.

Multifamily & Mixed-Use Residential

10

- The proposed ordinance defines multifamily residential as providing for at least three (3) dwelling units per building.
- It also defines mixed-use residential as being vertical mixed-use comprised of residential and nonresidential uses in the same building on the same lot.

AREAS IMPACTED BY SB 840



Small Lots

12

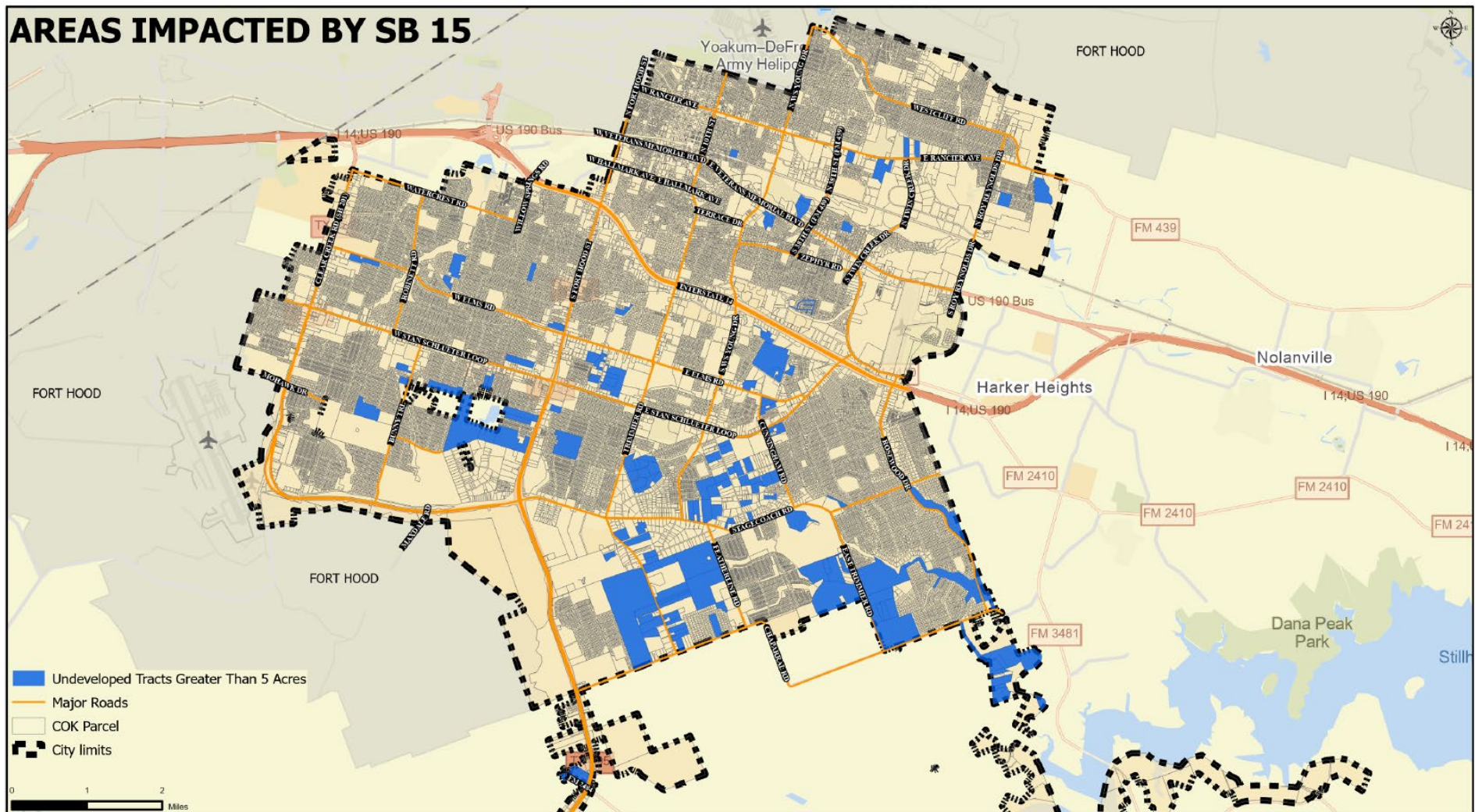
- Adding a section to Chapter 31 addressing “Small Lots”, which are defined a residential lot that is four thousand (4,000) square feet or less.

Small Lots

13

- The section regarding Small Lots applies only to properties meeting the criteria outlined in LGC Sec. 211.052:
 - ▣ Property will be platted and located in an area zoned for single-family homes;
 - ▣ Must be five (5) acres or more;
 - ▣ Has no recorded plat; and
 - ▣ Is not located within 3,000 ft. of an airport or military base.

AREAS IMPACTED BY SB 15



Small Lots

15

- To mitigate the impact of S.B. 15 on the character and density of new residential development, staff is proposing to amend Chapter 31 to require that all single-family lots less than 50 ft. in width be alley-loaded.

Small Lots

16

Permitted Small Lot Development:



Small Lots

17

Permitted Small Lot Development:



Small Lots

18

Permitted Small Lot Development:



Small Lots

19

Permitted Small Lot Development:



Small Lots

20

Permitted Small Lot Development:



Small Lots

21

NOT Permitted Small Lot Development:



Small Lots

22

NOT Permitted Small Lot Development:



Small Lots

23

NOT Permitted Small Lot Development:



Small Lots

24

NOT Permitted Small Lot Development:



Small Lots

25

- The proposed standards for Small Lots include provisions regarding:
 - ▣ Lot size and setbacks
 - ▣ Impermeable surface
 - ▣ Architectural elements
 - ▣ Off-street parking and access

Small Lots

26

- As dictated by S.B. 15, the minimum lot standards for Small Lots are as follows:
 - ▣ Lot area: 3,000 sq. ft.
 - ▣ Lot width: 30 ft.
 - ▣ Lot depth: 75 ft.
 - ▣ Front yard setback: 15 ft.
 - ▣ Side yard setback: 5 ft.
 - ▣ Rear yard setback: 10 ft.

Small Lots

27

- *Impermeable surface.* Impermeable surfaces shall not exceed seventy(70) percent of the area of a lot.
- *Enhanced windows.* Windows on the front elevation shall incorporate at least one (1) window enhancement, including: transoms, bay windows, shutters, dormers, eyebrow windows, headers, or other similar window enhancements.

Small Lots

28

- *Covered front entry.* A covered front entry at least forty (40) square feet in area shall be provided.
- *Repetition.* 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.

Small Lots

29

- *Off-Street Parking.* Small Lots must contain at least one off-street parking space per residential unit. For Small Lots less than fifty (50) feet in width, the parking space or garage shall be accessed from the rear of the lot via an alley.

Staff Recommendation

30

- Staff finds that the proposed amendments to Chapter 31 are necessary to comply with State law and ensure that new development is compatible with the character of the surrounding area.
- Therefore, staff recommends approval of the proposed ordinance amending Chapter 31 – Zoning as presented.

Commission Recommendation

31

- During a Special Meeting on August 5, 2025, the Planning and Zoning Commission recommended approval of the proposed ordinance by a vote of 5 to 1 with Commissioner Purifoy voting in opposition.
- Commissioner Purifoy noted concern that the proposed ordinance does not solve affordability. He also expressed concern that small lot single family homes are likely to be owned by companies, rather than individual homeowners.