



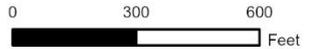
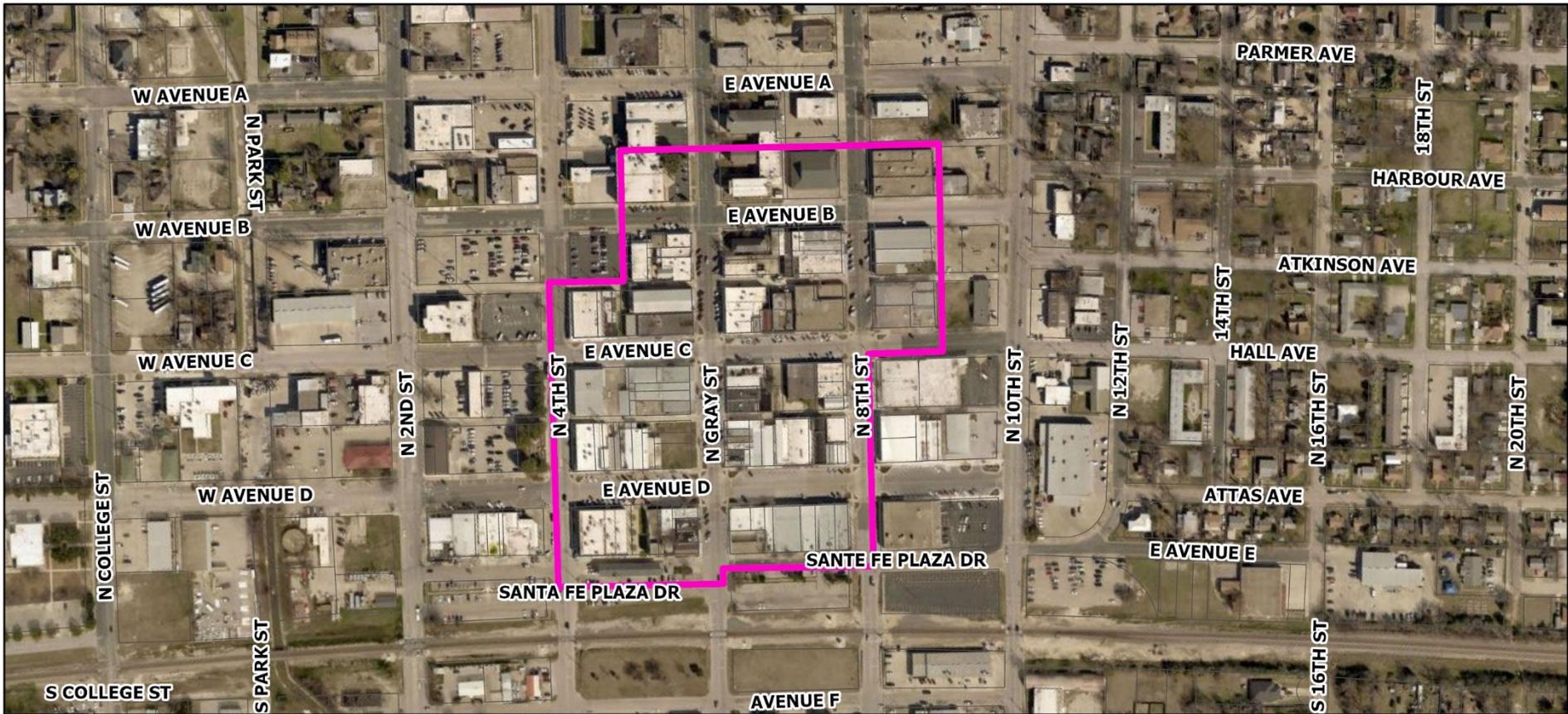
DISCUSS VACANT BUILDING REGISTRATION ORDINANCE & FEES

TMP-22-202

April 5, 2022

Background

- The Vacant Building Registration Ordinance was adopted in August 2020 via Ordinance No. 20-032.
- The intent of the ordinance is to preserve the historic character and improve property values in Downtown Killeen.
- The Vacant Building Registration Ordinance requires the owners of properties within the Historic Overlay District (HOD) to adhere to standards of care for vacant buildings and register their vacant building with the City.



Historic Overlay District (HOD)

Legend

 Historic Overlay District (HOD)



Vacant Building Registration Requirements

- ❑ Owners of vacant buildings within the HOD must submit the following documentation to complete the registration requirement:
 - ❑ Completed registration form;
 - ❑ Registration & inspection fees;
 - ❑ Completed building inspection;
 - ❑ Proof of property insurance;
 - ❑ Comprehensive plan of action form;
 - ❑ Floorplan of the building; and
 - ❑ Criminal trespass affidavit.

Vacant Building Registration Progress

- When the Vacant Building Registration Ordinance was adopted in August 2020, there were approximately 38 vacant buildings within the HOD.
- Following a 3-month grace period, staff began actively enforcing the ordinance in November 2020. At that time, there were approximately 22 vacant buildings within the HOD. The other 16 came into compliance during the grace period.
- To date, 11 properties have completed the registration process, 2 are no longer vacant, and 9 have ongoing cases that are being processed through the Municipal Court.

Current Fees

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- \$500 for the first year + \$50 per additional year
- Late fee: \$150 if submitted after deadline
- Inspection fee: \$0.01/sq. ft.

Benchmark Fees

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- Dallas: \$73 base fee + [\$85 + \$0.01/sq ft.] inspection fee
- Lewisville: \$75 base fee + \$25 inspection fee
- Duncanville: \$125 base fee + \$50 or \$0.01/sq. ft. inspection fee
- Wichita Falls: \$150 base fee + \$100 registration fee
- Baytown: \$250 base fee + \$3/sq. ft. inspection fee
- Irving: \$250 base fee + \$75 inspection fee
- Paris: \$500 base fee + \$50/year after first year
- San Antonio: \$250 for single-family / \$750 for all other

Challenges

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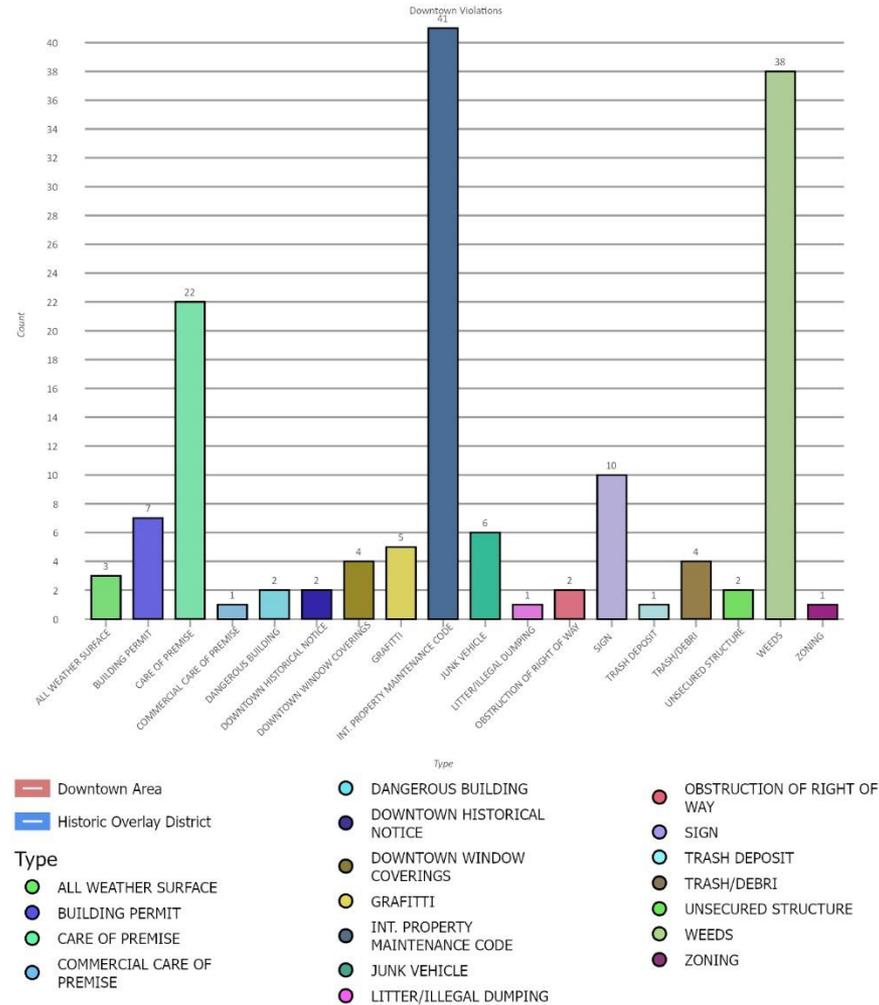
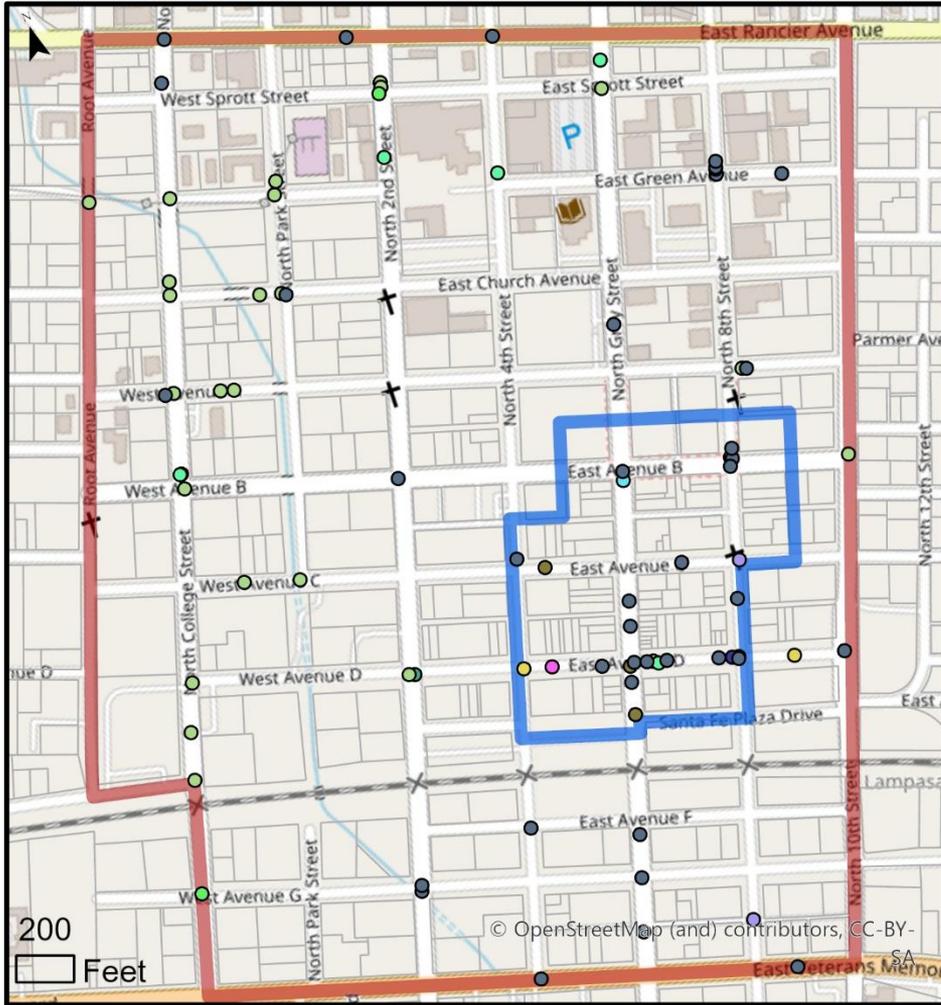
- ❑ Apathetic and absentee property owners;
- ❑ COVID-19;
- ❑ Staffing and turnover of Revitalization Planner position;
- ❑ Lack of resources and technical expertise to complete registration process; and
- ❑ Ordinance administration.

Opportunities

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- ARPA funding for Small Businesses;
- Downtown Director position;
- Increased enforcement initiatives through Code Enforcement and Municipal Courts;
- Increased fees;
- Continued focus on incremental improvements Downtown; and
- Ordinance amendments/process improvements.

CODE ENFORCEMENT VIOLATIONS DOWNTOWN



- Downtown Area
- Historic Overlay District
- ALL WEATHER SURFACE
- BUILDING PERMIT
- CARE OF PREMISE
- COMMERCIAL CARE OF PREMISE
- DANGEROUS BUILDING
- DOWNTOWN HISTORICAL NOTICE
- DOWNTOWN WINDOW COVERINGS
- GRAFFITI
- INT. PROPERTY MAINTENANCE CODE
- JUNK VEHICLE
- LITTER/ILLEGAL DUMPING
- OBSTRUCTION OF RIGHT OF WAY
- SIGN
- TRASH DEPOSIT
- TRASH/DEBRIS
- UNSECURED STRUCTURE
- WEEDS
- ZONING

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Next Steps

- Update conditions and occupancy inventory of buildings in HOD;
- Take enforcement actions where necessary to address any noted concerns;
- Fill key staff positions necessary to further support ordinance administration and all downtown related revitalization efforts;
- Report back to Council within 60 days after staff positions are filled on a more detailed plan of action.