



City of Killeen

Legislation Text

File #: PH-23-021, Version: 1

HOLD a public hearing and consider an ordinance amending Chapter 31 of the Killeen Code of Ordinances, providing for amendments to the City's land use regulations regarding residential structures on a single lot and permitted uses in "R-3F" (Multifamily Residential District).

DATE: April 4, 2023

TO: Kent Cagle, City Manager

FROM: Edwin Revell, Executive Director of Development Services

SUBJECT: ORDINANCE AMENDING CHAPTER 31 - Residential Land Uses

BACKGROUND AND FINDINGS:

Killeen Code of Ordinances section 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. If approved, the proposed ordinance would modify this language to allow more than one single family or duplex dwelling on a single lot zoned "R-3", "R-3A", or "R-3F".

It would also amend Killeen Code of Ordinances section 31-255.1(a), which lists the permitted uses in the "R-3F" (Multifamily Residential District), to allow two-family dwellings. Currently, the "R-3F" zoning district permits single-family, three-family, & four-family dwellings, but not two-family dwellings.

THE ALTERNATIVES CONSIDERED:

The City Council has three (3) alternatives:

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

Which alternative is recommended? Why?

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.

CONFORMITY TO CITY POLICY:

This recommendation is consistent with the following recommendations 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.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year? For future years?

This is not applicable.

Is this a one-time or recurring expenditure?

This is not applicable.

Is this expenditure budgeted?

This is not applicable.

If not, where will the money come from?

This is not applicable.

Is there a sufficient amount in the budgeted line-item for this expenditure?

This is not applicable.

RECOMMENDATION:

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.

DEPARTMENTAL CLEARANCES:

This item has been reviewed by the Planning and Legal staff.

ATTACHED SUPPORTING DOCUMENTS:

Minutes

Ordinance

