



City of Killeen

Legislation Text

File #: PH-24-028, Version: 1

HOLD a public hearing and consider an ordinance amending Chapter 31 of the Code of Ordinances of the City of Killeen, providing for amendments to the City's screening device regulations.

DATE: July 16, 2024
TO: Kent Cagle, City Manager
FROM: Edwin Revell, Executive Director of Development Services
SUBJECT: Ordinance Amending Chapter 31, Screening Device Regulations

BACKGROUND AND FINDINGS:

If approved, the proposed ordinance will make the following amendments to Chapter 31:

- Updates the requirements for a screening device between residential and commercial uses. Currently, a 6-foot wood privacy fence counts as a screening device. The proposed changes would require the screening device to be masonry and 8-feet in height.
- Defines screening device as: "a solid, opaque fence or wall of stone, brick, split-face concrete block, poured concrete, precast concrete, or other similar masonry material of equal character, density and design, which measures eight (8) feet in height, exclusive of caps on fence posts or pilasters."
- Updates language regarding screening devices to make the language consistent throughout the ordinance.
- Provides an exception to the screening device requirement for properties that abut drainage easements or other undevelopable property.

THE ALTERNATIVES CONSIDERED:

N/A

Which alternative is recommended? Why?

N/A

CONFORMITY TO CITY POLICY:

The proposed ordinance conforms to all applicable City policies.

FINANCIAL IMPACT:

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

This is not applicable.

Is this a one-time or recurring revenue/expenditure?

This is not applicable.

Is this revenue/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 revenue/expenditure?

This is not applicable.

RECOMMENDATION:

Staff recommends that the City Council adopt the ordinance as presented.

At their Regular Meeting on June 17, 2024, the Planning and Zoning Commission recommended approval of the ordinance by a vote of 6 to 0.

DEPARTMENTAL CLEARANCES:

This item has been reviewed by Development Services and Legal staff.

ATTACHED SUPPORTING DOCUMENTS:

Minutes
Ordinance
Presentation