



City of Killeen

Legislation Text

File #: PH-22-029, **Version:** 1

HOLD a public hearing and consider an ordinance amending the Code of Ordinances Chapter 31 Zoning, adopting architectural and site design standards.

DATE: 04/19/2022

TO: Kent Cagle, City Manager

FROM: Edwin Revell, Executive Director of Development Services

SUBJECT: Architectural And Site Design Standards

BACKGROUND AND FINDINGS:

In May of 2020, the Killeen City Council directed staff to draft urban design and architectural standards for residential and commercial development. This direction was primarily in response to the State Legislature's adoption of House Bill 2439, which restricts the City's ability to enforce standards requiring masonry for new development.

Since that time, staff has held fourteen (14) meetings with stakeholders, the Planning and Zoning Commission (P&Z), and City Council as follows:

- August 3, 2020: Public Hearing at P&Z
- August 17, 2020: Discussion during P&Z Workshop
- August 18, 2020: Staff met with Central Texas Homebuilders Association (CTHBA)
- September 17, 2020: Staff met with CTHBA
- May 17, 2021: Discussion during P&Z Workshop
- June 7, 2021: Public Hearing at P&Z
- June 21, 2021: Public Hearing at P&Z
- November 10, 2021: Discussion during City Council Workshop
- December 6, 2021: Public Hearing at P&Z
- January 4, 2022: Discussion during City Council Workshop
- January 24, 2022: Joint P&Z/City Council Workshop
- February 14, 2022: Stakeholder meeting
- March 14, 2022: Stakeholder meeting
- April 19, 2022: City Council Workshop

In drafting the proposed standards, staff researched the architectural standards in several Central Texas cities, including Georgetown, Pflugerville, Leander, Hutto, Frisco, Flower Mound, and Buda. The proposed standards are generally comparable or less restrictive than the architectural standards in the cities listed above.

The proposed standards address all development types, including single-family, two-family, multifamily, and non-residential development. The attached ordinance with changes reflects the original draft that was presented to the Planning and Zoning Commission on August 3, 2020 with all changes since that time shown in red. The attached ordinance for signature shows all changes to the current ordinance in red.

THE ALTERNATIVES CONSIDERED:

The City Council has four (4) alternatives. The Council may:

- Disapprove the ordinance;
- Approve the ordinance as recommended by staff;
- Approve the ordinance with additional/amended conditions; or
- Approve the ordinance as presented.

Which alternative is recommended? Why?

Staff recommends approval of the ordinance with the following amendments:

- That Section 31-903 be changed to require both subsection (a) and (b) instead of either/or; and
- That Sections 31-907(a) and 31-911(a) be changed to require side and rear elevations “visible from” a public roadway to incorporate architectural features consistent with the front façade.

CONFORMITY TO CITY POLICY:

The proposed ordinance conforms to the City’s policy and procedures as detailed in Chapter 31 of the Killeen Code of Ordinances.

FINANCIAL IMPACT:

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

This proposed ordinance does not involve the expenditure of City funds.

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 December 6, 2021, the Planning and Zoning Commission recommended approval of an earlier version of the proposed ordinance. Following the Commission's recommendation, two additional stakeholder meetings were held, which resulted in minor amendments to the proposed ordinance.

DEPARTMENTAL CLEARANCES:

This item has been reviewed by Planning and Legal staff.

ATTACHED SUPPORTING DOCUMENTS:

Ordinance