



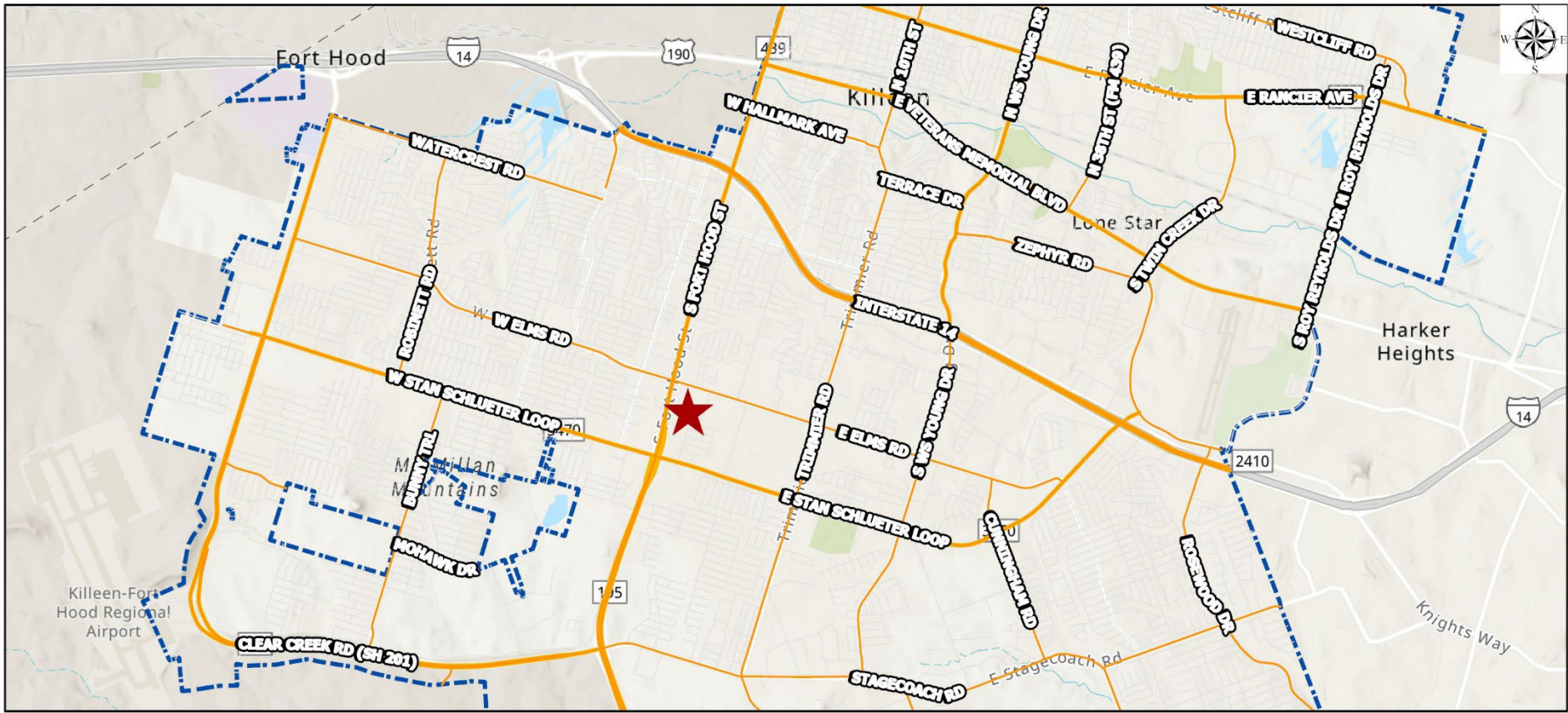
**CASE #Z22-50:
“B-5” TO “B-C-1”**

PH-22-086

December 6, 2022

Case #Z22-50: “B-5” to “B-C-1”

- ❑ **HOLD** a public hearing and consider an ordinance requested by Quintero Engineering, LLC on behalf of BCMB Properties, LLC (**Case #Z22-50**) to rezone Lot 4, Block 2, Stefek Trust Addition Phase Four from “B-5” (Business District) to “B-C-1” (General Business and Alcohol Sales District).
- ❑ The property is locally addressed as 601 Stefek Drive, Killeen, Texas.



LOCATION MAP
Council District: 3



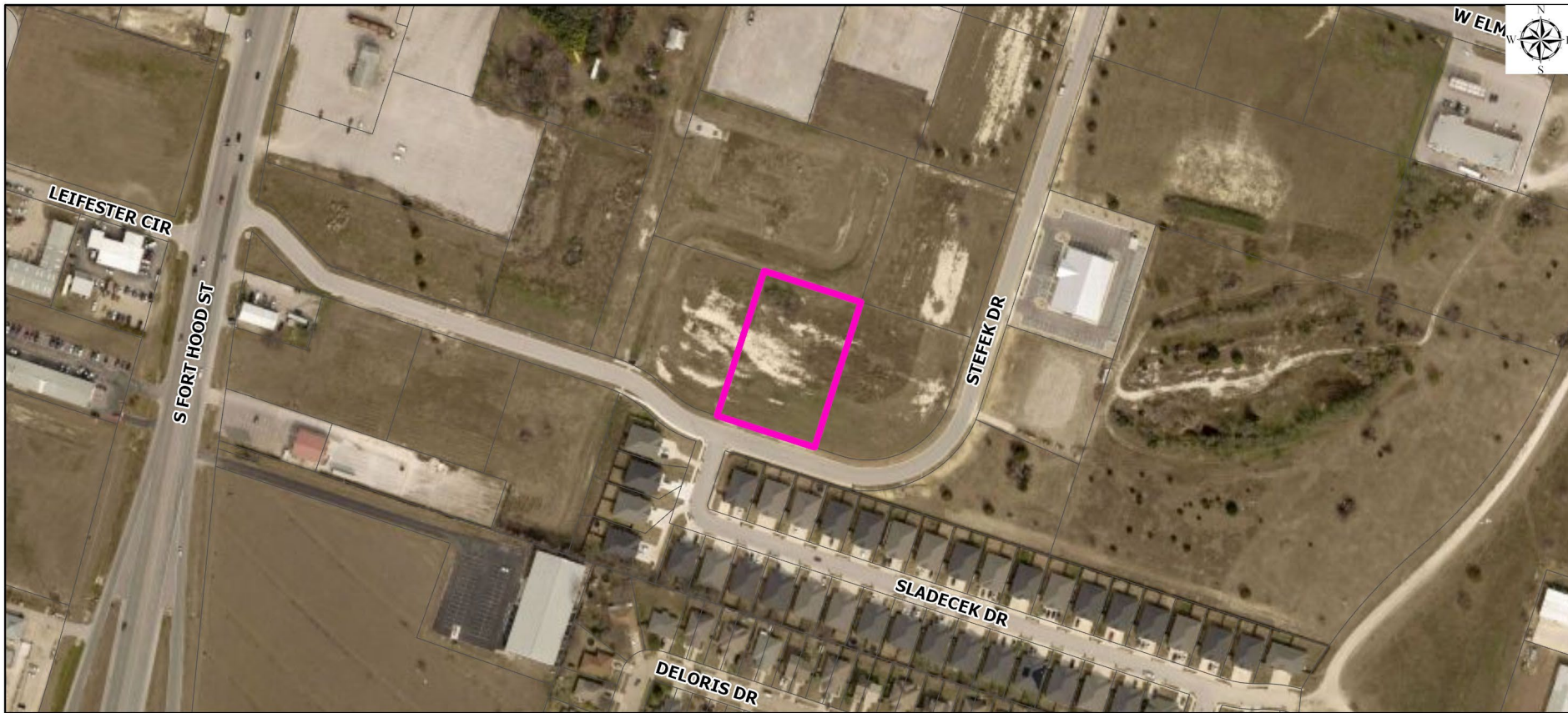
Subject Property Legal Description: STEFEK TRUST ADDITION PHASE FOUR, BLOCK 002, LOT 0004, 1.357AC

Zoning Case 2022-50

B-5 TO B-C-1

Legend

-  Major Roads
-  City Limits
-  Zoning Case Location



AERIAL MAP
Council District: 3
0 100 200
Feet

Zoning Case 2022-50

B-5 TO B-C-1

- Legend
-  Citylimits
 -  Zoning Case

Subject Property Legal Description: STEFEK TRUST ADDITION PHASE FOUR, BLOCK 002, LOT 0004, 1.357AC

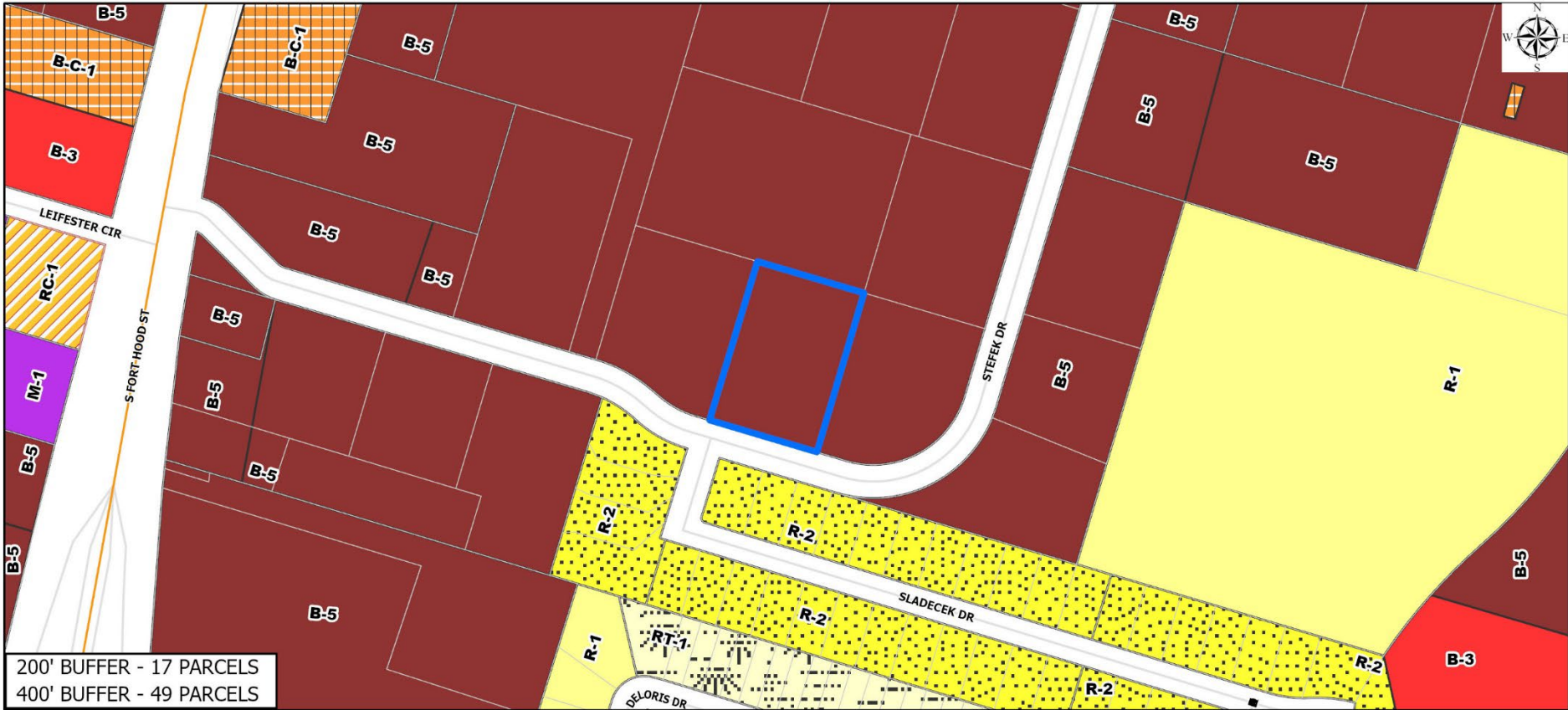
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- If approved, the applicant intends to develop a sports bar on the property.

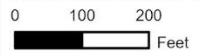
Chapter 31 Compliance

- Located within a designated Adult Oriented Business (AOB) area which allows Adult Oriented Businesses (AOBs) by-right in this location.
- Examples of AOBs permitted in this area include adult cabarets, adult encounter parlors, and adult lounges, as defined in Killeen Code of Ordinances Sec. 31-551(1).



200' BUFFER - 17 PARCELS
 400' BUFFER - 49 PARCELS

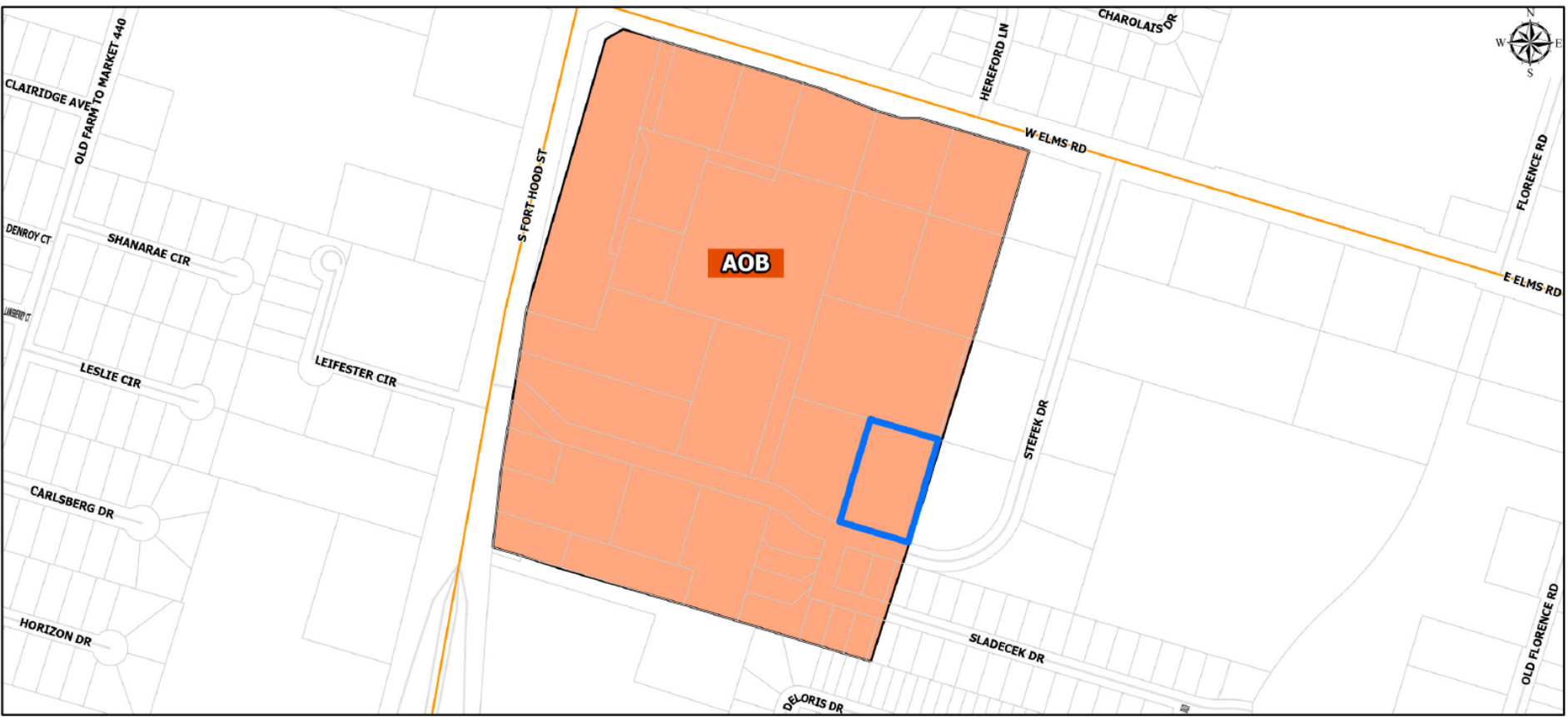
ZONING MAP
 Council District: 3



Zoning Case 2022-50

B-5 TO B-C-1

Subject Property Legal Description: STEFEK TRUST ADDITION PHASE FOUR, BLOCK 002, LOT 0004, 1.357AC



AOB MAP
Council District: 3
0 150 300
Feet

Zoning Case 2022-50

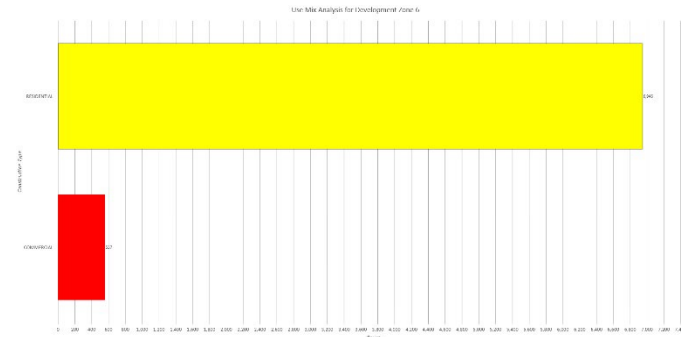
B-5 TO B-C-1

Subject Property Legal Description: STEFEK TRUST ADDITION PHASE FOUR, BLOCK 002, LOT 0004, 1.357AC

Comprehensive Plan Analysis

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- 'Neighborhood Infill' Growth Sector
- Killeen Development Zone #6
- Approximately 7% non-residential and 93% residential uses of current land use mix.
- Approximately 10% agricultural, 33% non-residential zoning districts and 57% residential zoning districts
- 'Regional Commercial' promotes a use mix of up to 100% non-residential and 50% residential uses.



Comprehensive Plan Analysis

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- The request is consistent with the ‘Regional Commercial’ designation of the Future Land Use Map (FLUM).
- The request supports or furthers the implementation of the following Comprehensive Plan recommendations:
 - ▣ **LU1** – Use place types and complete neighborhoods as building blocks
 - ▣ **NH4** – Build complete neighborhoods

*Land Use & Growth Management (LU) and Neighborhoods (NH)
Recommendations

Comprehensive Plan Analysis

- This request may provide more entertainment options and may contribute to the sense of place, connectedness, and quality of life for residents. In addition, the Comprehensive Plan highlights the need for third places for gathering such as bars or places where people can interact.

Case #Z22-50: “B-5” to “B-C-1”

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View of the subject property looking north:



Case #Z22-50: “B-5” to “B-C-1”

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View of the surrounding property to the east:



Case #Z22-50: “B-5” to “B-C-1”

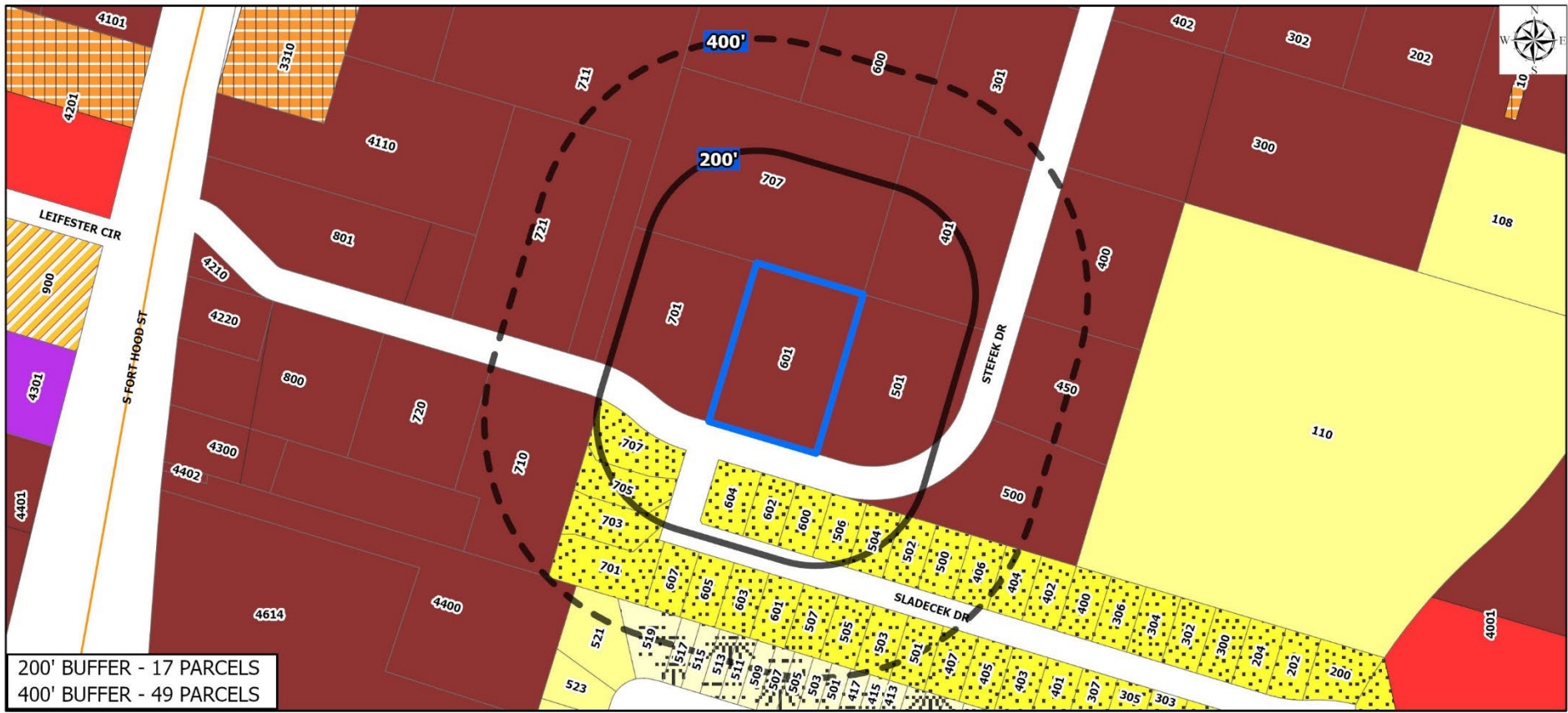
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View of the surrounding property to the south:



Public Notification

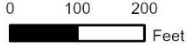
- Staff notified forty-eight (48) surrounding property owners regarding this request.
- Of those notified, thirty-two (32) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and sixteen (16) property owners reside outside of Killeen.
- To date, staff has received nine (9) written responses from one (1) property owner in support of this request.



200' BUFFER - 17 PARCELS
 400' BUFFER - 49 PARCELS

NOTIFICATION MAP

Council District: 3



Subject Property Legal Description: STEFEK TRUST ADDITION PHASE FOUR, BLOCK 002, LOT 0004, 1.357AC

Zoning Case 2022-50
 B-5 TO B-C-1

Legend		Current Zoning
■	B-3	■ RC-1
■	B-5	■ R-1
■	B-5	■ B-C-1
■	M-1	■ R-2
■	RT-1	

Alternatives

- ❑ The City Council has two (2) alternatives. The Council may:
 - ❑ Disapprove the applicant's request; or
 - ❑ Approve the applicant's request as presented.

Staff Recommendation

- Staff finds that the request is consistent with the policies and principles of the 2022 Comprehensive Plan as indicated in the Comprehensive Plan Analysis.
- Staff recommends approval of the applicant's request for "B-C-1" (General Business and Alcohol Sales District).

Commission Recommendation

- At their regular meeting on November 7, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 5 to 1 with Commissioner Sabree in opposition due to personal reasons.