



CASE #Z26-09:
“B-3A” TO “B-C-1”

PH-26-016

June 2, 2026

Case #Z26-09: “B-3A” to “B-C-1”

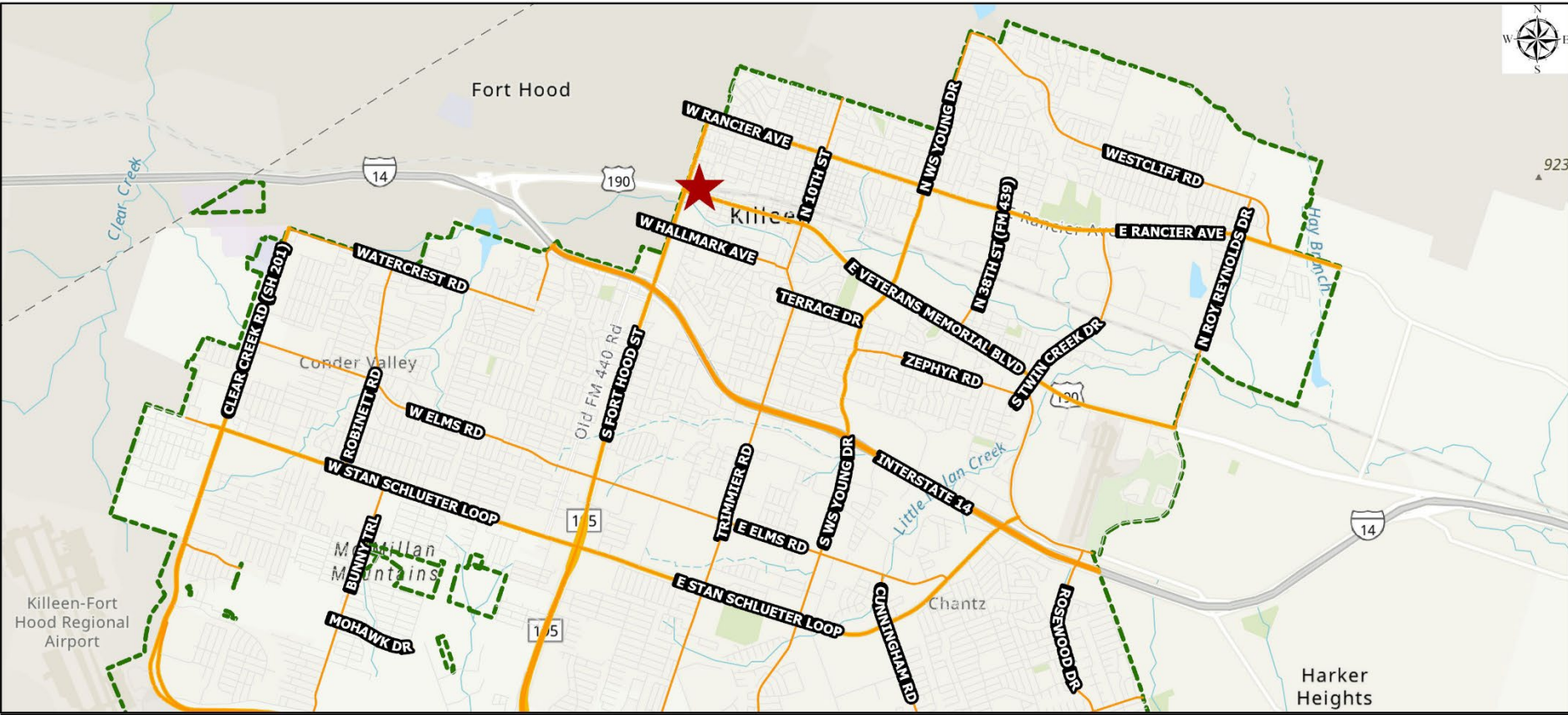
- Hold a public hearing and consider a request submitted by Shana Bailey on behalf of Y & J Investments Management, Inc. (**Z26-09**) to rezone approximately 0.04 acres out of Lot 1, Block 1, Y & J Addition from “B-3A” (Local Business and Retail Alcohol Sales District) to “B-C-1” (General Business and Alcohol Sales District).
- The subject property is locally addressed as 1103 West Veterans Memorial Boulevard, Suite 105, Killeen, Texas.

Summary of Request

- The purpose of this request is to allow expanded alcohol sales in conjunction with the operation of an existing hookah lounge.
- The business originally started operating out of Suite 104, which was rezoned to “B-C-1” (General Business and Alcohol Sales District) on May 23, 2023 via Ordinance No. 23-045.
- The applicant has since expanded into Suite 105 and is requesting the same zoning designation for the additional area.



923



LOCATION MAP




Council District: 1



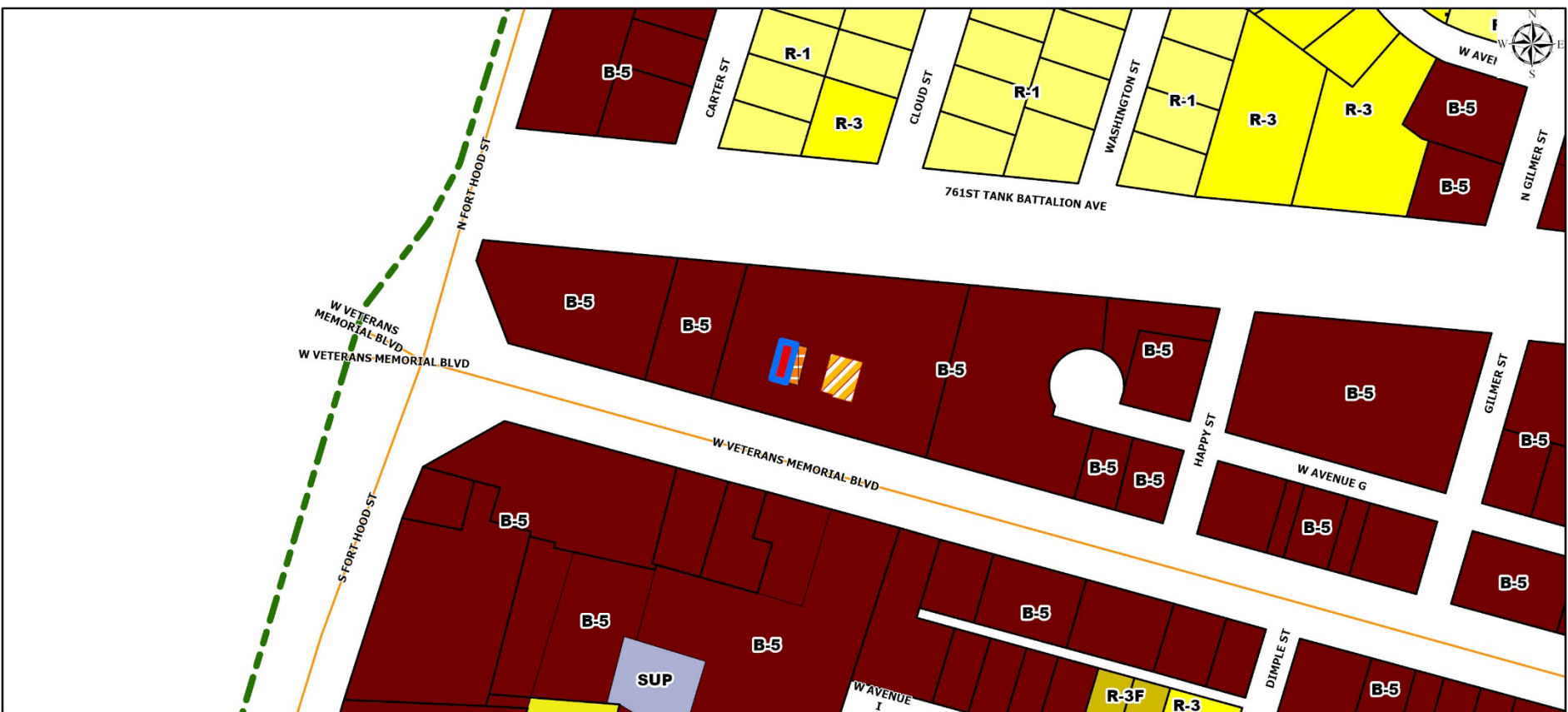
Zoning Case 2026-09

B-3A TO B-C-1

Legend

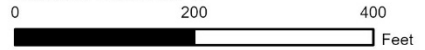
-  Major Roads
-  Zoning Case Location
-  City Limit

Subject Property Legal Description: PART OF Y & J ADDITION, BLOCK 001, LOT 0001. ACRES 0.04



ZONING MAP

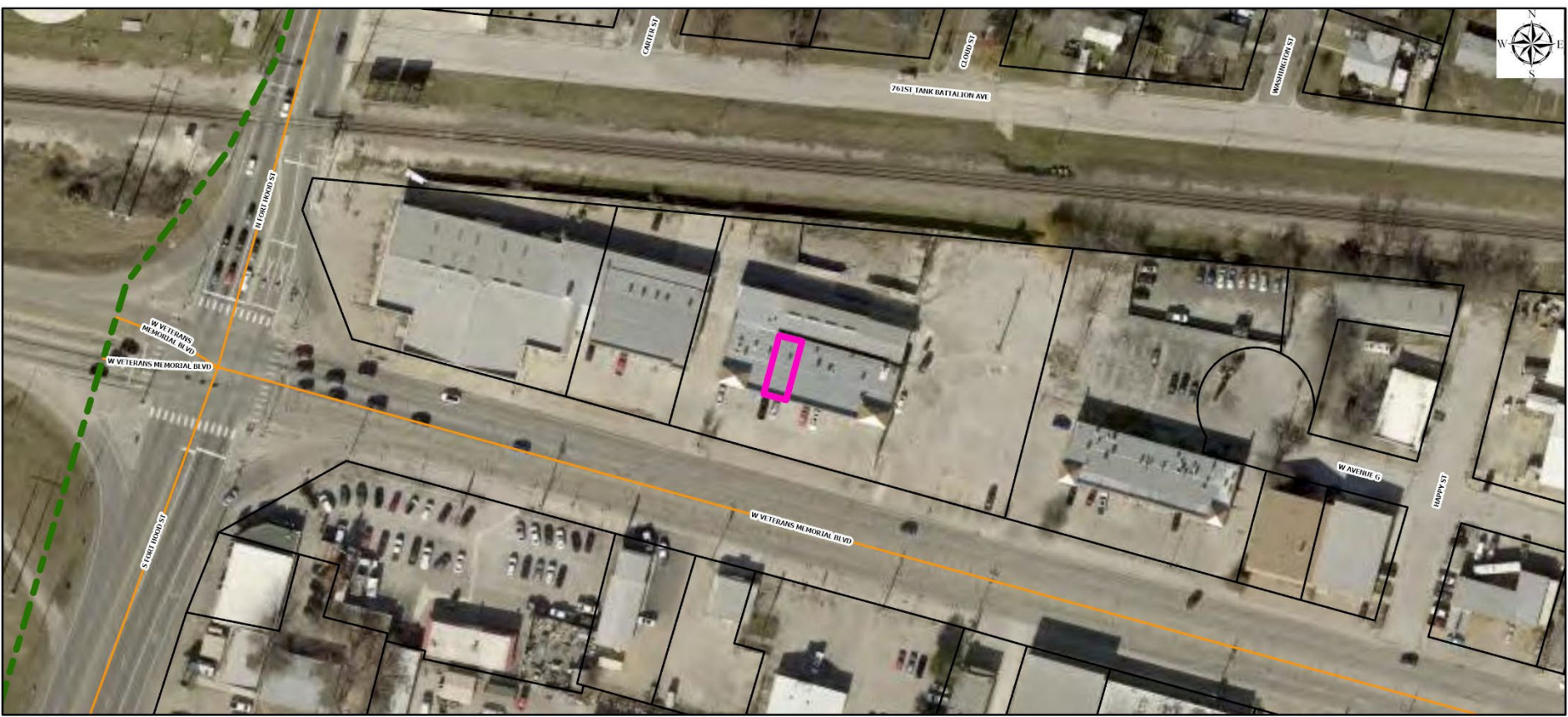
Council District: 1



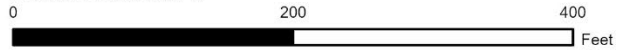
Zoning Case 2026-09

B-3A TO B-C-1

Subject Property Legal Description: PART OF Y & J ADDITION, BLOCK 001, LOT 0001. ACRES 0.04



AERIAL MAP
Council District: 1



Zoning Case 2026-09

B-3A TO B-C-1

Legend
 Zoning Case

Subject Property Legal Description: PART OF Y & J ADDITION, BLOCK 001, LOT 0001. ACRES 0.04

Comprehensive Plan Alignment

- The property is located within the 'Infill & Enhance' (IE) Growth Sector and is designated as 'Regional Commercial' (RC) on the Future Land Use Map (FLUM) of the Killeen 2040 Comprehensive Plan.

Case #Z26-09: “B-3A” to “B-C-1”

8

View facing the subject property on West Veterans Memorial Blvd.:



Case #Z26-09: “B-3A” to “B-C-1”

9

View facing across W. Veterans Memorial Blvd. from the subject property:



Case #Z26-09: “B-3A” to “B-C-1”

10

View looking east from the subject property:



Case #Z26-09: “B-3A” to “B-C-1”

11

View looking toward S. Fort Hood Street from the subject property:

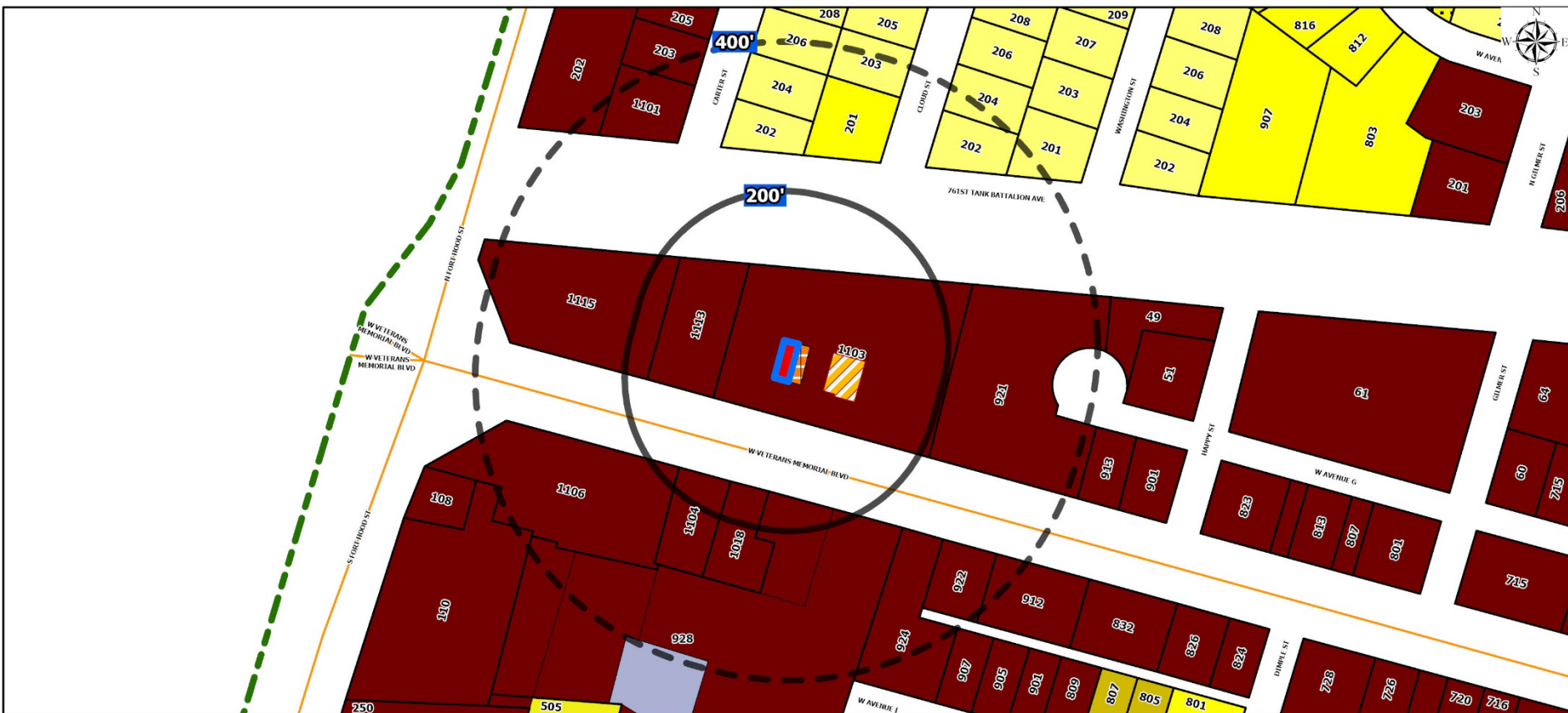


Staff Findings

- Staff finds that the proposed zoning is compatible with existing land uses and that the request is consistent with the recommendations of the Killeen 2040 Comprehensive Plan.

Public Notification

- Staff notified owners of twenty-two (22) surrounding properties regarding this request.
- Staff has not received any written responses regarding this request.



NOTIFICATION MAP

Council District: 1



Zoning Case 2026-09
B-3A TO B-C-1

Subject Property Legal Description: PART OF Y & J ADDITION, BLOCK 001, LOT 0001. ACRES 0.04

| Legend | |
|--------|-------------|
| | B-2 |
| | B-3A |
| | B-5 |
| | RC-1 |
| | B-C-1 |
| | R-1 |
| | R-2 |
| | R-3 |
| | R-3F |
| | R-MP |
| | SUP |
| | City Limit |
| | Zoning Case |

Staff Recommendation

- Staff recommends approval of the applicant's request to rezone the property from "B-3A" (Local Business and Retail Alcohol Sales District) to "B-C-1" (General Business and Alcohol Sales District) as presented.

Commission Recommendation

- At their regular meeting on April 27, 2026, the Planning and Zoning Commission recommended approval of the request by a vote of 5 to 0.