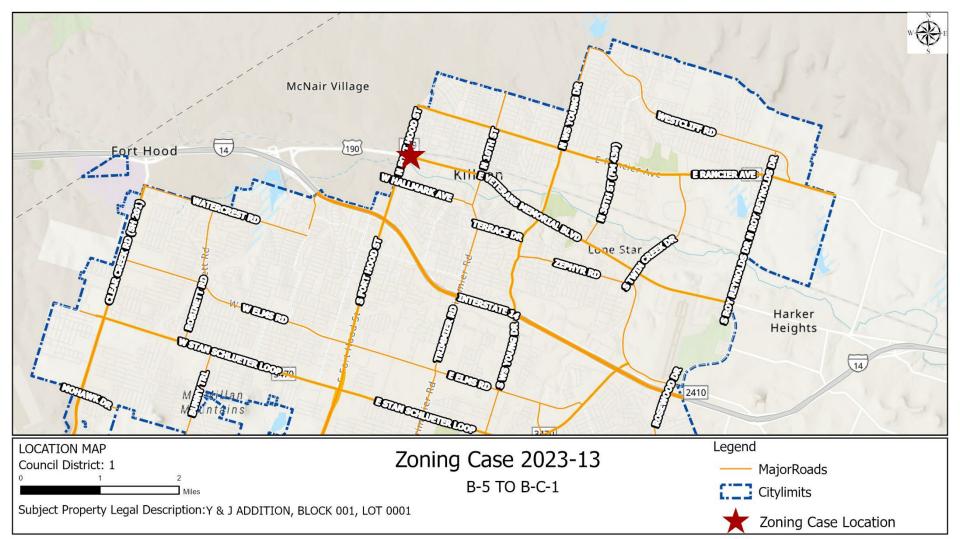
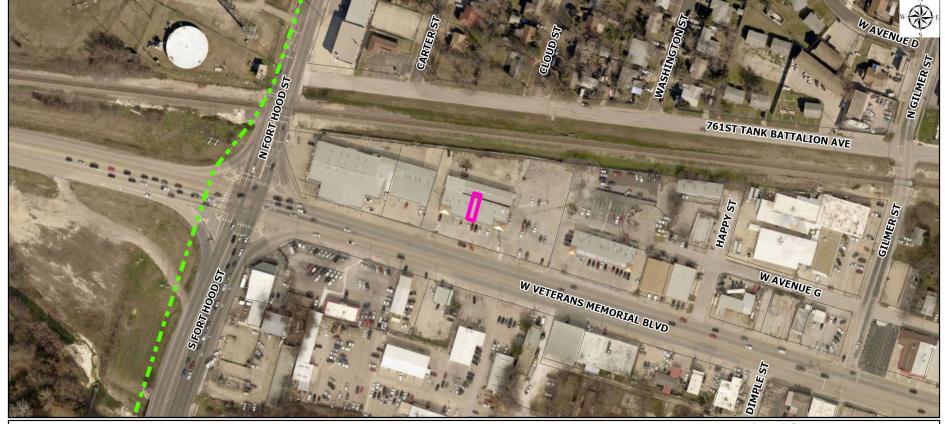
CASE #Z23-13: "B-5" TO "B-C-1"

PH-23-035 May 16, 2023

- HOLD a public hearing and consider an ordinance requested by Paula Scoggins on behalf of James Lee (Case #Z23-13), to rezone a portion of Lot 1, Block 1, Y & J Addition from "B-5" (Business District) to "B-C-1" (General Business and Alcohol Sales District).
- □ The property is locally addressed as 1103 West Veterans Memorial Boulevard, Suite 104, Killeen, Texas.





AERIAL MAP

Council District: 1
0 115 230

Zoning Case 2023-13
B-5 TO B-C-1

Legend





Zoning Case

Subject Property Legal Description: Y & J ADDITION, BLOCK 001, LOT 0001



Council District: 1

0 115 230

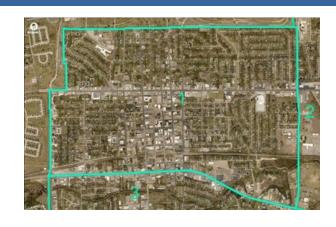
Feet

Zoning Case 2023-13 B-5 TO B-C-1

Subject Property Legal Description:Y & J ADDITION, BLOCK 001, LOT 0001

If approved, the applicant intends to sell spirits as part of a proposed hookah and cigar lounge.

- 'Infill & Enhance' Growth Sector
- North Killeen Revitalization Area
- □ Killeen Development Zone #1
- Approximately 17% non-residential uses and 83% residential uses of current land use mix
- Approximately 30% non-residential zoning districts and 70% residential zoning districts



- This request is consistent with the 'Regional Commercial' designation of the Future Land Use Map (FLUM).
- 'Regional Commercial' promotes a use mix of up to 100% non-residential and 50% residential uses.
- 'Regional Commercial' place types are typically autooriented and located near high-traffic intersections such as regional businesses that bring people from many surrounding neighborhoods.

- The request is supports or furthers the implementation of the following Comprehensive Plan recommendations:
  - LU3 Encourage incremental evolution of neighborhoods
  - □ LU4 Prioritize infill and revitalization in North Killeen
  - **DT4** Embrace the small/incremental approach to add residential units and small scale commercial spaces.
- \*Land Use & Growth Management (LU) and Downtown (DT) Recommendations

- Downtown and its adjacent neighborhoods would benefit from infill and redevelopment with the emphasis on more residents and small businesses.
- This is an example of encouraging existing residents and local entrepreneurs to work together to rehab their buildings to gently nudge property values and revenues upward while cultivating local wealth at the same time.

View of the subject property looking north:

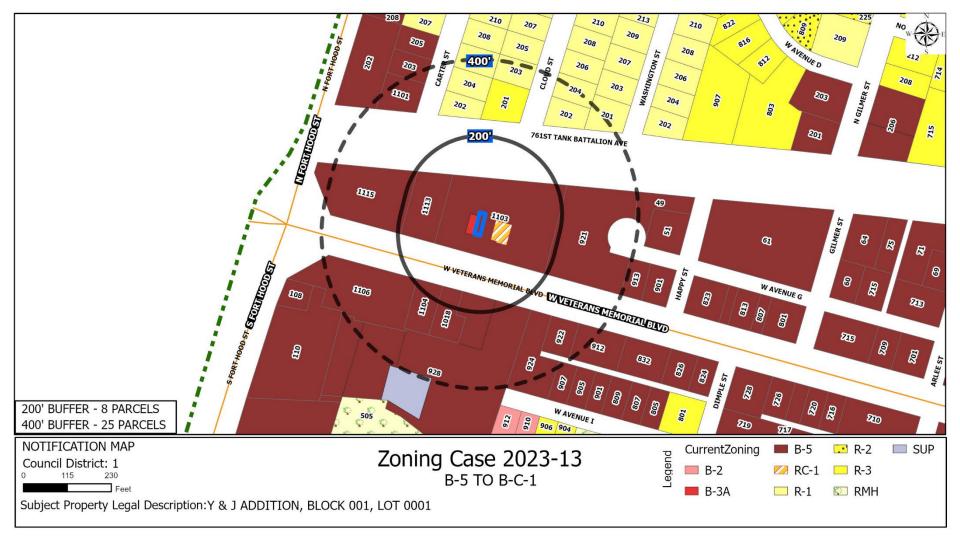


#### View of the subject property (Suite 104):



#### **Public Notification**

- □ Staff notified twenty-two (22) surrounding property owners regarding this request.
- Of those notified, seventeen (17) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and eleven (11) property owners reside outside of Killeen.
- □ To date, staff has received zero (0) written response regarding this request.



### **Alternatives**

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

### Staff Recommendation

- Staff finds that the request is consistent with the recommendations of the 2022 Comprehensive Plan, as indicated in the Comprehensive Plan Analysis.
- Staff is of the determination that approval of the applicant's request would have no negative impacts on the surrounding properties.
- Therefore, 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 April 17, 2023, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 1 with Commissioner Sabree in opposition.
- Commissioner Sabree indicated that her opposition was because the business intends to serve alcohol.