

MINUTES
PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 24, 2025
CASE # Z25-05
“B-5” w/ “HOD” to “B-5” w/ “HOD”

Hold a public hearing and consider a request submitted by Mickey Salehi (**Case# Z25-05**) to rezone approximately 0.063 acres, being part of Lot 12, Block 10, out of the Killeen Original Addition, from “B-5” (Business District) with “HOD” (Historic Overlay District) to “B-C-1” (General Business and Alcohol Sales District) with “HOD” (Historic Overlay District). The subject property is locally addressed as 321 North Gray Street, Killeen, Texas.

Ms. Lopez presented the staff report for this item. She stated that, if approved, the applicant intends to utilize the property as a restaurant and bar. During the week, the proposed business will operate primarily as a restaurant and will serve lunch and dinner and provide a full menu. On weekends, the business will offer a limited food menu and nightlife.

Ms. Lopez explained that, per Killeen Code of Ordinances Sec. 31-306(a), a restaurant engaged in the on-premises sale and consumption of alcoholic beverages shall not obtain more than fifty (50) percent of its gross receipts from the on-premises sale of alcoholic beverages during any consecutive twelve-month period. She explained that by changing the underlying zoning of the property, this regulation would not be applicable. The applicant has requested the change to allow more flexibility in his business model.

The subject property is located within the ‘Infill & Enhance’ area on the Growth Sector Map and is designated as ‘Urban Village’ (UV) on the Future Land Use Map (FLUM) of the Killeen 2040 Comprehensive Plan.

Ms. Lopez stated that staff is of the determination that the applicant’s request is consistent with the recommendations of the Killeen 2040 Comprehensive Plan and is consistent with the character of the surrounding area. Ms. Lopez stated that staff recommends approval of the applicant’s request to rezone the property to “B-C-1” (General Business and Alcohol Sales District) with “HOD” (Historic Overlay District) as presented.

Ms. Lopez. stated that staff notified eighty-three (83) surrounding property owners regarding this request. As of the date of the meeting, staff has received no written responses regarding this request.

The applicant, Mr. Mickey Salehi, was present to represent the request.

Mr. Ploeckelmann asked the applicant where the majority of the revenue of the business would come from. Mr. Salehi stated that alcoholic beverages would be roughly 50% of the revenue. Staff explained that the request was submitted to ensure compliance with the zoning ordinance.

Chairman Minor opened the public hearing at 6:22 p.m.

Ms. Melissa Brown spoke in support of the request.

With no one else wishing to speak, the public hearing was closed at 6:23 p.m.

Commissioner Wilson moved to recommend approval of the applicant's request as presented by staff. Commissioner Giacomozzi seconded, and the motion passed by a vote of 6 to 0.