

CASE #Z25-28:
“B-5” TO “B-5” W/CUP

PH-25-062

November 4, 2025

Case #Z25-28: 'B-5' to 'B-5' w/CUP

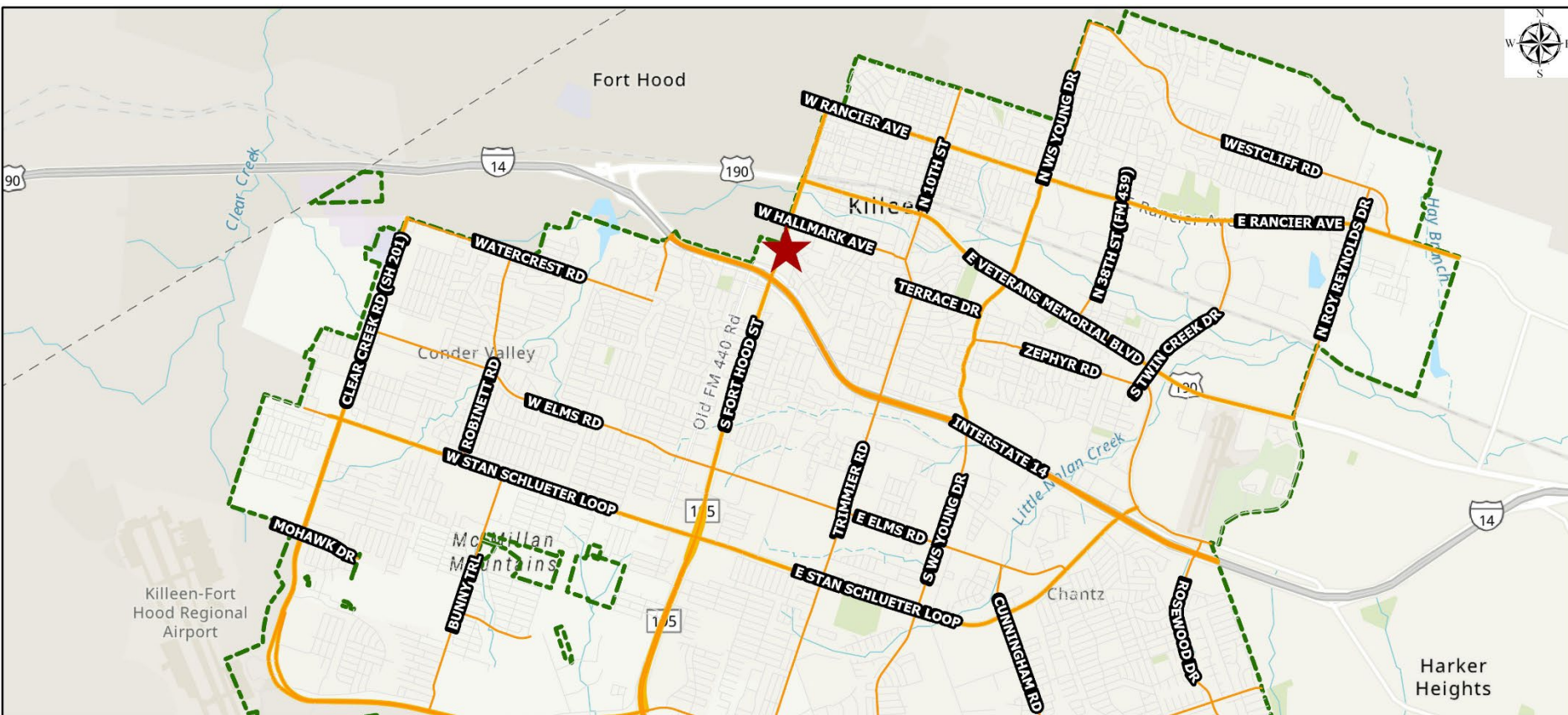
- Hold a public hearing and consider a request submitted by Theresa Lau on behalf of 440 Group, Ltd. (**Case# Z25-28**) to rezone approximately 0.04 acres out of Lot 4, Block 1 of the 440 Plaza Shopping Center addition from “B-5” (Business District) to “B-5” (Business District) with a “CUP” (Conditional Use Permit) to allow for the sale of alcoholic beverages for on-premises consumption.
- The subject property is locally addressed as 1044 South Fort Hood Street, Killeen, Texas.

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- The applicant's request is for a Conditional Use Permit (CUP) to allow the sale and on-premise consumption of alcohol in conjunction with a proposed bookstore and café.
- If approved, the bookstore and café intends to serve both cocktails and non-alcoholic drinks. Alcohol service will be secondary to the primary use as a bookstore and café.

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



LOCATION MAP

Council District: 1

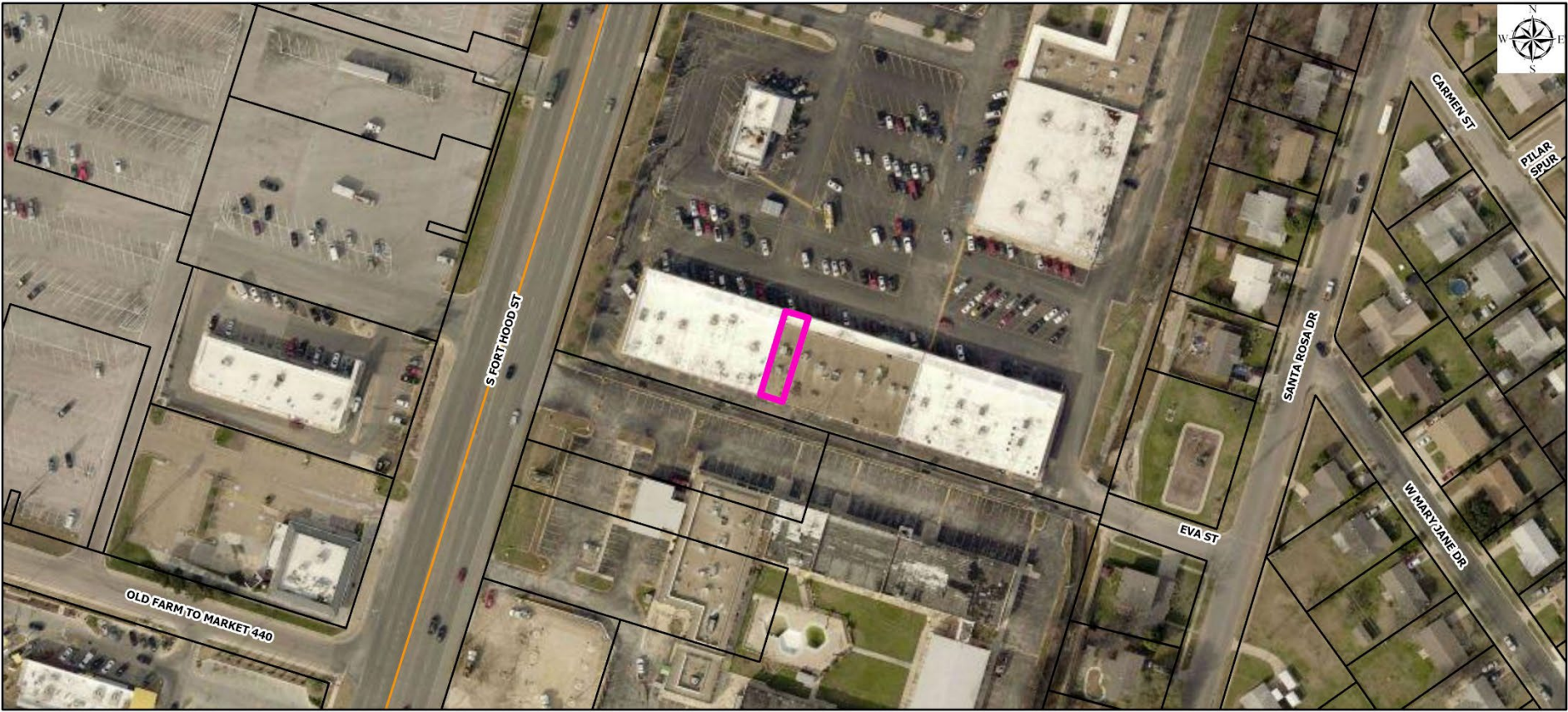


Subject Property Legal Description: Approximately 0.04 out of 20.782 acres, as part of lot 4, Block 1, 440 Plaza Shopping Center.
The property is locally addressed as 1044 S Fort Hood Street, Killeen, Texas.

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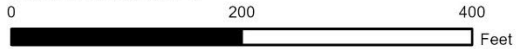
Legend

- Major Roads
- City Limit
- Zoning Case Location



AERIAL MAP

Council District: 1



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Legend

 Zoning Case

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View of the suite located in the 440 Plaza Shopping Center:



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From the subject suite looking towards the surrounding businesses:



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Looking towards S. Fort Hood Street from the subject suite:



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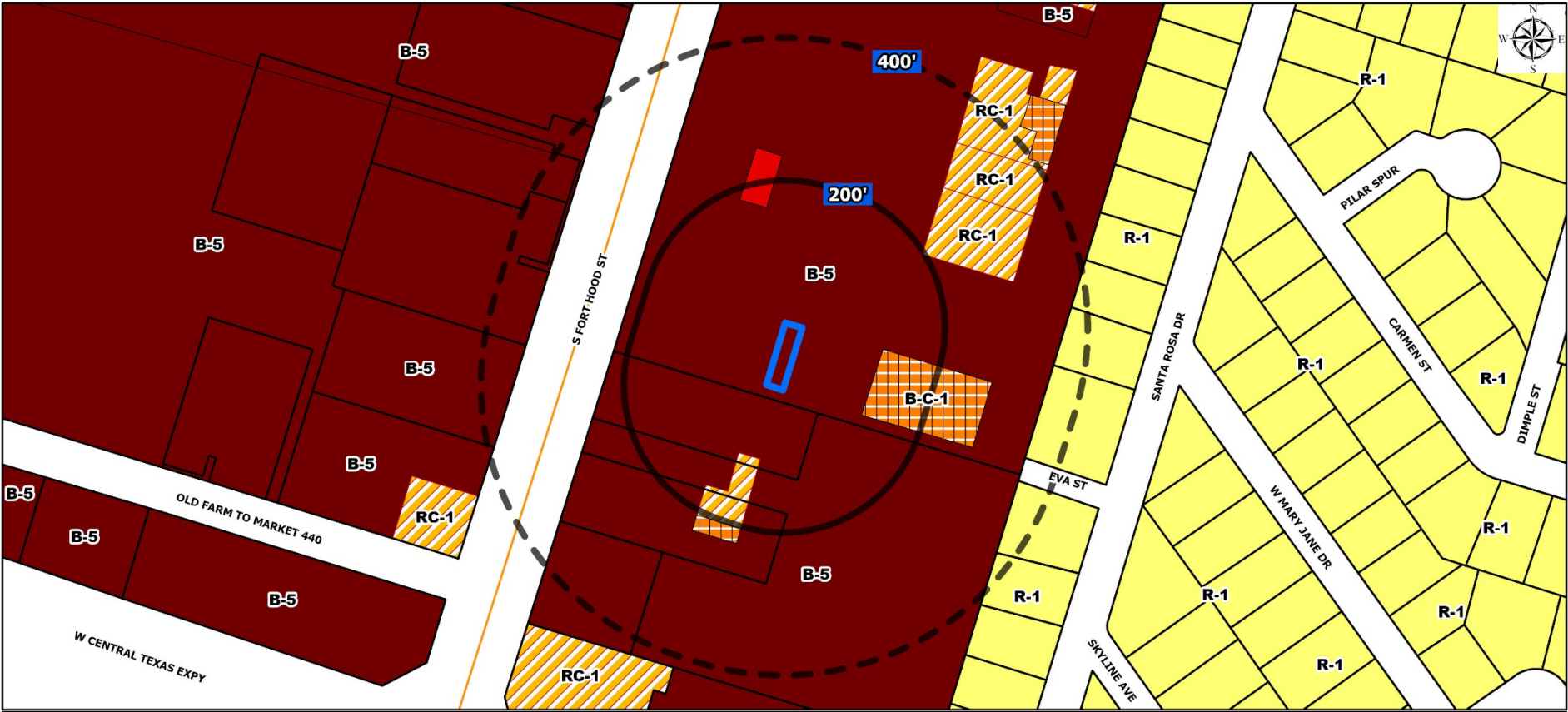
View facing north, looking towards the surrounding businesses:



Public Notification

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- Staff notified the owners of fifteen (15) surrounding properties regarding this request.
- As of the date of this report, staff has received one (1) written response in support and one (1) written response in opposition to this request.



ZONING MAP

Council District: 1



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Staff Recommendation

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- Staff recommends approval of the applicant's request to rezone the subject property from "B-5" (Business District) to "B-5" (Business District) with a Conditional Use Permit (CUP) to allow for the sale of alcoholic beverages for on-premises consumption, as requested by the applicant.

Commission Recommendation

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- At their regular meeting on September 22, 2025, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 7 to 0.