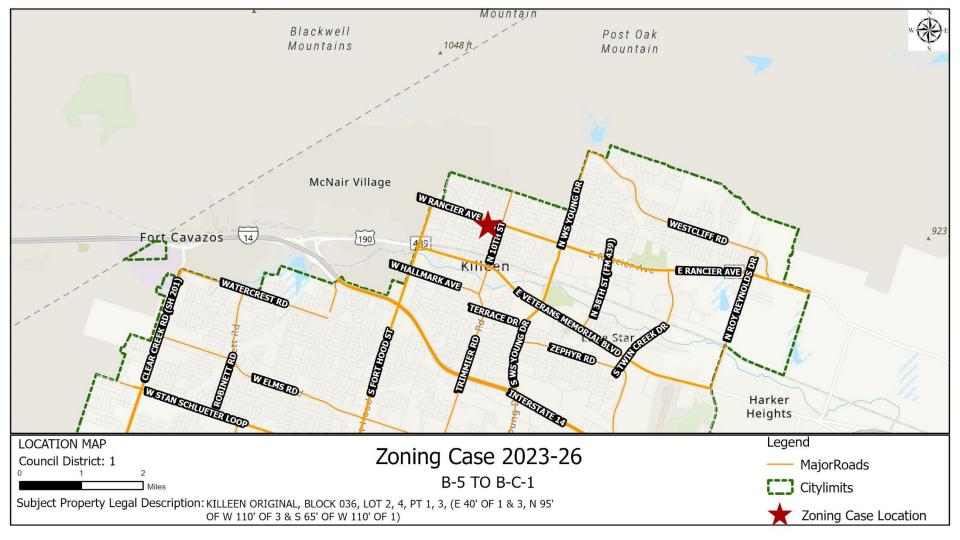
CASE #Z23-26: "B-5" TO "B-C-1"

- **HOLD** a public hearing and consider a request submitted by Carolyn Brown, on behalf of 501-503 Powell, LLC (**Case #Z23-26**), to rezone part of Lots 1 and 3 and Lots 2 and 4, Block 36 out of Killeen Original from "B-5" (Business District) to "B-C-1" (General Business and Alcohol Sales District).
- The subject property is locally addressed as 809 North Gray Street, Killeen, Texas.





Council District: 1

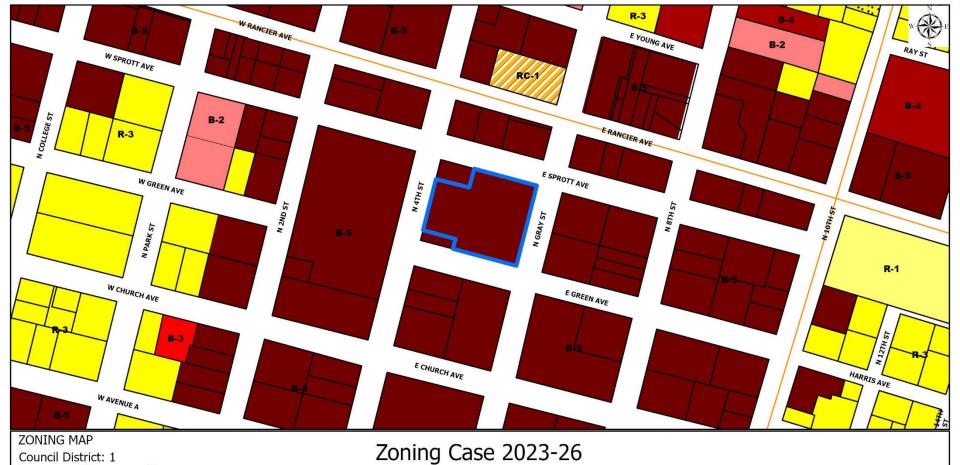
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Zoning Case 2023-26 B-5 TO B-C-1 Legend



Subject Property Legal Description: KILLEEN ORIGINAL, BLOCK 036, LOT 2, 4, PT 1, 3, (E 40' OF 1 & 3, N 95' OF W 110' OF 3 & S 65' OF W 110' OF 1)

- Carolyn Brown, on behalf of 501-503 Powell, LLC, has submitted a request to rezone the property from "B-5" (Business District) to "B-C-1" (General Business and Alcohol District) to allow the sale of alcohol for on-premise consumption.
- If approved, the applicant intends to remodel the vacant HEB building into an event center and small commercial business spaces.



Subject Property Legal Description:KILLEEN ORIGINAL, BLOCK 036, LOT 2, 4, PT 1, 3, (E 40' OF 1 & 3, N 95' OF W 110' OF 3 & S 65' OF W 110' OF 1)

View of the subject property looking west:



View of the adjacent property to the east:



View of the adjacent property to the north:



View from the subject property to the south:



- □ The subject property is designated as 'Urban Village' (UV) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- □ 'Urban Village' promotes up to 80% non-residential and up to 40% residential uses.
- Primary uses include restaurants, retail, and entertainment.
- Staff finds that the requested "B-C-1" (General Business and Alcohol Sales District) zoning is consistent with the 'Urban Village' (UV) place type.

- The property is designated 'Infill & Enhance' on the Growth Sector Map of the Comprehensive Plan.
- This sector includes areas where additional population, higher development intensities, and integration of uses is desired.
- This sector is primarily located in downtown and the neighborhoods immediately around it.
- Growth policies for this area should support infill and redevelopment projects.

- □ The request supports or furthers the following Killeen 2040 Comprehensive Plan recommendations:
 - **DT4** Embrace the small/incremental approach to small scale commercial spaces.
 - LU2 Improve the fiscal productivity of development.
 - □ LU3 Encourage incremental evolution of neighborhoods.
 - □ **LU4** Prioritize infill and revitalization in north Killeen.
 - NH4 Build complete neighborhoods.

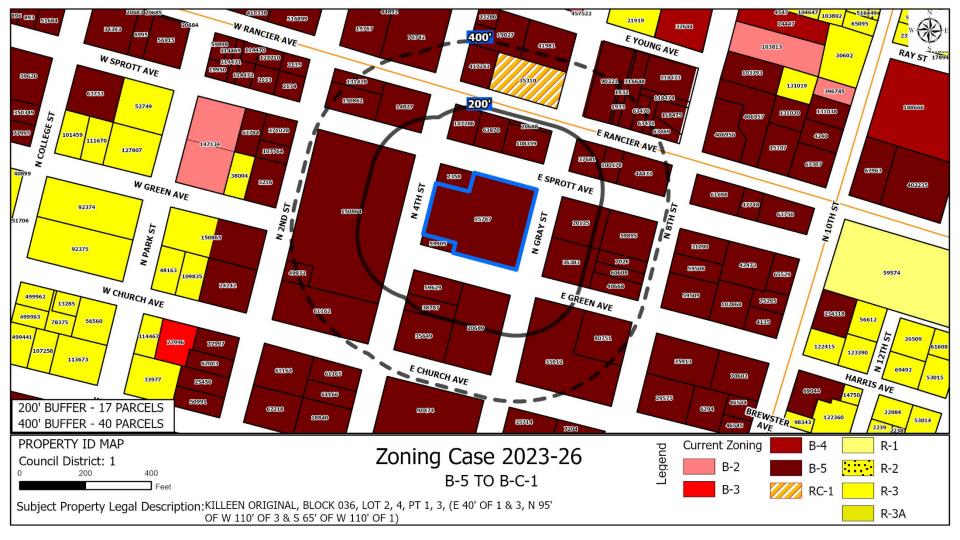
- The Comprehensive Plan recommends dividing the large commercial space into smaller, more affordable retail and restaurant spaces.
- Breaking up the space into very small units provides inexpensive space for new and emerging businesses.
- This approach has the added benefit of providing opportunity to dozens of entrepreneurs that can generate economic activity and potentially grow into larger, more permanent spaces.

- □ The property is located within Development Zone #1.
- □ The current land use mix includes:
 - 17% non-residential uses
 - 83% residential uses
- Zoning district breakdown in DZ#1:
 - 30% non-residential zoning districts
 - 70% residential zoning districts



Public Notification

- Staff notified thirty-nine (39) surrounding property owners regarding this request.
- Of those notified, twenty-two (22) reside outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and fifteen (15) reside outside of Killeen.
- To date, staff has received one (1) written response in support of this request.



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 recommendations of the Killeen 2040 Comprehensive Plan.
- □ Therefore, staff recommends approval of the applicant's request to rezone the subject property from "B-5" (Business District) to "B-C-1" (General Business and Alcohol District).

Commission Recommendation

At their regular meeting on November 20, 2023, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 1.