

CASE #Z25-05:
“B-5” W/ “HOD” TO
“B-C-1” W/ “HOD”

PH-25-013

April 1, 2025

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- 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.

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- ❑ The property is located within the Historic Overlay District and, therefore, has a zoning overlay designation of “HOD” (Historic Overlay District).
- ❑ Per Killeen Code of Ordinances Sec. 31-306.1(a), a restaurant engaged in the on-premise sale and consumption of alcohol 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.

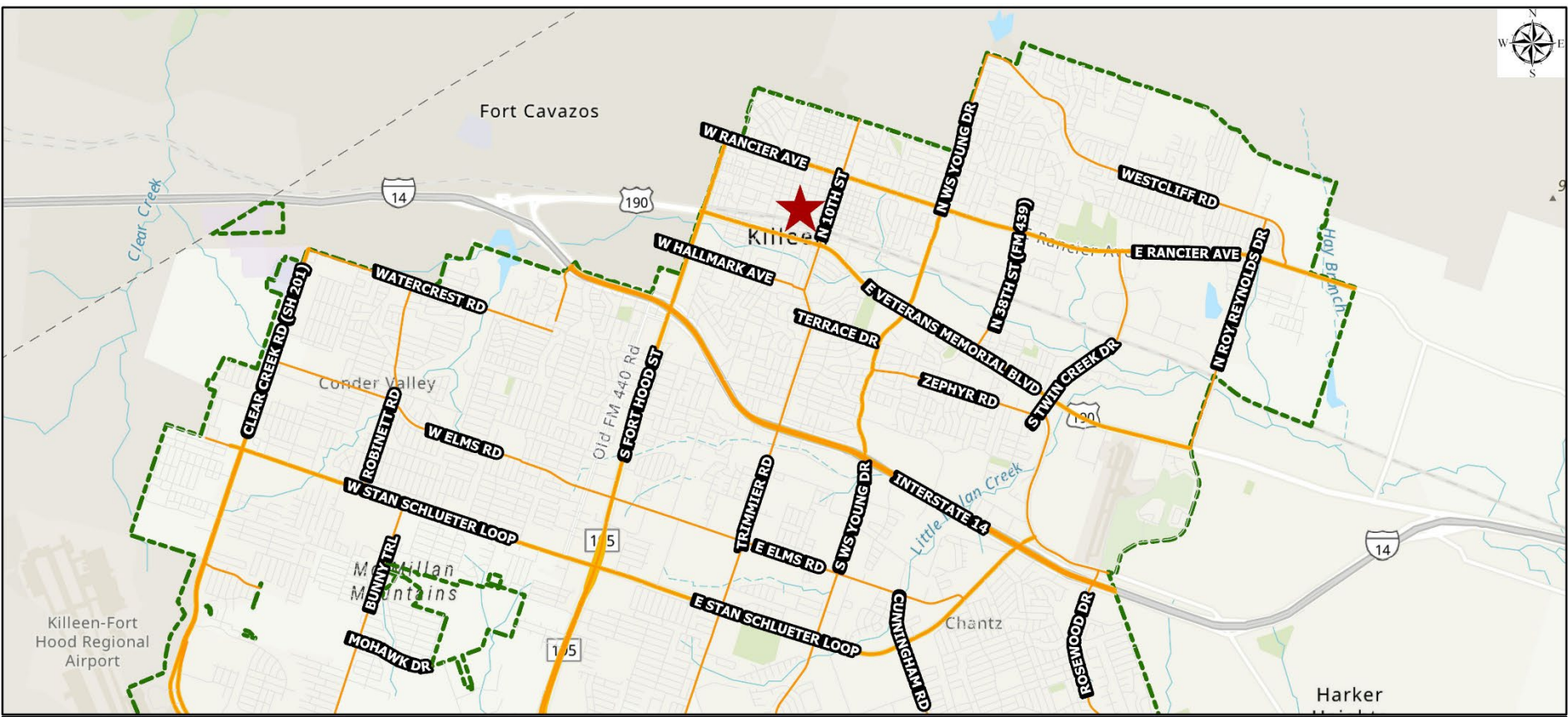
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- If approved, the applicant plans to use the property as a restaurant and bar. On weekdays, the business will operate mainly as a restaurant, offering lunch and dinner with a full menu. On weekends, it will serve a limited food menu and provide a nightlife experience from 9pm to 2am, featuring music and drink service.

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- Although the proposed business will have both a restaurant and bar component, changing the underlying zoning of the property from “B-5” (Business District) to “B-C-1” (General Business and Alcohol Sales District) will provide the applicant with more flexibility in his business model.



LOCATION MAP

Council District: 1






Subject Property Legal Description: KILLEEN ORIGINAL, BLOCK 010, LOT PT 12, (E 79° OF N 34.5' OF 12), ACRES .063

Zoning Case 2025-05

B-5 w/HOD TO B-C-1 w/HOD

Legend

-  Major Roads
-  City Limits
-  Zoning Case Location



AERIAL MAP
 Council District: 1
 0 200 400
 Feet

Zoning Case 2025-05

B-5 w/HOD TO B-C-1 w/HOD

Legend
 Citylimits

Subject Property Legal Description: KILLEEN ORIGINAL, BLOCK 010, LOT PT 12, (E 79' OF N 34.5' OF 12), ACRES .063

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View of the subject property facing west from North Gray Street:



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View from in front of the subject property facing south down N. Gray Street:



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View of the adjacent property to the east (across North Gray Street):



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View of the surrounding property facing north along North Gray Street:



Comprehensive Plan Analysis

- The subject property is located within the 'Infill & Enhance' area on the Growth Sector Map and designated 'Urban Village' on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The 'Infill & Enhance' sector is primarily located in Downtown and the neighborhoods immediately around it. Projects within this Growth Sector should accommodate more small businesses while improving walkability.

Comprehensive Plan Analysis

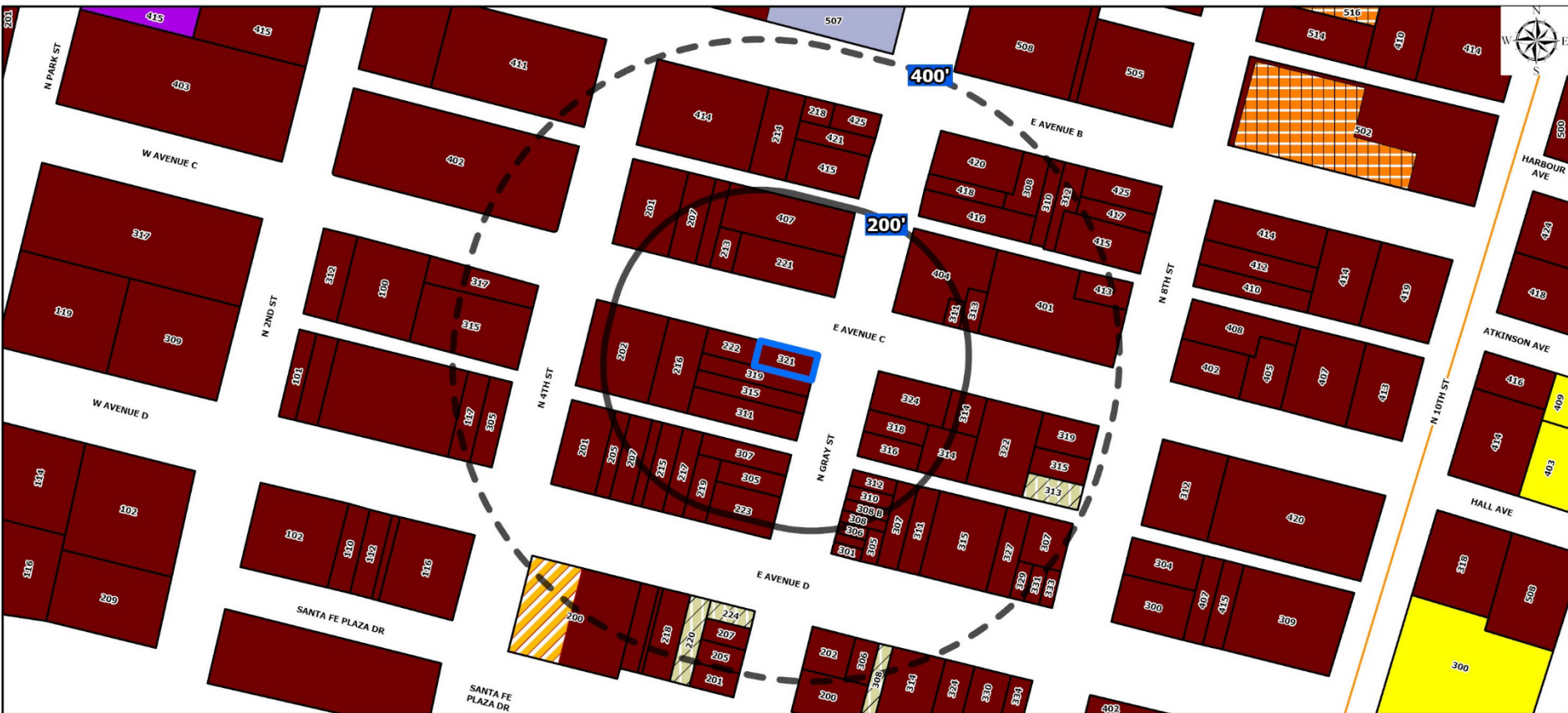
- The 'Urban Village' place type is intended to be a bustling center of activity with active streets and a focus on people walking and cycling.
- The 'Urban Village' Place Type encourages a use mix of up to eighty percent (80%) non-residential and up to forty percent (40%) residential.

Comprehensive Plan Analysis

- The request supports or furthers 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.

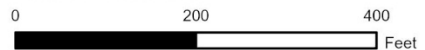
Public Notification

- Staff notified owners of eighty-three (83) surrounding properties regarding this request. Of those surrounding properties notified, forty-five (45) reside outside the 200-foot notification boundary required by the State but within the 400-foot notification boundary required by the City Council, and twenty-eight (28) of the property owners live outside Killeen.
- To date, staff has received no written responses regarding this request.



NOTIFICATION MAP

Council District: 1



Zoning Case 2025-05

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Subject Property Legal Description: KILLEEN ORIGINAL, BLOCK 010, LOT PT 12, (E 79' OF N 34.5' OF 12), ACRES .063

Legend

Current Zoning	Symbol	Code
B-5	Dark Red	B-5
B-C-1	Orange Checkered	B-C-1
M-1	Purple	M-1
R-3	Yellow	R-3
CUP	Green Hatched	CUP
SUP	Light Blue	SUP
RC-1	Orange Diagonal	RC-1

Staff Recommendation

- Staff finds that the applicant's request is compatible with the surrounding land uses and is consistent with the prevailing community character. Additionally, the request aligns with the recommendations outlined in the Killeen 2040 Comprehensive Plan.
- The Comprehensive Plan envisions a vibrant downtown as the cultural and economic hub of the community. Staff is of the determination that approval this request will have a positive impact on the surrounding properties.

Staff Recommendation

- Therefore, 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).

Commission Recommendation

- At their regular meeting on February 24, 2025, the Planning and Zoning Commission recommended approval of the request by a vote of 6 to 0.
- Commissioners Giacomozzi, Rowe stated they believed it should be allowed to be rezoned, and Wilson stated he agreed with staff's recommendation for approval.