



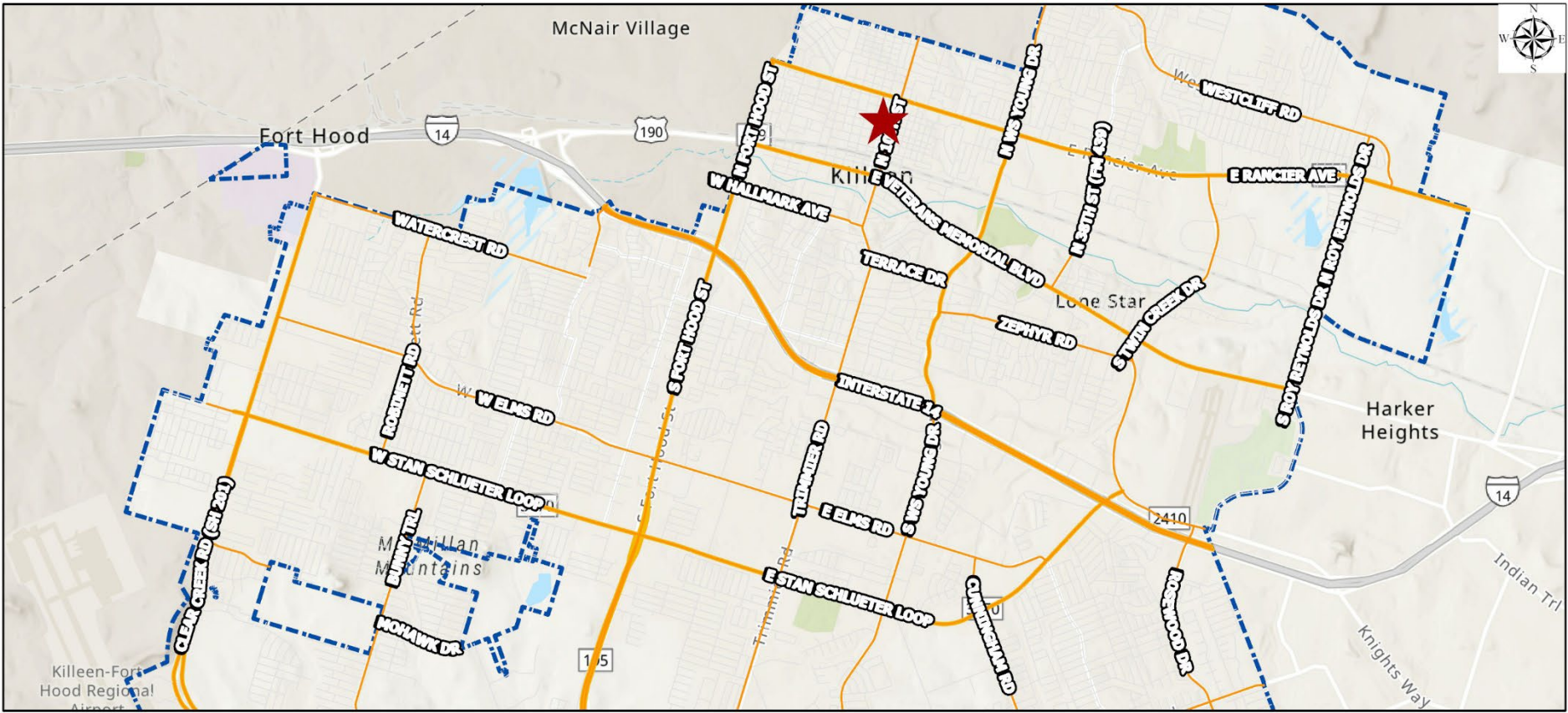
CASE #Z22-32: “B-5” TO “B-C-1”

PH-22-061

August 2, 2022

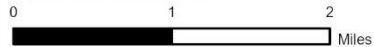
Case #Z22-32: “B-5” to “B-C-1”

- ❑ **HOLD** a public hearing and consider an ordinance requested by George and Cora Rodenbusch (**Case #Z22-32**) to rezone approximately 0.91 acres out of the Original Town of Killeen, Lots 3 and 4, Block 4 from “B-5” (Business District) to “B-C-1” (General Business and Alcohol Sales District).
- ❑ The property is locally addressed as 502 and 510 N. 8th Street, Killeen, Texas.



LOCATION MAP

Council District: 1



Subject Property Legal Description: KILLEEN ORIGINAL, BLOCK 004, LOT 3, 4

Zoning Case 2022-32

B-5 TO B-C-1

Legend

 Major Roads

 City Limits

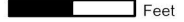
 Zoning Case Location



AERIAL MAP

Council District: 1

0 100 200



Subject Property Legal Description: KILLEEN ORIGINAL, BLOCK 004, LOT 3, 4

Zoning Case 2022-32

B-5 TO B-C-1

Legend

-  Citylimits
-  Zoning Case

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- If approved, the applicant intends to market the property for lease to prospective tenants, including a potential brewery or tavern.
- In accordance with Killeen Code of Ordinances Sec. 31-351(1), “business establishments dispensing alcoholic beverages under the Texas Alcoholic Beverage Code” require “B-C-1” (General Business and Alcohol Sales District) zoning.

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- The subject property is located within the Historic Overlay District (HOD).
- In January 2022, City Council adopted Ordinance No. 22-003, which amended Sec. 31-394(b) to allow “business establishments dispensing alcoholic beverages to be located within three hundred (300) feet of a church, public or private school or public or private hospital within the Historic Overlay District (HOD)”.
- The subject property is located directly across the street from Bright Castle Presbyterian Church.

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- The property is designated as ‘Urban Center’ (UC) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The ‘Urban Center’ (UC) designation encourages the following development types:
 - Mixed use (on single sites and within individual structures)
 - Attached residential;
 - Live/work units;
 - Office;
 - Public/ institutional;
 - Entertainment;
 - Parking structures; or
 - Parks and public spaces.

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- The property is not within any FEMA regulatory Special Flood Hazard Area (SFHA). There are no other known wetland areas on or adjacent to the properties as identified on the National Wetlands Inventory.



200' BUFFER - 19 PARCELS
 400' BUFFER - 57 PARCELS

ZONING MAP
 Council District: 1
 0 100 200
 Feet

Zoning Case 2022-32

B-5 TO B-C-1

Subject Property Legal Description: KILLEEN ORIGINAL, BLOCK 004, LOT 3, 4

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View of the subject property from N. 8th Street:



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View of the surrounding property to the west (across N. 8th Street):



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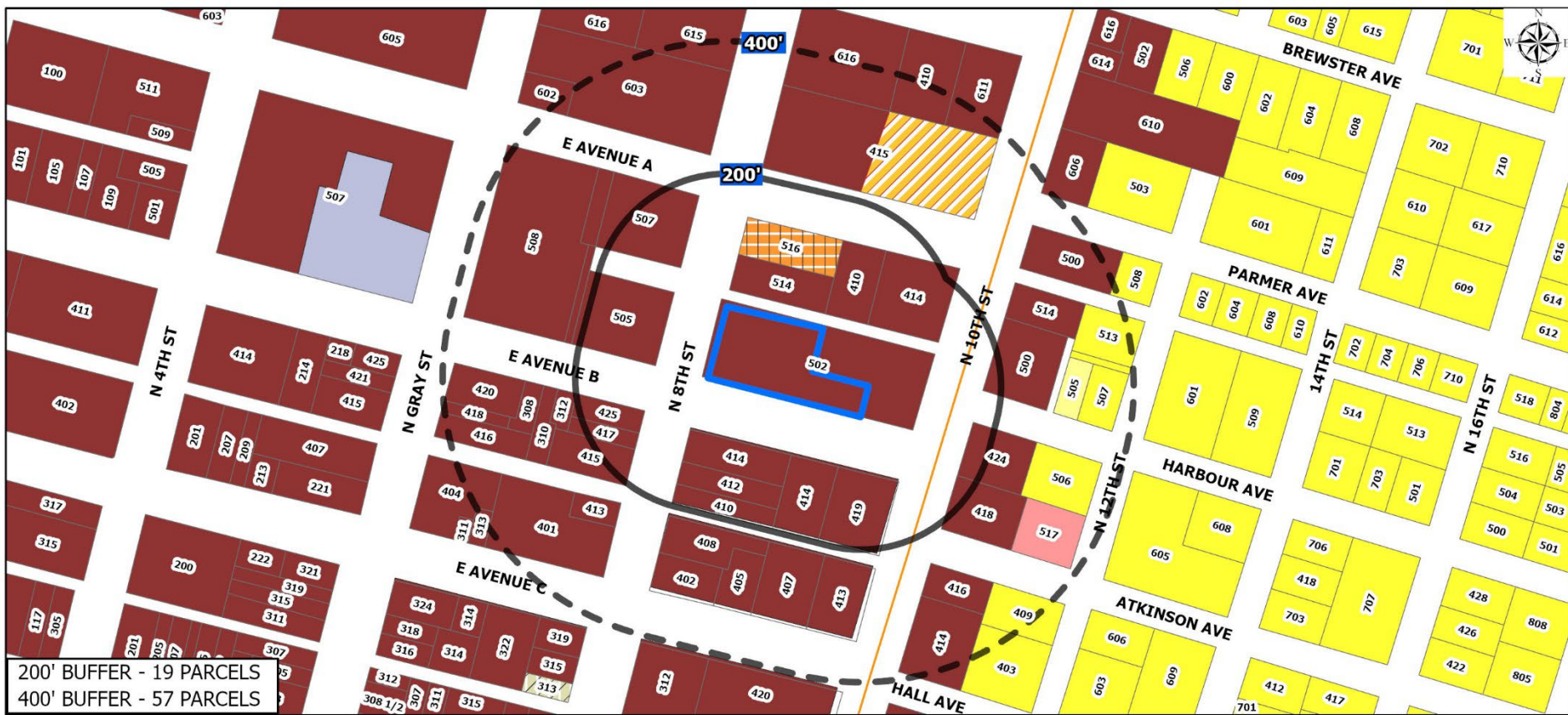
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View of the surrounding property to the south (across E. Avenue B):



Public Notification

- Staff notified fifty-seven (57) surrounding property owners regarding this request.
- Of those notified, thirty-eight (38) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and fifteen (15) property owners reside outside of Killeen.
- To date, staff has received one (1) written response in opposition regarding this request.



200' BUFFER - 19 PARCELS
 400' BUFFER - 57 PARCELS

NOTIFICATION MAP
 Council District: 1
 0 100 200
 Feet

Zoning Case 2022-32

R-5 TO B-C-1

Subject Property Legal Description: KILLEEN ORIGINAL, BLOCK 004, LOT 3, 4

Legend	Current Zoning	RC-1	R-1
	B-2	B-C-1	R-3
	B-5	CUP	SUP

Alternatives

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

Staff Findings

- Staff finds that this request aligns with the ongoing efforts to revitalize Downtown and with the policies and principles discussed during the Comprehensive Plan process.
- Staff also finds that the request is consistent with the City's recent amendment to Chapter 31, which aims to attract people and businesses and cultivate a sense of vibrancy in downtown.

Staff Recommendation

- Staff finds that the applicant's request is compatible with the surrounding land uses and consistent with the prevailing community character. The character of the area being predominantly commercial uses. Staff finds that the requested zoning will have no negative impact on the surrounding properties.
- Staff recommends approval of the applicant's request to rezone the property from "B-5" (Business District) to "B-C-1" (General Business and Alcohol Sales District).

Commission Recommendation

- At their special meeting on July 11, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 5 to 2 with Commissioners Gukeisen and Sabree in opposition.
- Commissioners Sabree and Gukeisen expressed concern regarding the potential location of a bar across the street from an existing church.