

MINUTES
PLANNING AND ZONING COMMISSION MEETING
JULY 15, 2024
CASE # Z24-16
“B-5” to “B-C-1”

HOLD a public hearing and consider a request submitted by Gena Cannon, on behalf of Morris Venture Partners V, LLC (**Case #Z24-16**) to rezone approximately 0.11 acre out of the 190 Retail Center Third Addition from “B-5” (Business District) to “B-C-1” (General Business and Alcohol Sales District). The subject property is locally addressed as 1600 Lowes Boulevard, Suites 600 and 800, Killeen, Texas.

Mr. Hermosillo presented the staff report for this item. He stated that, if approved, the applicant intends to use the property as a nail salon that serves alcoholic beverages. Mr. Hermosillo stated that the applicant had previously submitted a request to rezone this property and the Planning and Zoning Commission recommended disapproval of the request, on June 3, 2024. This would have required the favorable vote of three-fourths (3/4) of the City Council in order to be approved. Following the Commission’s recommendation for disapproval, the applicant withdrew their initial request and have submitted a new request in hopes of a favorable outcome.

The subject property is located within the ‘Neighborhood Infill; sector on the Growth Sector Map of the Comprehensive Plan and is designated as ‘Regional Commercial’ (RC) on the Future Land Use Map (FLUM). Staff finds that the applicant’s request is consistent with the City of Killeen Comprehensive Plan.

Mr. Hermosillo stated that staff recommends approval of the applicant’s request for “B-C-1” (General Business and Alcohol Sales District) as presented.

Mr. Marc Coley was present to represent the request.

Mr. Coley explained that the intent is for alcoholic beverages to be served only to patrons of the nail salon. He further stated that alcohol sales will not make up a significant portion of their profits. He explained that the lease for the suites is for ten (10) years with an option of two (2) 5-year renewals.

Vice Chair Gukeisen opened the public hearing at 5:48 p.m.

With no one wishing to speak, the public hearing was closed at 5:48 p.m.

Commissioner Ploeckelmann moved to recommend approval of the applicant’s request as presented. Commissioner Rowe seconded, and the motion passed by a vote of 6 to 0.