



# CASE #Z25-43: “B-5” TO “B-5” W/CUP

PH-26-008

January 20, 2026

# Case #Z25-43: “B-5” to “B-5” w/CUP

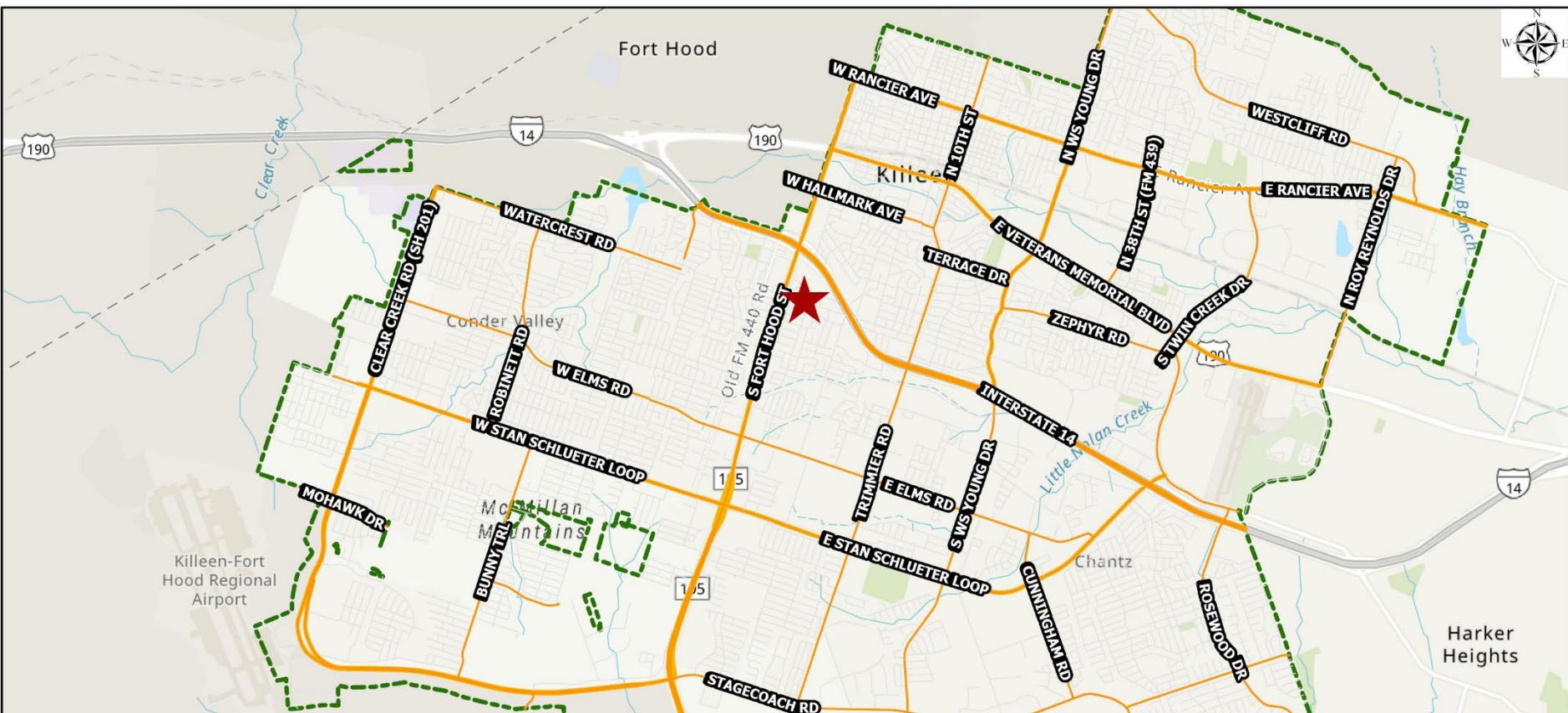
- Hold a public hearing and consider a request submitted by Kevin Greenwood on behalf of Highland Development Corporation, Inc. (**Case# Z25-43**) to rezone approximately 0.13 acres, being a portion of Lot 1, Block 1, Highland Commercial Subdivision Phase Three, from “B-5” (Business District) to “B-5” (Business District) with a Conditional Use Permit (CUP) for the sale of alcohol for on-premises consumption. The subject property is locally addressed as 1100 West Jasper Drive, Killeen, Texas.

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- Approval of the applicant's request for a Conditional Use Permit (CUP) will allow the sale and on-premise consumption of alcohol in conjunction with an event center, which will serve both alcoholic and non-alcoholic drinks.
- Alcohol service will be secondary to the primary use as an event center.

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



#### LOCATION MAP

Council District: 3

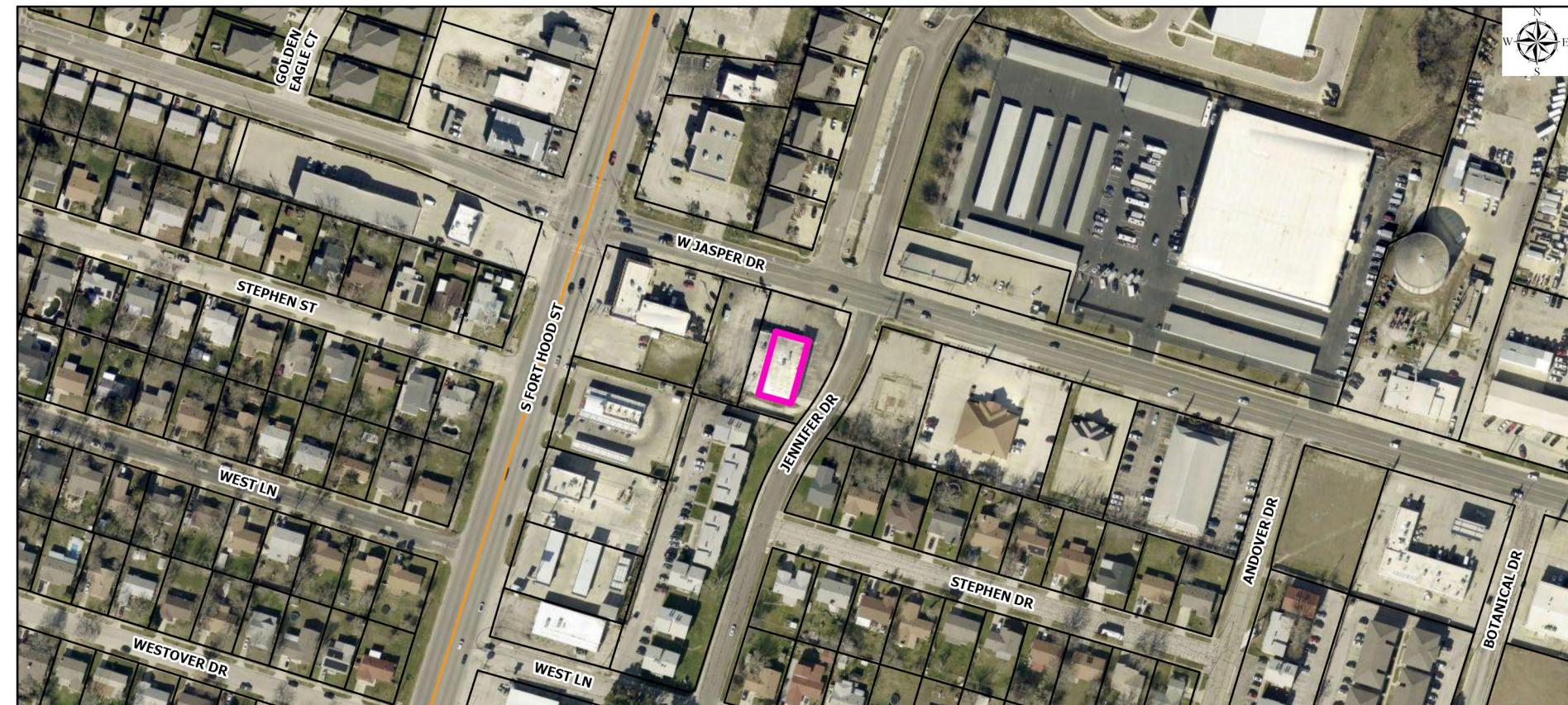


## Zoning Case 2025-43 B-5 TO B-5 W/CUP

#### Legend

- Major Roads
- City Limit
- Zoning Case Location

Subject Property Legal Description: PART OF HIGHLAND COMMERCIAL SUBDIVISION PHASE THREE, BLOCK 001, LOT 0001, ACRES 0.13



## AERIAL MAP

Council District: 3



## Zoning Case 2025-43 B-5 TO B-5 W/CUP

### Legend

Zoning Case

Subject Property Legal Description: PART OF HIGHLAND COMMERCIAL SUBDIVISION PHASE THREE, BLOCK 001, LOT 0001, ACRES 0.13

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View of the subject property from Jasper Road facing south:



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From the subject property facing north across Jasper Drive:



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View of the adjacent property to the east across Jennifer Drive:



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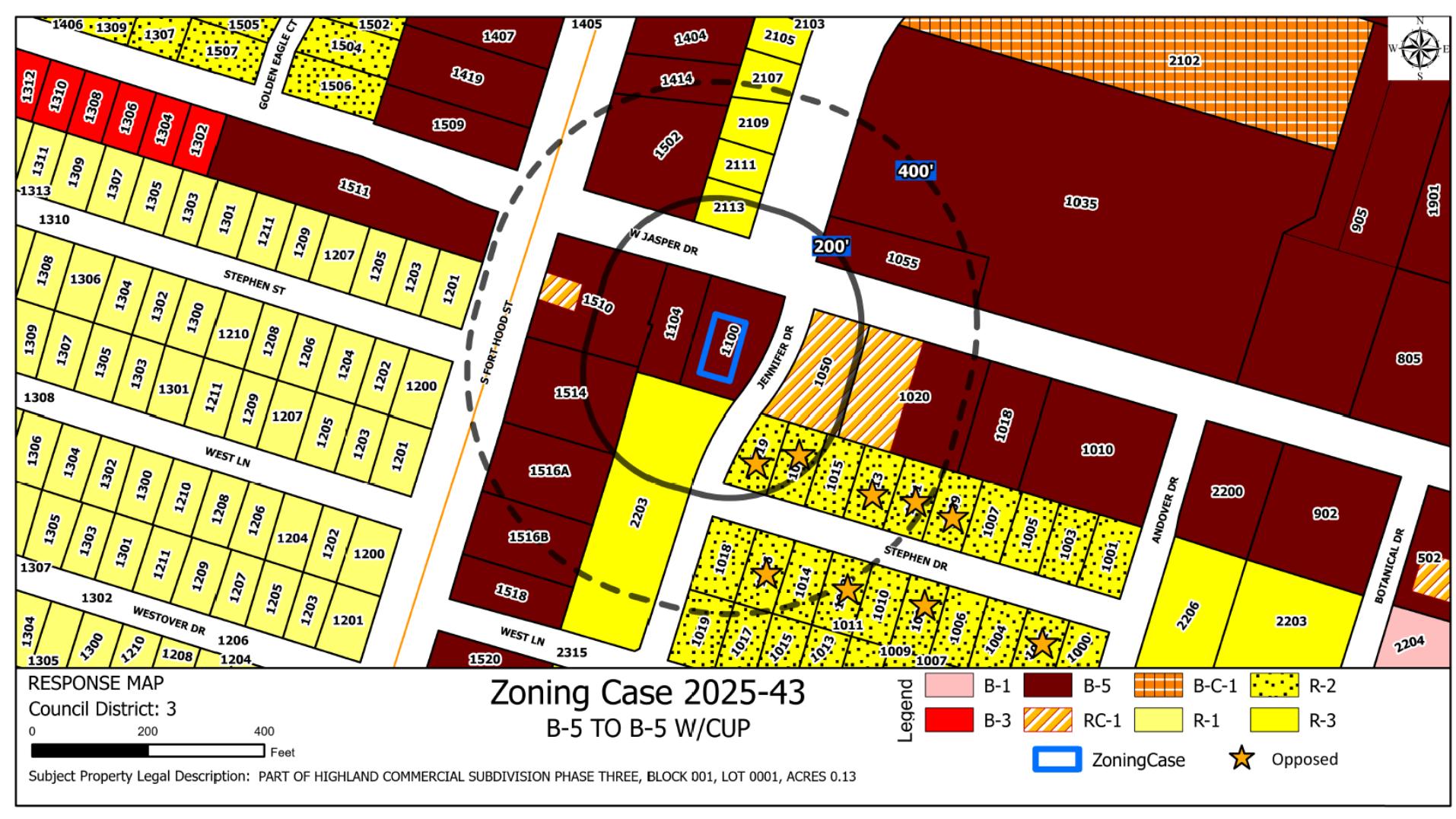
View from the subject property facing west on W. Jasper Drive:



# Public Notification

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- Staff notified the owners of twenty-nine (29) surrounding properties regarding this request.
- To date, staff has received ten (10) written responses in opposition to this request. Two (2) are from within the 200-foot boundary, six (6) are from within the 400-foot boundary, and two (2) are from outside the notification boundary.
- During the Planning & Zoning Commission Public Hearing, no citizens spoke in opposition to this request.



# 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 December 8, 2025, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 4 to 0.