

MINUTES
PLANNING AND ZONING COMMISSION MEETING
September 9, 2024
Case # Z24-20
“B-2” to “B-C-1”

HOLD a public hearing and consider a request submitted by Gary Davis on behalf of Whitley Trucking LLC (**Case #Z24-20**) to rezone Lots 1-3, Block 1 out of the Cox Addition from “B-3” (Local Business District) to “B-C-1” (General Business and Alcohol Sales District). The subject property is locally addressed as 1906 North 8th Street, Killeen, Texas.

Mr. Millard presented the staff report for this item. He stated that, if approved, the applicant intends to convert the existing vacant structure into a hookah bar and cigar lounge and sell alcohol for on-premises consumption.

The subject property is located within the ‘Infill & Enhance’ sector on the Growth Sector Map of the Comprehensive Plan and is designated as ‘Traditional Neighborhood’ (TN) on the Future Land Use Map (FLUM). This ‘Infill & Enhance’ sector includes areas that have existing development and full service, but are located in areas where additional population, higher development intensities, and integration of uses is desired. Growth policies for this area should support infill, redevelopment, and infrastructure projects. Staff find that the proposed rezoning is consistent with the surrounding area, which consists of a mix of commercial and residential properties.

Mr. Millard stated that staff notified thirty-two (32) surrounding property owners regarding this request. As of the date of the meeting, staff has received two written responses in opposition of the request.

Mr. Millard stated that staff recommends disapproval of the applicant’s request to rezone the property from “B-3” (Local Business District) to “B-C-1” (General Business and Alcohol Sales District). Staff finds that the request is consistent with the recommendations of the Killeen 2022 Comprehensive Plan. However, staff is of the determination that the request is not compatible with the surrounding land uses and is not consistent with the prevailing community character. Staff finds that the approval of the requested “B-C-1” zoning would have a negative impact on the surrounding properties and the neighborhood in general.

Chairman Minor opened the public hearing at 5:09 p.m.

The applicant’s representative, Mr. Gary Davis, spoke on behalf of the request. Mr. Davis stated that he and his business partner have been redeveloping a property across the street. He stated that this street does not get enough traffic due to the entrance to Fort Cavazos being closed. Mr. Davis stated that the intent of the request is to have a high-end cigar lounge in this location.

Commissioner Wilson asked if the applicant has considered other possible uses for the property. Mr. Davis stated they are open to other alternatives, but that he believes it would need to be a “destination business” due to the lack of traffic.

With no one else wishing to speak, the public hearing was closed at 5:14 p.m.

Commissioner Jones moved to disapprove the applicant’s request as presented. Commissioner Wilson seconded the motion, and the item was opened for discussion.

Chairman Minor stated that, in his opinion, the Commission should be supportive of mixed-use development in this area. He stated that the City of Killeen should support improvements that increase the taxable value of property. Commissioner Marquez stated that he agreed with Chairman Minor.

Chairman Minor called for the vote, and the motion to recommend disapproval of the request passed by a vote of 5 to 1 with Commissioner Marquez in opposition. Commissioners in support of the vote stated that they agreed with staff that the request would have a negative impact on the surrounding properties.