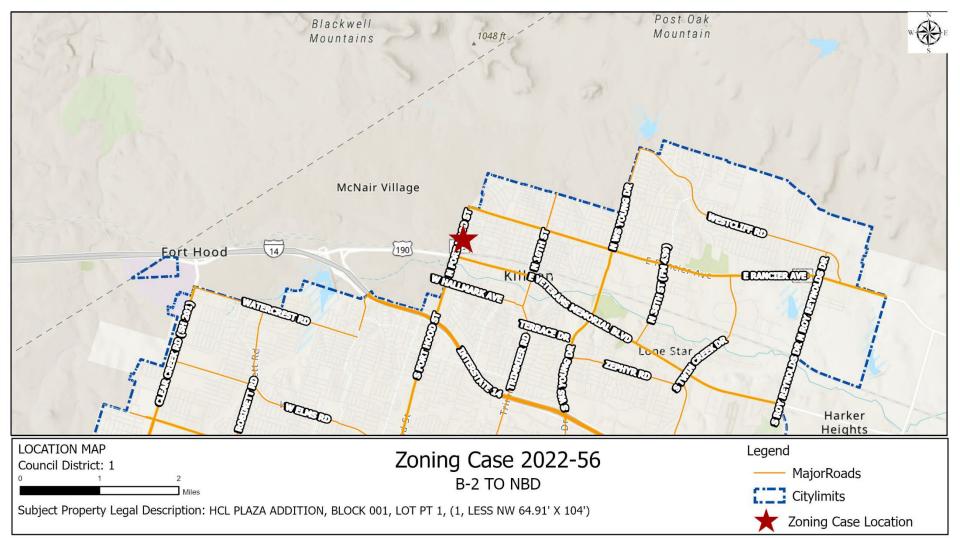
CASE #Z22-56: "B-2" TO "NBD"

February 7, 2023

### Case #Z22-56 - "B-2" to "NBD"

- HOLD a public hearing and consider an ordinance requested by Killeen Engineering & Surveying, LTD on behalf of HCL Family, LLC (Case #Z22-56) to rezone approximately 0.311 acres, being part of Lot 1, Block 1, HCL Plaza Addition from "B-2" (Local Retail District) to "NBD" (Neighborhood Business District).
- The property is locally addressed as 310 N. Fort Hood Street, Killeen, Texas.





AERIAL MAP

Council District: 1

0 87.5 175

Zoning Case 2022-56 B-2 TO NBD

Citylimits

Zoning Case

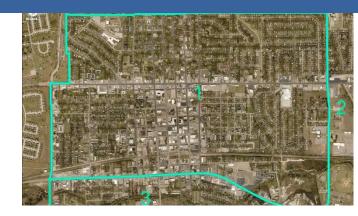
Subject Property Legal Description: HCL PLAZA ADDITION, BLOCK 001, LOT PT 1, (1, LESS NW 64.91' X 104')

- If approved, the applicant intends to convert the café into a restaurant that serves beer and wine. The two other suites are intended to remain a barber shop and beauty shop.
- In accordance with Killeen Code of Ordinances Sec. 31-291(14) and 31-306(17), and 31-316.2, restaurants are permitted to sell alcoholic beverages in "NBD" (Neighborhood Business District), but not in "B-2" (Local Retail District).

### Comprehensive Plan Analysis – Neighborhood Analysis

Located within Killeen Development
 Zone #1 and North Killeen
 Revitalization Area

□ 'Traditional Neighborhood' promotes a use mix of up to 50% nonresidential and 80% residential uses.



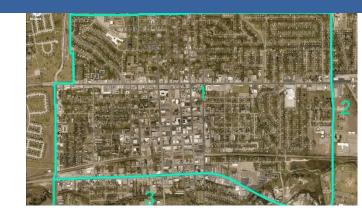
### Comprehensive Plan Analysis – Neighborhood Analysis

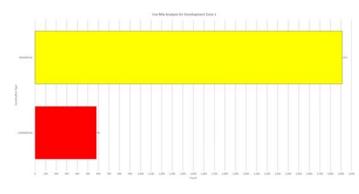
#### Approximate current land use mix:

- □ 16% non-residential uses
- 84% residential uses.

Approximate Zoning districts (excluding special districts)

- □ 30% non-residential zoning districts
- □ 70% residential zoning districts





# Comprehensive Plan Analysis

- Consistent with the 'Traditional Neighborhood' designation of the Future Land Use Map (FLUM).
- □ The request promotes or furthers the implementation of the following Comprehensive Plan recommendations:
  - LU1 Use place types and complete neighborhoods as building blocks
  - LU3 Encourage incremental evolution of neighborhoods
  - □ NH4 Build complete neighborhoods

\*Land Use & Growth Management (LU) and Neighborhoods (NH) Recommendations

#### **Environmental Assessment**

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 property as identified on the National Wetlands Inventory.

## Case #Z22-56 - "B-2" to "NBD"

#### View of the subject property looking north:



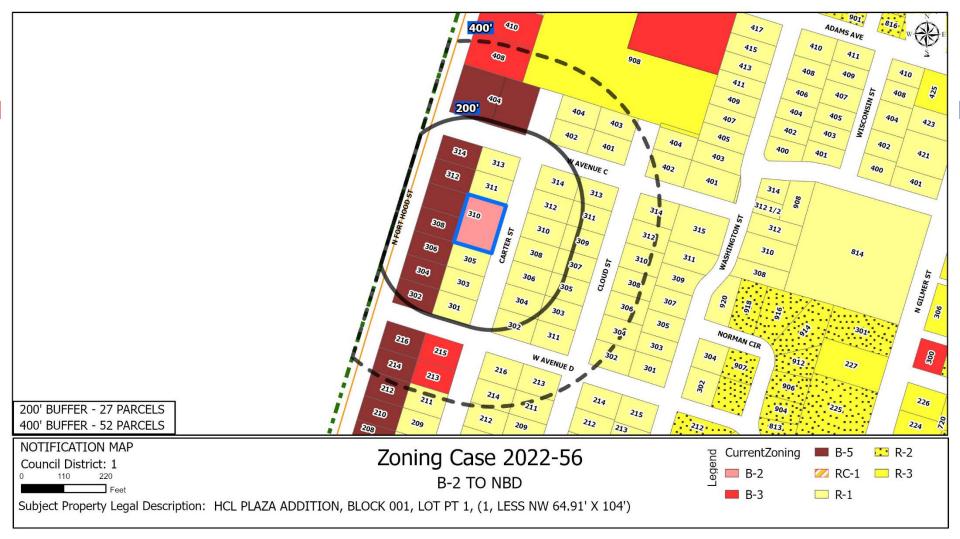
### Case #Z22-56 - "B-2" to "NBD"

View of the rear of the property looking west:



### **Public Notification**

- Staff notified fifty-one (51) surrounding property owners regarding this request.
- Of those notified, twenty-five (25) reside outside of the 200foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and eighteen (18) property owners reside outside of Killeen.
- □ To date, staff has received one (1) written response in support regarding this request.



## Alternatives

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

## Staff Recommendation

- Staff finds that the request is consistent with the policies and principles of the 2022 Comprehensive Plan as indicated in the Comprehensive Plan Analysis.
- Staff finds that the request is compatible with the existing land uses and prevailing community character. Further, staff finds that approval of this request would not negatively affect the surrounding community.
- Staff recommends approval of the applicant's zoning change request for "NBD" (Neighborhood Business District).

## Commission Recommendation

At their regular meeting on December 19, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 8 to 0.