



CASE #Z21-18: “B-5” TO “B-C-1”

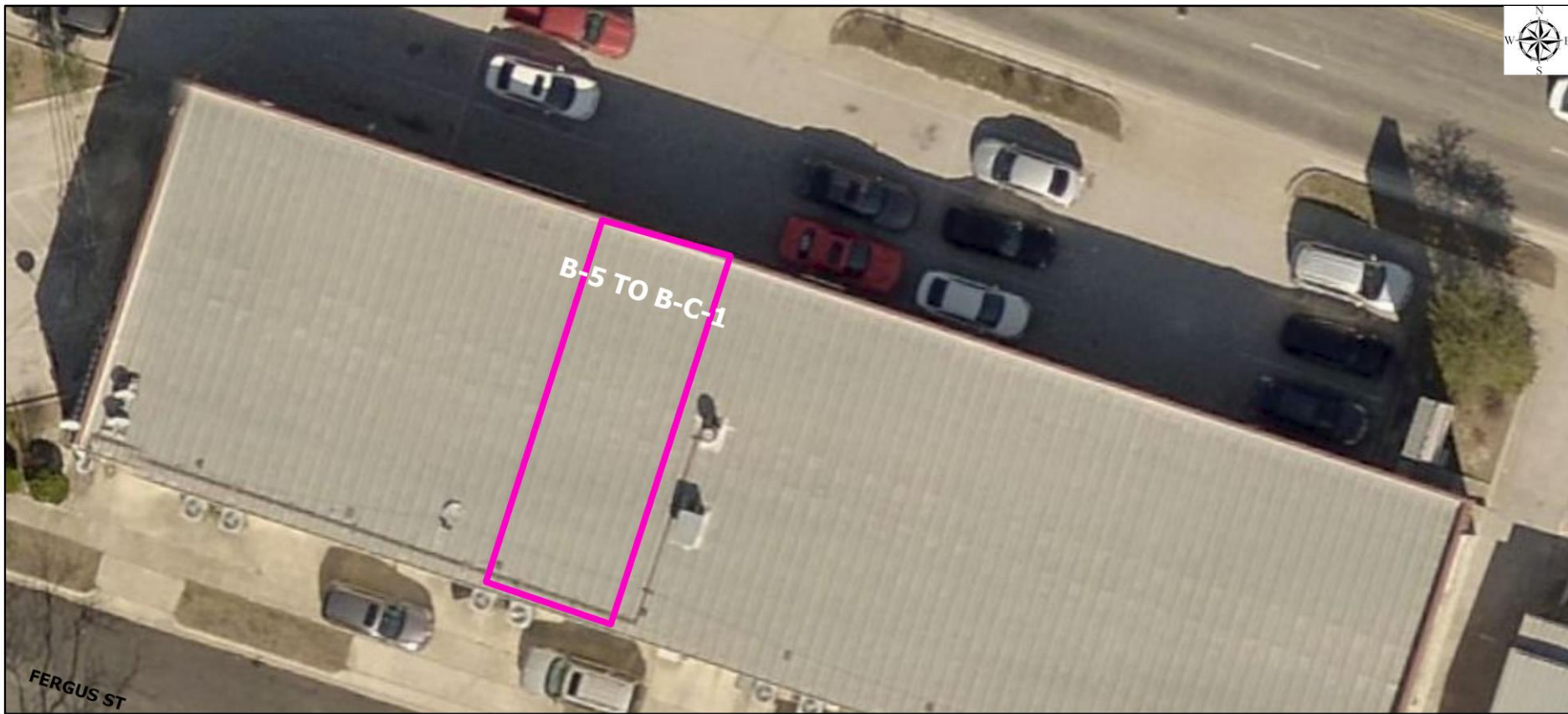
PH-21-039

August 3, 2021

Case #Z21-18 – “B-5” to “B-C-1”

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- ❑ **HOLD** a public hearing and consider a request submitted by Dong Kim, on behalf of Willie J & OK Roberts (**Case #Z21-18**) to rezone approximately 0.44 acre from “B-5” (Business District) to “B-C-1” (‘General Business and Alcohol Sales District), being out of the J W Norman Subdivision Amendment, Block 001, Lot 002a.
- ❑ The property is locally addressed as 810 West Rancier Avenue, Killeen, Texas.



Attachment #3

Council District: 1

1 inch = 25 feet

Subject Property Legal Description: 810 W RANCIER AVE SUITE 600

Zoning Map

Zoning Case 2021-18

Legend

 Citylimits

 Production.GISADMIN.ZoningCases2021
selection

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- ❑ If approved, the applicant intends to sell alcohol for on premise consumption.
- ❑ The requested “B-C-1” (General Business and Alcohol Sales District) zoning district allows for the on-premise consumption of alcohol without a Food and Beverage Certificate and shall follow the rules and regulations established under the Texas Alcoholic Beverage Code (TABC) and/or promulgated by the Texas Alcoholic Beverage Commission, as amended.

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Subject property looking south:



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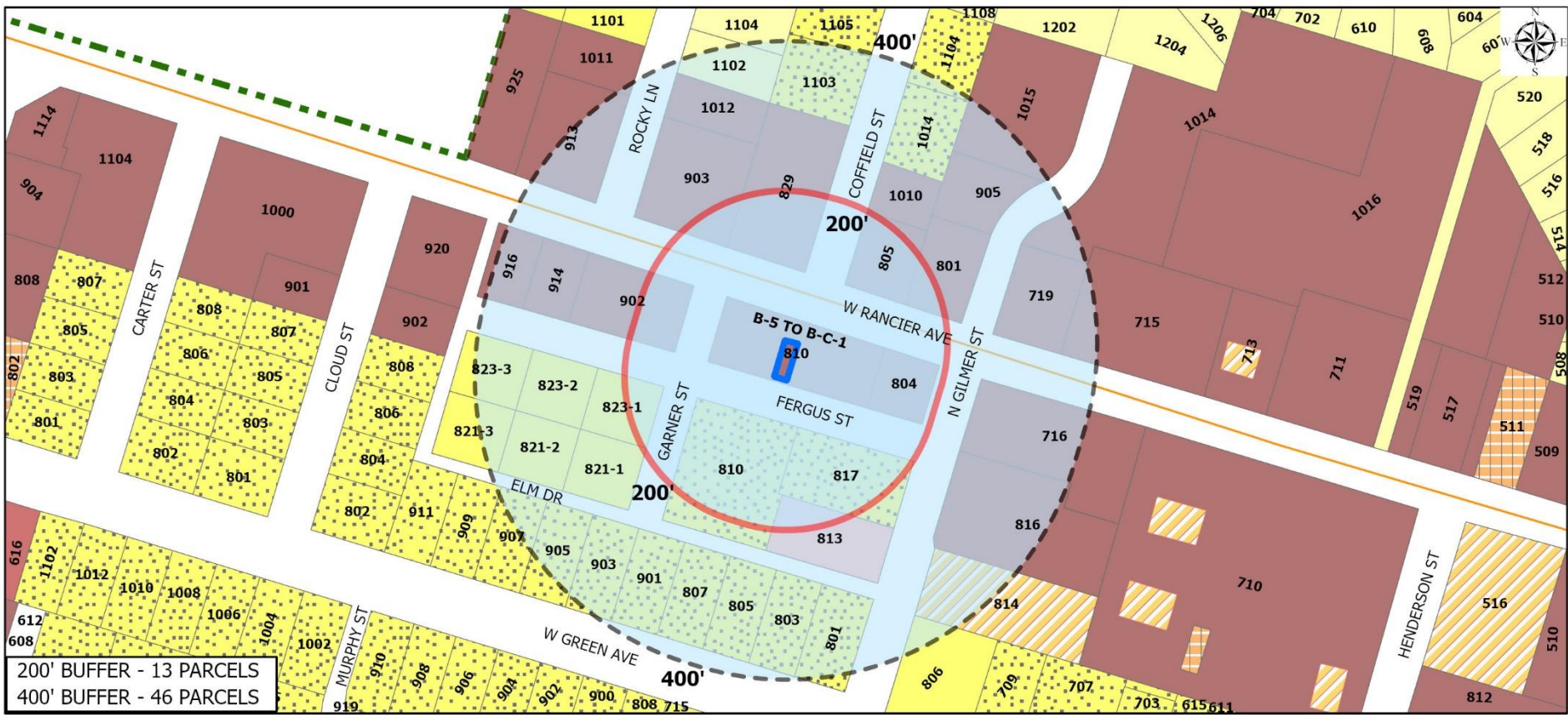
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- The ‘General Commercial’ (GC) future land use and character recommends the following development types:
 - ▣ Wide range of commercial, retail and service uses at varying scales and intensities depending on the site;
 - ▣ Office (both large and/or multi-story buildings and small-scale office uses depending on the site);
 - ▣ Public and institutional uses; and
 - ▣ Parks and public spaces.
- This request is consistent with the Future Land Use Map (FLUM) of the Comprehensive.

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- ❑ Staff notified forty-six (46) surrounding property owners regarding this request.
- ❑ Of those property owners notified, thirty-three (33) reside outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and thirteen (13) reside outside of Killeen.
- ❑ As of the date of this staff report, no written responses have been received regarding this request.



Attachment #1

Council District: 1

1 inch = 214 feet

Subject Property Legal Description: 810 W RANCIER AVE SUITE 600

Zoning Map

Zoning Case 2021-18

Legend

Current Zoning

- B-2
- B-4
- B-5

- RC-1
- B-C-1
- R-1
- R-2
- R-3

Alternatives

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- ❑ The City Council has two (2) alternatives:
 - ▣ Disapprove of the applicant's request; or
 - ▣ Approve the applicant's request.

Staff Recommendation

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- ❑ Staff recommends approval of the applicant's request.
- ❑ Staff finds that the request is consistent with the surrounding property uses and prevailing community character. Staff also finds that the request is consistent with the Future Land Use Map (FLUM) of the Comprehensive Plan.

Commission Recommendation

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- At their regular meeting on July 19, 2021, the Planning and Zoning Commission recommended approval of the request by a vote of 4 to 1, with Commissioner Sabree in opposition.