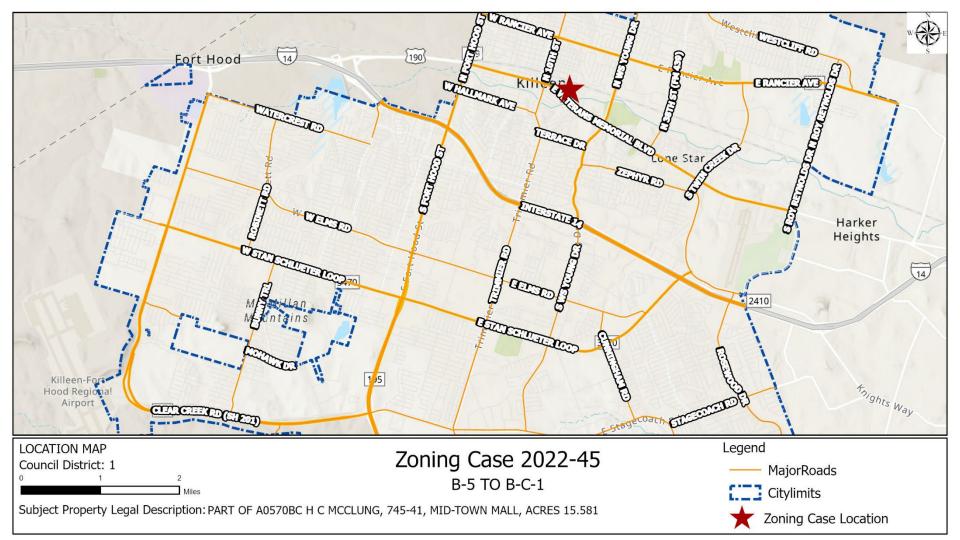
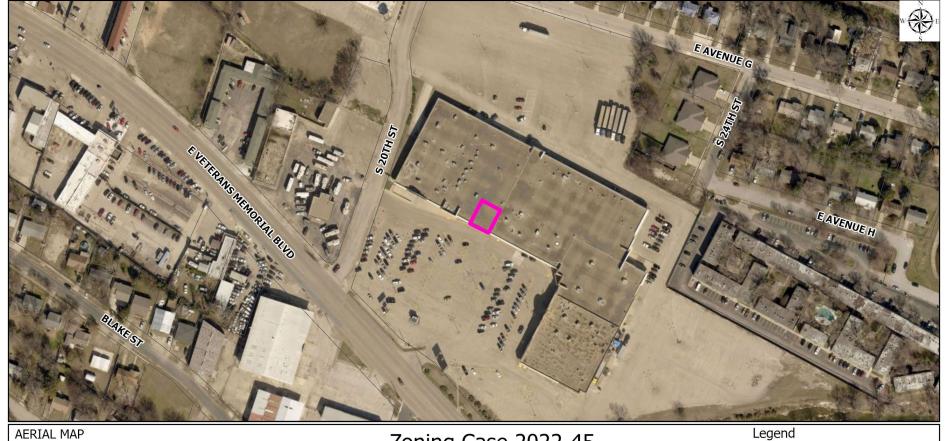
CASE #Z22-45: "B-5" TO "B-C-1"

November 1, 2022

- HOLD a public hearing and consider an ordinance requested by Ray Pratoff, on behalf of Tae Sa Gong Corporation (Case #**Z22-45**), to rezone approximately 2,700 sq. ft. being Suite 101A, out of Mid-Town Mall, Lot 1, Block 1, from "B-5" (Business District) to "B-C-1" (General Business and Alcohol Sales District).
- □ The property is locally addressed as 1001 E Veterans Memorial Boulevard, Suite 101A, Killeen, Texas.





AERIAL MAP
Council District: 1
0 100 200

Zoning Case 2022-45
B-5 TO B-C-1

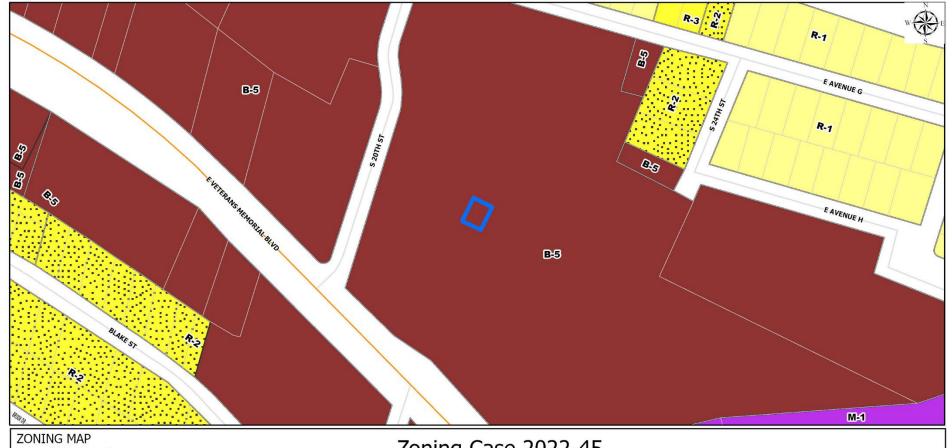
Citylimits



Subject Property Legal Description: PART OF A0570BC H C MCCLUNG, 745-41, MID-TOWN MALL, ACRES 15.581

5

□ The applicant intends to use the property as a hookah lounge with a bar for more entertainment for Killeen residents.



Council District: 1

0 100 200

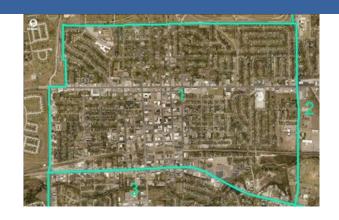
Feet

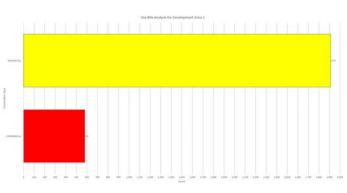
Zoning Case 2022-45 B-5 TO B-C-1

Subject Property Legal Description: PART OF A0570BC H C MCCLUNG, 745-41, MID-TOWN MALL, ACRES 15.581

## Comprehensive Plan Analysis – Neighborhood Analysis

- 'Infill & Enhance' Growth Sector
- North Killeen Revitalization Area
- Killeen Development Zone #1
- Approximately 5% non-residential uses and 95% residential uses of current land use mix
- Approximately 30% non-residential zoning districts and 70% residential zoning districts

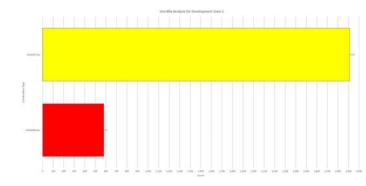




# Comprehensive Plan Analysis – Neighborhood Analysis

'Regional Commercial' promotes a use mix of up to 100% non-residential and 50% residential uses.





# Comprehensive Plan Analysis

- This request is consistent with the 'Regional Commercial' designation of the Future Land Use Map (FLUM).
- The request supports or furthers the implementation of the following Comprehensive Plan recommendations:
  - LU3 Encourage incremental evolution of neighborhoods
  - □ LU4 Prioritize infill and revitalization in North Killeen
  - **DT4** Embrace the small/incremental approach to add residential units and small commercial spaces
- \*Land Use & Growth Management (LU) and Downtown (DT) Recommendations

# Comprehensive Plan Analysis

- Downtown and its adjacent neighborhoods would benefit from infill and redevelopment with the emphasis on more residents and small businesses.
- This is an example of encouraging existing residents and a local entrepreneur to work together to rehab their buildings to gently nudge property values and revenues upward while cultivating local wealth at the same time.

#### **Environmental Assessment**

The property is within a FEMA regulatory Special Flood Hazard Area (SFHA). The property is adjacent to riverine habitat identified on the National Wetlands Inventory.



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



#### View of the property to the west:

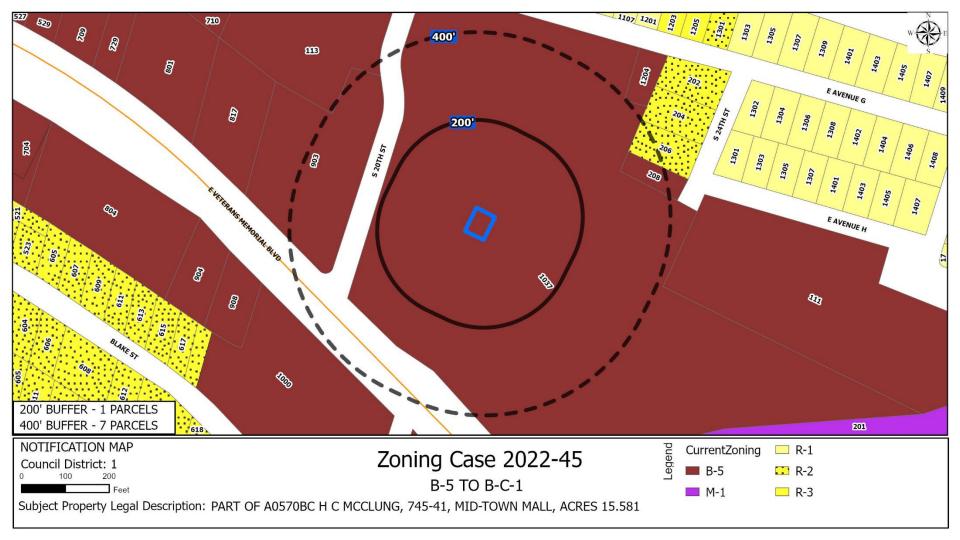


#### View of the property to the east:



# **Public Notification**

- □ Staff notified seven (7) surrounding property owners regarding this request.
- Of those notified, six (6) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and six (6) property owners reside outside of Killeen.
- □ To date, staff has received no written responses regarding this request.



## Staff Recommendation

Staff finds the request consistent with the policies and principles of the 2022 Comprehensive Plan as indicated in the Comprehensive Plan Analysis.

Staff recommends approval of the applicant's request for "B-C-1" (General Business and Alcohol Sales District).

# Commission Recommendation

At their regular meeting on October 3, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.