

MINUTES
PLANNING AND ZONING COMMISSION MEETING
November 20, 2023
CASE # Z23-26
“B-5” to “B-C-1”

HOLD a public hearing and consider a request submitted by Carolyn Brown, on behalf 501-503 Powell LLC (**Case #Z23-26**) to rezone part of Lots 1 and 3 and Lots 2 and 4, Block 36 out of Killeen Original from “B-5” (Business District) to “B-C-1 (General Business and Alcohol District) to allow on premise alcohol consumption. The property is locally addressed as 809 North Gray Street, Killeen, Texas.

Mr. Millard presented staff report for this item. Mr. Millard stated that if approved, the applicant intends to remodel the vacant HEB building into an event center and small commercial business spaces.

Mr. Millard stated that the property is currently zoned as “B-5” (Business District). In accordance with Killeen Code of Ordinances Sec. 31-336, on premise alcohol sale and consumption is not permitted. This request to rezone the property to a “B-C-1” will allow any uses permitted in a “B-5” district, with the exclusion of the sale of beer, wine, and/or any other alcoholic for off premise consumption will continue to be permitted by-right in the district, should this zoning be approved.

The request for “B-5” (Business District) is consistent with the ‘Urban Village’ land use designation. The ‘Urban Village’ (UV) place type include places that are auto-oriented, located near high-traffic intersections, such as regional businesses like retail, restaurants, gas stations, grocery stores, etc.

Mr. Millard stated that staff finds the request is consistent with the Killeen 2040 Comprehensive Plan, and with the character of the surrounding area, which consists of a mix of housing and commercial development types. Therefore, staff recommends approval of the request as presented.

Commissioner Gukeisen asked if the applicant intends to follow the recommendation from the Comprehensive Plan to divide the large commercial space into smaller spaces. Mr. Millard confirmed that the applicant does intend to follow this recommendation. He stated that the applicant intends to have an event center in approximately half of the commercial structure and the other half will be divided into smaller suites retail and/or restaurant spaces.

Ms. Carolyn Brown was present to represent the case.

Commissioner Gukeisen asked Ms. Brown for clarification of the intended use for the property. Ms. Brown confirmed that she intends to create suites for businesses to move into.

Commissioner Sabree asked how long it will take to renovate the commercial structure to be operational. Ms. Brown stated that the event center should be able to be open for business by January, but the suite side will be designed and renovated after the event center is functional.

Chairman Minor opened the hearing at 5:16 p.m.

With no one wishing to speak, the public hearing was closed at 5:16 p.m.

Commissioner Gukeisen moved to recommend approval of the request as presented by staff. Commissioner Ploeckelmann seconded, and the motion passed by a vote of 6 to 1 with Commissioners Sabree in opposition.

Commissioner Sabree stated she is unable to vote on cases that involve alcohol.