



CASE #Z25-35: “B-5” W/ “HOD”
TO “B-C-1” W/ “HOD”

PH-25-072

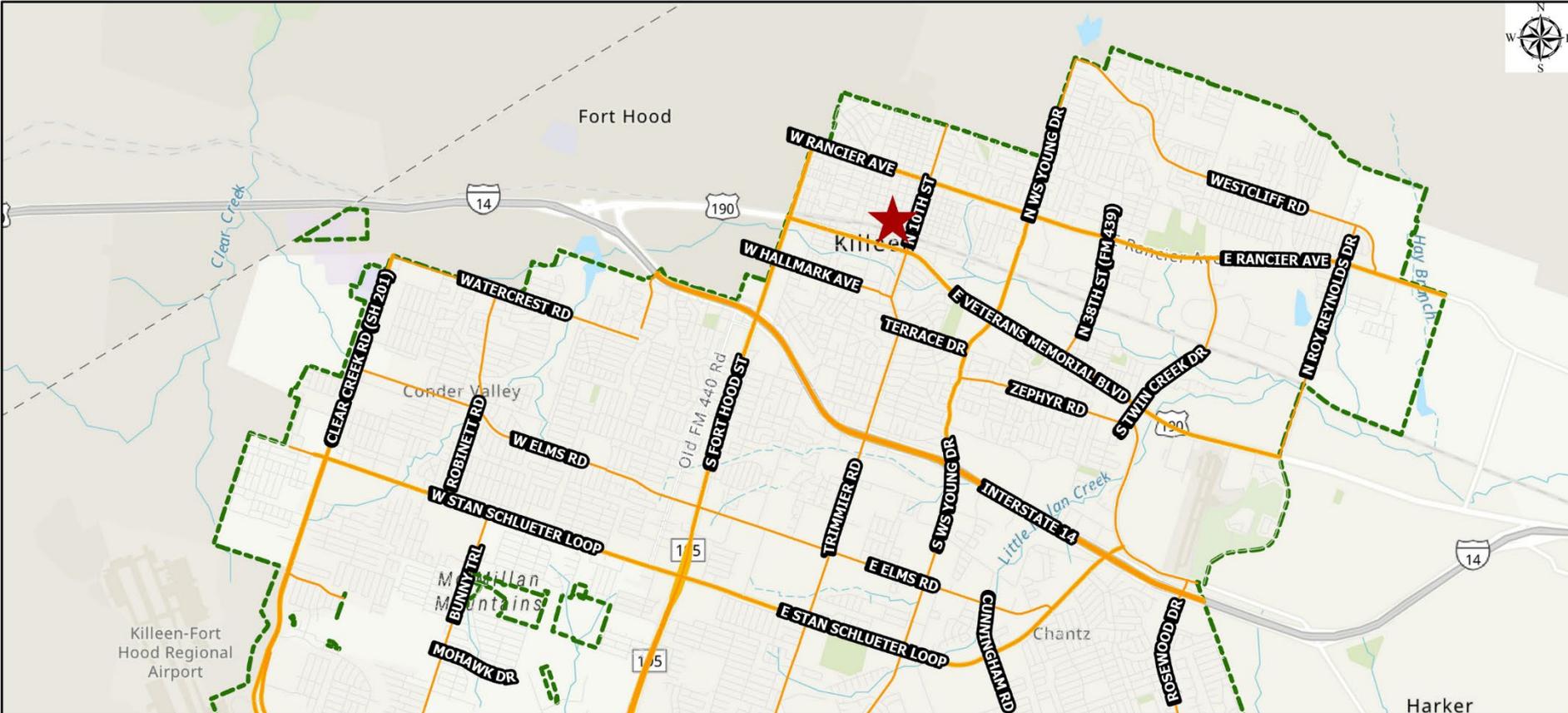
December 2, 2025

“B-5” w/ “HOD” to “B-C-1” w/ “HOD”

- Hold a public hearing and consider a request submitted by Cecilia Leon on behalf of Tong Min and Claudia Lizeth Kim (**Case# Z25-35**) to rezone part of Lot 1, Block 11 out of the Killeen Original Addition from “B-5” (Business District) with “HOD” (Historic Overlay District) to “B-C-1” (General Business and Alcohol Sales District) with “HOD” (Historic Overlay District). The subject property is locally addressed as 301 East Avenue D, Killeen, Texas.

“B-5” w/ “HOD” to “B-C-1” w/ “HOD”

- The subject property is located within the Historic Overlay District and therefore has a zoning overlay designation of “HOD” (Historic Overlay District).
- If approved, the applicant intends to operate a bar with a concept similar to a speakeasy at this location.



LOCATION MAP

Council District: 1



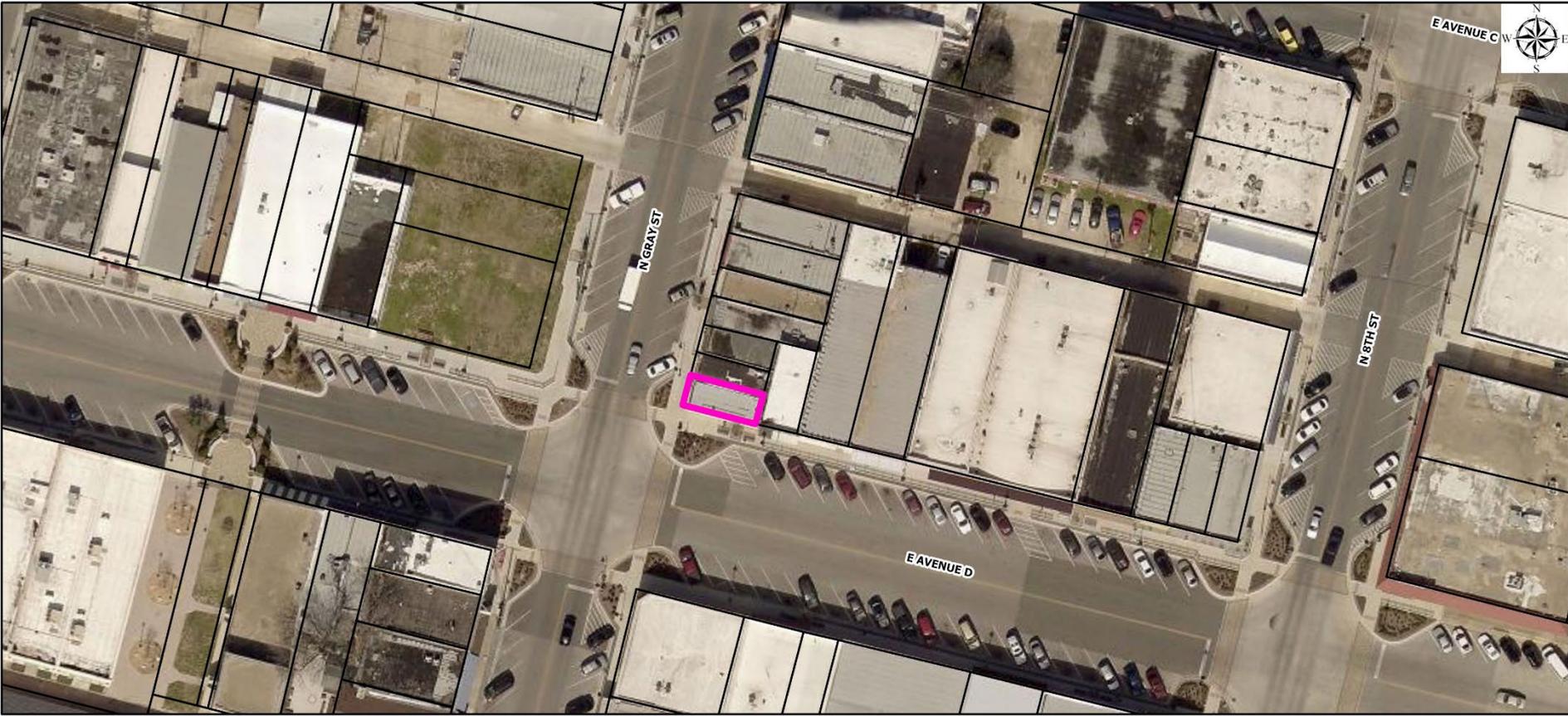
Zoning Case 2025-35

B-5 W/HOD TO B-C-1 W/HOD

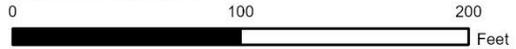
Legend

- Major Roads
- City Limit
- Zoning Case Location

Subject Property Legal Description: KILLEEN ORIGINAL, BLOCK 011, LOT PT 1, 2, (S 15' OF 1 & S 15' OF W 10' OF 2)



AERIAL MAP
Council District: 1



Zoning Case 2025-35

B-5 W/HOD TO B-C-1 W/HOD

Legend
 Zoning Case

Subject Property Legal Description: KILLEEN ORIGINAL, BLOCK 011, LOT PT 1, 2, (S 15' OF 1 & S 15' OF W 10' OF 2)

“B-5” w/ “HOD” to “B-C-1” w/ “HOD”

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View of the subject property facing east from N. Gray Street:



“B-5” w/ “HOD” to “B-C-1” w/ “HOD”

7

View from the subject property facing south on North Gray Street:



“B-5” w/ “HOD” to “B-C-1” w/ “HOD”

8

View of the adjacent property to the west:



“B-5” w/ “HOD” to “B-C-1” w/ “HOD”

9

View from the subject property facing north on North Gray Street:



Case #Z25-34 “PUD Amendment”

- The subject property is located within the ‘Infill Enhance’ area on the Growth Sector Map and designated as ‘Urban Village’ on the Future Land Use Map (FLUM) of the Comprehensive Plan.

Public Notification

- Staff notified the owners of sixty-nine (69) surrounding properties regarding this request.
- To date, staff has received no written responses regarding this request.



NOTIFICATION MAP

Council District: 1



Zoning Case 2025-35
B-5 W/HOD TO B-C-1 W/HOD

Legend	
	B-2
	B-5
	B-C-1
	R-3
	B-3
	RC-1
	R-1
	Zoning Case

Subject Property Legal Description: KILLEEN ORIGINAL, BLOCK 011, LOT PT 1, 2, (S 15' OF 1 & S 15' OF W 10' OF 2)

Recommendation

- Staff finds that the applicant's request will have no negative impacts on the surrounding properties.
- Therefore, staff recommends approval of the applicant's request to change the underlying zoning of the subject property from "B-5" (Business District) to "B-C-1" (General Business and Alcohol Sales District) as presented.

Commission Recommendation

- At their regular meeting on October 27, 2025, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 4 to 1.
- Commissioner Sabree voted in opposition, stating she does not support the sale of alcohol.