



## STAFF REPORT

**DATE:** January 4, 2022

**TO:** Kent Cagle, City Manager

**FROM:** Wallis Meshier, Director of Planning

**SUBJECT:** Ordinance amending Chapter 31 - Zoning to allow bars and taverns by-right within the Historic Overlay District (HOD)

### **BACKGROUND AND FINDINGS:**

The Historic District Overlay (HOD) is currently zoned "B-5" (Business District), which does not allow bars and taverns by-right. If approved, the proposed ordinance would change the underlying zoning of the HOD from "B-5" (Business District) to "B-C-1" (General Business and Alcohol Sales District) in order to allow bars and taverns by-right in Downtown Killeen.

Staff finds that allowing bars and taverns by-right in the HOD will help to revitalize Downtown by attracting people and cultivating a sense of vibrancy for the area.

As proposed, the ordinance also includes language that would allow bars and taverns within 300 feet of a church or school within the HOD. Presently, there are at least fifteen (15) churches within the HOD. Therefore, there are few, if any, buildings that are more than three hundred (300) feet from a church. Dispensing with the 300-foot rule for churches and schools is necessary in order to allow bars and taverns to locate Downtown.

### **THE ALTERNATIVES CONSIDERED:**

The City Council has two (2) alternatives. The Council may:

- Disapprove the proposed ordinance; or
- Approve the ordinance as presented.

### **Which alternative is recommended? Why?**

Staff recommends that the City Council approve the ordinance as presented. If approved, the proposed ordinance will help to revitalize Downtown by attracting people and cultivating a sense of vibrancy for the area.

### **CONFORMITY TO CITY POLICY:**

This item conforms to the City's policy and procedures as detailed in Chapter 31 of the City of Killeen Code of Ordinances.

**FINANCIAL IMPACT:****What is the amount of the expenditure in the current fiscal year? For future years?**

Adoption of the proposed ordinance does not involve the expenditure of City funds. However, allowing bars and taverns by-right in Downtown Killeen is expected to have a positive impact on the local economy over the long-term.

**Is this a one-time or recurring expenditure?**

This is not applicable.

**Is this expenditure budgeted?**

This is not applicable.

**If not, where will the money come from?**

This is not applicable.

**Is there a sufficient amount in the budgeted line-item for this expenditure?**

This is not applicable.

**RECOMMENDATION:**

At their regular meeting on December 6, 2021, the Planning and Zoning Commission recommended approval of the proposed ordinance by a vote of 6 to 0.

**DEPARTMENTAL CLEARANCES:**

This item has been reviewed by the Planning and Legal staff.

**ATTACHED SUPPORTING DOCUMENTS:**

Ordinance  
Minutes  
Map of Churches within the HOD