



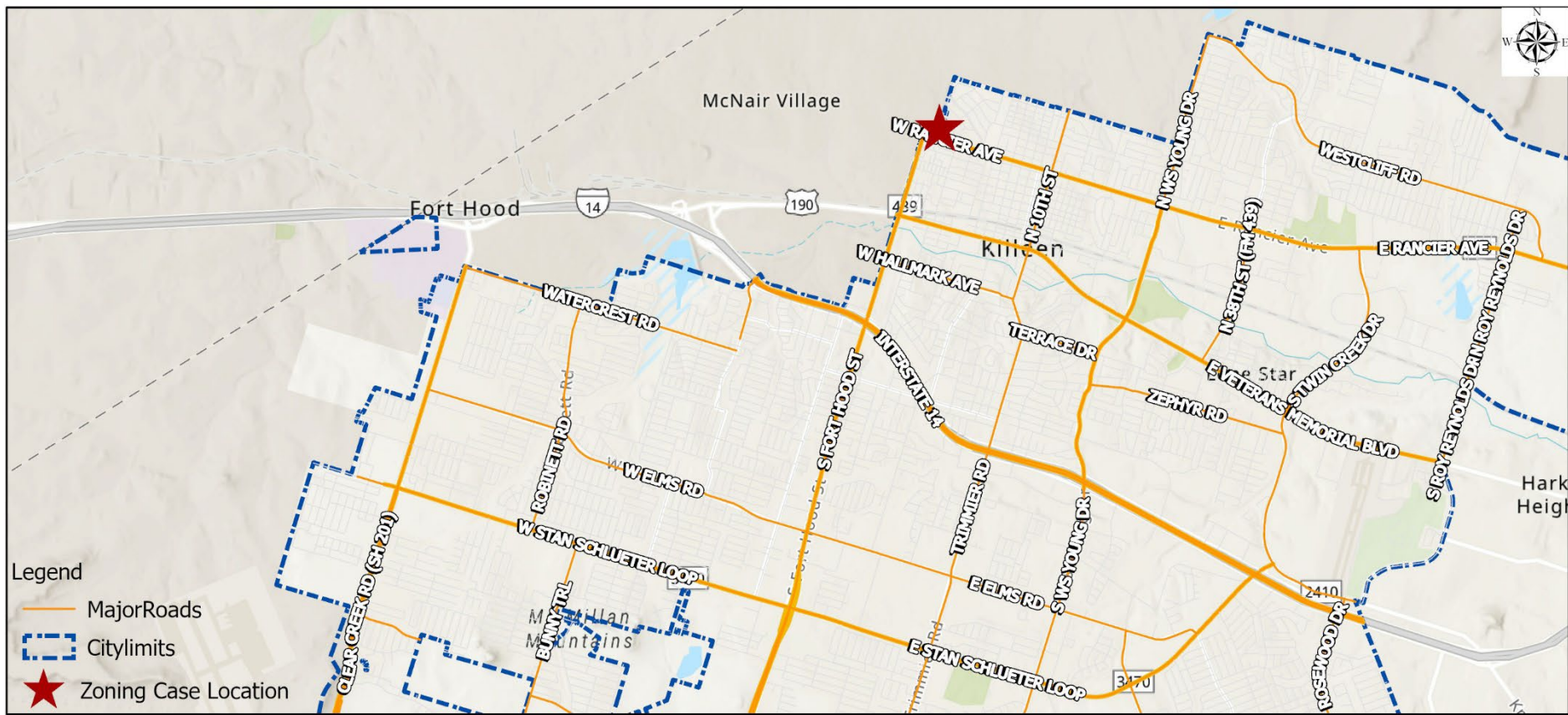
CASE #Z22-19: “B-5” TO “B-C-1”

PH-22-037

May 17, 2022

Case #Z22-19: “B-5” to “B-C-1”

- ❑ **HOLD** a public hearing and consider an ordinance requested by Donald Ray Myers on behalf of James Myers (**Case #Z22-19**) to rezone approximately 0.443 acres out of the Ernest Bridges Replat 3, Block 002, Lot 002, from “B-5” (Business District) to “B-C-1” (General Business and Alcohol Sales District).
- ❑ The property is addressed as 903 W. Rancier Avenue, Killeen, Texas.



LOCATION MAP

Council District: 1

Zoning Case 2022-19

B-5 TO B-C-1

Subject Property Legal Description: ERNEST BRIDGES REPLAT # 3, BLOCK 002, LOT 002A, ACRES .443



AERIAL MAP

Council District: 1



Subject Property Legal Description: ERNEST BRIDGES REPLAT # 3, BLOCK 002, LOT 002A, ACRES .443

Zoning Case 2022-19

B-5 TO B-C-1

Legend

 Citylimits

 Zoning Case 2022

Case #Z22-19: “B-5” to “B-C-1”

5

- The “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.
- If approved, the applicant intends to continue using the property as a daquiri shop.

Case #Z22-19: “B-5” to “B-C-1”

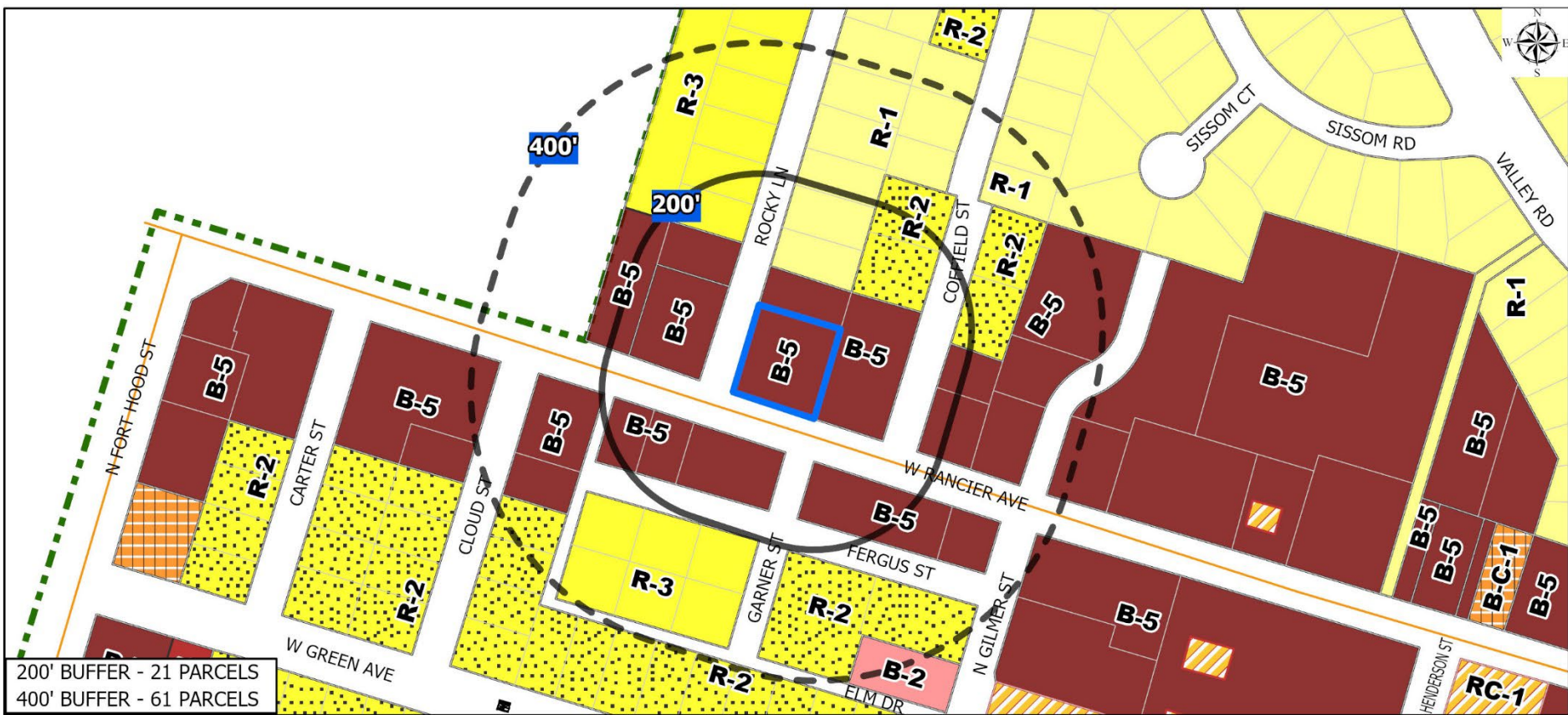
6

- The subject property is designated as ‘General Commercial’ (GC) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The request is consistent with the Future Land Use Map (FLUM) of the Comprehensive Plan.

Case #Z22-19: “B-5” to “B-C-1”

7

- The property is not within a FEMA regulatory Special Flood Hazard Area (SFHA). There are no other known wetland areas on or adjacent to the property as identified on the National Wetlands Inventory.



ZONING MAP
Council District: 1
0 150 300
Feet

Zoning Case 2022-19

B-5 to B-C-1

Subject Property Legal Description: ERNEST BRIDGES REPLAT # 3, BLOCK 002, LOT 002A, ACRES .443

Case #Z22-19: “B-5” to “B-C-1”

9

View of the subject property looking north (from W. Rancier Ave):



Case #Z22-19: “B-5” to “B-C-1”

10

View of the adjacent property to the south (across W. Rancier Ave), zoned “B-5”:



Case #Z22-19: “B-5” to “B-C-1”

11

View of the adjacent property to the west (across Rocky Ln.), zoned “B-5”:



Case #Z22-19: “B-5” to “B-C-1”

12

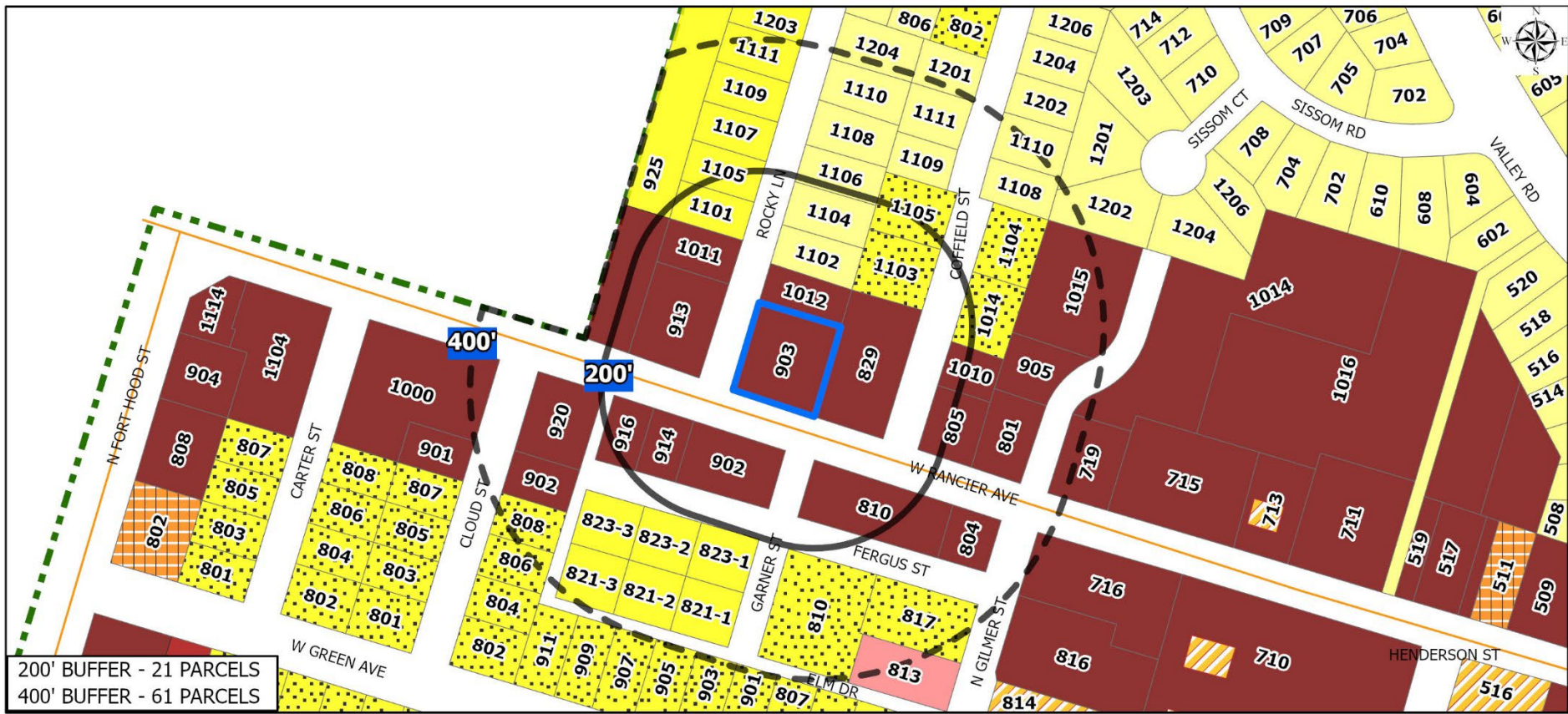
View of the adjacent property to the north, zoned “B-5”:



Public Notification

13

- ❑ Staff notified sixty-one (61) surrounding property owners regarding this request.
- ❑ Of those notified, forty (40) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and twenty-one (21) property owners reside outside of Killeen.
- ❑ To date, staff has received one (1) written response in support of this request.



NOTIFICATION MAP

Council District: 1



Subject Property Legal Description: ERNEST BRIDGES REPLAT # 3, BLOCK 002, LOT 002A, ACRES .443

Zoning Case 2022-19 B-5 TO B-C-1

Legend

Current Zoning

B-2

B-4

B-5

RC-1

B-C-1

R-1

R-2

R-3

Alternatives

15

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

Staff Findings

16

- On August 10, 2021, the City Council disapproved a similar rezoning request for “B-C-1” zoning (Case #Z21-18) for a proposed daiquiri shop located across the street from the subject property (810 W. Rancier).
- Based on City Council’s previous action, staff recommends disapproval of the applicant’s request to rezone the property from “B-5” (Business District) to “B-C-1” (General Business and Alcohol Sales District).

Commission Recommendation

17

- At their regular meeting on April 18, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 5 to 1 with Commissioner Sabree in opposition.
- Commissioner Sabree did not provide a reason for her opposition.