



ZONING CASE #Z19-23: “B-5” TO “B-C-1”

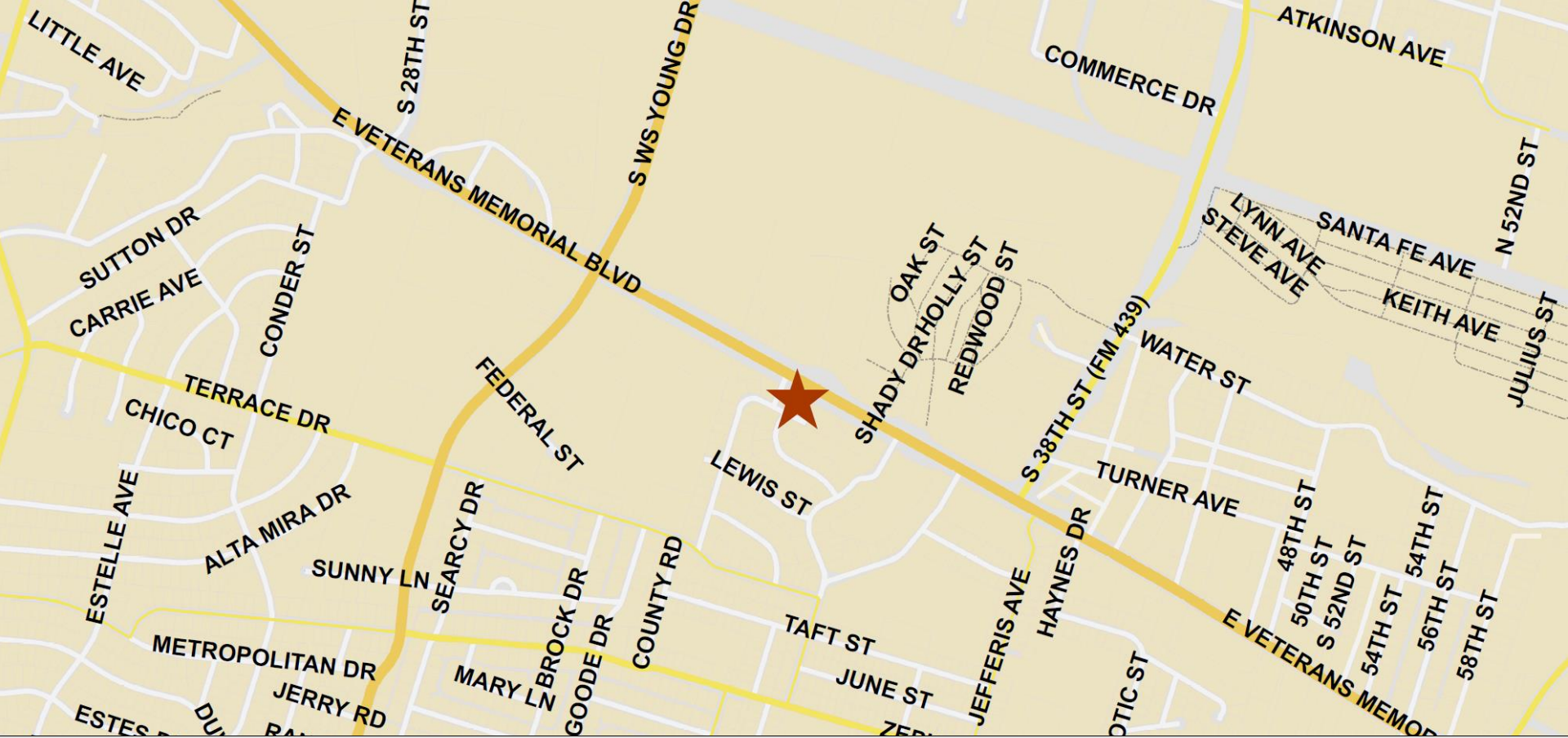
PH-19-038

January 5, 2021

Case #Z19-23: “B-5” to “B-C-1”

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- ❑ **HOLD** a public hearing and consider a request submitted by Robert Craig on behalf of ECU Inc. (Case #Z19-23) to rezone Lots 10 and 11, Block 2, Marlboro Heights Replat, from “B-5” (Business District) to “B-C-1” (General Business and Alcohol Sales District).
- ❑ The property is addressed as 2704 E. Veterans Memorial Blvd., Killeen, Texas.



Zoning Location Map

Case: Z2019-23

Council District: 2

FROM: B-5 TO B-C-1

1 inch = 1,042 feet

Subject Property Legal Description: MARLBORO HEIGHTS REPLAT (L2-9 B 3, L 9-20 B 2, L 1-8 B 8), BLOCK 002, LOT 10, 11

LOCATION MAP



Zoning Case Location



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- This request was originally submitted by Robert Craig on August 13, 2019.
- The request was recommended for approval by the Planning and Zoning Commission on September 16, 2019.
- The request was subsequently tabled by the City Council, per the applicant's request, on October 8, 2019.

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- ❑ The purpose of the request is to allow the business owner to sell alcohol for on-premise consumption.
- ❑ The property is designated as ‘General Commercial’ (GC) on the City’s Future Land Use Map (FLUM).
- ❑ The ‘General Commercial’ designation encourages a wide range of commercial retail and service uses, at varying scales and intensities depending on the site.
- ❑ The applicant’s request is consistent with the FLUM.

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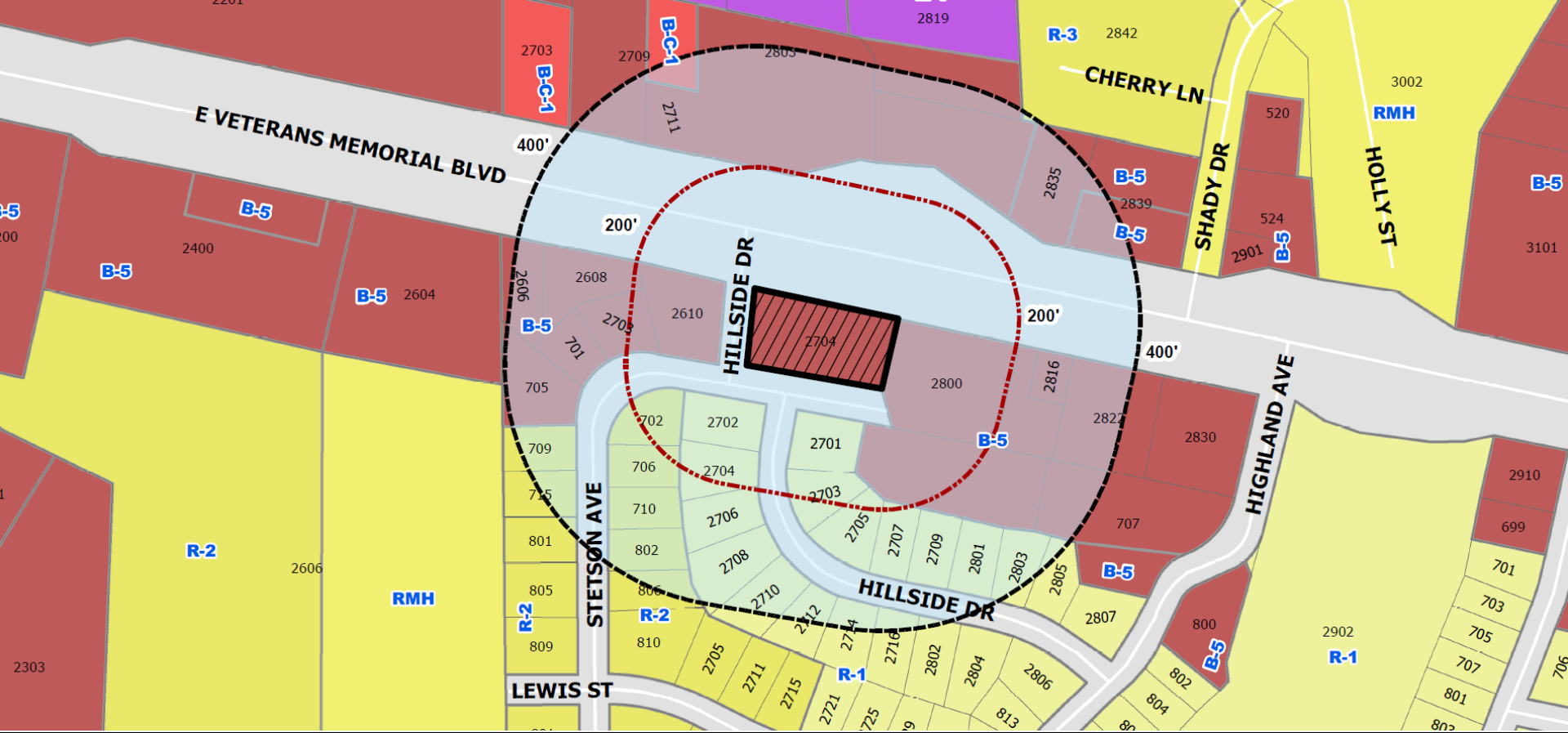
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- Staff has received no written responses in support or opposition to the request since the postcards were sent out.

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- Zoning notices were originally sent out regarding this request on September 4, 2019. Staff received one (1) written response in support and fourteen (14) written responses in opposition to the request have been received.
- Of those responses in opposition, only two (2) are from property owners within the 200 ft. notification boundary.
- Staff re-notified thirty-five (35) surrounding property owners within the four hundred-foot (400') notification boundary via postcard on December 9, 2020.



Zoning Notification Plan

Case: Z2019-23

Council District: 2

FROM: B-5 TO B-C-1

1 inch = 250 feet

Subject Property Legal Description: MARLBORO HEIGHTS REPLAT (L2-9 B 3, L 9-20 B 2, L 1-8 B 8), BLOCK 002, LOT 10, 11

ZONING CHANGE MAP

Legend



ZONING CASE LOCATION



Z19_23_200



NOTIFICATION AREA







Alternatives

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

Staff Recommendation

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- Staff recommends approval of the applicant's zoning request.
- Staff finds that the applicant's zoning request is typical of similar establishments along Veteran's Memorial Blvd.

Planning and Zoning Recommendation

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- At their meeting on September 16, 2019, the Planning and Zoning Commission recommended approval of the applicants request by a vote of 3 to 2, with Commissioners Gukeisen and O'Brien in opposition.