



CASE #Z21-10: “B-5” TO “B-C-1”

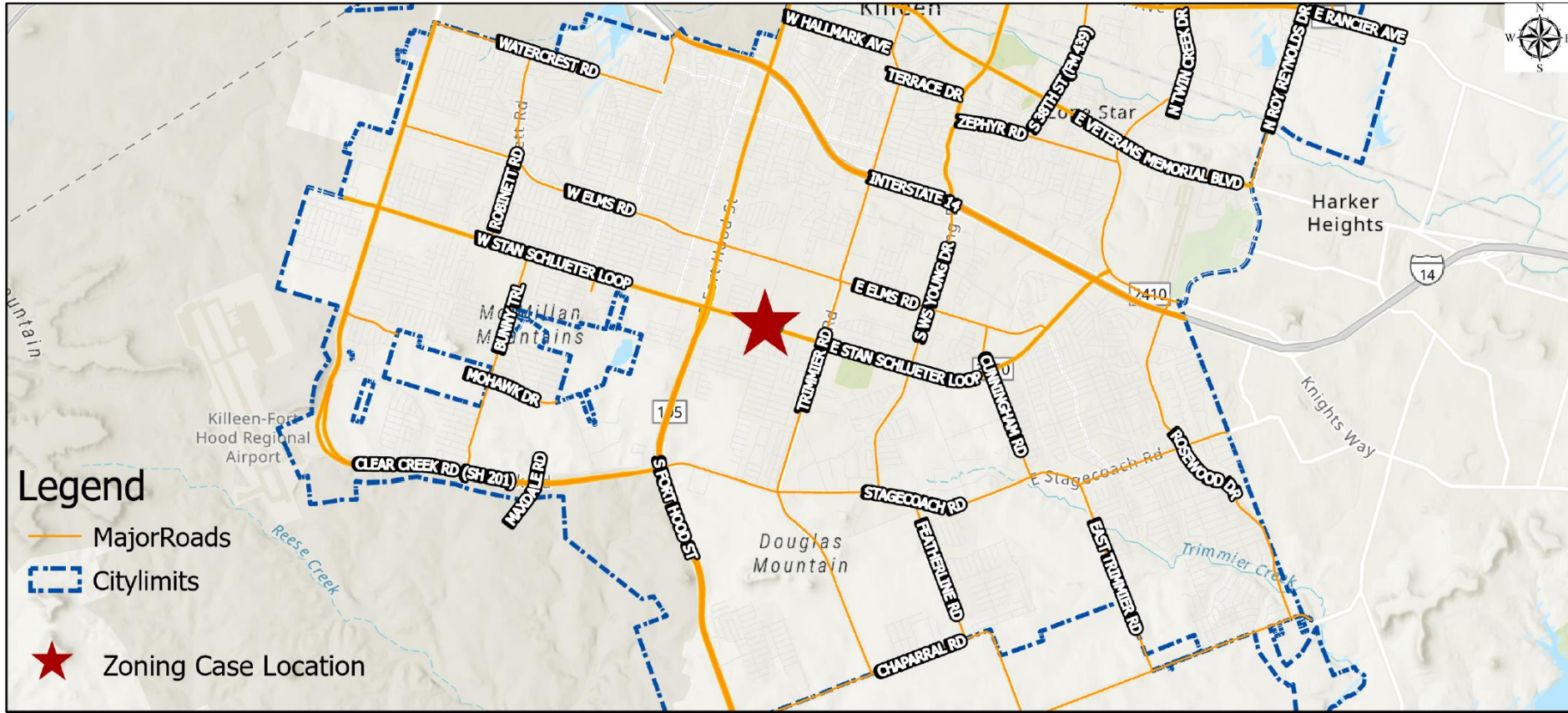
PH-21-028

June 15, 2021

# Case #Z21-10 – “B-5” to “B-C-1”

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- ❑ **HOLD** a public hearing and consider a request submitted by Ray Pratoff on behalf of Yong Ballheimer (**Case #Z21-10**) to rezone a portion of Block 1, Lot 2, La Mer Addition Phase Two, from “B-5” (Business District) to “B-C-1” (General Business and Alcohol Sales District). The property is addressed as 403 East Stan Schlueter Loop, Suite 301, Killeen, Texas.



Attachment #1

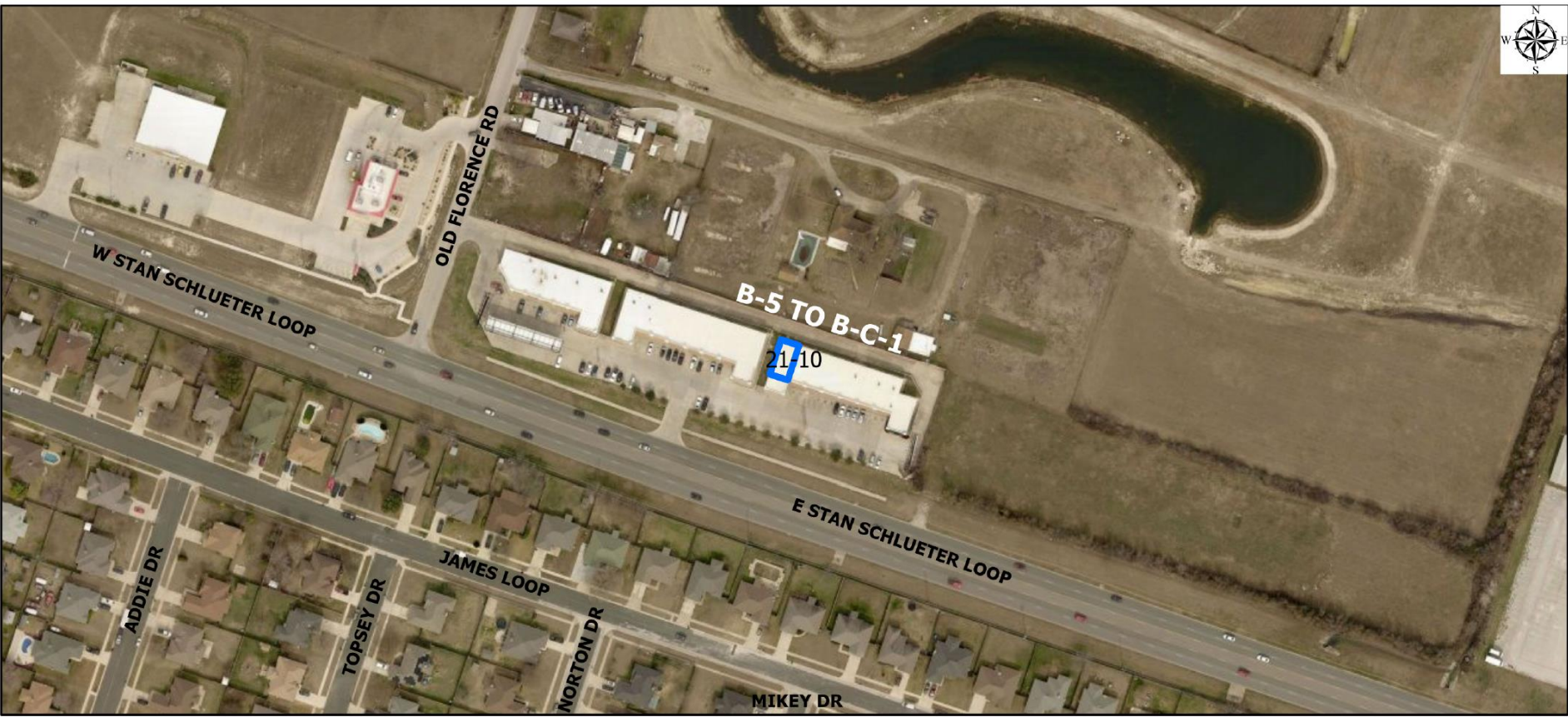
Council District: 3

1 inch = 7,674 feet

Subject Property Legal Description: 403 E STAN SCHLUETER LOOP STE 301

Zoning Map

## Zoning Case 2021-10



Attachment #3  
Council District: 3  
1 inch = 257 feet  
Subject Property Legal Description: 403 E STAN SCHLUETER LOOP STE 301

Zoning Map  
**Zoning Case 2021-10**

**Legend**

-  Citylimits
-  Production.GISADMIN.ZoningCases2021 selection

# Case #Z21-10 – “B-5” to “B-C-1”

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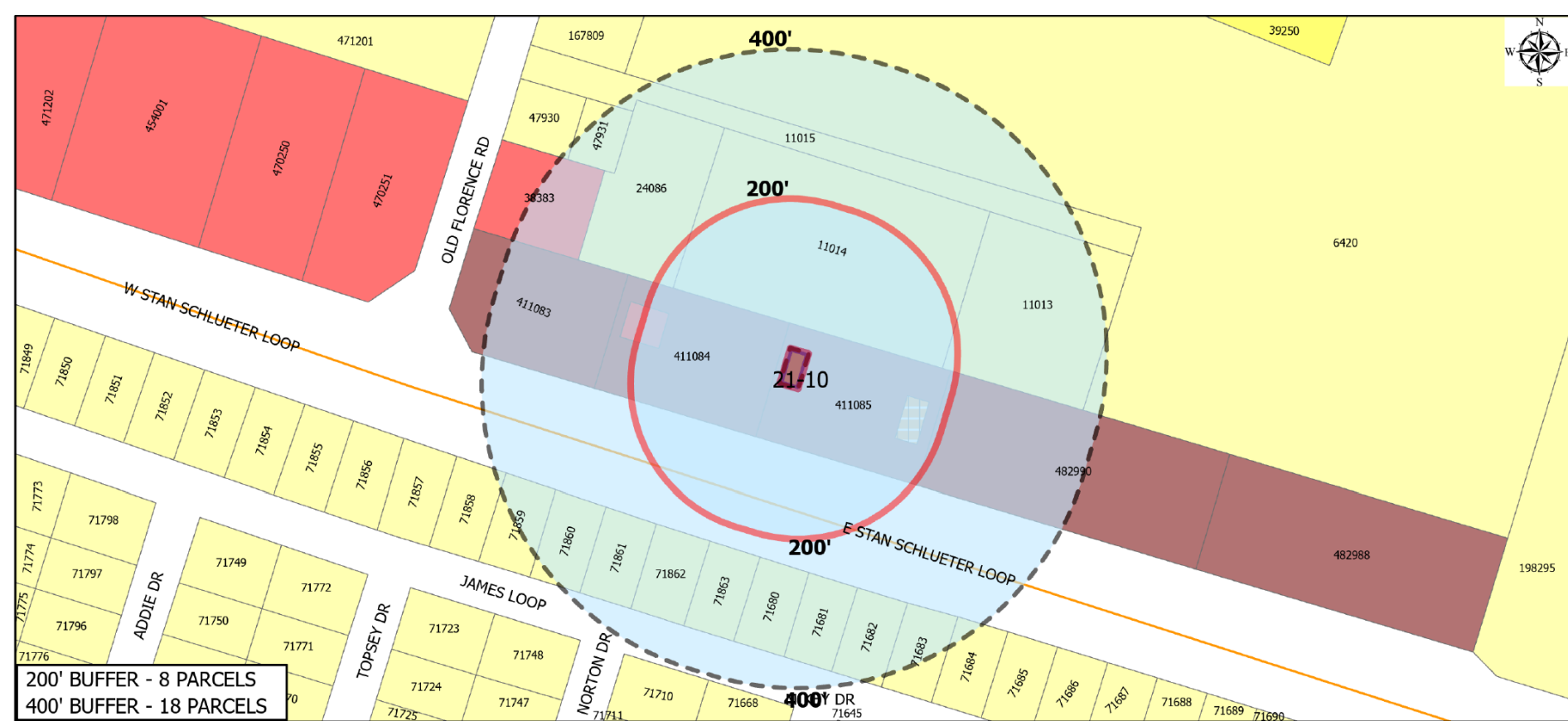
- ❑ If approved, the applicant intends to sell alcohol at this location in conjunction with a hookah bar.



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- ❑ Uses permitted in the “B-C-1” (General Business and Alcohol Sales) district include:
  - ❑ Business establishments dispensing alcoholic beverages in accordance with TABC regulations, provided they are not located within three hundred (300) feet of a church, public or private school, or public or private hospital; and
  - ❑ Any uses permitted in the “B-5” district.



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- ❑ Staff notified twenty-four (24) surrounding property owners within 400 feet this request.
- ❑ To date, staff has received one (1) written response in opposition to the request.



# 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 request.

# Recommendations

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- ❑ Staff recommends approval of the applicant's zoning request.
- ❑ At their meeting on June 8, 2021, the Planning & Zoning Commission recommended approval of the applicant's request by a vote of 5 to 0.