



CASE #Z21-16: “B-5” TO “B-C-1”

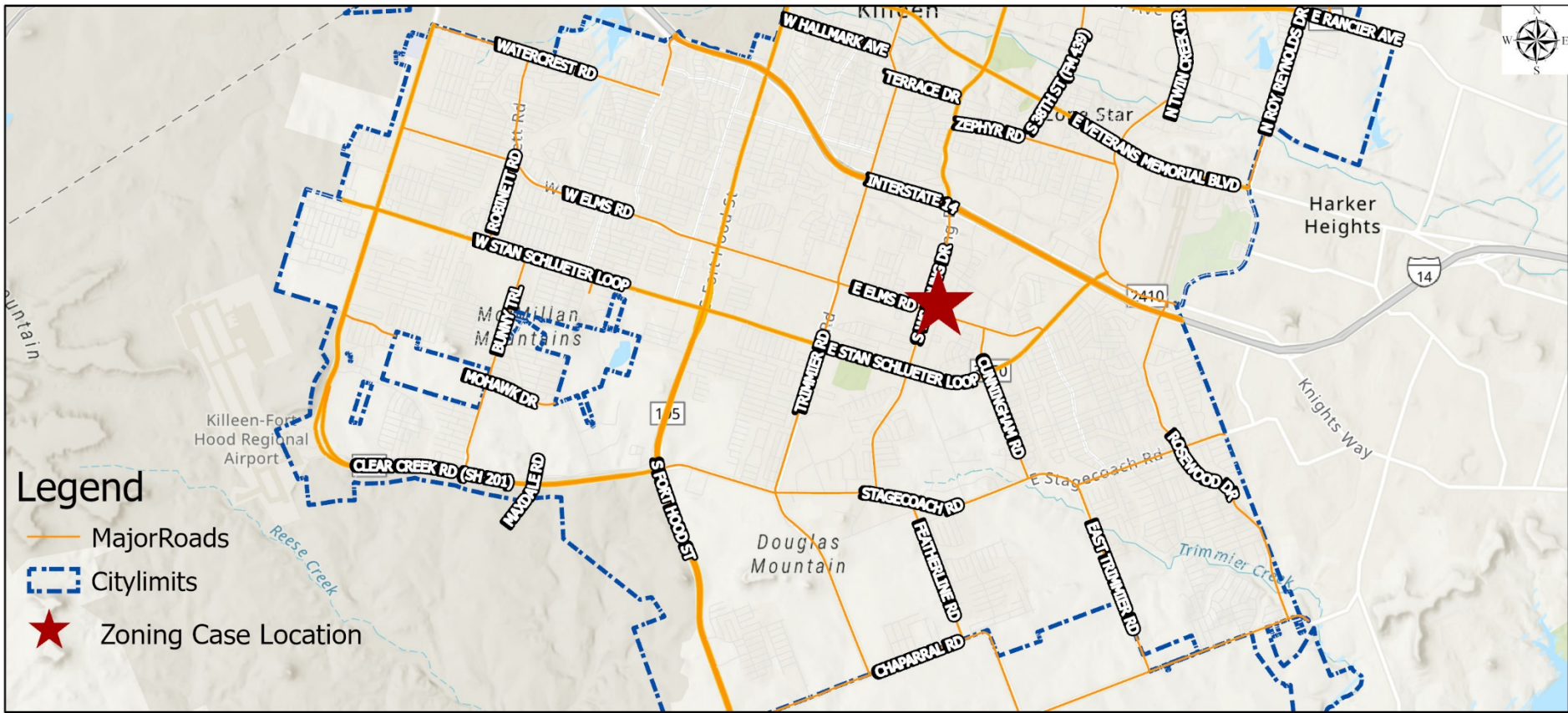
PH-21-034

July 6, 2021

# Case #Z21-16: “B-5” to “B-C-1”

2

- ❑ **HOLD** a public hearing and consider a request submitted by Quintero Engineering LLC on behalf of E. Construction, LLC (**Case #Z21-16**) to rezone approximately 1.50 acres from “B-5” (Business District) to “B-C-1” (General Business and Alcohol Sales District), being Lot 1, in Block 1 of the Faucett Commercial Subdivision.
- ❑ The property is locally addressed as 3700 South W.S. Young Drive, Killeen, Texas.



Attachment #1

Council District: 2

1 inch = 7,674 feet

Subject Property Legal Description: FAUCETT COMMERCIAL SUBDIVISION NO 1, BLOCK 001, LOT 0001

Zoning Map

## Zoning Case 2021-16



Attachment #3

Council District: 2

1 inch = 97 feet

Subject Property Legal Description: FAUCETT COMMERCIAL SUBDIVISION NO 1, BLOCK 001, LOT 0001

Zoning Map

## Zoning Case 2021-16

### Legend

 Citylimits

 Production.GISADMIN.ZoningCases2021  
selection

# Case #Z21-16: “B-5” to “B-C-1”

5

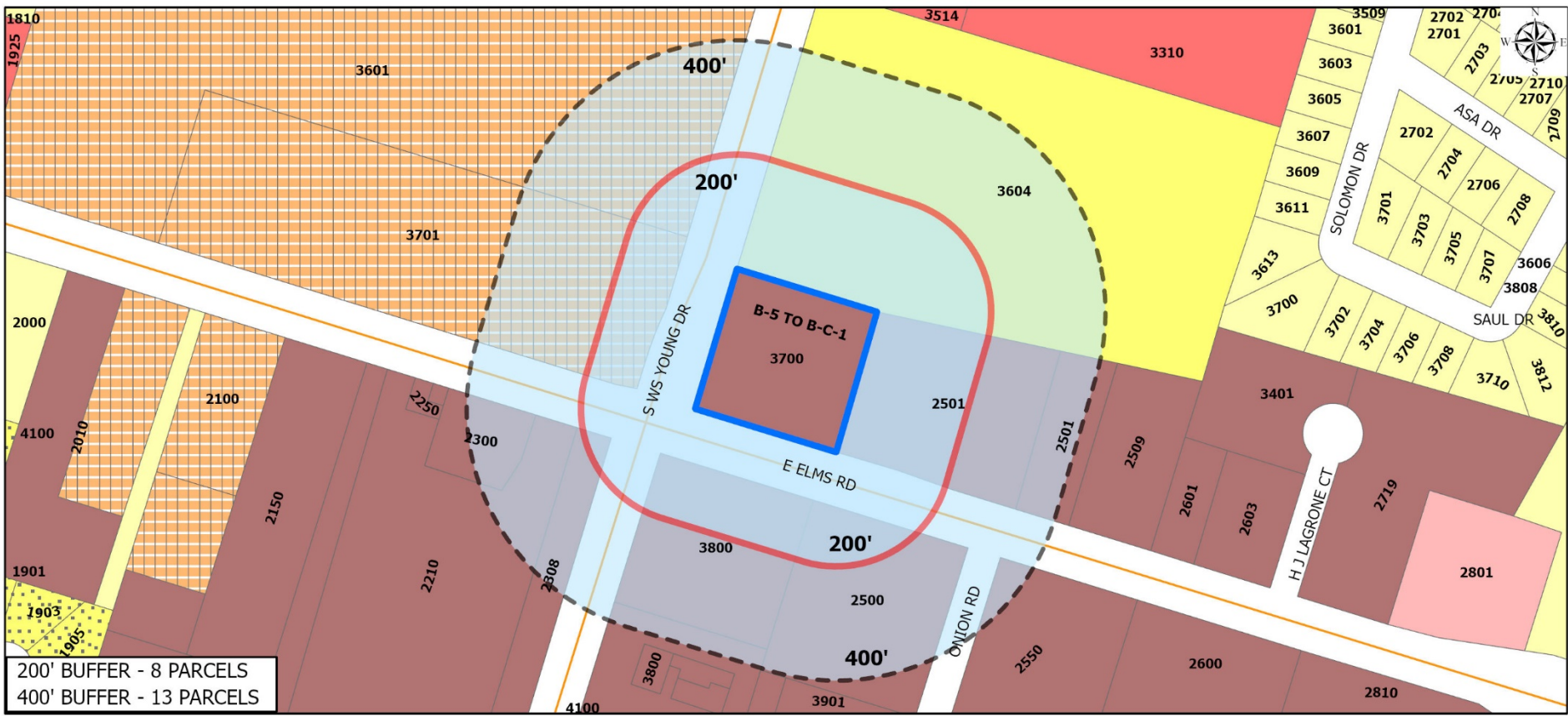
- The requested “B-C-1” (General Business and Alcohol Sales District) zoning district allows for the on-premise consumption of alcohol without a Food and Beverage Certificate and shall follow the rules and regulations established under the Texas Alcoholic Beverage Code (TABC) and/or promulgated by the Texas Alcoholic Beverage Commission, as amended.

# Case #Z21-16: “B-5” to “B-C-1”

6

- If approved, the applicant intends to lease the property to one or more commercial businesses providing for the on-site consumption of alcoholic beverages.





# Zoning Case 2021-16

Current Zoning		
B-2	B-3	B-5
R-1	R-2	R-3

# Case #Z21-16: “B-5” to “B-C-1”

8

- Staff notified thirteen (13) surrounding property owners regarding this request.
- As of the date of this report, two responses have been received in favor of the request.



# Alternatives

9

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

# Recommendations

10

- ❑ Staff recommends approval of the applicant's request.
- ❑ At their meeting on June 21, 2021, the Planning & Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.