



ZONING CASE #Z21-25:  
“RC-1” TO “B-C-1”

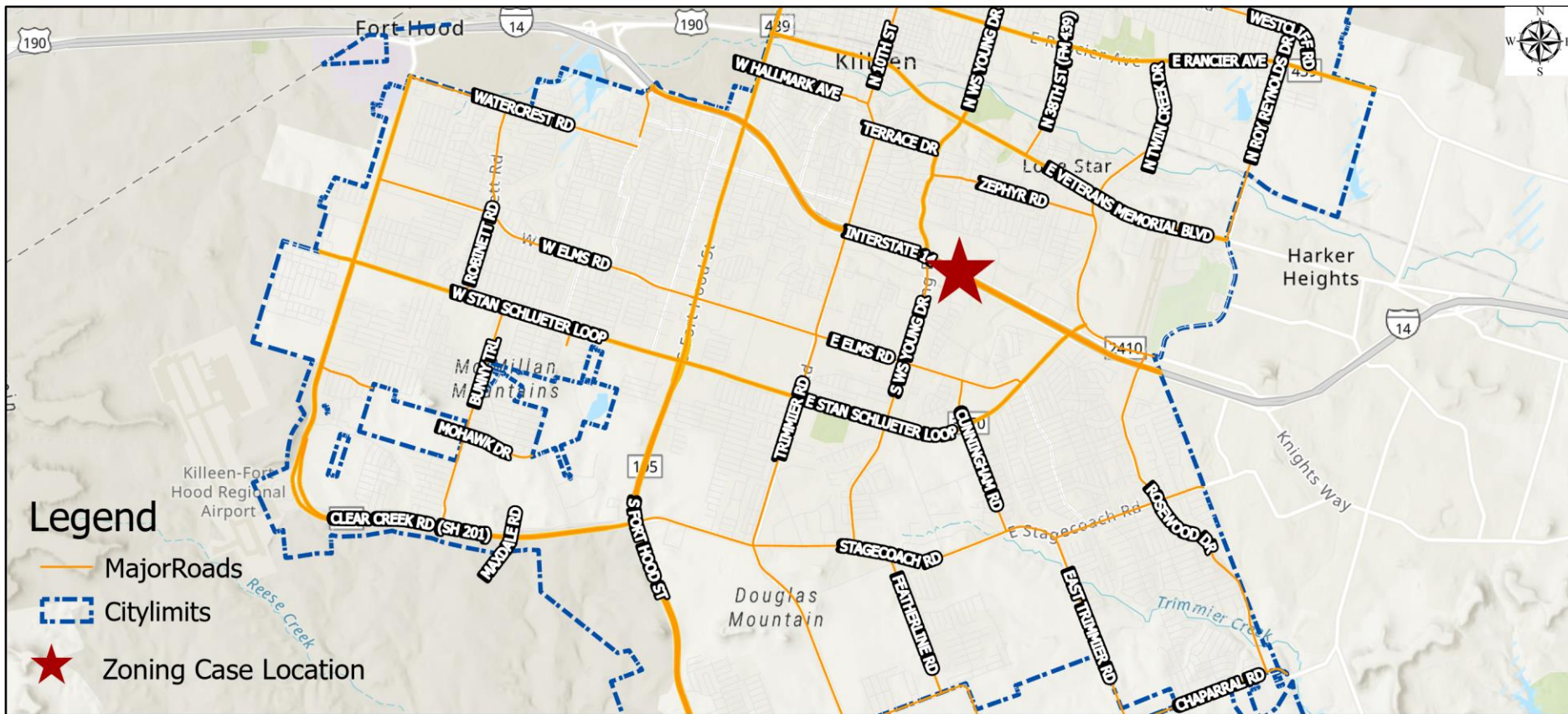
PH-21-046

August 17, 2021

# Case #Z21-25: “RC-1” to “B-C-1”

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- ❑ **HOLD** a public hearing and consider a request submitted by Ian Paulin on behalf of Killeen Square Inc. (Case #Z21-25) to rezone approximately 0.065 acre out of Lot 12, Block 1 of the Killeen Mall Subdivision Replat from “RC-1” (Restaurant and Alcohol Sales District) to “B-C-1” (General Business and Alcohol Sales District). The property is locally addressed as 2301 East Central Texas Expressway, Suite 105, Killeen, Texas.



Attachment #1

Council District: 2

1 inch = 7,674 feet

Subject Property Legal Description: 2301 E. CENTRAL TEXAS EXPRESSWAY SUITE 105

Zoning Map

## Zoning Case 2021-25



Attachment #3

Council District: 2

1 inch = 59 feet

Subject Property Legal Description: 2301 E. CENTRAL TEXAS EXPRESSWAY SUITE 105

Zoning Map

## Zoning Case 2021-25

### Legend

 Citylimits

 21-25Z

# Case #Z21-25: “RC-1” to “B-C-1”

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- If approved, the applicant intends to open a daiquiri shop of approximately 2,380 square feet for on-premise consumption of daiquiris.
- The requested “B-C-1” (General Business and Alcohol Sales District) zoning district allows for the on-premise consumption of alcohol in accordance with TABC rules and regulations.

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Subject property looking north:



# Case #Z21-25: “RC-1” to “B-C-1”

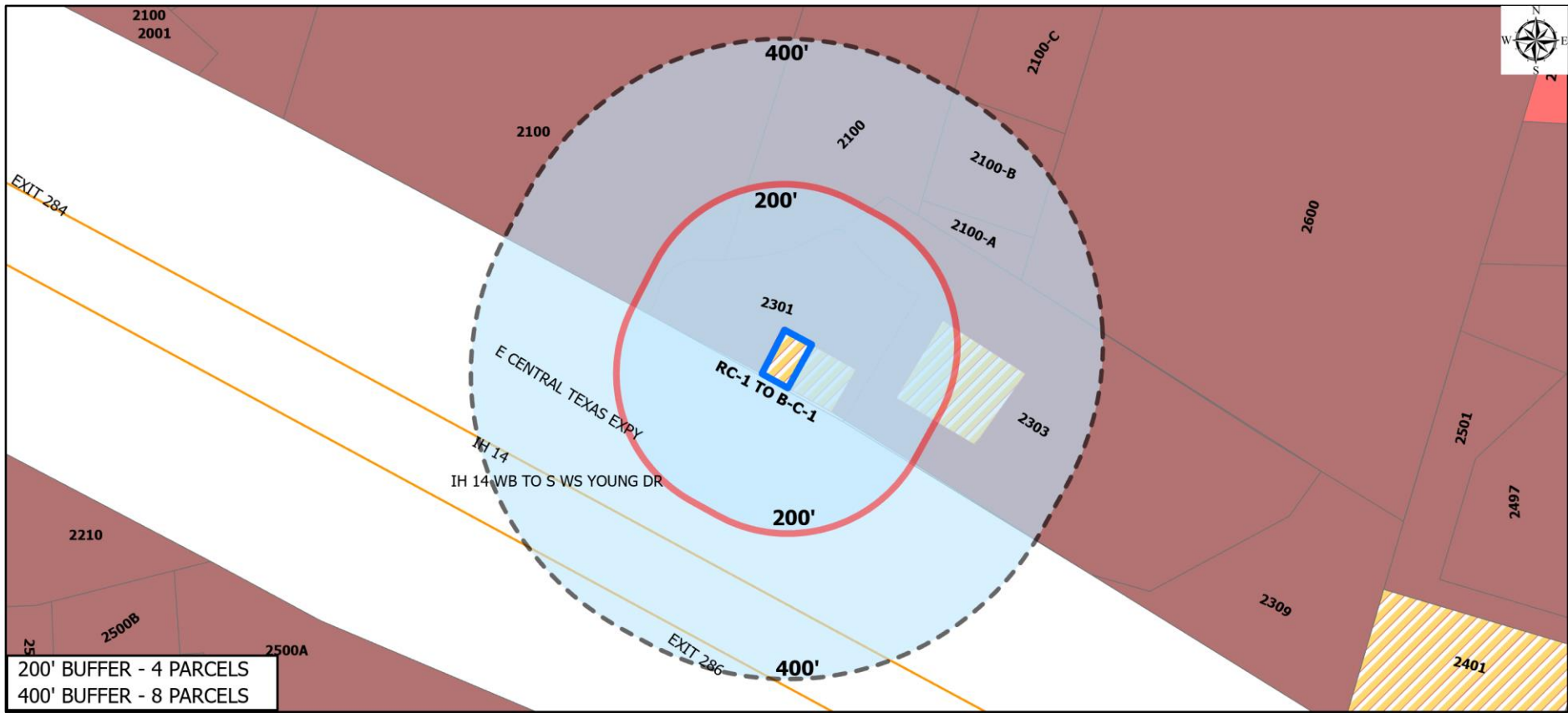
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- The ‘General Commercial’ (GC) future land use and character recommends the following development types:
  - ▣ Wide range of commercial, retail and service uses at varying scales and intensities depending on the site;
  - ▣ Office (both large and/or multi-story buildings and small-scale office uses depending on the site);
  - ▣ Public and institutional uses; and
  - ▣ Parks and public spaces.
- This request is consistent with the Future Land Use Map (FLUM) of the Comprehensive Plan.

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- ❑ Staff notified seven (7) surrounding property owners within 400 feet regarding this request.
- ❑ As of the date of this staff report, no written responses have been received regarding this request.



Attachment #1

Council District: 2

1 inch = 220 feet

Subject Property Legal Description: 2301 E. CENTRAL TEXAS EXPRESSWAY SUITE 105

Zoning Map

## Zoning Case 2021-25

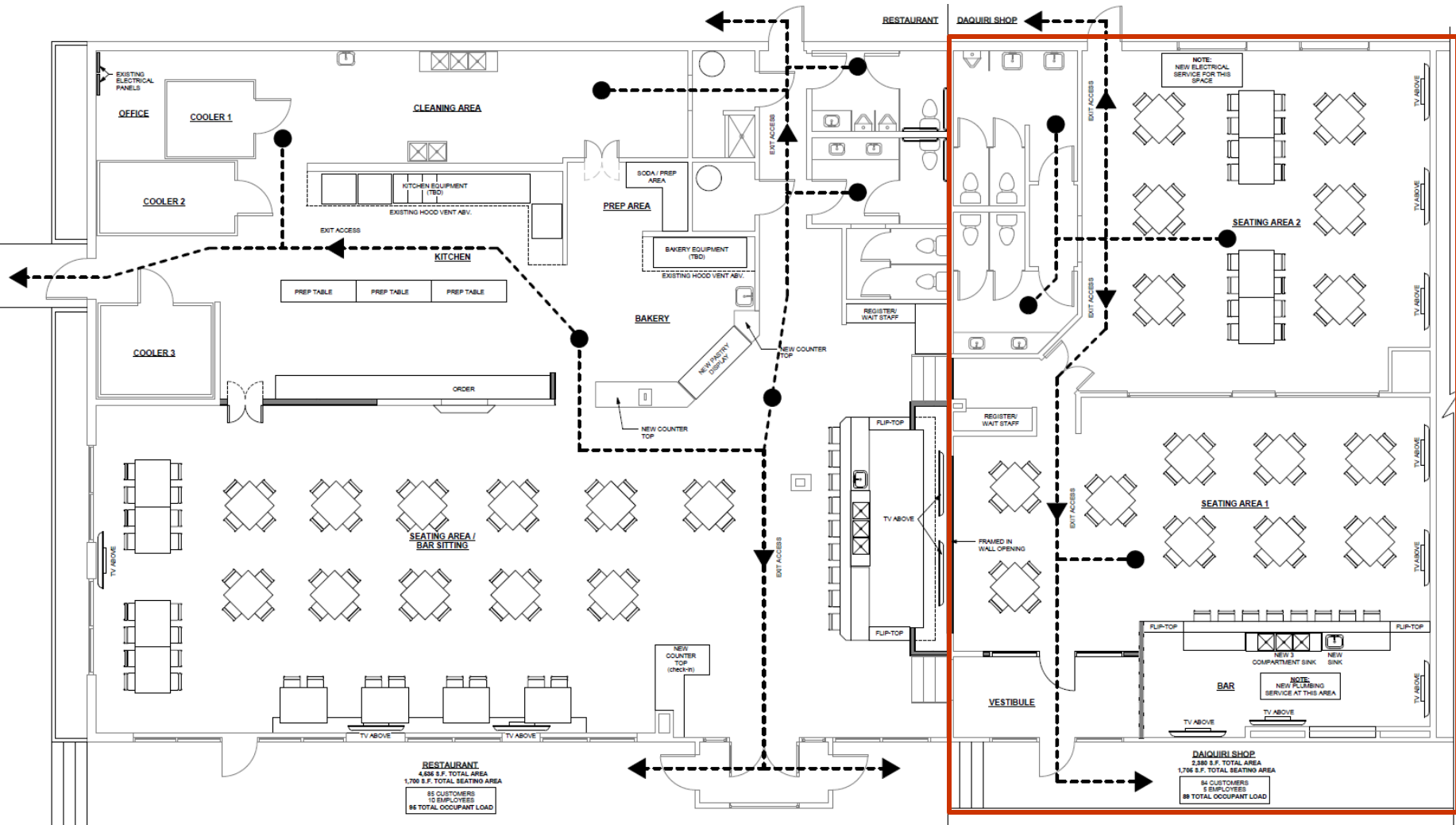
Legend

Current Zoning

B-3

B-5

RC-1



# Alternatives

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

# Staff Recommendation

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- ❑ Staff recommends approval of the applicant's request.
- ❑ Staff finds that the applicant's request is consistent with the surrounding property uses and is compatible with the existing land uses and prevailing community character as well as being consistent with the Future Land Use Map (FLUM) of the Comprehensive Plan.

# Commission Recommendation

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- At their regular meeting on August 2, 2021, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 5 to 0.