

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**April 17, 2023**

**CASE #Z23-13**  
**“B-5” to “B-C-1”**

**HOLD** a public hearing and consider a request submitted by Paula Scoggins on behalf of James Lee (Case #Z23-13) to rezone a portion of Lot 1, Block 1, Y & J Addition from “B-5” (Business District) to “B-C-1” (General Business and Alcohol Sales District). The property is locally addressed as 1103 West Veterans Memorial Boulevard, Suite 104, Killeen, Texas.

Ms. Larsen presented the staff report for this item. She stated that, if approved, the applicant intends to sell spirits as part of a proposed hookah and cigar lounge.

Ms. Larsen stated that staff finds the request is consistent with the recommendations of the 2022 Comprehensive Plan. Therefore, staff recommends approval of the request as presented.

Paula Scoggins and Aminah Hussain was present to represent the case.

Chairman Minor opened the public hearing at 5:08 p.m.

With no one wishing to speak, the public hearing was closed at 5:08 p.m.

Commissioner Jones moved to approve the request as presented. Commissioner Marquez seconded, and the motion passed by a vote of 6 to 1 with Commissioner Sabree in opposition.

Commissioner Sabree indicated that her opposition was because the business intends to serve alcohol.