

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**November 18, 2024**  
**Case # Z24-32**  
**“B-3” to “B-4”**

**HOLD** a public hearing and consider a zoning request submitted by Datta Bahadur KC, on behalf of Bum In and Eun Jung Lee, (**Case #Z24-32**) to rezone approximately 0.459 acre out of the A. Dickson Survey, Abstract No. 266, 710-10-21 from “B-3” (Local Business District) to “B-4” (Business District). The subject property is locally addressed as 3000 Lake Road, Killeen, Texas.

Mr. Millard presented the staff report for this item. He stated that, if approved, the applicant intends to use one of suites for a liquor store.

The subject property is located within the ‘Neighborhood Infill’ area on the Growth Sector Map of the Comprehensive Plan and is designated as ‘Regional Commercial’ (RC) on the Future Land Use Map (FLUM). This ‘Neighborhood Infill’ sector includes areas in the city that are already developed and have access to city services and infrastructure, but have vacant, underutilized, or poorly developed properties. Staff finds that the applicant’s request is consistent with the 2022 Comprehensive Plan and is consistent with the surrounding area, which consists of a mix of commercial and residential properties.

Mr. Millard stated that staff notified thirty-five (35) surrounding property owners regarding this request. As of the date of the meeting, staff has received one written response in opposition regarding this request, and none in support.

Mr. Millard stated that staff recommends approval of the applicant’s request to rezone the property from “B-3” (Local Business District) to “B-4” (Business District).

The applicant, Bum In Lee, and Dong Soo Kim were present to represent the request. Mr. Kim explained that a longstanding tenant had a convenience store in one of the suites already, and they are wanting to open a liquor store in the vacant suite next to it.

Chairman Minor opened the public hearing at 5:10 p.m.

With no one wishing to speak, the public hearing was closed at 5:10 p.m.

Commissioner Giacomozzi moved to recommend approval of the applicant’s request as presented. Commissioner Rowe seconded, and the motion passed by a vote of 6 to 0.