

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
NOVEMBER 20, 2017**

**CASE #Z17-27
“B-5” to “B-3A”**

HOLD a public hearing and consider a request submitted by Chessie Zimmerman of Stratus Properties, Inc. on behalf of Killeen FM 440, L.L.C., to rezone approximately 0.0803 acre out of the West Killeen Market Subdivision, Lot 2, Block A, from “B-5” (Business District) to “B-3A” (Local Business and Retail Alcohol Sales District) for property locally known as 1103 W. Stan Schlueter Loop, Building C, Suite 100, Killeen, Texas.

Chairman Dorroh requested staff comments.

Senior Planner, Wallis Meshier, stated that this is a request to rezone to “B-3A” (Local Business and Retail Alcohol Sales District) to allow for package store sales. The property is located at 1103 Old F.M. 440, Killeen, Texas. The property houses the existing West Killeen Market. This area is designated as ‘General Commercial’ (GC) on the Future Land Use Map (FLUM) of the Comprehensive Plan. This zoning request is consistent with the Comprehensive Plan.

Senior Planner, Wallis Meshier, also stated that the subject site meets the “B-3A” zoning district requirements of a 10,000 square foot minimum lot size, and the exterior walls of the building fronting and siding up to public streets meet the “B-3A” zoning district architectural design standards of 50% brick, native stone or stucco. There are no existing churches, public/private school or public/private hospitals within 300 feet of the subject site as measured utilizing the standard articulated in TABC Section 109.33.

Ms. Chessie Zimmerman, Stratus Properties, 212 Lavaca Ste. 300, Austin, Texas, was present to represent this request.

Chairman Dorroh opened the public hearing. With no one requesting to speak, the public hearing was closed.

Commissioner Latham motioned to recommend approval of “B-3A” (Local Business and Retail Alcohol Sales District). Commissioner Cooper seconded the motion. The motion passed by a vote of 6 to 0. Commissioner Harkin abstained.

Chairman Dorroh stated that the request will be forwarded to City Council with a recommendation to approve.