

**PLANNING AND ZONING COMMISSION MEETING
MARCH 3, 2014**

**CASE # Z14-05
B-5 TO B-3A**

HOLD a public hearing and consider a request by Billy W. Revis to rezone Lot Pt 3, Block 2, K West Center from B-5 (Business District) to B-3A (Local Business and Retail Alcohol Sales District) for a package liquor store. The property is locally known as 1316 W. Central Texas Expressway, Killeen, Texas.

Vice Chair Dorroh requested staff comments.

Senior Planner, Shelly Shelton stated that the property is located approximately 135 feet east of Old FM 440. The property is not within 300 feet of a school, church or hospital. The property is being used for a furniture store. The applicant is aware of the façade requirements of the B-3A zoning district. The property is platted and there is adequate infrastructure. The proposed development is not within any FEMA regulatory Special Flood Hazard Area.

The staff notified seven (7) surrounding property owners within a 200' notification boundary regarding this request. No Responses were received.

Staff recommends approval of the applicant's B-3A request.

Myleny Domanite, 4401 Twin Oaks Circle, Killeen, Texas, was present to represent this request. Ms. Domanite stated that she currently owned the furniture store and will open the liquor store.

Vice Chair Dorroh opened the public hearing. With no one else requesting to speak, the public hearing was closed.

Commissioner Alvarez motioned to recommend approval of the zoning request. Commissioner Steine seconded the motion. The motion passed 7-0.

Vice Chair Dorroh stated that this will be forwarded to City Council on March 25, 2014, with a recommendation to approve.