

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
NOVEMBER 7, 2022**

**CASE #Z22-50
“B-5” to “B-C-1”**

HOLD a public hearing and consider a request submitted by Quintero Engineering, LLC on behalf of BCMB Properties, LLC (**Case #Z22-50**) to rezone Lot 4, Block 2, Stefek Trust Addition Phase Four from “B-5” (Business District) to “B-C-1” (General Business and Alcohol Sales District). The property is locally addressed as 601 Stefek Drive, Killeen, Texas.

Ms. Larsen stated that if approved, the applicant intends to develop a sports bar on the property. She also informed the commission that this property is located within a designated Adult Oriented Business (AOB) area, which allows Adult Oriented Businesses (AOBs) by-right in this location. Examples of AOBs permitted in this area include adult cabarets, adult encounter parlors, and adult lounges, as defined in Killeen Code of Ordinances Sec. 31-551(1).

Staff notified forty-eight (48) surrounding property owners regarding this request. Of those notified, thirty-two (32) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and sixteen (16) property owners reside outside of Killeen. To date, staff has received nine (9) written responses from a single property owner in support of this request.

Mr. Gorge Meza was present to represent the request.

Chairman Minor opened the public hearing.

With no one wishing to speak, the public hearing was closed.

Commissioner Ploeckelmann moved to recommend approval of the applicant’s request. Vice Chair Gukeisen seconded, and the motion passed by a vote of 5 to 1. Commissioner Sabree voted in opposition due to personal reasons.