

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
JULY 18, 2016**

**CASE #Z16-12
B-5 to B-3A**

HOLD a public hearing and consider a request submitted by Pong Ye Bae and Charles Brown to rezone approximately 0.847 acre out of the J. R. Smith Survey, Abstract No. 797, from B-5 (Business District) to B-3A (Local Business and Retail Alcohol Sales District). The property is locally known as 817 E. Rancier Avenue, Killeen, Texas.

Chairman Frederick requested staff comments.

City Planner Tony McIlwain stated that this request was submitted by Rajesh Patel who is the business owner, to rezone 817 E. Rancier from “B-5 (Business District) to “B-3A” (Local Business and Retail Alcohol Sales District) to allow for package store sales. 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. Based upon this measurement, the Word of Knowledge Ministries is more than 400 feet away.

The staff notified 15 (fifteen) surrounding property owners regarding this request. Staff received one protest from Mr. Earl Martin, 902 Diamond Circle, Killeen, Texas.

The staff recommended approval of the rezone request from “B-5” (Business District) to “B-3A” (Local Business and Retail Alcohol Sales District).

Mr. Dong Kim, 605 N. Gray St., Killeen, Texas, was present to represent this request. The applicant, Mr. Rajesh Patel of 3805 Turner Avenue #C, Killeen, Texas, stated that the convenience store will be closed and he will be opening the package store.

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

Commissioner Cooper motioned to recommend approval of the request. Commissioner Beronio seconded the motion. The motion passed 6-0.

Chairman Frederick stated that this request will be forwarded to City Council with a recommendation to approve.