

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
OCTOBER 3, 2022**

**CASE #Z22-45
“B-5” to “B-C-1”**

HOLD a public hearing and consider a request submitted by Ray Pratoft on behalf of Tae Sa Gong Corporation (**Case #Z22-45**) to rezone approximately 2,700 sq. ft. being suite 101A, out of Mid-Town Mall, Lot 1, Block 1, from “B-5” (Business District) to “B-C-1” (General Business and Alcohol Sales District). The property is locally addressed as 1001 E Veterans Memorial Boulevard, Suite 101A, Killeen, Texas.

Ms. Larsen briefed the Commission regarding the applicant’s request. She stated that the applicant intends to use the property as a hookah lounge with a bar for more entertainment for Killeen residents.

Ms. Larsen stated that the proposed use falls under Killeen Code of Ordinances Sec. 31-351, which allows business establishments dispensing alcoholic beverages under the Texas Alcoholic Beverage Code, in accordance with permits issued and the rules and regulations promulgated by the Texas Alcoholic Beverage Commission.

Staff notified seven (7) surrounding property owners regarding this request. Of those notified, six (6) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and six (6) property owners reside outside of Killeen. To date, staff has received no written responses regarding this request.

Ms. Larsen also stated that the request is consistent with the policies and principles of the 2022 Comprehensive Plan as indicated in the Comprehensive Plan Analysis.

Staff recommended approval of the applicant’s request for “B-C-1” (General Business and Alcohol Sales District) as requested.

Commissioner Jones noted concerns regarding the VA Clinic being located next to the business. Chairman Minor stated that would be something between the lessee and lessor. Commissioner O’Brien noted concerns regarding the parking lot.

Ray Pratoft was present to represent the request. He stated that the proposed business would not sell food. He also stated that the hours of operation would be 8:00 p.m. to midnight during the week, and 8:00 p.m. to 2:00 a.m. on the weekends.

Chairman Minor opened the public hearing.

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

Vice Chair Gukeisen moved to recommend approval of the applicant’s request as presented.

Commissioner Marquez seconded, and the motion passed by a vote of 5 to 1. Commissioner Jones stated that he did not agree with having this business next to the VA Clinic.

After a brief discussion regarding the hours of operation of the proposed business, Commissioner Jones stated that he supported the request.

Vice Chair Gukeisen motioned to reconsider the item. Commissioner Marquez seconded, and the motion passed by a vote of 6 to 0.

Vice Chair Gukeisen moved to recommend approval of the applicant's request as presented. Commissioner Jones seconded, and the motion passed by a vote of 6 to 0.