

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
SEPTEMBER 17, 2018**

**CASE #Z18-18
“B-5” to “B-3A”**

HOLD a public hearing and consider a request by Jim Wright on behalf of RDJ Group, Inc., to rezone Suite 110, Lot 1, Block 1, Kemp Addition from “B-5” (Business District) to “B-3A” (Local Business and Retail Alcohol Sales District) to allow for a package store. The property is located at 3401 W. Stan Schlueter Loop, Suite 110, Killeen, Texas.

Chairman Peters requested staff comments.

City Planner, Tony McIlwain, stated that the request is to allow a package store. There is no TABC distance requirement for off-premises establishments such as package stores and convenience stores. Staff recommends approval of the request. Mr. McIlwain also stated that the Commission can refer to the Pharr vs. Tippitt considerations when making the recommendation.

Staff notified twenty-eight (28) surrounding property owners within 400 feet of the subject site regarding this request. Staff did not receive any responses in support or opposition.

Mr. Jim Wright, 3800 S. W.S. Young, Killeen, Texas, was present to represent this request.

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

Commissioner Latham motioned to recommend approval of the request. Commissioner Cooper seconded, and the motion passed by a vote of 6 to 0.

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