

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
MARCH 6, 2017**

**CASE #Z17-04
B-5 to B-C-1**

HOLD a public hearing and consider a request submitted by Waterville Property Management of Texas, L.L.C. to rezone 202 E. Veterans Memorial Boulevard, Suites A-D, from “B-5” (Business District) to “B-C-1” (General Business and Alcohol Sales District) to allow for on-premises sales of beer, wine and mixed beverages in conjunction with a pool hall.

Chairman Frederick requested staff comments.

City Planner Tony McIlwain stated this request is submitted by Waterville Property Management of Texas, L.L.C. to rezone 202 E. Veterans Memorial Boulevard, Suites A-D, from “B-5” (Business District) to “B-C-1” (General Business and Alcohol Sales District) to allow for the on-premises sales of beer, wine and mixed beverages in conjunction with a pool hall. Currently Papa John’s Pizza is the only tenant. 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. The staff recommends approval of the rezone request from “B-5” (Business District) to “B-C-1” (General Business and Alcohol Sales District) limited to Suites A through D of the existing building.

The staff notified seven (7) surrounding properties within 200 feet of the subject site regarding this request.

Ms. Jennifer Kang, 2505 Traverse Drive, Killeen, Texas, was present to represent this request.

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

Vice Chair Dorroh motioned to recommend approval of “B-C-1” (General Business and Alcohol Sales District) limited to Suites A through D of the existing building. Commissioner Latham seconded the motion. Commissioner Harkin had concerns with the egress and ingress of the location. Ms. Kristina Ramirez, P.E., CFM, Director of Environmental Services, stated that this will need to be discussed with TxDOT. The motion passed unanimously.

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