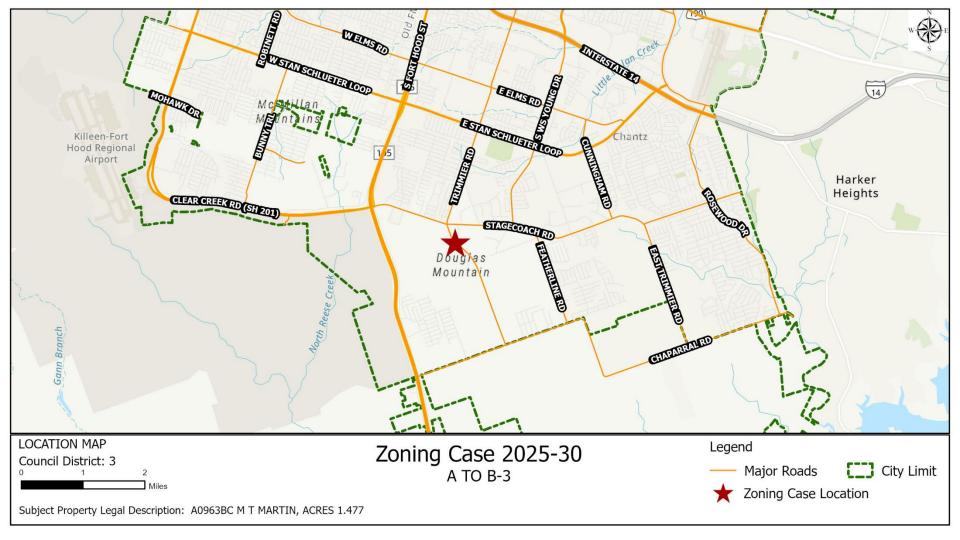
CASE #Z25-30: "A" TO "B-3"

Hold a public hearing and consider a request submitted by Peter J. Stanonik IV and Cleopatra Dover-Stanonik (Case# Z25-30) to rezone approximately 1.477 acres out of the M. T. Martin Survey, Abstract No. 963 from "A" (Agricultural District) to "B-3" (Local Business District).

□ The subject properties are generally located between the intersections of Biels Loop and Trimmier Road, Killeen, Texas.

The property owner has submitted a request to rezone the subject property from "A" (Agricultural District) to "B-3" (Local Business District) to allow development of a retail business on the property.

The property is identified as 'Neighborhood Commercial' on the Future Land Use Map (FLUM), indicating compatibility with the proposed use.





AERIAL MAP
Council District: 3
0 200 400
Feet

Zoning Case 2025-30 A TO B-3 Legend



Zoning Case

View of the subject property from Trimmier Road:



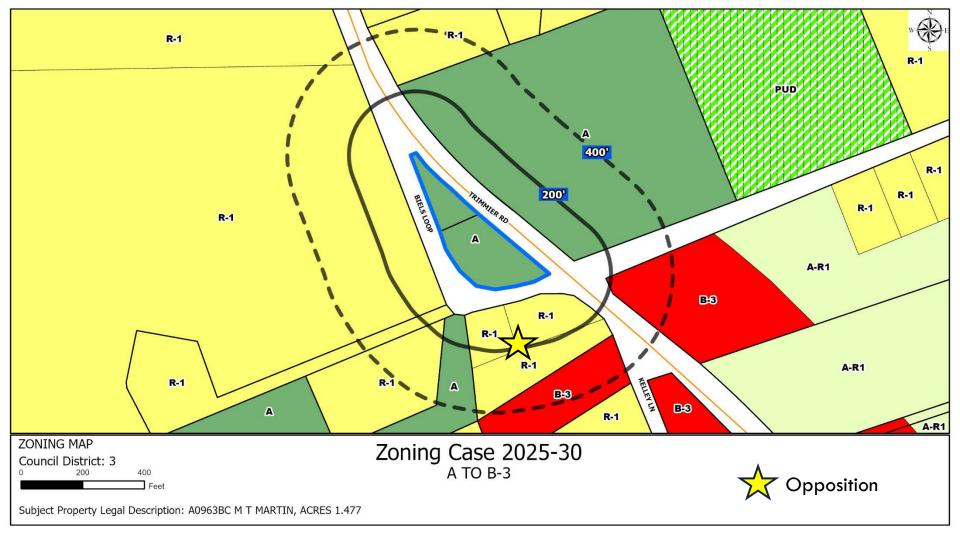
View from Biels Loop facing north (subject property on right)



View from Biels Loop facing south (subject property on left):



- Craft a sit a d air a /
 - Staff notified nine (9) surrounding property owners regarding this request.
 - To date, staff has received one written response in opposition to this request from the neighboring property owner to the south.
 - □ In his response, he expressed his opinion that "B-1" (Professional Business District) would be more appropriate than the requested "B-3" (Local Business District) designation.



Staff Recommendation

- Staff finds that the applicant's request is consistent with the 'Neighborhood Commercial' designation of the property and with the recommendations outlined in the Killeen 2040 Comprehensive Plan.
- □ Therefore, staff recommends approval of the applicant's request to rezone the property from "A" (Agricultural District) to "B-3" (Local Business District) as presented.

Commission Recommendation

□ At their regular meeting on October 13, 2025, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 5 to 0.