

CASE #Z25-30:
“A” TO “B-3”

PH-25-066

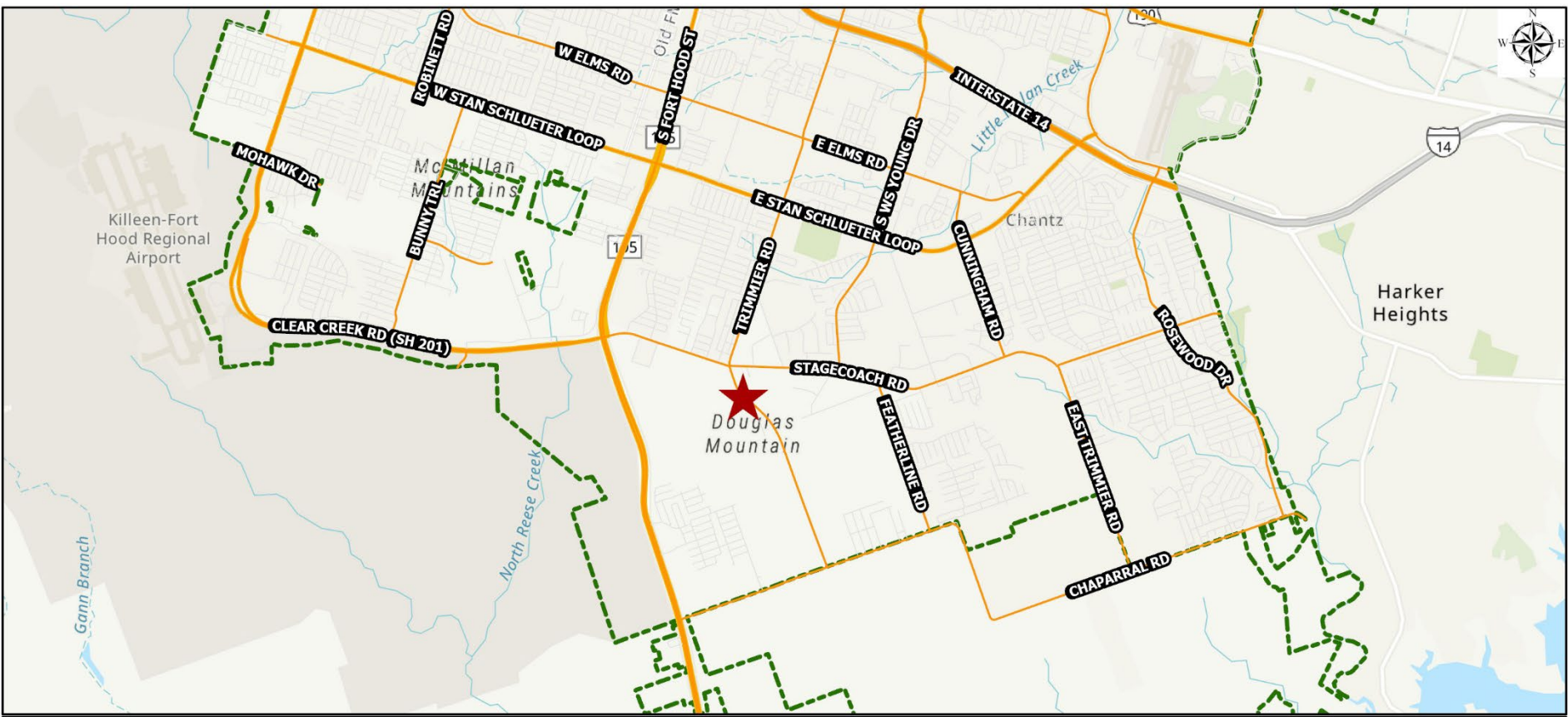
November 18, 2025

Case #Z25-30: “A” to “B-3”

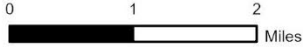
- Hold a public hearing and consider a request submitted by Peter J. Stanonik IV and Cleopatra Dover-Stanonik (**Case# Z25-30**) to rezone approximately 1.477 acres out of the M. T. Martin Survey, Abstract No. 963 from “A” (Agricultural District) to “B-3” (Local Business District).
- The subject properties are generally located between the intersections of Biels Loop and Trimmier Road, Killeen, Texas.

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- 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.



LOCATION MAP
Council District: 3

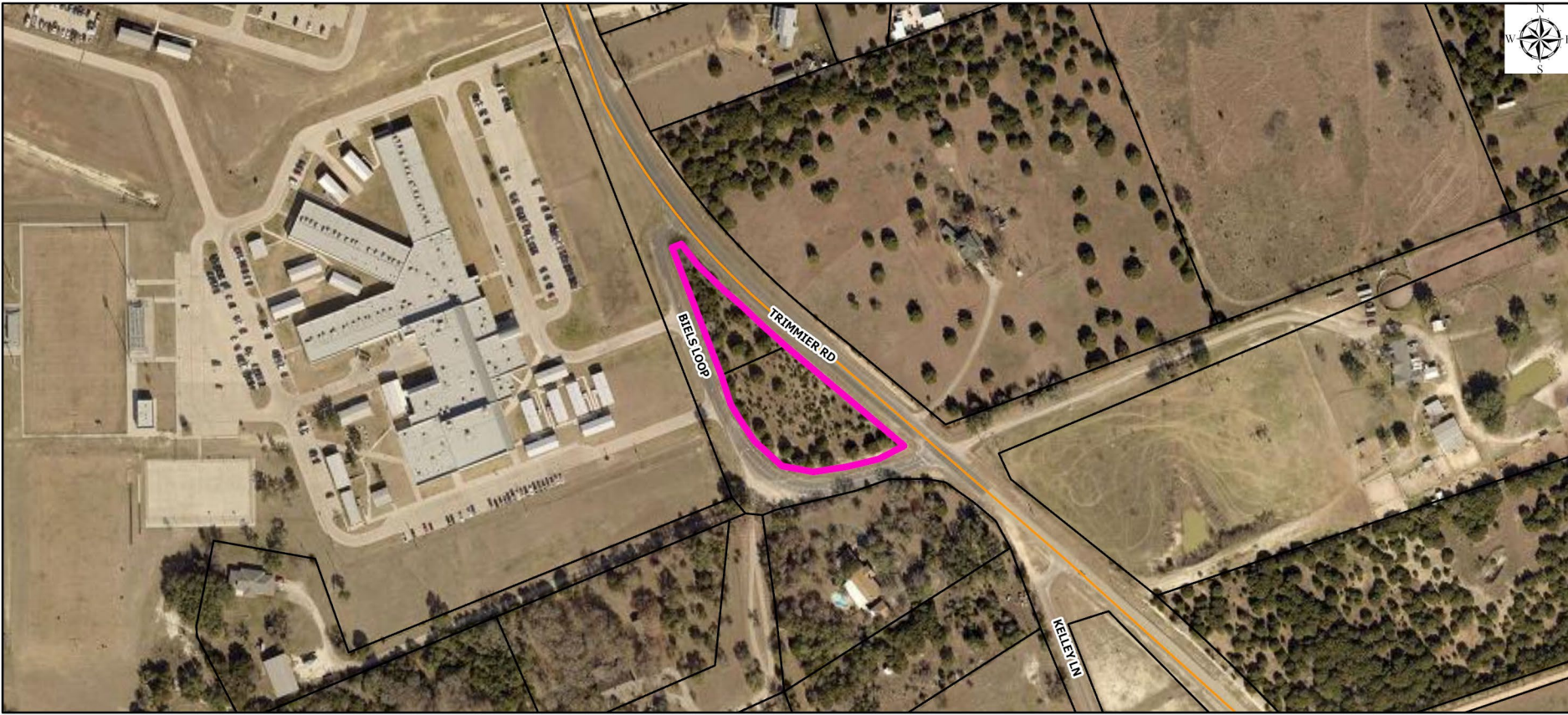


Subject Property Legal Description: A0963BC M T MARTIN, ACRES 1.477

Zoning Case 2025-30

A TO B-3

- Legend
- Major Roads
 - City Limit
 - Zoning Case Location



AERIAL MAP
Council District: 3
0 200 400
Feet

Zoning Case 2025-30 A TO B-3

Legend
 Zoning Case

Subject Property Legal Description: A0963BC M T MARTIN, ACRES 1.477

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View of the subject property from Trimmier Road:



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



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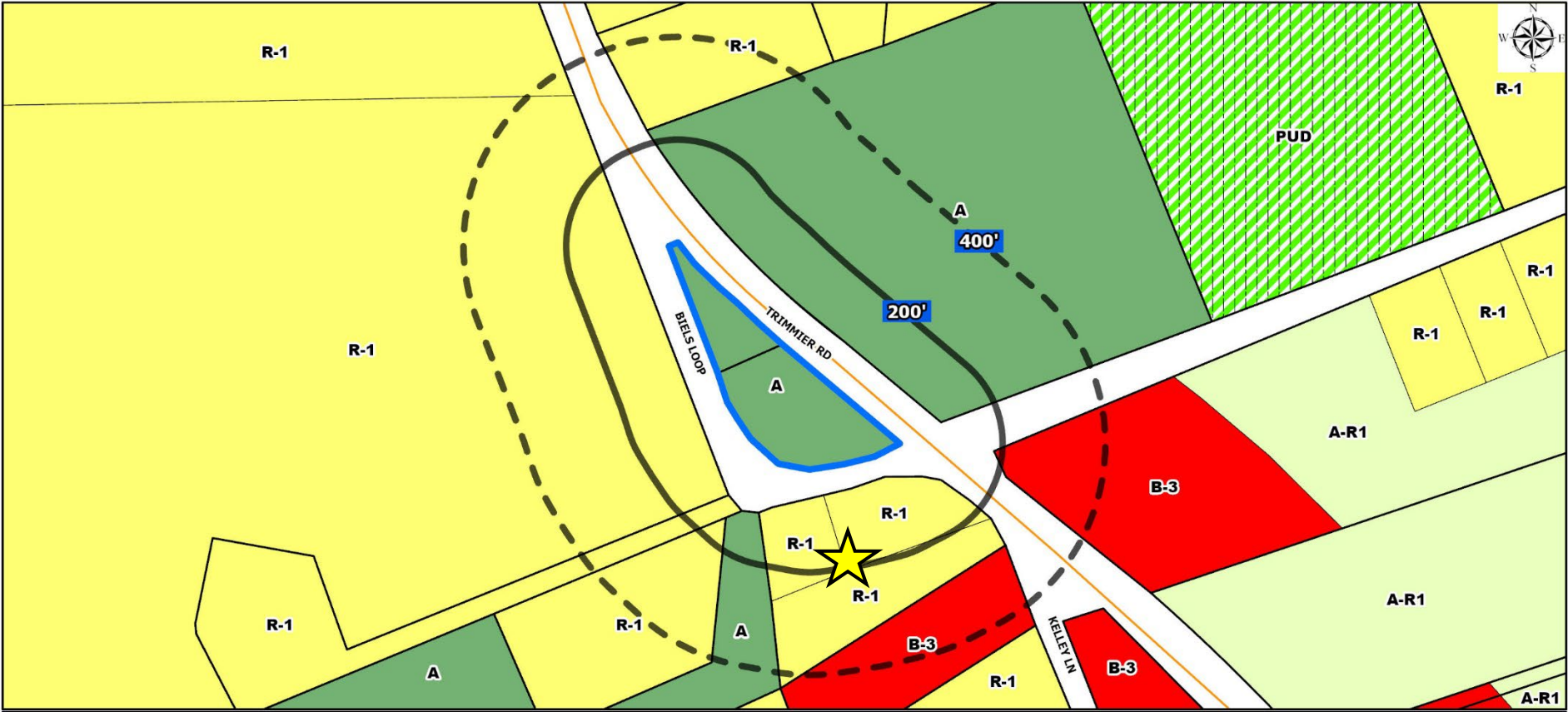
View from Biels Loop facing south (subject property on left):



Public Notification

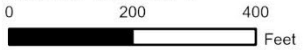
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- ❑ Staff notified nine (9) surrounding property owners regarding this request.
- ❑ To date, staff has received one written response in opposition to this request from the neighboring property owner to the south.
- ❑ In his response, he expressed his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



ZONING MAP

Council District: 3



Subject Property Legal Description: A0963BC M T MARTIN, ACRES 1.477

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A TO B-3

 **Opposition**

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

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- 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.