



CASE #Z25-42:

“B-5” TO “B-5” W/CUP

PH-26-007

January 20, 2026

Case #Z25-42: “B-5” to “B-5” w/CUP

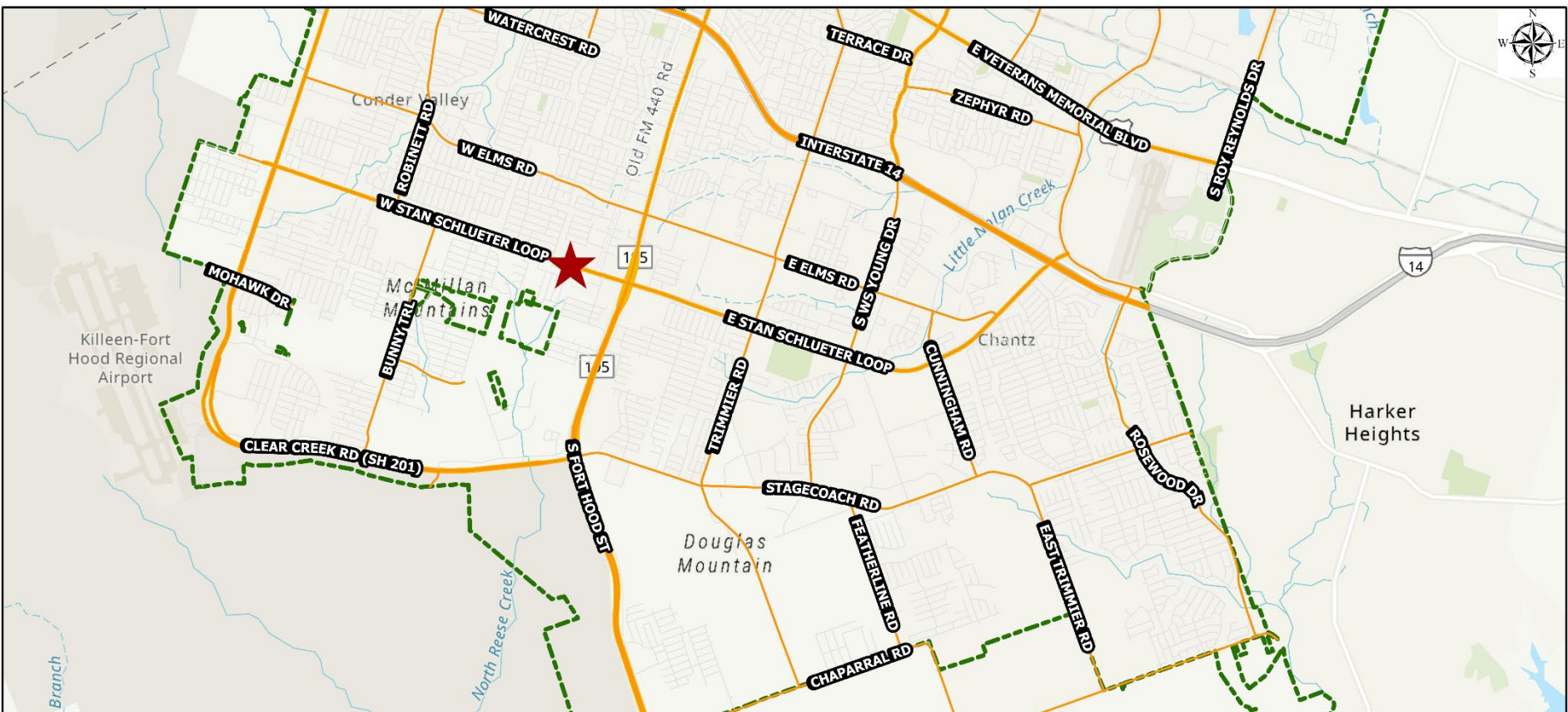
- Hold a public hearing and consider a request submitted by Mitchell & Associates, Inc. on behalf of Vincent Nguyen (**Case# Z25-42**) to rezone approximately 0.864 acres, being Lot 1, Block 1 out of the Castor Subdivision from “B-5” (Business District) to “B-5” (Business District) with a Conditional Use Permit (CUP) for the sale of alcohol for on-premises consumption. The subject property is locally addressed as 1417 West Stan Schlueter Loop, Killeen, Texas.

Case #Z25-42: “B-5” to “B-5” w/CUP

- Approval of the applicant’s request will allow for the sale and on-premise consumption of alcohol in conjunction with a nail salon, which will serve both alcoholic and non-alcoholic drinks.
- If approved, alcohol service will be secondary to the primary use as a nail salon.

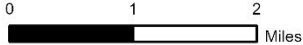
Case #Z25-42: “B-5” to “B-5” w/CUP

- The subject property is located within the ‘Intended Growth’ (IG) area on the Growth Sector Map and is designated as ‘Regional Commercial’ (RC) on the Future Land Use Map (FLUM) of the Killeen 2040 Comprehensive Plan.



LOCATION MAP

Council District: 3



Subject Property Legal Description: CASTOR SUBDIVISION, BLOCK 001, LOT 0001, ACRES .864

Zoning Case 2025-42
B-5 TO B-5 W/CUP

Legend

- Major Roads
- City Limit
- Zoning Case Location



AERIAL MAP
Council District: 3
0 200 400
Feet

Zoning Case 2025-42

B-5 TO B-5 W/CUP

Legend
 Zoning Case

Subject Property Legal Description: CASTOR SUBDIVISION, BLOCK 001, LOT 0001, ACRES .864

Case #Z25-42: “B-5” to “B-5” w/CUP

7

View of the subject property facing north from West Stan Schlueter Loop:



Case #Z25-42: “B-5” to “B-5” w/CUP

8

View from the subject property facing south across W. Stan Schlueter Loop:



Case #Z25-42: “B-5” to “B-5” w/CUP

9

View from the subject property facing east on W. Stan Schlueter Loop:



Case #Z25-42: “B-5” to “B-5” w/CUP

10

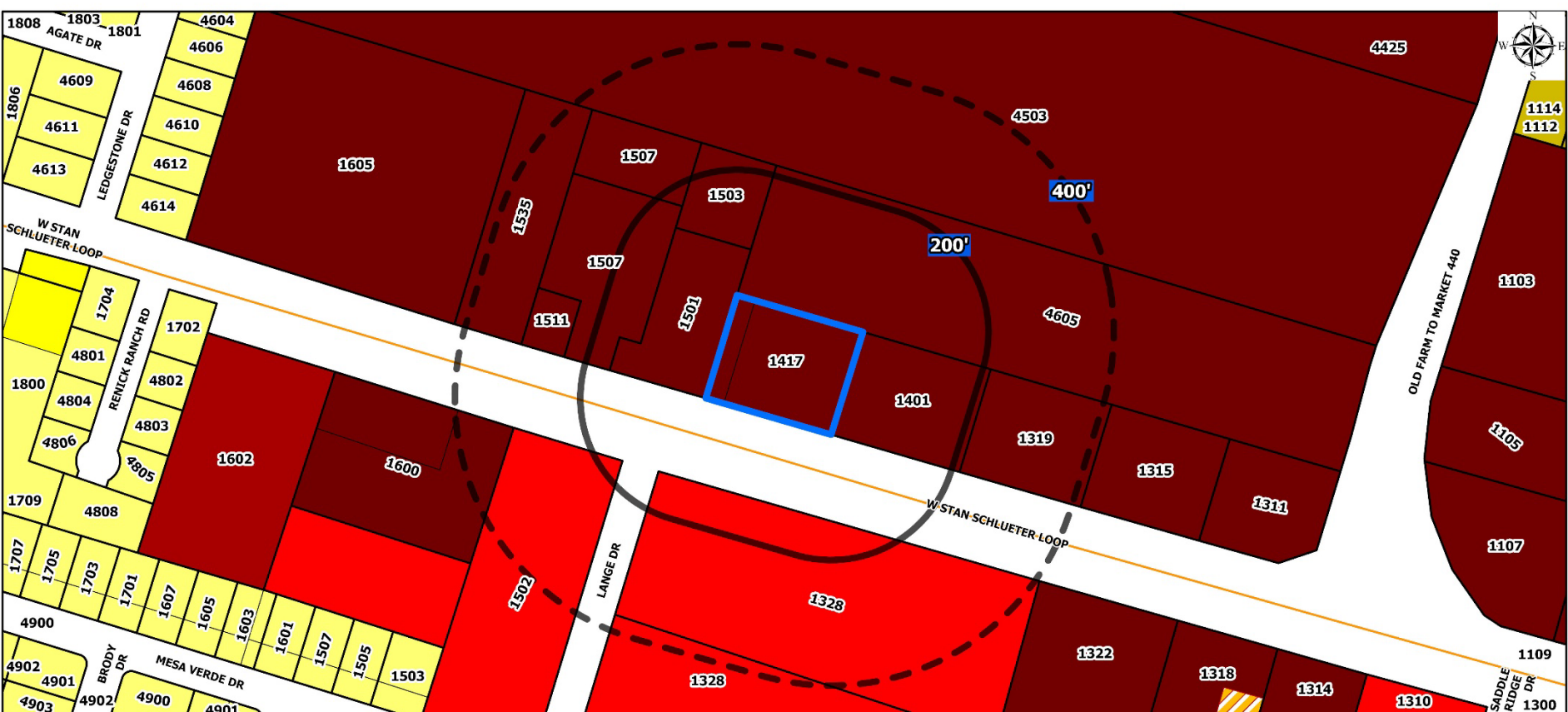
View from the subject property facing west on W. Stan Schlueter Loop:



Public Notification

11

- Staff notified the owners of fourteen (14) surrounding properties regarding this request.
- To date, staff has received zero (0) responses regarding this request.



NOTIFICATION MAP

Council District: 3









0 200 400 Feet

Subject Property Legal Description: CASTOR SUBDIVISION, BLOCK 001, LOT 0001, ACRES .864

Zoning Case 2025-42

B-5 TO B-5 W/CUP

Legend

 B-3	 B-5	 R-1	 R-3F
 B-4	 RC-1	 R-3	 Zoning Case

Staff Recommendation

13

- Staff recommends approval of the applicant's request to rezone the subject property from "B-5" (Business District) to "B-5" (Business District) with a Conditional Use Permit (CUP) to allow for the sale of alcoholic beverages for on-premises consumption, as requested by the applicant.

Commission Recommendation

14

- At their regular meeting on December 8, 2025, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 4 to 0.