



# CASE #Z25-40:“B-2” TO “B-5”

PH-26-005

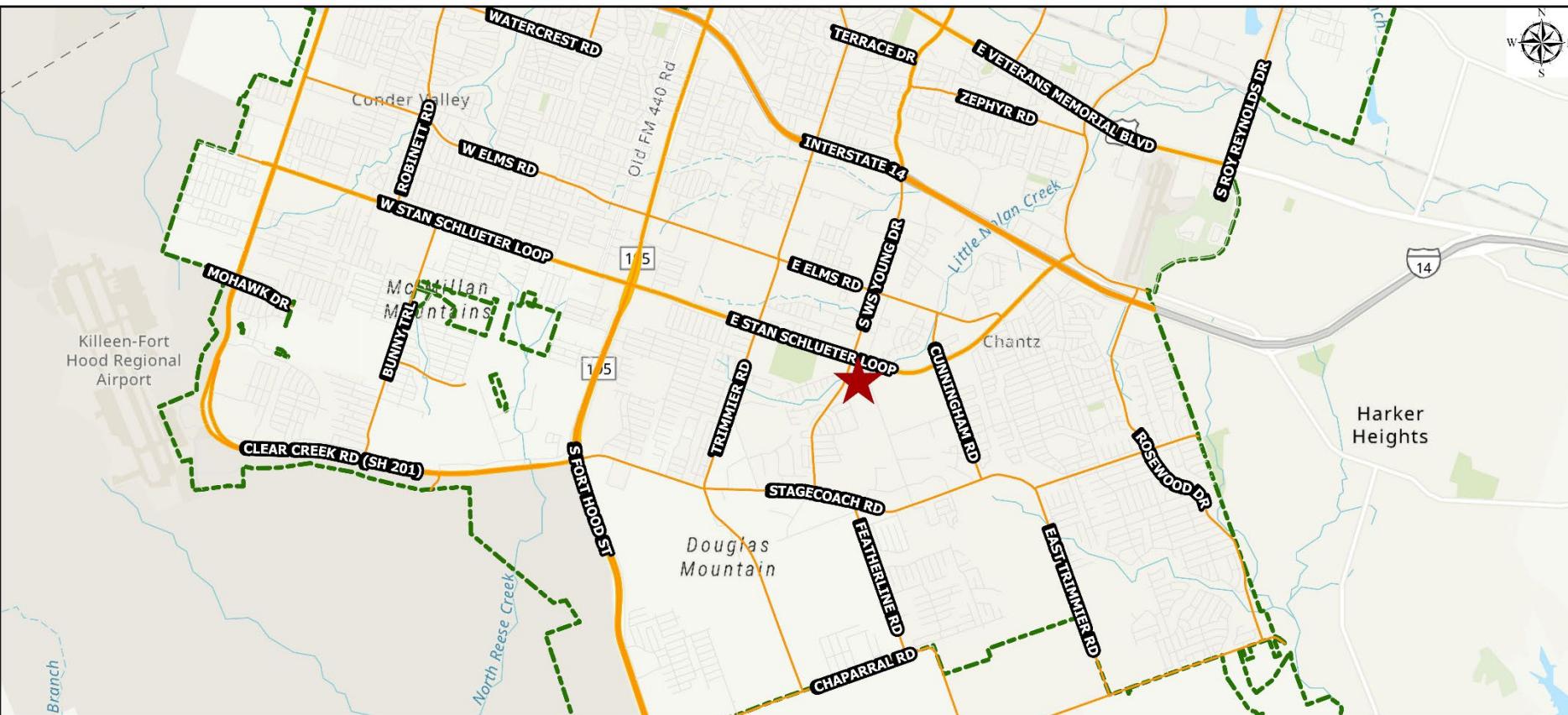
January 20, 2026

# Case #Z25-40: “B-2” to “B-5”

- ❑ Hold a public hearing and consider a request submitted by Dominic Vo on behalf of Hoang, Kim Anh Revocable Living Trust (**Case# Z25-40**) to rezone approximately 1.313 acres out of the Robert Cunningham Survey, Abstract No. 199 and Eugene La Sere Survey, Abstract No. 528 (also known as part of Lot 16 Llewellyn Estates #3 unrecorded subdivision) from “B-2” (Local Retail District) to “B-5” (Business District).
- ❑ The subject property is locally addressed as 4801 Onion Road, Killeen, Texas.

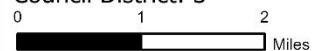
# Case #Z25-40: “B-2” to “B-5”

- The applicant is requesting to rezone the property at 4801 Onion Road from “B-2” (Local Retail District) to “B-5” (Business District).
- If approved, the applicant intends to develop the property for use as a professional offices and/or salon suites.



## LOCATION MAP

Council District: 3



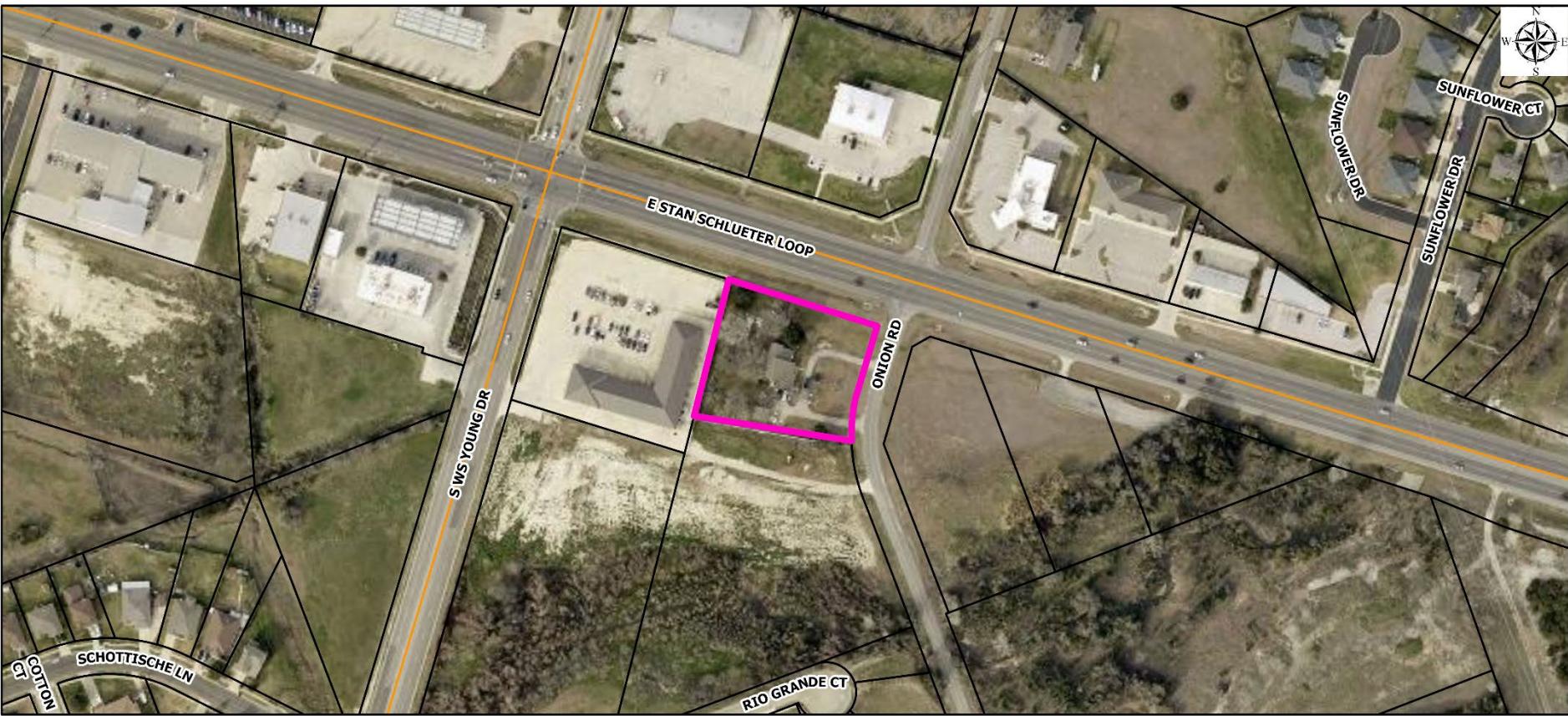
## Zoning Case 2025-40

B-2 TO B-5

### Legend

- Major Roads
- City Limit
- Zoning Case Location

Subject Property Legal Description: A0199BC R CUNNINGHAM, & A0528BC E LASERE, AKA LT PT 16 LLEWELYN EST 3, ACRES 1.313



AERIAL MAP  
Council District: 3

0 200 400  
Feet

## Zoning Case 2025-40

B-2 TO B-5

Legend  
■ Zoning Case

Subject Property Legal Description: A0199BC R CUNNINGHAM, & A0528BC E LASERE, AKA LT PT 16 LLEWELYN EST 3, ACRES 1.313

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View of the subject property facing west from Onion Road:



# Case #Z25-40: “B-2” to “B-5”

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View from the subject property facing south on Onion Road:



# Case #Z25-40: “B-2” to “B-5”

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View from the subject property facing north towards E. Stan Schlueter Lp.:



# Case #Z25-40: “B-2” to “B-5”

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View from the subject property facing east across Onion Road:



# Case #Z25-40: “B-2” to “B-5”

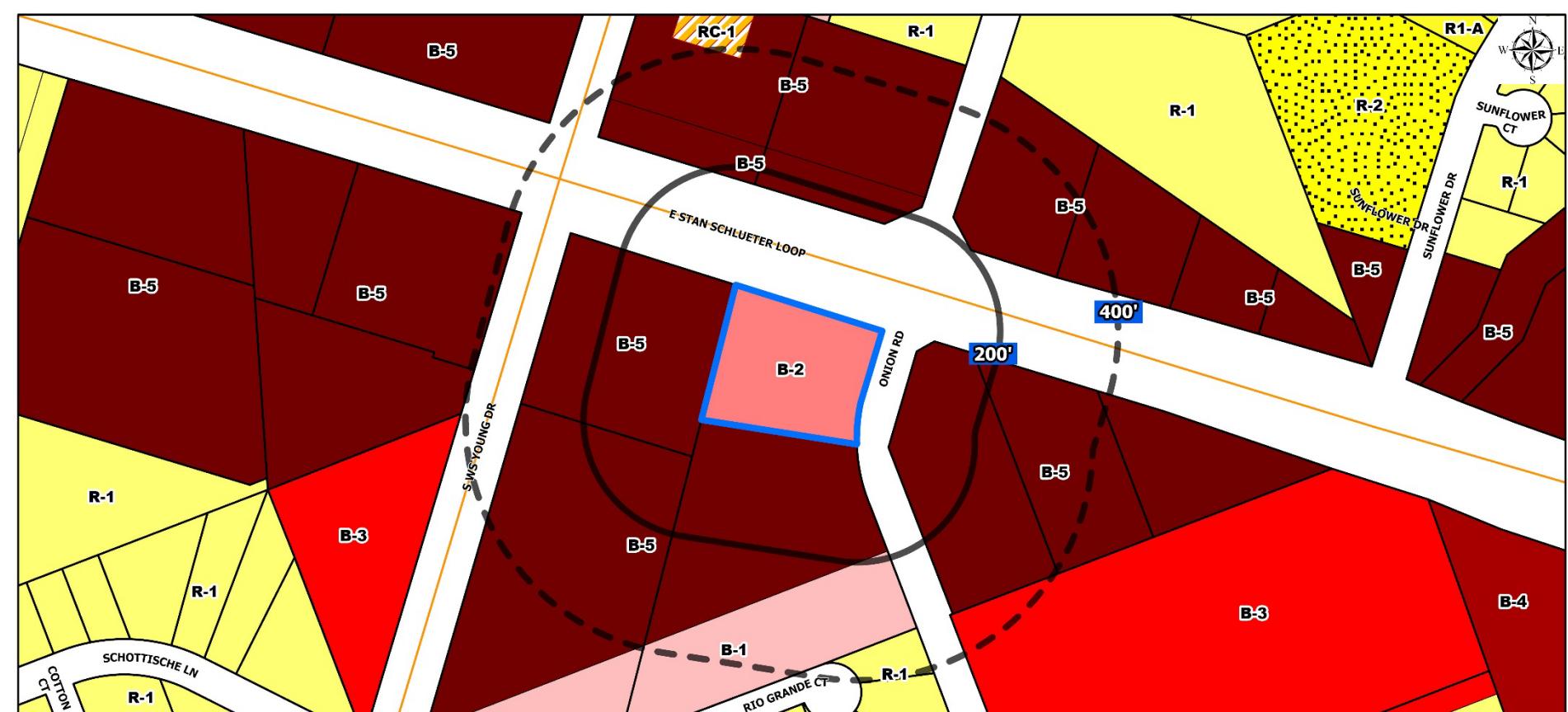
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- The subject property is designated “Regional Commercial” (RC) on the Future Land Use Map (FLUM) and designation and Neighborhood Infill (NI) on the Growth Sector Map.

# Public Notification

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



# Zoning Case 2025-40

## B-2 TO B-5

## ZONING MAP

### Council District: 3

0 200

Feet

Subject Property Legal Description: A0199BC R CUNNINGHAM, & A0528BC E LASERE, AKA LT PT 16 LLEWELYN EST 3, ACRES 1.313

# Staff Recommendation

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- Staff finds that the applicant's request to rezone the subject property from "B-2" (Local Retail District) to "B-5" (Business District) is consistent with the recommendations outlined in the Killeen 2040 Comprehensive Plan.
- Therefore, staff recommends approval of the applicant's request as presented.

# Commission Recommendation

- At their regular meeting on December 8, 2025, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 3 to 1.
- Commissioner Cooper voted in opposition, noting that "B-5" (Business District) has a wide range of permitted uses, and the intended use of the property could be accomplished with a more restrictive zoning designation.