

Quintero Engineering, LLC

Civil Engineering • Land Surveying
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May 14, 2015

City of Killeen
Tony McIlwain
200 E. Avenue D, 2nd Floor
Killeen, Texas 76541

Re: Rezoning Application – FM 3470 & WS Young Drive & Onion Road

Dear Mr. McIlwain,

Please find this letter as our petition to consider a request on behalf of the owner, LAM Estates, Ltd., to revise the City's Comprehensive Plan Future Land Use & Character Map from General Residential to General Commercial on a tract of land consisting of approximately 8.288 acres and better shown in the attached Surveyor's Sketch.

The requested General Commercial land use is not inconsistent with the land use of the surrounding properties. The property is situated in a business corridor in both the north-south and east-west directions consisting of B-2, B-3 and B-5 business zoning districts. The existing transportation infrastructure surrounding the property consists of:

- WS Young - a minor arterial street fronting the west property line;
- E Stan Schlueter Loop - a principal arterial street located approximately 300 feet north and parallel with the north property line;
- Onion Road - a collector street adjacent to the east property line; and
- Rio Grande Court - a local street adjacent to the south property line.

The proposed General Commercial land use in this area compliments the surrounding land uses and positively promotes the City's business district growth model.

Should you have any questions, please don't hesitate to contact me.

Sincerely yours,

A handwritten signature in blue ink that reads 'Pedro Quintero, P.E.'.

Pedro Quintero, P.E.
President

Enclosures

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