

Bandas Engineering LLC

Firm Registration # F-3782
12238 Antilles Lane
Conroe, Texas 77304

May 20, 2024

JoAnn Lomas, Planning Technician

City of Killeen Texas

501 West Ave. D

Killeen, Texas 76548

Re: Request for Future Land Use Amendment in Support of the Replat of Block 1,
Lot 11, Fisher Commercial Subdivision Phase Three
2303 Federal Drive, Killeen, Texas Prop. ID 35244

Dear Ms. Lomas,

I am writing this letter in support of the Request for Change of Future Land Use of that certain tract of land described in the attached field note and maps. In your email you requested a response for the following points from the Killeen 2040 Comprehensive Plan.

1. What is the reason for the request and proposed use of the property?
 - It is the wrong shape and size for uses allowed by Zoning B-5.
 - It is cut off from the main part of Lot 11 by steep grades so it cannot be utilized in the Owners' plan for developing a secure storage facility.
 - The connecting portion is too narrow for a second entrance, and a second entrance does not fit with the desired security profile.
 - It is often used as a dumping location for the neighborhood.
 - The Owners desire to configure the 9,669 square foot parcel to achieve its best and highest use.
2. Is the proposed amendment consistent with the principles and policies set forth in the Comprehensive Plan? The principles and policies include the following:

- Use place types (the change will fulfill this principle by conforming to the place type of residential and multi-family) and complete neighborhoods as building blocks (this change will fulfill this principle by bridging the residential to the west with the residential to the east without an unusable B-5 tract as a barrier).
 - Improve fiscal productivity of development. This change will fulfill this principle by replacing an unproductive parcel with a buildable lot that will be worth at least \$250,000 on the tax rolls. It will further fulfill this principle by adding water and sewer services to the Killeen utilities as revenue producing accounts that would not otherwise exist.
 - Encourage incremental development. This change will help fulfill incremental development of Terrace Drive that was originally built in the early 1960's by providing a capstone project on the north side of Terrace Drive that helps build out the neighborhood started in the 1960's.
 - Prioritize infill and revitalization in north Killeen. This project fulfills this principle by performing an infill that is only possible by a change to the Future Land Use regime. It fulfills this principle by utilizing existing City assets namely Terrace Drive and its associated utilities.
 - Preserve and enhance natural areas. This project fulfills this principle by making the drainageway that runs from Terrace Drive to Business US 190 and thence to Nolan Creek more visible. Although the drainage way is not on this property per se, this project will help define a gateway to this natural area and spur maintenance and stabilization by others.
3. Is the proposed amendment compatible with the character of the surrounding area?
- The surrounding area fronting both sides of Terrace Drive is all residential, from R-1 through R-3, except for this 95.03-foot gap of B-5 zoning, that will never be developed as B-5.
4. What is the impact of the proposed amendment on infrastructure provision including water, wastewater, drainage, and the transportation network?

- This project will aid in fulfilling this objective.
 - All the infrastructure is in place and this project will have the effect of adding to tax revenues, and to utility revenues.
 - This project adding visibility to an existing drainageway should spur better maintenance of the drainageway and repair of erosion within the wastewater easement.
5. What is the impact of the proposed amendment on the City's ability to provide, fund, and maintain services?
- This project will have no negative impact on the funding of and maintenance of services. Water and sewer services for the project will not overtax existing facilities but will add revenue from utilities.
 - Terrace Drive is an existing roadway rated as a collector and showing a deficiency at the intersection with W.S. Young Drive (per the City of Killeen Transportation Plan). No widening is planned for Terrace Drive and the impact of additional trips from a single duplex is minimal.
6. What is the impact of the proposed amendment on environmentally sensitive and natural areas?
- This project will fulfill the goal of positive environmental impact in impact two ways. First it will improve the vacant land next to the drainage way (sensitive environmental feature) to be a well-maintained area that will no longer be an invitation to the public to litter or dump.
 - This project, as stated above, will provide visibility to the drainageway by clearing away underbrush. Downstream problems in the wastewater easement will be more visible.
 - This project will provide a Creek Buffer Zone per Chapter 10 of the City of Killeen Drainage Design manual.
7. What specific conditions (e.g., population size and or characteristics, area character and building form, property/structure conditions, infrastructure or public services, market

factors including need for more land in a particular designation, etc.) have changed sufficiently to render the current map designation(s) inappropriate or out-of-date?

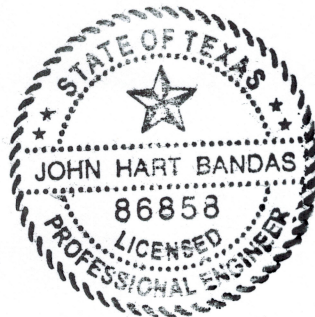
- This project recognizes gradual and incremental change in all of the above factors.
- This project will provide a platted lot for a modern and efficient duplex meeting all City of Killeen codes.
- This project will respond to population increases in Killeen and market demand for affordable housing in an area close to employment opportunities.
- This project will provide continuity for the residential neighborhood continuity along Terrace Drive.

This project will further the goals of the Killeen 2040 Comprehensive plan in a small but important way.

Respectfully submitted,

John Hart Bandas PE

John Hart Bandas PE



5/21/24

Cc: Laura MacManus, Greg A. MacDonald.