

Quintero Engineering, LLC

Civil Engineering • Land Surveying
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June 16, 2025

City of Killeen – Planning & Development Services
Attn: Wallis Meshier
200 E. Avenue D, 2nd Floor
Killeen, Texas 76541

RE: FLUM Amendment – 5500 Rose Garden Lp., Killeen

Dear Mrs. Meshier,

On behalf of the property owner, we are submitting this letter of request for an amendment to the Future Land Use Map (FLUM) for a portion of the property located at 5500 Rose Garden Loop, BellCAD Property ID 483020. We are seeking a change in land use designation from Regional Commercial to Residential Mixed on behalf of the property owner.

- The reason for this request is to add multifamily housing while retaining part of the existing regional commercial use within the city limits.
- We believe that the proposed amendment is consistent with the principles and policies in the adopted comprehensive plan.
- We believe that the proposed amendment compliments and is compatible with the character of the surrounding area.
- As the engineering and surveying firm of record for the original Rosewood development, we were responsible for providing the surveying and engineering services for this project. In doing so, we carefully considered both future development and its potential impacts on the existing development. The subdivision improvements were planned, designed, and installed in accordance with the City's infrastructure provisions as outlined in the subdivision regulations.
- The proposed amendment will have a minimal impact on the City's capacity to provide, fund, or maintain services. The developer will assume responsibility for funding and installing subdivision-level improvements, in strict accordance with the City's subdivision regulations.
- The proposed amendment is taking place on an improved site from a prior development phase, and we are not aware of environmentally sensitive and natural areas.
- The regional commercial use in this area has remained undeveloped for the past seven years. Based on our client's analysis, a mixed-use development of multifamily housing and regional commercial space will better align with current market trends and accelerate local development within the City.

Sincerely,

A handwritten signature in black ink that reads 'George J. Meza'.

Gorge J. Meza
Project Manager
Quintero Engineering, LLC

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