

To Whomever It May Concern,

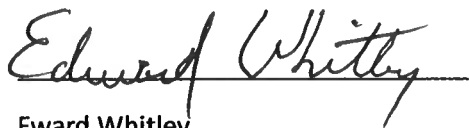
This letter is regarding a Zoning Change request for 1906 North 8th Street, Killeen, TX 76541. We are requesting a zone change to BC-1 to turn this location into a successful Hookah and Cigar lounge. The current designation is BC-3. The proposed amendment is not consistent with the principles and policies set forth in the comprehensive plan. The proposed amendment is compatible with the character of the surrounding area.

The existing building already has all the necessary infrastructure and is being remodeled so there will be no impact on the infrastructure provision concerning water, wastewater, drainage, and the transportation network. There will not be an impact on any environmentally sensitive and natural areas.

The existing building was previously a gas station and convenience store located at an entrance to the military base. The entrance was shut down over a decade ago and the gas station went out of business due to the lack of vehicular traffic. This lack of vehicular traffic renders the current map designation out of date. Our proposed Hookah and Cigar lounge should be a good fit since it is considered a destination business and won't necessarily be dependent on traffic conditions. There is currently multiple heavy commercial businesses in the neighborhood and we look forward to adding another successful business to the area.

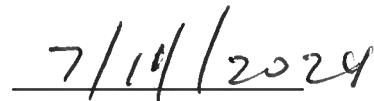
Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink that reads "Edward Whitley". The signature is written in a cursive style and is positioned above a horizontal line.

Edward Whitley

Whitley LLC

A handwritten date in black ink that reads "7/14/2024". The date is written in a cursive style and is positioned above a horizontal line.

Date