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TBPE Registration No. 26913, TBPLS Registration No. 10194932
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September 2, 2025

Development Services/Planning
City of Killeen, TX

Re: Zoning Change Application of part of 4100 S WS Young Dr

Ms. Meshier,

Central Texas Land Development Services would like to request a Zoning Change for the property described below from B-5 Business District to R-1 Single-Family Residential District to accommodate the current owner. The property has been zoned B-5 since 2008 and has had no commercial or sales interest over the last 17 years.

The R-1 zoning would be consistent with the neighboring property of 4203 Onion Rd, currently inhabited by the owner. The Southern adjacent property is zoned B-5 and contains a recording studio. The property on the Northern and Western adjacent sides is zoned B-5 and contains sheds but is otherwise vacant. The properties across Onion Road are zoned R-1. We feel this re-zoning wouldn't have an impact on the surrounding properties.

Property Description:

- 0.23 acres of a tract of land conveyed to Charles D. Cosper and Linda Cosper as recorded in Volume 1297, Page 117, Real Property Records of Bell County, Texas; also described in Exhibit A attached.

Respectfully,

Gwendalyn Henning

Gwendalyn Henning
CAD Technician
Central Texas Land Development Services
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cc: 2025-006 Project File