



April 5, 2022

City of Killeen
Attn: Wallis Meshier, CNU-A
Director of Planning
200 E Avenue D
Killeen, TX 76541

RE: Letter of Request for Zoning Change
0.277 Acres – Lot 1, Block 5 Oak Hill Heights Subdivision

Dear Ms. Meshier:

This letter is to serve as the Letter of Request per the City of Killeen Zoning Change Application Checklist, for the property identified by the Bell County Tax Appraisal District as 22427, located at the intersection of Oakhill Drive and Conder Street in Killeen. The property is 0.277 acres and is currently owned by Randall Brown Inherited IRA LLC.

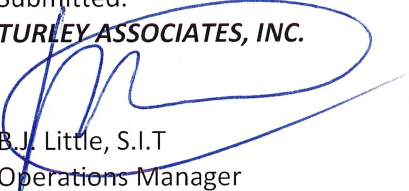
The 0.277 acre tract is currently zoned Single Family Residential (R-1) and the property owner and/or developer are requesting a zone change to Single-Family Residential (SF-2) which will allow for two (2) single-family residential homes. The Future Land Use Map (FLUM) designates this area as "Neighborhood Conservation" which promotes the single-family character of the neighborhood. The SF-2 designation supports the Neighborhood Conservation and would not require a FLUM amendment.

The proposed re-zoning of the property is compatible with the surrounding area since there are numerous single-family housing types in proximity to the subject property. There are available utilities and existing drainage facilities servicing the property and it is our opinion that this zoning will enhance the surrounding area.

On behalf of the owners of this property, Turley Associates, Inc. respectfully requests that the Planning and Zoning Commission and the City Council approve the rezoning request of the above referenced property from R-1 to SF-2. Please feel free to call or email to discuss further.

Submitted:

TURLEY ASSOCIATES, INC.

A blue ink signature of B.J. Little, consisting of a stylized 'B' and 'L' followed by a horizontal line.
B.J. Little, S.I.T.
Operations Manager

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TURLEY ASSOCIATES, INC.

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