

Quintero Engineering, LLC

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April 20, 2023

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

RE: Zoning Change Letter of Request – Rosewood Drive, Killeen

Dear Mrs. Meshier,

On behalf of the owner of the property, we are submitting this letter of request for a Planned Unit Development (PUD) amendment on the existing PUD (ordinance 19-017) for the properties located at 3918-4900 Rosewood Drive, Killeen. The surrounding properties are a mixture of Local Business District (B-3) and the existing PUD which has Local Business District (B-3), Single-Family Residential District (SF-2), Two-Family Residential District (R-2), and Residential Townhouse Single-Family District (RT-1). Based on the existing PUD, the aforementioned lots would be non-conforming. This amendment would increase the single leased/owned business area from the existing maximum 5,000 square foot lease area to a maximum of 10,000 square feet. This would allow the property to be more marketable and promote commercial growth for the surrounding residential properties. We have recently submitted a re-plat for Lots 2 & 3, Block 2, Rosewood Commercial; it has been administratively approved by City Staff and is waiting for final signatures. The developer plans to develop a 22,000 square foot Commercial building consisting of one (1) - 10,000 square foot commercial lease space, and an additional 12,000 square foot commercial lease areas, which can be broken down to six (6) – 2,000 square foot lease spaces. This change is consistent with the newly adopted comprehensive plan and a PUD amendment will not negatively impact the surrounding properties but rather complement the existing land uses.

Should you need additional information or have any questions, please do not hesitate to contact our office at 254.493.9962 or me directly on my cell phone at 254.394.0034.

Sincerely,

Gorge J. Meza
Project Manager
Quintero Engineering, LLC

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