



2901 East Stan Schlueter Loop, Killeen, Texas 76542 Phone: (254) 526-3981 Fax: (254) 526-4351
TBPE Registration No. 26913, TBPLS Registration No. 10194932
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October 30, 2025

Development Services/Planning
City of Killeen, TX

Re: FLUM Amendment for property on Dayton Drive

Ms. Meshier,

Central Texas Land Development Services would like to request a FLUM amendment for 1.81 acres of the T. Robinett Survey, Abstract No. 686, the remainder of a tract of land conveyed to Clear Creek Commercial, Ltd. The FLUM amendment would change the property's status of Regional Commercial to Residential Mix for residential development of the land.

Residential Mix land use would be consistent with the character of the lots to the East of the property in Clear Creek Estates Phase I and consistent with the principles and policies set forth in the comprehensive plan. The existing water and sewer lines are sufficient to supply residential lots and will only require six new water and sewer services. Impact of the proposed amendment on infrastructure, drainage and transportation will be lessened as six duplexes have far less traffic and impervious areas than commercial development. The property is not near any environmentally sensitive areas and therefore will have no impact on said areas.

Dayton Drive was built in 2005, and the property had no commercial sales interest in the following years. The donation of a portion of land to the City of Killeen for a large water standpipe has detracted from the commercial value of the property.

Respectfully,

Gwendalyn Henning

Gwendalyn Henning
CAD Technician
Central Texas Land Development Services
info@kesltd.com

cc: 2025-024 Project File