



TO: City of Killeen
FROM: Mark Huonder, Net Lease Properties
DATE: 8/25/23
SUBJECT: 1314 W. Stan Schlueter Loop Rezoning

To whom this may concern,

The property owner, 1314 W STAN SCHLUETER LOOP LLC, requests to rezone the subject property of the same address from a mixture of B-5, B-3, and RC-1 zoning districts to the B-5 district. The existing zoning district appears to be holdover zoning from previous land use decisions. By changing the zoning to B-5, the site becomes easier to market to potential tenants. The B-5 zoning district is prevalent in the surrounding area, which includes our adjacent neighbors to the west. The surrounding area is currently home to many retail establishments and restaurants and the proposed use of retail for the subject property would fit well within the existing uses.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Huonder', is written over a light blue horizontal line.

Mark Huonder
Development Manager
Net Lease Properties

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Fort Worth, TX 76110
Phone: 817-797-7386