

City of Killeen,

I am the Group Property Development and Facilities Manager for EAN Holdings, LLC (operator of Enterprise Rent a Car and Enterprise Car Sales), and I am writing to you today to request a zoning change for the property located at 2200 W Central Texas Expressway. In May of this year, we leased a 3,196 sq ft building on roughly one acre of land with the intention to relocate our existing Killeen car rental location (900 S WS Young) to this property and open a brand-new Enterprise Car Sales dealership at the S WS Young property. We believe our move onto this property and the opening of a brand-new business line will be beneficial to the community in Killeen and the many local customers that we will serve.

The property located at 2200 W Central Texas Expressway is currently zoned as CUP. From our understanding through conversations with the Planning and Economic Development Department for Killeen, this zoning is dated and has been in place since the 1970's. This application is requesting that this property be changed to B-4 zoning to allow our rental car business to operate there. This use fits right into the vision that the City of Killeen has for the future of the community when looking at the Future Land Use Map. The FLUM identifies this property as "Regional Commercial." This an area identified by its principal focus on "auto-oriented traffic" and that the update in zoning and development regulations throughout the city "will limit these auto-oriented business with larger parking needs" to the regional commercial designated areas.

As an operation, our rental car facility will be designed to rent small to large size standard vehicles to the citizens of Killeen in the most efficient means possible. The lot will be comprised of customer parking (closest to the building), a ready to rent line (cars that are clean and ready to be rented) and returned car spaces. Under the canopy behind the building will be an area to clean vehicles. This space will include a sand oil separator and grit trap that will help us maintain the environmental sustainability that our company holds to the highest of standards. This ability to successfully, and responsibly, clean cars on site will allow us to make sure we are able to give our customers the best quality product we can provide.

This business will be open 7 days a week to serve customers with a broad range of needs, such as needing a replacement vehicle while theirs is in the body shop or at the dealership, going on a road trip with their family, or taking a business trip for work. The team will include over 10 hardworking people that will be dedicated to serving the community, making sure all our customers are completely satisfied with their rental experience.

The move of this rental car location will allow us to open an Enterprise Car Sales dealership at its current property (already zoned accordingly). This dealership will allow us to serve the people of Killeen in a new way, offering used vehicles at affordable prices. As a company, our brand is the most valuable thing we own, and this mentality is transferred over to how we care for and maintain our vehicles. The vehicles that will be sold here will have gone through a rigorous 109-point inspection and only the top 10% of

those vehicles will be sold here under the Enterprise name. We know that our dealership will quickly become one of the most trusted suppliers of used car vehicles in the Killeen market.

We are thrilled to also have the support of the owner of this property. They are extremely supportive of our operation and believe that it will be beneficial to all the neighboring businesses since we will bring in new customers to this part of Killeen (as well as become a big customer to the gas station across the street). Given the location of this property and the many means of ingress or egress onto the property, there will be no negative impacts to any of our neighboring businesses.

Thank you for your consideration of our proposal. Please feel free to contact me by phone or email (listed below) with any questions. We look forward to the opportunity to serve the citizens of Killeen and to contribute to the thriving business community in the area.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jennifer Novelli', with a small dot above the final 'i'.

**Jennifer Novelli**

**Group Property Development & Facilities Manager**

North Texas/Austin Group

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