

**March 27, 2024**


**Rezoning Request for:** 905 Highland Avenue, Killeen 76543

**Reason for Request:** We purchased 905 Highland Avenue March 15<sup>th</sup> which is a duplex that was built in the 50's. During the appraisal it came up as a R1 property so no loan company will lend on the property due to the structure not matching the zoning. If it were to burn down more than 50%, it could not be rebuilt as the same duplex. We asked the City of Killeen office if we were able to get a rebuild letter to cover any mortgage company if there was ever a disaster and we were told we could not. We were informed we had to apply for rezoning. We had to pay cash due to the loan company pulling out the day before closing because of the zoning compared to the structure. Our concern if it's not rezoned is we will never be able to sell the property unless there is a cash only buyer which is difficult to find. We don't have any plans to change anything at the property. The request is to only be able to get a loan on the property to match the structure that is on the property.

**Impact to Surrounding Properties:** None. This would not change anything as it will be the same duplex currently there from the 50's. If it were to burn down, there would just be a new duplex on the same foundation the same size.


**FLUM:** Yes, the request is consistent with FLUM for that area.

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