

CSH AVENUE HEIGHTS, LTD.  
3701 Kirby Drive, Suite 860, Houston, Texas 77098

February 15, 2023

City of Killeen  
Wallis Meshier, CNU-A  
200 East Avenue D, Suite 6  
Killeen, Texas 76541

**RE: AVENUE HEIGHTS AT APPROX 2600 ILLINOIS AVE – REZONING APPLICATION**

Dear Ms. Meshier,

Please accept this letter of request for the enclosed rezoning application for approximately 3.92 acres of land located at approximately 2600 Illinois Avenue, Killeen, Texas 76543 (the Subject Property). The Subject Property is a portion of a larger 18.117 acre tract owned by SSK Lodging LLC. Currently, the SSK Lodging LLC property is zoned B-5, "Business District." The Applicant is requesting to rezone the Subject Property to allow for a multifamily use to facilitate the proposed Avenue Heights Apartments development. The City's Future Land Use Map indicates the area of the proposed development to be within Urban Center (UC), which is consistent with the proposed multifamily use on this property.

The zoning change would accommodate the development of the proposed Avenue Heights, a mixed-income apartment community providing affordable housing choices to families and the workforce community of Killeen, Texas. Avenue Heights will be Class A new construction offering up to approximately 70 units in a mix of 1-bedroom and 2-bedroom unit configurations. The project will also include the construction of upscale resident amenities and a community center, and upon completion, will provide a robust program of resident empowerment services. Also at this time, the Council of the City of Killeen has provided a full resolution of support for the purposes of an application for tax credits to financially support the proposed development.

The subject property would be situated along Illinois Avenue between the Killeen Mall to the west and other retail uses immediately to the site's east. Across Illinois Avenue to the north is single family residential. The Applicant understands the balance of the parent tract to be developed as a mix of additional residential uses and potentially a hotel use. The proposed development is consistent with the mix of commercial, retail and residential uses in this area, and the Applicant does not foresee a negative impact to the surrounding properties as a result of the proposed Avenue Heights development.

Thank you for your consideration of the enclosed rezoning application and we look forward to our continued work with the City of Killeen.

Sincerely,

A handwritten signature in black ink, appearing to read "Russ Michaels", with a stylized, looping flourish at the end.

Russ Michaels, Esq.

CSH Avenue Heights, Ltd.  
russ@CSH-Vault.com  
(212) 960-3913



## CITY OF KILLEEN – ZONING CHANGE APPLICATION

### Requirements for all zoning change application submittals:

*All zoning change application materials must be submitted by 11:00 a.m. on the intake deadline.*

- ☒ Completed zoning change application (original, signed)
  - Must be signed by the property owner, or in the case of a corporation or partnership, documentation must be provided authorizing a single party to sign on behalf of the corporation or partnership
- ☒ Application fee (cash or check, only; checks made payable to City of Killeen)
  - Zoning change application: \$500.00 + \$10.00 Tech Fee
  - Conditional Use Permit Application: \$500.00 + \$10.00 Tech Fee
  - Planned Unit Development (PUD) \$1,000.00 + \$10.00 Tech Fee
- ☒ Traffic Impact Analysis (TIA) Worksheet + \$100.00 fee
- ☐ Traffic Impact Analysis (TIA) + \$750.00 (if required)
- ☒ Description of property location (in one of the following forms)
  - Property address
  - Property survey
  - Legal description (subdivision name with lot and block)
  - Metes and bounds description
- ☒ Warranty deed (showing current ownership of the property)
- ☒ Letter of request signed by property owner or applicant, including the following information:
  - Reason for the request and proposed use of the property
  - Whether or how the proposed change will impact the surrounding properties
  - Whether the request is consistent with the Future Land Use Map (FLUM)  
*(If the request is not consistent with the FLUM, an amendment request must be submitted.)*
- ☒ Digital copies of all submittal documents
  - Electronic copies in .pdf format of all submittal documents
  - Must be provided on a disc (CD or DVD), USB flash drive or email
  - File names should include the name of each application document  
(i.e. “APP”, “DEED”, etc.)

*For additional zoning change requirements, please reference  
Killeen Code of Ordinances, Chapter 31 - Zoning.*