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June 16, 2025

City of Killeen – Planning & Development Services
Attn: Wallis Meshier
200 E. Avenue D, 2nd Floor
Killeen, Texas 76541

RE: Zoning Change Letter of Request – Garden Village, Killeen

Dear Mrs. Meshier,

On behalf of the property owner, we are submitting this letter of request for a zoning change from Agricultural District (A) to Townhouse (RT-1) Planned Unit Development (PUD) for the property located at 7610 Clear Creek Road, Killeen.

The surrounding area consists of a mix of land uses, including Agricultural District (A), Local Business District (B-4), Single-Family Residential District (R-1), and a Planned Unit Development (PUD) known as Mitchell Farms. The property owner intends to develop a townhouse community, a housing product that is currently underrepresented in the City of Killeen. This proposed zoning change will facilitate the creation of a medium-density residential development, which aligns with the housing needs identified in the recently adopted Comprehensive Plan.

This development aims to foster a connected, vibrant community where residents can enjoy a well-designed living environment with shared amenities and common areas that promote social interaction. The development will be managed by a Homeowners Association (HOA), which will be responsible for the maintenance of private amenities, including landscaping, recreation areas, and private streets. This ensures that the community remains well-maintained, visually appealing, and cohesive in the long term, creating a stable and attractive environment for its residents.

This zoning change is consistent with the city's goals outlined in the Comprehensive Plan and will contribute to the diversification of housing options within the city. We believe this development will not only be compatible with, but will also enhance the surrounding land uses by promoting growth in an underdeveloped area of the city. The project will support the city's efforts to expand its housing options while maintaining a cohesive and complementary transition between residential and commercial.

We trust that this proposal will be viewed favorably, as it represents a thoughtful and sustainable approach to addressing Killeen's housing needs. We look forward to your consideration and approval of this zoning change request.

Should you need additional information or have any questions, please do not hesitate to contact our office at 254.493.9962 or me directly on my cell phone at 254.394.0034.

Sincerely,

Gorge J. Meza
Project Manager
Quintero Engineering, LLC

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