



16 March 2023

SENT VIA OVERNIGHT UPS and VIA EMAIL

Ms. Wallis Meshier, CNU-A
City of Killeen - Development Services
200 East Avenue D, Suite 6
Killeen, TX 76541
Email: wmeshier@killeentexas.gov
Ph: 254-501-7621

Dear Wallis,

ILI, LLC seeks to rezone a 31.005 acre tract of land bounded in part by Janelle Drive and Clear Creek Road into the Clear Creek & Janelle Planned Unit Development {"CC&J PUD"}. The area includes tax parcels: 122513, 122514, 467553, 467551, 388451, 391623, 467522, and 364813.

The rezoning being sought in the CC&J PUD is to develop a mixed-use, new urbanist inspired, traditional community with a mix a retail shops, multi-family housing, and single-family housing. The community is intended to encourage pedestrian activity with strong interconnectivity via pedestrian ways, large promenades in the retail areas, and plentiful green space contained throughout the residential areas. The retail area will consist of approximately 22,000sf of retail space amongst up to four buildings. The multi-family will contain up to 300 residences in two-story buildings contains 8 to 10 dwellings. The single-family homes will number approximately 72 built in cluster configuration with large cul de sacs and greenways.

The proposed community will have a positive impact on surrounding property as the retail is located adjacent to existing retail on Clear Creek. The multi-family being proposed serves as a buffer to the planned retail. The single-family homes being proposed border existing single-family homes. The retail fronts Clear Creek, which is a road bordered by predominately commercial uses. The multifamily borders vacant residential land to the south, Janelle Drive to north, the proposed single family to east, and existing retail to the west.

The proposed CC&J PUD is consistent for this site area with the City of Killeen's Comprehensive Plan adopted in August 2022.

Please contact me with any questions at 954-673-6860

Sincerely,

A handwritten signature in black ink, appearing to read 'Joseph Cyr', written over a light blue horizontal line.

Joseph Cyr
Founder – ILI Communities