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August 31, 2023

Planning & Development Services Department
City of Killeen
200 East Avenue D
Killeen, Texas 76541

To Whom it May Concern,

The purpose of this letter is to accompany the zone change request, per the application requirements, for the property located on Dogwood Blvd, west of 1214 Dogwood Blvd. The proposed use of the property is single family attached residential. The reason for the request is to make the proposed housing product more accessible to a larger demographic of the City of Killeen and more equitable to the general population. The proposed zoning change will not have an effect to the surrounding areas as the current zoning allows for similar and/or higher densities than proposed zoning. The proposed zoning change is consistent with the FLUM. Property is designated as neighborhood Commercial in the FLUM which allows residential uses of townhouse and smallplex.

Proposed zoning is PUD-RT-1. This will use all RT-1 regulations except as follows:

- A townhouse group can include only 2 units connected (31-217)
- Minimum 10' between structures (31-220.1.b)
- Visitor parking is allowed on the street (31-221.1.a)

Proposed PUD-RT-1 district will provide the following community enhancements:

- Public benches throughout development per the attached Concept Plan
- Masonry fence columns along Dogwood Blvd per the attached Concept Plan.

Sincerely,

Tyler Freese