

July 25, 2025

Wallis Meshier, Executive Director  
Planning & Services Department  
City of Killeen  
200 East Avenue D  
Killeen, Texas 76541

RE: Amendment to Future Land Use Map ("FLUM")

Dear Ms. Meshier,

As the authorized representative of the owner of a 122.64-acre parcel of land located at 200 N Roy Reynolds Drive ("Property"), I hereby request an amendment to the designated place type for the Property in the FLUM from Industrial to Residential Mix.

The purpose of the FLUM amendment is to obtain the flexibility necessary to construct a project consisting of a mixture of residential types that sensibly transition from single-family residential (SF-2 zoning) to two-family residential (R-2 zoning) before reaching the Industrial place type located to the south. This proposed Residential Mix is consistent with the character of the surrounding area and the FLUM designations of Residential Mix to the north of Property and supports the Industrial designation to the west and south of the Property. The Residential Mix designation on this Property maintains the principles and policies of the Comprehensive Plan.

The proposed amendment will not have a negative impact on the City's infrastructure, nor will it have an impact on the City's ability to provide, fund, and maintain those services. As a less intense designation than the existing FLUM place type, the amendment will also reduce impacts on the environmentally sensitive and natural areas.

Since adoption of the FLUM, population and housing needs have grown within the City and central Texas. The market is demanding more housing and this housing, in turn, supports and attracts the industrial and manufacturing industries. Therefore, based on the foregoing, I respectfully request an amendment to the FLUM to designate the Property as Residential Mix.

Sincerely,

Killeen TIC Manager, LLC

By:



William McLean, Manager