



To: Killeen Planning Department
200 E Ave D, 2ND Floor
Killeen, TX 76541

Attn: Ms. Wallis Meshier, CNU-A

Date: 9/16/2024

Subject: Letter of Request for rezoning 87.44 ac on the west side of Featherline Rd (PropID 53268) from Ag to R1.

Ms. Wallis Meshier,

In a pre-application meeting on 1/23/2024 the Applicant discussed with City of Killeen (COK) staff changing zoning of the subject property and other items related to Single-Family-Detached (SFD) use. This Letter of Request is now being submitted with the Zoning Change Application requesting that zoning designation of the subject land be changed to from Ag to R1.

REASON FOR REQUEST AND PROPOSED USE OF THE PROPERTY

In recent years i) land surrounding the subject property has been developed for SFD use, police headquarters, and KISD transportation facility; ii) COK invested in CIP projects that extended major water and wastewater facilities to the subject site, and iii) the City of Killeen FLUM has been amended with the subject property being designated as Residential Mix allowing Single-Family Detached, Accessory Dwelling Unit, Bungalow Court, Townhouse, and Smallplex 2-4 Unit uses. It is no longer feasible for the subject property to be used for agricultural purposes. The Applicant is requesting the zoning designation be changed from Ag to R1; consistent with surrounding development, COK utility masterplans, and COK's 2022 Comp Plan.

WHETHER OR HOW THE PROPOSED CHANGE WILL IMPACT THE SURROUNDING PROPERTIES

City of Killeen utility masterplans, comprehensive plans, and infrastructure improvements contemplated the subject property being used for purposes more intense than Ag. Water transmission mains, wastewater interceptors, and nearby streets have been constructed to serve the subject property in a fully developed condition. Additionally, COK's 2015 Thoroughfare Plan designates Featherline Rd as an existing Minor Arterial and shows an east-west Minor Arterial through the subject property. In the pre-application meeting on 1/23/2024 COK staff and Applicant agreed this east-west thoroughfare should be a Collector. Existing water and wastewater facilities have sufficient capacity to support the requested use. Featherline Rd will likely need to be improved, as designated in the 2015 Thoroughfare Plan to support COK's police Headquarters Yowel Ranch phases 1-7, KISD's Chaparral High School, and the subject property.

WEHTER THE REQUEST IS CONSISTEN WITH THE FUTURE LAND USE MAP (FLUM)T

An R1 zoning change request is consistent with the City of Killeen 2022 FLUM which designates the subject property for Residential Mix; allowing Single-Family Detached, Accessory Dwelling Unit, Bungalow Court, Townhouse, and Smallplex 2-4 Unit uses.

Sincerely,

A handwritten signature in blue ink, appearing to read 'William E. Hickman', written over a blue scribble.

William E. Hickman

CC: none

254-228-9767

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