

JoAnn Lomas

From: Dominic Vo <dom@vorealtygroup.com>
Sent: Monday, November 24, 2025 2:56 PM
To: David Hermosillo; JoAnn Lomas
Cc: Maria G. Lopez
Subject: Re: Signage Requirement for Zoning Case Z25-40 on Onion Road

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City of Killeen
Planning & Development Services

RE: Request for Zoning Change from B-2 (Local Retail District) to B-5 (Business District)

Property Address: 4801 Onion Rd killeen, tx 76542

Legal Description: a0199bc R cunningham & a0528bc e laseere, aka lt pt 16 llewelyn est #2 acres 1.313

To Whom It May Concern:

I respectfully submit this letter to request a zoning change for the above-referenced property from **B-2 (Local Retail District)** to **B-5 (Business District)**. The purpose of this request is to allow the property to be developed for **professional office use** and/or **multi-use salon suites**, which are more appropriately supported under the B-5 zoning classification.

Reason for the Request

1. Proposed Office and Salon Suite Development

The owner intends to develop the property as either:

- A **professional office building** for rent to small businesses, or
- A **multi-use salon suite facility** offering individual rooms for licensed beauty, wellness, and personal-care professionals.

Both uses align directly with permitted uses within the B-5 district.

2. Better Zoning Fit for Intended Uses

While B-2 allows limited retail and neighborhood services, it does not fully support the range of business activities needed for multi-suite professional tenants. **B-5 zoning provides the flexibility needed** for modern commercial tenants, including offices, personal services, and specialty businesses.

3. Compatibility With Surrounding Area

The surrounding properties include a mix of commercial, retail, service, and office uses. The

requested B-5 zoning is consistent with the area's existing development pattern and will not introduce any incompatible uses.

4. Community and Economic Benefits

This project will:

- Provide affordable office and salon business space for local entrepreneurs
- Encourage small business growth
- Increase commercial activity
- Enhance the appearance and value of the corridor
- Create recurring rental opportunities and support local employment

5. Minimal Impact on Infrastructure

Both office use and salon suites generate moderate, predictable traffic and place low demand on utilities and city services. The project is low-impact and appropriate for this commercial corridor.

For these reasons, we believe rezoning the property to **B-5 (Business District)** is appropriate and in the best interest of the community and ongoing commercial growth in Killeen. We respectfully request your approval of this zoning change.

Thank you for your time and consideration. Please contact me at 512-299-1147 if additional information is needed.

"Nothing makes me happier than helping great people like you! If you know someone who needs real estate advice, I'd be honored if you sent them my way."

"Không có gì khiến tôi hạnh phúc hơn là giúp đỡ những khách hàng tuyệt vời như bạn! Nếu bạn biết ai cần tư vấn về bất động sản, tôi sẽ rất vinh hạnh nếu bạn giới thiệu họ cho tôi."

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[Texas Real Estate Commission Consumer Protection Notice](#)

Respectfully yours,



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