



May 06, 2024

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

Project: 499 Tower Hill Lane - Rezoning
Location: 499 Tower Hill Lane, Killeen, Texas, 76542

Subject: Letter of request for a zoning change for 499 Tower Hill Lane

We, Belton Engineering Inc, are the applicant, acting as the owner’s agent for the 50.15 acre tract of land located at 499 Tower Hill Lane. The present zoning for this tract of land is a agriculture district (A) and we are proposing that 37.176 acres of land be removed from the present zoning classification and rezoned to a single family residential district (R-1).

This zoning classification change matches the adjacent properties and neighborhoods (Duncan Farms – Phase One, Cospers Ridge Estates – Phase Two, and Splawn Ranch – Phase One) to the west and south boundary lines. The property adjacent to the north boundary line is a combination of R-1 and A. The property adjacent to the east boundary line is classified as an Agricultural single-family residential district (A-R1).

The proposed tract of land that will be rezoned will utilize two access points from Duncan Farms – Phase One: Tapaderos Path and Paddock Lane. This development will also allocate land to Tower Hill Lane, a minor arterial with 100 feet of right-of-way as projected by the city of Killeen thoroughfare plan. According to the Future Land Use Map (FLUM) this tract of land is located in the residential mix place type.

Feel free to contact us at any time, in reference to this project, Office #254-731-5600, Mobile #254-289-7273.