

Bandas Engineering LLC

Firm Registration # F-3782
12238 Antilles Lane
Conroe, Texas 77304

July 23, 2024

JoAnn Lomas, Planning Technician
City of Killeen Texas
501 West Ave. D
Killeen, Texas 76548

Re: Request for Rezoning in Support of the Replat of Block 1,
Lot 11, Fisher Commercial Subdivision Phase Three
2303 Federal Drive, Killeen, Texas Prop. ID 35244

Dear Ms. Lomas,

I am writing this letter in support of the Request for Change of Zoning Classification of that certain tract of land described in the attached field note and maps. This same parcel of land was the subject of a Future Land Use Plan Amendment brought before the City Council and adopted on July 14, 2024. Now that the Land Use has been amended to Residential Mix (RM) we are requesting rezoning from B-5 to R-2 to allow for the construction of a duplex at this location. City services consisting of water, sewer, drainage, and frontage on Terrace Drive, a residential street of approximately 34-foot BB width, are in place and no improvements are expected of the City. The Owners will install the water and sewer services at their own expense.

Not only will this project further the goals of the Killeen 2040 Comprehensive plan in a small but important way, but it will add to housing inventory and tax rolls. It will also benefit the residential neighbors by removing an attractive nuisance, namely an unused fragment of land that has been subject to dumping in the past. No negative effects are anticipated for the neighbors.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "John Hart Bandas".

John Hart Bandas PE

Cc: Laura MacManus, Greg A. MacDonald.