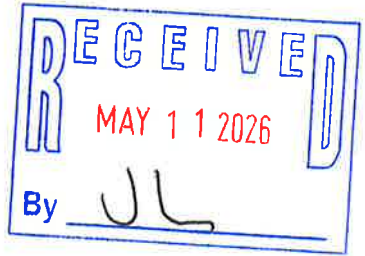




City of Killeen
Development Services|Planning



April 29, 2026

RE: Case# Z26-10

Hold a public hearing and consider a request submitted by Vincent Gerard & Associates on behalf of First Assembly of God Inc. (Case# Z26-10) for a Conditional Use Permit (CUP) to allow for the installation of a wireless telecommunication tower on property zoned "B-3" (Local Business District), being approximately 2.0 acres, being Lot 1, Block 1, McClurkan Addition. The subject property is locally addressed as 7432 East Trimmer Road, Killeen, Texas.

Dear Property Owner:

The enclosed map shows the property to be rezoned, outlined by a solid blue line. The dashed circular line marks the 400-foot radius around the property. In accordance with Texas Local Government Code Sec. 211.007, we are required to provide written notice to the owner of all properties within two hundred (200) feet of the proposed change. Additionally, the City of Killeen provides written notice to the owner of all properties within four hundred (400) feet of the proposed change.

The City of Killeen Planning and Zoning Commission will review this request at their Workshop at 4:30 p.m. on May 11, 2026. Immediately following the Workshop, the Planning and Zoning Commission will hold a Public Hearing regarding this request during their Regular Meeting. The meetings will be held in the Utility Collections Conference Room, at Utility Collections, 210 W. Avenue C, Killeen, Texas.

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-----CUT HERE-----

YOUR NAME:	<i>Veneta Garcia</i>	PHONE NUMBER:	<i>254-462-2277</i>
CURRENT ADDRESS:	<i>1300 East Trimmer</i>		
ADDRESS OF PROPERTY OWNED:	<i>Killeen TX</i>		
COMMENTS:	<i>I don't give my permission for installation of tower</i>		
SIGNATURE:	<i>[Signature]</i>		
REQUEST: "B-3" to "B-3" w/CUP for Cell Tower			
Z26-10/41			



City of Killeen

Development Services|Planning



April 29, 2026

RE: Case# Z26-10

Hold a public hearing and consider a request submitted by Vincent Gerard & Associates on behalf of First Assembly of God Inc. (Case# Z26-10) for a Conditional Use Permit (CUP) to allow for the installation of a wireless telecommunication tower on property zoned "B-3" (Local Business District), being approximately 2.0 acres, being Lot 1, Block 1, McClurkan Addition. The subject property is locally addressed as 7432 East Trimmier Road, Killeen, Texas.

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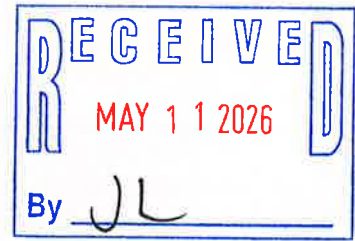
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-----CUT HERE-----

YOUR NAME:	LOIS mckAY	PHONE NUMBER:	571 919 9822
CURRENT ADDRESS:	20458 Taft Ter, Ashburn, VA 20147		
ADDRESS OF PROPERTY OWNED:	# 451593, E. Trimmier Rd, Killeen, TX 76542		
COMMENTS:	see attached letter		
SIGNATURE:			
		REQUEST: "B-3" to "B-3"	
		w/CUP for Cell Tower	
		Z26-10/04	

1/5

Derek and Lois McKay
20458 Taft Terrace
Ashburn, VA 20147
Phone: 571-919-9822 or 571-919-7137
Email: expat.mckay@gmail.com



May 11, 2026

City of Killeen Planning Division
200 E. Avenue D, Suite 6
Killeen, Texas 76541

RE: Formal Written Protest Pursuant to Tex. Local Gov't Code § 211.0061 — Case No. Z26-10 | Conditional Use Permit for Wireless Telecommunication Tower at 7432 East Trimmier Road, Killeen, Texas

Dear Members of the Killeen Planning and Zoning Commission and City Council:

I. Standing and Authority to Protest

We are the owners of real property located within 200 feet of the subject property at 7432 East Trimmier Road, Killeen, Texas (Lot 1, Block 1, McClurkan Addition), which is the subject of Case No. Z26-10. Our property is identified in the Bell County Appraisal District records as Property ID No. 451593 (JD ALCORN #25). As qualifying property owners, We hereby submit this formal written protest pursuant to Texas Local Government Code § 211.0061 (as amended effective September 1, 2025, by H.B. 24, 89th Texas Legislature) against the issuance of a Conditional Use Permit (CUP) to allow installation of a wireless telecommunication tower on property zoned "B-3" (Local Business District).

Pursuant to Tex. Local Gov't Code § 211.0061(b), a formal protest of a proposed change to a zoning regulation or district boundary must be written and signed by owners of at least 20% of the area of the lots or land covered by the proposed change, or at least 60% of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet therefrom. If such threshold is met, the proposed change must receive the affirmative vote of at least three-fourths (3/4) of all members of the governing body in order to take effect. We respectfully request that this protest be entered into the official record and that neighboring property owners within 200 feet be notified of their right to join this protest.

II. Grounds for Protest Under Texas Law

A. The CUP Is Incompatible with the Surrounding Area and Violates the Intent of the Zoning Code

Under Tex. Local Gov't Code § 211.001, the purpose of municipal zoning authority is to promote the public health, safety, morals, and general welfare, and to protect the character and stability of residential areas. The subject property is bordered by and directly across the street from a newly constructed residential neighborhood. Approving a CUP for a large commercial telecommunications tower in this location is fundamentally incompatible with the residential and mixed-use character of the immediate vicinity.

A Conditional Use Permit, as authorized under Texas zoning law and the City of Killeen's zoning ordinance, may only be granted where the proposed use is consistent with the general purpose and intent of the applicable zoning district and does not materially injure the use and enjoyment of other property in the immediate vicinity. The placement of an industrial-scale telecommunications tower in direct proximity to a residential neighborhood fails this standard and should be denied on that basis alone.

Furthermore, We are the owner of Property ID No. 451593 (JD ALCORN #25) and plan to pursue rezoning of our property to residential use in the future, consistent with the residential development already present and growing in the immediate area. Approval of this CUP would directly impair that planned rezoning, prejudice our property's highest and best use, and undermine the City's own interest in promoting orderly, compatible residential growth in this corridor. Specifically, the proximity of a commercial telecommunications tower to our property may render a future residential rezoning application difficult or impossible to approve, as the presence of such infrastructure is widely considered incompatible with residential land use standards and would undermine any finding that the area is suitable for residential development. The Commission should weigh the long-term land use trajectory of the surrounding area, not merely its current zoning designation, when evaluating the compatibility of this CUP.

B. Documented and Foreseeable Harm to Property Values

The Texas Constitution, Article I, Section 17, expressly prohibits the taking, damaging, or destruction of private property for public use without adequate compensation. While this protest does not constitute an eminent domain claim, it places the Commission on formal notice that approval of this CUP is reasonably certain to damage the value and enjoyment of nearby private property. Relevant findings include:

- Certified real estate appraisers and peer-reviewed research consistently document property value declines of 15–20% in close proximity to cell towers.
- The U.S. Department of Housing and Urban Development (HUD) officially classifies cell towers as a Hazard and Nuisance, requiring appraisers to make adjustments to assessed value.
- More than 90% of surveyed homebuyers report they would pay less for a property near a cell tower, severely limiting the marketability of affected properties.

A reduction in property values would also reduce the City's ad valorem tax base, harming the public interest as well as private landowners.



Should the City approve this CUP and property values decline by 25% or more, affected owners may have a cognizable claim under the Texas Private Real Property Rights Preservation Act, Tex. Gov't Code Chapter 2007, which waives sovereign immunity for governmental actions that result in such a devaluation. I raise this not as a threat but as a material risk the Commission should weigh in its deliberation.

C. Public Safety — Hazardous Materials and Structural Risk

Cell tower installations routinely store hazardous materials on-site, including lead-acid battery arrays and diesel fuel storage tanks exceeding 180 gallons, used for backup power. These materials pose risks of chemical leakage, groundwater contamination, fire, and toxic smoke in the event of equipment failure or natural disaster. Several Texas county fire departments have formally designated such sites as HAZMAT locations. Approving this CUP in close proximity to a residential neighborhood creates foreseeable public safety risks inconsistent with the City's duty to promote the health and safety of its residents under Tex. Local Gov't Code § 211.001.

D. Adverse Impact on Neighborhood Character and the City's Comprehensive Plan

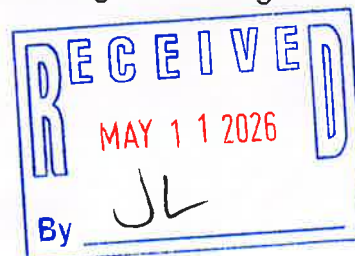
Texas zoning law, under Tex. Local Gov't Code § 211.004, requires that zoning regulations be made in accordance with a comprehensive plan and designed to preserve the character of existing development. The construction of a large telecommunications tower directly adjacent to a new residential community is inconsistent with orderly and compatible land use development. Granting this CUP would constitute improper "spot approval" of an incompatible use, and sets a precedent for further industrial or commercial encroachment into an area that is actively developing as a residential corridor.

E. Request for Alternative Site Analysis

Prior to any approval, We respectfully request that the Commission require the applicant to demonstrate that alternative locations for this telecommunications infrastructure were fully evaluated, and that no suitable site exists farther from residential development. Many Texas municipalities and communities nationwide have adopted minimum residential setback requirements of 500 to 1,500 feet for cell tower installations. The City of Killeen should evaluate whether such a setback policy is warranted here and whether this location satisfies any such standard.

III. Formal Request for Relief

For the foregoing reasons, and pursuant to the authority granted under Texas Local Government Code § 211.0061, I formally protest the issuance of Conditional Use Permit Case No. Z26-10. We respectfully request that the Planning and Zoning Commission and City Council:

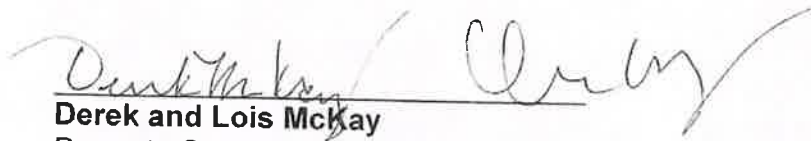


4/5

- Deny the Conditional Use Permit requested in Case No. Z26-10;
- Enter this written protest into the official record for Case No. Z26-10, triggering the supermajority (3/4) vote requirement under Tex. Local Gov't Code § 211.0061(d) if the applicable protest threshold is met;
- Require the applicant to provide a full alternative site analysis prior to any approval;
- Consider adopting a residential setback ordinance for telecommunications towers consistent with Tex. Local Gov't Code § 211.003's authority to regulate the height and use of structures.

Although We are unable to attend the public hearing in person, as We currently reside out of state, We respectfully request that this written protest be given full and equal consideration by the Commission and City Council in accordance with Tex. Local Gov't Code § 211.0061. A property owner's physical absence from a hearing does not diminish the legal weight or validity of a timely filed written protest, and We ask that the record reflect accordingly. We are available to provide additional documentation or a written statement upon request. Should the Commission approve this CUP over valid written protest, We reserve all rights available to me under Texas law, including the right to seek judicial review pursuant to Tex. Local Gov't Code § 211.011.

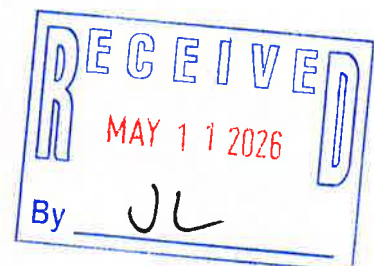
Respectfully submitted,



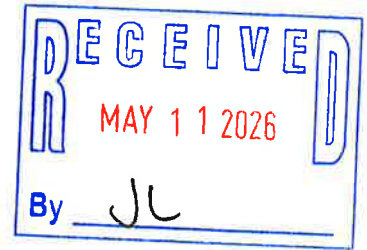
Derek and Lois McKay

Property Owner ID # 451593 — Protesting Party, Case No. Z26-10

Statutory References: Tex. Local Gov't Code §§ 211.001, 211.003, 211.004, 211.006, 211.0061 (H.B. 24, eff. Sept. 1, 2025), 211.007, 211.011; Tex. Const. Art. I, § 17; Tex. Gov't Code Chapter 2007 (Private Real Property Rights Preservation Act)



5/5



April 29, 2026

RE: Case# Z26-10

Hold a public hearing and consider a request submitted by Vincent Gerard & Associates on behalf of First Assembly of God Inc. (Case# Z26-10) for a Conditional Use Permit (CUP) to allow for the installation of a wireless telecommunication tower on property zoned "B-3" (Local Business District), being approximately 2.0 acres, being Lot 1, Block 1, McClurkan Addition. The subject property is locally addressed as 7432 East Trimmer Road, Killeen, Texas.


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-----CUT HERE-----

YOUR NAME:	Ricky P. Reyes	PHONE NUMBER:	254-466-2670
CURRENT ADDRESS:	7004 Andaluca St.		254-290-5810
ADDRESS OF PROPERTY OWNED:	7004 Andaluca St. Killeen		76542
COMMENTS:	Please see attached.		
	We strongly oppose this proposal.		
SIGNATURE:			REQUEST: "B-3" to "B-3" w/CUP for Cell Tower Z26-10/ 23

ATTENTION CITY OF KILLEEN:

WE, **RICKY AND ROSEMARIE REYES**, OF 7006 ANDALUCIA ST, KILLEEN, TX, STRONGLY OPPOSE THE PROPOSITION TO BUILD A WIRELESS TELECOMMUNICATION TOWER ON PROPERTY ZONE "B-3" ON LOT 1, BLOCK 1, MCCLURKAN ADDITION, WHICH HAPPENS TO BE THE FIRST ASSEMBLY OF GOD CHURCH DIRECTLY ACROSS FROM OUR NEIGHBORHOOD. OUR HOME IS WITHIN THE 400 FEET RADIUS OF WHERE THIS TOWER IS EXPECTED TO BE BUILT, WHICH WILL SIGNIFICANTLY IMPACT OUR PROPERTY VALUE. FOR MANY REASONS, WE ARE STRONGLY OPPOSING THIS.

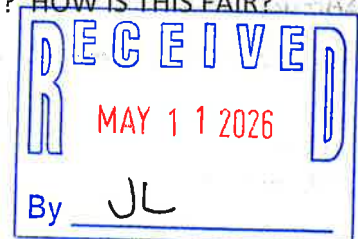
1. THERE IS ALREADY 3 CELL TOWERS BUILT NORTH AND ONE CELL TOWER BUILT EAST OF OUR PROPERTY, ALL APPROXIMATELY WITHIN 1500 FT. STUDIES SHOW THAT ALTHOUGH A CELL TOWER MAY OFFER BENEFIT OF BETTER SIGNAL STRENGTH TO WIRELESS CUSTOMERS, THESE STRUCTURES RAISE CONCERNS ABOUT HEALTH, AESTHETICS AND POTENTIAL FINANCIAL IMPACT ON NEARBY HOMES. THIS IS VERY TRUE.

2. WE PURCHASED OUR HOME IN 2024 AND WE CONTINUE TO PAY ON A MORTGAGE THAT IS STILL NEARLY EQUIVALENT TO THE APPRAISED VALUE FROM 2024. THIS IS OUR HOME AND WHERE ALL OUR HARD-WORKING MONEY GOES TO IN MAKING IT A SAFE, PEACEFUL AND ENJOYABLE PLACE TO LIVE. IN 2024, WE HAD NO IDEA THERE WERE PLANS TO BUILD A DOLLAR GENERAL STORE ONE BLOCK AWAY. SINCE THEN, OUR HOME VALUE DROPPED \$9K IN 2025, AND ANOTHER PROPOSAL TO DROP THE VALUE \$12K MORE IN 2026 - THAT IS A TOTAL OF \$21K IN JUST TWO YEARS! WE JUST LOST EQUITY IN TWO YEARS TIME, WHICH IS DEEPLY CONCERNING. IT WILL TAKE YEARS TO CATCH UP TO THIS LOSS IN VALUE. IF A CELL TOWER IS BUILT, WE RISK LOSING MORE VALUE ON OUR HOME - HOMEOWNERS ARE LOSING TO BIG CORPORATIONS WHILE THEY GAIN; AND TO HAVE A CHURCH PROFIT AS WELL WITH NO REGARDS TO HOMEOWNERS AFFECTED BY THIS IS NOT RIGHT AT ALL.

3. A CELL TOWER LITERALLY VISIBLE FROM MY FRONT DOOR WILL BE AN EYESORE. WE PICKED OUR HOME BECAUSE IT WAS AESTHETICALLY PLEASING AND WORTH THE PURCHASE PRICE IN THIS AREA. SOMEONE ELSE'S GAIN SHOULD NOT BE AT THE COMFORT OF OTHERS.

4. WE ARE IN OUR 50s, AND SAFETY IS A BIG CONCERN. WE ALSO HAVE NEIGHBORHOOD CHILDREN WHO ARE ALWAYS OUTSIDE PLAYING. WE SHOULD NOT HAVE TO WORRY ABOUT BAD WEATHER, ICEY STORMS, OR HIGH WINDS POTENTIALLY CAUSING STRUCTURAL DAMAGE ON A NEARBY CELL TOWER WHERE PARTS CAN GO FLYING, OR THE STRUCTURE MIGHT COLLAPSE CAUSING SEVERE DAMAGE OR INJURY TO THE PEOPLE OF OUR NEIGHBORHOOD AND THEIR HOMES. THIS IS A HUGE SAFETY AND HEALTH RISK TO WORRY ABOUT.

5. A CELL TOWER CAN ALSO BE AN EXTREME FIRE HAZARD; IF SPARKS OCCUR, HOMEOWNERS NOW MUST WORRY ABOUT FIRES SPREADING. ARE HOME INSURANCE COMPANIES NOW GOING TO CHARGE MORE BECAUSE OF ALL THESE HAZARDS AND RISKS? HOW IS THIS FAIR?



24

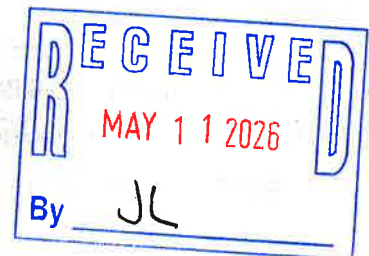
6. ONLY HOMEOWNERS WITHIN A CERTAIN FEET WERE NOTIFIED OF THIS PROPOSAL AND IT IS EXTREMELY CONCERNING THAT THE CITY DOES NOT TRULY NOTIFY ALL HOMEOWNERS THAT THIS PROPOSAL COULD ADVERSELY AFFECT. THIS IS AN UNFAIR ADVANTAGE, BECAUSE MANY HOMEOWNERS ARE NOT AWARE AND THEREFORE NOT SHOWING UP IN NUMBERS TO FIGHT THIS. WE SHOULD NOT HAVE TO WORRY ABOUT OUR HOMES DECREASING IN VALUE WHILE OTHERS PROFIT, ESPECIALLY HOMEOWNERS WHO JUST BOUGHT THEIR HOMES AND HAVE ALREADY SEEN SIGNIFICANT DECREASE SUCH OUR HOME. WITH SO MANY NEW HOMES BEING BUILT NEARBY, NEW HOMEOWNERS ARE LIKELY NOT BEING PROPERLY INFORMED OF THE RISKS.

WE SINCERELY HOPE THAT THE CITY WILL RECONSIDER THIS PROPOSAL. IT IS CAUSING A DISSERVICE TO THE HARDWORKING PEOPLE AND HOMEOWNERS AFFECTED.

THANK YOU FOR YOUR TIME.



RICKY AND ROSEMARIE REYES





TAX APPRAISAL DISTRICT OF BELL COUNTY
PO BOX 390
BELTON, TX 76513-0390
 Phone: (254) 939-5841
www.bellcad.org

2026 Notice of Appraised Value

THIS IS NOT A TAX STATEMENT
DO NOT PAY FROM THIS NOTICE

Property ID: 398282
Ownership %: 1.00000000
Legal: SPANISH OAKS, BLOCK 008, LOT 0004
Legal Acres: 0.0000
Situs: 7006 ANDALUCIA LN

46367*123**G50**0.574**1/4*****AUTO**5-DIGIT 76542
 REYES, RICKY & ROSEMARIE
 7006 ANDALUCIA ST
 KILLEEN, TX 76542-5949



Online Protest Info:	
Account ID:	945879
EFile PIN:	AGF2YE

DATE OF NOTICE: April 15, 2026

Dear Property Owner,
 The appraisal as of January 1, 2026 is outlined below:

PROTEST FILING DEADLINE: May 15, 2026

Appraisal Information		Last Year - 2025	Proposed - 2026
(+)	Structure / Improvement Market Value	247,836	235,982
(+)	Market Value of Non Ag/Timber Land	53,000	53,000
(=)	Total Market Value	300,836	288,982
	Assessed Value	300,836	288,982
	Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)	300,836	288,982
	Exemptions	DVHS HS	DVHS HS

Homestead Cap Value/Circuit Breaker Limitation (Total Market Value – Assessed Value) = \$0

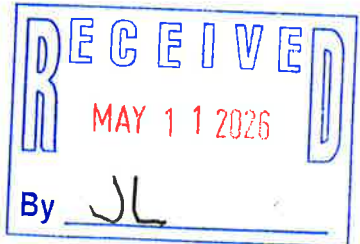
Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years, the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation.

The Tax Appraisal District of Bell County DOES NOT set tax rates. The governing body of each taxing unit decides whether or not taxes on the property will increase. The Appraisal District only determines the value of the property.

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

Loss of another \$12k

Home is already losing value.



4/4

YOUR NAME: Tyler Morgan
PHONE NUMBER: 573-413-3454
CURRENT ADDRESS: 7009 Andaluca St Killeen TX 76542
ADDRESS OF PROPERTY OWNED: 7009 Andaluca St Killeen TX 76542
COMMENTS: We are opposed to the installation of a wireless telecommunication tower on property zoned B-3. Due to the fact it would drop the property value for all the properties in our neighborhood.

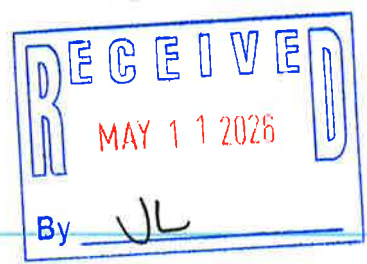
1/2

SIGNATURE:


REQUEST: "B-3" to "B-3"
w/CUP for Cell Tower
Z26-10/19

P.O. Box 1329 Killeen, Texas 76541 • 254.501.7648 • Fax 254.501.7628
www.KilleenTexas.gov

RECEIVED
MAY 11 2026
By JL



2/2

To whom it may concern,

I am writing to formally express my strong opposition to the proposed installation of a telecommunication tower on the First Assembly of Gods property. This specific project poses a significant threat to the financial well-being & residential character of our entire neighborhood.

Our homes are more than just shelters; for most of us, they represent our primary financial asset & a lifetime of investment. Reliable real estate data & common market sentiment suggest that presence of large industrial structures in close proximity to residential zones can lead to a measurable decrease in property values. By moving forward with this tower, the church is effectively prioritizing short-term lease revenue over the long-term equity & financial security of hundreds of its neighbors.

Beyond the financial impact, there is the matter of community harmony. A neighborhood is defined by its aesthetic & the mutual respect between its institutions & its residents. Placing a massive, metallic structure near our residential skyline disrupts the visual integrity of our streets & sets a very troubling precedent for land use.

I urge the City of Killeen Planning & Zoning Commission to consider the collective burden being placed on the homeowners. There must be alternative locations, industrial zones, or less populated areas, where this infrastructure can be built without devaluing the hard-earned assets of local families. I ask that you stand with the residents & deny the request for this church.

Sincerely,
Tyler & Brittney Morgan
7009 Andaluia St, Killeen, TX 76542
573-413-3454



City of Killeen

City of Killeen Planning and Zoning Commission

April 29, 2026

RE: Case# Z26-10

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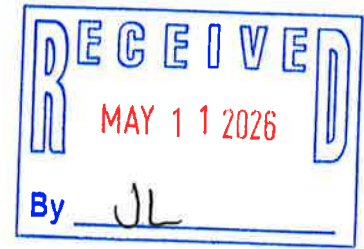
-----CUT HERE-----

YOUR NAME: Steven L. Jones	PHONE NUMBER: 573-280-6178
CURRENT ADDRESS: 7105 Andalusia, Killeen, TX 76542	
ADDRESS OF PROPERTY OWNED: 7105 Andalusia, Killeen, TX 76542	
COMMENTS: I formally object to the requested zone change and special use permit. <u>See Attached.</u>	
SIGNATURE: S L Jones	REQUEST: "B-3" to "B-3" w/CUP for Cell Tower Z26-10/15



1/3

Steven L. Jones
7105 Andalucia
Killeen, TX 76542
573-280-6178
senoj@hotmail.com



May 6, 2026

City of Killeen Planning and Zoning Commission
201 W. Avenue C, Killeen, Texas

RE: Formal Protest of Case# Z26-10 – Proposed Telecommunication Tower at 7432 East Trimmier Road, Killeen, Texas.

To Members of the Planning Commission:

I am writing as a homeowner in the Andalucia Neighborhood, Killeen to formally object to the requested zone change and special use permit for the telecommunications tower proposed for 7432 East Trimmier Road, Killeen, Texas.

My property is located at 7105 Andalucia which is less than 200 feet from the proposed site.

I urge the Commission to deny this application based on the following:

- **Incompatibility with Residential Zoning:** The proposed tower is located in a residential area, directly infringing on the enjoyment of my property. Placing an industrial structure of this magnitude this close to homes is incompatible with the character of our neighborhood.
- **Depreciation of Property Value:** A tower of this size in close proximity will have a significant negative impact on the resale value of my home and others in the neighborhood. The National Association of Realtors data (attached) suggests that my home will lose 15-20% of resale value!
- **Structural Safety and Fall Risk:** At a distance of less than 200 feet, my residence sits within the potential “fall zone” and “ice throw” radius of the structure. Given our sometimes extreme weather patterns it poses a direct physical threat to my family and property that is not mitigated.
- **Insurance:** Some homeowners’ insurance policies may include “extra hazard” charges or specific exclusions for damage related to nearby towers.
- **Failure to exhaust other options:** There are currently two towers located within one mile of my property, one to the North and one to the South. Coverage is excellent with no dead spots in the area. Is the tower even necessary or beneficial in the proposed location?
- **Proper notification:** At least one owner of property in the 200 foot zone is Active Duty Military. She has relocated and leases out the property in her absence. She may currently be deployed to a combat zone. With only one week notice provided, I seriously doubt that she has been properly notified of these proceedings.

I request that this protest be included in the official public record for this case and that I be notified of all future hearings or decisions regarding this matter.

Sincerely,

Steven L. Jones



What is the impact on property values for a telecom tower to be built within 200 feet?

Building a telecom tower within 200 feet of a residential property typically results in a significant negative impact on its market value, with research and real estate experts citing price drops between 2% and 20%. 📄 National Association of REALTORS® +2

The 200-foot range is considered the highest impact zone. Houses at this distance often sell for less and take longer to close because nearly 94% of potential buyers report being less interested in properties near cell towers. 📄 Environmental Health Sciences - +2

Estimated Value Impact by Proximity

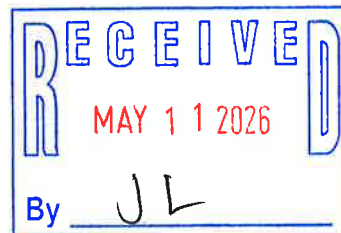
The loss in value is directly tied to how close the tower is and whether it is visible from the home. 📄

Distance from Tower <small>📄</small>	Estimated Value Decrease	Key Factor
0 – 330 feet (0–100m)	15% to 20%	Highest impact; "nuisance" zone
330 – 660 feet (100–200m)	10% to 15%	Significant marketability loss
660 – 1,000 feet (200–300m)	5% to 10%	Impact begins to taper off
Over 1,500 feet	Minimal to 0%	Effects largely disappear

Primary Drivers of Devaluation

- **Visual Aesthetics:** Large, industrial-looking structures are seen as "eyesores" that clash with residential character. Towers that are **visible** from the property suffer an average **9.78% price drop**, compared to much smaller impacts for those that are

Ask anything





City of Killeen
Development Services|Planning

April 29, 2026

RE: Case# Z26-10

Hold a public hearing and consider a request submitted by Vincent Gerard & Associates on behalf of First Assembly of God Inc. (Case# Z26-10) for a Conditional Use Permit (CUP) to allow for the installation of a wireless telecommunication tower on property zoned "B-3" (Local Business District), being approximately 2.0 acres, being Lot 1, Block 1, McClurkan Addition. The subject property is locally addressed as 7432 East Trimmer Road, Killeen, Texas.

Dear Property Owner:

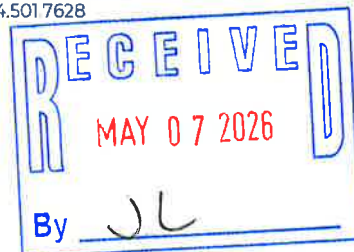
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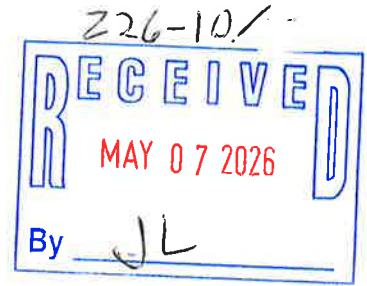
-----CUT HERE-----

YOUR NAME:	EDWARD D. Prete JR	PHONE NUMBER:	401-286-5155
CURRENT ADDRESS:	7111 ANPA LUCIA ST KILLEEN		
ADDRESS OF PROPERTY OWNED:	7111 ANPA LUCIA ST. KILLEEN		
COMMENTS:	We do not want a tower of any kind located within our property area. Thank you		
SIGNATURE:	Edward D. Prete Jr		REQUEST: "B-3" to "B-3" w/CUP for Cell Tower Z26-10/15



Edward D. DiPrete Jr.
7111 Andalucia
Killeen, TX 76542
401-286-5155
nelta1@aol.com

May 7, 2026



City of Killeen Planning and Zoning Commission
201 W. Avenue C, Killeen, Texas

RE: Formal Protest of Case# Z26-10 – Proposed Telecommunication Tower at 7432 East Trimmier Road, Killeen, Texas.

To Members of the Planning Commission:

I am writing as a homeowner in the Andalucia Neighborhood, Killeen to formally object to the requested zone change and special use permit for the telecommunications tower proposed for 7432 East Trimmier Road, Killeen, Texas.

My property is located at 7111 Andalucia which is less than 200 feet from the proposed site.

I urge the Commission to deny this application based on the following:

- **Incompatibility with Residential Zoning:** The proposed tower is located in a residential area, directly infringing on the enjoyment of my property. Placing an industrial structure of this magnitude this close to homes is incompatible with the character of our neighborhood.
- **Depreciation of Property Value:** A tower of this size in close proximity will have a significant negative impact on the resale value of my home and others in the neighborhood. The National Association of Realtors data (attached) suggests that my home will lose 15-20% of resale value!
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- **Insurance:** Some homeowners’ insurance policies may include “extra hazard” charges or specific exclusions for damage related to nearby towers.
- **Failure to exhaust other options:** There are currently two towers located within one mile of my property, one to the North and one to the South. Coverage is excellent with no dead spots in the area. Is the tower even necessary or beneficial in the proposed location?

I request that this protest be included in the official public record for this case and that I be notified of all future hearings or decisions regarding this matter.

Sincerely,



Edward D. DiPrete Jr.



City of Killeen
Development Services|Planning

April 29, 2026

RE: Case# Z26-10

Hold a public hearing and consider a request submitted by Vincent Gerard & Associates on behalf of First Assembly of God Inc. (Case# Z26-10) for a Conditional Use Permit (CUP) to allow for the installation of a wireless telecommunication tower on property zoned "B-3" (Local Business District), being approximately 2.0 acres, being Lot 1, Block 1, McClurkan Addition. The subject property is locally addressed as 7432 East Trimmer Road, Killeen, Texas.

Dear Property Owner:

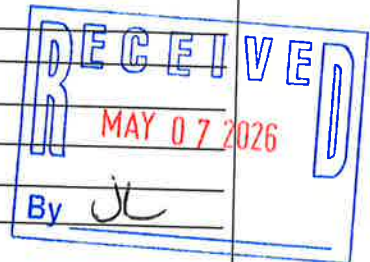
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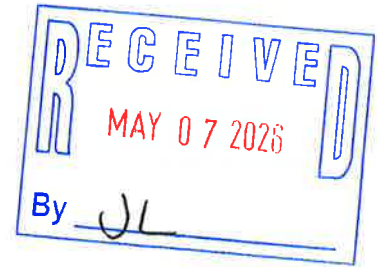
-----CUT HERE-----

YOUR NAME: Shanura Q. Stephens	PHONE NUMBER: 254-289-1589
CURRENT ADDRESS: 7104 Andalucia, Killeen TX 76542	
ADDRESS OF PROPERTY OWNED: 7104 Andalucia, Killeen TX 76542	
COMMENTS: I formally object to the requested zone change and special use permit.	
SIGNATURE:	REQUEST: "B-3" to "B-3" w/CUP for Cell Tower
	Z26-10/ 28





City of Killeen
Development Services/Planning



April 29, 2026

RE: Case# Z26-10

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-----CUT HERE-----

YOUR NAME:	ROGER Trevino II	PHONE NUMBER:	254-449-6387
CURRENT ADDRESS:	5301 Fiesta Oak Drive, Killeen, TX 76542		
ADDRESS OF PROPERTY OWNED:	Same as above		
COMMENTS:	We, the undersigned residents and property owners within the Spanish Oaks subdivision, respectfully oppose the proposed construction of a telecommunications tower near our homes. While we understand the need for improved infrastructure, we believe that the proposed location is inappropriate due to concerns regarding neighborhood aesthetics, property value, and the overall impact on our community. We respectfully request that local officials deny approval for this location and consider sites further away from residential areas.		
SIGNATURE:	[Signature] and K. Trevino		REQUEST: "B-3" to "B-3" w/CUP for Cell Tower Z26-10/15



City of Killeen

Development Services\Planning

April 29, 2026

RE: Case# Z26-10

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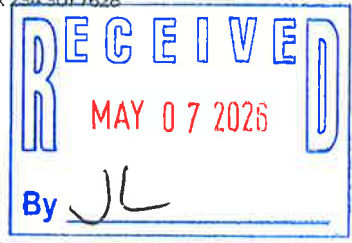
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-----CUT HERE-----

YOUR NAME:	Heath Guidry	PHONE NUMBER:	940-781-6478
CURRENT ADDRESS:	7209 Andalusia Dr, Killeen Tx 76542		
ADDRESS OF PROPERTY OWNED:	7209 Andalusia, Killeen, Tx 76542		
COMMENTS:	No tower here!		
SIGNATURE:		REQUEST: "B-3" to "B-3" w/CUP for Cell Tower	
		Z26-10/15	





City of Killeen

Development Services | Planning

April 29, 2026

RE: Case# Z26-10

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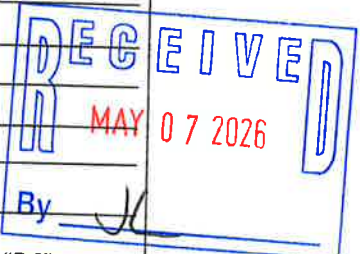
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-----CUT HERE-----

YOUR NAME:	Lorenzo Maldonado	PHONE NUMBER:	(410) 937-7033
CURRENT ADDRESS:	5300 Weeping Oak Dr. Killeen, TX 76542		
ADDRESS OF PROPERTY OWNED:	5300 Weeping Oak Dr. Killeen, TX 76542		
COMMENTS:	I do not want a cell tower near our home.		
SIGNATURE:			
		REQUEST:	"B-3" to "B-3" w/CUP for Cell Tower
			Z26-10/15





City of Killeen

Development Services | Planning

April 29, 2026

RE: Case# Z26-10

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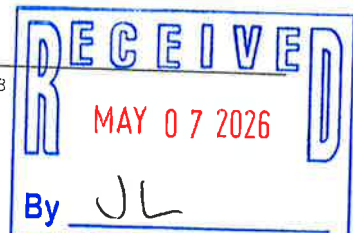
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-----CUT HERE-----

YOUR NAME:	Michelle Marshall	PHONE NUMBER:	254 432 1079
CURRENT ADDRESS:	7109 Andalusia St.		
ADDRESS OF PROPERTY OWNED:	Killeen, TX 76542		
COMMENTS:	Please consider <u>not</u> placing this wireless communication across from our property I don't want it & don't agree with it. Thanks in advance		
SIGNATURE:	Michelle Marshall		
		REQUEST: "B-3" to "B-3" w/CUP for Cell Tower	
		Z26-10/15	





City of Killeen

Development Services | Planning

April 29, 2026

RE: Case# Z26-10

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-----CUT HERE-----

YOUR NAME: Steven L. Jones	PHONE NUMBER: 573-280-6178
CURRENT ADDRESS: 7105 Andalucia, Killeen, TX 76542	
ADDRESS OF PROPERTY OWNED: 7105 Andalucia, Killeen, TX 76542	
COMMENTS: I formally object to the requested zone change and special use permit. <u>See Attached.</u>	
SIGNATURE: S L J	REQUEST: "B-3" to "B-3" w/CUP for Cell Tower Z26-10/15



Steven L. Jones
7105 Andalucia
Killeen, TX 76542
573-280-6178
senoj@hotmail.com

May 6, 2026

City of Killeen Planning and Zoning Commission
201 W. Avenue C, Killeen, Texas

RE: Formal Protest of Case# Z26-10 – Proposed Telecommunication Tower at 7432 East Trimmier Road, Killeen, Texas.

To Members of the Planning Commission:

I am writing as a homeowner in the Andalucia Neighborhood, Killeen to formally object to the requested zone change and special use permit for the telecommunications tower proposed for 7432 East Trimmier Road, Killeen, Texas.

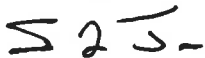
My property is located at 7105 Andalucia which is less than 200 feet from the proposed site.

I urge the Commission to deny this application based on the following:

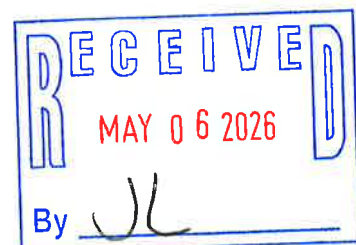
- **Incompatibility with Residential Zoning:** The proposed tower is located in a residential area, directly infringing on the enjoyment of my property. Placing an industrial structure of this magnitude this close to homes is incompatible with the character of our neighborhood.
- **Depreciation of Property Value:** A tower of this size in close proximity will have a significant negative impact on the resale value of my home and others in the neighborhood. The National Association of Realtors data (attached) suggests that my home will lose 15-20% of resale value!
- **Structural Safety and Fall Risk:** At a distance of less than 200 feet, my residence sits within the potential “fall zone” and “ice throw” radius of the structure. Given our sometimes extreme weather patterns it poses a direct physical threat to my family and property that is not mitigated.
- **Insurance:** Some homeowners’ insurance policies may include “extra hazard” charges or specific exclusions for damage related to nearby towers.
- **Failure to exhaust other options:** There are currently two towers located within one mile of my property, one to the North and one to the South. Coverage is excellent with no dead spots in the area. Is the tower even necessary or beneficial in the proposed location?
- **Proper notification:** At least one owner of property in the 200 foot zone is Active Duty Military. She has relocated and leases out the property in her absence. She may currently be deployed to a combat zone. With only one week notice provided, I seriously doubt that she has been properly notified of these proceedings.

I request that this protest be included in the official public record for this case and that I be notified of all future hearings or decisions regarding this matter.

Sincerely,



Steven L. Jones





What is the impact on property values for a telecom tower to be built within 200 feet?

Building a telecom tower within 200 feet of a residential property typically results in a significant negative impact on its market value, with research and real estate experts citing price drops between 2% and 20%. [National Association of REALTORS® +2](#)

The 200-foot range is considered the **highest impact zone**. Houses at this distance often sell for less and take longer to close because nearly **94% of potential buyers** report being less interested in properties near cell towers. [Environmental Health Sciences - +2](#)

Estimated Value Impact by Proximity

The loss in value is directly tied to how close the tower is and whether it is visible from the home.

Distance from Tower	Estimated Value Decrease	Key Factor
0 – 330 feet (0–100m)	15% to 20%	Highest impact; "nuisance" zone
330 – 660 feet (100–200m)	10% to 15%	Significant marketability loss
660 – 1,000 feet (200–300m)	5% to 10%	Impact begins to taper off
Over 1,500 feet	Minimal to 0%	Effects largely disappear

Primary Drivers of Devaluation

- **Visual Aesthetics:** Large, industrial-looking structures are seen as "eyesores" that clash with residential character. Towers that are **visible** from the property suffer an average **9.78% price drop**, compared to much smaller impacts for those that are

Ask anything





- **Market Liquidity:** Properties near towers take longer to sell because the "pool" of willing buyers is significantly smaller—as many as **79% of buyers** say they would never consider a property within a few blocks of a tower. 🌐 Environmental Health Sciences - +1

🔧 Potential Mitigations

If a tower is being proposed near you, some property owners have successfully used these strategies:

- **Tax Appeals:** You may be able to lower your property tax bill by arguing that "Telecommunication Tower Tarnishing" has reduced your home's fair market value. 🏠 Fair Assessments LLC
- **Camouflaging:** Requesting that the tower be disguised (e.g., as a "monopine" or flag pole) can reduce the visual impact and subsequent value loss. 📖 Deutsche Nationalbibliothek

- **Setback Requirements:** Check local zoning laws; many municipalities require towers to be set back at least 1,500 feet from residential areas to protect property values. 🌐 Environmental Health Sciences - +1

To give you more specific advice, let me know:

- Is the tower **visible from your main windows** or yard?
- Is it a **large lattice tower** or a smaller **5G "small cell"** on a utility pole?
- Are you in a **residential neighborhood** or a more **rural/industrial area**?

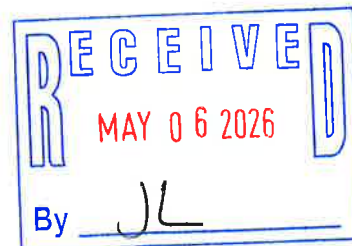


🌐 17 sites

Cell Towers Drop Property Values

* Realtor Evidence and Published Research on Market Impacts. Realtors and peer-reviewed studies report that cell towers can reduce

📌 "The cell tower will negatively effect the price"





National Association of REALTORS®

Mobile Cell Tower May Impact The Value of Your Property - LinkedIn

Jan 24, 2025 — Real Estate | Founder | Life & business coach |... * Living near a cell tower can potentially impact the worth of your property. Whi...



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