

From: [Jerry L. Millard](#)
To: [JoAnn Mathis](#)
Subject: FW: pending development (case #Z24-04)
Date: Tuesday, March 12, 2024 4:53:00 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

He is #26

Please let me know if I can assist further.

Thank you,

Jerry



Jerry L. Millard, Jr

Planning Department

Senior Planner

O. 254.501.6591

[website](#) | [map](#) | [email](#) | [f](#) [t](#) [i](#)

Dedicated Service – Every Day for Everyone!

From: Frank Weaver <frankweaver_newcreations@yahoo.com>

Sent: Tuesday, March 12, 2024 2:20 PM

To: Jerry L. Millard <JMillard@killeentexas.gov>

Subject: pending development (case #Z24-04)

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FRANK WEAVER 254-394-1222
8100 FEATHERLINE RD.

COMMENTS / I NEED TO BE ABLE TO BUY 30 FEET ON THE NORTH SIDE OF MY PROPERTY LINE TO BE ABLE TO GET IN & OUT MY GARAGE BECAUSE MY PROPERTY LINE IS RIGHT IN THE MIDDLE OF MY DRIVEWAY. IF THE DEVELOPER WILL SALE ME THE THIRTY FEET ALONG THE NORTH SIDE OF MY LAND I WILL NOT HAVE AN ISSUE WE THE DEVELOPMENT. I HAD TALKED TO MR. WAYNE COSPER ABOUT THIS MATTER TWO TIMES IN TH PAST & HE SAID THAT WE ADDRESS THIS ISSUE.

THANK YOU FRANK WEAVER

I reside in Llewellyn Estates in Killeen, TX, and this petition serves as my opposition for Case #Z24-04 to rezone 195.04 acres of the W H Cole Survey, Abstract No. 200 (1,000 feet south of the intersection of Llewellyn Ln and Featherline Rd.) from "A" (Agricultural District) to "R-1" (Single-Family Residential District). At present, the proposed zoning does not address impacts to sewage/wastewater expansion, water run-off and water serviceability, FEMA 2022 identified Floodway, Traffic, required expansion or improvement of Featherline Rd. as a Minor Arterial, or the noise pollution caused by the KISD Bus Barn.

According to TxDOT Statewide Planning Map, Featherline had an Average Daily Traffic (ADT) rate of 7,966 in 2022 (see Figure 1).

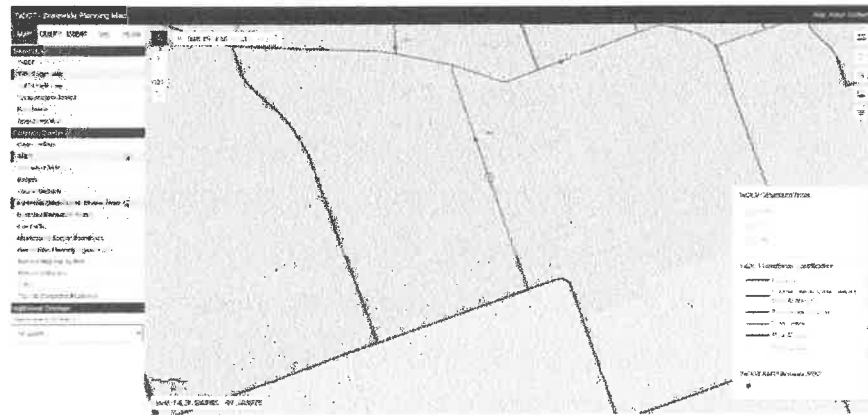


Figure 1 - ADT Featherline Rd.

By comparison, Stagecoach Rd with 5 lanes, had an ADT of 8,263. Featherline falls within Rural or Suburban Arterial requirements within Clear Zones classifications (See Figure 2).

Table 2-12: 4R Clear Zones

Location	Functional Classification	Design Speed (mph)	Avg. Daily Traffic ²	Clear Zone Width (ft) ^{1,3,4,5}	
				Minimum	Desirable
Rural	Freeways	All	All	30 (16 for ramps)	
Rural	Arterial	All	≤ 750	16	30
			≥ 750	30	--
Rural	Collector	≥ 50	All	Use above rural arterial criteria.	
Rural	Collector	≤ 45	All	10	--
Rural	Local	All	All	10	--
Suburban	All	All	< 8,000	10 ⁶	10 ⁶
Suburban	All	All	8,000 - 12,000	10 ⁶	20 ⁶
Suburban	All	All	12,000 - 16,000	10 ⁶	25 ⁶

Figure 2 - Clear Zone Classifications

Featherline currently does not meet the rural arterials requirements of 10-11ft Clear Zones for either classification. Lane width must be 11ft. with a designated shoulder width of 3ft as an Urban or Suburban Street or Roadway which Featherline does not have (See Figure 3 and 4).

Table 3-1: Geometric Design Criteria for Urban Streets

Item	Functional Class	Desirable	Minimum
Design Speed (mph)	All	Up to 60	30
Horizontal Radius	All	See Table 2-3, Table 2-4, and Table 2-5	
Maximum Grade (%)	All	See Table 2-9	
Stopping Sight Distance	All	See Table 2-1 and Figure 2-3	
Width of Travel Lanes (ft)	Arterial	12	11 ¹
	Collector	12	11 ²
	Local	12	11 ^{2,5}
Curb Parking Lane Width (ft)	Arterial	12	10 ⁴
	Collector	10	8 ³
	Local	9	8 ³
Shoulder Width (ft), Uncurbed Urban Streets ^{12, 13}	Arterial	10	4 ^{3c}
	Collector	8	3 ^b
	Local	8	2 ⁶
Width of Speed Change Lanes (ft)	Arterial and Collector	11-12 ⁷	10
	Local	10-12 ⁷	9
Offset to Face of Curb (ft)	All	2	1
Median Width	All	See Medians	
Border Width (ft)	Arterial and Collector	20	15
	Local	10 ⁸	
Right-of-Way Width	All	Variable ⁹	
Clear Sidewalk Width (ft) ¹¹	All	6-8 ¹⁰	5
On-Street Bicycle Lane Width	All	See Chapter 6, Bicycle Facilities	
Superelevation	All	See Chapter 2, Superelevation Rate, Superelevation Transition Length, Superelevation Transition Placement, Superelevation Transition Type	
Vertical Clearance at New Structures	All	See Table 2-11	
Clear Zone Width	All	See Table 2-12	
Turning Radii	All	See Chapter 7, Minimum Designs for Truck and Bus Turns	

Figure 3 - Urban Design Criteria

Table 3-5: Geometric Design Criteria for Suburban Roadways

Item	Functional Class	Desirable	Minimum
Design Speed (mph)	All	60	50
Horizontal Radius	All	See Table 2-4 and 2-5	
Maximum Grade (%)	All	See Table 2-9	
Stopping Sight Distance	All	See Table 2-1, Figure 2-3	
Width of Travel Lanes (ft.)	Arterial	12	11 ¹
	Collector	12	11 ²
	Local	12	11 ²
Curb Parking Lane Width (ft.)	All	None	
Shoulder Width (ft.) ¹²	All	10	4
Width of Speed Change Lanes (ft.) ³	All	12	10
Offset to Face of Curb (ft.)	All	2	1
Median Width	All	See Medians, Urban Streets	
Border Width (ft.)	Arterial	20	15
	Collector	20	15
	Local	10	10
Right-of-Way Width (ft.)	All	Variable ⁹	
Sidewalk Width (ft.)	All	6-8 ¹⁰	5
Superelevation	All	See Chapter 2, Superelevation Rate, Superelevation Transition Length, Superelevation Transition Placement, Superelevation Transition Type	
Clear Zone	All	See Table 2-12	
Vertical Clearance for New Structures (ft.)	All	See Table 2-11	
Turning Radii	All	See Chapter 7, Minimum Designs for Truck and Bus Turns	

Figure 4 - Suburban Design Criteria

Featherline does not contain any wastewater or water run-off capture or diversion. Featherline does not contain any sidewalks or designated crossing areas to support foot traffic to and from newly built schools or stores. As of today, there are no Engineering Projects assigned for expansion or improvement of Featherline Rd. or water supply/services on the KilleenGIS site.

The KilleenGIS FEMA 2022 floodway report shows a significant portion of rezoned area falls within floodway and portions of Yowell Creek (See Figure 4).

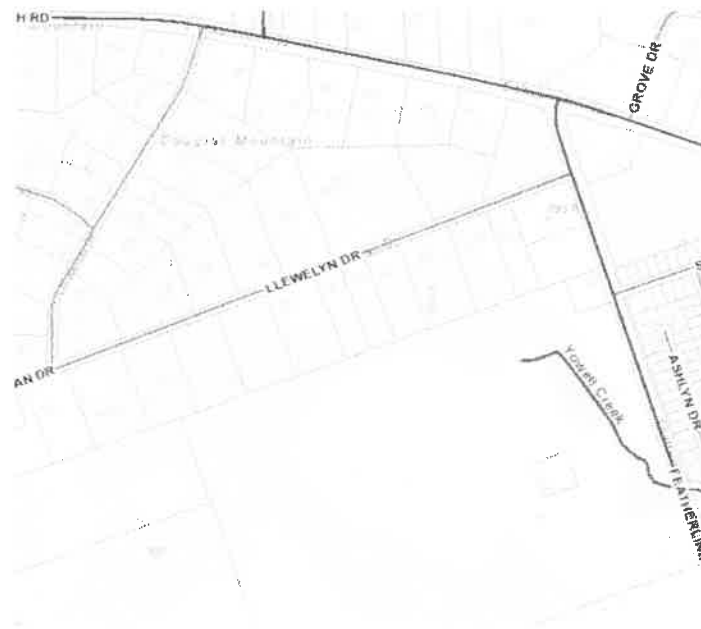


Figure 5 - FEMA 2022 Floodway

This floodway (blue shaded area) serves as a natural water run-off for Llewellyn Estate residents as we currently have no street drainage system or capture/diversion system provided by the City of Killeen. The proposed case does not address increased traffic of adding a 100 to 400 housing subdivision homes or the ability to address lack of right-of-way additions and turning radii onto Chaparral Rd for buses or large trucks. The proposed case also does not address water supply and serviceability with these additions as we continue to operate in Stage 2 and Stage 3 water restrictions. According to notes in Comprehensive Plan 2022, there are complaints of water pressure issues for Yowell Ranch residents and amenities (ex. Splashpad and pool) (see Figure 4 and 5).

YOWELL RANCH:

VERDUNITY:

- HOA neighborhood
- Newer homes
- WIDE streets
- Lots of street parking
- Has a splashpad and pool for community
 - Water pressure issues
- ** how much rain does Killeen get annually
- Rosewood/stagcoach
 - Concerned about traffic
 - Attractions an amenities for youth
 - Get them off the streets and causing trouble
- Lots of cut-de-sacs
- Walking paths are there but are not easily accessed
- Chose to live here because of school and PROMISED amenities
- Water tower? Where is it?
- New-ish YMCA
- Close to soon to be finished HS
- Traffic around the neighborhood is bound to go up but streets cant handle it
- One playground for all these houses? NEED more
- 30 mph speed limit
 - Cars feel more like they are going 40-45mph
- Want/need for unique and different attractions
- Reduce crime by adding attractions
- \$99 for HOA fee
- Events hosted by HOA out at NH amenities
- Better scheduling of city events and offerings would help to gather more attendees
 - Evenings and weekends
- Natural attractions but not attractive or approachable for use

Figure 6 - Yowell Ranch Complaint

TBG:

[Moved here because schools & the amenities and HOA] Only community in Killeen with HOA and amenities.

- Communication by city and staff, not good
- New growth versus serving existing growth on south side.
- Water pressure – worse w/ more residents
 - Kitchen / shower
 - Fire issues
 - Water Park
- Deerwood Estates

Figure 7 - Yowell Ranch Complaint

Currently, the KISD Bus Barn houses upwards of 80 buses equipped with 90-110 decibel horns. Every morning, the buses “test” these horns prior to departure. On most occasions, the drivers press the horn anywhere from 3-8 times per “test”. 90-110 decibels is equivalent to being at a loud concert or next to a small plan engine. Multiple busses conduct this test simultaneously and the noise can be heard several hundred feet away within Llewellyn Estates. These “tests” can occur from 430am to 7am. The noise pollution from the buses has impacted the residents and natural wildlife in the area.

From the Killeen Comprehensive Plan 2022 (Comp Plan), quoted “developers’ focus on building exclusively new single-family homes for entry-level buys hurts Killeen’s ability to offer a wider variety of options to residents. The result? It pulls demand away from the resale and reinvestment market.” Currently, there are over 721 homes for sale in just Killeen which does not include homes under development in Levy Crossing, Turnbo Ranch, Thousand Oaks, Yowell Ranch, and Boggs Ranch. Active Listings are up 67% YoY with Closed Sales are down 24% YoY (see Figure 8).

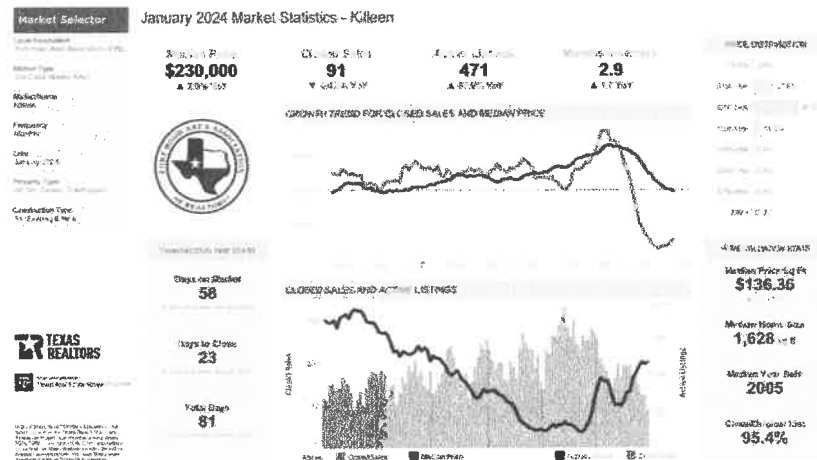


Figure 8 - Killeen Market Stats

There is no need to add Single Family Housing other than to generate tax revenue for the city. According to the Comp Plan, Agriculture contains a negative Net Revenue Per Acre (~ \$2,144) while Single Family is \$1,361 per Acre (See Figure 9).

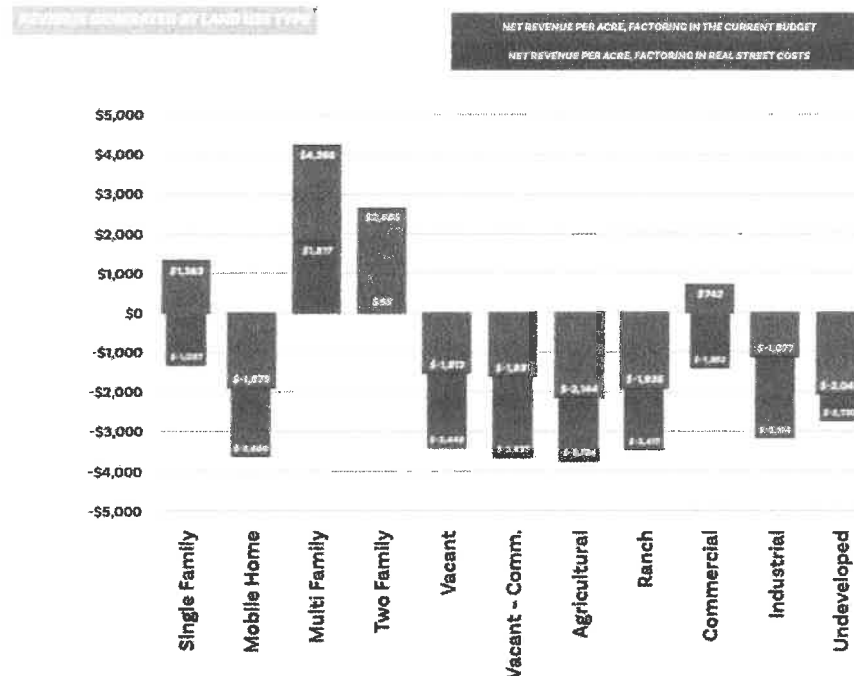


Figure 9 - Net Revenue per Acre

Yowell Ranch is currently one of largest Revenue Per Acre locations in Killeen. The Proposed rezoning is purely based on revenue and not actual need. There are numerous homes available in Killeen, and current data shows this trend will continue for the foreseeable future.

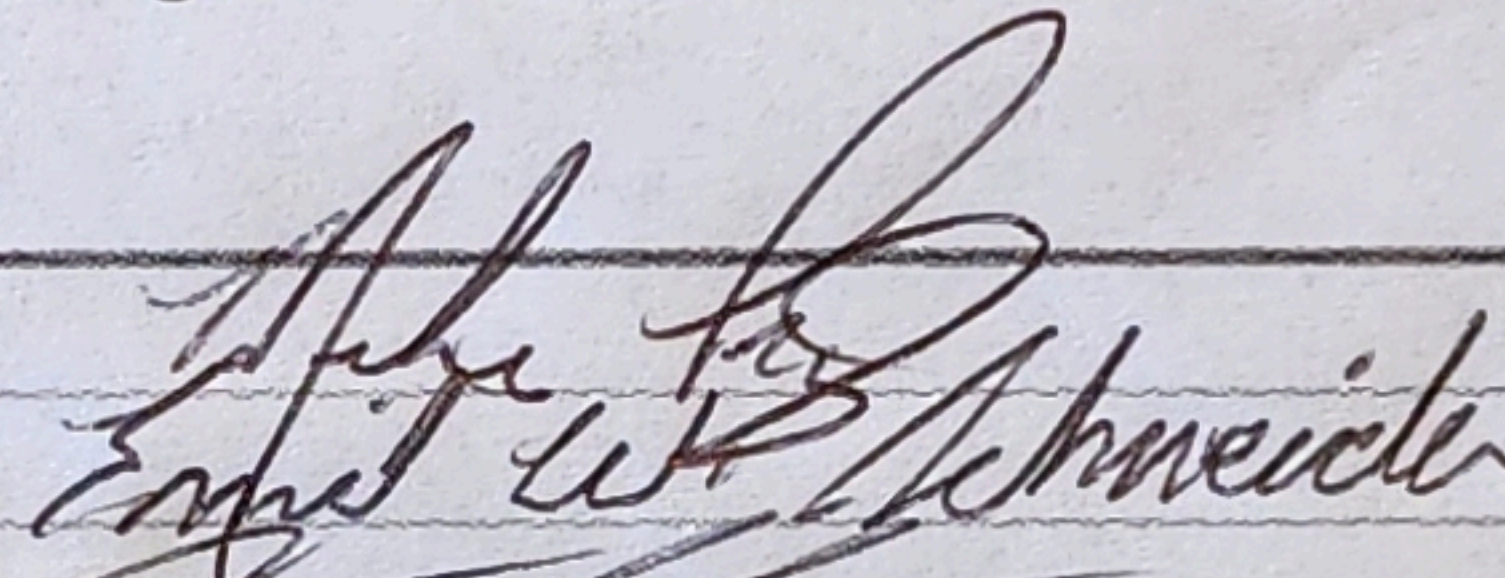
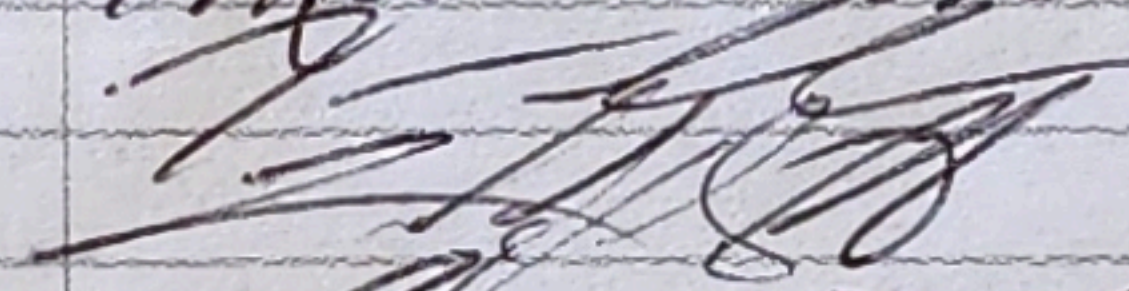
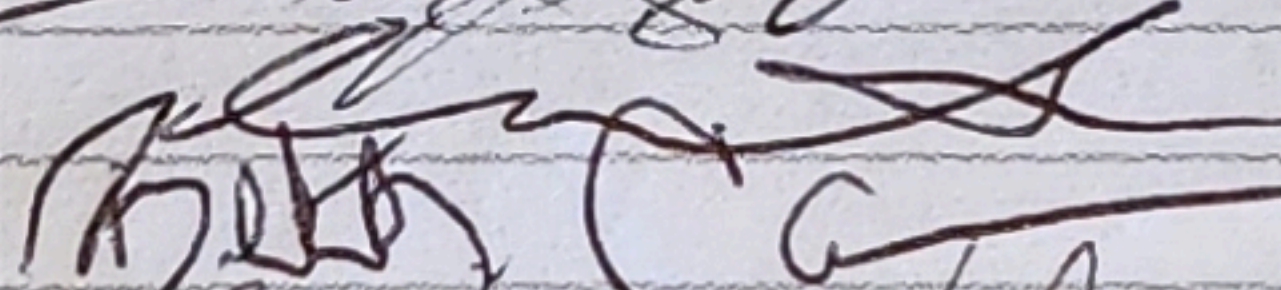
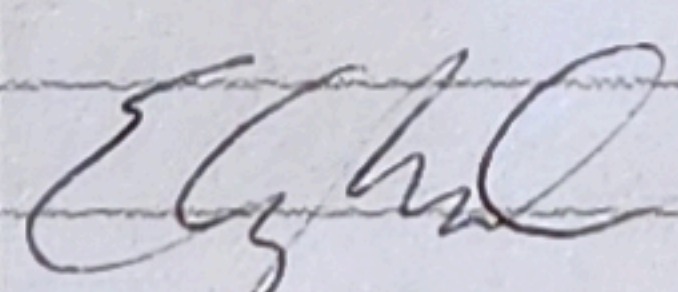
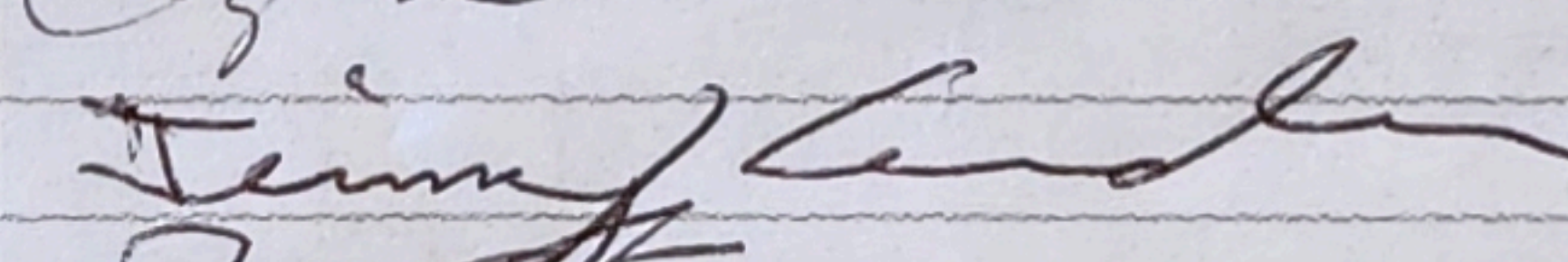
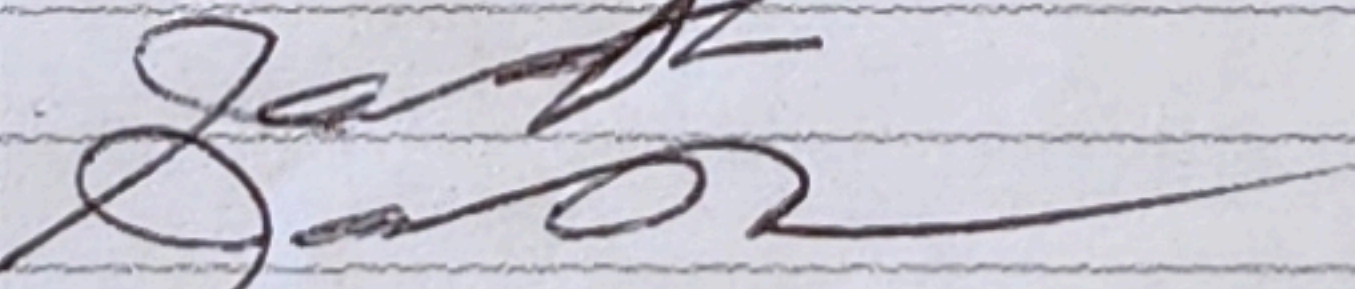
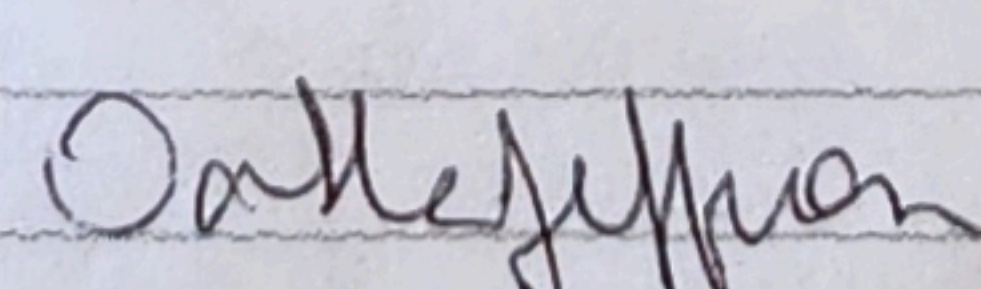
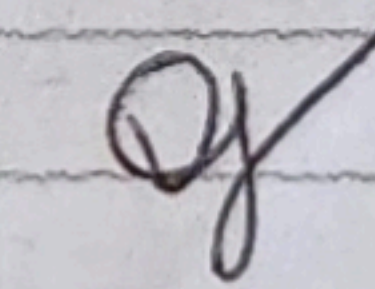
The continued new home expansion in South Killeen will eventually lead to the same situation the city has in North Killeen. There is no commercial or service infrastructure to support the continue home development expansion in South Killeen, and it will lead to a further exodus of families and communities as shown in North Killeen. Abstract No. 200 should remain Agricultural to preserve the natural water run-off, wildlife and livestock habitats, and to reduce overall traffic and unneeded city expenditures.

Opposition and Protest for City of Killeen Case Number Z24-04

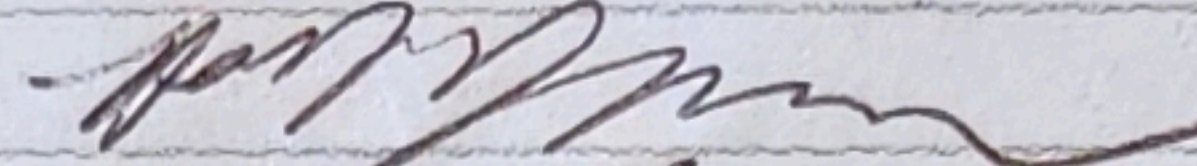
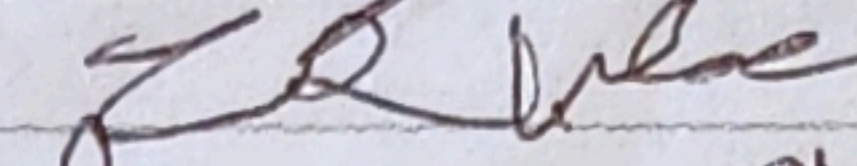
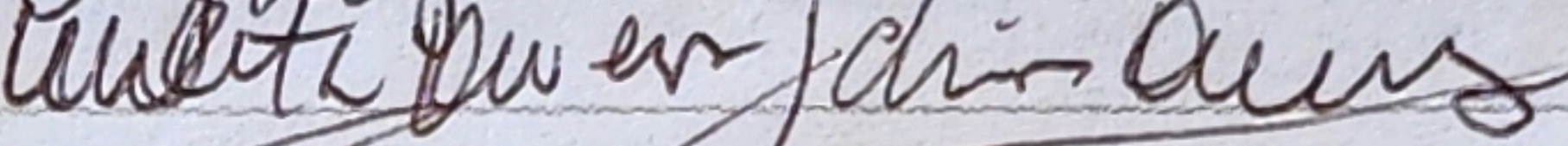
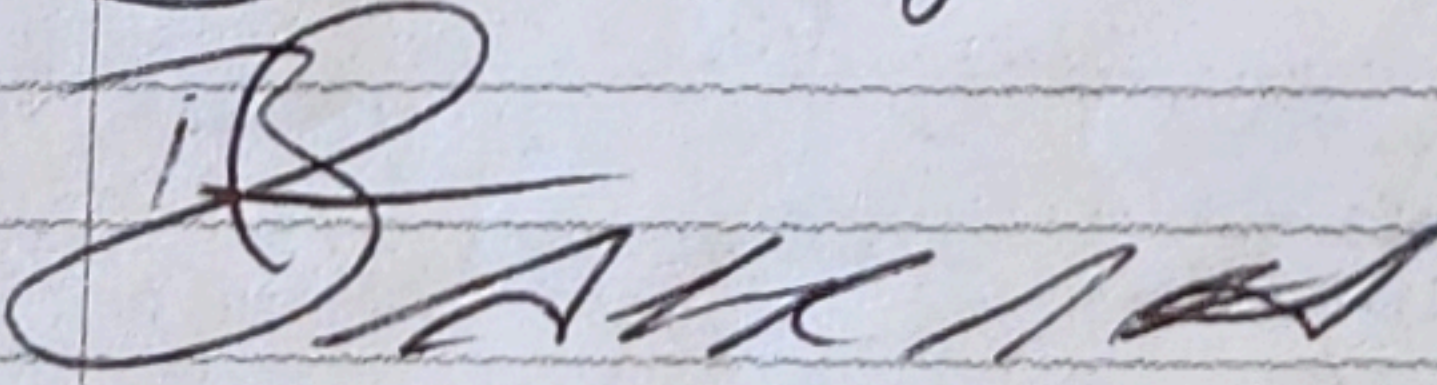
We, the undersigned residents of the City of Killeen, TX, oppose and protest Case Number Z24-04 to rezone 195.04 acres of the W H Cole Survey, Abstract No. 200 (1,000 feet south of the intersection of Llewellyn Ln and Featherline Rd.) from "A" (Agricultural District) to "R-1" (Single-Family Residential District). In accordance with Sec. 211.006 (d) of the Texas Local Government Code, we affirm we own property within 200 feet of the rezoning location, and we understand this document will be submitted to the City of Killeen City Council.

Reasons for opposition and protest are as follows: lack of financial impact analysis, lack of traffic impact analysis, lack of water supply and wastewater management impact analysis, missing FEMA 2022 identified Floodway management and impacts, Featherline Rd. does not meet minor arterial requirements as documented by TxDOT, Bell County, and City of Killeen, and lack of analysis for potential noise pollution caused by KISD Transportation Bus Facility for any new residents.

Note: Water Pressure Issues is an opinion of the owner for low water pressure in home or Yowell Ranch amenities (ex. Splashpad, Pool, etc.). Traffic Congestion is an opinion of the owner for entering, leaving, and/or traveling on Featherline Rd.

Name of Owner	Address	Signature	Water Pressure Issues	Traffic Congestion
Diller Family Revocable Trust	567 Llewellyn Dr			
Schneider, Emil Walter	619 Llewellyn Dr			yes
Sills, James	701 Llewellyn Dr			yes
Sills, Christopher	743 Llewellyn Dr			yes
Donnelly, Christopher	785 Llewellyn Dr			yes
Cannon, Darrell	825 Llewellyn Dr			
Young, <i>Barbara</i>	863 Llewellyn Dr	<i>Barbara Young</i>		
Oletha Investments LLC	899 Llewellyn Dr			
Copeland, Elizabeth	929 Llewellyn Dr			
Xin, Guo Wei	1011 Llewellyn Dr			
Gooden, Jimmy	1041 Llewellyn Dr			
Caviness, James	1075 Llewellyn Dr			
Caviness, James	Featherline Rd.			
Weaver, Frank	8100 Featherline Rd			
Byrd, Tony	1209 Hummingbird Rd			
Jefferson, Darrell	1211 Hummingbird Rd			
Williams, Andre	1213 Hummingbird Rd			
Grant, Cathy	1215 Hummingbird Rd			

Opposition and Protest for City of Killeen Case Number Z24-04

Name of Owner	Address	Signature	Water Pressure Issues	Traffic Congestion
Maclin, Lonnie	1217 Hummingbird Rd			
Johnson, Hosie Lee	1219 Hummingbird Rd			yes
West, Eric	1221 Hummingbird Rd			Yes
Gainey, Annette	1223 Hummingbird Rd	Jessie A Gainey		
Walker, Nathan	1225 Hummingbird Rd			
Stewart, Charles	1227 Hummingbird Rd	Charles Stewart		
LOYDA VEGIA	1229 Hummingbird Rd	Loyda Vega	YES	YES
Owens, Christopher	3101 Shawlands Rd	Christopher Owens		
Dukes, Lekendrick	3103 Shawlands Rd			Yes
Dillard, Adrian	3100 Shawlands Rd			
Stokes Du Bose Family Living Trust	9001 Ashlyn Dr			
Fowler, Raymond	9003 Ashlyn Dr	Roy Fowler	yes	yes
Jones, Jasmin	9005 Ashlyn Dr			
Llerena, Jose	9007 Ashlyn Dr			
Esposito, Ronald	9009 Ashlyn Dr			
Barrios-Nunez, Tulio	9011 Ashlyn Dr			
Marrero, Wilfredo	9101 Ashlyn Dr			
Moore, Janice	9103 Ashlyn Dr			
Bogues, Shannon	9105 Ashlyn Dr			
Davis, Melissa	9107 Ashlyn Dr			
Beard, Timothy	9109 Ashlyn Dr			
Goss, Tiffiney	9111 Ashlyn Dr			
Ortega, Gabriel	9201 Ashlyn Dr	Gabriel Ortega	yes	yes
Kellum, Aaron	9203 Ashlyn Dr			
Nelson, Brian	9401 Glynhill Ct			YES
Stewart, Gordon	9403 Glynhill Ct			Yes
Burgos-Roman, Carlos	9405 Glynhill Ct			
Christian, Jacky	9407 Glynhill Ct			

Opposition and Protest for City of Killeen Case Number Z24-04

Name of Owner	Address	Signature	Water Pressure Issues	Traffic Congestion
Mendoza, Michael	9409 Glynhill Ct			
Thomas, Roslyn	9411 Glynhill Ct			
Williams, Tamarious	9415 Glynhill Ct	<i>Tamarious Williams</i>	✓	✓
Cunningham, Jonah	9509 Glynhill Ct			
Gutierrez, Adriana	9511 Glynhill Ct	<i>Adriana Gutierrez</i>	✓	✓
Lott, Angela	9513 Glynhill Ct			
Green, Ryan	9515 Glynhill Ct			
* Villareal, Sandra	9517 Glynhill Ct			
Henderson, Nivea	9601 Glynhill Ct			
Roberts, Ian	9603 Glynhill Ct	<i>Ian Roberts</i>	✓	✓
Lepere, Tyler	9605 Glynhill Ct	<i>Tyler Lepere</i>	✓	✓
Smith, Jonathan	9607 Glynhill Ct			
Young, Stacey	9609 Glynhill Ct			
Hayunga, Justin	9611 Glynhill Ct			
Harrison, Johnnie	9613 Glynhill Ct			
	9615 Glynhill Ct			
Pardo, Peter	9617 Glynhill Ct	<i>Peter Pardo</i>	✓	✓
Lugo, Jose	9701 Glynhill Ct			

YOUR NAME: Jackie Stewart	PHONE NUMBER: 254 258 7292
CURRENT ADDRESS: 1229 Hummingbird Rd Killeen Tx 76542	
ADDRESS OF PROPERTY OWNER:	
COMM	Due to circumstances beyond our control with the care of a family member. As well as at this time in our lives we can neither afford to start over and/or move. We are not a stranger to Killeen's rezoning and eminent domain practices, it has happened to us before. So, I know this is a moot, the project is already moving forward you are just going through the motions of letting people have their say. That being said I wanted it noted that my family and I are TOTALLY AGAINST Your Lithium-ion battery storage project. I think it is a danger to this area. It is also unfair to people, pets, the environment, stock, and wildlife. For what it is worth I thank you for your time.
SIGNATURE: Jackie Stewart	REQUEST: "A" to "R-1" SP0# Z24-04/ 038