

YOUR NAME: LEONARD J/MARGARET B. RUSH

PHONE NUMBER: 254-526-5252

CURRENT ADDRESS: 901 Bellaire Drive, Killeen, TX 76541

ADDRESS OF PROPERTY OWNED: Same

COMMENTS: Opposition to request to rezone Gander Mountain from B-3 to B-4.

Request would adversely impact the value of our property, the environment and

Safety of this residual community.

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Margaret B. Rush
SIGNATURE:
11/16/20

REQUEST: B-3 to B-4 SPO #Z20-23/ 48

Maria G. Lopez

From: Delyte Butts <mslyte@hotmail.com>
Sent: Wednesday, November 18, 2020 11:15 AM
To: Maria G. Lopez
Subject: Rezoning of Gander Mountain Property

We oppose the rezoning request on the Gander Mountain property.(Case#Z20-23, Z20-24) from B3 to B4. The property is too close to housing areas, could lower property value, be a safety hazard because of additional cars on the access road and on Athens and Bellaire Drive.

Lela and Clark Butts
902 Bellaire Dr.
Killeen, TX
254-526-4786

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

YOUR NAME: Joyce James **PHONE NUMBER:** 254-526-3258

CURRENT ADDRESS: 230 Athens ST

ADDRESS OF PROPERTY OWNED: 2300 Athens ST

COMMENTS:
 You have ALREADY MESSEDD UP
 my Home of 53yrs 1967 - Present
 Leave it ALONE!!!

SIGNATURE: *Joyce James* **REQUEST: "B-3" to "B-4"** **SPO #Z20-23/** 30

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DO NOT MAKE BAD MATTERS WORSE !!

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

YOUR NAME: Arlagene Cook **PHONE NUMBER:** 254-415-2729

CURRENT ADDRESS: 2304 Athens St, Killeen, TX 76541

ADDRESS OF PROPERTY OWNED: 2304 Athens St, Killeen, TX, 76541

COMMENTS: I am in opposition to this request to rezone
 said property Lot 4A, Block 1 Garden Mountain Addition from
 "B-3" to "B-4". This is a long standing, quiet, residential
 community and needs to remain as such. In all
 due respect - the "B-3" zoning is sufficient and
 should remain the same. Killeen doesn't need any
 more car dealerships in the middle of town.

SIGNATURE: *Arlagene Cook* **REQUEST: "B-3" to "B-4"** **SPO #Z20-23/** 60

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November 16, 2020

City of Killeen
Planning & Development Services
200 E. Avenue D, Suite 6
Killeen, Texas 76541

RE: Case#Z20-23; Case#Z20-24

Please accept this letter as First National Bank Texas' formal **opposition** to the two rezoning cases as referenced again for property known as **Lot 4A, Block 1, Gander Mountain Addition, which is addressed 701 E. Central Texas Expressway, Killeen, Texas** and **Lot 4B, Block 1, Gander Mountain Addition, which is addressed 709 E. Central Texas Expressway, Killeen, Texas** rezoning both from "B-3" (Local Business District) to "B-4" (Business District).

Rezoning the subject property to B-4 would allow the property to be used in the future as an automobile (new or used) sales lot, automotive repair facility and/or other uses that are not congruent with the business district surrounding the property. Furthermore, there is no buffer of the property from the well-established adjoining single-family neighborhood putting uses allowable under B-4 directly in the backyards of the neighborhood.

Finally, earlier this year the City Council designated the subject tract part of a newly created Reinvestment Zone. First National Bank Texas is in the process of making a significant investment of over \$14 million in close proximity to the subject property and within the Reinvestment Zone in creation of a gateway business district area for the City of Killeen. We believe that the B-4 zoning of the Gander property would be detrimental to the long-term value of the Bank's investment and the success of the Reinvestment Zone and planned gateway business district.

Respectfully submitted in opposition,

Robert W. "Bobby" Hoxworth
President & CEO
254.554.4224

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Chris Trevino
Vice President – Assistant Deputy Controller
254.554.4286