

CUT HERE

YOUR NAME:

PHONE NUMBER:

CURRENT ADDRESS:

ADDRESS OF PROPERTY OWNED:

COMMENTS:

*We are in favor of the request*

RECEIVED  
JUL 2 1 2025  
By JL

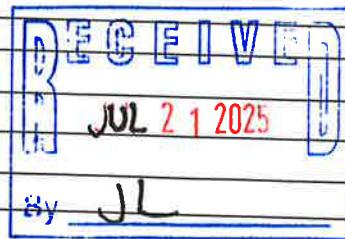
SIGNATURE:

REQUEST: RC to RM

F-LOM25-01/40-43

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www.KilleenTexas.gov

YOUR NAME: Kyong Suk Kim PHONE NUMBER: 254-466-9900  
CURRENT ADDRESS: 1100 Alberta Cir H.H., TX 76548  
ADDRESS OF PROPERTY OWNED: 5409 RoseGarden A + B  
COMMENTS: OPPOSE

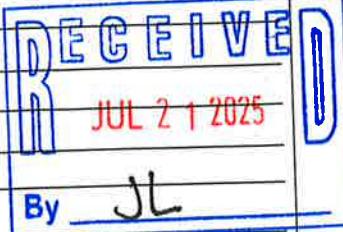


SIGNATURE: Hyomyung Kim

REQUEST: RC to RM  
FLUM25-04/17

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YOUR NAME:	VIRGINIA BROOKS	PHONE NUMBER:
CURRENT ADDRESS:	5108 Rose Garden Loop	
ADDRESS OF PROPERTY OWNED:		
COMMENTS:	I would like for this area to be changed to residential.	
 RECEIVED JUL 21 2025 By JL		
SIGNATURE:	Virginia Brooks	
REQUEST: RC to RM FLUM25-04/24		

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YOUR NAME:

Jim Wright

PHONE NUMBER:

254-501-7648

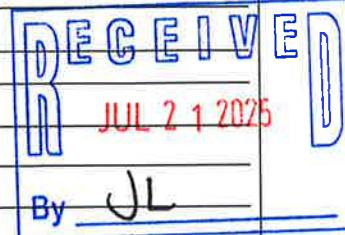
CURRENT ADDRESS:

2800 S MS Young Dr Killeen TX

ADDRESS OF PROPERTY OWNED:

COMMENTS:

I support the request.



SIGNATURE:



REQUEST: RC to RM

FLUM 25-04/33-36

CUT HERE

YOUR NAME:

Jim Wright

PHONE NUMBER:

254.586.5110

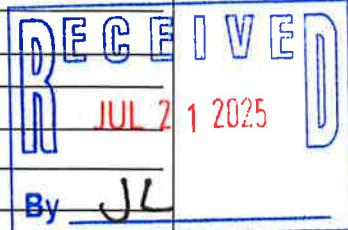
CURRENT ADDRESS:

280 S. W.S Young Drive, Killeen

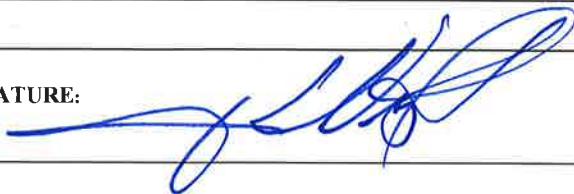
ADDRESS OF PROPERTY OWNED:

COMMENTS:

I support this request.



SIGNATURE:



REQUEST: RC to RM

FL0725-04/43

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CUT HERE

YOUR NAME: Chae Cheon

PHONE NUMBER: 737-217-0660

CURRENT ADDRESS: 5417 Rose Garden Loop Apt B

Killeen TX

ADDRESS OF PROPERTY OWNED:

COMMENTS:

I have concerns about flooding and parking. Traffic in my immediate area.

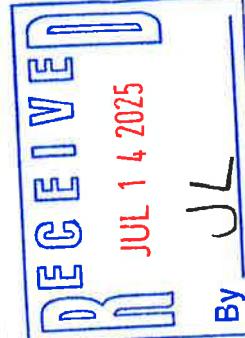
SIGNATURE:



REQUEST: RC to RM  
FL0725-0721

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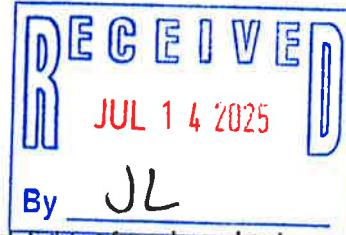


YOUR NAME:	Marian Mayors	PHONE NUMBER:	516-246-9603
CURRENT ADDRESS:	5162 Red Rose Xing	Killeen TX	76543
ADDRESS OF PROPERTY OWNED:			
COMMENTS:	I have concerns about parking & traffic being		
SIGNATURE:	REQUEST: RC to RM FL0125-04/47		
 R RECEIVED JUL 14 2025 JL By			

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[www.KilleenTexas.gov](http://www.KilleenTexas.gov)

Marian Majors  
5102 Rose Rose Xing  
Killeen TX 76542

FLUM25-04/47



### Development Concerns

1. **Traffic** – major concern. Accidents are rampant and fatal, speeding to catch light at fwy. In and out of Dollar tree, nail spa, Hudson Apartments and Rosewood take 5 minutes sometimes. Have to shoot the gap and punch it when you do get a chance. Turning left or right is very difficult. \*\*\* Adding 40-80 additional cars would not be practical. As it is, we don't have any speed limit signs or children at play signs in the subdivision.

**Solution** – Traffic light at this location and an exit point/road going to frontage road. 22 units = no less than 44 cars. 2 cars minimum per household.

2. **HOA** – Developer JW Wright hired Colby Mgmt. who is not doing their job. We pay 60k per year and they are not able to manage current subdivision. Trash cans out in open, lawns not mowed, on street overnight parking off the charts. No enforcement of current by-laws. What makes us think they can manage an entirely new section. Tarring the road was incomplete because property mgmt. isn't doing their job due to overnight on street parking. No advance notice was given. If the current company can not keep up, how can we consciously add more to their plate?

**Solution** - Fire and Hire a property mgmt. company that can enforce the by-laws or the developer should have a talk with the Mgmt. company

3. **Undeveloped Lots** – We currently have at least 12 undeveloped lots in our subdivision. I am reluctant to approve more, when we still aren't finished with the first phases. We don not have a community center, common areas have wild weeds/grass growing everywhere, unmanicured, no nice entry signage welcoming us to Rosewood Springs, Dog park is not usable. So, until the first phases are complete, I vote no. Our subdivision looks scrappy/unkept.

**Solution** – developer needs to finish what they started. Get the community involved in what is left before we add on.

4. **Unsold/Unrented** – properties. We have approx. 20-30 uninhabited homes and townhomes empty. 80% of units/homes are rental units/Transient. Investment property owners don't care about HOA or renters or rules. This is our home. Renters don't care. An investor from California came in and bought 20 units before they were even finished building them.

**Solutions** – I vote NO for townhomes. SF dwellings only and/or we need city restrictions on how much of an area that can be rental/investment property. I will consider a vote for mixed SF and Townhome with traffic control, the access road off of frontage road and not the subdivision which is Rose Garden Loop., or both.

\*\*\* Have to eliminate and or control the traffic better in this area.

\*\*\*Need to reduce the number of rental properties. Build SF dwellings

\*\*\*At least with commercial property, they operate 8-5 and keep their lawns manicured.



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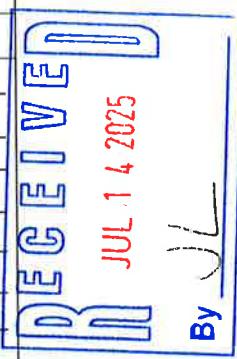
YOUR NAME: Mi Zevallos

PHONE NUMBER: 254-319-7263

CURRENT ADDRESS: 1624 Illawrra Way Leander TX 78641

ADDRESS OF PROPERTY OWNED: 5407 Rose Garden Loop Killeen TX 76542

COMMENTS: We oppose the proposed the Future Land Use Map (FLUM), which would change the designation from 'Regional Commercial' to 'Residential Mix. We want to ensure that the water reservoir remains undisturbed.



Signed by:

SIGNATURE:

*Mi Zevallos*  
7/10/2025  
957C1CADD7CE47F...

REQUEST: RC to RM

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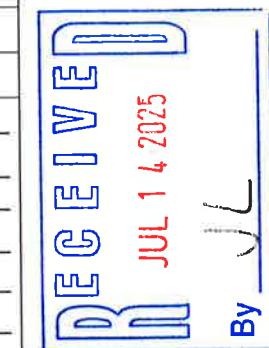
YOUR NAME: Mi Zevallos

PHONE NUMBER: 254-319-7263

CURRENT ADDRESS: 1624 Illawrra Way Leander TX 78641

ADDRESS OF PROPERTY OWNED: 5405 Rose Garden Loop Killeen TX 76542

COMMENTS: We oppose the proposed the Future Land Use Map (FLUM), which would change the designation from 'Regional Commercial' to 'Residential Mix. We want to ensure that the water reservoir remains undisturbed.



Signed by:

SIGNATURE:

*Mi Zevallos*  
7/10/2025  
957C1CADD7CE47F...

REQUEST: RC to RM

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YOUR NAME: Ok Pun Hamilton

PHONE NUMBER: 254-383-2663

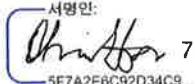
CURRENT ADDRESS: 6305 Verde Dr Killeen TX 76549

ADDRESS OF PROPERTY OWNED: 5403 Rose Garden Loop Killeen TX 76542

COMMENTS: We oppose the proposed the Future Land Use Map (FLUM), which would change  
the designation from 'Regional Commercial' to 'Residential Mix.  
We want to ensure that the water reservoir remains undisturbed



SIGNATURE:

서명인:  


7/10/2025

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REQUEST: RC to RM

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YOUR NAME: RICHARD SAUNDERS

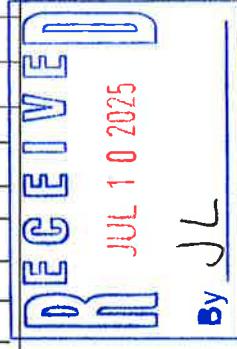
PHONE NUMBER:

CURRENT ADDRESS:

ADDRESS OF PROPERTY OWNED: 5415 ROSE GARDEN LOOP

COMMENTS:

OPPOSE CHANGE OF ZONING TO Build OR EXPAND  
RESIDENCE IN AREA.



SIGNATURE:



REQUEST: RC to RM  
ELUM 25-04/80