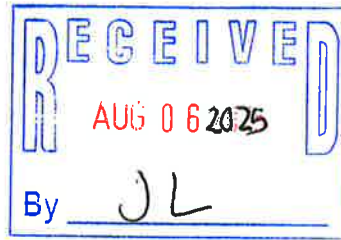


July 28, 2025

Frumencio Guzman
7400 S Clear Creek Rd
Killeen, Tx 76549
(254) 462-8483



To:
City of Killeen Planning Division
200 E Ave D Suite 6
Killeen, TX 76541

Subject: Opposition to Rezoning of 7610 Clear Creek Rd from "A" to PUD with RT-1

Dear Members of the Planning and Zoning Commission,

I am writing as a concerned resident and property owner regarding the proposed rezoning of **7610 Clear Creek Road from "A" (Agricultural District) to PUD (Planned Unit Development) with RT-1 zoning**. I respectfully urge the Commission to **deny this request** or, at minimum, impose **conditions** that address neighborhood concerns especially the safety and integrity of our **livestock** and rural properties.

1. Incompatible with Surrounding Land Use

The surrounding area is primarily agricultural or low density residential. Rezoning this parcel to allow high density townhome development is inconsistent with the established character of the neighborhood and may constitute spot zoning.

2. Negative Impact on Property Values and Privacy

Increased housing density adjacent to large-lot homes raises real concerns about noise, crowding, and long-term property values for nearby residents.

3. Traffic Impact on Clear Creek Road

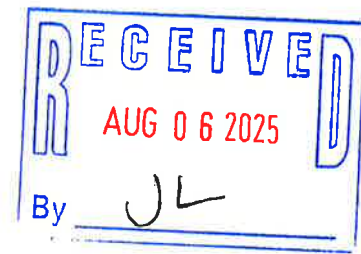
Clear Creek Road already carries heavy traffic, including military commuters, commercial vehicles, and school buses. Adding a new residential development will only increase congestion and safety risks.

4. Threat to Livestock and Agricultural Operations

Our property includes active livestock and agricultural use. Introducing a dense residential development immediately adjacent to working farmland puts our animals at risk due to:

- **Trespassing** by new residents or pets (especially dogs)

- **Noise, lighting, and human activity** stressing animals
- **Liability exposure** if fencing is compromise
- **Loss of agricultural buffer zones**



This rezoning may reduce our ability to manage livestock safely and responsibly, which is precisely what A-zoning was designed to protect. We have invested in fencing and land improvements based on the existing zoning, and a sudden shift to RT-1 density next door could put our animals and property at real risk.

If Approved, These Conditions Must Be Required:

Should the Commission decide to approve this rezoning, I respectfully request the following conditions be imposed as part of the PUD:

1. **Minimum 8-Foot Masonry Wall or Fence Buffer**

A solid privacy wall (not chain-link or wood) should be installed along all rear or side property lines that border existing residences. This will help protect neighbors' privacy and reduce noise.

2. **Height and Setback Transition**

Any buildings constructed within 50 feet of existing homes should be limited to one story in height and set back at least **30 feet** from the shared property lines.

These protections would go a long way in reducing negative impacts and showing respect for the surrounding community.

I value responsible growth in Killeen, but rezoning should be done with fairness and care. I urge the Commission to prioritize neighbors' rights and existing land uses when making this decision.

Thank you for your time and consideration.

Sincerely,

Frumencio Guzman