

YOUR NAME: N. SUE HALLMARK PHONE NUMBER: 2546947750  
CURRENT ADDRESS: 166 LOVE SPLR KILLEEN TX 76542  
ADDRESS OF PROPERTY OWNED: SAME  
COMMENTS:

I AM ABSOLUTELY AGAINST THIS REZONING.  
NO MORE HOUSES ARE NEEDED IN THIS  
AREA. WE DO NOT HAVE INFRASTRUCTURE,  
SEWER & WATER RETAINAGE. WE ARE  
FLOODED WHEN RAIN 2" OR MORE IS  
RECORDED. WHEN DONUT HOLE WAS ANNEXED  
WE WERE PROMISED SEWAGE & DRAINAGE & THAT  
WAS 20 YEARS AGO, STILL ON SEPTIC TANKS

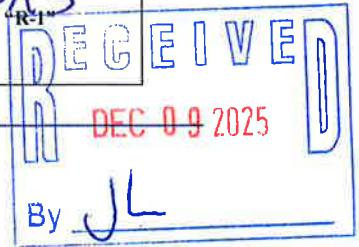
SIGNATURE:

Sue Hallmark R-1-25 Z25-37/03

DEC 1-25

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

REQUEST: "A" to "R"



## JoAnn Lomas

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**From:** Wallis W. Meshier  
**Sent:** Monday, December 8, 2025 10:44 AM  
**To:** JoAnn Lomas  
**Cc:** David Hermosillo; Maria G. Lopez; Jessica A. McMillin  
**Subject:** FW: Opposition against the Rezoning of 5011 Cunningham

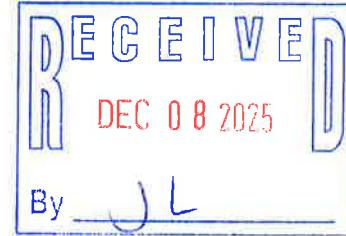
Thanks,  
Wallis



**Wallis Meshier**  
 Executive Director  
 Development Services  
 Phone: (254) 501-7621  
[wmeshier@killeentexas.gov](mailto:wmeshier@killeentexas.gov)  
[www.killeentexas.gov](http://www.killeentexas.gov)



Dedicated Service – Every Day for Everyone!



**From:** Heather McNeely <[puremcmae@yahoo.com](mailto:puremcmae@yahoo.com)>  
**Sent:** Friday, December 5, 2025 2:51 PM  
**To:** Andrew Zagars <[AZagars@killeentexas.gov](mailto:AZagars@killeentexas.gov)>; Wallis W. Meshier <[wmeshier@killeentexas.gov](mailto:wmeshier@killeentexas.gov)>; Nina Cobb <[NCobb@killeentexas.gov](mailto:NCobb@killeentexas.gov)>  
**Cc:** Tim McNeely <[MCNEELYTP@gmail.com](mailto:MCNEELYTP@gmail.com)>; Timothy McNeely <[762hurts@gmail.com](mailto:762hurts@gmail.com)>; Joseph Bahr <[jbahr@kdhnews.com](mailto:jbahr@kdhnews.com)>; [klimiti@kdhnews.com](mailto:klimiti@kdhnews.com)  
**Subject:** Opposition against the Rezoning of 5011 Cunningham

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Good Afternoon All,

I am written yet again for the 3rd time this year in opposition of the rezoning of 5011 Cunningham. As I have stated for years and many other Donut Hole Residents have been saying since the 2008 FORCED Annexation that the city has not upheld their part of the Pre-Annexation agreement and R1 rezoning does not go with the character of the land, there is poor drainage and lack of infrastructure. Here is a few reasons as to why myself and the mass majority of the Donut Hole Residents of Killeen are in complete opposition of this rezoning to R1.

1. Septic, We are all still on Septic, even though the City filed with the state that all septic tanks have been removed from the city limits and over \$20 million was spent in doing so, yet the majority of the

donut hole is still on septic tanks. Where's the money, that's a WHOLE lot of money you all should be asking about!

2. Drainage, we have had ZERO updates on the drainage yet pay a monthly drainage fee on our water bill and in fact the developments of Gilbert Estates drains right into private property and a nature preserve, Mr. Zagars him self is on the record from March 7 2025 stating that the drainage of the Gilbert Estates housing development was done wrong, yet it has yet to corrected and continues to drain into a natural preserve and private property causing damage and erosion.

3. FEMA flood zone maps, the city and the developers are using outdated maps dated 2008. I have requested on multiple occasions to have those maps updated before any new builds or developments come through. How many of you use data from 2008 to make your daily decisions, and as important as land and flooding? Making a retaining pound as presented by this developer adjacent to my property utilizing old out dated maps is irresponsible and reckless that could cause damage to my land, farm and herd. I already have had the dry creek on my property go from 18 inches to 18 feet in six years from erosion from the poor drainage and flooding making it difficult for me to reach the other side of my property, how much more damage should a private citizens land have to incur from poor city planning and out dated FEMA maps?

4. Rural communities, the character of the land is rural and small farms zoned AG and being used as that. Adding R1 next to farms and a Natural Preserves is not in character of the surrounding area.

5. Environmental study, with the proposed development being adjacent to a natural preserve a true impact and environmental study should be done, there is many protected wildlife on that preserve and in the area along with rare trees and insects that Central Texas A&M students have studied and collected for research. Just as in the rebuilding of Stage coach Q1 & Q2 2024 engineer report stated they were going to do one once they gained access to conduct that study from the property owners near stagecoach yet nobody ever contacted myself nor my neighbors for that study even though our addresses where outlined in the City Engineering report. So did the city rebuild Stagecoach with out that study?

6. Streets, Love Rd has no current curb and gutters will need to widened causing more flooding and Love Spur is a single lane personally paved "street" that city staff has been constantly confused about and has never given a straight answer on. Is it county, city or private? Never being updated or maintained by the city! By building this development, Love Spur would have to be widened and easement would have to be granted taking away potential large parts of not only my land but also Ms Halmark's to meet city code for fire truck being able to turn around. This also goes hand and hand with the controlled growth area in the 2040 Plan, having to add infrastructure for a development is not supposed to happen. Even council member Alvarez has stated that during one of the city council meetings when a Deannaxation was brought to them, adding infrastructure for a new development is not something the city should do!

7. Citizens Survey 2025, the results of the most recent citizens survey stated the residents wanted to see less R1 and more large lot homes available for purchase. There is currently as of today 835 homes available on the market in Killeen and only 11 available with a 1/2 of acre to 1 acre and 33 with 1 acre or more, so only 44 homes with large lots. The whole area was supposed to stay rural large lots and continue to be like the surrounding area per the pre-annexation agreement and now also it's what the rest of the Killeen citizen are requesting per the Citizens Survey. If we continue to build and approve only R1 we are losing potential buyers to neighboring cities (Salado has 182 homes on the market and 95 of them have over 1/2 acre lot or more) No one including myself is

expecting 5011 Cunningham to stay a field forever, but R1 is not a fit and will cause more erosion, an updated FEMA map need to be conducted and why not build Large lots to keep with the character of the surrounding area and what the citizens of Killeen are looking for, because R1 is not it!

8. This was Disapproved by P&Z and City Council in May 2025 and then brought back in June of 2025 and unanimously Disapproved by P&Z for all the reasons I have listed, so please respect the last P&Z board, the city's 2040 plan, the residents of the Donut hole and the rest of the citizen of Killeen by disapproving again.

I have included the previous petition collected for the June 2025 rezoning request of 5011 Cunningham that disapproved 8-0, I would like the current P&Z to see that the people of the Donut Hole do not want this and have spoken up regarding this yet again, just a few months ago, also I would like the city council to see it as they need to know the Donut hole is united no matter how many times we have to speak up, maybe ONE day the City will fulfill the pre-annexation agreement granting the tax paying citizens the same services they grant the rest of the city.

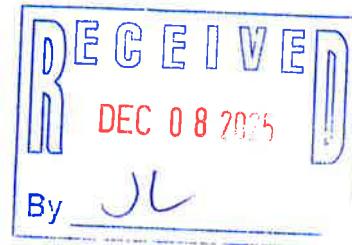
Thank you for your time and consideration,  
 Heather McNeely  
 Donut Hole Resident  
 4022 Hope Dr

On Thursday, June 26, 2025 at 08:19:34 AM CST, Wallis W. Meshier <wmeshier@killeentexas.gov> wrote:

Yes ma'am, it has been withdrawn.

Thanks,

Wallis



Wallis Meshier

Executive Director

Development Services

Phone: (254) 501-7621

Pg.4

[wmeshier@killeentexas.gov](mailto:wmeshier@killeentexas.gov)

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



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**From:** Heather McNeely <[puremcmae@yahoo.com](mailto:puremcmae@yahoo.com)>

**Sent:** Thursday, June 26, 2025 8:36 AM

**To:** Wallis W. Meshier <[wmeshier@killeentexas.gov](mailto:wmeshier@killeentexas.gov)>; Andrew Zagars <[AZagars@killeentexas.gov](mailto:AZagars@killeentexas.gov)>; James Sills <[james.sills1@gmail.com](mailto:james.sills1@gmail.com)>; Louie.Minor@bellcounty.texas.gov

**Cc:** Tim McNeely <[MCNEELYTP@gmail.com](mailto:MCNEELYTP@gmail.com)>; Timothy McNeely <[762hurts@gmail.com](mailto:762hurts@gmail.com)>; Joseph Bahr <[jbahr@kdhnews.com](mailto:jbahr@kdhnews.com)>

**Subject:** Re: Opposition Petition against the Rezoning of 5011 Cunningham

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Good morning,

I heard this request for the rezoning of 5011 Cunningham was withdrawn by the applicant, may I have confirmation of that please.

Thank You,  
Ms. Heather McNeely  
Killeen Resident  
651-587-1000  
Sent from my iPhone

> On Jun 23, 2025, at 10:25 AM, Heather McNeely <[puremcmae@yahoo.com](mailto:puremcmae@yahoo.com)> wrote:

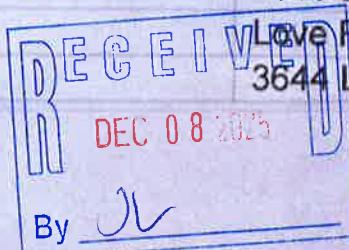
>  
> Hello All,  
>  
> Please see attached petition of signatures of 21 home owners of the surrounding properties of 5011 Cunningham. All signatures are in opposition of the rezoning of 5011 Cunningham. There is 13 signatures of home owners in the 200ft range and 8 in the 400ft range and Donuthole residents.  
> They is hard copies will be hand delivered at the start of the meeting but I anted this for your records before the start of the meeting so you can verify the land surrounding the rezoning property will require a super majority.  
> Please let me know if you have any questions.  
> Have a great rest of your day.

## Opposition and Protest for City of Killeen

We, the undersigned residents of the City of Killeen, TX, oppose and protest Cunningham Survey, Abstract No. 199, being Lots 73 and 74 and parts of 71 a subdivision), from "A" (Agricultural District) to "R-1" (Single-Family Residential Texas Local Government Code, we affirm we own property within 200 or 400 ft document will be submitted to the City of Killeen City Council. I affirm I was not asked for anything in return.

Reasons for opposition and protest are as follows: current drainage and flooding management and impacts, proposed housing types are inconsistent with neighbor

Name of Owner	Address	Signature
Richard Davis	5301 Cunningham Rd	
Seonggyu, Jeong	5100 Charles Loop	
Terence Harris	5010 Charles Loop	
Wesley Smalls	5008 Charles Loop	
Dwayne Howard	5006 Charles Loop	
Kenneth Quigley	5004 Charles Loop	
Blake Daniels	5002 Charles Loop	
Janet Gomez	5000 Charles Loop	
Samantha Green	4904 Charles Loop	
Nestor Alonso Burgos	4902 Charles Loop	
Joel Gorge Meza	4903 Charles Loop	
Patricia Brunson	5101 Charles Loop	
Tunissha Marshal	3805 Brookside Dr	
Joseph Roberson	3803 Brookside Dr	
Candra Donald	3801 Brookside Dr	
Yulanda Chism	3800 Brookside Dr	
Price Family Trust	Hope Dr	
Heather McNeely	4022 Hope Dr	
Sue Hallmark	165 Love Spur	
Willie Roberts	3552 Love Dr	
Robert Meredith	3610 Love Dr	
Bianca Garcia	Love Rd	
Arnoldo Garcia	3644 Love Rd	



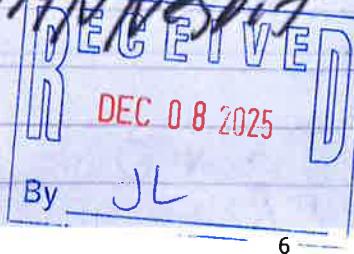
## Opposition and Protest for

Name of Owner	Address
Zonzerae Watson	3702 Love Rd
Betty Hermosillo	5003 Cunningham Rd



400 Ft Range  
 Murky Woods  
 MICHAEL MARTIN  
 Anthony Oliver  
 RAYMOND HARRIS  
 ERNE AVILES  
 Latish Kelley  
 Daphne Cabraway  
 Nita M. Nishi

Coop  
 SPA Charles Land  
 3671 LOVE RD  
 3653 LOVE RD  
 3553 LOVE RD  
 2512 LOVE RD  
 3440 LOVE RD  
 5162 Onion Rd  
 3534 Haders.





>  
> Thank You,  
> Heather McNeely  
> 651-587-1000  
> Sent from my iPhone



## **Opposition and Protest for City of Killeen Case Number Z25-37**

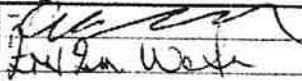
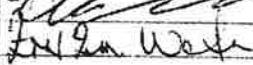
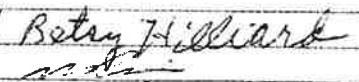
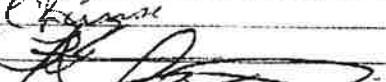
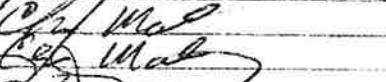
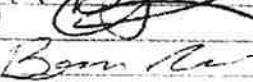
We, the undersigned residents of the City of Killeen, TX, oppose and protest Case Number Z25-37 to rezone 15.2 acres out of the R. Cunningham Survey, Abstract No. 199, being Lots 73 and 74 and parts of 71 and 72 out of Llewelyn Estates #3 (unrecorded subdivision), from "A" (Agricultural District) to "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 or 400 feet of the rezoning location, and we understand this document will be submitted to the City of Killeen City Council. I affirm I was not coerced to sign this document or offered anything in return.

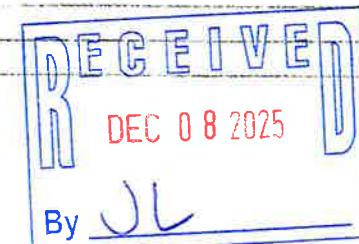
Reasons for opposition and protest are as follows: current drainage and flooding issues, missing recent FEMA identified Floodway management and impacts, proposed housing types are inconsistent with neighboring properties, and/or commented reasons.

Name of Owner	Address	Signature	Comment
Richard Davis	5301 Cunningham Rd	<i>Richard Davis</i>	Opposed
Seonggyu, Jeong	5100 Charles Loop		
Terence Harris	5010 Charles Loop	<i>Terence Harris</i>	Opposed
Wesley Smalls	5008 Charles Loop	<i>Wesley Smalls</i>	Opposed
Dwayne Howard	5006 Charles Loop		
Kenneth Quigley	5004 Charles Loop		
Blake Daniels	5002 Charles Loop		
Janet Gomez	5000 Charles Loop	<i>Janet Gomez</i>	Opposed
Samantha Green	4904 Charles Loop		
Nestor Alonso Burgos	4902 Charles Loop		
Joel Gorge Meza	4903 Charles Loop		
Patricia Brunson	5101 Charles Loop		
Tunissha Marshal	3805 Brookside Dr		
Joseph Roberson	3803 Brookside Dr		
Candra Donald	3801 Brookside Dr	<i>Candra Donald</i>	Opposed
Yulanda Chism	3800 Brookside Dr	<i>Yulanda Chism</i>	Opposed
Price Family Trust	423 Hope Dr		Opposed
Heather McNeely	4022 Hope Dr	<i>Heather McNeely</i>	Opposed
N. Sue Hallmark	165 Love Spur	<i>N. Sue Hallmark</i>	Opposed
Willie Roberts	3552 Love Dr	<i>Willie Roberts</i>	Opposed
Robert Meredith	3610 Love Dr		
Bianca Garcia	Love Rd		



**Opposition and Protest for City of Killeen Case Number Z25-37**

Name of Owner	Address	Signature	Comment
Arnoldo Garcia	3644 Love Rd		Opposed
Zonzerae Watson	3702 Love Rd		Opposed
Betty Hermosillo	5003 Cunningham Rd		Opposed
Betsy Hilliard Price Family Trust(s) Price Family Trust(s) Hansy Wootz	5507 Cunningham Rd		Opposed
Harly Aguilar Christina Lum	5000 Charles Loop		Opposed
Robert Van Huss	4201 Brookside Dr		Oppose
Maximino Rivera	4106 Brookside Dr		Oppose
Chris Masters	4104 Brookside Dr		Oppose
Chris Masters Dwight Johnson	4312 Hope Ln		Oppose
Catalina Robins	3802 Brookside Dr		Oppose
Bianca Garcia	3638 Love Rd		Opposed



**JoAnn Lomas**

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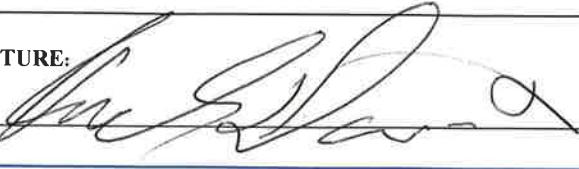
**From:** Ric Davis <redkmn@outlook.com>  
**Sent:** Sunday, December 7, 2025 7:07 PM  
**To:** JoAnn Lomas  
**Subject:** Oppose Case Z25-37

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My name is Richard Davis. I live at 5301 Cunningham Road, Killeen Texas, 76542. I oppose Case Z25-37.



YOUR NAME: Richard Davis II PHONE NUMBER: 825-3415-0705  
CURRENT ADDRESS: 5301 Cunningham Rd Killeen 765412  
ADDRESS OF PROPERTY OWNED: Same as current  
COMMENTS: The map shared mirrors that  
of what was shared previously. Nothing  
has changed and it has not yet  
been a year to bring this back up  
for discussion  
I am in opposition to this  
request.

SIGNATURE: 

REQUEST: "A" to "R-1"

Z25-37/ 40

P.O. Box 1329 Killeen, Texas 76541 • 254.501.7648 • Fax 254.501.7628  
[www.KilleenTexas.gov](http://www.KilleenTexas.gov)

