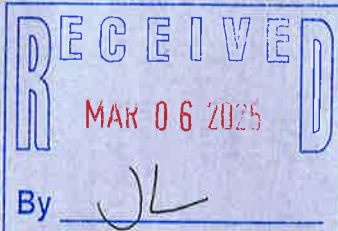




City of Killeen
Development Services/Planning



February 12, 2025

RE: Case# Z15-04

With a public hearing and consider a request submitted by Republic Engineering & Development Services on behalf of 5011 Cunningham Road Killeen, LLC (Case# Z15-04) to rezone approximately 23.91 acres out of the R, Carrington Survey, Abstract No. 399, being Lots 11-24 out of Uwey's Estate (P) (Decomposed subdivisions) from "A" (Agricultural District) and "R-2" (Single-Family Residential District) to Planned Unit Development (PUD) with "SF-2" (Single-Family Residential District) and "RT-1" (Recreational/Townhouse Single-Family District) uses. The subject property is locally addressed as 5011 Cunningham Road, Killeen, Texas.

Dear Property Owner:

The enclosed map shows the property to be rezoned, outlined by a solid blue line. The dashed circular line marks the 400-foot radius around the property. City Council requires notification because your own property within this boundary.

The City of Killeen Planning and Zoning Commission has scheduled a public hearing for this request on **February 24, 2025, at 5:00 p.m.** in the Utility Collections Conference Room, which is located at 210 W. Avenue C. The Utility Collections Conference Room is located at the southwest corner of the building. You are invited to attend this hearing to present any facts you feel the Planning and Zoning Commission should consider in evaluating this request.

You may also indicate your support or opposition to this request, by filling out the bottom portion of this letter and sending it to: City of Killeen, Planning Division, 200 E. Avenue D, Suite 6, Killeen, Texas 76547. To be considered a protest under Sec. 211.006 (2) of the Texas Local Government Code, the protest must be written and signed by the owner of the property located within 200 feet of the notification area. Any petition, whether in support of or opposition to this request, must be received by the Planning Department no later than **4:30 p.m., February 24, 2025**. After the Planning and Zoning meeting, this matter will be forwarded to the City Council Meeting (for review) on **April 1, 2025, at 3:00 p.m.**, followed immediately by the City Council Meeting (for voting) in Council Chambers, at City Hall, 101 North College Street, Killeen, Texas, where you may also appear and speak. If you desire additional information relative to this matter, please call (254) 501-7631.

CUT HERE

YOUR NAME:	SUE HALLMARK	PHONE NUMBER:	254 634 7760
CURRENT ADDRESS:	165 LOVEJOY RD KILLEEN TX 76542		
ADDRESS OF PROPERTY OWNED:	SAME AS ABOVE		
COMMENTS:	I AM CONCERNED ABOUT HOW WATER RUNS OFF WHEN IT RAINS HARD. IT WASHES OUT DRIVEWAY & FLOODS PASTURE & FEED THE HORSES. AN AGENT I CONSULTED ABOUT HOW SPRA BEING AN ENTRANCE PROBLEM. WE BOUGHT THIS LAND IN 2004. THE DRIVE RD WAS A GRAVEL RD WHICH WE MAINTAINED BY MAKING IN & FILLING & KEEPING GRADED WITH GRASS. ON EQUIPMENT. THE SPRA WAS 2 RAILS THAT WE MAINTAINED & FINALLY RAN OUR GENIES DURING		
Sue Hallmark		COUNTY & CITY DISTRICT	

WE WERE NOT "DO OUT HOW" WHEN WE BOUGHT IT. WE WERE COUNTRY. WE HAD PRIVATE GARAGE PL & WATER FROM WEST BEAL. WE HAD NO IMPROVEMENTS FROM EITHER ENTITY WHEN WE WERE ANNEXED.

From: [Wallis W. Meshier](#)
To: [JoAnn Lomas](#)
Cc: [David Hermosillo](#); [Maria G. Lopez](#)
Subject: FW: Mob rule-Against the rezoning of 5011 Cunningham
Date: Thursday, February 27, 2025 10:05:18 AM
Attachments: [Video.mov](#)

JoAnn,

Please add the email below and video attached to the case file for Z25-04. Please also attach the email to Legistar when it begins routing.

Thanks,
Wallis

Wallis Meshier, CNU-A
Interim Executive Director of Development Services
City of Killeen
200 E. Ave. D, Killeen, Texas 76541
(254) 501-7621
wmeshier@killeentexas.gov

From: Heather McNeely <puremcmae@yahoo.com>
Sent: Wednesday, February 26, 2025 5:36 PM
To: Wallis W. Meshier <wmeshier@killeentexas.gov>; Mark Zuniga <MZuniga@lfp.com>
Cc: Kent Cagle <kcagle@killeentexas.gov>; Nina Cobb <NCobb@killeentexas.gov>; Riakos Adams <RAdams@killeentexas.gov>; Joseph Solomon <JSolomon@killeentexas.gov>; Jessica Gonzalez <JGonzalez@killeentexas.gov>; Debbie Nash-King <dnash-king@killeentexas.gov>; Jose L. Segarra <JSegarra@killeentexas.gov>; Michael Boyd <MBoyd@killeentexas.gov>; Ramon Alvarez <RALvarez@killeentexas.gov>; Jeffery L. Reynolds <JReynolds@killeentexas.gov>
Subject: Mob rule-Against the rezoning of 5011 Cunningham

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know that the content is safe. Never enter your password or other sensitive information on linked web pages contained in this email unless you are certain the web pages are safe. If you have questions or need assistance, please contact the Help Desk at 254-501-8900.

Hello City Council members and Staff,

I am connecting you YET again about the rezoning of 5011 Cunningham.
I am very disappointed in the comment that Council Alvarez made on the Killeen Daily Herald. My question is how and why should we, the residents of Donthole trust the city staff and their expertise? NO ONE takes us seriously, I have requested on multiple occasions for a visit from the city engineer and have invited each of you to come see the massive erosion on my property that has grown astronomically every since Gilbert Estate was built and yet no one has come! Wait, yes, one of

you has come to my property a few times, that was Mr. Alvarez, but that's when he was the listening agent of my home and also when he work for the city in the environmental department, I contacted the City before Gilbert Estates was when the erosion started happening before any homes were built and only after the clearing of the land of Gilbert Estates! The drainage and flood maps in the Donuthole has yet to be addressed even though it has been brought to this council many times over the years and yet nothing. I will be sure to include the video of the flooding, please share with all staff and I would also like it added to the agenda packet when this matter comes before the council, the 160,000 residents have a right to know what is happening from the pour infrastructure and flooding caused by the city planning of 7. It's their tax dollars too!!!

It's not just flooding, we are on septic, the roads are not up to par yet we have put \$100's of thousands into the Gulf Corse drainage. Is the golf course more important then residents lands and homes along with endangering the livestock and livelihoods of many.

When it comes to roads, Mr. Kagle himself during a town hall said milling overlay on Onion was a mistake because it needed to be redone! How much money was that mistake, how many times has it had to be repaired? These are questions I would like to know and maybe the other 160,000 residents would as well.

The Donuthole area are dismissed residents, not a MOB LAW! It's not Mob law, it's more like non-responsive staff and council, and someone that does not want to hear from the residents.

I can not even address the council about my concerns during a meeting as citizen comments have been removed from the agenda.

How is one to something on the agenda about the unfulfilled promises of the Donuthole, There has YET to be a CIP or a Bond put in as promised by the Forced annexation? Can some one please tell me when one will be put in or put this on the agenda?

As I have asked and said for years, please update your flood zone maps and grant the Donuthole their promises per the Annexation agreement, before you approve any new developments, it's that simple!

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

> On Feb 21, 2025, at 1:01 PM, Heather McNeely <puremcmae@yahoo.com> wrote:

>

> Hello All,

>

> I am contacting you today about an item that will be up on the agenda of P&Z the 24th of February. I will not be in town and I want to make sure you have and opposing signed statement to the rezoning of OK 5011 Cunningham to a PUD.

> My property 4022 Hope Dr. is adjacent and down hill to this property and is a flood zone. You all have seen the videos of my property flooding. I've invited every one of you out to see the flooding for yourselves, including the engineer, and yet no one has come out to see the erosion caused by the over building to include the addition of Gilbert Estates, in the last six years, the "dry creek" flood zone has went from 18 inches to over 18 feet wide all from the erosion and overbuilding within the donuthole area.

> As, I've always stated I'm not against development, but I am against dumb development! There needs to be an up-to-date flood zone before you allow for any more construction that will flood out my property, and neighbors home, causing more erosion and problems to your existing residents.

> If you need the videos of my land flooding again, I will be more then happy to share them with each of you again, please just let me know if you need them.

>

> Please do not approve this rezoning until there is an updated flood zone map and drainage plan is put into place.

>

> PLUS per the Donuthole agreement, there has still not been a CIP or a bond for the donuthole per the Signed forced annexation, can you tell me when those promises will be fulfilled?

>

>

>

> Thank You,

> Heather McNeely

> 651-587-1000

> Sent from my iPhone

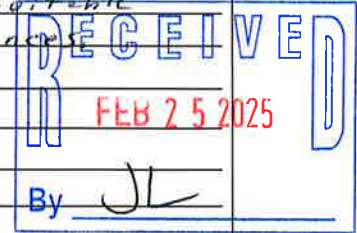
CUT HERE

YOUR NAME:	Harly Aguilar	PHONE NUMBER:	305 900 7030
CURRENT ADDRESS:	5000 Charles Loop, Killeen TX 76542		
ADDRESS OF PROPERTY OWNED:	Same		
COMMENTS:	<p>We oppose the rezoning of case # Z25-04 due to concerns about privacy, noise, and declining property values. The intersection of Cunningham Rd and E Stan Schluter Loop already experiences significant congestion, often requiring two light cycles to pass. The development of the Thousand Oaks will only worsen traffic, adding townhouses to the area will only exacerbate congestion, leading to unsafe cut-through traffic in residential neighborhoods. We urge you to reconsider this rezoning to protect the quality of life and safety of existing residents.</p>		
SIGNATURE:	<p>REQUEST: "A" and "R-1" to PUD w/ "SF-2" and "RT-1"</p> <p>SP0# Z25-04/ 021</p> <p>RECEIVED</p> <p>FEB 25 2025</p> <p>By <u>JL</u></p>		

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

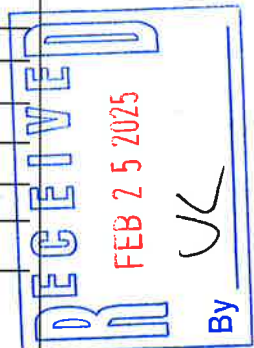
YOUR NAME:	Blake Daniels	PHONE NUMBER:	678 790 8877
CURRENT ADDRESS:	5002 Charles Lp Killeen, TX 76542		
ADDRESS OF PROPERTY OWNED:	5002 Charles Lp Killeen, TX 76542		
COMMENTS:	<p>I am writing to express my strong opposition against the proposed zone change. I am deeply concerned about how this rezoning will negatively affect my life. This development would significantly impact my overall privacy. The peace & security that we currently enjoy in our home would be dramatically diminished. As a single woman with a small age child I wouldn't feel safe having others overlooking into my house & backyard.</p>		
SIGNATURE:	<p>REQUEST: "A" and "R-1" to PUD w/ "SF-2" and "RT-1"</p> <p>SP0# Z25-04/ 022</p> <p>RECEIVED</p> <p>FEB 25 2025</p> <p>By <u>JL</u></p>		

YOUR NAME:	Patricia Brunson	PHONE NUMBER:	254-691-6374
CURRENT ADDRESS:	11130 Rumel Road Belton 76513		
ADDRESS OF PROPERTY OWNED:	5101 Charles loop		
COMMENTS:	R-1 Single family is the appropriate zoning for the 22.91 acres. Townhomes are not suitable in and surrounded by R-1 single family residences.		
Thank you,			
Patricia Brunson		2-19-2025	
SIGNATURE:		REQUEST: "A" and "R-1" to PUD w/ "SF-2" and "RT-1" SP0# Z25-04/ 033	



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YOUR NAME:	KATHLEEN TREMBATH	PHONE NUMBER:	(231) 437-9853
CURRENT ADDRESS:	5101 CORDWOOD DR. Killeen TX 76542		
ADDRESS OF PROPERTY OWNED:	5101 CORDWOOD DR Killeen TX 76542		
COMMENTS:	<u>AGAINST.</u> We do not need more rentals in this area. We are a quiet neighborhood with little crime & would like to keep it that way for our families.		
SIGNATURE:		REQUEST: "A" and "R-1" to PUD w/ "SF-2" and "RT-1" SP0# Z25-04/ 102	

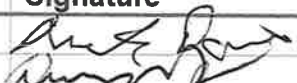

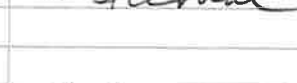





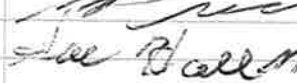
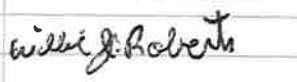


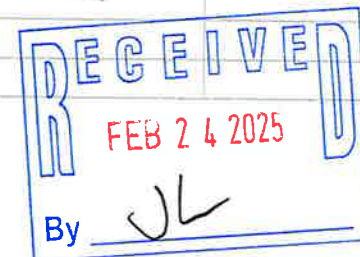
P.O. Box 1329 Killeen, Texas 76541 • 254.501.7648 • Fax 254.501.7628
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Opposition and Protest for City of Killeen Case Number Z25-04

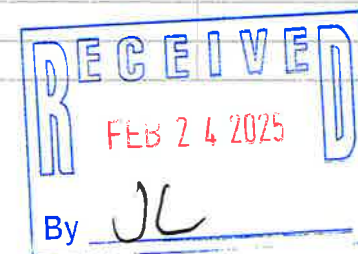
We, the undersigned residents of the City of Killeen, TX, oppose and protest Case Number Z25-04 to rezone 22.91 acres out of the R. Cunningham Survey, Abstract No. 199, being Lots 71-74 out of Llewelyn Estates #3 (unrecorded subdivision), from "A" (Agricultural District) and "R-1" (Single-Family Residential District) to Planned Unit Development (PUD) with "SF-2" (Single-Family Residential District) and "RT-1" (Residential Townhouse Single-Family District) uses. 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		
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		



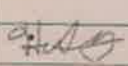
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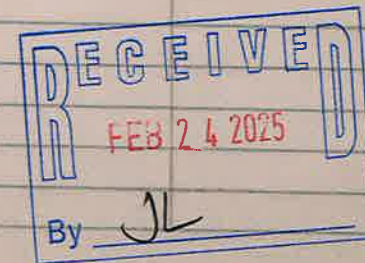
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Sue Hallmark	165 Love Spur		
Willie Roberts	3552 Love Dr		
Robert Meredith	3610 Love Dr		





James Sills <james.sills1@gmail.com>

Against P&Z PH-2 the rezoning of 5011 Cunningham

1 message

Heather McNeely <puremcmae@yahoo.com>

Fri, Feb 21, 2025 at 1:01 PM

To: "Wallis W. Meshier" <wmeshier@killeentexas.gov>, Mark Zuniga <MZuniga@lfp.com>

Cc: Kent Cagle <kcagle@killeentexas.gov>, Ninna Cobb <ncobb@killeentexas.gov>, Riakos Adams <RAdams@killeentexas.gov>, Joseph Solomon <JSolomon@killeentexas.gov>, Jessica G <jgonzalez@killeentexas.gov>, mayor@killeentexas.gov, "Jose L. Segarra" <JSegarra@killeentexas.gov>, Michael Boyd <MBoyd@killeentexas.gov>, Ramon Alvarez <RAlvarez@killeentexas.gov>

Hello All,

I am contacting you today about an item that will be up on the agenda of P&Z the 24th of February. I will not be in town and I want to make sure you have an opposing signed statement to the rezoning of OK 5011 Cunningham to a PUD. My property 4022 Hope Dr. is adjacent and down hill to this property and is a flood zone. You all have seen the videos of my property flooding. I've invited every one of you out to see the flooding for yourselves, including the engineer, and yet no one has come out to see the erosion caused by the over building to include the addition of Gilbert Estates, in the last six years, the "dry creek" flood zone has went from 18 inches to over 18 feet wide all from the erosion and overbuilding within the donuthole area.

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Sent from my iPhone

