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| YOUR NAME: <u>Malcolm Coats</u> | PHONE NUMBER: <u>634-6456</u> |
| CURRENT ADDRESS: <u>8590 W. Tremaine Rd</u> | |
| ADDRESS OF PROPERTY OWNED: <u>SAB</u> | |
| COMMENTS: <u>Current zoning R-1 addresses</u> | "A" to PUD w/"SR-1" |
| <p>proposed use of property at 1826 Stagecoach yet the request is for SR-1. Due to improper zoning request we can not support this request.</p> <p>When proper "zoning" identified as R-1 we then can support the zoning. Also have concerns of parking lot from fence and type of fencing to be used in the plot.</p> | |
| SIGNATURE: <u>Malcolm Coats</u> | JUN 18 2018 SPO #Z18-01/09 |

PO BOX 1329 KILLEEN TEXAS 76540-1329 254 501 7630 254 501 7628 FAX
WWW.CIKILLEEN.TX.US

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| <p>proposed use of property at 1826 Stagecoach yet the request is for SR-1. Due to improper zoning request we can not support this request.</p> <p>When proper "zoning" identified as R-1 we then can support the zoning. Also have concerns about distance of fence parking lot from fence and type of fencing around in the plot.</p> | |
| SIGNATURE: <u>Malcolm Coats</u> | SPO #Z18-01/08-10 |

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A point of concern is that once the church receives either R1 or SR1 zoning with a PUD overlay, they will, according to the ordinances be able to develop the property in whatever way they deem appropriate without the need to present the said development before the owners of adjacent properties, the Planning and Zoning Commission, or City Council for consideration.

Lastly, in December of 2017, we received an invitation from the church and Gary Wilson and his wife accepted the invitation and attended the meeting with representatives of the church. At that time, church representatives indicated that the owners of adjoining properties would be afforded a choice of 3 types of fencing to be constructed around the property being considered in this case. It has since been suggested that the fence is to be chain link and no options have been afforded to the owners of adjoining properties.

While a chain link fence does provide a separation of properties, it provides absolutely no privacy between adjacent properties. Since any number of people will be taking advantage of this property to exercise, play, and worship, it is reasonable to assume that there will, from time to time, be considerable noise from the property. Just because we welcome a church on this property does not mean that we want to lose the privacy we currently have. The natural vegetation that currently exist on the property screens our properties providing privacy.

If the offer of fencing choice is not extended to the owners of surrounding properties as promised in December 2017, how can we, as neighbors, trust that the land will be developed in the way set forth once the PUD overlay is granted?

Adjoining Property Owners

| Printed Name | Address | Signature |
|------------------------------------|---------------------|-------------------------------|
| GARY + ELIZABETH ^{WILSON} | 6809 SHANNON CIRCLE | Gary Wilson, Elizabeth Wilson |
| Thelma & Duane Couts | 8590 W. Trimmick Rd | Thelma Couts |
| RAYMOND T. SCANNINGS | 6607 WELLS FARGO DR | Raymond T. Scannings |
| Jorge H. Frizerry | 6907 Shannon Circle | Jorge H. Frizerry |
| Felicita Frizerry | " " | Felicita Frizerry |
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2018/06/17

City of Killeen
Planning and Development Services
200 E. Avenue D, Suite 6
Killeen, TX 76541

cc:
Killeen City Council
PO BOX 1329
Killeen, TX 76540

RE: Case #Z18-01 – Rezoning of 17.018 acres, Lot 1 Block 1, Faith Point Church Addition from Agricultural to SR-1 with a PUD Overlay

In reviewing the Zoning and Land Use Ordinances for the City of Killeen, Chapter 31, Section 31-186 seems to encompass most public buildings including churches and places of worship, parks, libraries, schools, etc.

Section 31-188, subparagraph 2 specifically states, **“No side yard for allowable nonresidential uses shall be less than twenty-five (25) feet.”** The drawing the adjoining residents received from the city has not scale on it. Is the 25 feet requirement going to be enforced as it appears that parking areas are as close as possible to adjoining properties. This also raises the concern of trash from the new development finding its way onto our properties increasing our maintenance efforts.

Section 31-178 describes SR-1 as **“The “SR-1” suburban residential district is created to provide for single family detached residences and other uses at densities that are compatible with the Comprehensive Plan’s goals for larger baseline minimum lot size and increased setbacks. The “SR-1” district may be applied to both undeveloped tracts and existing stable neighborhoods in appropriate locations recognized by the Comprehensive Plan. The intent of the district shall be to preserve existing natural features and vegetation, promote excellence in site planning and landscape design, facilitate the efficient layout and orientation of public utilities and community infrastructure, and encourage housing with compatible scale and character of architecture.”**

Section 31-179 – Use regulations stipulates that:

A building or premises in a “SR-1” suburban residential single-family district shall be used only for the following purpose:

- (1) Single-family detached dwellings.
- (2) Any use permitted in section 31-186 paragraphs 1-13b.

The proposed development includes a book store and cafe which would, on the surface, appear to be commercial in nature. Since residential properties may not be used for commercial enterprises and there are substantial restrictions on home based businesses, is this appropriate?

Additionally, how can the city consider, places of worship, schools, libraries, and other public facilities to be residential in nature since, by definition, people do not reside in such places. It would seem that new zoning classifications are needed and necessary to provide for these types of facilities in residential areas. A church is not a residence.