

From: [Johnny Frederick](#)
To: [Wallis W. Meshier](#)
Cc: [Tony McIlwain](#)
Subject: Z21-21
Date: Thursday, July 15, 2021 4:48:29 PM

Ms Meshier

Thanks for speaking with me today About this case.

I have concerns about traffic entering and exiting this proposed development.

Having 2 points of ingress/ egress meets the code but from a practical standpoint with that many vehicles exiting this property

and most would be wanting to travel north will be a dangerous situation. One of the drives lines up to a crossover on 195. The traffic that will build up to turn north will be a hazard. The traffic out of the other drive will also be using the same crossover to travel north in most cases.

A signal may be needed to control access to 195. Traffic is already up to 60 mph plus and that many vehicles added could be a hazard.

Perhaps a marginal access route to take traffic to the 201 intersection.

I recommend there be a traffic study done before this is allowed to proceed.

I think it would be a disservice to the citizens of Killeen if this is not looked at closer before going forward.

Thank You

Johnny Frederick

1405 S 2nd ST.

Killeen TX 76541

254-554-1224



July 07, 2021

RE: Case# Z21-21

HOLD a public hearing and consider a request submitted by Cactus Jack Development, Inc. on behalf of Charles R. and Ira Boggs (Case #Z21-21) to rezone approximately 128.82 acres from "A-R1" (Single-Family Garden Home Residential District), "B-5" (Business District), and "A" (Agricultural District) to a Planned Unit Development (P.U.D.) with "R-1" (Single-Family Residential), "SF-2" (Single-Family Residential), "R-2" (Two-Family Residential), and "B-5" (Business District) uses, being out of the WL Harris Survey, Abstract No. 1155, Block 001, and S.P.R.R. Co. Survey, Abstract No. 794, Lot 002a. The property is locally addressed as 5901 South Fort Hood Street, Killeen, Texas.

Dear Property Owner:

The enclosed map shows the property to be rezoned. This property is marked by diagonal lines, and the circular line indicates those properties within the four hundred (400) foot radius. We are required to notify you since you own property within the 400' notification boundary.

The City of Killeen Planning and Zoning Commission has scheduled a public hearing for this request on **July 19, 2021, 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 northwest corner of the building. You are invited to attend this hearing to present any facts, which 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 & Development Services, 200 E. Avenue D, Suite 6, Killeen, Texas 76541.** To be considered a protest under Sec. 211.006 (d) of the Texas Local Government Code, the protest must be written and signed by the owner of 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 **4:00 p.m., July 19, 2021.** After the Planning and Zoning meeting, this matter will be forwarded to the City Council on **August 10, 2021, at 5:00 p.m. 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:	Charles & Ira Boggs
PHONE NUMBER:	254 634 1647
CURRENT ADDRESS:	5507 S. Ft. Hood St. Killeen TX 76542
ADDRESS OF PROPERTY OWNED:	5901 S. Ft. Hood St. Killeen TX
COMMENTS:	
We are in support of	
this procedure	
REQUEST: "A-R1," "B-5" & "A" to "PUD" with "R-1," "SF-2," "R-2," & "B-5"	SPO #Z21-21/
SIGNATURE:	Ira Boggs