

A. CHARLES HOLLINGER, JR.
and wife
LYNDA SUE HOLLINGER
- CALLED 6.031 ACRES -
(VOL.3917, PG. 583)

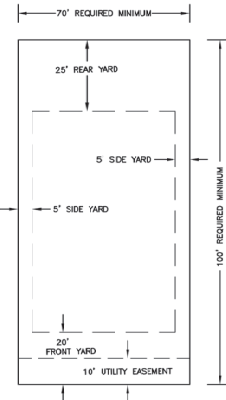
A. CHARLES HOLLINGER, JR.
and wife
LYNDA SUE HOLLINGER
- CALLED 6.425 AC. -
(VOL.5374, PG. 170)

ROBERT ARTHUR HOLLINGER
and wife
SHERRY JEAN HOLLINGER
- CALLED 9.806 AC. -
(VOL.3917, PG. 673)

CHARLES W. HOLLINGER
and wife
WANDY NICOLE HOLLINGER
- CALLED 16.03 ACRES -
(VOL.3917, PG. 667)

Herring Legacy is a mixed use project situated at the Northeast corner of E. Trimmer Road and Chaparral Road. It is comprised of 95.84 acres of Single Family Residential District (SR-1), and 3.89 acres of Local Business District (B-3). The development will be constructed in multiple phases. This land has remained undeveloped while subdivisions were developed to the North and East. This property lies within the city limits of Killeen with quick access to Stillhouse Lake Drive for easy commuting. The property is grassland with scattered trees and shrubs.

Zoning Changes	
SR1 to PUD for Residential use	53.82 acres
A to PUD for Residential use	42.12 acres
A to B3 for Business use	3.89 acres
TOTAL: 99.83 acres	



SR-1 TYPICAL LOT LAYOUT
NOT TO SCALE

SR-1 to
PUD(SR-1)
Suburban
Residential
Single-Family
53.82 Acres

AG to
PUD(SR-1)
Suburban
Residential
Single-Family
42.12 Acres

AG to
PUD(B-3)
Local Business
3.89 Acres

ZONING AREA EXHIBIT

CENTRAL TEXAS LAND
DEVELOPMENT SERVICES

2901 E. Stan Schlueter Loop
Killeen, Texas 76542
OFFICE: (254) 526-3981 FAX: (254) 526-4351

TBPELS ENGINEERING REGISTRATION NO. F-28913
TBPELS SURVEYING REGISTRATION NO. 10194932



Δ	DATE	SHEETS

PROPOSED UNIT DEVELOPMENT EXHIBIT
99.83 ACRES OF THE
W.E. HALL SURVEY, ABSTRACT NO. 1116
KILLEEN, BELL COUNTY, TEXAS

Project No.:	2025-03
Acres:	99.83
No. of Lots:	245
Scale:	1" = 100'
Date:	05/27/2025
Design By:	FJP
Sheet No.:	1 OF 4



Herring Legacy is a mixed use project situated at the Northeast corner of E. Trimmer Road and Chaparral Road. It is comprised of 95.94 acres of Single Family Residential District (SR-1), and 3.89 acres of Local Business District (B-3). The development will be constructed in multiple phases. This land has remained undeveloped while subdivisions were developed to the North and East. This property lies within the city limits of Killeen with quick access to Stillhouse Lake Drive for easy commuting. The property is grassland with scattered trees and shrubs.

The proposed minimum PUD Specification are as follows:

PUD Category	Standard Zoning Required	Requested/Provided
SR-1		
Lot Size:		
Width:	70'	70'
Depth:	100'	120'
Area:	8,400 sq ft	8,400 sq ft
Yard Size:		
Front:	25'	20'
Side:	10' (20' between structures)	5' (10' between structures)
Rear:	25'	25'
Density (gross acreage):	3.5	3.0

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LYNDA SUE HOLLINGER
- CALLED 16.031 ACRES -
(VOL.3917, PG.66C)

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and wife
LYNDA SUE HOLLINGER
- CALLED 6.425 AC. -
(VOL.5374, PG.170)

ROBERT ARTHUR HOLLINGER
and wife
SHERRY JEAN HOLLINGER
- CALLED 5.606 AC. -
(VOL.3917, PG.573)

CHARLES W. HOLLINGER
and wife
MANDY NICOLE HOLLINGER
- CALLED 16.03 ACRES -
(VOL.3917, PG.66T)

Parkland Dedication: This requirement will be met by paying fees in lieu.

Perimeter Subdivision Wall: A perimeter subdivision wall will be required along the SR-1 sections along Chaparral Road and East Trimmer Road. The type of wall to be constructed will be a 6 to 8 foot opaque masonry wall (e.g. brick, stone or similar materials) designed by a licensed engineer as required. Additionally, a 5-foot maintenance easement is required along the rear/sides of properties adjacent to the perimeter walls, with upkeep managed by the homeowners' association. Perimeter walls to be placed on private property and not in City Right-of-Way. Screening fence between commercial and residential will be of some type as subdivision wall.

Homeowners' Association: This PUD area will be added to the existing Herring Legacy homeowners' association. Tracts A, B, D & E will be dedicated to the homeowners' association. Tracts A & B will be used for drainage and open space purposes. Tracts D & E will be used for subdivision signage along East Trimmer Road.

Street Trees: Trees shall be provided within the tree lawn area on both sides of local streets in accordance with Killeen Code of Ordinances section 26-109.

Existing Cell Tower: The setback area (A2 zoned portion of property) and Tract C will be held by the developer at this time while the future of the existing cell tower is worked out.

Landscaping Requirements:

Commercial: To meet current landscape requirements based on proposed site plan, to be determined at time of site development.

Residential: Minimum required landscaping shall be two (2) canopy trees, with a east (1) planted in the front yard and eight (8) 3-gallon shrubs in front yard.

Trees: The following requirements shall apply to tree landscaping.

Newly planted trees shall be two-inch caliper and six (6) feet in height. Tree species to comply with section 31-892.

Existing trees to be used for landscaping credit shall be in a healthy physical state and be at least two-inch caliper and six (6) feet in height.

Ground cover: Grass shall be planted in the remaining area of the lot or parcel not planted in trees, shrubbery, planting beds, or covered by structures, pavement or other impervious surfaces. Grass species to be of Bermuda type.

Approved non-vegetative ground cover materials (such as washed gravel, bark mulch, lava rock, rock, or other decorative covers generally used in landscaping) may be used to meet the provisions of this section. Where approved non-vegetative ground cover shall be porous and form a uniform appearance free from weeds and grasses.

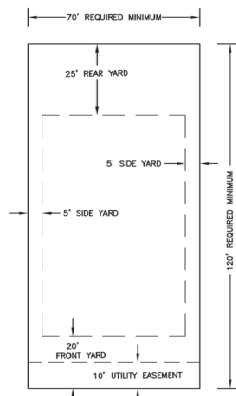
Irrigation: Each home must have a hose bib attachment within one hundred fifty (150) feet of all landscaping required by this section.

Architecture Requirements:

Residential:

Repetition: No elevation shall be repeated within four (4) residential lots on the same side of the street, or within two (2) residential lots on the opposite side of the street.

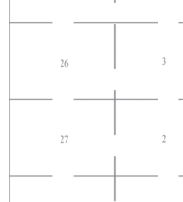
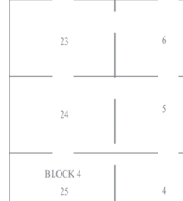
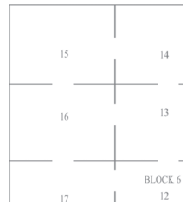
Garages: A garage door facing the street shall not comprise more than fifty (50) percent of the horizontal length of the front elevation.



SR-1 TYPICAL LOT LAYOUT
NOT TO SCALE



RIDGE CREST DRIVE



HERRING LEGACY ESTATES PHASE ONE, REPLAT NO. 1 (INSTR. NO. 2320-633)

DEVELOPMENT SITE CONCEPT PLAN

CENTRAL TEXAS LAND
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