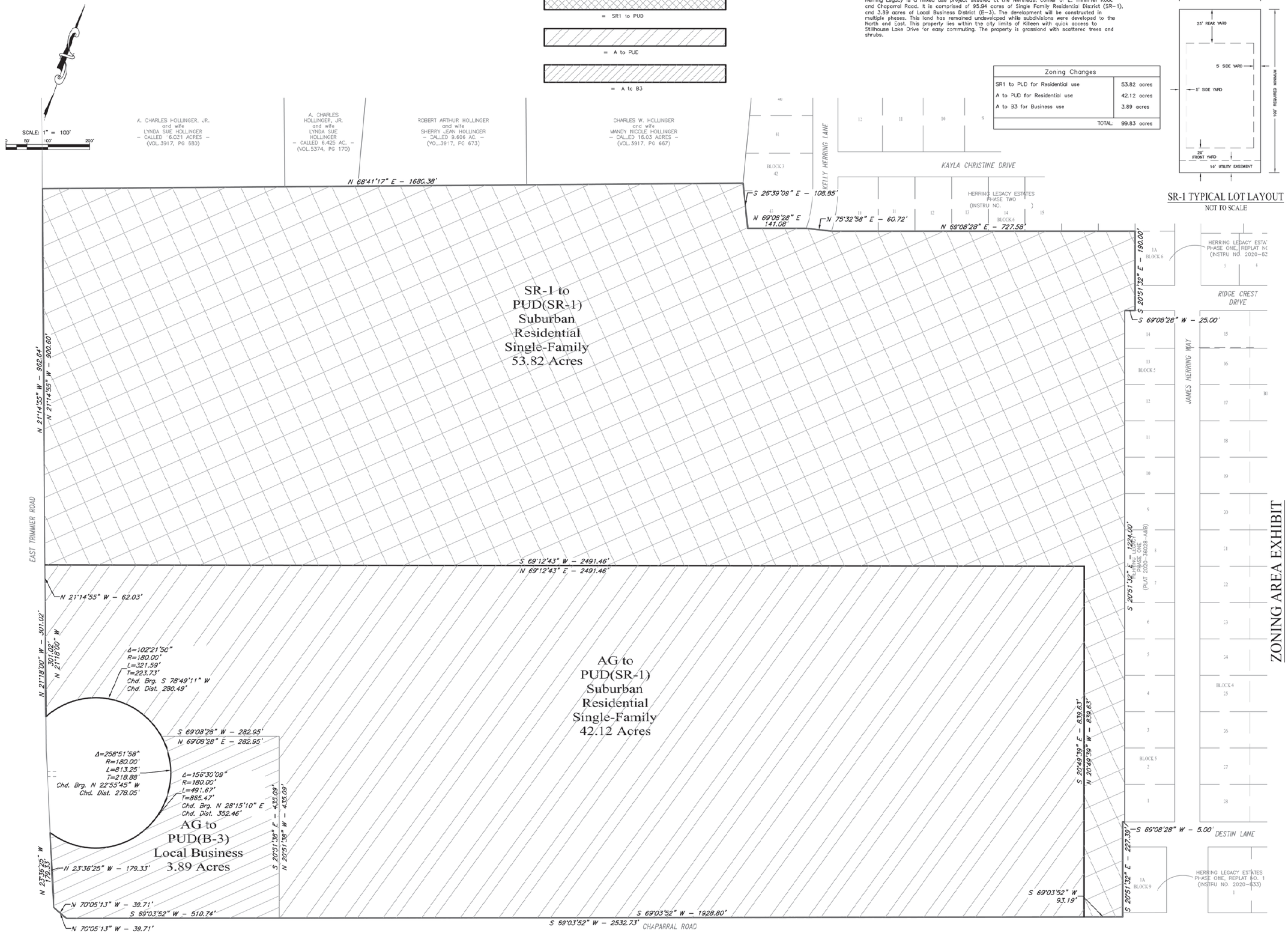
Herring Legacy is a mixed use project situated at the Northeast corner of E. Trimmier Road and Chaparral Road. It is comprised of 95.94 acres of Single Family Residential District (SR-1), and 3.89 acres of Local Business District (B-3). The development will be constructed in multiple phases. This land 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.

= SR1 to PUD

= A to PUD

= A to B3

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

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-26913
TBPELS SURVEYING REGISTRATION NO. 10194932

△	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

SCALE: 1" = 100'

0 50' 100' 200'

Herring Legacy is a mixed use project situated at the Northeast corner of E. Trimmier 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

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

Perimeter Subdivision Wall: A perimeter subdivision wall will required along the SR-1 sections along Chaparral Road and East Trimmier 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 place on private property and not in City Right-of-Way. Screening fence between commercial and residential will be of same 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 Trimmier 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 (AG zoned portion of property) and Tract C will be held by the developed 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.

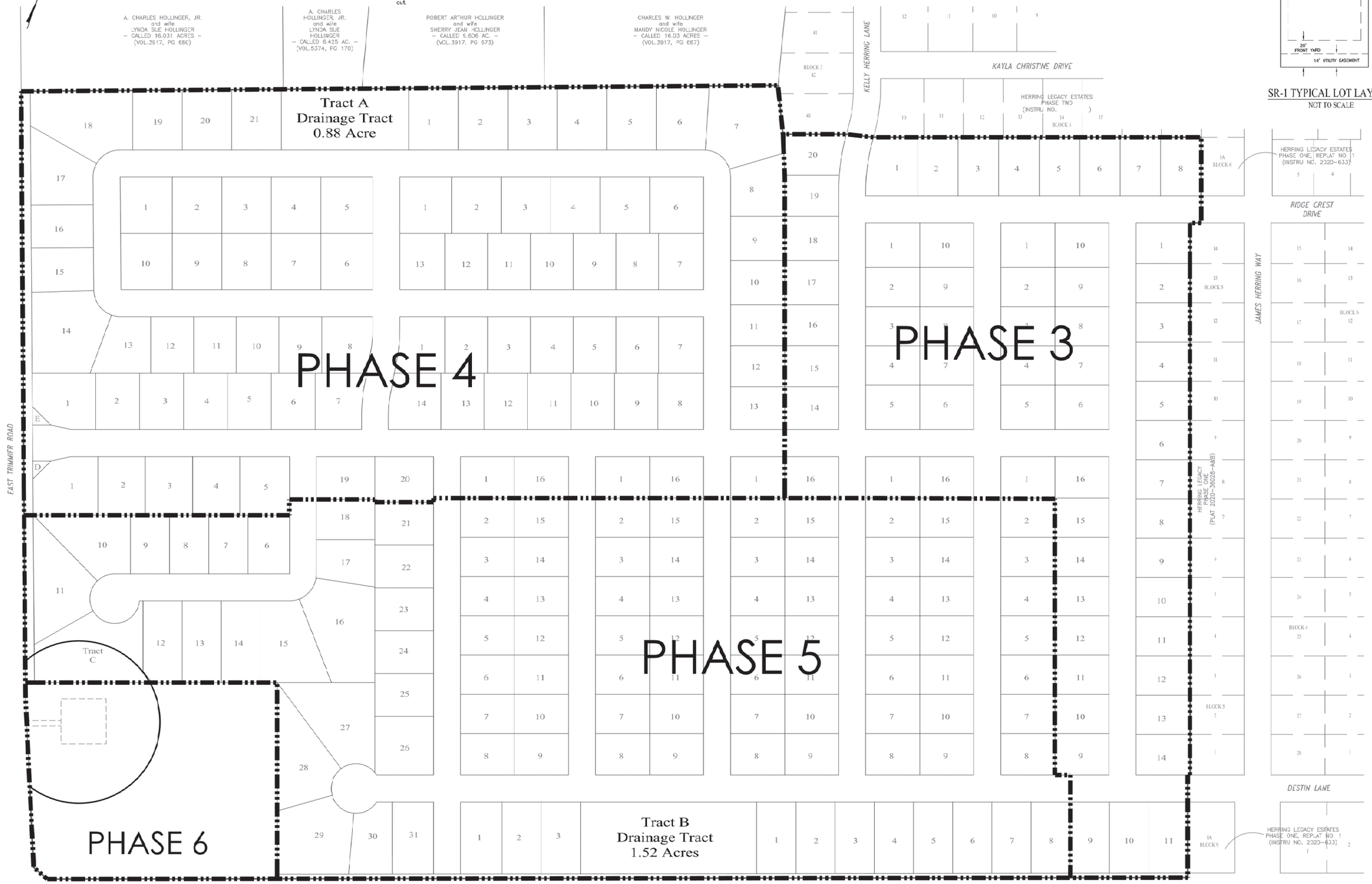
Irrigation: Each home must have a hose bib attachment within one hundred fifty (150) feet of all landscaping required by this section.

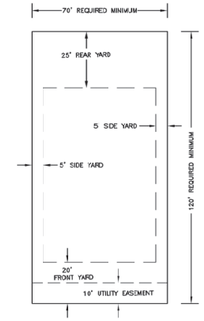
Architecture Requirements:

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

DEVELOPMENT SITE CONCEPT PLAN

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