

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
NOVEMBER 10, 2025
CASE # Z25-36
PUD AMENDMENT**

Hold a public hearing and consider a request submitted by Republic Engineering & Development Services on behalf of Hereford Development, LLC and the Sheryl Yowell Anderson 1998 Trust Etal (**Case# Z25-36**) to amend the Planned Unit Development (PUD) zoning designation of approximately 390.72 acres out of the M. J. Pleasant Survey, Abstract No. 652 and the S. D. Carothers Survey, Abstract No. 177. The subject property is generally located south of Stagecoach Road and west of East Trimmier Road, Killeen, Texas.

This item was presented to the Commission during their Work Session. Mr. Hermosillo was available to answer questions.

Craig Lanford of Flintrock Builders was present to represent the request. Mr. Langford stated that the developer and staff have been collaborating to create this revised Planned Unit Development. The revisions were made to ensure more availability of affordable housing and reconfigure the amenities supplied by the development.

Chairman Purifoy opened the public hearing at 5:18 p.m.

Ms. Heather McNealey spoke in opposition to the request. She expressed her dissatisfaction that an environmental study had not already been completed for the previously approved Planned Unit Development and the amendment that removed the flower garden, that could negatively impact research done in neighboring universities, due to the development. She expressed further concern regarding continued flooding within the area. Ms. McNealey stated that a survey was presented to City Council that residents surrounding the development are more interested in the development of larger lots over availability.

Ms. Melissa Brown requested that staff presentation be presented again.

Mr. Hermosillo presented the staff report for this item again.

Commissioner Moss asked if there was an agreement between the City of Killeen and the developer about the inclusion of a wildflower garden. Ms. Meshier stated the Parks Concept Plan that was approved with the original Planned Unit Development included a wildflower preserve.

Mr. Langford addressed the Commission regarding the wildflower preserve. He stated that the developer still intends to plant wildflowers within the proposed development, and that anything that was originally proposed as 'green space' will remain.

Commissioner Moss asked how the City of Killeen determines if a new Traffic Impact Analysis will be required. Mr. Zagars stated they will not be required to complete a new study, but they will have to update the current Traffic Impact Analysis to reflect the changes if this request is approved.

Commissioner Moss asked staff about the citizen survey that was mentioned. Mrs. Meshier stated that the citizen survey was a random sample of approximately five hundred (500) citizens within the City of Killeen.

Ms. Melissa Brown spoke in opposition to the request. Ms. Brown stated that she is still in opposition because staff has not adequately determined if a new Traffic Impact Analysis is required at this time. She also expressed concerns about lack of proper drainage and the accessibility of the available amenities to the high-density areas of the development.

Dr. Cameron Cochran spoke in opposition to the request. He stated that the Mayor has cited concerns regarding a food desert. He further stated that by increasing the number of units within the development, we are increasing the problem. Dr. Cochran also had questions about the details of the survey that was presented to City Council.

There was further discussion regarding the citizens' survey and the location of amenities within the proposed amended Planned Unit Development.

With no one else wishing to speak, the public hearing was closed at 5:49 p.m.

Commissioner Moss moved to recommend approval of the request as presented. Commissioner Giacomozzi seconded, and the motion passed by a vote of 3 to 1 with Commissioner Sabree in opposition.

Commissioner Sabree stated that she is in opposition due to concerns regarding traffic congestion. She stated that she is not in favor of adding additional houses, and that she was in support of the originally approved Planned Unit Development.