



CASE #25-14: “A” & “SR-1” TO PUD W/ “SR-1” & “B-3”

PH-25-041

August 5, 2025

Case #25-14: “A” & “SR-1” to “PUD”

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- Hold a public hearing and consider a request submitted by Central Texas Land Development Services on behalf of Herring Legacy Developers, Inc. (**Case# Z25-14**) to rezone approximately 99.83 acres out of the W. E. Wall Survey, Abstract No. 1116 from “A” (Agricultural District) and “SR-1” (Suburban Residential Single-Family Residential District) to Planned Unit Development (PUD) with “SR-1” (Suburban Residential Single-Family Residential District) and “B-3” (Local Business District) uses.

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- The subject property is generally located northeast of the intersection of East Trimmier Road and Chaparral Road, Killeen, Texas.
- The primary intent of the proposed PUD is to reduce the minimum side yard setback in “SR-1” (Suburban Residential Single-Family), while still preserving the 70-foot minimum lot width.

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- If approved, the proposed PUD will reduce the minimum setbacks in “SR-1” as follows:
 - Reduce the frontyard setback from 25 ft. to 20 ft.
 - Reduce the side yard setback from 10 ft. to 5 ft.

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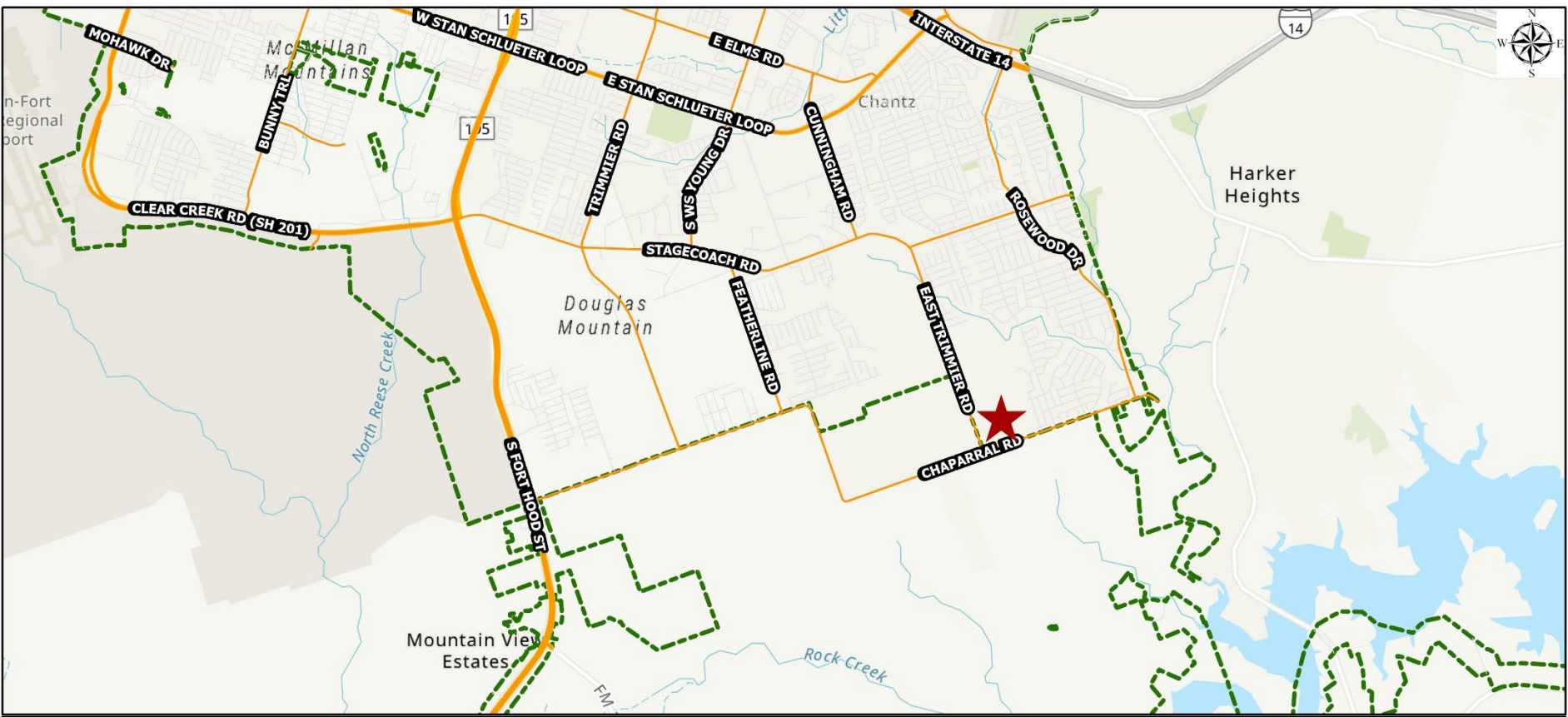
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	“SR-1”	Proposed PUD	“R-1”
Lot Width	70 ft.	70 ft.	60 ft.
Lot Depth	100 ft.	100 ft.	100 ft.
Lot Area	8,400 sq. ft.	8,400 sq. ft.	6,000 sq. ft.
Front Setback	25 ft.	20 ft.	20 ft.
Side Setback	10 ft.	5 ft.	5 ft.
Rear Setback	25 ft.	25 ft.	25 ft.

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- The proposed PUD Concept Plan indicates 245 single-family lots and approximately 3.89 acres designated for “B-3” (Local Business District).



LOCATION MAP

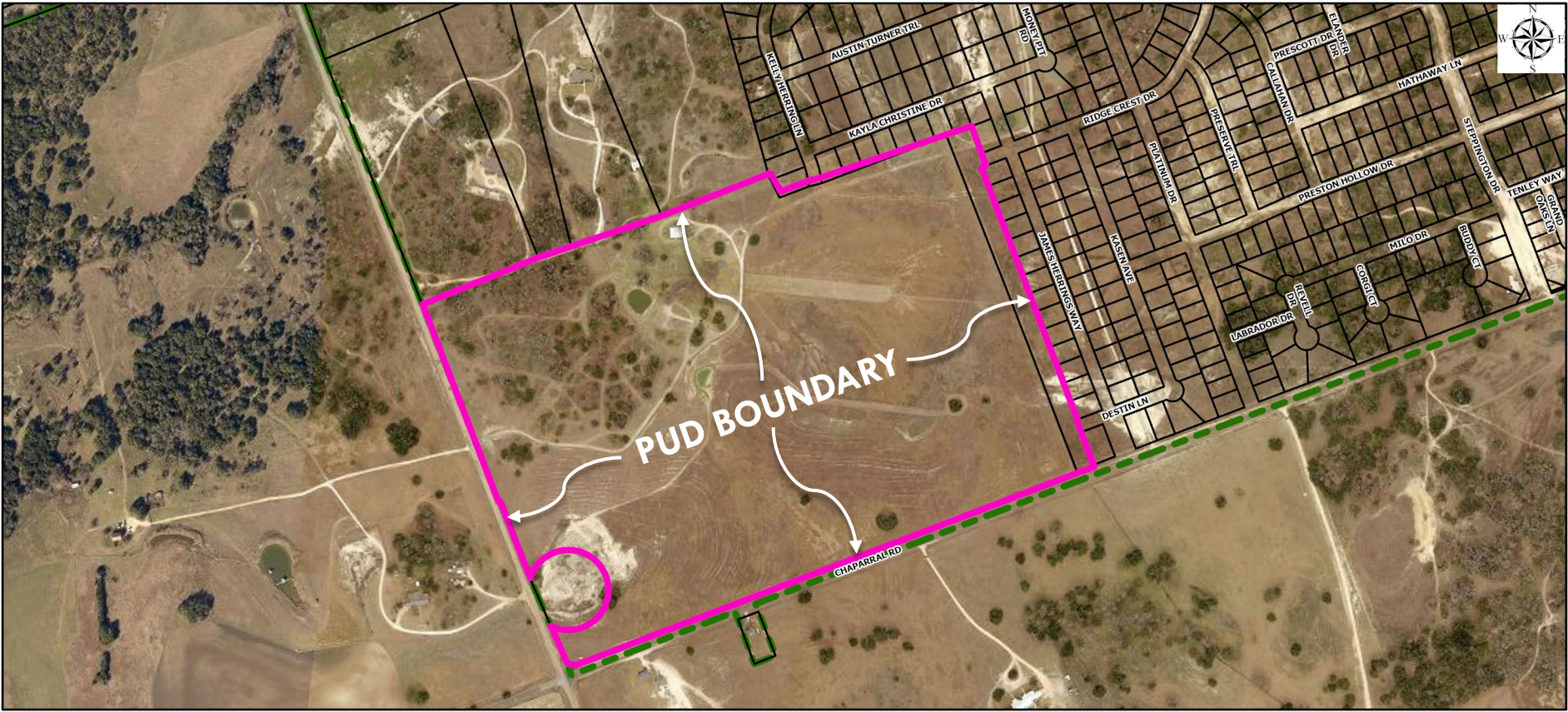
Council District: 2



Zoning Case 2025-14
A & SR-1 TO PUD W/ SR-1 & B-3

- Legend
- Major Roads
 - City Limit
 - Zoning Case Location

Subject Property Legal Description: 99.83 Acres out of the W.E. Hall Survey, Abstract No. 1116



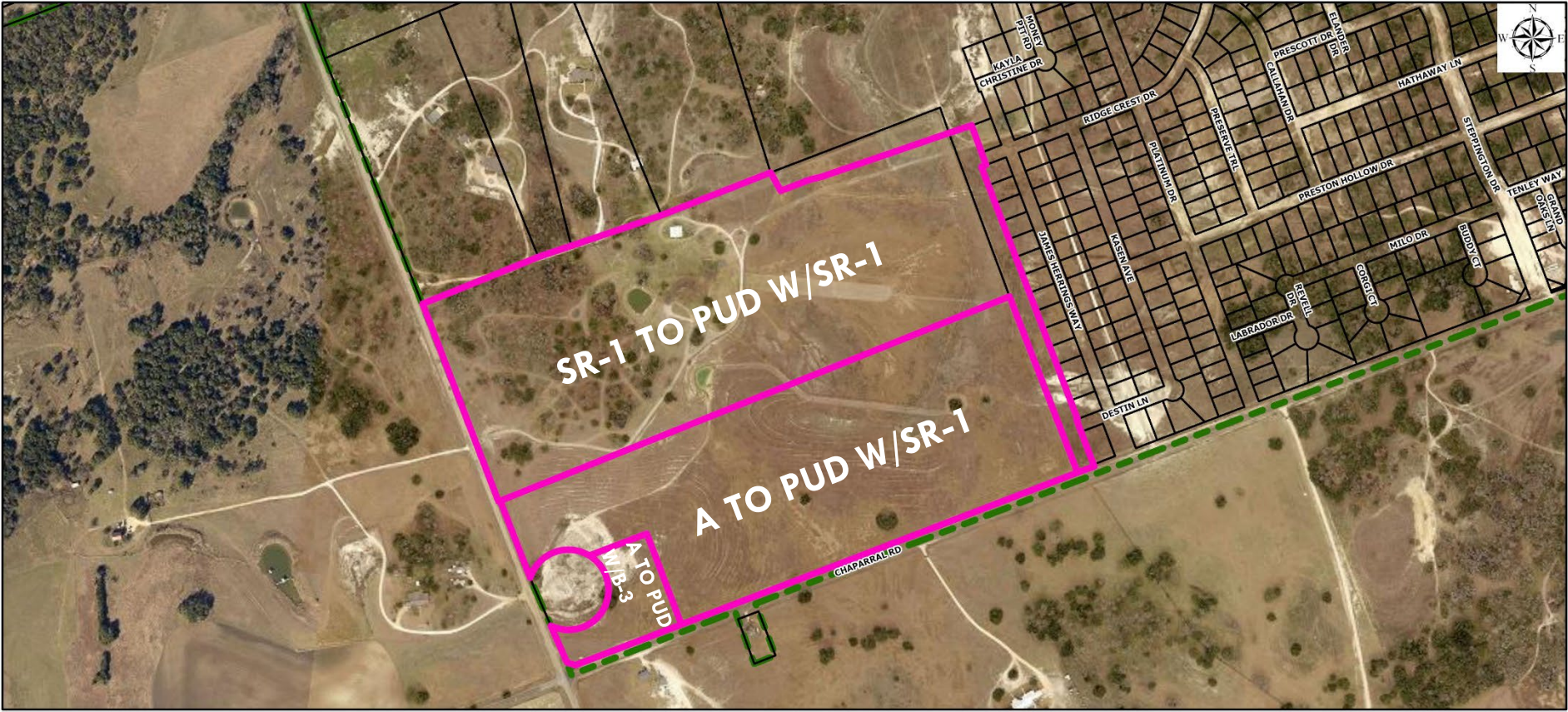
AERIAL MAP
Council District: 2
0 200 400
Feet

Zoning Case 2025-14

A & SR-1 TO PUD W/ SR-1 & B-3

Legend
 Zoning Case

Subject Property Legal Description: 99.83 Acres out of the W.E. Hall Survey, Abstract No. 1116



AERIAL MAP
Council District: 2
0 200 400
Feet

Zoning Case 2025-14

A & SR-1 TO PUD W/ SR-1 & B-3

Legend
 Zoning Case

Subject Property Legal Description: 99.83 Acres out of the W.E. Hall Survey, Abstract No. 1116

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- A portion of the property is being excluded from the Planned Unit Development (PUD) to accommodate an existing cell tower.
- Per Sec. 31-602(a)(1), towers and antennas are permitted by-right only in the “A” (Agricultural District), “M-1” (Manufacturing District) and “M-2” (Heavy Manufacturing) zoning districts.

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- In accordance with Sec. 31-605(a), all towers shall be located such that if the tower should fall along its longest dimension, it will remain within the premises of the property owner.
- Therefore, the land area within the fall radius of the tower has been excluded from the zoning request and will remain zoned “A” (Agricultural District).

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View of the subject property from Chaparral Road facing northeast:



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View of the adjacent property on the south side of Chaparral Road:



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View facing east on Chaparral Road (subject property on left):



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- A preliminary plat of the subject property was approved in October 2021.
- If the proposed PUD is approved, a new preliminary plat will be required, which will trigger compliance with current development standards, including parkland dedication, street trees, subdivision perimeter walls, architectural standards, a Traffic Impact Analysis (TIA), and all other applicable requirements.

Comprehensive Plan Analysis

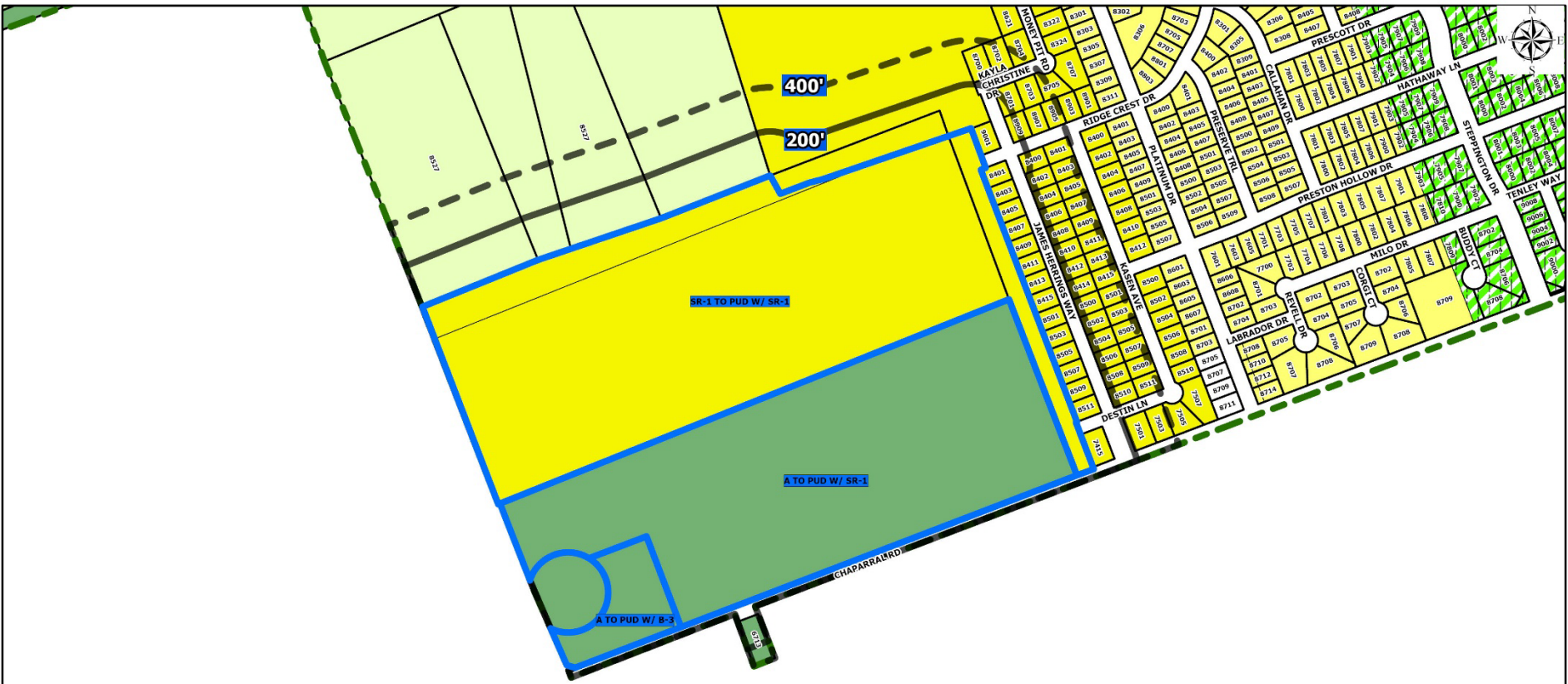
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- The subject property is located within the 'Intended Growth' area on the Growth Sector Map and designated as 'Residential Mix' on the Future Land Use Map (FLUM) of the 2040 Comprehensive Plan.

Public Notification

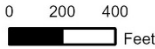
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- Staff notified property owners of sixty-two (62) surrounding properties regarding this request.
- To date, staff has received no written response regarding this request.



NOTIFICATION MAP

Council District: 2



Subject Property Legal Description: 99.83 Acres out of the W.E. Hall Survey, Abstract No. 1116

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Legend

Current Zoning	A-R1	R-1
A	PUD	SR-1
Zoning Case		

Parkland Dedication

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- The applicant intends to pay fees-in-lieu of parkland dedication.
- Based on 245 single-family lots, the parkland dedication requirements are as follows:
 - ▣ Fees-In-Lieu of Parkland Dedication: \$183,750
 - ▣ Park Development Fees: \$110,250
 - ▣ **Total Park Fees: \$294,000**

Staff Findings

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- Staff finds that the applicant's request is consistent with the recommendations outlined in the Killeen 2040 Comprehensive Plan.

Staff Recommendation

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- Therefore, staff recommends approval of the applicant's request to rezone the property from "A" (Agricultural District) and "SR-1" (Suburban Residential Single-Family Residential District) to Planned Unit Development (PUD) with "SR-1" (Suburban Residential Single-Family Residential District) and "B-3" (Local Business District) uses as presented.

Commission Recommendation

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- At their regular meeting on June 23, 2025, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 8 to 0.