

MINUTES
PLANNING AND ZONING COMMISSION MEETING
JUNE 23, 2025
CASE # Z25-14
“A” & “SR-1” to PUD W/“SR-1” & “B-3” USES

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. The subject property is generally located northeast of the intersection of East Trimmier Road and Chaparral Road, Killeen, Texas.

Ms. Lopez presented the staff report for this item. She stated that primary intent of the proposed PUD is to reduce the minimum side yard setback in “SR-1” from 10 feet to 5 feet and the minimum front yard setback from 25 feet to 20 feet, while still preserving the 70-foot minimum lot width. Ms. Lopez also stated that the PUD development standards are outline on the proposed PUD Concept Plan.

The subject property is located within the ‘Intended Growth’ growth sectors on the Growth Sector Map and is designated as ‘Residential Mix’ (RM) on the Future Land Use Map (FLUM).

Ms. Lopez stated that the applicant intends to develop single-family homes and commercial uses on the property. She further stated that staff finds that the applicant’s request is consistent with the recommendation outlined in the Killeen 2040 Comprehensive Plan. 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.

The agent, Ms. Michelle Lee of Central Texas Land Development Services, was present to represent the request. Ms. Lee stated that there is an approved preliminary plat for the property and explained that a revised preliminary plat will be required if the PUD is approved.

Chairman Minor opened the public hearing at 5:11 p.m.

Ms. Mellisa Brown spoke in opposition to the request. She stated that, in her opinion, not enough information was provided.

With no one wishing to speak, the public hearing was closed at 5:14 p.m.

Commissioner Ploeckelmann moved to recommend approval of the applicant’s request as presented. Commissioner Ellis seconded, and the motion passed by a vote of 8 to 0.