

CASE #Z26-08:
“R-1” & “M-1” TO “PUD”

PH-26-023

August 4, 2026

Case #Z26-08: “R-1” & “M-1” to “PUD”

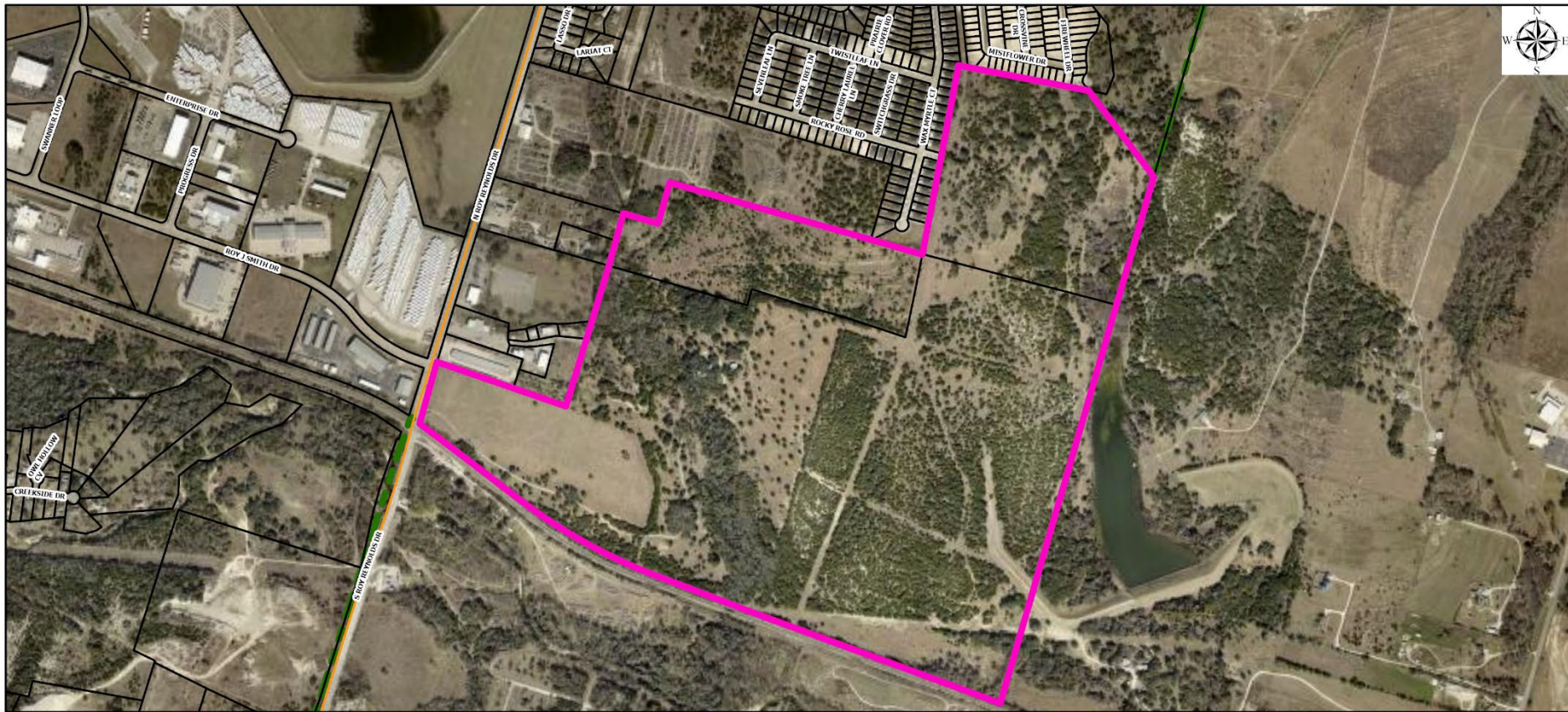
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- Hold a public hearing and consider a request submitted by Republic Engineering on behalf of Boghosian, Philip Living Trust & Sagaser, Howard 401 K Plan (**Case #Z26-08**) to rezone approximately 302.42 acres out of V L Evans Survey, Abstract No. 288 from “R-1” (Single-Family Residential District), “M-1” (Manufacturing District), and “M-2” (Heavy Manufacturing District) to PUD (Planned Unit Development) with “SF-2” (Single-Family Residential District) and “M-1” (Manufacturing District) uses.

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- The subject property is generally located on the east side of North Roy Reynolds Drive, east of the intersection of Roy J. Smith Drive, Killeen, Texas.



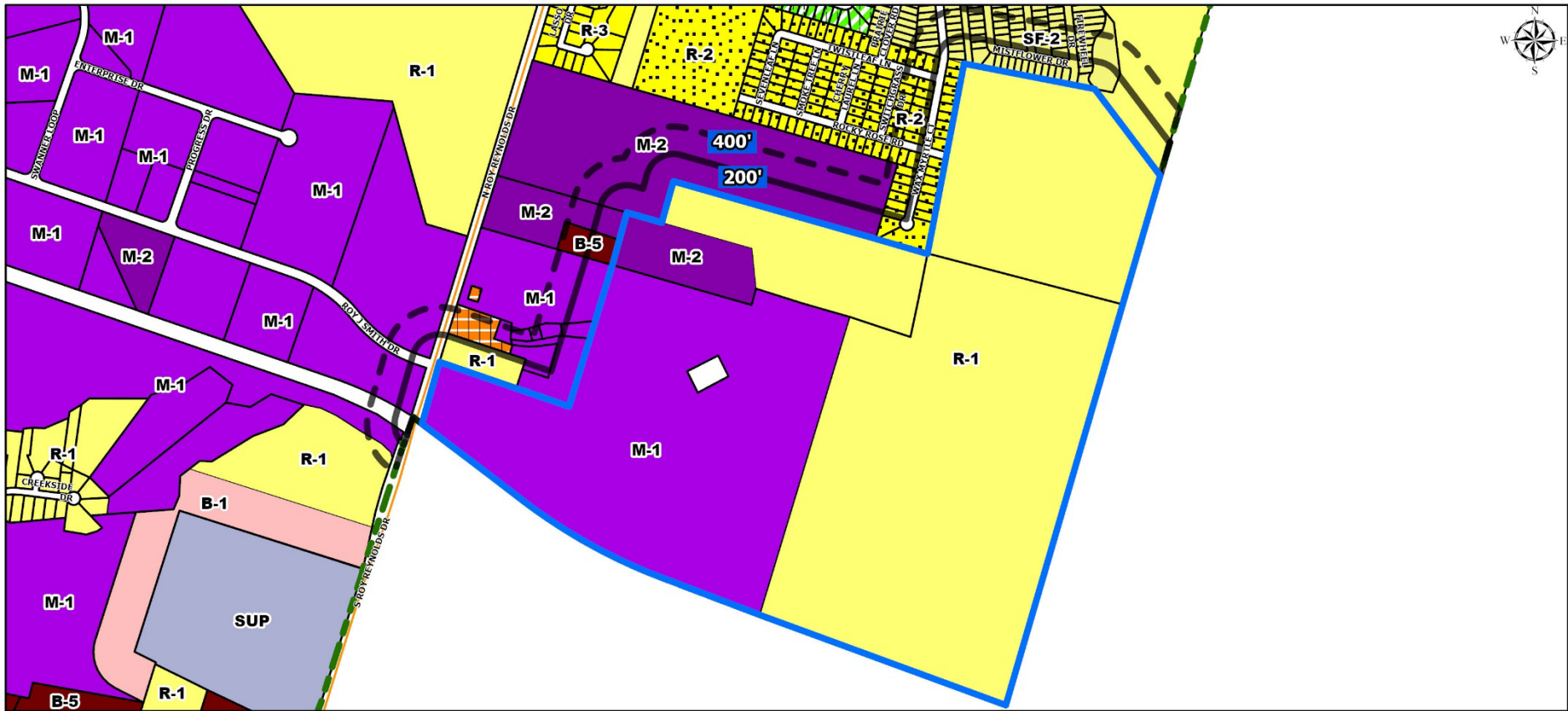
AERIAL MAP
Council District: 1
0 200 400
Feet

Zoning Case 2026-08

R-1, M-1 & M-2 TO PUD W/ SF-2 & M-1

Legend
 Zoning Case

Subject Property Legal Description: A0288BC V L EVANS, 19, ACRES 48.944; A0288BC V L EVANS, 19, ACRES 221.242; A0288BC V L EVANS, 10-3, 10-6, ACRES 31.981



ZONING MAP

Council District: 1

0 200 400

Feet

Zoning Case 2026-08

R-1, M-1 & M-2 TO PUD W/ SF-2 & M-1

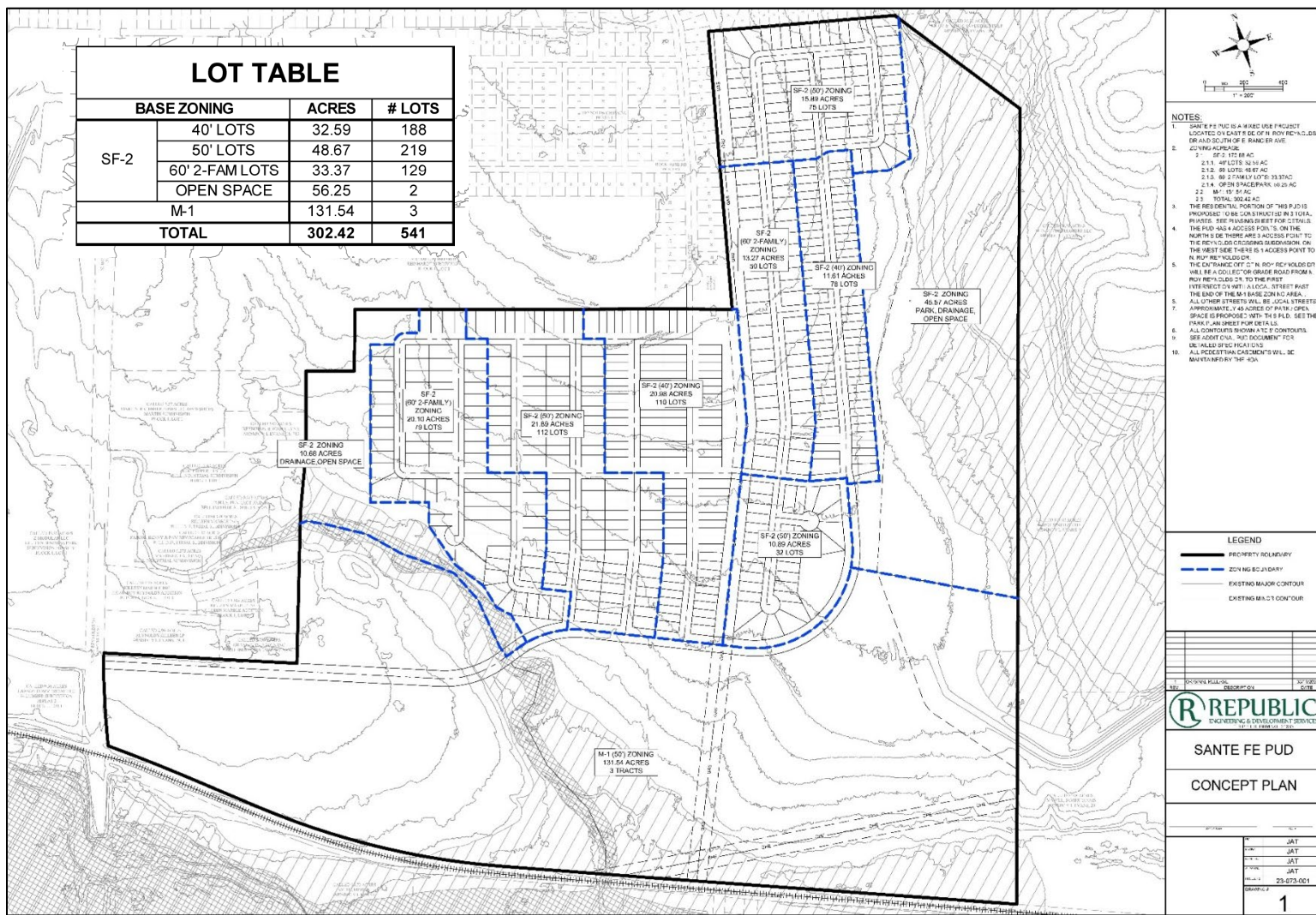
Subject Property Legal Description: A0288BC V L EVANS, 19, ACRES 48.944; A0288BC V L EVANS, 19, ACRES 221.242; A0288BC V L EVANS, 10-3, 10-6, ACRES 31.981

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- The proposed development includes approximately 170.88 acres of underlying “SF-2” (Single-Family Residential District) and 131.54 acres of underlying “M-1” (Manufacturing District).
- The residential component will include 188 40-foot lots, 219 50-foot lots, 129 60-foot duplex lots, and 56.25 acres of private HOA maintained open space.

LOT TABLE			
BASE ZONING		ACRES	# LOTS
SF-2	40' LOTS	32.59	188
	50' LOTS	48.67	219
	60' 2-FAM LOTS	33.37	129
	OPEN SPACE	56.25	2
M-1		131.54	3
TOTAL		302.42	541



NOTES

1. DAN E P E T S I S A H I E D U E P A G E T L I T
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136. 15.4 40.175 N 117.400 W
137. 15.5 40.175

LEGEND

-  PROPERTY BOUNDARY
 ZONING BOUNDARY
 EXISTING MAJOR CONTOUR
 EXISTING MAJOR CONTOUR

1	OK 5000 PULLING	30' 1000
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SANTE FE PUD

CONCEPT PLAN

198	198
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JAT

1998, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

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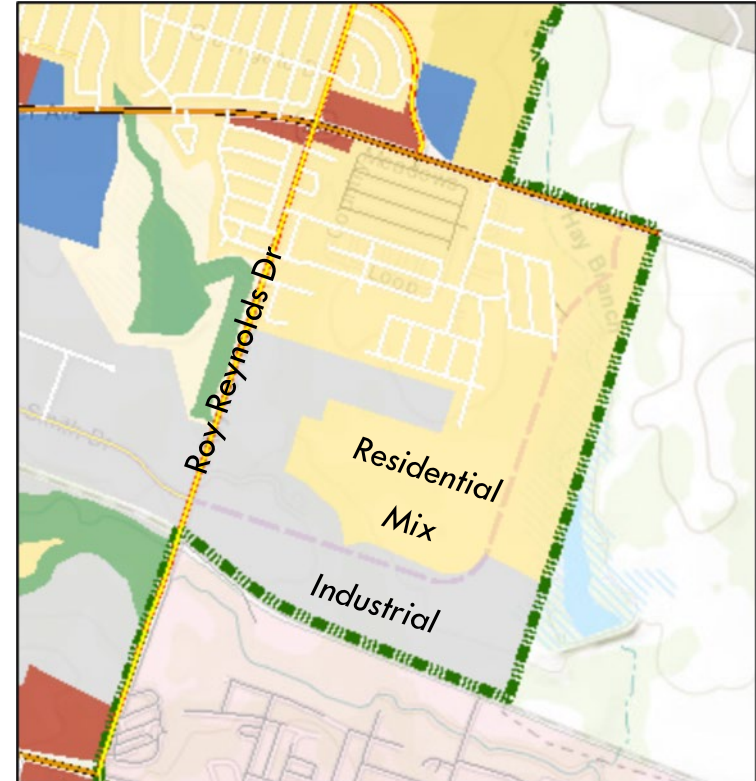
9

- The proposed PUD includes approximately 56 acres of open space, which will be owned and maintained by the HOA. The proposed open space will include a six (6) foot-wide walking trail.
- The proposed private open space will offset the parkland dedication requirements. Eligible park improvements may also be provided within the open space to offset the park development fees.

Case #Z26-08 “R-1” & “M-1” to “PUD”

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- The property is located within the ‘Controlled Growth’ sector on the Growth Sector Map and designated ‘Residential Mix (RM)’ and ‘Industrial (I)’ on the Future Land Use Map (FLUM) of the Killeen 2040 Comprehensive Plan.



Case #Z26-08 “R-1” & “M-1” to “PUD”

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View facing north along North Roy Reynolds Drive:



Case #Z26-08 “R-1” & “M-1” to “PUD”

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View of the subject property facing east:



Case #Z26-08 “R-1” & “M-1” to “PUD”

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View from the subject property facing south on N. Roy Reynolds Dr.:



Case #Z26-08 “R-1” & “M-1” to “PUD”

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View from the subject property facing west toward Roy J. Smith Drive:



Public Notification

16

- Staff notified the owners of one hundred and twenty-eight (128) surrounding properties regarding this request.
- One (1) response in opposition has been received regarding this request.



RESPONSE MAP

Council District: 1

0 200 400
Feet

Zoning Case 2026-08

R-1, M-1 & M-2 TO PUD W/ SF-2 & M-1
40,700.31 SqFt ÷ 1,742,937.63 SqFt = 2.34% Opposition

Subject Property Legal Description: A0288BC V L EVANS, 19, ACRES 48.944; A0288BC V L EVANS, 19, ACRES 221.242; A0288BC V L EVANS, 10-3, 10-6, ACRES 31.981

Legend

- | | | | |
|-------|-------------|-----|------------|
| B-1 | M-1 | R-1 | SF-2 |
| B-5 | M-2 | R-2 | SUP |
| B-C-1 | PUD | R-3 | City Limit |
| | Zoning Case | | Opposed |

Staff Recommendation

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- Staff finds that the proposed development provides for industrial uses, as well as a mix of housing types with varying lot sizes, and open space amenities.
- Therefore, staff recommends approval of the applicant's PUD request as presented.

Commission Recommendation

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- At their regular meeting on June 8, 2026, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.