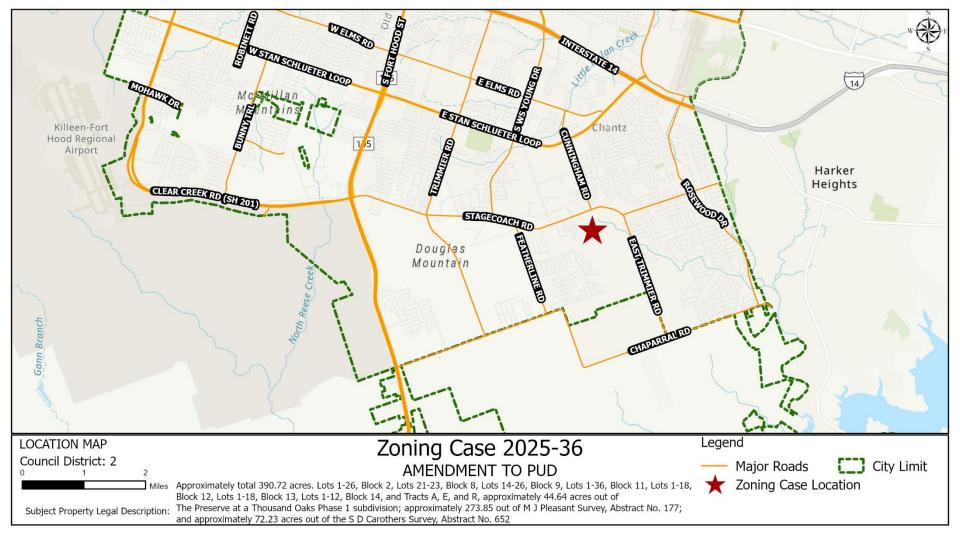
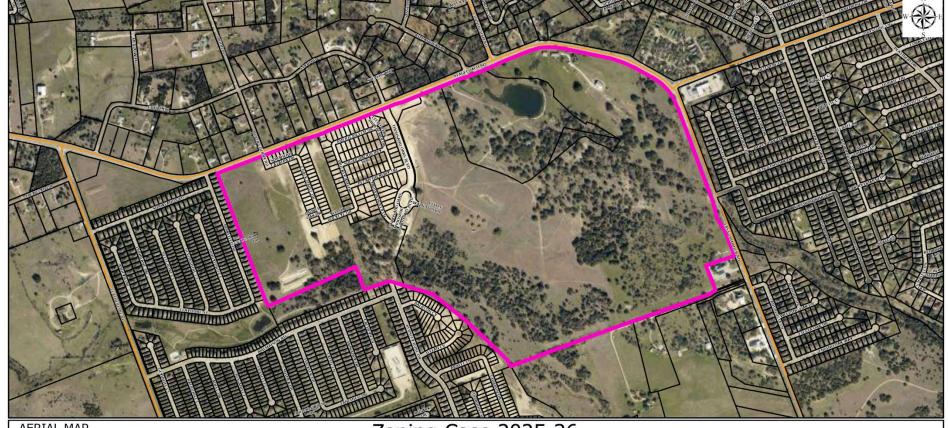
CASE #Z25-36:
PUD AMENDMENT —
PRESERVE AT THOUSAND
OAKS

December 9, 2025

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.





AERIAL MAP Council District: 2 0 200 400

Feet

Subject Property Legal Description:

Trimmier Road, Killeen, Texas.

Zoning Case 2025-36
AMENDMENT TO PUD

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



Legend

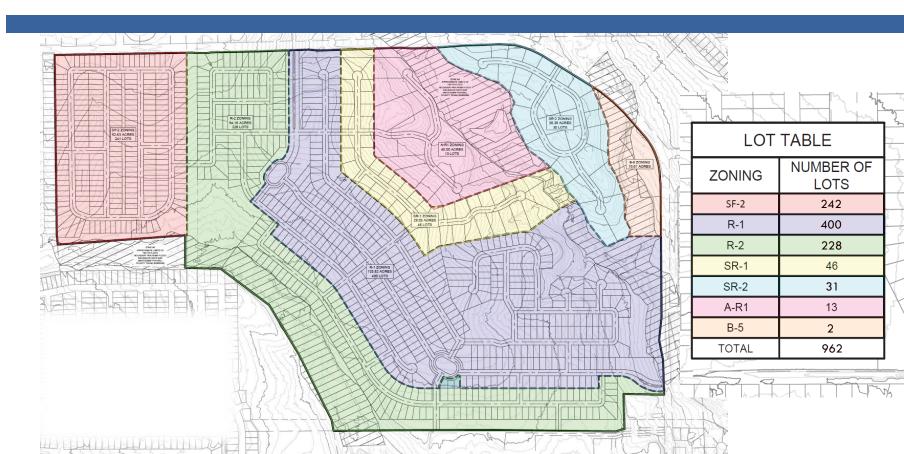
Zoning Case

- The City Council approved a Planned Unit Development (PUD) for the subject property on August 9, 2022.
- The purpose of the proposed amendment is to modify the PUD Concept Plan by adding 73 lots to the development.
- The proposed PUD amendment introduces an additional 45 ft. wide lot option with a minimum lot area of 4,500 square feet.

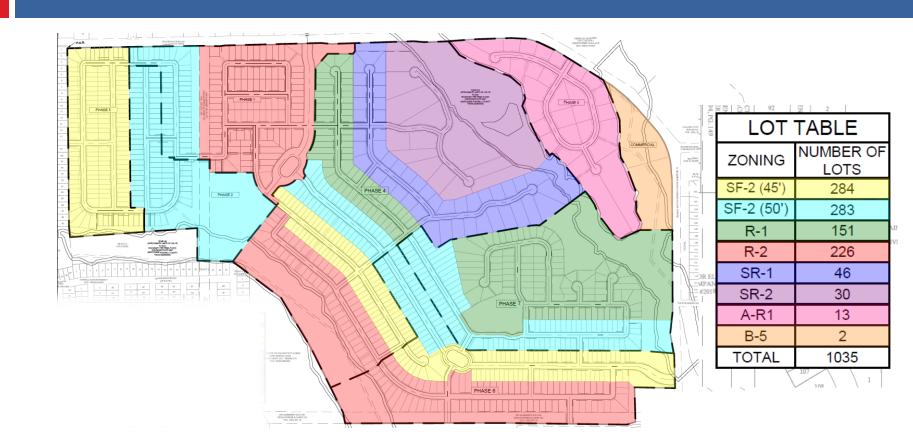
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□ If approved, the proposed PUD amendment will change approximately two-thirds of the area identified for 60-ft. lots to 45 ft. and 50 ft. lots, and approximately half of the area identified for 50-ft. lots to 45-ft. lots.

Original PUD Concept Plan



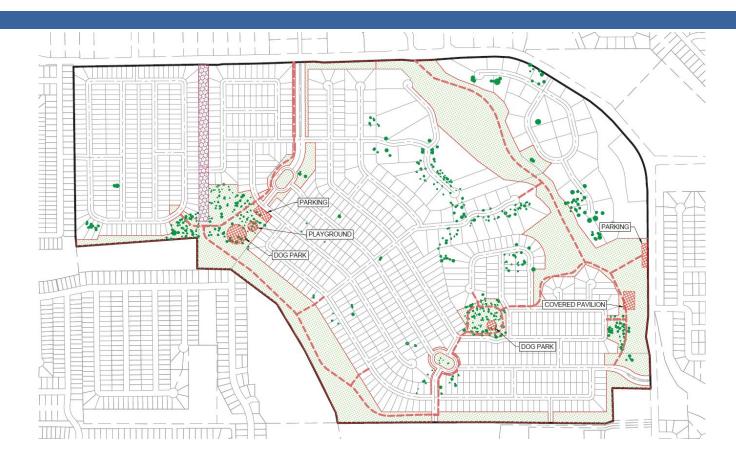
Proposed PUD Concept Plan



Zoning	Original PUD	Amendment	Difference
SF-2 (45')	0	284	+284
SF-2 (50')	242	283	+41
R-1 (60')	400	151	-249
R-2 (60' Duplex)	228	226	-2
SR-1 (70')	46	46	0
SR-2 (90')	31	30	-1
A-R1 (1 acre)	13	13	0
Total Lots:	960	1,033	+73
Total Dwelling Units:	1,188	1,259	+71
Dwelling Units Per Acre:	3.04	3.22	+0.18

The proposed amendment also includes modifications to the Parks & Open Space Plan, including reducing the number of dog parks from two (2) to one (1), and changing the covered pavilion requirements from one large pavilion to three smaller pavilions.

Original Parks & Open Space Plan



Proposed Parks & Open Space Plan

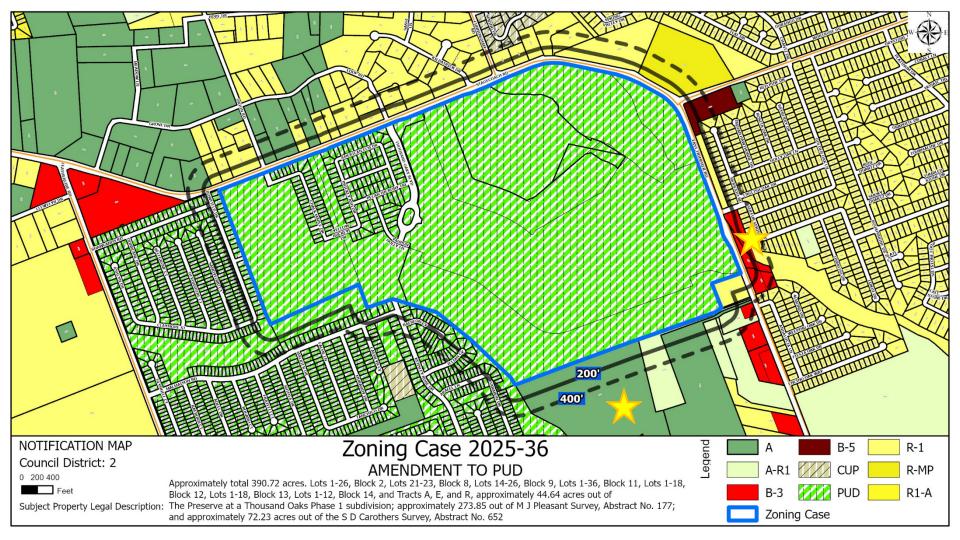


The subject property is located within the 'Intended Growth' (IG) on the Growth Sector Map and designated 'Residential Mix' (RM) on the Future Land Use Map (FLUM) of the Killeen 2040 Comprehensive Plan.

Public Notification

Staff notified owners of three hundred fourteen (314)
 surrounding properties regarding this request.

□ To date, staff has received two (2) written responses in opposition to this request.



Staff Recommendation

- Staff finds that the proposed PUD amendment aligns with the spirit and intent of the original PUD while maintaining a significant amount of open space and park amenities.
- Staff is of the determination that the proposed addition of 71 dwelling units will not significantly impact the character of the development.
- Therefore, staff recommends approval of the applicant's request as presented.

Commission Recommendation

- At their regular meeting on November 10, 2025, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 3 to 1.
- Commissioner Sabree voted in opposition to motion, citing concerns regarding traffic congestion.