

ORDINANCE 19-029

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF KILLEEN BY CHANGING THE ZONING OF APPROXIMATELY 13.105 ACRES OF LAND, BEING PART OF 4000 ROBINETT ROAD, FROM “B-3” (LOCAL BUSINESS DISTRICT) TO PLANNED UNIT DEVELOPMENT (P.U.D.) WITH “R-3A” (MULTIFAMILY APARTMENT RESIDENTIAL DISTRICT); PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sycamore Strategies, L.L.C. on behalf of Reeces Creek Developers, Ltd., has presented to the City of Killeen, a request for amendment of the zoning ordinance of the City of Killeen by changing the classification of approximately 13.105 acres, being part of 4000 Robinett Road, Killeen, Texas, from “B-3” (Local Business District) to Planned Unit Development (P.U.D.) with “R-3A” (Multifamily Apartment Residential District), said request having been duly recommended for approval by the Planning and Zoning Commission of the City of Killeen, with a reduction of the rear yard setback from 25’ to 15’ for buildings 6-14, on the 3rd day of June 2019, and due notice of the filing of said request and the date of hearing thereon was given as required by law, and hearing on said request was set for 5:00 P.M., on the 25th day of June 2019, at the City Hall, City of Killeen;

WHEREAS, the City Council at said hearing duly considered said request, the action of the Planning and Zoning Commission and the evidence in support thereof, and the City Council being of the majority opinion that the applicant’s zoning request should be approved as recommended by the Planning and Zoning Commission;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KILLEEN:

SECTION I. That the zoning classification of 13.105 acres, being part of 4000 Robinett Road, Killeen, Texas, be changed from “B-3” (Local Business District) to Planned Unit Development (P.U.D.) with “R-3A” (Multifamily Apartment Residential District) with a reduction of the rear yard setback from 25’ to 15’ for buildings 6-14.

SECTION II. That should any section or part of this ordinance be declared unconstitutional or invalid for any reason, it shall not invalidate or impair the validity, force, or effect of any other section or parts of this ordinance.

SECTION III. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION IV. That this ordinance shall take effect immediately upon passage of the ordinance.

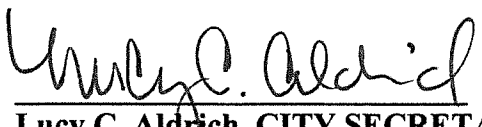
PASSED AND APPROVED at a regular meeting of the City Council of the City of Killeen, Texas, this 25th day of June 2019, at which meeting a quorum was present, held in accordance with the provisions of V.T.C.A., Government Code, §551.001 et seq.

APPROVED:




Jose L. Segarra, MAYOR

ATTEST:



Lucy C. Aldrich, CITY SECRETARY

APPROVED AS TO FORM



Kathryn H. Davis, City Attorney

Case #19-11

Ord. #19-029





Zoning Case Location



LOCATION MAP

Zoning Location Map

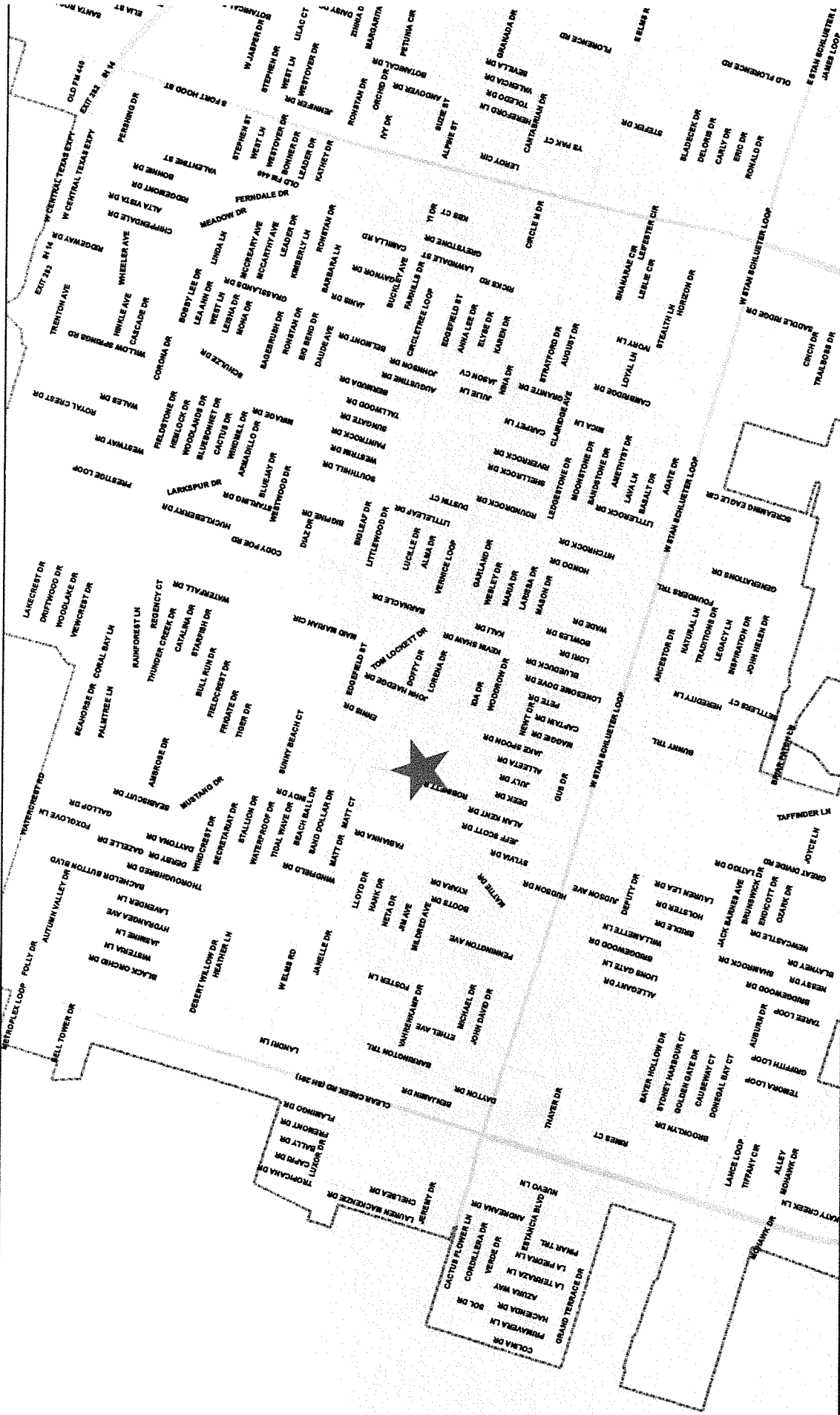
Case: **Z2019-11**

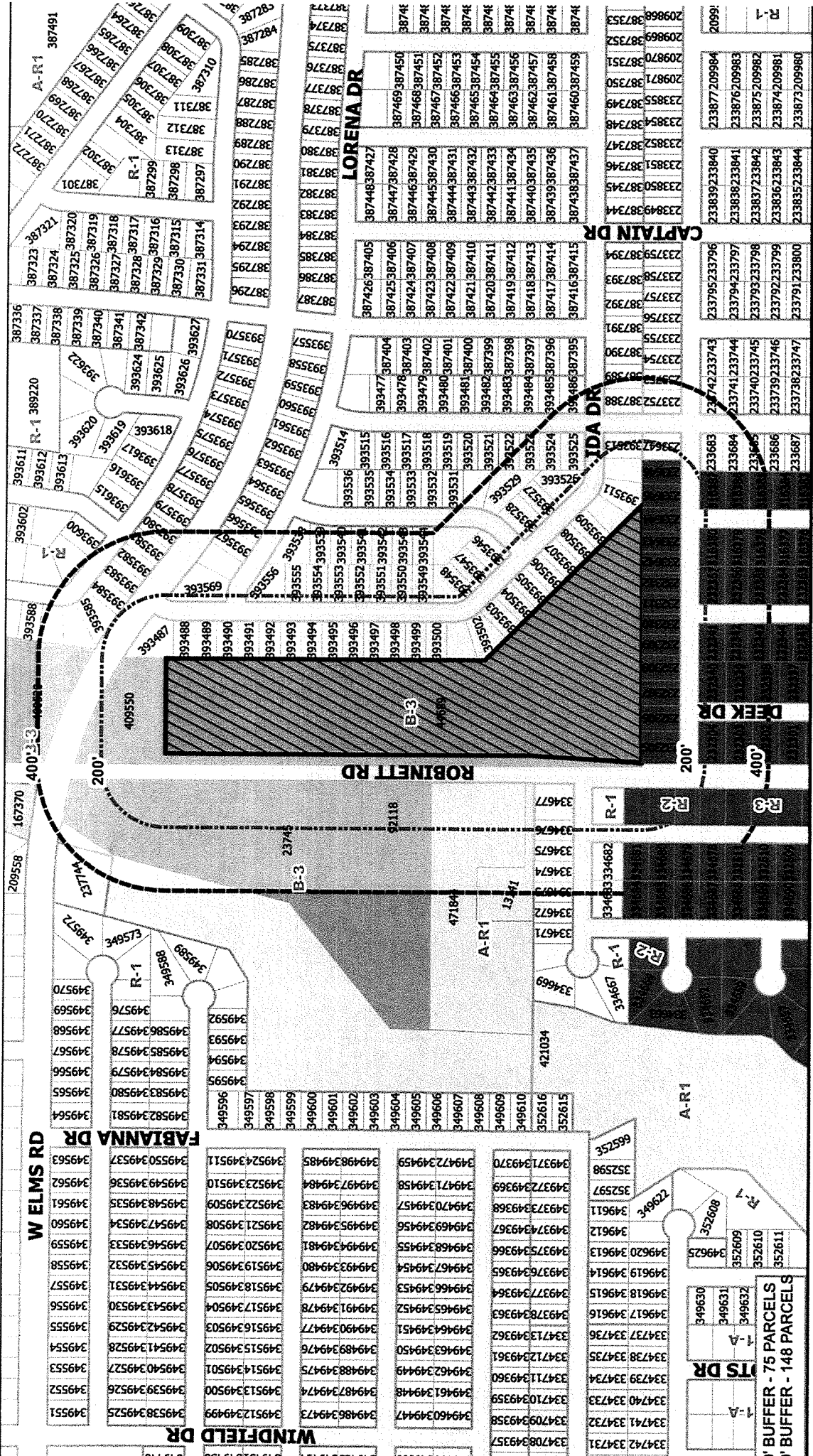
Council District: 4

FROM: B-3 TO R-3A

1 inch = 2,500 feet

Subject Property Legal Description: A06866C T ROBINETT, 34, ACRES 15.969





Legend
 [Diagonal Line Pattern] ZONING CASE LOCATION
 [Dashed Line] NOTIFICATION AREA
 [Scale Bar] 1 inch = 431 feet
 [Scale Bar] 1:19-11 200'

ZONING CHANGE MAP

Zoning Notification Plan
Case: Z2019-11
 Council District: 4
 FROM: B-3 TO R-3A
 1 inch = 431 feet
 Subject Property Legal Description: A0686BC T ROBINETT, 34, ACRES 15.969

W ELMS RD

FABIANNA DR

WINDFIELD DR

ROBINETT RD

ROBINETT RD

IDA DR

CAPTAIN DR

LORENA DR

DEEK DR

Parcel numbers and zoning codes are scattered throughout the map. Key zoning codes include B-3, R-1, R-2, R-3, A-R-1, and A-R-2. A central parcel is highlighted with diagonal hatching. A dashed line indicates the notification area. Dimensions of 200', 400', and 600' are marked along the streets.

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
JUNE 3, 2019**

**CASE #Z19-11
“B-3” to P.U.D. w“R-3A”**

B. HOLD a public hearing and consider a request submitted by Sycamore Strategies, L.L.C. on behalf of Reeces Creek Developers, Ltd. to rezone 13.105 acres out of the T. Robinett Survey, Abstract No. 686, from “B-3” (Local Business District) to a Planned Unit Development (PUD) with “R-3A” (Multifamily Apartment Residential District) for a senior apartment complex. The property is addressed as 4000 Robinett Road, Killeen, Texas.

Vice Chairman Latham requested staff comments.

Assistant Director, Tony McIlwain, stated that the PUD concept plan illustrates fourteen (14) distinct multifamily apartment buildings, a swimming pool, dog park, grilling areas and an amenities center. The dwelling unit summary consists of a total of 104 units, with 68 one-bedroom units, 36 two bedroom units and 174 vehicle parking spaces. The property will gain access to Robinette Road via two private drive features, with no connectivity to the surrounding residential neighborhoods. Buildings 6-14, which are being proposed adjacent to the Lonesome Dove community, will be limited to one-story in height.

Staff notified one hundred and forty-seven (147) surrounding property owners within 400 feet of this property regarding this request. Two responses in opposition were received from Domnyck Muran and Kirk Hansen.

Mr. McIlwain stated that there was a deviation that was requested; there is a need for the rear yard setback to be adjusted from 25 feet to 15 feet along the Lonesome Dove Subdivision. The purpose of the adjustment is due to the applicant meeting the new standards for right-of-way width for Robinett Road.

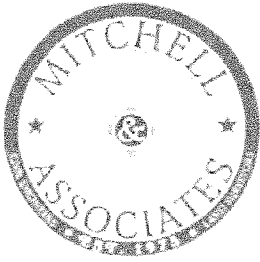
Based on the City Council’s resolution of support, staff recommended approval of the applicant’s PUD zoning request. The site feasibility report, attached as part of the staff memorandum, serves as the narrative for the PUD request and contains robust information about the proposed development. The 13.105 acres of land allows 228 residential units; the applicant’s proposal reduces that amount by more than 50% of the allowable density to 104 units. In addition to the marked reduction in residential density, the site plan is compact, while incorporating a large amount of open space south of the SFHA. Staff also recommends that an exception to the thirty-five (35) feet PUD height requirement be granted for proposed buildings 1, 2, 4 and 5. It shall be noted that the underlying “R-3A” zoning district contains a provision that allows for an additional one (1) foot to every applicable setback distance as provided under Code section 31-256.3 for each two (2) feet of additional building or structure height over thirty-five (35) feet.

Mr. Zachary Krochtengel, 2512 Park Row Avenue, Dallas, Texas, was present to represent this request.

Vice Chairman Latham opened the public hearing. With no one requesting to speak, the public hearing was closed.

Commissioner Alvarez motioned to recommend approval of the request. Commissioner Cooper seconded, and the motion passed by a vote of 5 to 0.

Vice Chairman Latham stated that the request will be forwarded to City Council with a recommendation to approve.



Mitchell & Associates, Inc.

Engineering & Surveying

Site Feasibility Report

For Construction of

VILLAS AT ROBINETT

A Seniors Community

Being a 13.105 acre tract of land along Robinette Road,
south of Elms Road, in Killeen, Bell County, Texas



Project No.: 19-014-D-C

February 20, 2019

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I. EXECUTIVE SUMMARY

This Site Feasibility Report has been prepared for Marque Real Estate Consultants' proposed Villas at Robinett, a Texas Department of Housing and Community Affairs (TDHCA) eligible project. This report presents the finding of preliminary investigation for a 13.105 acre tract of land along Robinette Road, south of Elms Road, in Killeen, Bell County, Texas (hereinafter referred to as "Subject Property"), locally know as 4000 Robinett Road. The project schematic, as provided by other, highlights a 104 unit Seniors Community with Amenities (hereinafter referred to as "Community").

The Subject Property is an undeveloped tract of land along the east frontage of Robinett Road. The site exhibits overall mild topography, covered by a mixture of native grasses, bisected by a single drainage way, known as Robinett Creek, crossing east to west at the southern third of the tract. The Subject property is bordered to the north by an undeveloped commercial tract, to the east by an existing single-family subdivision, to the south by an existing multi-family subdivision, and to the west, across Robinett Road, underdeveloped agricultural-residential and a mixed use residential subdivision. Robinett Road is classified as a minor arterial with two lanes each way and sidewalks on both sides of the right-of-way. No existing points of ingress/egress are in place to the Subject Property. The FEMA Flood Plain Map indicates the area around the bisecting drainage way as a special hazard flood zone for 100-year storm events.

Public utilities are available to service the Subject Property, although no known service connections exist to the tract. A water main runs the length of the property along Robinett. A wastewater main runs within drainage the way that bisects the tract.

The Subject Property is currently unplatted and will require a plat to be completed in accordance to the City of Killeen Subdivision regulations before permits will be issued for construction. The tract will be subject to a ROW taking request during the plat process. The anticipated request is 14.5-ft along Robinett. A topographical survey and geotechnical investigation will be necessary for the completion of the civil engineering design.

Zoning of the Subject Property is B-3 and the Future Land Use Map designates majority of the tract for General Commercial with a small remainder as General Residential. A rezone request will be required to change the property to R-3A. Due to the density of surrounding multi-family zoning a Planned Unit Development is mandated by ordinance.

The purpose of the Site Feasibility Report is to identify the engineering and regulatory requirements associated with the development of the Community on the Subject Property, along with the estimation of probable site construction costs. The report is derived from multiple sources including: site investigation, local knowledge, past projects, discussions with City of Killeen staff, and record documents. The data compilation and analysis is intended to provide a basis for an informed decision by the involved parties. While full care has been given to the sourcing and preparation of this information, this is not a guaranty of all possible regulatory burdens or cost that would be incurred to bring this project to completion. All persons who have a property interest in this report herby acknowledge that the Department man publish the full report on the Department's website, release the report in response to a request for public information and make other use of the report as authorized by law.

II. GENERAL PROJECT PARAMETERS

A. Site Information

- i. Project Name: Villas at Robinett
- ii. Subject Property Size: ± 13.105 acre

B. Project Scope

- i. A seniors community with a total of 104 units distributed across multiple buildings, reference **Exhibit 1** and **Exhibit 2**.

C. Project Location

- i. Project Address: 4300 Robinett Road, Killeen, TX 76542
- ii. Project Location: The site is located on the east side of Robinett Road, approximately 700 feet south of the intersection with West Elms Road in Killeen, Bell County, Texas, reference **Exhibit 3**.

D. Bell County Appraisal District (CAD) Information

- i. Bell CAD Property ID Number(s)
 - a. 44689
- ii. Bell CAD 2019 Tax Rates
 - a. See **Exhibit 4** for detailed information

Taxing Authority	2018 Tax Rate
Bell County	0.421200
Central Texas College	0.138600
Bell County Road	0.029900
Killeen ISD	1.260000
City of Killeen	0.749800
Clearwater U.W.C.D.	0.003830
Bell County WCID #6	0.030000
Total Tax Rate	2.633330

E. Easements

- i. Per the Category 1A Boundary Survey prepared by Mitchell & Associates, Inc. dated February 1, 2019, reference **Exhibit 5**, there are two easements encumbering the Subject Property
 - a. 20.0-ft Utility Easement recorded in Volume 4051, Page 66
Running generally along the existing drainage way.
 - b. 15.0-ft Utility Easement recoded in Instrument Number 2007-0008105
Running from the approximate center of the aforementioned easement to the adjoining single family residential development to the east.
- ii. A full title search is recommended to locate any additional encumbrances.

F. Site Access

- i. No defined points of access exist along the Robinett Road frontage.
- ii. Access points will be coordinated with the City of Killeen during the platting process by definition of non-access easements or during the construction plan review process.
- iii. Access spacing in the City of Killeen is referenced to the Texas Department of Transportation Access Manual.

G. Existing Utilities

- i. The review of record information, a Category 1A Boundary Survey prepared by Mitchell & Associates, Inc. dated February 1, 2019, site investigation, and adjoining developments were used to categorize the available domestic services for the Subject Property. Coordination with Texas811 should be commenced before full construction plans are initiated.
- ii. Domestic Water Service
 - a. Water Provider: City of Killeen
 - b. Existing Lines: A single 20-in water main in the east ROW of Robinett Road.
 - c. Connection: A 6-in or 8-in main will be required to loop through the Community. Individual service connection will be feed from the looped main
- iii. Domestic Sanitary Sewer Service
 - a. Sanitary Sewer Service Provider: City of Killeen
 - b. Existing Lines: A single 12-in sanitary main parallels the south bank of the drainage way. Multiple manholes are present along the line.
 - c. Connection: A 6-in main will be required from the Community to discharge into one of the existing manholes. Individual services will be connected to the main.

H. Local Representation

- i. The City of Killeen operates under the care of a Mayor and City Council.
 - a. 3 At Large Members
 - b. 4 District Representative
 - c. The Subject Property is in District 4, represented by Steve Harris whose current term ends in May of 2019.

III. Governmental Matters of Review and Approval

A. Property Plat Procedure

- i. The Subject Property is currently defined by a meets and bounds description as recorded with the current deed. The City of Killeen requires that a tract be platted before any permits are issued for development. Hence, a plat application submittal to the Planning Department will be required. The platting process is dictated in Chapter 26 of the Killeen Code of Ordinances. The Planning and Zoning Commission has final authority to approve plat application and operate on an approximate one month cycle, reference **Exhibit 6** for the 2019 Schedule. Recent experience indicates that the process can take two months from initial application submittal to plat recordation.
- ii. Right-of-Way and Thoroughfare Standards
 - a. Per the Thoroughfare Plan, reference **Exhibit 15**, Robinett Road is classified as a Minor Arterial. No other proposed road projections appear to impact the Subject Tract.
 - b. Minor Arterials are dictated to have a 110-ft ROW width. It is estimated that the Robinett Road ROW is currently 81-ft wide. Current interpretation of the Ordinance by City Staff requires the dedication of one-half the deficient width by each adjoining side during platting. For the Subject Property this will be a loss of approximately 14.5-ft along the full length of the frontage; totaling a total loss of 21,515 square feet (0.49 acre).
- iii. Creek Buffer Zone
 - a. Per Killeen Code of Ordinance Section 32-55, the presence of FEMA regulated watercourse within the Subject Property will require the delineation off Creek Buffer Zone (CBZ) along the bisecting drainage way.
 - b. Creek Buffer Zone is designated as 25-ft from the top of bank. A full topographic survey will be required to determine the proper extents of the CBZ.
 - c. Development activities within the CBZ will be severely limited.

B. Zoning

- i. The Subject Property is currently zoned B-3, Local Business District.
- ii. The Community will require the zoning of R-3A, Multifamily Apartment Residential District.
 - a. Due to the density of surrounding existing multifamily zoned properties a Planned Unit Development overlay zoning will be required to achieve the necessary base R-3A.
 - b. Planned Unit Developments applications are presented to the Planning and Zoning Commission and City Council. Zoning cases operate on an approximate two month cycle, reference **Exhibit 6** for the 2019 Schedule. Recent experience has found it not uncommon for the action item to be delayed by each body if there is any public opposition. The process can take two to four months from initial zoning application submittal to approval.
 - c. Zoning can be pursued concurrently or separately from the plat procedure.

- iii. To facilitate the zoning change request a Future Land Use Map (FLUM) Amendment will be required to change the Subject Property from Estate to Multi-Family Residential.
 - a. FLUM Amendments and Zoning change requests typically run concurrently.

C. Plan Review

- i. The City of Killeen Permit Department processes large multifamily projects on a single track basis, i.e. full construction documents (Architectural, Civil, MEP, Structural) are submitted as a package and review concurrently, reference **Exhibit 7** for Permitting Flow Chart.
- ii. Plan review time is currently averaging eight to ten weeks, including corrections. This time is greatly influenced by the design team’s familiarity with the City of Killeen’s requirements and the response time of the individual consultants to submit comment responses.

D. Adopted Codes and Regulations

- i. The City of Killeen has adopted the codes listed below with select amendments.

Code	Publisher
Building and Construction Regulations (Ordinance Ch 8)	CoK
International Building Code 2018 (amended)	ICC
International Electrical Code, 2018 (amended)	ICC
International Energy Code, 2018 (amended)	ICC
International Fire Code, 2018 (amended)	ICC
International Mechanical Code, 2018 (amended)	ICC
International Plumbing Code, 2018 (amended)	ICC

- ii. Fire Marshall Requirements (City of Killeen Code of Ordinances Chapter 11, Article V)
 - a. Fire Hydrant Locations: No part of a residential structure is allowed to be further than 500 feet from a fire hydrant when measured as a hose would be laid.
 - b. Fire Apparatus Access Roads: No part of a residential structure that supports more than two dwelling units can be greater than 150 feet from a public street or privately maintained fire lane. Private fire lanes shall be not less than 20 feet wide or a vertical clearance of 14 feet. The surface of the fire lane must be asphalt or concrete. Gated communities will be required to install a Knok Box at all entrances.

E. Fees

- i. Platting and Zoning Fees
 - a. Plat Application fee for the Subject Property is estimated to be \$425.00.
 - b. Recoding fee for the approved plat is estimated to be \$58.00.
 - c. Zoning Application fee for the Subject Property is estimated to be \$300.00.
 - d. Future Land Use Map Amendment Application fee for the Subject Property is estimated to be \$100.00.

- ii. Permit Fees
 - a. Permit fees for the community will be dependent on final site configuration, reference **Exhibit 8** for current City of Killeen Permit Fee Schedule.
- iii. Land Disturbance Fee
 - a. Land Disturbance Permit for the Community is estimated to be \$120.00
- iv. Tap Fees
 - a. Tap Fees for the Community will be dependent on meter sizes used.
- v. Impact Fees
 - a. The City of Killeen does not currently levy Impact Fees for development. The topic appears to be in continual consideration by City Council and is subject to change.

IV. Engineering Design Services

A. Boundary and Topographic Survey

- i. A Category 1A Boundary Survey prepared by Mitchell & Associates, Inc. dated February 1, 2019, reference **Exhibit 5**, defines the boundary of the Subject Property.
- ii. A full topographical survey of the Subject Property will be required to facilitate the development of Community construction documents.

B. Preliminary Site Planning

- i. The site rendering by Mucasey & Associates, Architects dated February 3, 2019, reference **Exhibit 1**, and the preliminary Site Plan by Mitchell & Associates, Inc. dated February 19, 2019, reference **Exhibit 2**, illustrate the anticipated overall layout of the Community.
- ii. The final layout is subject to change due to unforeseen site conditions, any conditions imposed in the PUD process, and/or design restraints with final utility and drainage design.

C. Erosion Control and Storm Water Quality

- i. Construction Phase: Temporary erosion and sediment control measure will be required to mitigate any possible illicit from construction actions. The City of Killeen stormwater system is permitted as a Texas Commission of Environmental Quality (TCEQ) Municipal Separate Storm Sewer System (MS4). Thus, the city implements controls on developments to maintain their discharge parameters to state waterways. The size of the disturbed area for this Community will require the creation and implementation of a Storm Water Pollution Prevention Plan (SWP3).
- ii. Permanent Water Quality Measures: Upon completion, and for the remainder of the life of the Community, appropriate Best Management Practice (BMP) measures shall be installed and maintained. BMPs are intended to provide long term water quality improvements to the stormwater discharged from the site. During the site design phase the designer will select the most efficient and economical measure, or composite of measures, to meet the minimum requirements.

D. Federal Emergency Management Agency Floodplain Review

- i. The Subject Property is covered by Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 48027C0260E, showing an effective date of September, 26, 2008, reference **Exhibit 9** and **Exhibit 10**. Review of the map indicates the majority of the site to be unshaded, indicating Zone X, and the area paralleling the bisecting drainage way being shaded and indicating Zone AE. Areas classified as unshaded Zone X have been determined to be outside of the 0.2% annual chance (500-yr storm event) floodplain. Areas classified as Zone AE are within the 1% annual chance (100-yr storm event) floodplain and have been studied adequately to publish Base Flood Elevations (BFE). The BFEs for the subject are shown on the FIRM panel and can be used for setting the finished floor elevations (FFE) of the Community structures. A Floodplain Development Permit Application will be required to be submitted with the permit documents, reference **Exhibit 14**.

E. Public Utility Availability

- i. The City of Killeen appears to have ample capacity for this infill development.
- ii. Per the site investigation, available record information, and general knowledge the following existing utilities are available to the Subject Property:
 - a. Water Main:

20-in water main is located in the east ROW of Robinett Road
 - b. Sanitary Sewer Main:

12-in gravity sanitary sewer main paralleling the drainage way
 - c. Storm Sewer

Curb inlets along Robinett Road with underlying culvert for conveyance
- iii. Final connection points will be dependent on the service layout of the Community. Current estimates for connections and extension:
 - a. Water: Loop a 6-in or 8-in water main, with appropriate easement dedication, through the Community with a connection to the 20-in main at each end.
 - b. Sanitary Sewer: Create a single 6-in, with appropriate easement dedication, through the Community connecting to an existing manhole on the 12-in line.
 - c. Storm Sewer: The City of Killeen has provisions for connection to existing public storm sewer. At this time, no connection is anticipated but final site conditions will dictate.
- iv. All proposed infrastructure that is intended to be dedicated to the public will be required to be designed and built to City of Killeen standards. Submittal can be included and approved with the site development permit and should not impact review timeline.

F. Private Utilities

- i. Private and 'Dry' Utilities are outside of the design scope of the Civil Engineer. These providers provide in-house project design service. The design team should act in full cooperation to facilitate these connections.
- ii. Electricity:
 - a. Power distribution for the Subject Property is provided by Oncor Eclectic Delivery. The appropriate point of contact can be found on the City of Killeen Contact List, reference **Exhibit 11**. We recommend a "Will Serve" letter be requested from Oncor to confirm availability.
- iii. Natural Gas:
 - a. Natural gas service for the Subject Property is provided by Atmos Energy Corporation. The appropriate point of contact can be found on the City of Killeen Contact List, reference **Exhibit 11**. We recommend a "Will Serve" letter be requested from Atmos to confirm availability.

- iv. Telephone:
 - a. Telephone service for the Subject Property is provided by Century Link. The appropriate point of contact can be found on the City of Killeen Contact List, reference **Exhibit 11**. We recommend a "Will Serve" letter be requested from Century Link to confirm availability.
- v. Broadband
 - a. Broadband service for the Subject Property is provided by Charter Communications (dba Spectrum). The appropriate point of contact can be found on the City of Killeen Contact List, reference **Exhibit 11**. We recommend a "Will Serve" letter be requested from Spectrum to confirm availability.

G. Geotechnical Investigation and Report

- i. Underlying soil conditions can have a major impact on site development costs. A geotechnical engineer shall be engaged to perform testing based on the conceptual layout. Their report should include an analysis of the site conditions and make design recommendation for building foundations and pavement sections.

H. Site Work Cost

- i. The estimation of development costs from conceptual data is an incomplete science. Competitive bidding will provide the best data for making an informed decision of total site cost.
- ii. An estimate of site work cost has been tabulated on the appropriate Cost Breakdown sheets, reference **Exhibit 12 and Exhibit 13**.
- iii. The unit cost for the Construction Activities was derived from the TXDOT low bid running average, as published monthly, and local knowledge.

Exhibit 1: Architect's Proposed Concept Site Plan

Project Summary

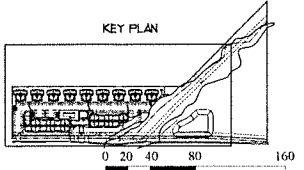
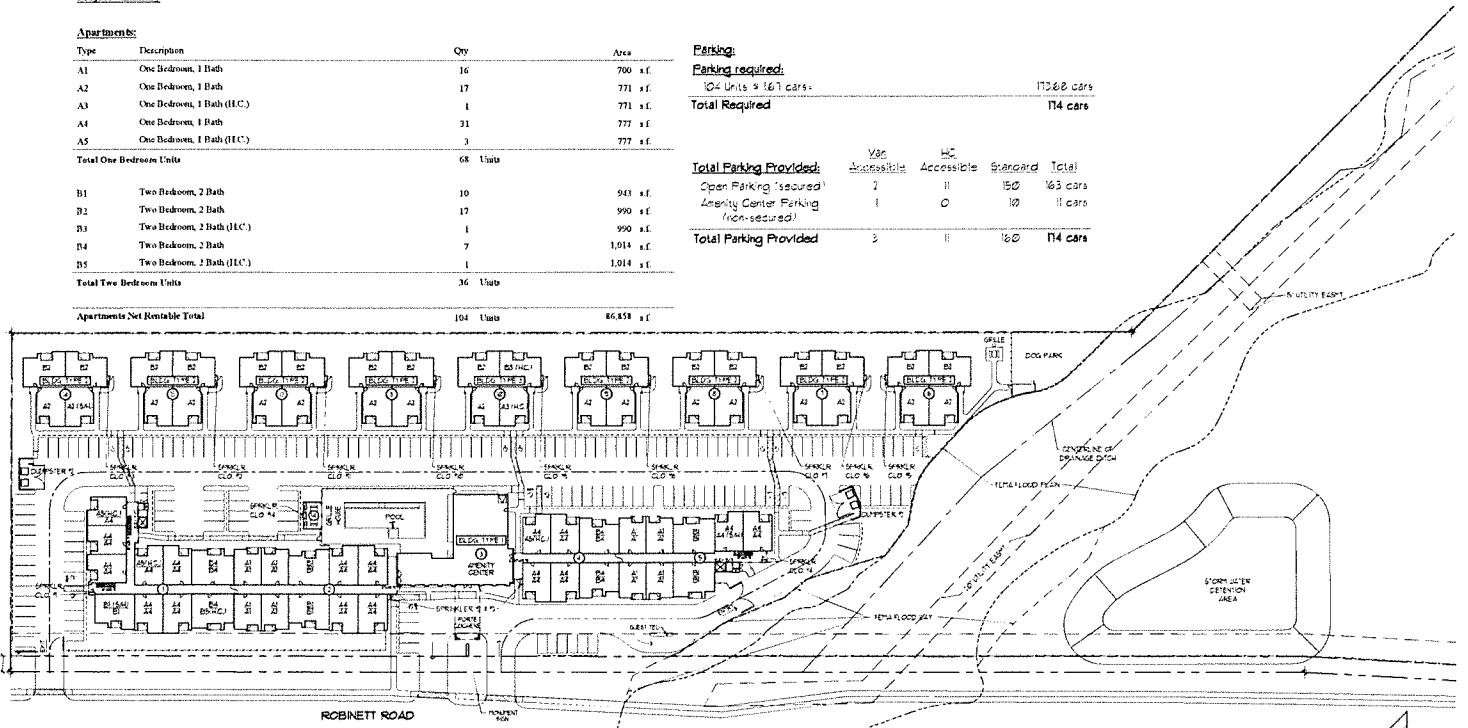
Apartments:

Type	Description	Qty	Area
A1	One Bedroom, 1 Bath	16	700 s.f.
A2	One Bedroom, 1 Bath	17	771 s.f.
A3	One Bedroom, 1 Bath (H.C.)	1	771 s.f.
A4	One Bedroom, 1 Bath	31	777 s.f.
A5	One Bedroom, 1 Bath (H.C.)	3	777 s.f.
Total One Bedroom Units		68 Units	
B1	Two Bedroom, 2 Bath	10	943 s.f.
B2	Two Bedroom, 2 Bath	17	990 s.f.
B3	Two Bedroom, 2 Bath (H.C.)	1	990 s.f.
B4	Two Bedroom, 2 Bath	7	1,014 s.f.
B5	Two Bedroom, 2 Bath (H.C.)	1	1,014 s.f.
Total Two Bedroom Units		36 Units	
Apartments Net Rentable Total		104 Units	86,858 s.f.

Parking:

Parking required:
 104 Units x 1.67 cars = 172.68 cars
Total Required 174 cars

Total Parking Provided:	VAC Available	H.C. Accessible	Standard	Total
Open Parking (Secured)	1	0	150	151 cars
Leisure Center Parking (non-secured)	1	0	10	11 cars
Total Parking Provided	2	0	160	162 cars

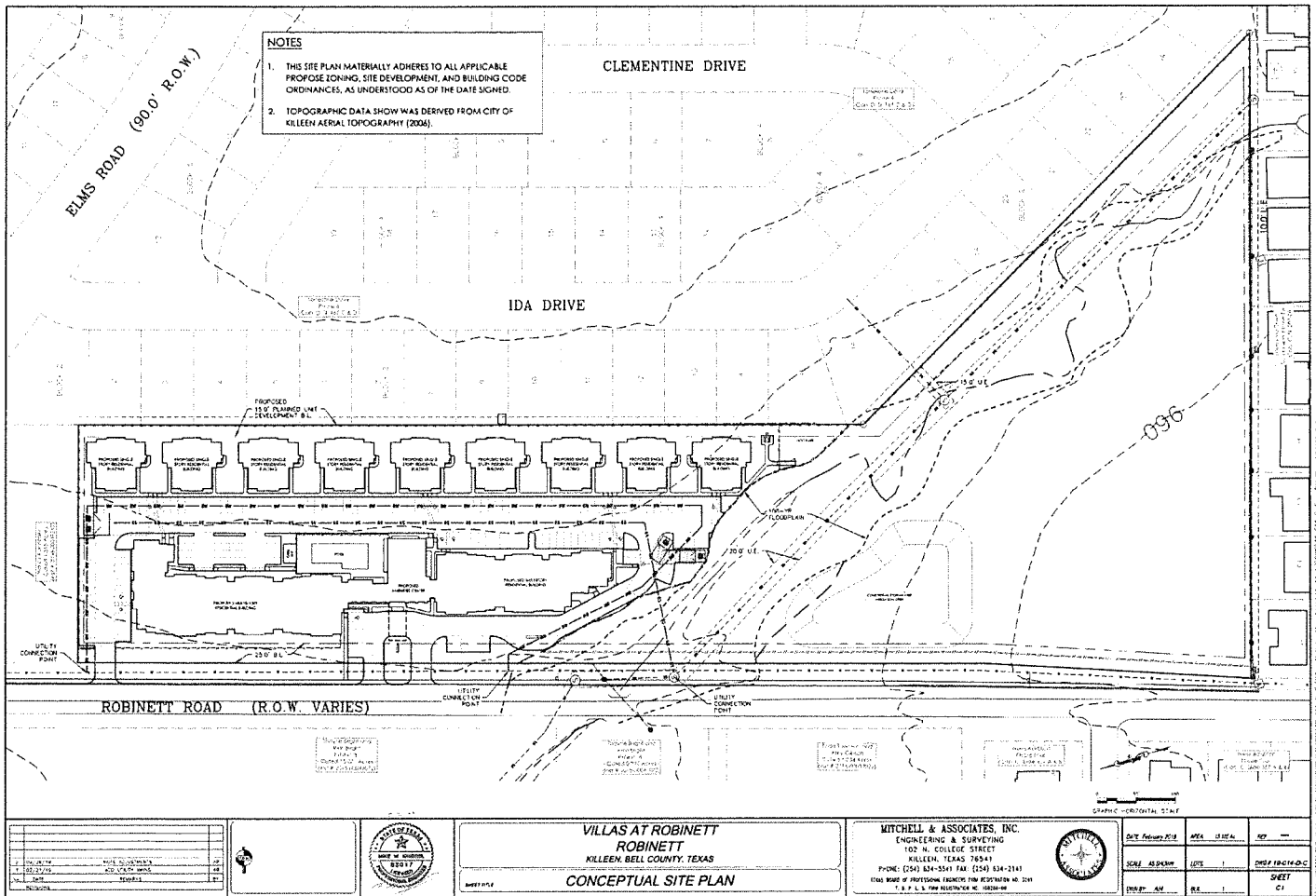


SITE PLAN

Villas At Robnett
 Mucasey & Associates, Architects



Exhibit 2: Engineer's Proposed Concept Site Plan



NOTES

1. THIS SITE PLAN MATERIALLY ADHERES TO ALL APPLICABLE PROPOSED ZONING, SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES, AS UNDERSTOOD AS OF THE DATE SIGNED.
2. TOPOGRAPHIC DATA SHOW WAS DERIVED FROM CITY OF KILLEEN AERIAL TOPOGRAPHY (2004).

ELMS ROAD (90.0' R.O.W.)

CLEMANTINE DRIVE

IDA DRIVE

ROBINETT ROAD (R.O.W. VARIES)

GRAPHIC HORIZONTAL SCALE
0 10 20 30 40 FEET

NO.	DATE	DESCRIPTION
1	11/11/11	PRELIMINARY
2	11/11/11	REVISED
3	11/11/11	REVISED
4	11/11/11	REVISED
5	11/11/11	REVISED
6	11/11/11	REVISED
7	11/11/11	REVISED
8	11/11/11	REVISED
9	11/11/11	REVISED
10	11/11/11	REVISED



VILLAS AT ROBINETT
ROBINETT
 KILLEEN, BELL COUNTY, TEXAS
CONCEPTUAL SITE PLAN

MITCHELL & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 102 N. COLLEGE STREET
 KILLEEN, TEXAS 76541
 PHONE: (254) 834-3344 FAX: (254) 834-2141
 TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 2541
 T. A. & S. P. MITCHELL & ASSOCIATES, INC.



DATE	PROJECT	SCALE	SHEET NO.	TOTAL SHEETS
11/11/11	VILLAS AT ROBINETT	AS SHOWN	1	1

11/11/11 KILLEEN, TEXAS VILLAS AT ROBINETT CONCEPTUAL SITE PLAN SHEET 01 OF 01

Exhibit 3: Location Map

Villas at Robinett

Killeen, Bell County, Texas



Google Earth

© 2018 Google



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Villas at Robinett

Killeen, Bell County, Texas



Exhibit 4: Bell County Appraisal District Property Details

Property Search Results > 44689 REECES CREEK DEVELOPERS LTD for Year 2018

Property

Account

Property ID: 44689 Legal Description: A0686BC T ROBINETT, 34, ACRES 15.969
 Geographic ID: 0572550000 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: ROBINETT RD Mapsco:
 KILLEEN, TX
 Neighborhood: Killeen Map ID: 28A15 A17
 Neighborhood CD: 30

Owner

Name: REECES CREEK DEVELOPERS LTD Owner ID: 566044
 Mailing Address: C/O BLUFFVIEW REAL ESTATE % Ownership: 100.0000000000%
 PO BOX 1183
 KILLEEN, TX 76540

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$319,937	Ag / Timber Use Value
(+) Agricultural Market Value:	+	\$0	\$0
(+) Timber Market Value:	+	\$0	\$0

(=) Market Value:	=	\$319,937	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$319,937	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$319,937	

Taxing Jurisdiction

Owner: REECES CREEK DEVELOPERS LTD
 % Ownership: 100.0000000000%
 Total Value: \$319,937

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	TAX APPRAISAL DISTRICT, BELL COUNTY	0.000000	\$319,937	\$319,937	\$0.00
CB	BELL COUNTY	0.421200	\$319,937	\$319,937	\$1,347.58
JCTC	CENTRAL TEXAS COLLEGE	0.138600	\$319,937	\$319,937	\$443.43
RRD	BELL COUNTY ROAD	0.029900	\$319,937	\$319,937	\$95.66
SKIL	KILLEEN ISD	1.260000	\$319,937	\$319,937	\$4,031.20

TKI	CITY OF KILLEEN	0.749800	\$319,937	\$319,937	\$2,398.88
WCLW	CLEARWATER U.W.C.D.	0.003830	\$319,937	\$319,937	\$12.25
WWC6	BELL COUNTY WCID #6	0.030000	\$319,937	\$319,937	\$95.98
Total Tax Rate:		2.633330			
				Taxes w/Current Exemptions:	\$8,424.98
				Taxes w/o Exemptions:	\$8,425.00

Improvement / Building

No improvements exist for this property.

Land

#	Type	Descrip on	Acres	Sq.	Eff Front	Eff Depth	Market Value	Prod. Value
1	DLCP	DRY LAND CROPLAND	15.9690	695609.64	0.00	0.00	\$319,937	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valua				
2019	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$319,937	0	319,937	\$0	\$319,937	
2017	\$0	\$319,937	0	319,937	\$0	\$319,937	
2016	\$0	\$239,535	0	239,535	\$0	\$239,535	
2015	\$0	\$239,535	0	239,535	\$0	\$239,535	
2014	\$0	\$239,535	0	239,535	\$0	\$239,535	
2013	\$0	\$159,690	0	159,690	\$0	\$159,690	
2012	\$0	\$159,690	0	159,690	\$0	\$159,690	
2011	\$0	\$150,860	0	150,860	\$0	\$150,860	
2010	\$0	\$150,860	0	150,860	\$0	\$150,860	
2009	\$0	\$159,690	0	159,690	\$0	\$159,690	
2008	\$0	\$174,840	0	174,840	\$0	\$174,840	
2007	\$0	\$174,773	0	174,773	\$0	\$174,773	
2006	\$47,160	\$337,331	0	384,491	\$0	\$384,491	
2005	\$38,923	\$3,500	0	42,423	\$0	\$42,423	

Deed History - (Last 3 Deed Transac

#	Deed Date	Type	Descrip				
1	3/9/2006	1	WARRANTY DEED	LOCKETT, CYNTHIA L & STANLEY J HAEDGE	REECES CREEK DEVELOPERS LTD	5997	41
2	4/12/2005	23	MULTIPLE DEEDS	HAEDGE LIVING TRUST	LOCKETT, CYNTHIA L & STANLEY J HAEDGE	5669	683
3	5/28/2001	1	WARRANTY DEED	HAEDGE, JOHN	HAEDGE LIVING TRUST	4345	311

Tax Due

Property Tax Informa on as of 02/18/2019

Amount Due if Paid on:

Year	Taxing Jurisdic	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty	A Fees	Amount Due
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	2012 TOTAL:		\$3942.61	\$3831.06	\$0.00	\$0.00	\$0.00	\$0.00
2011	BELL COUNTY	\$150,860	\$617.92	\$611.74	\$0.00	\$0.00	\$0.00	\$0.00
2011	CENTRAL TEXAS COLLEGE	\$150,860	\$212.56	\$212.56	\$0.00	\$0.00	\$0.00	\$0.00
2011	BELL COUNTY ROAD	\$150,860	\$45.11	\$44.66	\$0.00	\$0.00	\$0.00	\$0.00
2011	KILLEEN ISD	\$150,860	\$1721.60	\$1704.38	\$0.00	\$0.00	\$0.00	\$0.00
2011	CITY OF KILLEEN	\$150,860	\$1120.59	\$1109.38	\$0.00	\$0.00	\$0.00	\$0.00
2011	CLEARWATER U.W.C.D.	\$150,860	\$6.03	\$5.97	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$3723.81	\$3688.69	\$0.00	\$0.00	\$0.00	\$0.00
2010	BELL COUNTY	\$150,860	\$576.29	\$559.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	CENTRAL TEXAS COLLEGE	\$150,860	\$212.56	\$212.56	\$0.00	\$0.00	\$0.00	\$0.00
2010	BELL COUNTY ROAD	\$150,860	\$45.11	\$43.76	\$0.00	\$0.00	\$0.00	\$0.00
2010	KILLEEN ISD	\$150,860	\$1721.60	\$1669.95	\$0.00	\$0.00	\$0.00	\$0.00
2010	CITY OF KILLEEN	\$150,860	\$1120.58	\$1086.97	\$0.00	\$0.00	\$0.00	\$0.00
2010	CLEARWATER U.W.C.D.	\$150,860	\$6.03	\$5.85	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$3682.17	\$3578.09	\$0.00	\$0.00	\$0.00	\$0.00
2009	BELL COUNTY	\$159,690	\$600.27	\$582.26	\$0.00	\$0.00	\$0.00	\$0.00
2009	CENTRAL TEXAS COLLEGE	\$159,690	\$225.00	\$225.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	BELL COUNTY ROAD	\$159,690	\$47.11	\$45.70	\$0.00	\$0.00	\$0.00	\$0.00
2009	KILLEEN ISD	\$159,690	\$1822.37	\$1767.70	\$0.00	\$0.00	\$0.00	\$0.00
2009	CITY OF KILLEEN	\$159,690	\$1109.84	\$1076.55	\$0.00	\$0.00	\$0.00	\$0.00
2009	CLEARWATER U.W.C.D.	\$159,690	\$6.39	\$6.20	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$3810.98	\$3703.41	\$0.00	\$0.00	\$0.00	\$0.00
2008	BELL COUNTY	\$174,840	\$660.72	\$640.90	\$0.00	\$0.00	\$0.00	\$0.00
2008	CENTRAL TEXAS COLLEGE	\$174,840	\$246.52	\$246.52	\$0.00	\$0.00	\$0.00	\$0.00
2008	BELL COUNTY ROAD	\$174,840	\$51.58	\$50.03	\$0.00	\$0.00	\$0.00	\$0.00
2008	KILLEEN ISD	\$174,840	\$1995.25	\$1935.39	\$0.00	\$0.00	\$0.00	\$0.00
2008	CITY OF KILLEEN	\$174,840	\$1215.14	\$1178.68	\$0.00	\$0.00	\$0.00	\$0.00
2008	CLEARWATER U.W.C.D.	\$174,840	\$6.99	\$6.78	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$4176.20	\$4058.30	\$0.00	\$0.00	\$0.00	\$0.00
2007	BELL COUNTY	\$174,773	\$663.26	\$643.37	\$0.00	\$0.00	\$0.00	\$0.00
2007	CENTRAL TEXAS COLLEGE	\$174,773	\$248.18	\$248.18	\$0.00	\$0.00	\$0.00	\$0.00
2007	BELL COUNTY ROAD	\$174,773	\$51.56	\$50.01	\$0.00	\$0.00	\$0.00	\$0.00
2007	KILLEEN ISD	\$174,773	\$1994.49	\$1934.65	\$0.00	\$0.00	\$0.00	\$0.00
2007	CITY OF KILLEEN	\$174,773	\$1214.67	\$1178.23	\$0.00	\$0.00	\$0.00	\$0.00
2007	CLEARWATER U.W.C.D.	\$174,773	\$6.99	\$6.78	\$0.00	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$4179.15	\$4061.22	\$0.00	\$0.00	\$0.00	\$0.00
2006	BELL COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	BELL COUNTY	\$384,491	\$1466.83	\$1466.83	\$0.00	\$0.00	\$0.00	\$0.00
2006	CENTRAL TEXAS COLLEGE	\$384,491	\$545.98	\$545.98	\$0.00	\$0.00	\$0.00	\$0.00
2006	CENTRAL TEXAS COLLEGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	BELL COUNTY ROAD	\$384,491	\$113.42	\$113.42	\$0.00	\$0.00	\$0.00	\$0.00
2006	BELL COUNTY ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	KILLEEN ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	KILLEEN ISD	\$384,491	\$5456.31	\$5456.31	\$0.00	\$0.00	\$0.00	\$0.00
2006	CITY OF KILLEEN	\$384,491	\$2672.22	\$2672.22	\$0.00	\$0.00	\$0.00	\$0.00
2006	CITY OF KILLEEN	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	CLEARWATER U.W.C.D.	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	CLEARWATER U.W.C.D.	\$384,491	\$15.38	\$15.38	\$0.00	\$0.00	\$0.00	\$0.00
	2006 TOTAL:		\$10270.14	\$10270.14	\$0.00	\$0.00	\$0.00	\$0.00
2005	BELL COUNTY	\$84,910	\$330.66	\$330.66	\$0.00	\$0.00	\$0.00	\$0.00
2005	CENTRAL TEXAS COLLEGE	\$84,910	\$139.33	\$139.33	\$0.00	\$0.00	\$0.00	\$0.00
2005	BELL COUNTY ROAD	\$84,910	\$28.15	\$28.15	\$0.00	\$0.00	\$0.00	\$0.00
2005	KILLEEN ISD	\$84,910	\$1487.08	\$1487.08	\$0.00	\$0.00	\$0.00	\$0.00

2005	CITY OF KILLEEN	\$84,910	\$663.24	\$663.24	\$0.00	\$0.00	\$0.00	\$0.00
2005	CLEARWATER U.W.C.D.	\$84,910	\$4.20	\$4.20	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$2652.66	\$2652.66	\$0.00	\$0.00	\$0.00	\$0.00
2004	BELL COUNTY	\$85,165	\$337.06	\$337.06	\$0.00	\$0.00	\$0.00	\$0.00
2004	CENTRAL TEXAS COLLEGE	\$85,165	\$149.47	\$149.47	\$0.00	\$0.00	\$0.00	\$0.00
2004	BELL COUNTY ROAD	\$85,165	\$30.00	\$30.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	KILLEEN ISD	\$85,165	\$1584.45	\$1584.45	\$0.00	\$0.00	\$0.00	\$0.00
2004	CITY OF KILLEEN	\$85,165	\$706.67	\$706.67	\$0.00	\$0.00	\$0.00	\$0.00
2004	CLEARWATER U.W.C.D.	\$85,165	\$4.88	\$4.88	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$2812.53	\$2812.53	\$0.00	\$0.00	\$0.00	\$0.00
2003	BELL COUNTY	\$81,971	\$347.17	\$347.17	\$0.00	\$0.00	\$0.00	\$0.00
2003	CENTRAL TEXAS COLLEGE	\$81,971	\$152.81	\$152.81	\$0.00	\$0.00	\$0.00	\$0.00
2003	BELL COUNTY ROAD	\$81,971	\$30.98	\$30.98	\$0.00	\$0.00	\$0.00	\$0.00
2003	KILLEEN ISD	\$81,971	\$1619.61	\$1619.61	\$0.00	\$0.00	\$0.00	\$0.00
2003	CITY OF KILLEEN	\$81,971	\$724.18	\$724.18	\$0.00	\$0.00	\$0.00	\$0.00
2003	CLEARWATER U.W.C.D.	\$81,971	\$5.08	\$5.08	\$0.00	\$0.00	\$0.00	\$0.00
	2003 TOTAL:		\$2879.83	\$2879.83	\$0.00	\$0.00	\$0.00	\$0.00
2002	BELL COUNTY	\$81,971	\$368.04	\$368.04	\$0.00	\$0.00	\$0.00	\$0.00
2002	CENTRAL TEXAS COLLEGE	\$81,971	\$161.28	\$161.28	\$0.00	\$0.00	\$0.00	\$0.00
2002	BELL COUNTY ROAD	\$81,971	\$31.16	\$31.16	\$0.00	\$0.00	\$0.00	\$0.00
2002	KILLEEN ISD	\$81,971	\$1664.49	\$1664.49	\$0.00	\$0.00	\$0.00	\$0.00
2002	CITY OF KILLEEN	\$81,971	\$743.51	\$743.51	\$0.00	\$0.00	\$0.00	\$0.00
2002	CLEARWATER U.W.C.D.	\$81,971	\$5.69	\$5.69	\$0.00	\$0.00	\$0.00	\$0.00
	2002 TOTAL:		\$2974.17	\$2974.17	\$0.00	\$0.00	\$0.00	\$0.00
	REECES CREEK DEVELOPERS LTD TOTAL:		\$83224.26	\$82036.24	\$0.00	\$0.00	\$0.00	\$0.00
2005	BELL COUNTY	\$25,753	\$88.84	\$86.17	\$0.00	\$0.00	\$0.00	\$0.00
2005	CENTRAL TEXAS COLLEGE	\$27,423	\$40.04	\$40.04	\$0.00	\$0.00	\$0.00	\$0.00
2005	BELL COUNTY ROAD	\$25,753	\$7.60	\$7.37	\$0.00	\$0.00	\$0.00	\$0.00
2005	KILLEEN ISD	\$17,423	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	CITY OF KILLEEN	\$22,423	\$155.84	\$151.17	\$0.00	\$0.00	\$0.00	\$0.00
2005	CLEARWATER U.W.C.D.	\$37,423	\$1.65	\$1.60	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$293.97	\$286.35	\$0.00	\$0.00	\$0.00	\$0.00
2004	BELL COUNTY	\$26,798	\$88.84	\$86.17	\$0.00	\$0.00	\$0.00	\$0.00
2004	CENTRAL TEXAS COLLEGE	\$28,468	\$41.85	\$41.85	\$0.00	\$0.00	\$0.00	\$0.00
2004	BELL COUNTY ROAD	\$26,798	\$7.91	\$7.67	\$0.00	\$0.00	\$0.00	\$0.00
2004	KILLEEN ISD	\$18,468	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	CITY OF KILLEEN	\$23,468	\$163.11	\$158.22	\$0.00	\$0.00	\$0.00	\$0.00
2004	CLEARWATER U.W.C.D.	\$38,468	\$1.85	\$1.79	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$303.56	\$295.70	\$0.00	\$0.00	\$0.00	\$0.00
2003	BELL COUNTY	\$26,798	\$89.80	\$87.11	\$0.00	\$0.00	\$0.00	\$0.00
2003	CENTRAL TEXAS COLLEGE	\$28,468	\$41.99	\$41.99	\$0.00	\$0.00	\$0.00	\$0.00
2003	BELL COUNTY ROAD	\$26,798	\$8.01	\$7.77	\$0.00	\$0.00	\$0.00	\$0.00
2003	KILLEEN ISD	\$18,468	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003	CITY OF KILLEEN	\$23,468	\$164.04	\$159.12	\$0.00	\$0.00	\$0.00	\$0.00
2003	CLEARWATER U.W.C.D.	\$38,468	\$1.88	\$1.82	\$0.00	\$0.00	\$0.00	\$0.00
	2003 TOTAL:		\$305.72	\$297.81	\$0.00	\$0.00	\$0.00	\$0.00
2002	BELL COUNTY	\$26,798	\$90.20	\$87.49	\$0.00	\$0.00	\$0.00	\$0.00
2002	CENTRAL TEXAS COLLEGE	\$28,468	\$41.99	\$41.99	\$0.00	\$0.00	\$0.00	\$0.00
2002	BELL COUNTY ROAD	\$26,798	\$7.64	\$7.41	\$0.00	\$0.00	\$0.00	\$0.00
2002	KILLEEN ISD	\$18,468	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002	CITY OF KILLEEN	\$23,468	\$159.58	\$154.80	\$0.00	\$0.00	\$0.00	\$0.00
2002	CLEARWATER U.W.C.D.	\$38,468	\$2.00	\$1.94	\$0.00	\$0.00	\$0.00	\$0.00
	2002 TOTAL:		\$301.41	\$293.63	\$0.00	\$0.00	\$0.00	\$0.00

2001	BELL COUNTY	\$26,798	\$90.20	\$87.49	\$0.00	\$0.00	\$0.00	\$0.00
2001	CENTRAL TEXAS COLLEGE	\$28,468	\$42.27	\$42.27	\$0.00	\$0.00	\$0.00	\$0.00
2001	BELL COUNTY ROAD	\$26,798	\$7.64	\$7.41	\$0.00	\$0.00	\$0.00	\$0.00
2001	KILLEEN ISD	\$18,468	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001	CITY OF KILLEEN	\$23,468	\$159.58	\$154.79	\$0.00	\$0.00	\$0.00	\$0.00
2001	CLEARWATER U.W.C.D.	\$38,468	\$2.27	\$2.20	\$0.00	\$0.00	\$0.00	\$0.00
	2001 TOTAL:		\$301.96	\$294.16	\$0.00	\$0.00	\$0.00	\$0.00
2000	BELL COUNTY	\$26,798	\$90.20	\$87.50	\$0.00	\$0.00	\$0.00	\$0.00
2000	CENTRAL TEXAS COLLEGE	\$28,468	\$42.27	\$42.27	\$0.00	\$0.00	\$0.00	\$0.00
2000	BELL COUNTY ROAD	\$26,798	\$7.64	\$7.41	\$0.00	\$0.00	\$0.00	\$0.00
2000	KILLEEN ISD	\$18,468	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2000	CITY OF KILLEEN	\$23,468	\$159.58	\$154.79	\$0.00	\$0.00	\$0.00	\$0.00
2000	CLEARWATER U.W.C.D.	\$38,468	\$2.27	\$2.20	\$0.00	\$0.00	\$0.00	\$0.00
	2000 TOTAL:		\$301.96	\$294.17	\$0.00	\$0.00	\$0.00	\$0.00
	HAEDGE LIVING TRUST TOTAL:		\$1514.61	\$1475.47	\$0.00	\$0.00	\$0.00	\$0.00
	LOCKETT, CYNTHIA L & STANLEY J HAEDGE TOTAL:		\$293.97	\$286.35	\$0.00	\$0.00	\$0.00	\$0.00
	GRAND TOTAL (ALL OWNERS):		\$85032.84	\$83798.06	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Ques 

Exhibit 5: Category 1A Boundary Survey

Exhibit 6: City of Killeen 2019 Planning Schedule

Planning And Zoning Commission
2019 Schedule

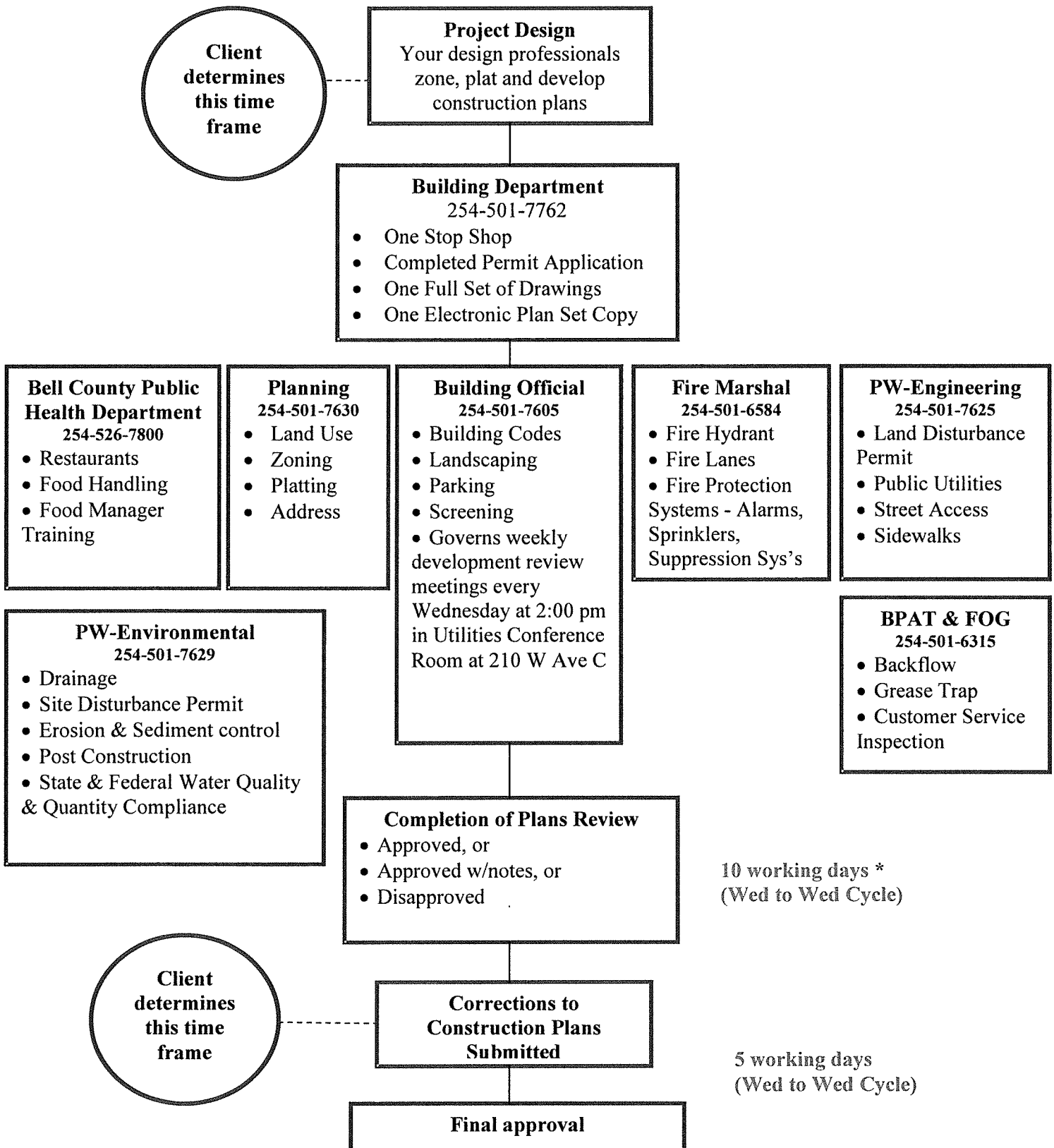
Applicant Deadline	Staff Review	Develp Review	PO/SPO Notice	Plat Correct Submiss	Correct Valid	Mail P&Z Packet	Post Agenda	Public Notice cc & RRS	P&Z Meeting	Legistar	CC Workshop	CC Meeting
<i>Friday 11:00 AM</i>	<i>Monday 9:00 A.M.</i>	<i>Thursday 9:00 A.M.</i>	<i>Wednesday</i>	<i>Friday 11:00 A.M.</i>	<i>Monday 9:00 A.M.</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Sunday</i>	<i>Monday 4:00 P.M.</i>	<i>Tuesday</i>	<i>Tuesday</i>	<i>Tuesday</i>
7-Dec	17-Dec	20-Dec	26-Dec	28-Dec	31-Dec	2-Jan	3-Jan	13-Jan	7-Jan	8-Jan	15-Jan	29-Jan
4-Jan	14-Jan	17-Jan	23-Jan	25-Jan	28-Jan	30-Jan	31-Jan	10-Feb	4-Feb	5-Feb	19-Feb	26-Feb
1-Feb	11-Feb	14-Feb	20-Feb	22-Feb	25-Feb	27-Feb	28-Feb	10-Mar	4-Mar	5-Mar	19-Mar	26-Mar
15-Feb	25-Feb	28-Feb	6-Mar	8-Mar	11-Mar	13-Mar	14-Mar	24-Mar	18-Mar	19-Mar	2-Apr	9-Apr
1-Mar	11-Mar	14-Mar	20-Mar	22-Mar	25-Mar	27-Mar	28-Mar	7-Apr	1-Apr	2-Apr	16-Apr	23-Apr
15-Mar	25-Mar	28-Mar	3-Apr	5-Apr	8-Apr	10-Apr	11-Apr	28-Apr	15-Apr	16-Apr	7-May	14-May
5-Apr	15-Apr	18-Apr	24-Apr	26-Apr	29-Apr	1-May	2-May	12-May	6-May	7-May	21-May	28-May
18-Apr	29-Apr	2-May	8-May	10-May	13-May	15-May	16-May	26-May	20-May	21-May	4-Jun	11-Jun
3-May	13-May	16-May	22-May	24-May	27-May	29-May	30-May	9-Jun	3-Jun	4-Jun	18-Jun	25-Jun
17-May	28-May	30-May	5-Jun	7-Jun	10-Jun	12-Jun	13-Jun	23-Jun	17-Jun	18-Jun	2-Jul	9-Jul
31-May	10-Jun	13-Jun	19-Jun	21-Jun	24-Jun	26-Jun	27-Jun	7-Jul	1-Jul	2-Jul	16-Jul	23-Jul
14-Jun	24-Jun	27-Jun	3-Jul	5-Jul	8-Jul	10-Jul	11-Jul	28-Jul	15-Jul	16-Jul	6-Aug	13-Aug
5-Jul	15-Jul	18-Jul	24-Jul	26-Jul	29-Jul	31-Jul	1-Aug	11-Aug	5-Aug	6-Aug	20-Aug	27-Aug
19-Jul	29-Jul	1-Aug	7-Aug	9-Aug	12-Aug	14-Aug	15-Aug	25-Aug	19-Aug	20-Aug	3-Sep	10-Sep
16-Aug	26-Aug	29-Aug	4-Sep	6-Sep	9-Sep	11-Sep	12-Sep	22-Sep	16-Sep	17-Sep	1-Oct	8-Oct
6-Sep	16-Sep	19-Sep	25-Sep	27-Sep	30-Sep	2-Oct	3-Oct	6-Oct	7-Oct	8-Oct	15-Oct	22-Oct
20-Sep	30-Sep	3-Oct	9-Oct	11-Oct	15-Oct	16-Oct	17-Oct	27-Oct	21-Oct	22-Oct	5-Nov	12-Nov
4-Oct	15-Oct	17-Oct	23-Oct	25-Oct	28-Oct	30-Oct	31-Oct	10-Nov	4-Nov	5-Nov	19-Nov	26-Nov
18-Oct	28-Oct	31-Oct	6-Nov	8-Nov	12-Nov	13-Nov	14-Nov	24-Nov	18-Nov	19-Nov	3-Dec	10-Dec
1-Nov	12-Nov	14-Nov	20-Nov	22-Nov	25-Nov	27-Nov	27-Nov	8-Dec	2-Dec	3-Dec	17-Dec	24-Dec
15-Nov	25-Nov	27-Nov	4-Dec	6-Dec	9-Dec	11-Dec	12-Dec	29-Dec	16-Dec	17-Dec	7-Jan	14-Jan
6-Dec	16-Dec	19-Dec	23-Dec	27-Dec	30-Dec	31-Dec	2-Jan	12-Jan	6-Jan	7-Jan	21-Jan	28-Jan
3-Jan	13-Jan	16-Jan	22-Jan	24-Jan	27-Jan	29-Jan	30-Jan	9-Feb	3-Feb	4-Feb	18-Feb	25-Feb
31-Jan	10-Feb	13-Feb	19-Feb	21-Feb	24-Feb	26-Feb	27-Feb	8-Mar	2-Mar	3-Mar	17-Mar	24-Mar

Exhibit 7: Permitting Flow Chart

BASIC COMMERCIAL PERMITTING FLOW CHART

**The Client's Commitment
(red)**

**The City's Commitment
(blue)**



Client determines this time frame

3/20/2017

*Assume property is zoned, platted and ready for development

Exhibit 8: City of Killeen Fee Schedule

ORDINANCE NO. 15-043

CHAPTER 8 BUILDING AND CONSTRUCTION REGULATIONS

* * *

ARTICLE II. ADMINISTRATION

DIVISION 1. PERMIT FEES

Sec. 8-11. Fees.

(a) *New single-family residential construction.* All fees for new single-family residential construction shall be calculated at a rate of eleven and a half cents (\$0.115) per square foot based on the total square footage under roof. This fee includes permits for the structure, electrical, mechanical, plumbing, flatwork, certificate of occupancy, and plans review. This fee does not include permits for fences, storage buildings, accessory structures, lawn irrigation, whole house water softener units, or swimming pools.

(b) *Multifamily, commercial, etc., construction.* All fees are based on total square footage. The fee for new construction for duplexes, townhouses, multifamily, all commercial (except shell buildings, warehouses and parking garages), and all additions to square footage under roof, (includes storage buildings, patio covers, modular/portable buildings and carports) shall be as follows:

<i>Building Area Square Feet</i>	<i>Building</i>	<i>Electrical</i>	<i>Mechanical⁽¹⁾</i>	<i>Plumbing⁽²⁾</i>	<i>Plans</i>
500 or less	\$ 35.00	\$ 35.00	\$ 35.00	\$35.00	\$ 35.00
501--1,000	70.00	40.00	40.00	40.00	60.00
1,001--1,500	100.00	40.00	40.00	40.00	85.00
1,501--2,000	130.00	50.00	40.00	50.00	110.00
2,001--2,500	160.00	60.00	40.00	60.00	140.00
2,501--3,000	190.00	70.00	40.00	70.00	160.00
3,001--3,500	220.00	80.00	45.00	80.00	185.00
3,501--4,000	250.00	90.00	50.00	90.00	210.00
4,001--4,500	280.00	100.00	55.00	100.00	235.00
4,501--5,000	310.00	110.00	60.00	110.00	260.00
5,001--5,500	340.00	120.00	65.00	120.00	285.00
5,501--6,000	370.00	130.00	70.00	130.00	310.00
6,001--6,500	400.00	140.00	70.00	140.00	335.00
6,501--7,000	430.00	150.00	80.00	150.00	360.00
7,001--7,500	460.00	160.00	85.00	160.00	385.00
7,501--8,000	490.00	170.00	90.00	170.00	410.00

8,001--8,500	520.00	180.00	95.00	180.00	435.00
8,501--9,000	550.00	190.00	100.00	190.00	460.00
9,001--9,500	580.00	200.00	105.00	200.00	485.00
9,501--10,000	610.00	210.00	110.00	210.00	510.00
10,001--15,000	915.00	315.00	165.00	315.00	765.00
15,001--20,000	1215.00	415.00	215.00	415.00	1015.00
20,001--25,000	1515.00	515.00	265.00	515.00	1265.00
25,001--30,000	1815.00	615.00	315.00	615.00	1515.00
30,001--35,000	2115.00	715.00	365.00	715.00	1765.00
35,001--40,000	2415.00	815.00	415.00	815.00	2015.00
40,001--45,000	2715.00	915.00	465.00	915.00	2265.00
45,001--50,000	3015.00	1015.00	515.00	1015.00	2515.00

The fee for structures over 50,000 square feet is determined by combining fees to equal the square footage.

For duplexes add:

- \$30.00 for building.
- \$30.00 for electrical.
- \$30.00 for mechanical.
- \$30.00 for plumbing.
- \$30.00 for gas piping

For apartments, hotels, townhouses and motels add:

- \$30.00 per unit for building.
- \$30.00 per unit for electrical.
- \$30.00 per unit for mechanical.
- \$30.00 per unit for plumbing.
- \$30.00 per unit for fire sprinkler.
- \$30.00 per unit for gas piping

Note:

- (1) Mechanical--Air conditioning, heating, ventilation, exhaust and refrigeration systems.
- (2) Plumbing--All connections to a water or sewerage system. Fire sprinkler and gas pipe systems are to be permitted separately. The plumbing fee column shall be used for new fire sprinkler and gas piping systems.

(c) *Shell buildings, etc.* The fees for shell buildings without interior finish, warehouses and parking garages shall be as follows:

<i>Building Area Square Feet</i>	<i>Building</i>	<i>Electrical</i>	<i>Mechanical⁽¹⁾</i>	<i>Plumbing⁽²⁾</i>	<i>Plans</i>
500 or less	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00
501--1,000	60.00	40.00	40.00	40.00	50.00
1,001--1,500	85.00	40.00	40.00	40.00	70.00

1,501--2,000	110.00	40.00	40.00	40.00	90.00
2,001--2,500	135.00	50.00	40.00	50.00	110.00
2,501--3,000	160.00	55.00	40.00	55.00	130.00
3,001--3,500	185.00	60.00	40.00	60.00	150.00
3,501--4,000	210.00	70.00	40.00	70.00	170.00
4,001--4,500	235.00	80.00	40.00	80.00	190.00
4,501--5,000	260.00	85.00	40.00	85.00	210.00
5,001--5,500	285.00	90.00	40.00	90.00	230.00
5,501--6,000	310.00	100.00	40.00	100.00	250.00
6,001--6,500	335.00	105.00	45.00	105.00	270.00
6,501--7,000	360.00	115.00	50.00	115.00	290.00
7,001--7,500	385.00	120.00	50.00	120.00	310.00
7,501--8,000	410.00	120.00	50.00	120.00	330.00
8,001--8,500	435.00	130.00	55.00	130.00	350.00
8,501--9,000	460.00	140.00	55.00	140.00	370.00
9,001--9,500	485.00	160.00	55.00	160.00	390.00
9,501--10,000	510.00	170.00	60.00	170.00	410.00
10,001--15,000	765.00	240.00	90.00	240.00	615.00
15,001--20,000	1015.00	315.00	115.00	315.00	815.00
20,001--25,000	1265.00	390.00	140.00	390.00	1015.00
25,001--30,000	1515.00	465.00	165.00	465.00	1215.00
30,001--35,000	1765.00	540.00	190.00	540.00	1415.00
35,001--40,000	2015.00	615.00	215.00	615.00	1615.00
40,001--45,000	2265.00	690.00	240.00	690.00	1815.00
45,001--50,000	2515.00	765.00	265.00	765.00	2015.00

The fee for structures over 50,000 square feet is determined by combining fees to equal the square footage.

Note:

- (1) Mechanical--Air conditioning, heating, ventilation, exhaust and refrigeration systems.
- (2) Plumbing--All connections to a water or sewerage system. Fire sprinkler and gas pipe systems are to be permitted separately. The plumbing fee column shall be used for new fire sprinkler and gas piping systems.

(d) *Finishing, repairs, maintenance, other.* The fee for remodeling, alterations, repairs, finish-out of shell buildings, and other construction, including swimming pools, fences, flatwork (concrete/asphalt), signs, gas tanks/pumps, lawn irrigation, whole house water softeners, etc., shall be as follows:

<i>Dollar Valuation</i> ⁽³⁾	<i>Building</i>	<i>Electrical</i>	<i>Mechanical</i> ⁽¹⁾	<i>Plumbing</i> ⁽²⁾	<i>Plans</i>
\$0--3000.00	35.00	35.00	35.00	35.00	35.00

3000.01--4000.00	43.00	35.00	35.00	35.00	35.00
4000.01--5000.00	54.00	43.00	43.00	43.00	35.00
5000.01--6000.00	65.00	52.00	52.00	52.00	35.00
6000.01--7000.00	76.00	61.00	61.00	61.00	38.00
7000.01--8000.00	87.00	69.00	69.00	69.00	44.00
8000.01--9000.00	98.00	78.00	78.00	78.00	49.00
9000.01--10,000.00	109.00	87.00	87.00	87.00	55.00
10,000.01--11,000.00	119.00	95.00	95.00	95.00	60.00
11,000.01--12,000.00	130.00	104.00	104.00	104.00	65.00
12,000.01--13,000.00	141.00	113.00	113.00	113.00	71.00
13,000.01--14,000.00	152.00	122.00	122.00	122.00	76.00
14,000.01--15,000.00	163.00	130.00	130.00	130.00	82.00
15,000.01--50,000.00	163.00	130.00	130.00	130.00	82.00
Plus per \$1000.00 over \$15,000.00	6.00	5.00	5.00	5.00	4.00
50,000.01--100,000.00	373.00	305.00	305.00	305.00	187.00
Plus per \$1000.00 Over \$50,000.00	5.00	4.00	4.00	4.00	3.00
100,000.01--500,000.00	623.00	505.00	505.00	505.00	312.00
Plus per \$1000.00 Over \$100,000.00	4.00	3.00	3.00	3.00	2.00
500,000.01--up	2223.00	1705.00	1705.00	1705.00	1112.00
Plus per \$1000.00 Over \$500,000.00	1.00	1.00	1.00	1.00	1.00

Note:

- (1) Mechanical--Air conditioning, heating, ventilation, exhaust and refrigeration systems.
- (2) Plumbing--All connections to a water or sewerage system. Fire sprinkler and gas pipe systems are to be permitted separately. The plumbing fee column shall be used for new fire sprinkler and gas piping systems.
- (3) Permit fees are calculated individually by permit type. All plan review fees must be paid at time of application.

(c) *Miscellaneous.* The following miscellaneous fees shall be charged:

- (1) Demolition/move structure, per structure \$50.00
- (2) Failed inspection penalty (any kind),
per inspection \$50.00
- (3) Food dealer's permit, per year \$50.00
- (4) Mobile food service permit, per unit \$5.00
- (5) Temporary final utility service, per service
(electric, water, or gas) \$35.00
- (6) Temporary electric service pole, per pole \$35.00
- (7) Mobile home park license, per year
 - a. 1-20 units \$175.00

b. 21-50 units	\$275.00
c. 51-120 units	\$450.00
d. 121-200 units	\$690.00
e. 201-300 units	\$1,000.00
f. 301 units and above	\$1,300.00
(8) Construction registration, per year:	\$80.00
(9) Appeals:	
a. Construction board of appeals, per request	\$275.00
b. Zoning board of adjustments and appeals, per request	\$275.00
(10) Certificate of occupancy	
a. New Certificate of Occupancy	\$90.00
b. Partial or temporary Certificate of Occupancy (each)	\$90.00
c. Lost or replacement (reprint) Certificate of Occupancy	\$5.00
(11) Curb cut permit	\$23.00
(12) Street cut permit	\$56.00
(13) Flood plain permit	\$50.00
(14) Landscape permit/R-3 and R-3F (with only one structure on one lot)	\$35.00
(15) Landscape permit/commercial and R-3A	\$50.00
(16) Residential off-premise real estate sign - first sign - \$25.00 per calendar year; each sign tag thereafter in the same calendar year	\$1.00
(17) Commercial kitchen hood permit (each):	
Type I Hood (grease and smoke)	\$75.00
Type II Hood (smoke and/or steam)	\$35.00
(18) Partial inspection	\$35.00 each
(19) After hours inspections	\$200.00 for first two hours and \$100.00 for each additional hour or fraction thereof. The minimum \$200.00 fee must be paid in advance of the inspection.

(f) *Fee adjustment.* Owner of an expired permit may make written request within 30 days after date of expiration to the building official to reinstate said permit and shall be charged a fee of one-half the amount required for a new permit for such work, provided no changes have been made in the original plans and specifications for such work.

(g) *Penalty.* Where construction is commenced before a permit is obtained, the permit fees shall be doubled.

(h) *Occupy without a certificate of occupancy.* It shall be an offense for any registered general contractor, whether commercial or residential, to allow an owner or tenant of property to occupy a new or remodeled building or space before the contractor obtains a certificate of occupancy. Upon conviction, a person violating this section shall be fined in an amount not less than two hundred fifty dollars (\$250) nor more than two thousand dollars (\$2000). For the

second or subsequent conviction within a twelve month period, such person shall be fined not less than five hundred dollars (\$500) nor more than two thousand dollars (\$2000). Each day a violation continues shall constitute a separate and distinct offense and shall be punishable as such.

(i) *Fees waived.* Projects for city owned facilities requiring permits shall be exempt from permit fees. However, contractors shall be responsible for contractor registration, construction trailers and/or other temporary construction structures, failed inspection penalties, or other penalties and fees.

SECTION IV. That Chapter 8, Article III. Section 8-62 is hereby amended to read as follows:

CHAPTER 8 BUILDING AND CONSTRUCTION REGULATIONS

* * *

ARTICLE III. CONSTRUCTION CONTRACTORS

Sec. 8-62. Fees.

Fees for registrations shall be paid at time of application. Fees shall be in accordance with the fee schedule established in this chapter, paid per calendar year, renewable each January first.

SECTION V. That Chapter 30, Article VI, Division 1, Section 30-106, Section 30-136 and Section 30-151 of the Code of Ordinances of the City of Killeen is hereby amended to read as amended to read as follows:

Exhibit 9: FEMA FIRM Panel

NOTES TO USERS

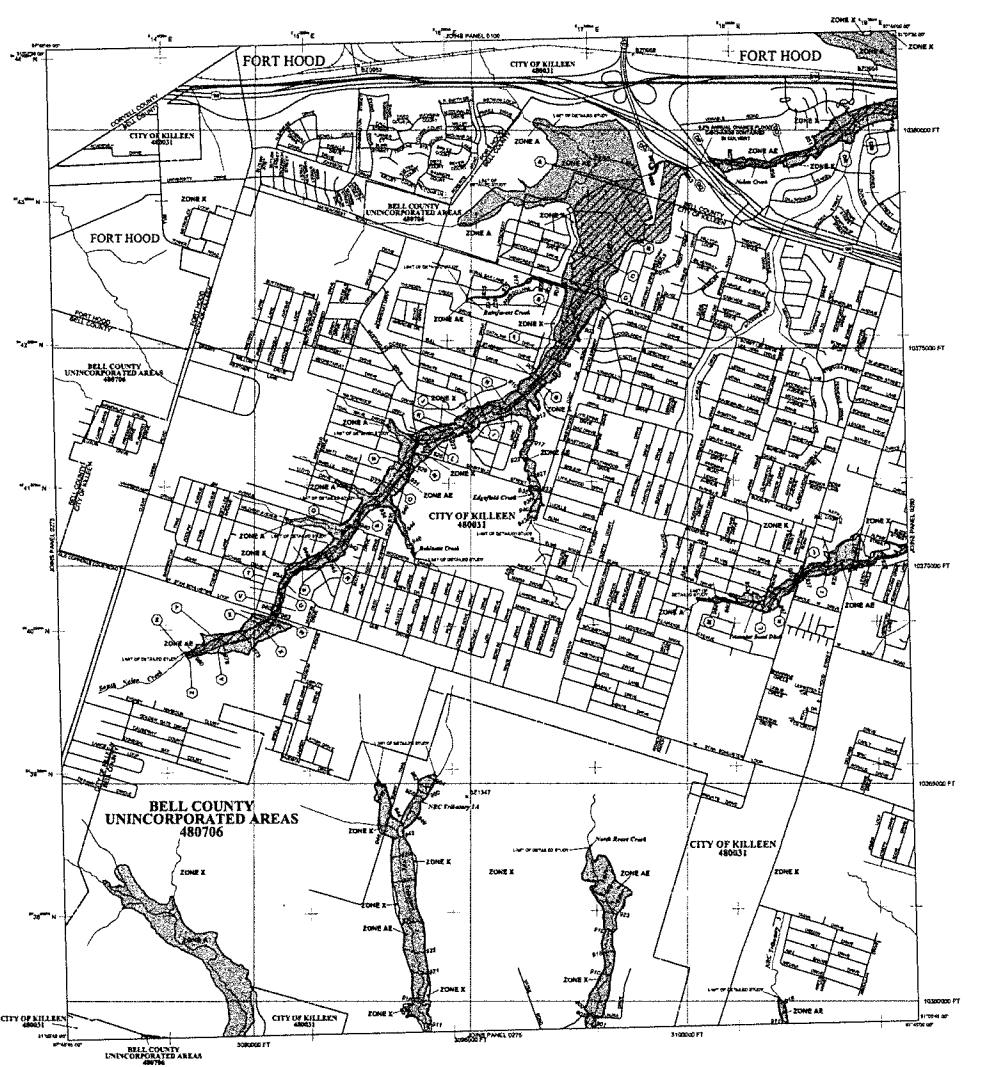
This map is to be used in determining the National Flood Insurance Program 2 Zone flood insurance coverage of areas subject to flooding. Secondary sources of drainage control of areas not shown on this map are not included in the flood insurance coverage for these areas.

To obtain more detailed information on other areas, please consult the Flood Insurance Rate Map of the National Flood Insurance Program, which is available to the public for sale by the Federal Emergency Management Agency. The Flood Insurance Rate Map of the National Flood Insurance Program is available to the public for sale by the Federal Emergency Management Agency. The Flood Insurance Rate Map of the National Flood Insurance Program is available to the public for sale by the Federal Emergency Management Agency.

General: Flood elevation shown on this map is only an estimate of 1% Annual Chance Flood Elevation. It does not represent actual flood elevation. It is not intended to be used for flood damage prevention or flood damage mitigation. It is not intended to be used for flood damage prevention or flood damage mitigation. It is not intended to be used for flood damage prevention or flood damage mitigation.

Special: Flood elevation shown on this map is only an estimate of 1% Annual Chance Flood Elevation. It does not represent actual flood elevation. It is not intended to be used for flood damage prevention or flood damage mitigation. It is not intended to be used for flood damage prevention or flood damage mitigation. It is not intended to be used for flood damage prevention or flood damage mitigation.

Other: Flood elevation shown on this map is only an estimate of 1% Annual Chance Flood Elevation. It does not represent actual flood elevation. It is not intended to be used for flood damage prevention or flood damage mitigation. It is not intended to be used for flood damage prevention or flood damage mitigation. It is not intended to be used for flood damage prevention or flood damage mitigation.



LEGEND

- 1% ANNUAL CHANCE FLOOD
- SPECIAL FLOOD INSURANCE RATES SUBJECT TO DETERMINATION BY THE 1% ANNUAL CHANCE FLOOD
- ZONE X: Areas of high flood hazard where flood damage prevention measures are required.
- ZONE AE: Areas of moderate flood hazard where flood damage prevention measures are required.
- ZONE A: Areas of low to moderate flood hazard where flood damage prevention measures are not required.
- ADJACENT AREAS IN ZONE A: Areas of low to moderate flood hazard where flood damage prevention measures are not required.
- OTHER FLOOD AREAS: Areas of low to moderate flood hazard where flood damage prevention measures are not required.
- OTHER AREAS: Areas of low to moderate flood hazard where flood damage prevention measures are not required.
- CAPITAL HAZARD REDUCED SYSTEM (CHRS) AREAS: Areas of low to moderate flood hazard where flood damage prevention measures are not required.
- OTHERWISE PROTECTED AREAS (OPA): Areas of low to moderate flood hazard where flood damage prevention measures are not required.
- UNDEVELOPED AREAS (UA): Areas of low to moderate flood hazard where flood damage prevention measures are not required.
- WATER BODIES: Areas of low to moderate flood hazard where flood damage prevention measures are not required.
- SEWERAGE SYSTEMS: Areas of low to moderate flood hazard where flood damage prevention measures are not required.
- RAILROADS: Areas of low to moderate flood hazard where flood damage prevention measures are not required.
- ROADS: Areas of low to moderate flood hazard where flood damage prevention measures are not required.
- UTILITIES: Areas of low to moderate flood hazard where flood damage prevention measures are not required.
- STRUCTURES: Areas of low to moderate flood hazard where flood damage prevention measures are not required.
- VEGETATION: Areas of low to moderate flood hazard where flood damage prevention measures are not required.
- TOPOGRAPHY: Areas of low to moderate flood hazard where flood damage prevention measures are not required.
- BOUNDARIES: Areas of low to moderate flood hazard where flood damage prevention measures are not required.
- PROPERTY LINES: Areas of low to moderate flood hazard where flood damage prevention measures are not required.
- LOT LINES: Areas of low to moderate flood hazard where flood damage prevention measures are not required.
- STREET NAMES: Areas of low to moderate flood hazard where flood damage prevention measures are not required.
- LOT NUMBERS: Areas of low to moderate flood hazard where flood damage prevention measures are not required.
- UTM COORDINATES: Areas of low to moderate flood hazard where flood damage prevention measures are not required.
- MAP SCALE: 1" = 100'
- EFFECTIVE DATE: SEPTEMBER 24, 2009

PANEL 0265E

FIRM FLOOD INSURANCE RATE MAP

BELL COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 02 OF 15

FIRM MAP ACRES FOR FIRM PANEL LA1507I

CONTRACT NUMBER: 4802C286E

ISSUED: 09/24/09

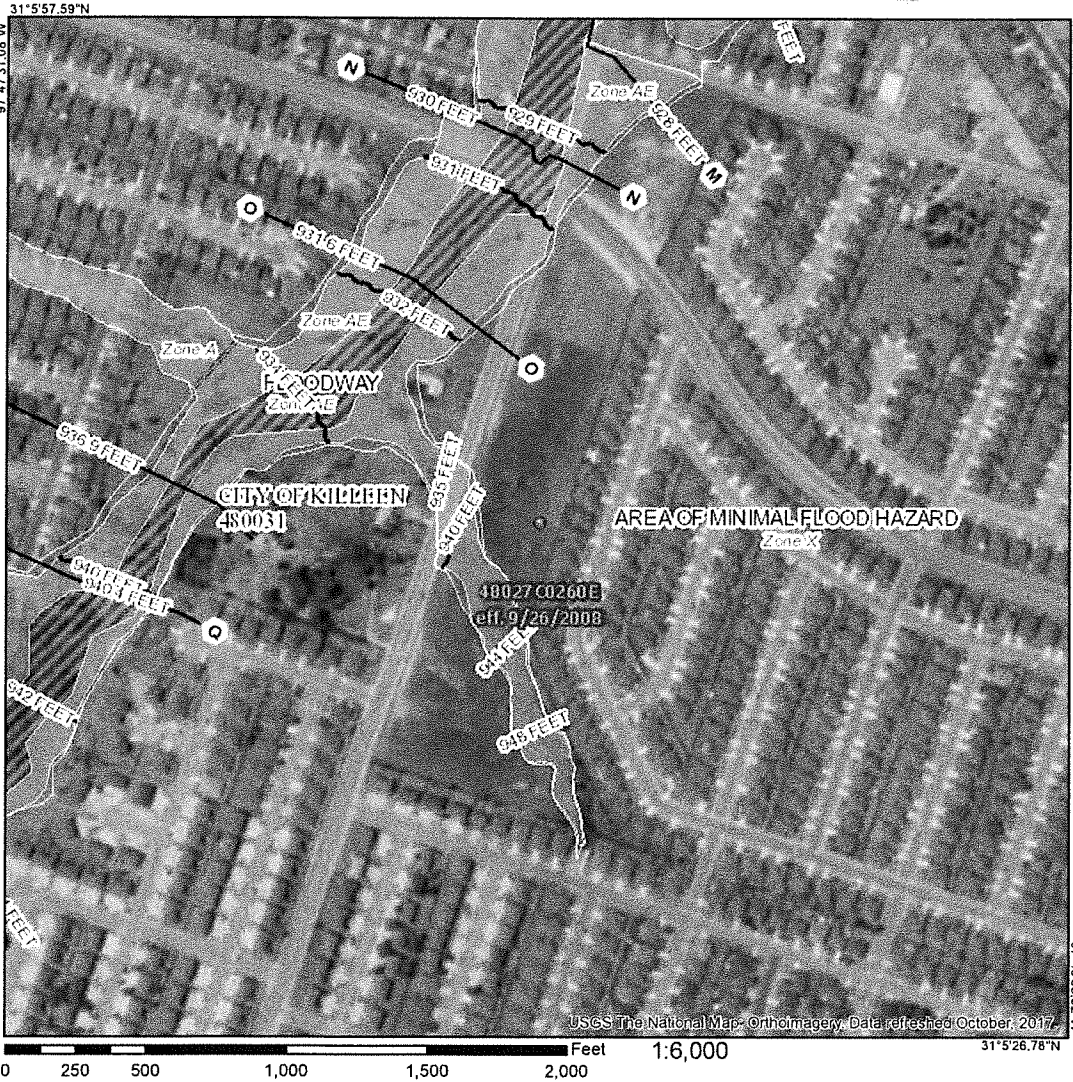
MAP NUMBER: 4802C286E

EFFECTIVE DATE: SEPTEMBER 24, 2009

Federal Emergency Management Agency

Exhibit 10: FEMA FIRMETTE

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway

- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D

- OTHER AREAS**
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D

- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

- OTHER FEATURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - 29.2
 - 17.8
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature

- MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/18/2019 at 11:45:01 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Exhibit 12: Estimated Site Work Cost Sheet

Site Work Cost Breakdown

This form must be submitted with the Development Cost Schedule as justification of Site Work costs.

Column A: The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.

Columns B and C: In determining actual construction cost, two different methods may be used:

The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; **OR**

The use of unit price (Column B) and the number of units (Column C) data for the activity.

Column D: To arrive at total construction costs in Column D:

If based on labor and materials, add Column B and Column C together to arrive at total construction costs.

If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

Column E: Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

Column F: Engineering/architectural costs must be broken out by the Site Work activity.

Column G: Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

****This form must be completed by a Third-Party engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.****
For Site Work costs that exceed \$15,000 per Unit and are included in Eligible Basis, a CPA letter allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.

A. Activity	B. Labor or Unit Price	C. Materials or # of Units	D. Total Construction Costs	E. Acquisition Costs	F. Engineering / Architectural Costs	G. Total Activity Costs
Demolition	\$ -	\$ -	\$ -			\$ -
Asbestos Abatement (Demolition Only)	\$ -	\$ -	\$ -			\$ -
Detention	\$ 32,500.00	\$ 17,500.00	\$ 50,000.00			\$ 50,000
Rough grading	\$ 84,500.00	\$ 45,500.00	\$ 130,000.00			\$ 130,000
Fine grading	\$ 66,500.00	\$ 28,500.00	\$ 95,000.00			\$ 95,000
On-site concrete	\$ 17,200.00	\$ 68,800.00	\$ 86,000.00			\$ 86,000
On-site electrical	\$ 15,000.00	\$ 35,000.00	\$ 50,000.00			\$ 50,000
On-site paving	\$ 45,000.00	\$ 180,000.00	\$ 225,000.00			\$ 225,000
On-site utilities	\$ 55,000.00	\$ 220,000.00	\$ 275,000.00			\$ 275,000
Decorative masonry	\$ -	\$ -	\$ -			\$ -
Bumper stops, striping & signs	\$ 1,800.00	\$ 10,200.00	\$ 12,000.00			\$ 12,000
Total						\$ 923,000

 Signature of Registered Engineer
 2-21-19

 Date

Mike W. Kriegel

 Printed Name

 If a revised form is submitted, date of submission:

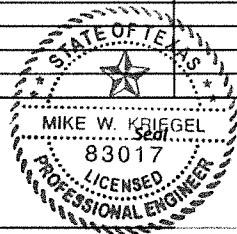
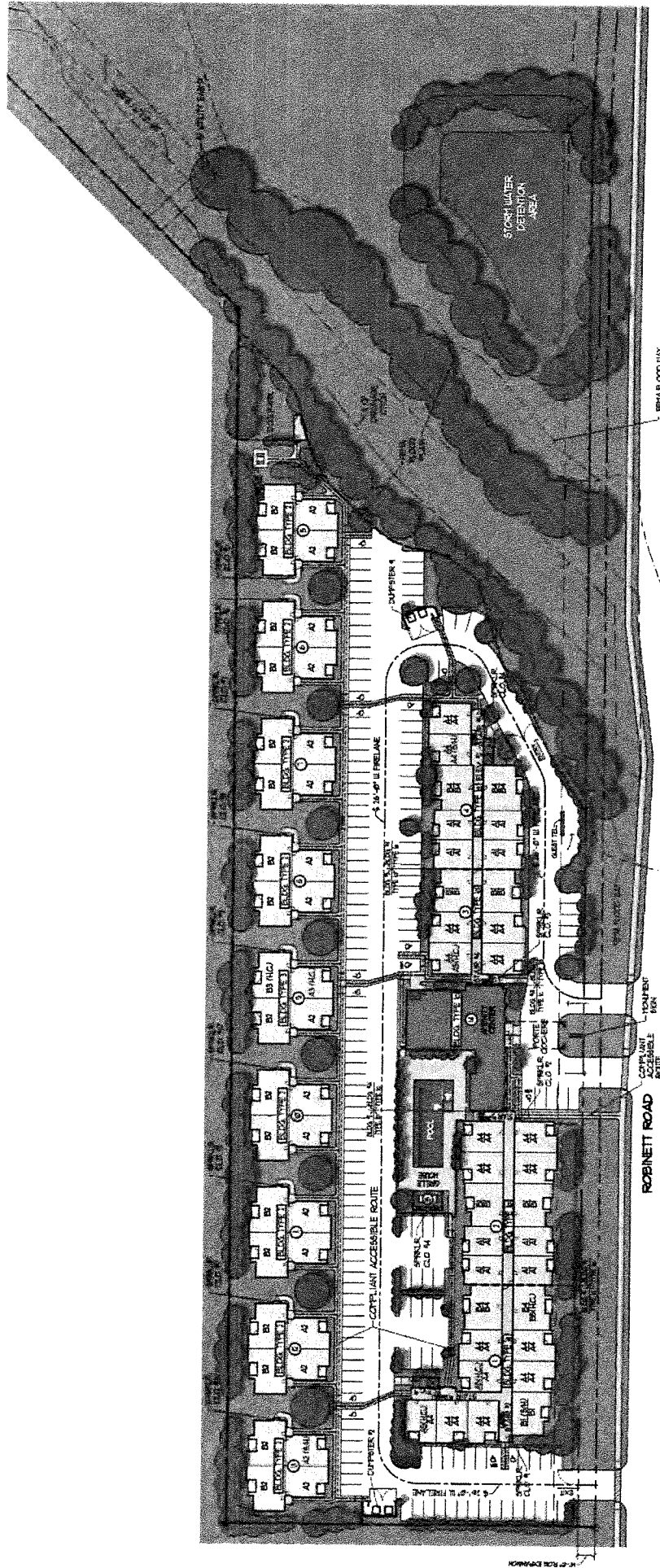
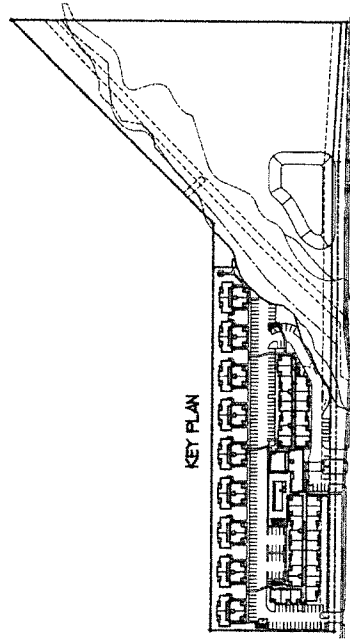


Exhibit 13: Estimated Site Offsite Work Cost Sheet



H.C. INDICATES MOBILITY IMPAIRED UNIT
 S/H INDICATES SIGHT/HEARING IMPAIRED UNIT
 PROPOSED IMPROVEMENTS ARE IN ZONE 'X' (AREA OF
 MINIMAL FLOOD DAMAGE)
 PROPERTY AREA: 13.1025 ACRES
 NO FLOOD MITIGATION IS NEEDED FOR THIS
 PROPERTY. DETENTION IS PROVIDED BY ON-SITE
 DETENTION FOND.
 BUILDING TYPE 1a-1e IS ONE STRUCTURE
 SEPARATED INTO 5 DISTINCT BUILDINGS BY 2-HR
 AREA SEPARATION WALLS. A COMPLIANT
 ACCESSIBLE ROUTE CONNECTS ALL UNITS &
 AMENITIES INSIDE.



0 20 40 80 160

SITE PLAN

Villas At Robinett

Mucasey & Associates, Architects

TDHCA Disclosure: In accordance with the rules of the Texas Department of Housing and Community Affairs, aspects of this development may be subject to change, including but not limited to, changes in the amenities ultimately selected and provided.

CONSIDERATIONS

Texas Supreme Court in *Pharr v. Tippitt*, 616 S. W 2nd 173 (Tex 1981) established general guidelines which the Planning and Zoning Commission and City Council should take into consideration when making their respective recommendation and decision on a zoning request.

A. General Factors to Consider:

Is the request in accordance with the comprehensive plan?

Is the request designed to lessen congestion in the streets; secure safety from fire, panic or other dangers; promote health and the general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; or facilitate the adequate provision of transportation, water, sewers, schools, parks and other public requirements?

What if any, is the nature and degree of an adverse impact upon neighboring lands?

The suitability or unsuitability of the tract for use as presently zoned.

Whether the amendment bears a substantial relationship to the public health, safety, morals or general welfare or protects and preserves historical and cultural places and areas.

Whether there is a substantial public need or purpose for the new zoning.

Whether there have been substantially changed conditions in the neighborhood.

Is the new zoning substantially inconsistent with the zoning of neighboring lands? (Whether the new zoning is more or less restrictive.)

The size of the tract in relation to the affected neighboring lands – is the tract a small tract or isolated tract asking for preferential treatment that differs from that accorded similar surrounding land without first proving changes in conditions?

Any other factors which will substantially affect the health, safety, morals or general welfare.


B. Conditional Use Permit (if applicable)

Whether the use is harmonious with and adaptable to buildings, structures and use of abutting property and other property in the vicinity of the premises under construction.

C. Conditions to Consider

1. Occupation shall be conducted only by members of family living in home.
2. No outside storage or display
3. Cannot change the outside appearance of the dwelling so that it is altered from its residential character.
4. Cannot allow the performance of the business activity to be visible from the street.
5. Cannot use any window display to advertise or call attention to the business.
6. Cannot have any signs
7. No off-street parking or on-street parking of more than two (2) vehicles at any one time for business related customer parking.
8. No retail sales.
9. Length of Permit.

CUT HERE

YOUR NAME: <u>Dorayck Mucan</u>	PHONE NUMBER: <u>254 258 2675</u>
CURRENT ADDRESS: <u>3604 IOA Dr</u>	
ADDRESS OF PROPERTY OWNED:	
COMMENTS:	
<u>I am opposed to this request</u>	RECEIVED
	JUN 03 2019
	PLANNING
SIGNATURE: 	REQUEST: "B-3" to "R-3A" SPO #Z19-11/020

CUT HERE

YOUR NAME: <u>KIRK S. Hansen</u>	PHONE NUMBER: <u>951-385-6503</u>
CURRENT ADDRESS: <u>3809 IDA Dr. Killeen Texas 76549</u>	
ADDRESS OF PROPERTY OWNED: <u>3809 IDA Dr. Killeen Texas 76549</u>	
COMMENTS:	
<u>WE DO NOT WANT ANY MULTIFAMILY APARTMENTS</u>	
<u>behind my (or) property we like the fact that there</u>	
<u>is nothing there we enjoy watching the sunset</u>	
<u>from our Deck & dining area.</u>	
<u>We also feel that our property value will be affected</u>	
<u>there will be too much noise & more traffic or even</u>	
<u>vandalism.</u>	
SIGNATURE: <u>Kirk Hansen</u>	REQUEST: "B-3" to "R-3A" SPO #Z19-11/025

RECEIVED
MAY 30 2019
PLANNING

CITY COUNCIL MEMORANDUM FOR ORDINANCE

DATE: June 18, 2019
TO: Ronald L. Olson, City Manager
FROM: Dr. Ray Shanaa, Exec. Dir. Of Planning and Development Services
SUBJECT: Zoning Case #Z19-11 "B-3" (Local Business District) to Planned Unit Development (PUD) with "R-3A" (Multifamily Apartment Residential District)

Background and Findings

Sycamore Strategies L.L.C., on behalf of Reeces Creek Developers Ltd., submits this request to rezone 13.105 acres from "B-3" (Local Business District) to Planned Unit Development (PUD) with "R-3A" (Multifamily Apartment Residential District) for a 104 unit senior apartment complex. The property is addressed as 4000 Robinett Road, Killeen, Texas.

The site feasibility report, attached as part of the staff memorandum, serves as the narrative describing the PUD request and contains detailed information about the proposed development. The 13.105 acres of land allow 228 residential units; however, the applicant's proposal reduces that amount by more than 50% of the allowable density to 104 units. In addition to the marked reduction in residential density, the site plan incorporates a large amount of open space south.

District Descriptions:

Sec. 31-256.1. - Use regulations - "R-3A."

- (a) Uses. A building or premises in a "R-3A" Multifamily Apartment Residential District shall be used only for the following purposes:
- (1) Any use permitted in the "R-1" or "R-2" districts.
 - (2) Multifamily structures containing five (5) or more separate dwelling units, including large apartment complexes with high rise structures.
 - (3) Boarding and lodging houses.
 - (4) Fraternity or sorority houses.
 - (5) Licensed group or community homes housing six (6) or more persons.
 - (6) Dormitories for educational or employment purposes as a primary use.
 - (7) Any group housing activity not otherwise identified in another multifamily or business district.
 - (8) Accessory buildings and uses, customarily incident to the above uses and located on the same lot therewith, not involving the conduct of a business.

- (b) Planned unit development required. Rezoning applications requesting zoning under this division shall be subject to the requirements of 31-256.9 of this division, if applicable.

Sec. 31-256.9. - Planned Unit Development (PUD) required.

- (a) A Planned Unit Development (PUD) as provided in Chapter 31, Article V, Division 8, Killeen Code of Ordinances shall be required for any request for an "R-3F" and/or "R-3A" district when the total acreage of the request alone, or when the total acreage of the request combined with all adjacent areas zoned "R-2", "R-3", "R-3F", and "R-3A", and/or areas within a two-thousand feet radius of any of the property seeking to be rezoned, consist of twenty-five (25) acres or more. The purpose for requiring a PUD is to provide the Planning and Zoning Commission and the City Council with the ability to determine the proposed development's impact on surrounding properties, existing infrastructure and open/recreational space and also to determine whether additional public improvements to serve denser multifamily development are necessary to promote the health, safety and welfare of the development's residents.
- (b) Properties are considered adjacent and subject to the computation of this section if they are continuously zoned for multifamily and/or two family residential use regardless of ownership, property lines, easements or rights-of-way.
- (c) The applicant shall provide any public infrastructure beyond the city's minimum development standards that is required to service the proposed development, including open/recreational space and oversized water, sewer and drainage facilities and greater street widths.
- (d) The applicant is responsible for determining whether or not a PUD is required. However, if the Director of Planning and Development Services determines at any time that a PUD is required and one was not submitted the applicant shall be informed in writing and they shall either modify their application to include the PUD or withdraw the application and have all associated application fee(s) returned.

A Planned Unit Development (PUD) is a land use design incorporating the concepts of density and common open space. Common open space shall include, but is not limited to, community amenities such as parks, gardens, pedestrian trails, recreation areas, and usable undisturbed, natural areas. The PUD designation serves as an "overlay zoning and development classification." In this capacity, the designation permits specific negotiated development regulations to be applied to the base land use zoning district(s) in which the property is located. When a parcel of land receives a PUD designation, the entire parcel must be assigned one or more standard zoning district classifications. However, the added PUD overlay classification enables the developer of the site to request that specific land use development regulations be applied to his development site. Such specific land use and development regulations shall not take effect until they are reviewed, public hearings held and approved by both the Planning and Zoning Commission and the City Council.

The PUD concept plan illustrates fourteen (14) distinct multifamily apartment buildings, a swimming pool, dog park, grilling areas and an amenities center. The dwelling unit summary consists of a total of 104 units, with 68 one-bedroom units, 36 two bedroom units and 174 vehicle parking spaces. The property will gain access to Robinett Road via two private drive

features, with no connectivity to the surrounding residential neighborhoods. Buildings 6-14, which are being proposed adjacent to the Lonesome Dove community, will be limited to one-story in height with a 15' rear yard setback.

Property Specifics

Applicant / Property Owner: Sycamore Strategies L.L.C./ Reeces Creek Developers, Ltd.

Property Location: The property is addressed as 4000 Robinett Road, Killeen, Texas.

Legal Description: 13.105 acres out of the T. Robinett Survey, Abstract No. 686, Killeen, Texas.

Zoning/ Plat Case History:

- The property was rezoned from "A-R1" (Agricultural Single-Family Residential District) to "B-3" (Local Business District) on May 22, 2007, per Ordinance No. 07-044.
- The property is not platted.

Character of the Area: The surrounding residential community is a mixture of single family, duplex and fourplex development. The properties north and west of the site consist of commercial zoned properties.

Existing Land Use(s) on the Property: Vacant

Historic Properties: None

Community Infrastructure and Environmental Assessment

Water, Sewer and Drainage Services:

Provider: City of Killeen

Within Service Area: Yes

Feasibility Study or Service Commitment: Water, sanitary sewer, and drainage utility services are available to the above subject tract located within the City of Killeen municipal utility service area. It will be necessary to extend public utility infrastructure to the property prior to the release of any lots for residential construction purposes.

Transportation:

Existing conditions: The tract has direct access to Robinett Road, which is classified as a minor arterial on the City's adopted Thoroughfare Plan.

Proposed Improvements: No additional right-of-way improvements are proposed at this time.

Proposed Traffic Generation: If approved, at full build-out, the PUD will include 104 multifamily units. These units will generate 692 daily trips, with 53 total generated trips during AM peak hour and 64 total generated trips during PM peak hour [*note-this data is sourced from the Institute of Transportation Engineer (ITE) Trip Generation Rates-9th Edition, provided through Spack Consulting*].

Environmental Assessment: A portion of the property lies within a FEMA regulatory Special Flood Hazard Area (SFHA), with no floodway designated in this SFHA.

Currently, sheet flow runoff exits this parcel into Robinett Creek and Robinett Road in a western direction. Runoff then flows into South Nolan Creek, which is listed on the TCEQ's 303(d) water quality list for impairment due to bacteria.

Land Use Analysis

Land Use Plan: This area is designated as General Commercial ('GC') and General Residential ('GR') on the Future Land Use Map (FLUM) of the Comprehensive Plan.

The 'General Commercial' ('GC') designation encourages the following development types:

- Wide range of commercial retail and service uses at varying scales and intensities
- Office (both large and/or multi-story buildings and small-scale office uses)
- Public/ institutional
- Parks and public spaces

The 'General Residential' ('GR') designation encourages the following development types:

- Detached residential dwellings as a primary focus
- Attached housing types subject to compatibility and open space standards (e.g. duplexes, townhomes, patio homes)
- Planned developments, potentially with a mix of housing types and varying densities, subject to compatibility and open space standards
- Public/ institutional
- Parks and public spaces

Consistency: The PUD proposal is not consistent with the Comprehensive Plan's FLUM; however, the applicant has submitted a concurrent FLUM amendment request from 'General Commercial' ('GC') and 'General Residential' ('GR') to 'Multi-Family Residential' ('MFR').

Fort Hood Joint Land Use Study (JLUS) Analysis

JLUS Plan: The property is not located in an "Encroachment Awareness Area" as identified within the JLUS.

Section 4.3 of the JLUS describes an "Encroachment Awareness Area" as intending "to serve the purpose of establishing the *current* area in which the partners in this study should maintain heightened vigilance with regard to potentially incompatible civilian land uses encroaching into critical areas that may experience the effects of military training, such as high noise levels."

Public Notification: Staff notified one hundred and forty-seven (147) surrounding property owners within 400 feet of this property regarding this request. Staff has received two (2) responses of opposition to the applicant's zoning request.

THE ALTERNATIVES CONSIDERED:

The City Council may 1): approve the applicant's PUD zoning request as presented; 2) approve the PUD zoning request with additional conditions; or 3): disapprove the applicant's request.

Which alternative is recommended?

Staff is recommending the Council approve the applicant's zoning request.

Why?

The City Council provided a resolution of support with funding of \$1,000 from the HOME program for this property at their regular meeting of February 12, 2019. The City Council is aware that this property must be rezoned in order to construct the tax-credit project.

CONFORMITY TO CITY POLICY:

This zoning request conforms to the City's policies and procedures as detailed in Chapter 31 of the Killeen Code of Ordinances.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year? For future years?

This zoning request does not involve the expenditure of city funds.

Is this a one-time or recurring expenditure?

This is not applicable.

Is this expenditure budgeted?

This is not applicable.

If not, where will the money come from?

This is not applicable.

Is there a sufficient amount in the budgeted line-item for this expenditure?

This is not applicable.

RECOMMENDATION:

The Planning and Zoning Commission recommended approval of the applicant's zoning request by a vote of 5 to 0. Staff also recommends that an exception to the thirty-five (35) feet PUD height requirement be granted for proposed buildings 1, 2, 4 and 5 and that the required 25' rear yard setback be reduced to 15' for proposed buildings 6-14.

DEPARTMENTAL CLEARANCES:

This item has been reviewed by the Legal staff.