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Staff conducted a due diligence report on property locally addressed as 9132 Trimmier Rd, Killeen, Texas as requested. This report includes current zoning, plat status, water/sewer availability, and floodplain information.

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**Property Information:**

Property ID: 455443

Property Address: 9132 TRIMMIER RD, KILLEEN, TEXAS

Property Size: Approximately 15.087 Acres

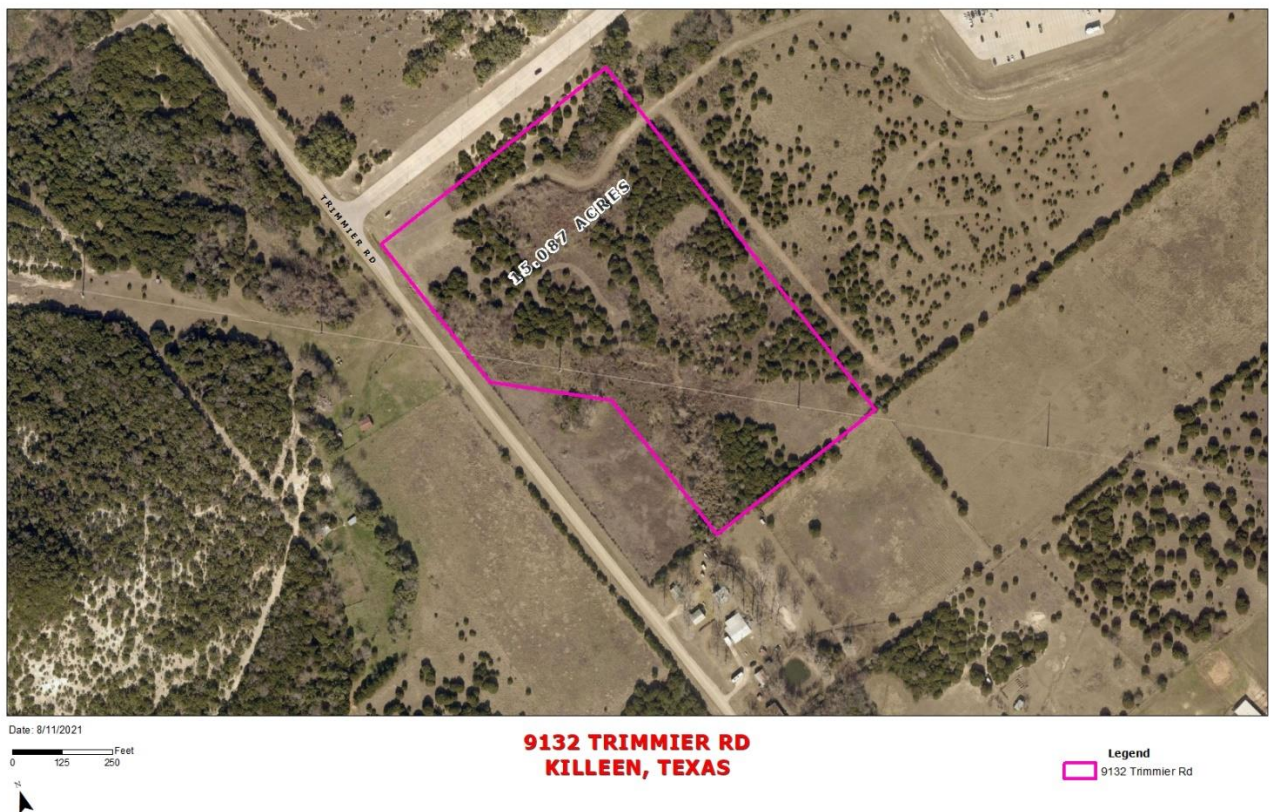


Figure 1. **Aerial Map**



Figure 2. **Subject Property Looking West.** Source: Google Maps

**Current Zoning and Plat Information:**

Current Zoning



Figure 3. **Current Zoning Map**

The property is currently zoned 'SR-1' (Suburban Residential Single-Family Residential District). This zoning designation allows for single family detached dwellings and any use permitted under [section 31-186\(1-13\(b\)\)](#) of the Killeen Code of Ordinances. Under Sec. 31-187(7), Public buildings, including libraries, museums, police, and fire stations are allowed.



Plat

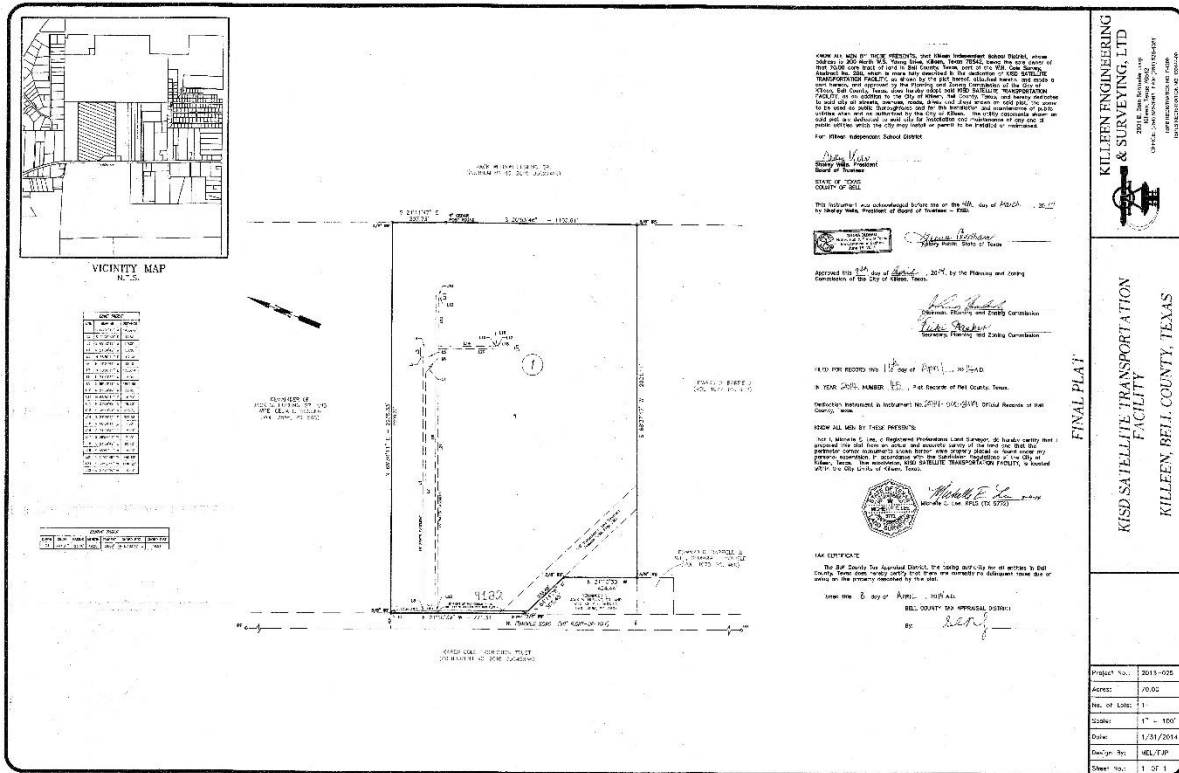


Figure 4. KISD Satellite Transportation Facility Final Plat

The site is 15.087 acres out of 70.00 acres of the property platted as KISD Satellite Transportation Facility, Block 001, Lot 0001 on April 16, 2014. Site will need to be platted to display the specific site.

## Water and Sewer

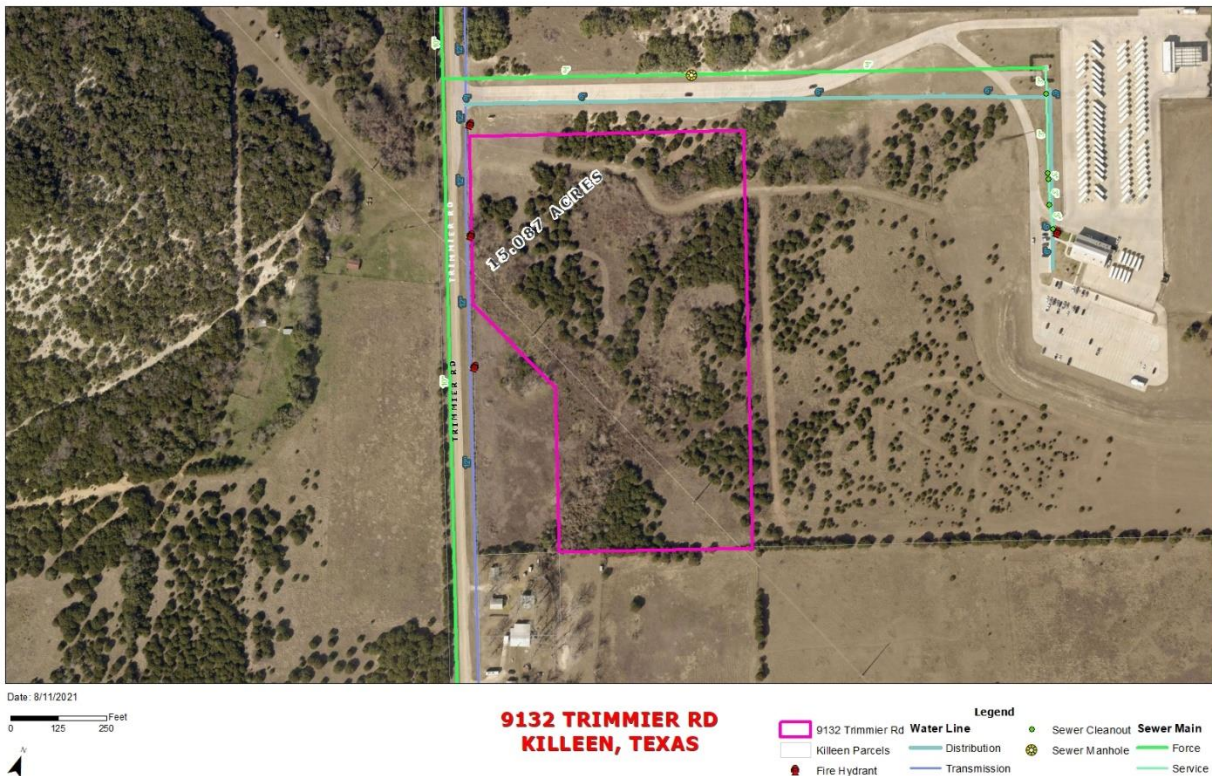


Figure 5. Water and Sewer Map

There is a 12" transmission water line on the west side of the site and a 6" distribution water line on the north side of the site. There are 3 fire hydrants found on the west side of the site located on the east side of Trimmier Road.

There is also a 10" force sewer main on the west side of the site across Trimmier Road and a 3" force sewer main on the north side of the site across a private road. There is one sewer manhole near the northeast of the site across the same private road.

## FEMA Flood Hazard

There are no known environmental constraints for this tract. The site is not within any FEMA regulatory Special Flood Hazard Area (SFHA) and there are no known wetlands on or adjacent to the parcel.