



VOLUNTARY ANNEXATION PETITION #19-03

PH-19-039

October 22, 2019

Voluntary Annexation Petition

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- Staff received a voluntary annexation petition from Mesa Verde Developers, L.P. and Tara Campbell for 24.3 acres of land located south and west of the existing city limits.
- The property is located due south of the Renick Ranch Subdivision.



QUINTERO ENGINEERING, LLC

CIVIL ENGINEERING • LAND SURVEYING • PLANNING • CONSTRUCTION MANAGEMENT

415 E. AVENUE D, KILLEEN, TEXAS (254) 493-9962

T.B.P.E. FIRM REGISTRATION NO. 14709

T.B.P.L.S. REGISTRATION NO. 10194110

BLOCK 1 FERGUSON ADDITION
PHYLIS FERGUSON
(CAB. C, SLIDE 227-B)

REMAINDER OF 2.000 ACRES,
BEING A PART OF LOT 1,
BLOCK 1, FERGUSON
ADDITION
MILLY PREFERRED REAL
ESTATE
(INSTRUMENT NO.
2014-00019627)

REMAINDER OF
9.25 ACRES
PHYLIS FERGUSON
(VOL. 3827, P. 587)

REMAINDER OF 2.00 ACRES
TARA CAMPBELL
(INSTRUMENT NO.
2016-00069422)

PROPOSED ANNEXATION
BOUNDARY DEFINED BY
OWNERSHIP

5.284 ACRES
TARA CAMPBELL
(INSTRUMENT NO. 2015-00009422)

REMAINDER OF 6.601 ACRES
TARA CAMPBELL
(INSTRUMENT NO. 2017-00017620)

2.00 ACRES
PHYLIS FERGUSON
(VOL. 3616, P. 504)

3.419 ACRES
PHYLIS FERGUSON
(VOL. 3616, P. 504)

1.081 ACRES
JUANITA GREEN LIVING TRUST
(VOL. 3954, P. 662)

5.509 ACRES
JUANITA GREEN LIVING TRUST
(VOL. 3237, P. 64)

W. STAN SCHLUETER LOOP

SCALE:
1" = 200'

1.908 ACERS
STEPHEN OWORADE
(INSTRUMENT NO.
201400025324)

BLOCK ONE
RENICK RANCH SUBDIVISION
(CAB. A, SLIDE 366-C)

LOT 1, BLOCK 1
SKFP-1 ADDITION
(CAB. D, SLIDE 274-B)

LANCE ROOFING
ADDITION, PHASE TWO
AMENDED
(CAB. D, SLIDE 276-A)

0.972 ACRES
LANCE ROOFING, LLC
(INSTRUMENT NO.
201400022617)

EXISTING NORTHERN
CITY LIMIT LINE

S 72°54'59" E - 943.78'

N 17°09'22" E - 101.92'

N 72°50'38" W - 299.67'

MESA VERDE
DEVELOPMENT LP
CALLED 4.39 ACRES
(INSTR. NO. 2019-00022577)

EXISTING EASTERN
CITY LIMIT LINE

MESA VERDE
DEVELOPMENT LP
CALLED 9.14 ACRES
(INSTR. NO. 2019-00022577)

MESA VERDE
DEVELOPMENT LP
CALLED 6.39 ACRES
(INSTR. NO. 2019-00022577)

S 17°04'58" W - 1596.76'

± 24.3 AC

PROPOSED ANNEXATION
BOUNDARY DEFINED BY
OWNERSHIP

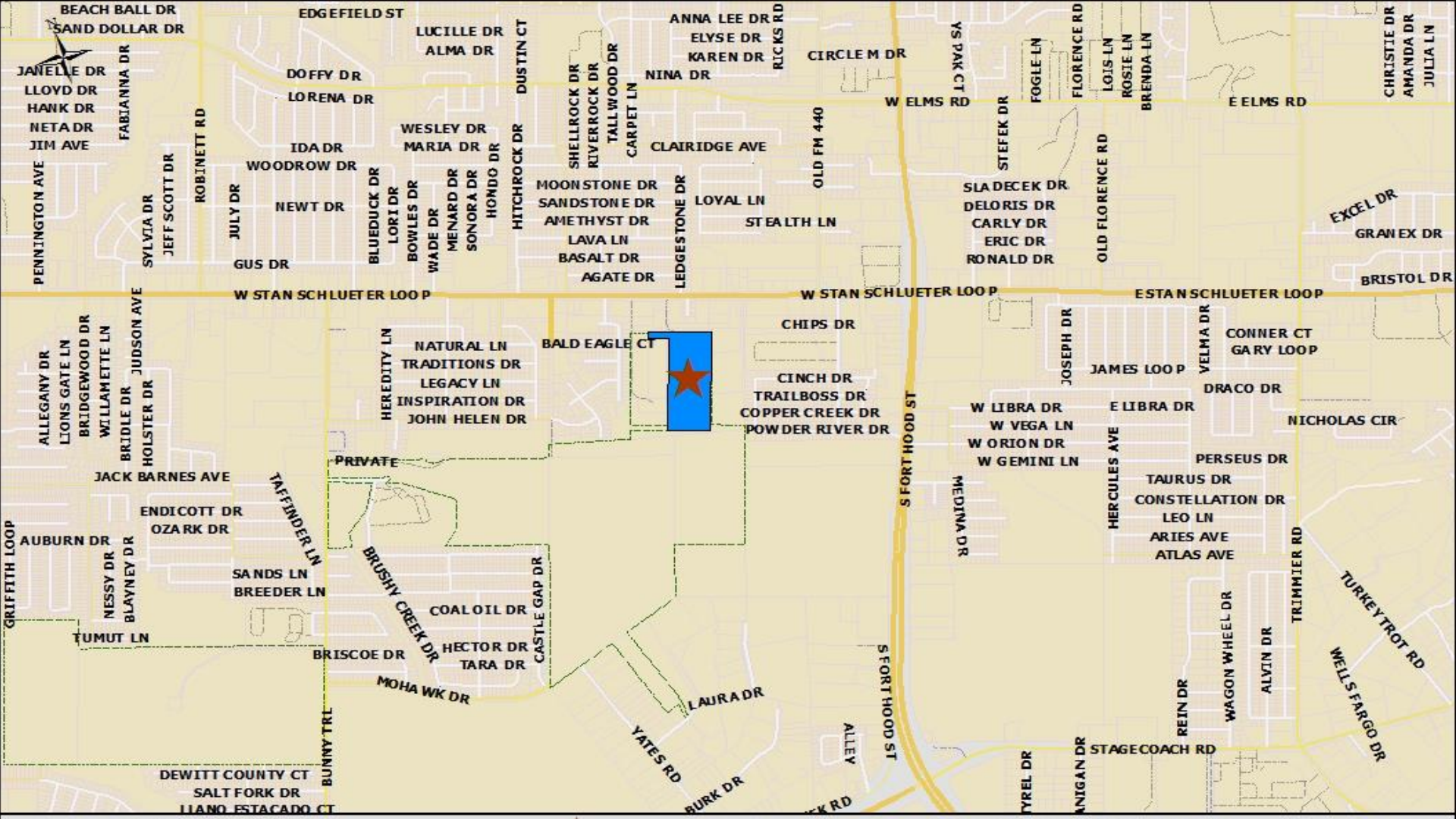
N 72°36'50" W - 645.21'

ANNEXATION EXHIBIT

10.00 ACRES



Voluntary Annexation Petition


- The property is vacant and contiguous to current City limits on two sides. These two conditions allow the property to be eligible for a 90 day annexation process.
- At the September 10th City Council meeting, the Council voted to proceed with public hearings for the voluntary annexation of this property.
- Staff has prepared an annexation timeline for the City Council's consideration.





Legend

 Killeen City Limits  Annexation Area

 **Annexation Map**

VA3 MESA VERDE-CAMBELL

1 inch = 561 feet

Voluntary Annexation Schedule

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- October 8th and October 22nd: Conduct 2 public hearings between 20 and 40 days before annexation ordinance is adopted. [LGC 43.063 (a)] ***The first public hearing was held on October 8th.***
- November 12th: The Council may or may not adopt the annexation ordinance and approve the service plan. [LGC 43.064]

Voluntary Annexation Petition

- In accordance with Local Government Code 43.065, the City shall “prepare a service plan that provides for the extension of full municipal services to the area to be annexed. The municipality shall provide the services by any of the methods by which it extends the services to any other area of the municipality.”
- The annexation service plan includes Fiscal and other Impact Analysis

Summary of Services and Non-Financial Impacts

- **Police Department:** Anticipates this project would add approximately 294 residential calls for service; an increase of 0.18 percent of the total calls for service; and add approximately six (6) seconds to the average response time for priority one and priority two calls.
- **Fire Department:** An additional 38 EMS responses and 22 fire responses are expected to this area; Estimated response time to the annexed property would be 3 minutes for the primary response unit and 7 minutes for a secondary unit (from another station).

Summary of Services and Non-Financial Impacts

- ❑ **Solid Waste-** Solid Waste services will begin immediately upon annexation
- ❑ **Drainage Utility** - Services provided by the City of Killeen's Public Works Department will begin upon annexation for developed parcels and after platting for undeveloped parcels
- ❑ **Parks and Recreation-**Annexation would increase the City's deficit of Community Park's acreage per capita. Additional impact may also be felt in athletic department.

Summary of Services and Non-Financial Impacts

- **Water & Sewer-** The City will provide water and sewer services as soon the developer hooks up to infrastructure. An existing 20” water transmission main located within the south R-O-W of Stan Schlueter Loop (FM 3470) can adequately serve the entire property. Sewer will flow into Lift Station No. 20 which is adequately sized to handle the added sewer flow from this property.
- **Streets-** Stan Schlueter Loop (FM 3470) is designed as a principal arterial and can accommodate this additional traffic. The Street Operations Division of the Public Works Department will maintain public streets. The numbers of vehicle trips projected from this area are 940 for full residential buildout.

Summary of Services and Non-Financial Impacts

- **Planning and Development** - The City of Killeen's Planning and Development Services Department will provide land use planning, inspection services, and code enforcement services.
- **Library**- This potential annexation will increase Killeen's population by approximately 270 people, impacting the library's facilities and accreditation.

Fiscal Impact Assumptions Summary

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- Equal buildout of 94 homes over 4 years (23.5 per year)
- \$164,232 – average 2018 home permit value used
- 3% annual property value increase
- 7% allowance for Disabled Veterans Exemption
- No change in rates
- Current cost of providing a service used to estimate the cost of providing the service to the subject area
- Expenses adjusted annually for inflation

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total
Revenues							
General Fund	\$ 38,492	\$ 78,615	\$ 120,443	\$ 164,053	\$ 167,620	\$ 171,296	\$ 740,519
General Fund - One time	9,048	9,048	9,048	9,048	-	-	36,190
Water & Sewer	19,238	38,476	57,714	76,952	76,952	76,952	346,285
Solid Waste	5,578	11,156	16,734	22,312	22,312	22,312	100,403
Drainage	1,733	3,465	5,198	6,930	6,930	6,930	31,187
Street Maintenance	479	959	1,438	1,918	1,918	1,918	8,630
Total Revenues	\$ 74,568	\$ 141,718	\$ 210,574	\$ 281,213	\$ 275,732	\$ 279,408	\$ 1,263,213
Expenses							
General Fund	\$ 35,793	\$ 73,176	\$ 111,500	\$ 150,268	\$ 153,454	\$ 157,326	\$ 681,518
Water & Sewer	7,257	14,699	22,288	29,993	30,364	30,775	135,375
Solid Waste	2,322	3,583	4,864	6,151	6,215	6,292	29,426
Drainage	1,131	2,305	3,504	4,715	4,801	4,906	21,363
Street Maintenance	479	959	1,438	1,918	1,918	1,918	8,629
Total Expenses	\$ 46,982	\$ 94,722	\$ 143,594	\$ 193,045	\$ 196,751	\$ 201,217	\$ 876,311
Difference							
General Fund	\$ 11,747	\$ 14,486	\$ 17,990	\$ 22,833	\$ 14,166	\$ 13,969	\$ 95,191
Water & Sewer	11,981	23,777	35,427	46,959	46,589	46,177	210,909
Solid Waste	3,256	7,573	11,870	16,161	16,097	16,020	70,977
Drainage	602	1,160	1,694	2,215	2,129	2,025	9,824
Street Maintenance	-	-	-	-	-	-	-
Total Difference	\$ 27,586	\$ 46,996	\$ 66,980	\$ 88,168	\$ 78,981	\$ 78,191	\$ 386,902