



PARKLAND DEDICATION APPEAL – HERITAGE OAKS, PHASE VII

RS-24-110

June 18, 2024

Background

- ❑ Consider a memorandum/resolution granting an appeal to the Parkland Dedication requirements, submitted by Killeen Engineering & Surveying on behalf of RSBP, Inc. & CTDC, LLC, for the proposed Final Plat of Heritage Oaks, Phase 7 in accordance with Killeen Code of Ordinances Sec. 26-162.

Background

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- On May 6, 2024, Killeen Engineering & Surveying, on behalf of RSBP, Inc. and CTDC, LLC, submitted a Final Plat application for Heritage Oaks, Phase VII.
- The proposed Final Plat consists of forty-one (41) single-family lots.



PROJECT LOCATION

 **Plat Case**

Background

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- In accordance with Killeen Code of Ordinances, Chapter 26, Article IV, Division 5, the proposed final plat must comply with the requirements of the Parkland Dedication and Development Ordinance.
- Based on the proposed number of lots, parkland dedication is required in the amount of 0.613 acres.

Background

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- Alternatively, the ordinance provides for a fee-in-lieu of parkland dedication in the amount of \$750 per lot.
- The fee-in-lieu of parkland dedication required for this development would be \$30,750.

Background

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- Killeen Code of Ordinances Sec. 26-162(A) provides that “a property owner/developer may appeal the decisions related to the enforcement of these provisions to the City Council.”
- Accordingly, the applicant is appealing the requirement for parkland dedication or payment of the fee-in-lieu of parkland dedication to the City Council.

Background

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- The basis for the applicant's appeal is that the existing Purser Heritage Hike & Bike Trail, consisting of approximately 90.477 acres, was donated to the City in conjunction with the approval of the Heritage Oaks PUD prior to adoption of the Parkland Dedication and Development Ordinance.

Staff Recommendation

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- Staff recommends that the City Council grant the applicant's appeal to the parkland dedication ordinance associated with the Final Plat for Heritage Oaks Phase VII.