



INTEROFFICE MEMORANDUM

TO: GLENN MORRISON, CITY MANAGER

VIA: KATHY DAVIS, CITY ATTORNEY
JOHN SUTTON, ASSISTANT CITY MANAGER- EXT. SVCS.
DR. RAY SHANAA, EX. DIR. PLANNING & DEV. SVCS.

FROM: TONY D. MCILWAIN, AICP, CFM, CITY PLANNER

DATE: FEBRUARY 24, 2015

SUBJECT: HERITAGE OAKS EXECUTIVE SUMMARY

The purpose of this summary is to provide a summation of facts surrounding the Heritage Oaks Planned Unit Development (PUD). Killeen Chaparral Development L.L.C. and RSBP Developers, Inc. submitted a zoning case for the proposed development, Heritage Oaks on July 12, 2013. This development is 199.5 acres and is located south of White Rock Phase Ten Subdivision, north of Chaparral Road, along the eastern boundary of Killeen city limits. The PUD allows single-family residential uses along with approximately 67 acres of green space. The PUD was recommended for approval by the Planning and Zoning Commission on September 9, 2013, and approved by the Killeen City Council on September 24, 2013 (Ord. #13-069) with the following conditions:

- Residential density shall not exceed 3.5 dwelling units per gross acre;
- Residential development shall not exceed 660 lots;
- Seventy percent (70%) of the residential lots shall be at least 55' in width or larger (at the 20' front building line);
- Fifteen percent (15%) of the residential lots shall be at least 95' in width at the 20' front building line); and
- The proposed 67 acres "green space" (to include the creek buffer zones and additional riparian buffers) shall be dedicated to the City for future parkland purposes.

Following approval of the zoning request, the property owner submitted Heritage Oaks Phase One, which is a 74.815 acres preliminary plat of the subject site. The preliminary plat, consisting of 206 residential lots and one drainage tract was approved by the Planning and Zoning Commission on April 7, 2014. Preliminary plats are not recorded and it will be necessary for the property owner to file a final plat for review, approval and recordation prior to the release of any lots and building permits.

Lastly, the property owner has submitted a special warranty deed for 23.976 acres of the approximate 67 acres of green space. Public Works staff is in possession of the special warranty deed and this tract of land is the first dedication of the property for park amenities and improvements as well as public utility purposes. This special warranty deed was signed and notarized by the property owner on November 4, 2014. There has been no other entitlement activity (zoning, platting, and permitting) involving the property.

Tony D. McIlwain, AICP, CFM
City Planner