



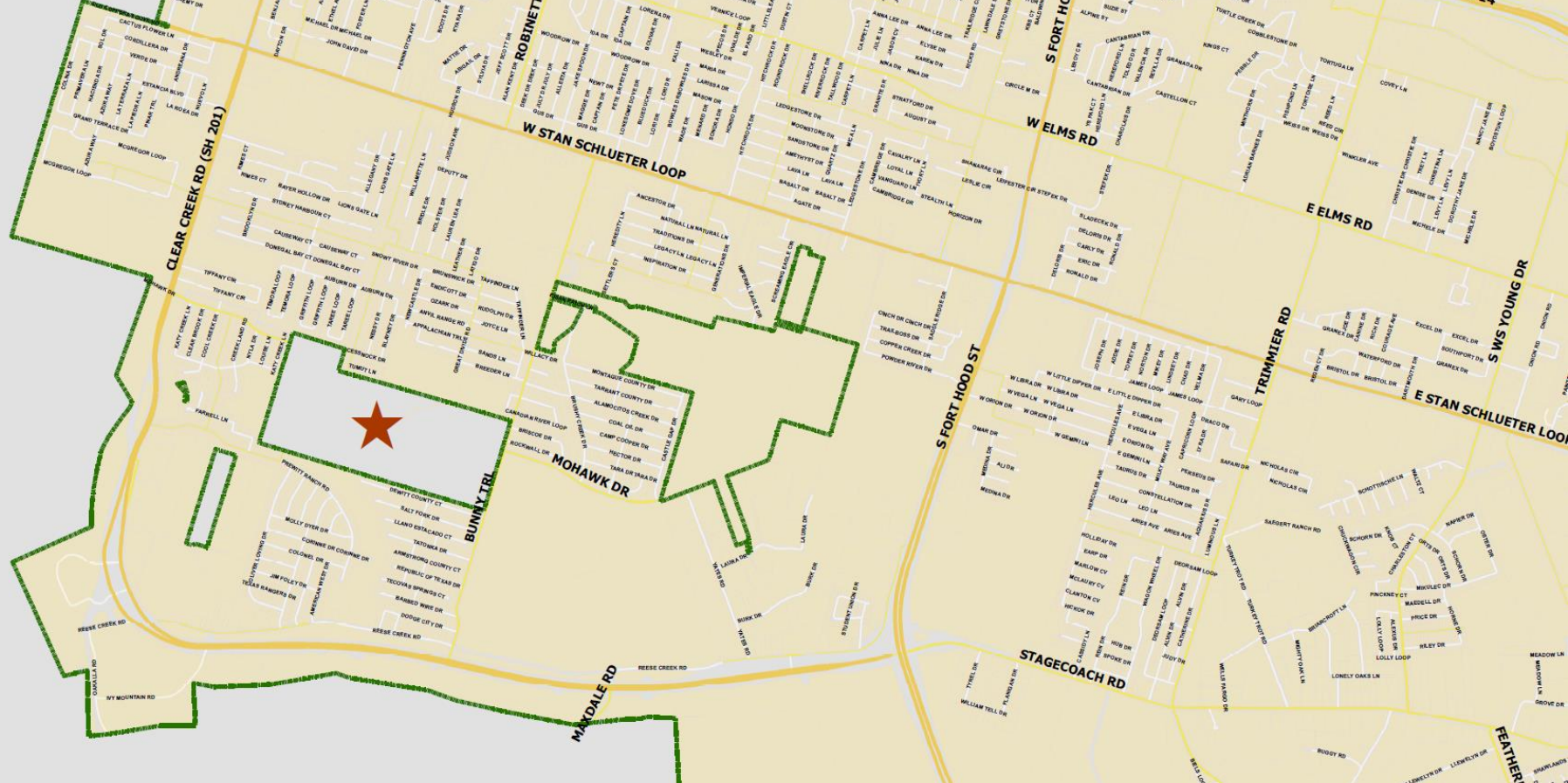
REAVIS DEVELOPMENT AGREEMENT

DS-20-033

May 12, 2020

Reavis Development Agreement

- On January 4, 2008, the City entered into a Development Agreement (D.A.) with Joyce V. Reavis pursuant to Sec. 212.172 of the Texas Local Government Code, for property located at 6603 Bunny Trail.
- The D.A. provides that any development of the property, plat or activity that would require a permit if it were located in Killeen city limits, shall constitute a petition for voluntary annexation.
- The D.A. was amended on February 25, 2014 (doc. 00008373), to allow for the construction of a monopole cell tower while maintaining the property's extraterritorial status.



Streets

- MARGINAL ACCESS
- LOCAL STREET
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- City Limits
- Parcel

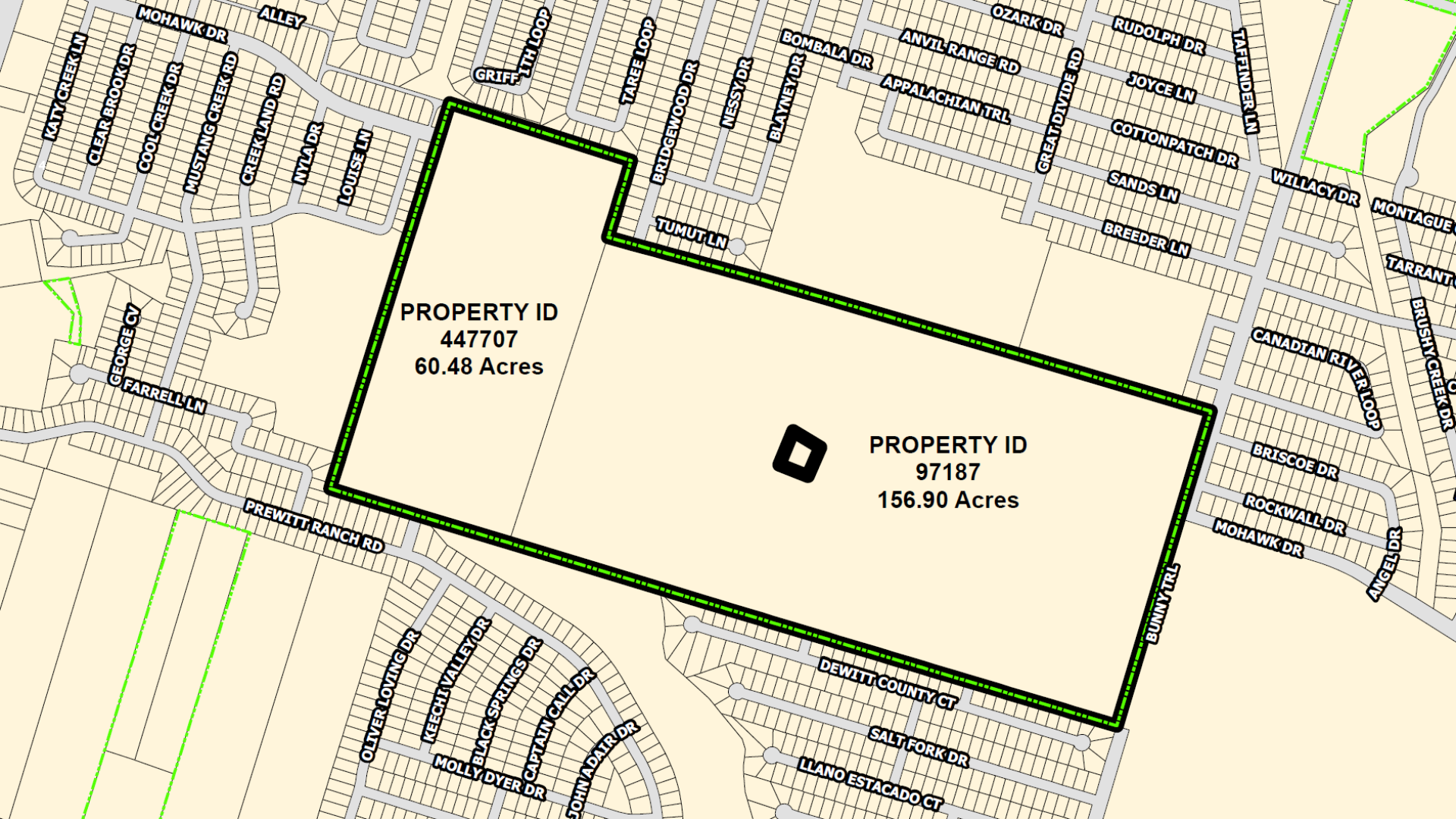
LOCATION MAP

Reavis Tract Location

1 inch = 3,333 feet

PROPERTY ID
447707
60.48 Acres

PROPERTY ID
97187
156.90 Acres



Reavis Development Agreement

- ❑ The applicant is requesting a second amendment to the DA to allow for development of a commercial business on approximately 4.42 acres of land on Bunny Trail.
- ❑ The applicant intends to develop a commercial feed store and self-storage facility on the property.
- ❑ The applicant wishes to commence with development of the property, (while retaining extraterritorial status) and is seeking Council's discretion toward this end.
- ❑ The homestead at this location has received water service from the City of Killeen since December, 1992.

DRAWN BY: FRB

S:\SUBDIVISIONS\20-009-D-S (Reavis Storage)\dwg\Zoning\Reavis Storage AI Zoning.dwg 4/2/2020 9:37 AM

REAVIS TRACT PROPOSED FEED STORE & MINI STORAGE



$CB=316^{\circ}47'00''W$
 $Chord=19.50'$
 $Arct=19.50'$
 $Delta=0^{\circ}22'01''$
 $Radius=3045.00'$
 $Tan=9.75'$

$S 73^{\circ}33'40'' E 770.14'$
 $S 17^{\circ}00'11'' W 20.34'$
SITE
 $S 16^{\circ}42'01'' W 210.17'$
 $N 16^{\circ}42'01'' E 250.00'$
 $N 73^{\circ}33'40'' W 770.00'$

BRISCOE DRIVE

MOHAWK DRIVE

BUNNY TRAIL

DEWITT COUNTY COURT

SALT FORK DRIVE

BRIDGEVIEW

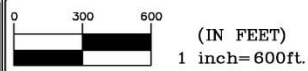
MOHAWK DRIVE

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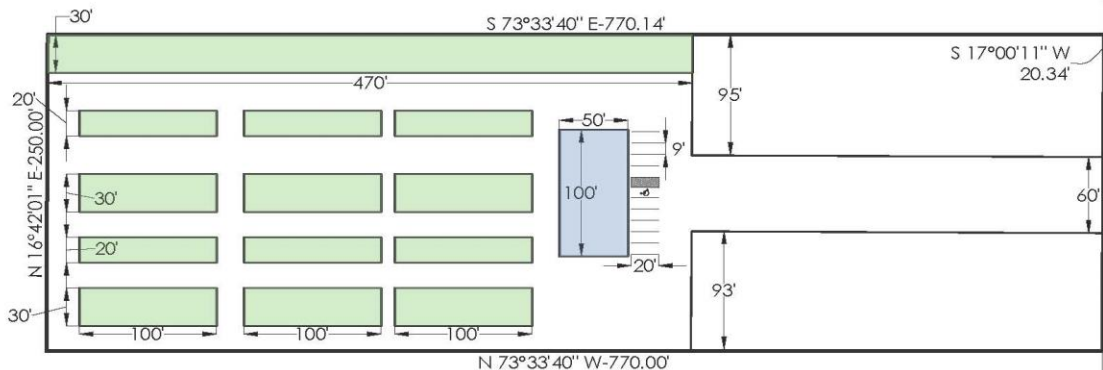


MITCHELL & ASSOCIATES, INC.
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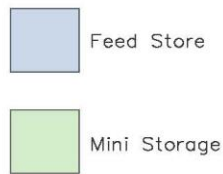
102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541
 T. B. P. L. S. FIRM REGISTRATION NO. 10020400
 411 S. WESTERN AVE. (P.O. BOX 349), LAMPASAS, TEXAS (512) 556-6885
 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00
 600 AUSTIN AVE. STE. 29, WACO, TEXAS (254) 776-5151
 T. B. P. L. S. FIRM REGISTRATION NO. 10194044



REAVIS TRACT
PROPOSED FEED STORE & MINI STORAGE
 SITE PLAN



CB=S16°47'00\"/>



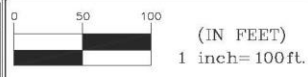
BRISCOE DRIVE
 BUNNY TRAIL

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Alternatives

- The City Council has the following alternatives to consider:
 - Not enforce the current DA;
 - Amend the DA to allow the proposed commercial development to move forward while maintaining its ETJ status; or
 - Enforce the existing DA.

Recommendation

- Staff recommends that the City Council enforce the existing DA.
- This means that any development of the property will constitute a petition for voluntary annexation.