



2901 East Stan Schlueter Loop, Killeen, Texas 76542 Phone: (254) 526-3981 Fax: (254) 526-4351

TBPE Registration No. F-4200, TBPLS Registration No. 10194541

Visit our website at: www.kesltd.com

April 29, 2024

Wallis W. Meshier, Assistant Director of Development Services
City of Killeen, TX

Re: Heritage Oaks Phase Seven, Request for Appeal to Parkland Dedication Requirement

Ms. Meshier,

CTDC, LLC and RSBP Developers, Inc would like to request an appeal for the Parkland Dedication requirement. This 41 lot development is part of the overall Heritage Oaks Subdivision for which the first phase began in 2013. As part of this larger development, 97 acres were donated to the City of Killeen in 2017.

More specifically, a portion of Heritage Oaks Phase Seven is zoned PUD under Ordinance 13-069 wherein it states "The proposed "green space" as illustrated in Exhibit A (to include the creek buffer zones and additional riparian buffers) shall be dedicated to the City for future parkland purposes." The green space referenced in the PUD exhibit is the eastern section of the 97 acres donation. The remainder of the land was donated at the same time for the betterment of the City park system but was not required by the PUD. This tract of land was later developed by the City as a regional hike/bike trail system adjacent to Heritage Oaks and White Rock Estates.

The Parkland Dedication Ordinance did not exist at the time of the land donation and so no credit was given to the Heritage Oaks Subdivision for this gift. CTDC, LLC requests that the Parkland Dedication requirement be waived for Heritage Oaks Phase Seven as substantial land has already been donated as part of the larger project.

Respectfully,

Michelle E. Lee, PE, RPLS
Killeen Engineering & Surveying, Ltd.
mlee@kesltd.com

cc: 2023-021 Project File