



VOLUNTARY ANNEXATION
PETITION #19-03

RS-19-097

September 5, 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.

Voluntary Annexation Petition

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- 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.
- Staff has prepared a 90 day timeline for the City Council's consideration.



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)

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'

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

ANNEXATION EXHIBIT

10.00 ACRES



Legend

 Killeen City Limits  Annexation Area

 **Annexation Map**

VA3 MESA VERDE-CAMBELL

1 inch = 561 feet

Voluntary Annexation Schedule

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- September 10th: If Council decides to conduct public hearings and institute annexation proceedings, Council shall direct the City Manager to prepare a service plan providing for the extension of full municipal services to the area, by any method used to give services in any other area of city. [LGC 43.065]
- September 22nd and October 6th: At least 10 days and no more than 20 days in advance of each public hearing, publish notice in newspaper, post on website and send notice to school district. [LGC 43.063(c) & 43.905]

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)]
- November 12th: The Council may adopt the annexation ordinance and approve the service plan. [LGC 43.064]

Alternatives

- In accordance with LGC sections 43.028(d) and 43.065, the City Council has two alternatives:
- refuse the voluntary petition; or
- grant the voluntary petition and direct the City Manager to prepare a service plan that provides for the extension of full municipal services to the area to be annexed.

Recommendation

- Staff recommends that the City Council hear the petition and the arguments for and against the annexation and decide whether to refuse or grant the petition.
- If Council grants the petition, the annexation schedule will proceed as previously noted.