

3GEMS LLC

9888 Trimmier Road
Killeen, TX 76542

PUD APPLICATION
for
3GEMS FACILITY
(SPORTS, ENTERTAINMENT, MUSIC)
CITY OF KILLEEN



March 13, 2024
MRB Group Project No. 4660.23001

Prepared by:

MRB | *group*

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I. PURPOSE AND INTENT

The 3GEMS Facility PUD goal is to develop an all-encompassing sports, entertainment and music complex geared towards youth, seniors, and families which align with the City of Killeen 2040 Comprehensive Plan. The goal is to provide a safe family friendly environment to enhance the quality of life for residents in and around the local area and distinguish the unique value that the City of Killeen brings to Central Texas. PUD will include short term guest lodging for those using the various activities that the facility will offer. The development area consists of two parcels totaling approximately 36.97 acres with current zoning A, A-R1 & B3 across both parcels. Conceptual Site Analysis is included under Appendix B to show the general locations for all activities, proposed parking, stormwater management facilities and access drives throughout the development.

3GEMS LLC would like to create the items listed below under a sole ownership,

A. Outdoor

1. One (1) soccer/football field
2. Three (3) softball fields
3. Four (4) tennis courts
4. Two (2) sand volleyball courts
5. Two (2) Batting cages
6. Playground
7. Fishing Pond
8. RV Park
9. Overnight accommodations (Guest Lodging)
10. Amphitheater
11. 18-hole mini golf course
12. Food Trucks (5 spaces at 10' by 25')

B. Indoor

1. One (1) Soccer/football field (Dome #1)
2. Four (4) basketball/volleyball courts (Dome #2)
3. Eight (8) pickleball courts (Dome #2)
4. Competition swimming pool (Dome #2)
5. Events venue (Proposed Building)
6. Office Building (Proposed Building)
7. Storage building for the facility (Existing)

II. CITY OF KILLEEN FUTURE USE

The PUD location according to the 2022 Comprehensive Plan is in Development Zone 8 and within Residential Mix land use. Residential Mix includes Commercial uses and Live-Work mixed uses building types. Commercial use for the PUD will be limited to serving the 3GEMS Facility with the Live-Work portion fitting the overnight accommodations and RV Park for guest lodging.

Although the PUD is located in the Controlled Growth portion of the City of Killeen, recent infrastructure improvements have either been installed or are in final planning stages for allowing increase in development along Trimmier Road which is a minor arterial road.

Floodplain is located along Red Creek which runs along the east side of Trimmier Road across the property frontage. The Stormwater management facility located near this area will comply with all the City of Killeen Drainage Design Manual (DDM) and all FEMA regulations.

All phases of development shall meet all the applicable City of Killeen code of ordinance requirements as each phase of development is completed.

III. PUBLIC UTILITIES

Public water is located along Trimmier Road which services the existing buildings. Future development will require a larger water service connection. Connection size will be a minimum 6" line to provide fire protection. Master Meter will be proposed at the property line with backflow prevention.

A sanitary sewer extension is proposed along Trimmier Road. This new sewer will provide access to gravity sewers within the facility. If sanitary sewer extension not completed at the time of construction for the PUD, the gravity sewer system will connect to the 10" force main through on-site wet well and lift station for connection into the existing force main until new sewer extension is completed. Through easement the site also has access to public sewers behind the homes of 1201 to 1211 Hummingbird Road which will be used to provide gravity sewer connection for the Guest Lodging area.

IV. PRIVATE UTILITIES

Stormwater runoff will be managed on site and privately owned and maintained. All stormwater management facilities on site will be designed to comply with the requirements and standards of the DDM, Chapter 10 "Post-constructions Stormwater Best management Practices". All waterlines and sewer lines within the development will be privately owned and maintained.

V. PUD DEVELOPMENT STANDARDS

A. USE REGULATIONS

Use regulations for the PUD will be limited to what is allowed under the B-3 "Local Business District" zoning with the following modifications.

Indoor sports and recreations, defined as a recreational use conducted within an enclosed building. This use includes indoor courts, sport fields, swimming pools, arcades, electronic video arcades.

Outdoor sports and recreations, defined as a recreational use conducted in open, partially enclosed, or screened facilities. This use includes miniature golf courses, swimming pools, tennis courts, pickleball courts, basketball courts, volleyball courts, and other misc. outdoor sports courts.

Vacation Travel Trailer parking spots to allow short term/overnight accommodations for guests within the facility. RV spaces will provide connection for water, sewer & electrical. Total number of spaces 17. All travel trailer parking spots will have a 30-day maximum stay duration.

Structures for Guest Lodging use to be of modular construction. Factory-produced components transportable to building site and each site will include a permanent foundation meeting HUD minimum property standard for family housing units. DRA approved following Title 16 T.A.C. Chapter 70, "Industrialized Housing and Buildings". Total of 44 units are proposed. All site guest lodging will have a 30-day maximum stay duration.

B. SUBDIVISION DESIGN STANDARDS FOR GUEST LODGING

1. Site Size

- a. The modular unit area is approximately 4.4 acres
- b. The vacation travel trailer area is approximately 1.2 acres

2. Density

- a. Modular Units – 44 Units. Maximum density of 10 units per acre.
- b. Vacation Travel Trailer – 17 Spaces. Maximum density of 18 units per acre.

3. Minimum Spacing and Setbacks (Modular Units)

- a. Between structures – 25'
- b. End to end structures – 10'
- c. From permanent structures -10'
- d. From patio roof or carport adjacent to Modular Unit – 8'
- e. Rear and side park property lines – 5'
- f. Adjacent to single family – 25' with Enhanced Landscaping
- g. Front park property lines – 25.
- h. From interior streets – 8'
- i. From cul-de-sac streets – 8'
- j. Average space width – 40'
- k. Minimum unit square footage – 350 ft.

4. Minimum Spacing and Setbacks (Vacation Travel Trailers)

- a. Hard surface parking width – 12'
- b. Between vacation travel trailer parking – 10'
- c. End to end parking – 6'
- d. From permanent structures – 5'
- e. From patio roof or carport adjacent to – 3'
- f. Rear and side park property lines – 5'

- g. Adjacent to single family – 25' with Enhanced Landscaping
- h. Front park property lines –25'
- i. From interior streets – 0' (See concept plan for parking space lengths)
- j. From cul-de-sac streets – 0' (See concept plan for parking space lengths)
- k. Space width – 25' for 38.5' length spaces, 22' for 50' length spaces

5. Vehicular circulation street system and parking.

- a. All access roads shall be concrete or asphalt.
- b. All non-vacation travel trailer parking spaces shall be 9' by 20' minimum.
- c. All access roads shall be 24' lane width for continuous fire lane access.
- d. All modular units adjacent to access roads shall have a 12' wide gravel driveway, minimum 42 feet in length to provide two parking spaces.
- e. All modular units not adjacent to access roads shall provide a minimum of one parking space per unit and not located more than 300 feet from the units they serve. 5' sidewalk shall be provided from parking spaces to each unit not adjacent to access roads.
- f. Cul-de-sac street shall be limited to 500' and provides an outside roadway diameter of at least 100' to exceed requirements under Appendix D of the IFC for dead-end fire apparatus access road.

6. Utilities

- a. Individual Water connection – Each modular unit and vacation travel trailer space will have a minimum of 3/4" water service. Additional hose bib connections will be provided for all required landscaping. Hose bib connection will be backflow protected, automatic draining yard hydrant. Modular unit will connect inertially. Vacation Travel Trailer space will provide a riser terminating at least 4" above grade protected within a concrete curb. All connections and materials will be in accordance with the edition of the Standard Plumbing Code in force in the city.
- b. Individual Sewer connection - Each Modular Unit and Vacation Travel Trailer space will have a 4" sewer lateral connection. Modular unit will connect inertially and clean outs will be provided prior to connecting with the private main. Each Vacation Travel Trailer space will provide foot operated clean out cap protected within a concrete curb. All connections and materials will be in accordance with the edition of the Standard Plumbing Code in force in the city.
- c. Water disturbance system – Minimum 6" to provide fire protection with the Guest lodging area. No modular unit or vacation travel trailer space to be located more than 300 feet from a fire hydrant. To be design and construction per City of Killeen requirements.
- d. Sewer collection system - Minimum 6" gravity sewer main. To be design and construction per City of Killeen requirements.
- e. Electrical distribution system will comply with section 17-86.

7. Sanitation facilities

Additional on-site sanitation facilities will not be provided. Each Modular Structure for Guest Lodging will provide a bathroom with shower or bath. Vacation Travel Trailer spaces are full service for vehicles equipped with self-contained toilet and shower or bathing facilities.

8. Garbage disposal facilities

- a. Three refuse locations will be provided. One located at the main entrance & exit access drive for the guest lodging area near the office. One located at the Cul-de-Sac and one located at the entrance/exit drive for the vacation travel trailer area. No modular unit or vacation travel trailer space will be located more than 250 feet from the refuse area.
- b. All refuse areas will include container pad for commercial containers with screening and will comply with commercial collection requirements in chapter 24.

C. HEIGHT REGULATIONS

The Height Regulation in the PUD shall be limited to what is allowed under B-3 “Local Business District” zoning with the following modifications.

Structures for Guest Lodging thirty-five (35) feet or two and one-half (2^{1/2}) stories in height.

Indoor recreation facility “Dome” one hundred and twenty-five (125) feet in height.

All other proposed structures will comply with Standard Building Code.

D. AREA REGULATIONS

The Area Regulations in the PUD shall be limited to what is allowed under B-3 “Local Business District” zoning with the following modifications.

E. TRAFFIC

In accordance with Chapter 26, Division 6, a traffic impact analysis (TIA) will be provided with commercial site plans for the PUD.

F. PARKING REGULATIONS

All Off-street parking and loading to confirm with the requirements set forth in the City of Killeen Chapter 31 Article V, Division 3 “Off-street Parking and Loading”. The project proposes parking spaces for employees and visiting guests for the 3GEMS facility. Parking study on the conceptual site analysis plan requires 389 spaces with 412 proposed spaces not including parking for guest lodging units and RV spaces. Final commercial site plans for the PUD will incorporate all necessary ADA spaces for each structure that will adjust final proposed total to meet or exceed the required listed.

G. LIGHTING

Site lighting is proposed in the parking lot areas, fields, and along the entrance driveway and shall comply with the City of Killeen requirements for dark sky lighting and the regulations under Section 31-443(d). Fixtures will use full-cutoff luminaires to adequately light the areas. Building mounted lights are proposed. Photocells and timers will be used to control the on-site building lighting. Outdoor sports field lighting must be extinguished by 10:00 p.m. or within one (1) hour of the end of active play. The outdoor sports facility lighting shall be fitted with mechanical or electronic timers to prevent lights from being left on accidentally overnight. All exterior lighting shall be shielded or oriented in a manner that ensures that all illumination is contained on the source property. All exterior lighting shall be directed away from adjoining streets and residential properties in such a manner that the light emission shall not cause light trespass observable from adjoining streets and other properties. A photometric plan shall be required at the time of building permit submittal for each phase of the development.

H. LANDSCAPING

Landscaping for parking lots will conform to the standards listed under Section 31-887. Enhanced landscape screening shall be placed along the entirety of the Trimmier Road frontage as well as along the residential lots of Prairie View Estates, Block 6, Lots 6-12 and Prairie View Estates Phase II, Block 1, Lot 1. The enhanced landscape screening shall consist of large canopy trees placed twenty-five (25) feet apart at six (6) feet in height and two (2) inches in caliper at the time of planting and a continuous landscape hedge.

I. SIGNAGE

Signage for the PUD shall conform to the City of Killeen Chapter 31 Article V, Division 4 “Signs and Outdoor Displays”. Signage will be “On Premise” for the PUD and shall conform to Section 31-507 “Ground Signs” and in accordance with Table 507(A)(1). Sign shown in marketing material from the owner is conceptual in nature. Location near the right-of-way and designed will be submitted with the On-Premise Sign Permit Application for final approval.

J. SCREENING DEVICE REQUIREMENTS

All requirements under this section shall comply with Section 31-280 under B-1 zoning district as stated for B-3 zoning with following modifications. Along with the enhanced landscaped screening requirements of subsection H, an enhanced screening device made of stone, rock, concrete block, or pre-cast concrete panels shall be installed along the residential lots of Prairie View Estates, Block 6, Lots 6-12 and Prairie View Estates Phase II, Block 1, Lot 1. This enhanced screening device shall be at a minimum of eight (8) feet in height.

Use of chain link fence with material covering is permitted in all areas of the development with the exception of the enhanced screening device requirement above. All Chain-link fencing (including posts) shall be black or green vinyl coated.

K. ARCHITECTURAL STANDARDS

All new structures built within the development shall meet the requirements of Chapter 31, Article VI, Division 3 with the exception of the “Dome” structures and overnight accommodations (Guest Lodging). The overnight accommodations (Guest Lodging) structures shall closely resemble those structures proposed in the concept plan.

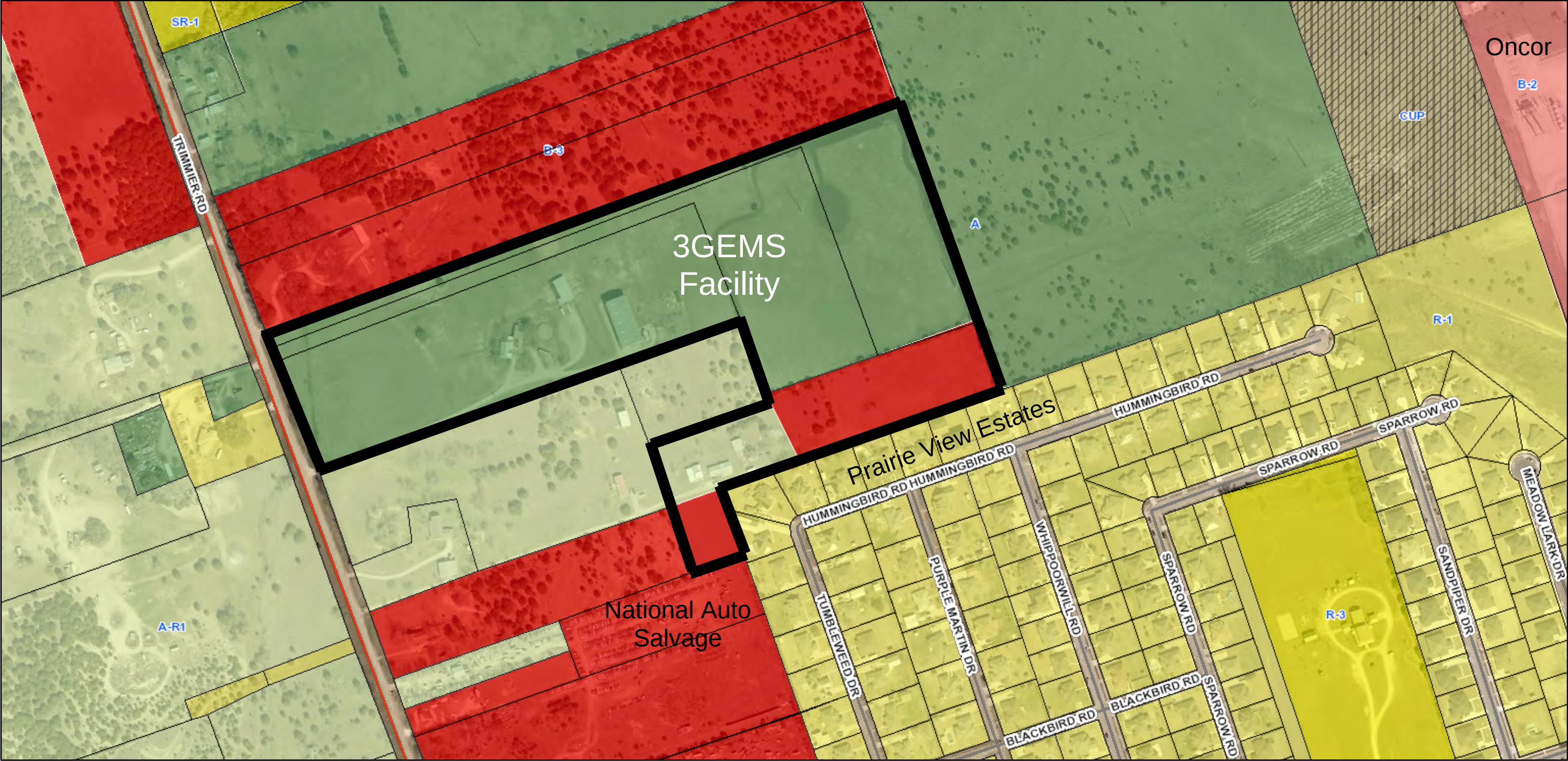
LIST OF APPENDICES

- A. CITY OF KILLEEN ZONING, WATER, SEWER AND FEMA MAPS
- B. EXISTING SITE WITH DRAINAGE PATTERNS MAP AND CONCEPTUAL SITE WITH DRAINAGE PATTERNS MAP, PROPOSED ZONING & ENHANCED LANDSCAPING AREA
- C. OWNERS CONCEPTUAL MARKETING PACKAGE AND PROPOSED STYLES FOR MODULAR UNITS

APPENDIX A

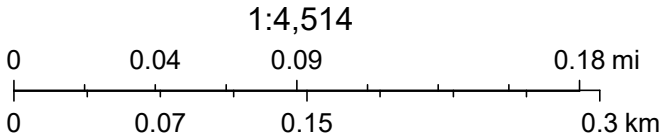
CITY OF KILLEEN ZONING, WATER, SEWER AND FEMA MAPS

3GEM Facility (Current Zoning)



11/18/2023, 8:14:38 PM

StreetNames	Morgan's Point Resort	Citylimits	TIRZ	B-3	BT-1	R-1	R-MS
Bell County Cities	Nolanville	Parcel	Adult Oriented Business Zone	B-3A	CD	R-1X	R1-A
Bartlett	Rogers	StreetCenterline	Current Zoning	B-4	CUP	R-2	RM-1
Belton	Salado	PRINCIPAL ARTERIAL	DA	B-5	M-1	R-3	RMH
Copperas Cove	Temple	MINOR ARTERIAL	A	RC-1	M-2	R-3A	RT-1
Harker Heights	Troy	MARGINAL ACCESS	A-R1	B-C-1	NBD	R-3F	SF-2
Holland	Bell County Roads	COLLECTOR	B-1	B-DC	PUD	R-MP	SR-1
Little River-Academy		LOCAL STREET	B-2				



Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



City Of Killeen - Water Distribution System

Open Records Request: W045180-070523
Address: 9888 Trimmier Road
Date of Request: 07/05/2023
Date of Completion: 07/12/2023
Details: Water Mains

DISCLAIMER:
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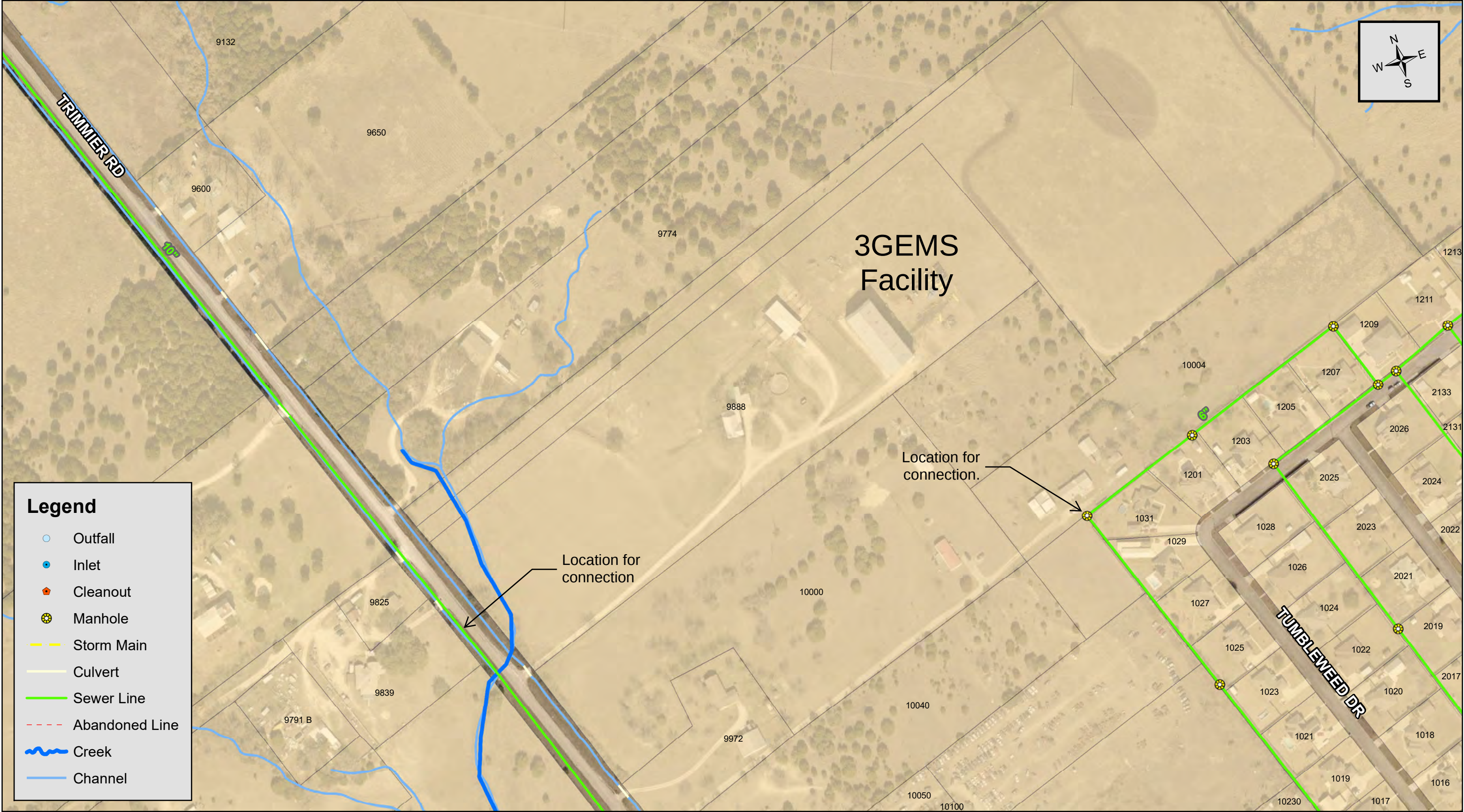


City Of Killeen - Wastewater/Stormwater Collection System



Open Records Request: W045180-070523
Address: 9888 Trimmier Road
Date of Request: 07/05/2023
Date of Completion: 07/12/2023
Details:Waste Water Mains / Storm Drainage

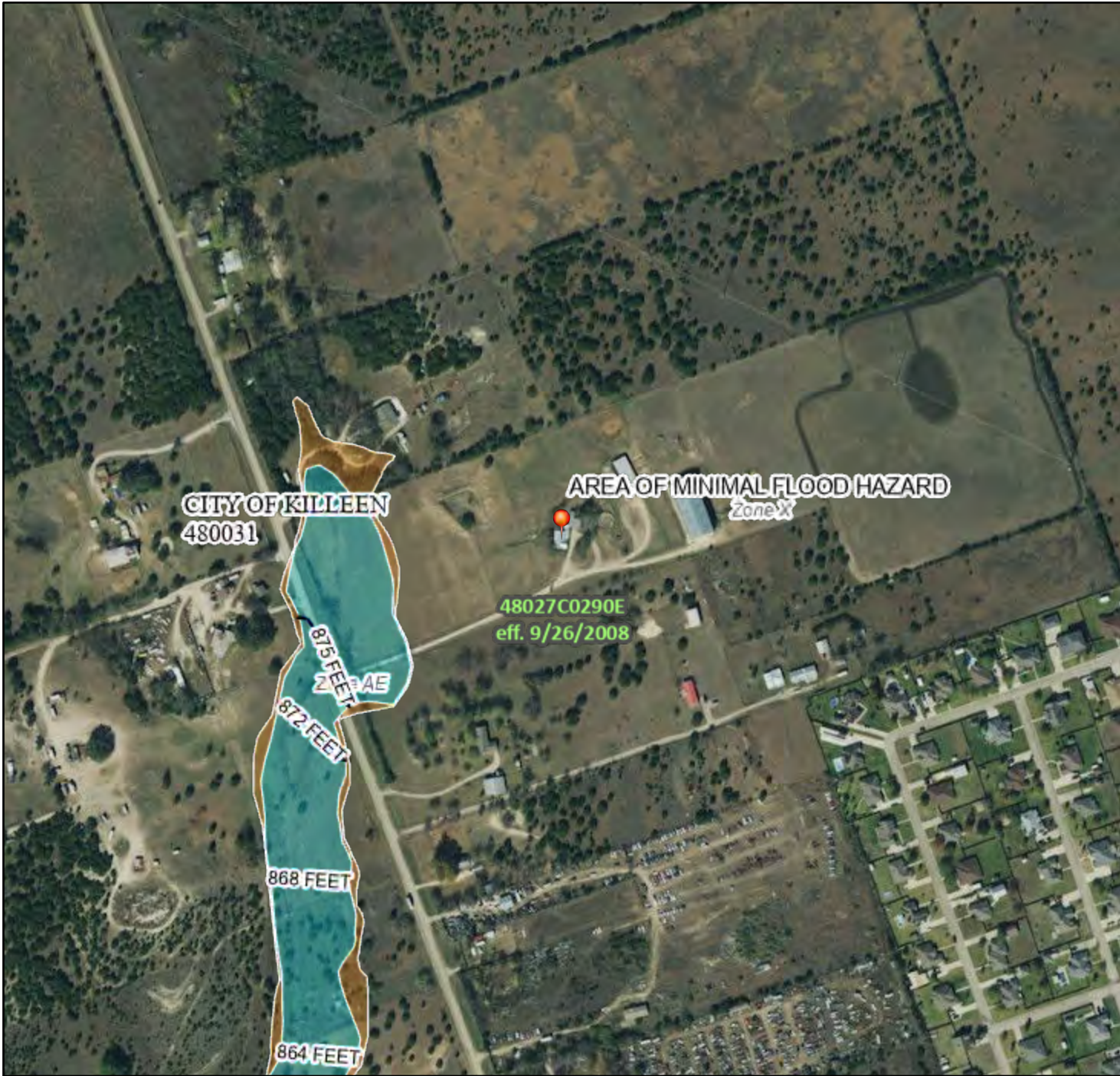
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National Flood Hazard Layer FIRMMette



97°44'24"W 31°2'30"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

97°43'47"W 31°1'59"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Digital Data Available
MAP PANELS		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/28/2023 at 10:20 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX B

EXISTING SITE WITH DRAINAGE PATTERNS MAP AND CONCEPT SITE ANALYSIS WITH DRAINAGE PATTERNS MAP



PRELIMINARY

REVISIONS:			
NUMBER	DATE	ISSUED BY	DESCRIPTION

PROJECT:
**3GEMS - SPORTS,
ENTRAINMENT &
MUSIC COMPLEX**

9888 TRIMMIER ROAD
KILLEEN, TX. 76542

OWNER / CLIENT:
**RACQUEL GALLMAN &
MICHAEL HAMPTON**

DRAWING TITLE:
**EXISTING SITE WITH
DRAINAGE PATTERNS**

PROJECT NO.
4660.23001

PROJECT DATE:
11-20-23

NOTICE:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER
THE DIRECTION OF A LICENSED ENGINEER, TO ALTER ANY ITEM ON
THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS
DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE
NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND A
SPECIFIC DESCRIPTION OF ALTERATIONS.

SHEET SIZE : 24" x 36" DO NOT SCALE

AS-101

APPENDIX C

OWNERS CONCEPTUAL MARKETING PACKAGE

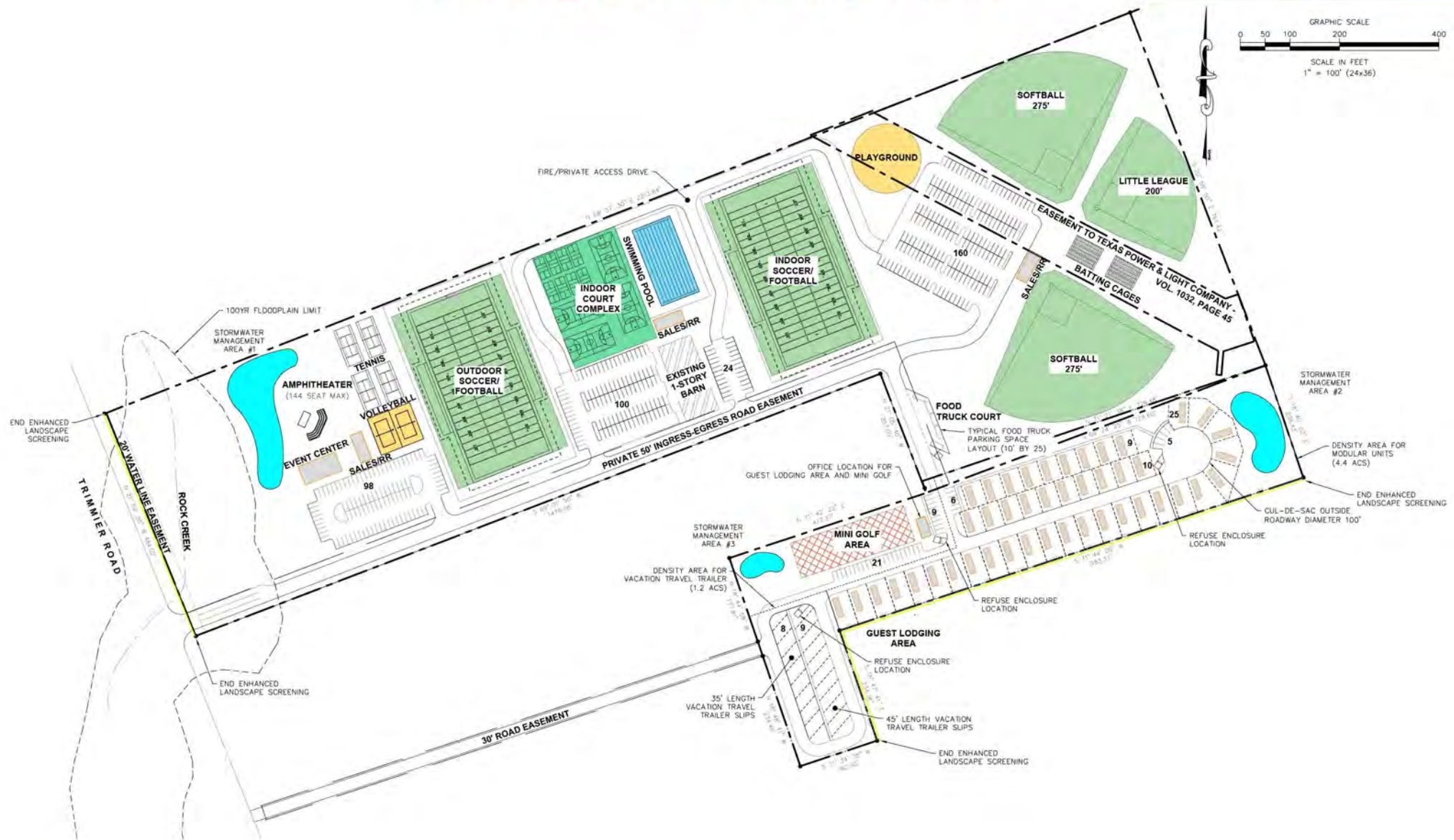
SPORTS & ENTERTAINMENT COMPLEX



Property Layout



Project Layout



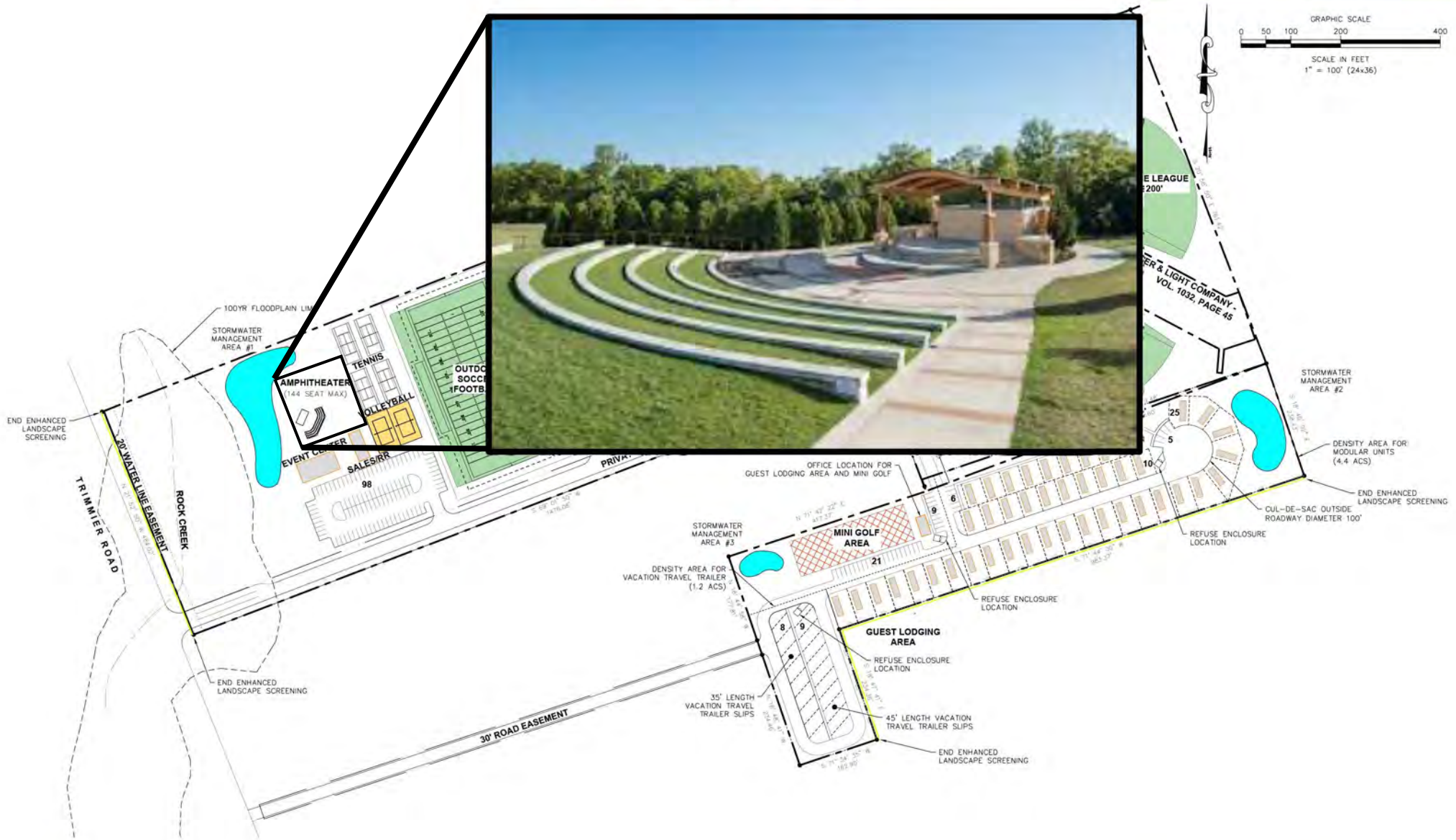
CONFIDENTIAL

Project Layout



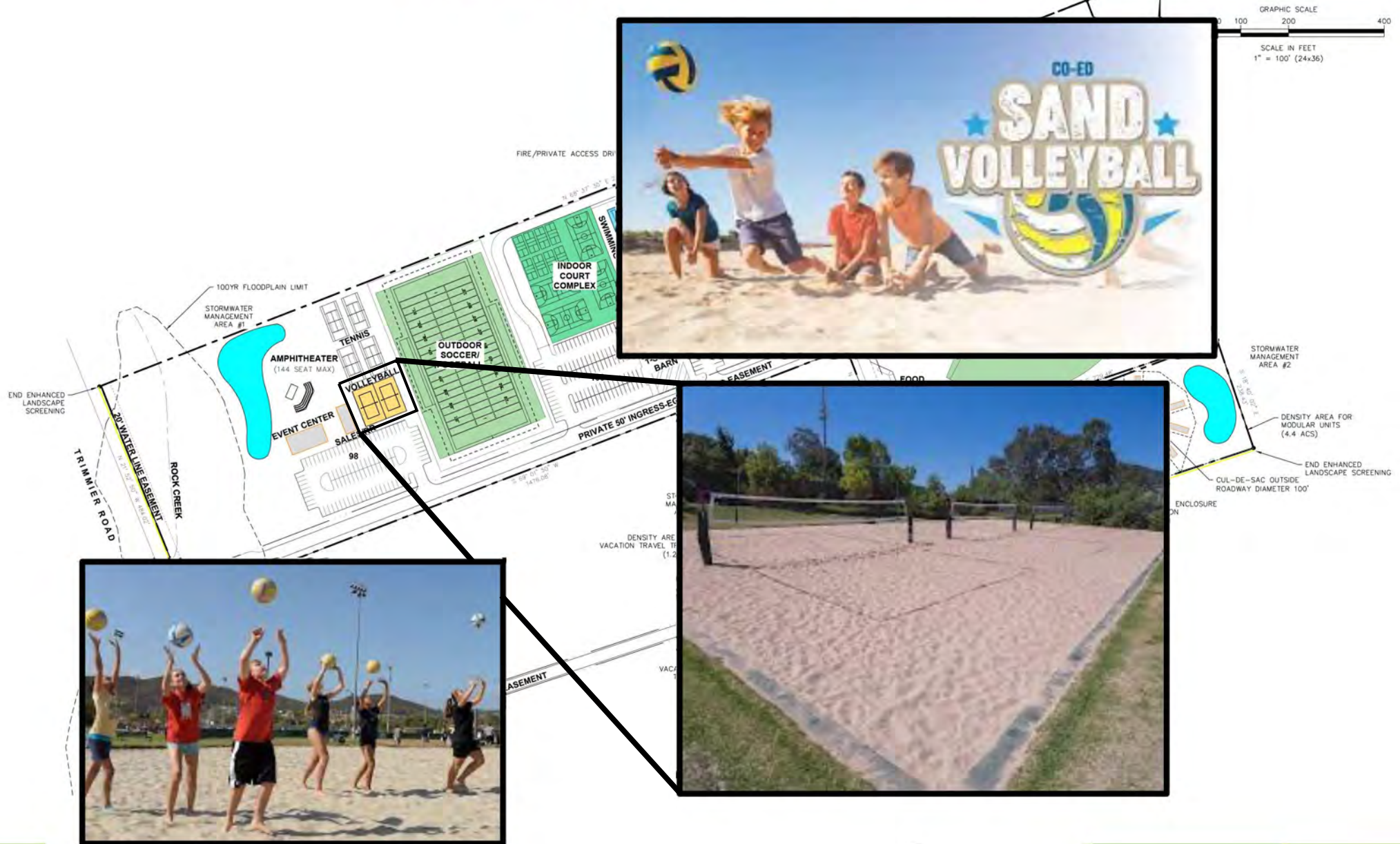
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Theater

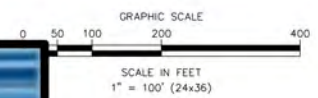


CONFIDENTIAL

Sand Volleyball



Outdoor Football / Soccer



Basketball/Volleyball/Pickleball



CONFIDENTIAL

Pool Dome



Indoor Football / Soccer

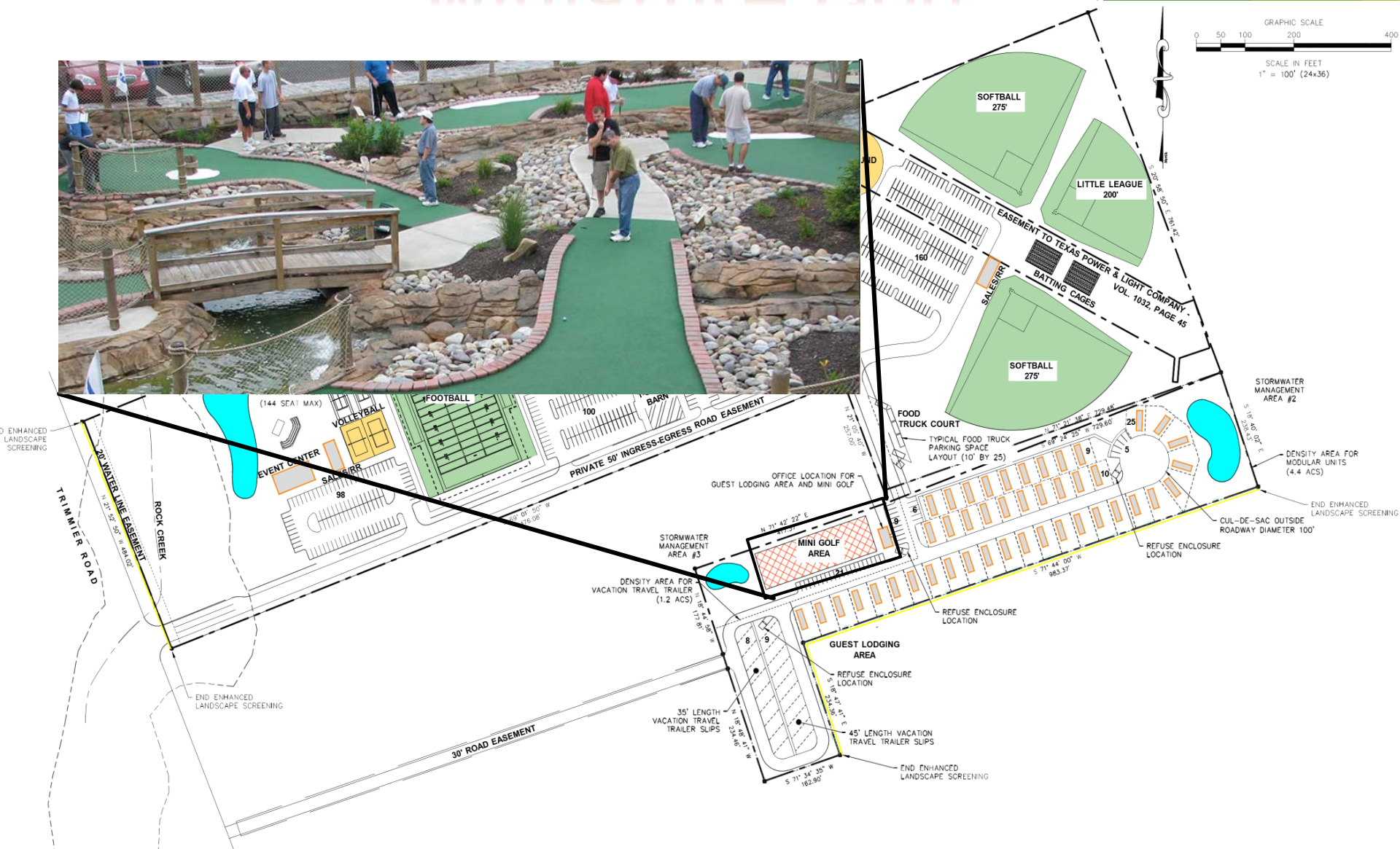


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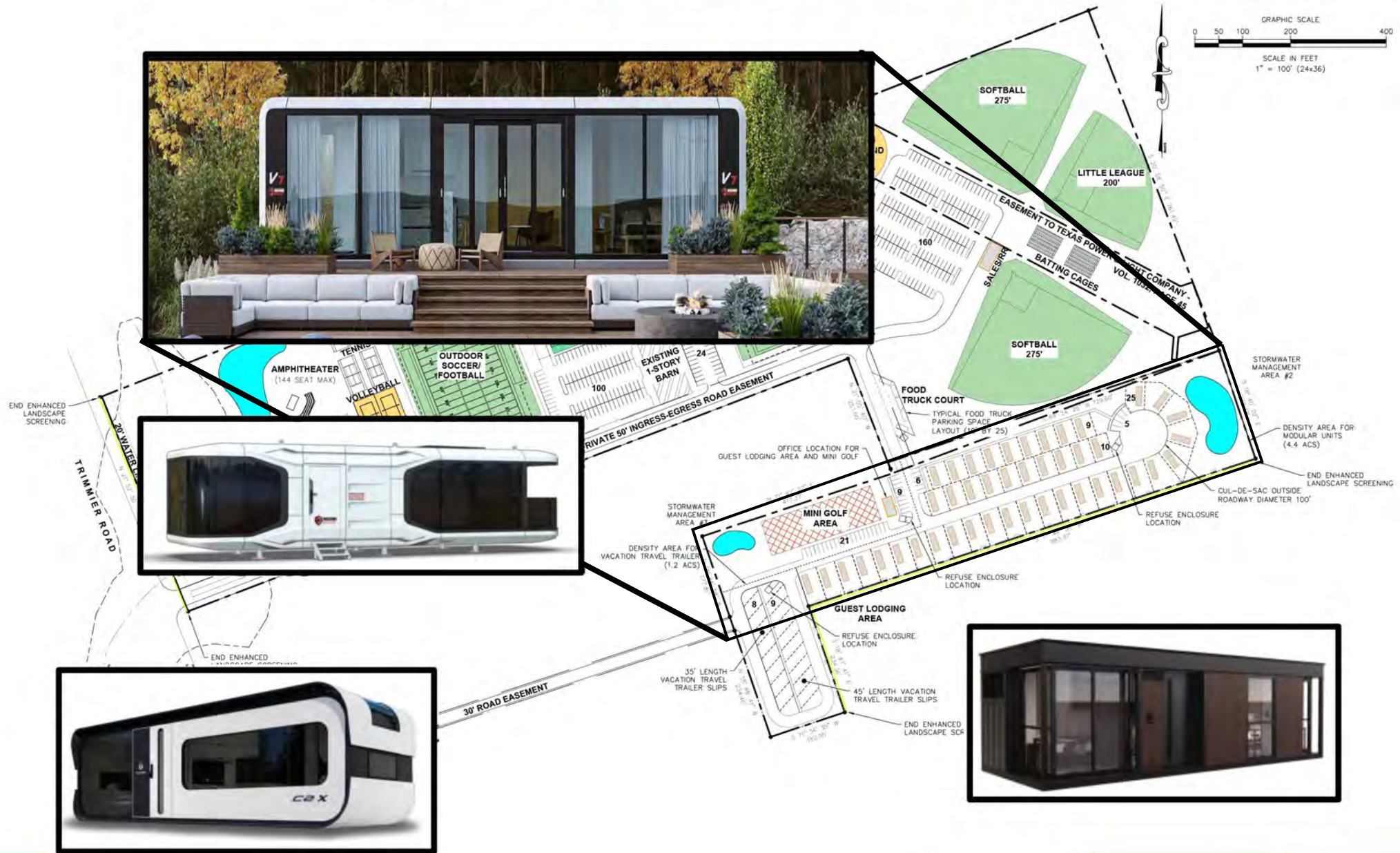
Baseball / Softball



Miniature Golf

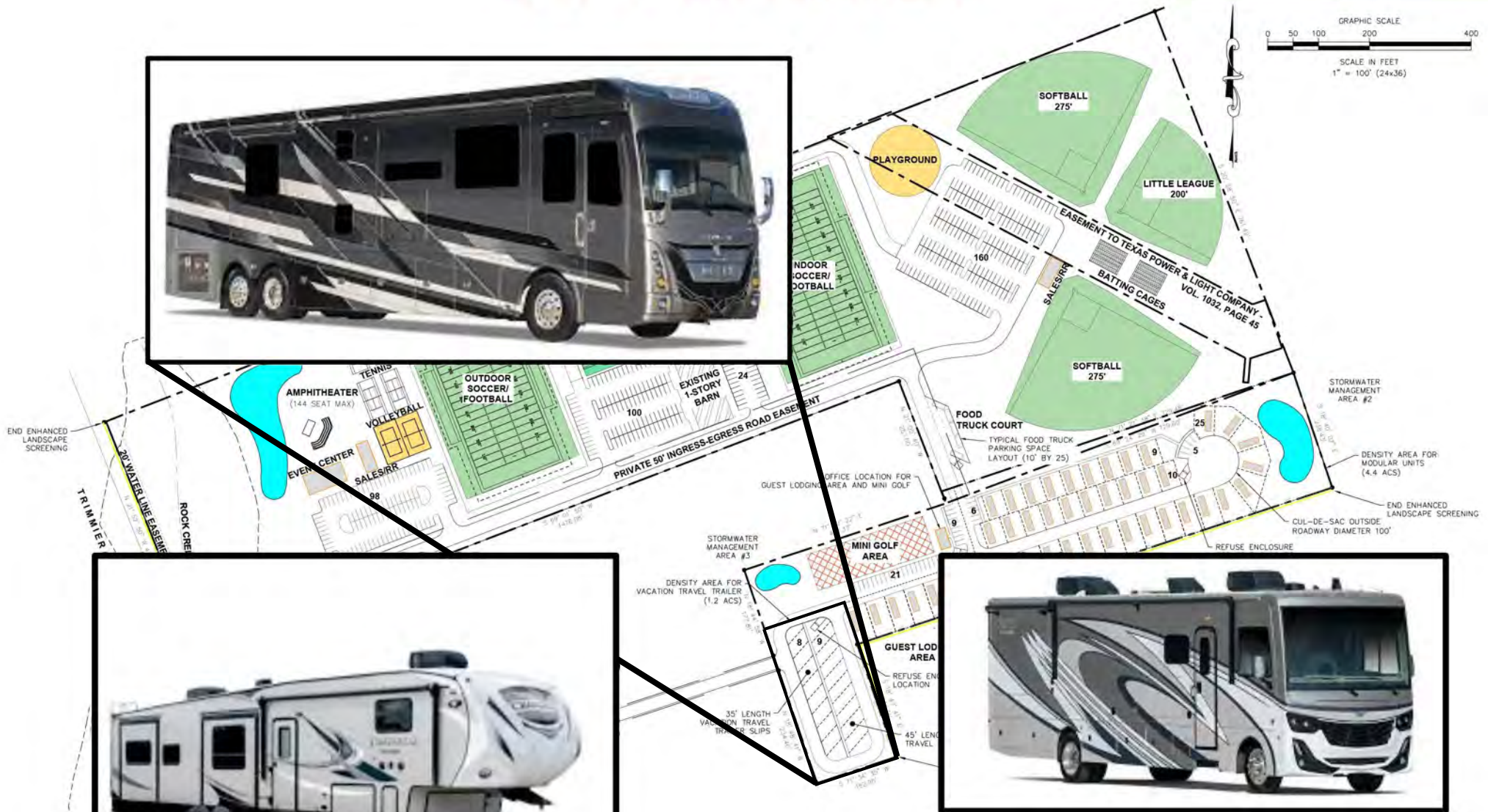


Tiny Home Complex



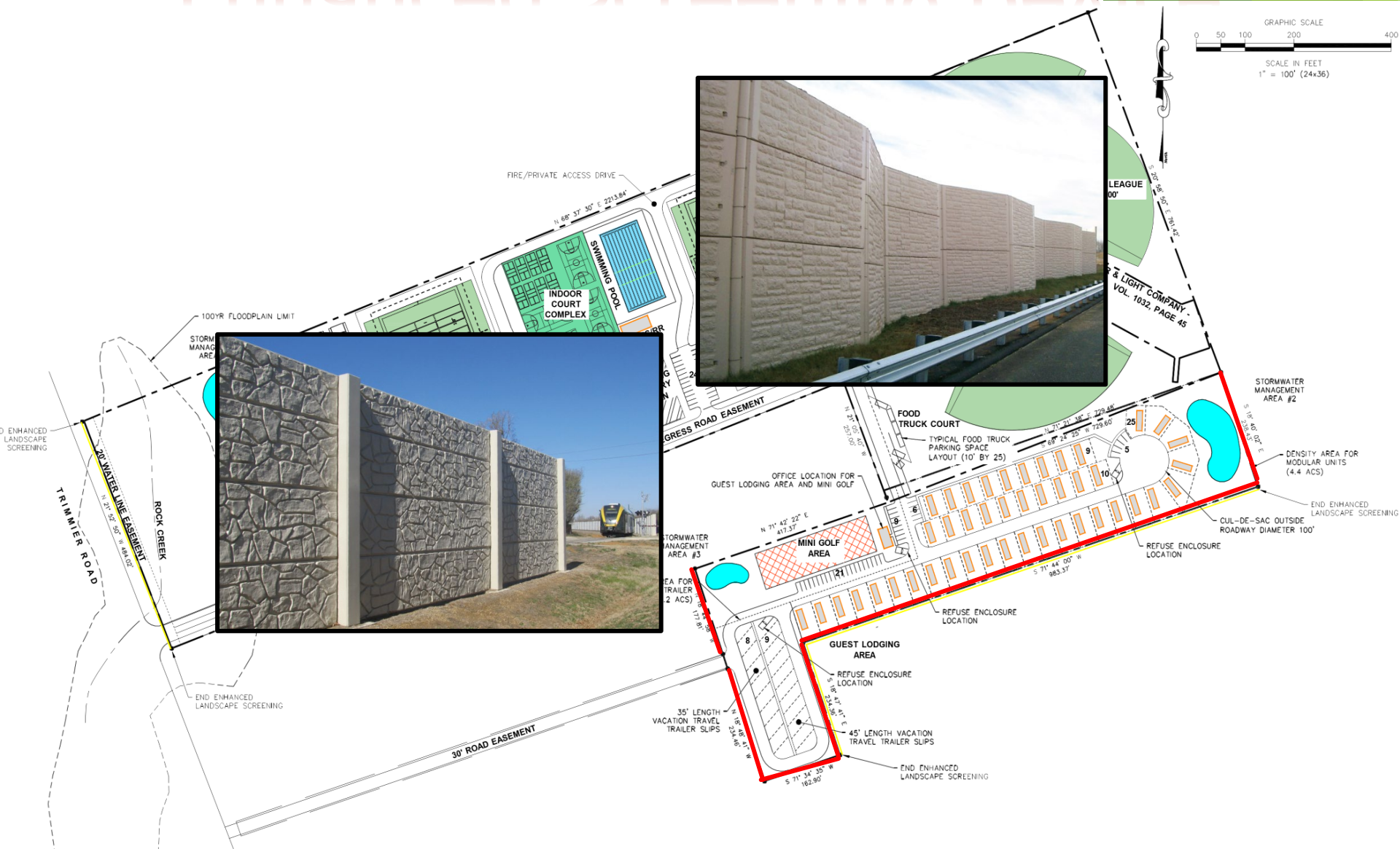
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RV Complex

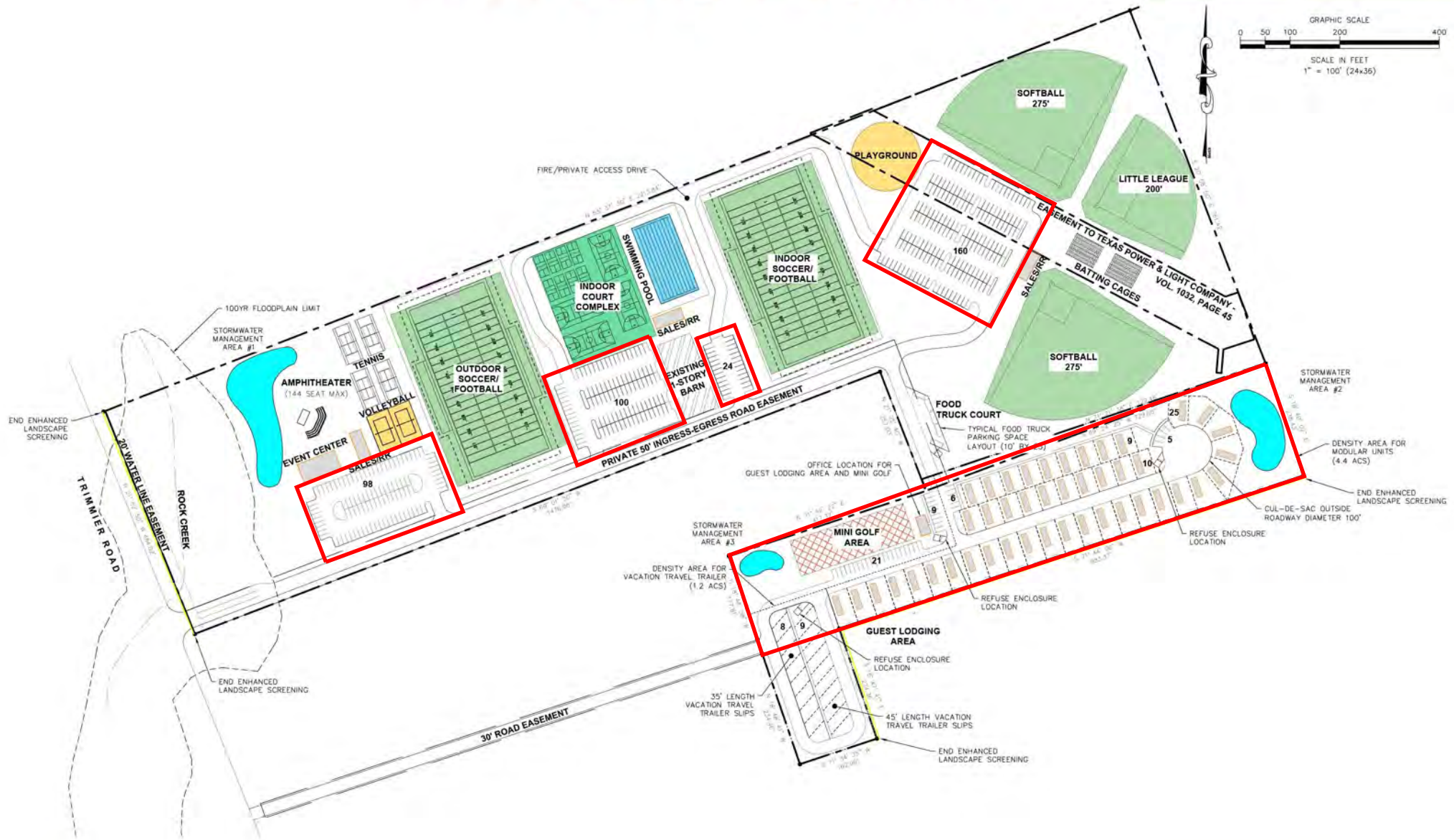


CONFIDENTIAL

Enhanced Screening Device



Parking Layout





SPORTS & ENTERTAINMENT COMPLEX PROJECT



TINY HOME COMPLEX PROJECT



Benefits of Tiny Homes



Sleek, stylish and smart micro housing for travelers participating in sporting and entertainment activities.

Innovative, high-design, self-contained cabin using prefab structural components to reduce disturbance to the site and minimize environmental impact while outfitted with a curated collection of technology and comfort.





Proposed Styles

Dimensions

- Occupancy: 2 - 4
- Length: 30 - 32.10 ft
- Width: 11.6 - 12.2 ft
- Height: 9.10 ft
- Weight: ~20,000 - 21,000 lbs
- Building Area: ~ 350 - 400 sq ft
- DRA Approved



Structure

- Prefab construction modular unit features steel structure as the base of the foundation. Steel frames are galvanized to make a humid and moisture resistant environment.
- Tempered glass with aluminum alloy framed windows. Rated for earthquake (level -7) and typhoons (level -10).
- Grade A fireproof. Rockwool insulation provides eco-friendly heat, fire-proofing, sound-proofing, and anti-rust environment.



Proposed Styles

Dimensions

- Occupancy: 2 – 4
- Length: 38 ft
- Width: 11 ft
- Height: 10.5 ft
- Weight: 23,000 lbs
- Building Area: ~ 400 - 410 sq ft
- DRA Approved



Structure

- Prefab construction modular unit made of aluminum alloy. Aluminum is one of the most environmentally friendly metals because of its sustainability and recyclable industrial material.
- 270° panoramic floor-to-ceiling hollow tempered windows with thermal insulation, and rated for hurricanes (category 3) and tornadoes (EF2).
- Ultra-low-energy thermal insulation system with water heating and ventilation systems.