



ACCEPTING APPROXIMATELY 63.5 ACRES
FOR FUTURE PARK DEVELOPMENT

RS-24-050

March 5, 2024

Purpose

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- Approval for the acceptance of approximately fifteen (15) parcels totaling 63.5 acres for future park development through a Prior Land Dedication Credit to Offset Future Parkland Dedication Agreement.

Background

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- In compliance with the Parkland Dedication Ordinance, the developer has entered into an agreement with the City of Killeen for the dedication of approximately 15 tracts totaling 63.5 acres of land in three (3) locations.
- Killeen Code of Ordinances Sec. 26-135(C) states, “Land proposed for dedication to the city under this division shall be reviewed by the Planning Director and recommended by the Parks Director.”
- Killeen Code of Ordinances Sec. 26-137(D) states, “Land proposed for dedication that is off-site from the parcel being proposed for development that is requiring it, shall be located in the same park benefit zone.”

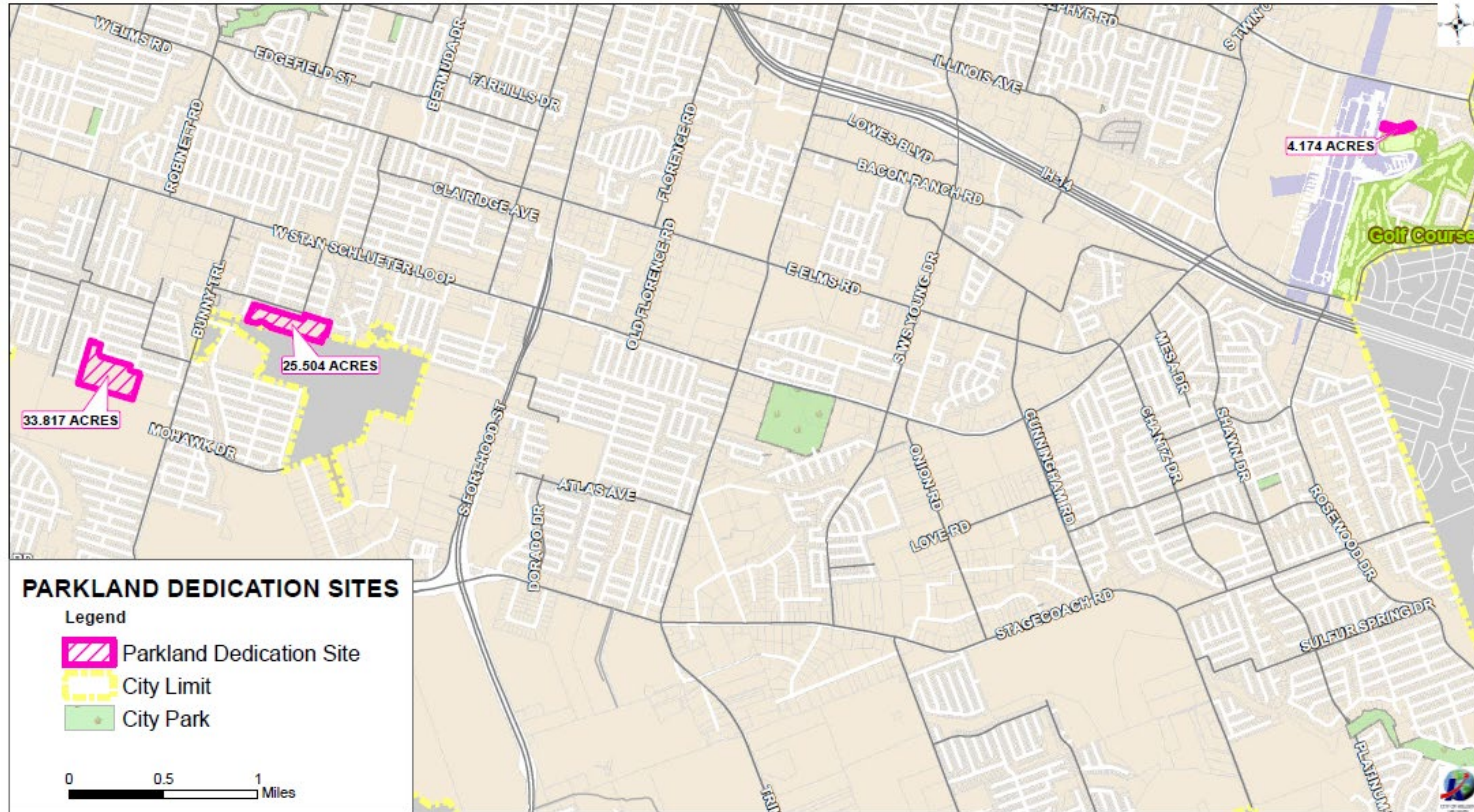
Background

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- Rather than accepting each property's individual acreage amount, staff finds that the proposed parkland dedication meets the criteria outlined in Sec. 26-137 and furthers the goals and objectives outlined in the Parks, Open Space, and Trails Master Plan.

Parkland Dedication Sites

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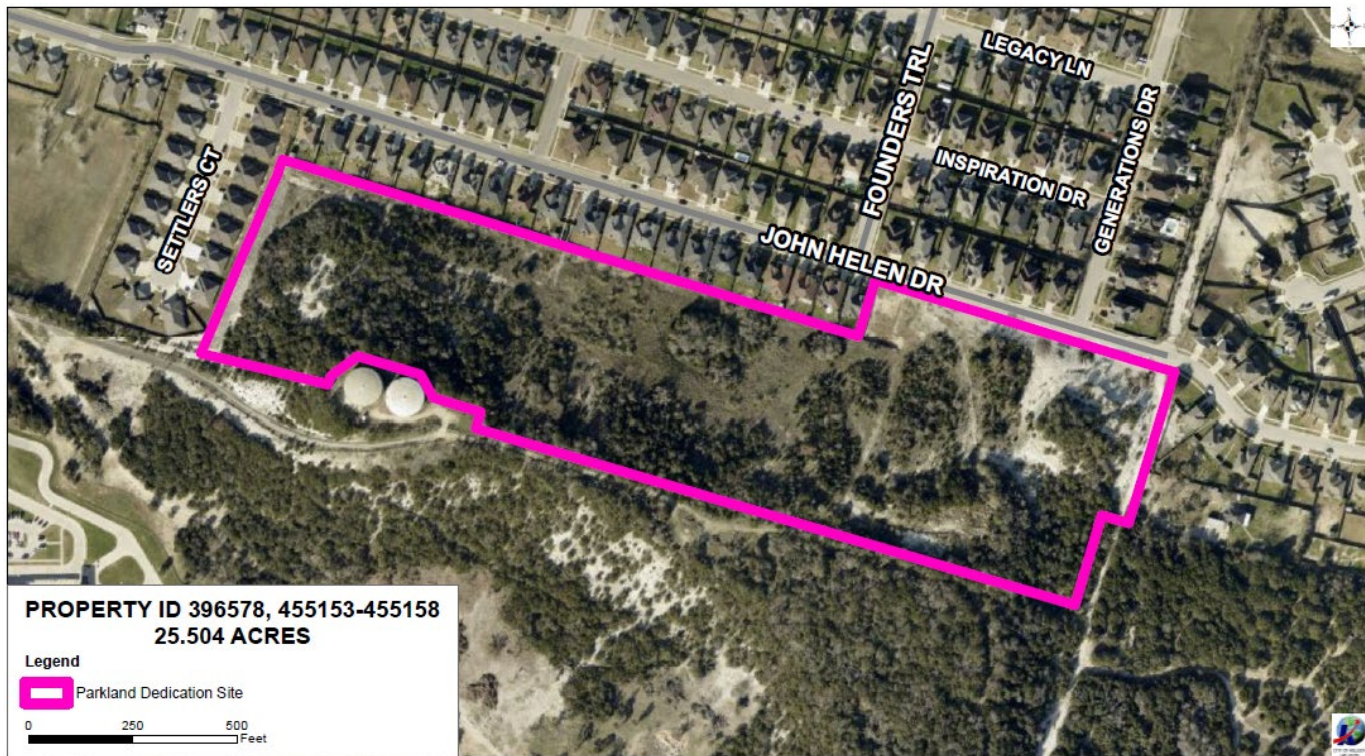
Property ID 97192

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Property IDs 396578, 455153-455158

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Property IDs 28432-28436, 45648, 45649

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Alternatives

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- Option 1 – Deny the request as written; or
- Option 2 – Accept the proposed Prior Land Dedication credit of approximately fifteen (15) parcels from Gary W. Purser Jr. on behalf of CTDC, LLC (developer) totaling 63.5 acres for future park development in accordance with Sec.26-137 of the Killeen Code of Ordinances.

Recommendation

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- Parks and Recreation Department recommends acceptance of the proposed Prior Land Dedication credit of approximately fifteen (15) parcels totaling 63.5 acres for future park development in accordance with Sec.26-137 of the Killeen Code of Ordinances.