



City of Killeen

Legislation Text

File #: RS-23-106, **Version:** 1

Consider a memorandum/resolution accepting approximately 1.395 acres of parkland dedication, being out of the C. T. Bourland Survey, Abstract No. 137, generally located on the east side of East Trimmier Road and north of Andalucía Lane, Killeen, Texas.

DATE: May 23, 2023

TO: Kent Cagle, City Manager

FROM: Kelly Snook, Executive Director of Recreation Services

SUBJECT: Acceptance of approximately 1.395 acres of parkland dedication for future greenway trail

BACKGROUND AND FINDINGS:

On June 13th, the City Council approved a request to rezone a portion of the subject property from "R-1" (Single-Family Residential District) to "B-3" (Local Business District). The intended use of the property is a 10,640 square foot general retail store. Per the approved Parks, Open Space, and Trails Master Plan, there is a future Greenway Trail segment that is supposed to run through this property.

Killeen Code of Ordinances Sec. 26-147(C)(4) states, "When a parcel proposed for development includes a thoroughfare or greenway trail, as identified on the Killeen Future Trail Segments Map of the Killeen Parks Plan, or trail development in general, the property owner/developer shall be responsible for constructing and extending the trail segments across the property. [...] For greenway trails located in floodplains, this requires dedication of the property to the City and construction of the trail to City specifications."

Ultimately, the intent of the future Greenway Trail is for it to connect to the Purser Family Hike and Bike Trail to the east, and to the future Preserve at Thousand Oaks to the west. Because the Purser Family Hike and Bike Trail is located on the north side of Trimmier Creek, staff is of the determination that the future Greenway Trail segment should also be on the north side of Trimmier Creek. Therefore, the developer will be responsible for dedication of the land within the floodplain on the south side of the creek, but not for construction of the trail. The land proposed for dedication to the City will serve as a buffer between the proposed retail development and the future Greenway Trail.

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. Reviews and recommendations shall be based on the findings set out in this article and the latest adopted version of the Parks Plan. The City Council must accept all property proposed for land dedication prior to the submittal of a final plat."

The preliminary plat for the subject property was approved by the Planning and Zoning Commission on May 1,

2023. It shows 1.295 acres of land to be dedicated to the City for the future greenway trail, as required by the parkland dedication ordinance and Parks, Open Space, and Trails Master Plan. Acceptance of the parkland dedication by the City Council is required prior to submittal of a final plat.

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.

THE ALTERNATIVES CONSIDERED:

Option 1 - Do not accept the land proposed to be dedicated.

Option 2 - Accept the proposed parkland dedication for a future greenway trail in accordance with the Parkland Dedication Ordinance.

Which alternative is recommended? Why?

Staff recommends acceptance of the proposed parkland dedication for a future greenway trail in accordance with the Parkland Dedication Ordinance.

CONFORMITY TO CITY POLICY:

This proposed land dedication conforms to City Policy and all applicable state and local laws.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year? For future years?

\$1016.00 for mowing of land

Is this a one-time or recurring expenditure?

Recurring

Is this expenditure budgeted?

Yes, funds are available in General Fund Parks Department accounts.

If not, where will the money come from?

N/A

Is there a sufficient amount in the budgeted line-item for this expenditure?

Yes

RECOMMENDATION:

Staff recommends acceptance of the proposed parkland dedication as presented.

DEPARTMENTAL CLEARANCES:

This item has been reviewed by Development Services and Legal staff.

ATTACHED SUPPORTING DOCUMENTS:

Dedication Deed
Plat