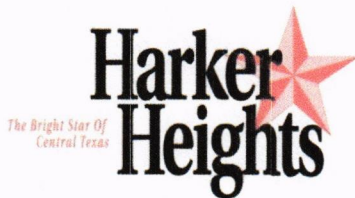




**Harker Heights
Planning and Zoning
Commission
Meeting**

**Wednesday,
October 30, 2019
6:30 P.M.**



**PLANNING & ZONING COMMISSION
WORKSHOP AND MEETING AGENDA
HARKER HEIGHTS CITY HALL
WEDNESDAY, OCTOBER 30, 2019 – 6:30 P.M.**

Notice is hereby given that the Planning and Zoning Commission (P&Z) of the City of Harker Heights will hold a regular meeting beginning at 6:30 P.M. on October 30, 2019, and continuing from day to day thereafter if necessary. The Planning and Zoning Commission (P&Z) of the City of Harker Heights, Texas will hold their Meeting in the Kitty Young Council Chambers of the Harker Heights City Hall located at 305 Millers Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following Agenda:

MEETING AGENDA

I. CALL TO ORDER – Convene Regular Meeting of the Planning and Zoning Commission and establish a quorum.

II. INVOCATION

III. PLEDGE OF ALLEGIANCE:

I Pledge Allegiance to the Flag of the United States of America and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

Honor the Texas Flag. I pledge allegiance to thee Texas; one state under God, one and indivisible.

IV. CONSENT AGENDA

1. Approval of Minutes from the Special Planning and Zoning Meeting held on September 25, 2019.

V. Report on City Council results from October 22, 2019 meeting.

VI. Recognition of Affidavits for Conflict of Interest.

VII. Citizens to be Heard.

VIII. Report on Development Activity.

IX. PUBLIC COMMENTS:

1. At this time, comments will be taken from the audience on non-agenda related topics, for a length of time not to exceed three minutes per person. To address the Planning and Zoning Commission, please submit a Citizen's Comment Form to the Planning & Development Administrative Assistant prior to the start of the

meeting. *No action may be taken by the Planning and Zoning Commission during Public Comments.*

X. NEW BUSINESS:

1. **P19-17** Discuss and consider a request by Open Air Resort Harker Heights Real Estate Holdings, LLC for Preliminary Plat approval for the proposed Open Air Addition, on property described as 31.366 acre tract of land situated in the Vincent L. Evans Survey, Abstract No. 288, Bell County, Texas, and being a part or portion of that certain 51.161 acre tract of land described in a warranty deed with Vendor's Lien dated January 16, 2019 from George C. Moss, Individually and as Independent Executor of the estate of Adelheid K. Moss, deceased and as Trustee of the Catherina D. Misner Trust to Roy Reynolds Estates, LLC, a Texas limited liability company being of record in Document No. 2019-00002238, Official Public Records of Bell County, Texas, generally located at 101 N. Roy Reynolds Drive, Harker Heights, Bell County, Texas.

XI. REPORTS FROM COMMISSIONERS

XII. STAFF COMMENTS

XIII. ADJOURNMENT

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Harker Heights, Texas, was posted at the Harker Heights Municipal Building, which is readily accessible to the public at all times, by **10:00 A.M. on Friday, September 20, 2019.**

Tiffany Dake

Tiffany Dake
Planning and Development Administrative Assistant



Minutes of the Regular Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
September 25, 2019

Present:

Larry Robison	Chairman
Robert Robinson III	Vice Chair
Darrel Charlton	Commissioner
Noel Webster	Commissioner
Stephen Watford	Commissioner
Joshua McCann	Commissioner
Adam Parker	Commissioner
Jan Anderson	Commissioner

Absent:

Kay Carey	Commissioner
Rodney Shine	Alternate Commissioner
Dustin Hallmark	Alternate Commissioner
Nuala Taylor	Alternate Commissioner
Kendall Cox	Alternate Commissioner

Staff:

Joseph Molis	Director Planning&Development
Courtney Pate	Senior Planner/GIS Coordinator
Brad Alley	Fire Marshal
Tiffany Dake	Planning Admin. Assistant
Mike Beard	Building Official

Absent:

Mark Hyde	Director Public Works
Dan Phillips	GIS Analyst/Planner

A quorum was established and the meeting was called to order at 6:00 P.M.

The first item on the agenda was to recognize affidavits for Conflict-of-Interest. Mr. Molis stated that there were no conflicts of interest.

Next was the report on City Council actions regarding recommendations resulting from the August 28, 2019 and September 11, 2019 Planning & Zoning meetings.

Next was citizens to be heard. There was no one present to speak.

Next under New Business, Mrs. Pate presented **CP19-03** Discuss and consider a request by Jerome and Rachel Gomer for concept plan approval on property described as 1.442 acres of land, more or less, described in a General Warranty Deed recorded under Instrument Number 2019-00021233 in the Real Property Records of Bell County, Texas, generally located at 1808 Ponca Trace, Harker Heights, Bell County, Texas.

Commissioner Robinson asked about all public works comments having nothing in light print under them. Mrs. Pate stated that unfortunately when copies are made in black and white you cannot see the updated comments. Mrs. Pate did state items have been addressed.

Mr. Ace Reneau with Mitchell and Associates of 102 College St., Killeen, TX 76541 was present to speak about the concept plan for Sapiah Plains Phase 3. This phase is a continuation with a vacant property and filling in that area. Mr. Gomer did speak with the owners to the North of Ponca Trace to see if would help with continuing the road and no one was interested in that. Chairman Robison asked if the drainage was there and good, Mr. Reneau said yes.

Chairman Robison then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. There was no one present to speak for or against this item.

A motion was made by Commissioner Parker to approve the concept plan. Commissioner Anderson seconded the motion. The motion passed unanimously (8-0).

Next under New Business, Mrs. Pate presented **P19-11** Discuss and consider a request by Jerome and Rachel Gomer for preliminary plat approval for the proposed Sapiah Plains Phase Two, on 3.397 acres being part of the H.B. Littlefield Survey, Abstract No. 511, being part of a called 5.44 acre tract of record in Volume 1380, Page 255, Deed Records of Bell County, Texas, generally located at the corner of Ute Trail and Warriors Path, Harker Heights, Bell County, Texas.

Commissioner Robinson did ask about there being two (2) pieces on our sketches. Mrs. Pate stated that it is shows in Bell County Appraisal District as two separated pieces of land but Mr. Gomer does own both of them. Chairman Robison did ask about the sidewalk and asked how far in the future? Mrs. Pate said she wished she had the answer to that but did not know. She thought in the next two (2) years hopefully. Commissioner Charlton asked if there will be sidewalks on both sides of the road and Mrs. Pate said yes. Commissioner Parker asked if the there was a non-access easement along Warriors Path? Mrs. Pate said she did not believe there is one.

Mr. Ace Reneau with Mitchell and Associates of 102 College St., Killeen, TX 76541 was present to speak about the preliminary plat for Sapiah Plains Phase 2. Mr. Reneau stated we have continued with Phase 2 working in lots that would meet the standard sizing and spacing. The detention is included with Phase 1 construction and it should be started in the next two (2) weeks.

A motion by Commissioner Parker to amend his motion and approve as recommended as presented to include the condition that a one (1) foot non-access easement to be forwarded and approved by the Council. Commissioner Robinson seconded the motion. The motion passed unanimously (8-0).

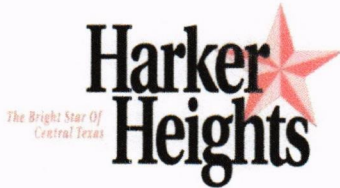
Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 6:43 P.M.

Larry Robison, Chairman

DATE:

Adam Parker, Secretary

DATE:



PLANNING AND ZONING COMMISSION MEMORANDUM

P19-17

AGENDA ITEM X-1

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: OCTOBER 30, 2019

DISCUSS AND CONSIDER A REQUEST BY OPEN AIR RESORT HARKER HEIGHTS REAL ESTATE HOLDINGS, LLC FOR PRELIMINARY PLAT APPROVAL FOR THE PROPOSED OPEN AIR ADDITION, ON PROPERTY DESCRIBED AS 31.366 ACRE TRACT OF LAND SITUATED IN THE VINCENT L. EVANS SURVEY, ABSTRACT NO. 288, BELL COUNTY, TEXAS AND BEING A PART OR PORTION OF THAT CERTAIN 51.161 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN DATED JANUARY 16, 2019 FROM GEORGE C. MOSS, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF ADELHEID K. MOSS, DECEASED AND AS TRUSTEE OF THE CATHERINA D. MISNER TRUST TO ROY REYNOLDS ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY AND BEING OF RECORD IN DOCUMENT NO. 2019-00002238, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, GENERALLY LOCATED AT 101 N. ROY REYNOLDS DRIVE, HARKER HEIGHTS, BELL COUNTY, TEXAS.

PROJECT DESCRIPTION:

The applicants, Open Air Resort Harker Heights Real Estate Holdings LLC, have submitted their preliminary plat for approximately 30.39 acres of land along N. Roy Reynolds Drive previously known as Woodlawn Mobile Home Park. In June of 2019 the applicant received a successful rezone from R-MH (Manufactured Home Park District) to PD-B (Planned Development Commercial) for the purpose of developing an RV resort on the property. At this phase of development, the applicant has consulted with their engineer to design upgrades to the utilities in the area as well as develop the Plat for the property.

There will be an extension of an eight inch (8") water line from Jamie Road to service the site in addition to the existing four inch (4") line that served the mobile home park, as well as an overall upgrade to wastewater utilities throughout the park. The applicant also shows a five foot (5') sidewalk which will run roughly 535 feet from the edge of their property near Veterans Memorial Boulevard and extend north just beyond the main entrance along N. Roy Reynolds Drive.

Staff has reviewed the documents submitted and have made comments to all concerns (attachment 6). On October 14, 2019, staff met with the applicant and their engineer to address all outstanding comments concerning the property survey, general layout of the

plat, fire hydrant locations, location of all existing and proposed utility easements, and general water and wastewater utility details.

RECOMMENDATION

Based on the review and meeting with the applicant staff recommends approval with the following conditions:

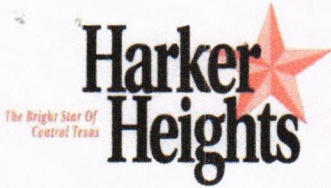
1. Updated survey of property in order to provide true property boundaries and utility easements for platting purposes.
2. City Council approval of the preliminary plat would serve as approval for the P&Z, so long as condition 1 is satisfied.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to **approve, approve with conditions, or disapprove with explanation(s)** a request by Open Air Resort Harker Heights Real Estate Holdings, LLC for Preliminary Plat approval for the proposed Open Air Addition, on property described as 31.366 acre tract of land situated in the Vincent L. Evans Survey, Abstract No. 288, Bell County, Texas, and being a part or portion of that certain 51.161 acre tract of land described in a warranty deed with Vendor's Lien dated January 16, 2019 from George C. Moss, Individually and as Independent Executor of the estate of Adelheid K. Moss, deceased and as Trustee of the Catherina D. Misner Trust to Roy Reynolds Estates, LLC, a Texas limited liability company being of record in Document No. 2019-00002238, Official Public Records of Bell County, Texas, generally located at 101 N. Roy Reynolds Drive, Harker Heights, Bell County, Texas
2. Any other action desired.

ATTACHMENTS:

1. Application
2. Field Notes
3. Location Map
4. FEMA Flood Map
5. Water Map (Existing)
6. Wastewater Map (Existing)
7. Open Air Addition (Plat/Survey)
8. Utility Plans (water, wastewater, drainage)
9. Staff Comments



Preliminary Plat Application

*** Requirements - APPLICATION MUST BE FULLY COMPLETED OR WILL NOT BE ACCEPTED***

This application must be completed returned to the Planning Development Department of the City of Harker Heights, Texas along with the following:

1. Pre-Application Meeting with Staff to ensure applicability
2. Payment of \$500.00 + \$25/per lot
3. Signed Original Field Notes and Dedication Pages
4. Paper Plan Submissions: Ten (10) Copies of the Plat and Seven (7) Copies of Preliminary Engineering Drawings
5. Electronic Submission of all documents for review delivered to Planning Administrative Assistant

City of Harker Heights
 Planning & Development
 305 Millers Crossing
 Harker Heights, TX 76548
 Phone: (254) 953-5647
 Fax: (254) 953-5666

Property Information:

Plat Name: OAR Harker Heights Real Estate Holdings, LLC **Date Submitted:** 10/03/2019

Existing Lot Count: 1 **Proposed Lot Count:** 1 **Proposed Units:** _____ **Acreage:** 28.867

Existing Land Use: Mobile Home Park **Proposed Land Use:** Mobile Home Park

Site Address or General Location: 101 N. Roy Reynolds Dr.

Public Infrastructure Proposed with Subdivision: Water Wastewater Streets (including Private) Stormwater

Owner Information & Authorization:

Property Owner: Roy Reynolds Estates, LLC c/o Michael Butler

Address: 6547 N. Academy Blvd. Ste 1009. Colorado Springs, CO 80919

Phone: 512-680-1403 E-Mail: mbutler451@gmail.com

Developer: Open Air Resorts - Harker Heights, LP - Joel Canfield

Address: 705 Vanguard Street, Lakeway, TX 78734

Phone: 512-773-3012 E-Mail: joel@elephantfunding.com

Engineer/Surveyor: Thonhoff Consulting Engineers, Inc. - Mark Dollins, P.E.

Address: 1301 Capital of Texas Hwy South, Suite A-236, Austin, TX 78746

Phone: 512-328-6736 E-Mail: mdollins@tcetx.com

CHECK ONE OF THE FOLLOWING:

- I will represent the application myself.
- I hereby designate Mark Dollins, Thonhoff Engineers (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application.

The property owner and/or their authorized representative must be present at all Planning and Zoning Commission Meetings and City Council Meetings at which their plan or plat is on the agenda for discussion or action. Failure of the developer or their authorized representative to appear during a meeting may be deemed a withdrawal of the plat or plan.

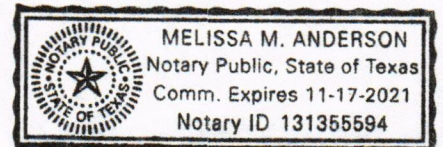
OWNER SIGNATURE:

SWORN AND SUBSCRIBED BEFORE ME THIS 30th DAY OF September, 202019

Melissa M. Anderson

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 11-17-21



STAFF ONLY -- DO NOT FILL OUT

Date Submitted: 10/2/19 Received By: [Signature] Receipt #: _____

BEING a 31.366 acre tract of land situated in the VINCENT L. EVANS SURVEY, ABSTRACT No. 288, Bell County, Texas and being a part or portion of that certain 51.161 acre tract of land (TRACT ONE) described in a Warranty Deed with Vendor's Lien dated January 16, 2019 from George C. Moss, Individually and as Independent Executor of the estate of Adelheid K. Moss, deceased and as Trustee of the Catherina D. Misner Trust to Roy Reynolds Estates, LLC, a Texas limited liability company and being of record in Document No. 2019-00002238, Official Public Records of Bell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found being the most northerly northeast corner of the said 51.161 acre tract and being the southwest corner of Lot 15, Block 1, Kern Terrace according to the map or plat of record in Cabinet A, Slide 225-A, Plat Records of Bell County, Texas and being an angle point in the south boundary line of that certain 13.1145 acre tract of land described in a Deed dated September 26, 1973 from Ruth Arlo Kern, Individually and as Independent Executrix of the Estate of Harley Kern, Deceased to the City of Harker Heights and being of record in Volume 1249, Page 641, Deed Records of Bell County, Texas for corner;

THENCE departing the said 13.1145 acre tract and the said Lot 15, Block 1 and with the west boundary line of the said Kern Terrace and mostly over and across the said 51.161 acre tract the following three (3) calls:

- 1) S. 11° 41' 52" W., 352.41 feet with partway with the east boundary line of the said 51.161 acre tract and continuing over and across the said 51.161 acre tract to a 1/2" iron rod found being in the west boundary line of Lot 5, Block 2, said Kern Terrace and being the northeast corner of Lot 7, said Block 2 for corner;
- 2) N. 89° 15' 52" W., 353.65 feet departing the said Lot 5, Block 2 and continuing over and across the said 51.161 acre tract and partway with an northerly boundary line of the said 51.161 acre tract to a 1/2" iron rod found being the northwest corner of Lot 11, said Block 2, Kern Terrace for corner;
- 3) S. 04° 09' 05" W., 343.00 feet continuing over and across the said 51.161 acre tract and partway with an easterly boundary line of the said 51.161 acre tract to a 1/2" iron rod found being the southwest corner of Lot 14, Block 3, said Kern Terrace for corner;

THENCE S. 00° 52' 44" W., 29.33 feet departing the said Lot 14, Block 3 and continuing over and across the said 51.161 acre tract to a 1/2" iron rod found being the northwest corner of that certain Lot 1, Block 1, Woodlawn Addition according to the map or plat of record in Cabinet C, Slide 81-C, Plat Records of Bell County, Texas for corner;

THENCE with the west boundary line of the said Lot 1, Block 1, Woodlawn Addition and continuing over and across the said 51.161 acre tract the following seven calls:

- 1) S. 02° 27' 59" E., 62.08 feet (calls N. 02° 24' 54" E., 60.75 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 2) S. 44° 12' 50" E., 4.30 feet (calls N. 39° 23' 14" W., 4.30 feet) to a 1/2" iron rod found for corner;
- 3) S. 47° 13' 01" W., 87.47 feet (calls N. 46° 58' 10" E., 84.95 feet to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 4) S. 59° 58' 53" W., 234.80 feet (calls N. 62° 13' 07" E., 234.80 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;



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- 5) S. 26° 00' 03" W., 243.16 feet (calls N. 28° 14' 17" E., 243.16 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 6) S. 73° 33' 55" W., 110.66 feet (calls N. 75° 48' 09" E., 110.66 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 7) S. 76° 55' 38" W., 61.69 feet (calls N. 78° 42' 03" E., 62.13 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being the southwest corner of the said Lot 1, Block 1, Woodlawn Addition and being in the south boundary line of the said 51.161 acre tract and being in the north boundary line of that certain remainder 0.981 acre tract of land described in a Warranty Deed dated December 16, 1985 from James Harley Kern, Sr. to Mary Jo Donner Kern and being of record in Volume 2124, Page 548, Deed Records of Bell County, Texas for corner;

THENCE departing the said Lot 1, Block 1, Woodlawn Addition and with the south boundary line of the said 51.161 acre tract the following three (3) calls:

- 1) N. 85° 56' 50" W., 264.80 feet (calls N. 85° 56' 50" W., 264.80 feet) with the north boundary line of the said remainder 0.981 acre tract to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 2) S. 66° 37' 12" W., 176.19 feet (calls S. 66° 37' 12" W., 176.19 feet) with the northwest boundary line of the said remainder 0.981 acre tract and continuing with the northwest boundary line of that certain 0.132 acre tract of land (TRACT TWO) described in a Warranty Deed with Vendor's Lien dated October 1, 2008 from Robert R. Hadden, Individually and as Independent Executor of the Estate of Kyoung Su Hadden, Deceased to Fay C. Smien and being of record in Document No. 2008-00041575, Official Public Records of Bell County, Texas to a point being the southwest corner of the said 0.132 acre tract and being in the north right-of-way line of U. S. Highway 290 Business (also known as Veterans Memorial Highway) for corner;
- 3) N. 81° 00' 48" W., 61.20 feet departing the said 0.132 acre tract and with the said north right-of-way line to a 1/2" iron rod with cap stamped "RPLS 2475" set being the southwest corner of the said 51.161 acre tract and being at the intersection of the said north right-of-way line with the aforementioned east right-of-way line of Roy Reynolds Drive for corner;

THENCE departing the said north right-of-way line and with the west boundary line of the said 51.161 acre tract and with the said east right-of-way line the following four (4) calls:

- 1) N. 16° 48' 24" E., 1170.01 feet (calls N. 16° 50' 49" E., 1169.90 feet) to a 5/8" iron rod found for corner;
- 2) N. 20° 24' 06" E., 100.12 feet (calls N. 20° 30' 41" E., 100.12 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 3) N. 17° 32' 21" E., 400.00 feet (calls N. 17° 38' 56" E., 400.00 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 4) N. 19° 08' 29" E., 259.26 feet (calls N. 19° 15' 04" E., 259.70 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being in the south boundary line of that certain tract of land described in a Deed to Oncor Electric Delivery dated June 1, 2004 and being of record in Volume 5396, Page 178, Official Public Records of Bell County, Texas for corner;



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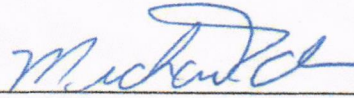
THENCE S. 85° 15' 27" E., 105.90 feet (calls S. 84° 56' 36" E., 216.65 feet) departing the said east right-of-way line and with the west boundary line of the said 51.161 acre tract and with the south boundary line of the said Oncor Electric Delivery tract to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;

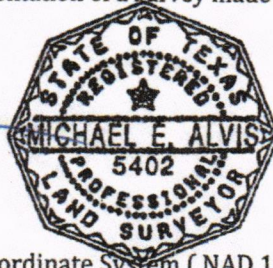
THENCE S. 51° 23' 26" E., 783.20 feet departing the said west boundary line and the said Oncor Electric Delivery tract and over and across the said 51.161 acre tract to a steel fence corner post found being an angle point in the north boundary line of the said 51.161 acre tract and being an angle point in the south boundary line of the aforementioned 13.1145 acre tract for corner;

THENCE with the north boundary line of the said 51.161 acre tract and with the south boundary line of the said 13.1145 acre tract the following two (2) calls:

- 1) S. 48° 25' 37" E., 88.69 feet (calls S. 50° 13' 09" E., 88.96 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 2) S. 77° 18' 54" E., 111.39 feet (calls S. 77° 15' 03" E., 111.41 feet) to a 1/2" iron rod found being the southwest corner of Lot 15, Block 1, Kern Terrace and being the northwest corner of the right-of-way of Nolan Trail according to the map or plat of record in Cabinet A, Slide 225-A, Plat Records of Bell County, Texas to the Point of BEGINNING and containing 31.366 acres of land.

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.

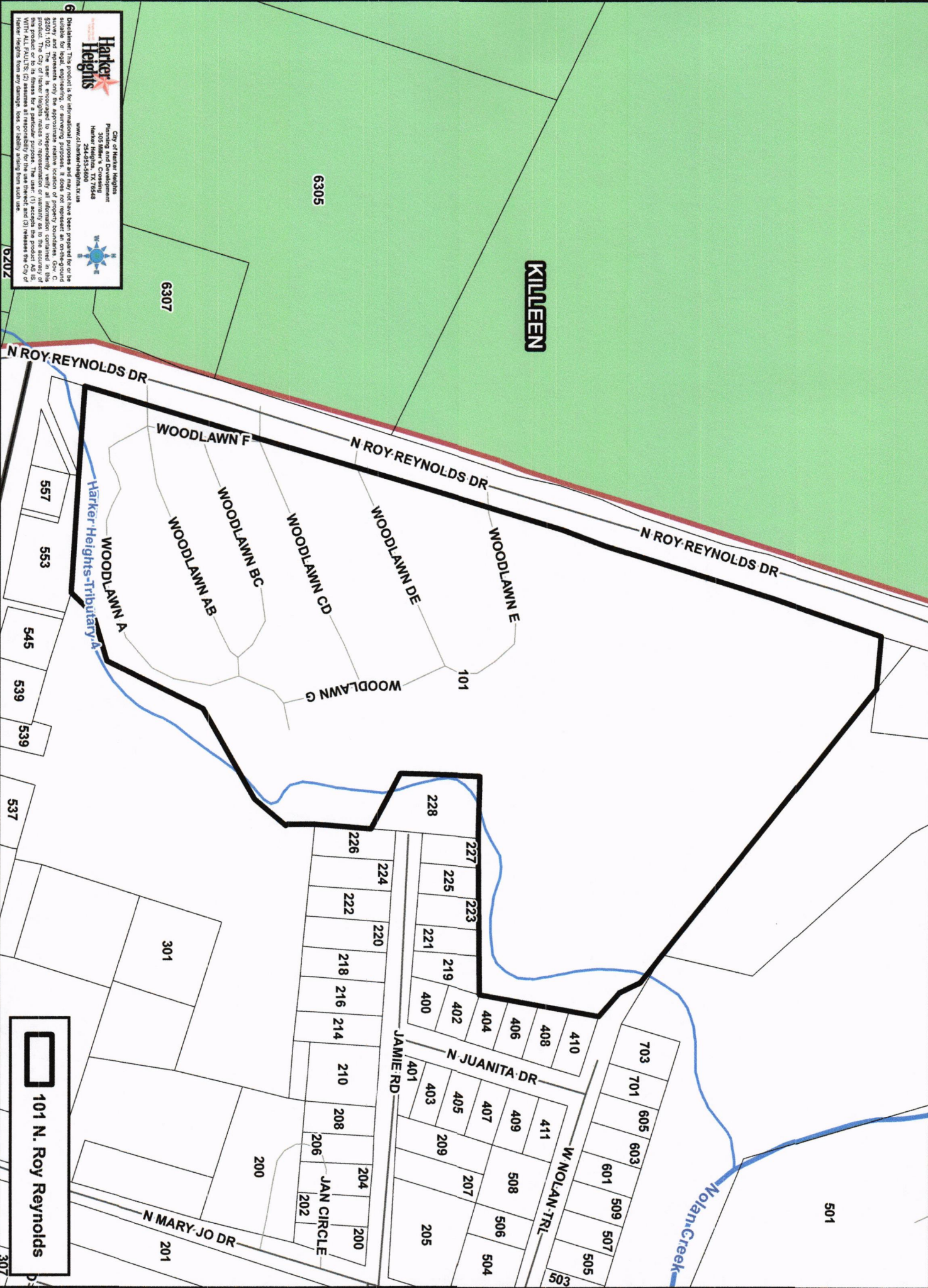

 Michael E. Alvis, R.P.L.S. #5402
 May 30, 2019



Bearing Base: Texas State Plain Coordinate System (NAD 1983) as determined by G.P.S. observation.



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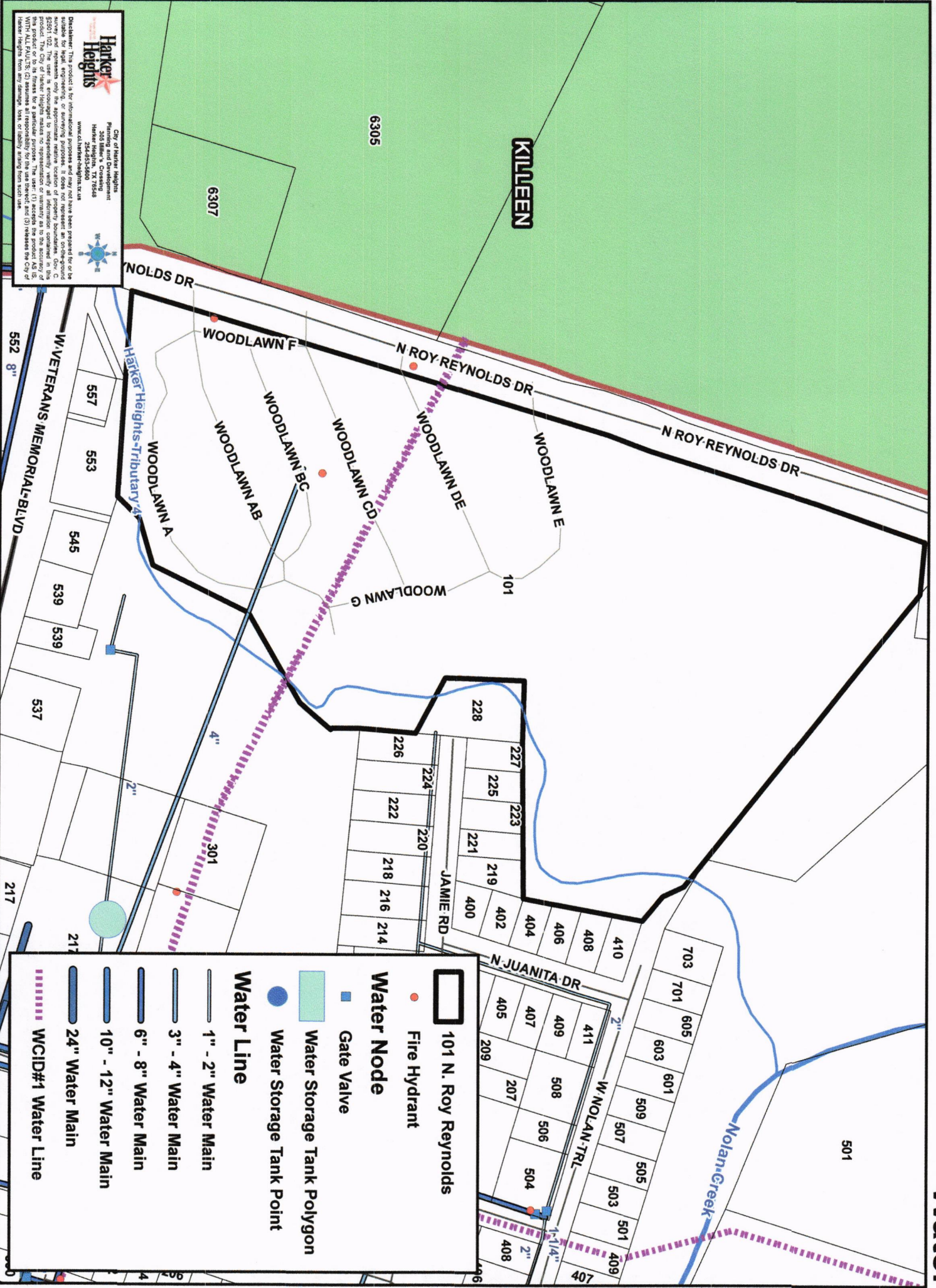


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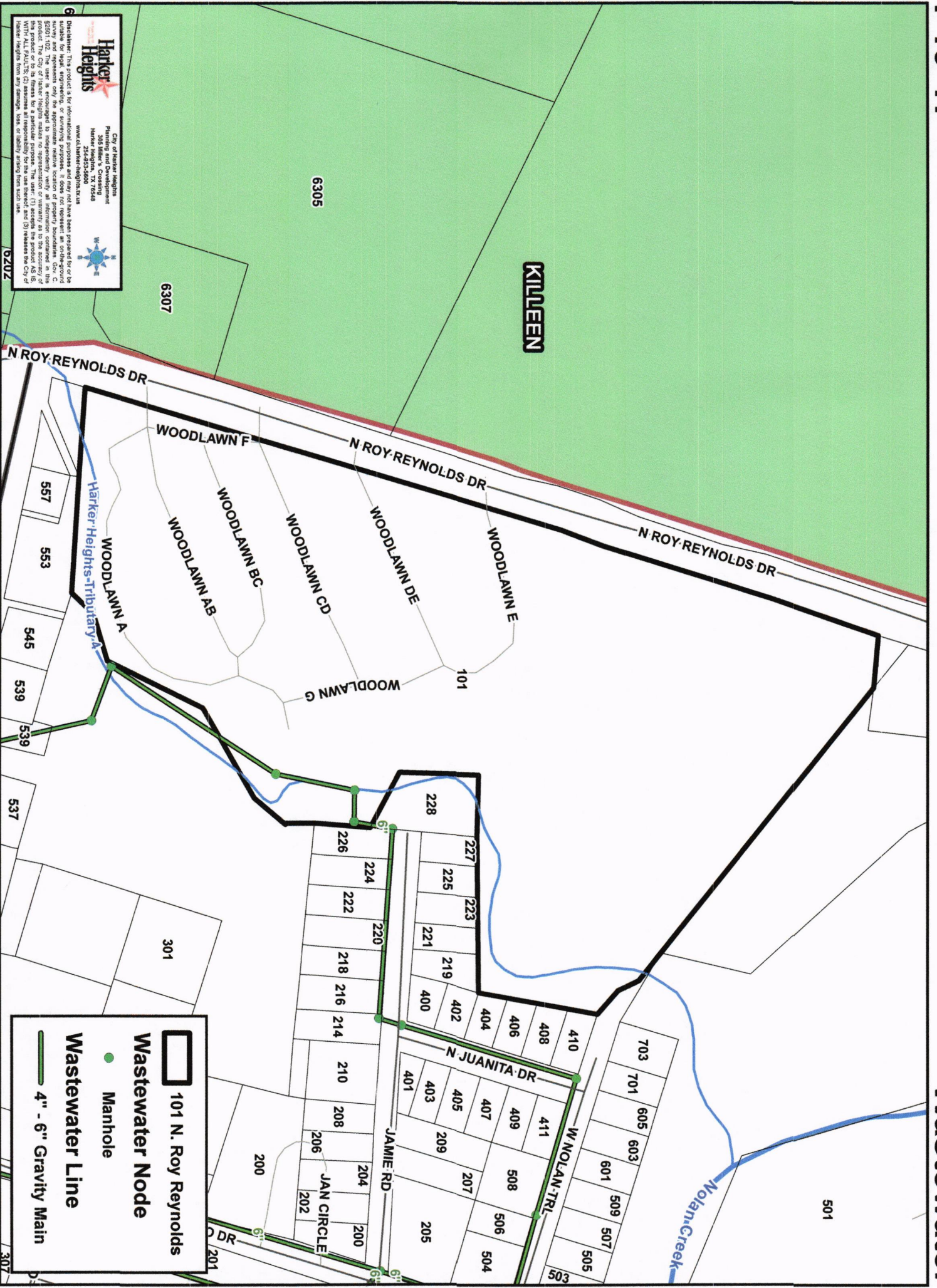
101 N. Roy Reynolds

Water Node

- Fire Hydrant
- Gate Valve
- Water Storage Tank Polygon
- Water Storage Tank Point

Water Line

- 1" - 2" Water Main
- 3" - 4" Water Main
- 6" - 8" Water Main
- 10" - 12" Water Main
- 24" Water Main
- WCID#1 Water Line



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PRELIMINARY PLAT OF OPEN AIR RESORT HARKER HEIGHTS

HARKER HEIGHTS, BELL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN THESE PRESENTS THAT ROY REVOLVER ESTATES, LLC, ACTING BY AND THROUGH MICHAEL BUTLER AND HENRY MOORE BEING THE OWNERS OF ALL OF THAT CERTAIN TRACT ONE, A 51.91 ACRE TRACT OF LAND COMMITTED TO USE BY DEED AND APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, TEXAS, DOES HEREBY ADD TO THE PLAT OF THE OPEN AIR RESORT HARKER HEIGHTS, BELL COUNTY, TEXAS, A SUBDIVISION OF THE SAID TRACT OF LAND, THE SAME TO BE USED AS PUBLIC THROUGHFARES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE FACILITIES WHEN AND AS PERMITTED BY THE CITY OF HARKER HEIGHTS, TEXAS, AND TO BE INSTALLED AND MAINTAINED BY THE CITY OF HARKER HEIGHTS, TEXAS FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS _____ DAY OF _____, 20____.

MICHAEL BUTLER
P.O. BOX 516
KILLEEN, TEXAS 77966

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND WHOSE SIGNATURE IS SET FORTH THEREIN, AND WHOSE SIGNATURE IS SET FORTH THEREIN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREBY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____, A.D., NOTARY PUBLIC FOR BELL COUNTY, TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

WITNESS THE EXECUTION HEREOF, ON THIS _____ DAY OF _____, 20____.

HENRY MOORE
P.O. BOX 516
KILLEEN, TEXAS 77966

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND WHOSE SIGNATURE IS SET FORTH THEREIN, AND WHOSE SIGNATURE IS SET FORTH THEREIN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREBY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____, A.D., NOTARY PUBLIC FOR BELL COUNTY, TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

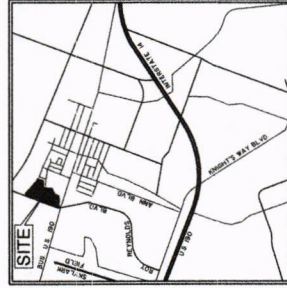
FIRE PROTECTION NOTE

THE DEVELOPER HAS NOTED THE MOST RECENT COMMENTS PREPARED BY THE FIRE MARSHAL RELATED TO THE REQUIREMENT OF ADDITIONAL PRIVATE HYDRANTS AND WALL ADDRESS THOSE COMMENTS WHILE FINALIZING THE DESIGN OF THE PRIVATE HYDRANT SYSTEM. THE DEVELOPER HAS NOTED THAT THE TRACT DOES NOT MEET ALL BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY WILL BE ISSUED UNTIL ALL FIRE PROTECTANT REQUIREMENTS ARE MET.

FLOOD HAZARD NOTE

BASED UPON WHAT CAN BE OBTAINED FROM THE GRAPHS SHOWN ON THE FEDERAL INSURANCE RATE MAP (FIRM) AND THE STATE OF TEXAS FLOOD HAZARD AREA MAP, THE TRACT DOES NOT APPEAR TO BE IN A FLOOD HAZARD AREA, AND APPEARS TO BE ENCOMPASSED BY ZONE 1. THE DEVELOPER HAS NOTED THAT THE TRACT WILL MEET FLOOD HAZARD DOES IT CREATE ANY LIABILITY IN SUCH EVENT ON THE PART OF THE COMPANY.

ROBERT N. THORNTON, JR., P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 55974
STATE B
100 WEST MATTHEY ROAD
HARKER HEIGHTS, TEXAS 77648
PH (817) 328-0708
ETHORNTON@TCEEX.COM



VICINITY MAP
NO SCALE

APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS

MAYOR

CITY SECRETARY

APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION

SECRETARY, PLANNING AND ZONING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, TEXAS, BELL COUNTY, TEXAS.

DIRECTOR OF PLANNING AND DEVELOPMENT

THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL ENTITIES IN BELL COUNTY, TEXAS DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES OR OWNS ON THE PROPERTY DESCRIBED BY THIS PLAT. DATED THIS _____ DAY OF _____, 20____, A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

FILED FOR RECORD THIS _____ DAY OF _____, 20____, IN YEAR _____, AT _____, PLAT RECORDS OF BELL COUNTY, TEXAS. DEDICATION INSTRUMENT # _____, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 20____, A.D. SHELLEY COOTON, COUNTY CLERK
BELL COUNTY, TEXAS

BY _____
DEPUTY

KNOW ALL MEN BY THESE PRESENTS:

THAT CLAUDE F. FRINKE, JR. DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM A SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS SURVEYING ACT AND THE PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF HARKER HEIGHTS, TEXAS.

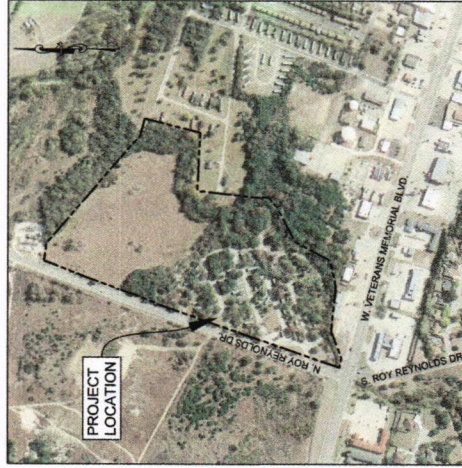
DATE

CLAUDE F. FRINKE, JR.
PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 4039
1101 WEST MATTHEY ROAD
HARKER HEIGHTS, TEXAS 77648
PH (817) 454-6005

OPEN AIR RESORT OPEN AIR RESORT HARKER HEIGHTS REAL ESTATE HOLDING, LLC PRELIMINARY ENGINEERING 101 N. ROY REYNOLDS, HARKER HEIGHTS, BELL COUNTY TEXAS

BASED UPON WHAT CAN BE OBTAINED FROM THE OWNERS SHOWN ON FEDERAL INSURANCE RATE MAP PERMITS
WITHIN THE SPECIAL FLOOD HAZARD AREA AND APPEARS TO BE SITUATED IN ZONE A. THE FLOOD STATEMENT
IS FOR INFORMATION ONLY AND DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION OR THE
PART OF THE CONTRACTOR COMPANY.

ROBERT H. THONHOFF, JR., P.E.
REGISTERED PROFESSIONAL ENGINEER
THONHOFF CONSULTING ENGINEERS, INC.
SUITE 8
HARKER HEIGHTS, TEXAS 76548
RTHONHOFF@CET1.COM



LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

1. COVER SHEET
2. PRELIMINARY PLAT (1 OF 2)
3. PRELIMINARY PLAT (2 OF 2)
4. OVERALL SITE LAYOUT - EXISTING CONDITION
5. OVERALL SITE LAYOUT - PROPOSED CONDITION
6. OVERALL SITE LAYOUT - PROPOSED SITE WATER
7. OVERALL SITE LAYOUT - PROPOSED SITE WASTEWATER
8. WATER PLAN
9. WASTEWATER PLAN
10. DRAINAGE PLAN - PRE DEVELOPMENT
11. DRAINAGE PLAN - POST DEVELOPMENT

SUBMITTED FOR APPROVAL BY:



THONHOFF CONSULTING ENGINEERS, INC. 10/22/2019
Date

REVISIONS		THONHOFF CONSULTING ENGINEERS, INC. MUNICIPAL, ENVIRONMENTAL, WATER & WASTEWATER FROM REGISTRATION NO. P-000021 1501 CAPITAL OF TEXAS HWY, SUITE 4-204 P.O. BOX 17448 ARLING, TEXAS 76011	COVER SHEET BELL COUNTY, TEXAS 101 N. ROY REYNOLDS, HARKER HEIGHTS,	JOB NO. 19019A.1.100 DESIGNED SMC DRAWN BY SMC APPROVED SMC DATE OCT 2019 SCALE AS NOTED	SHEET 1 OF 11 REVISION NO. DATE
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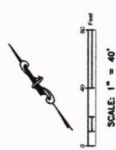
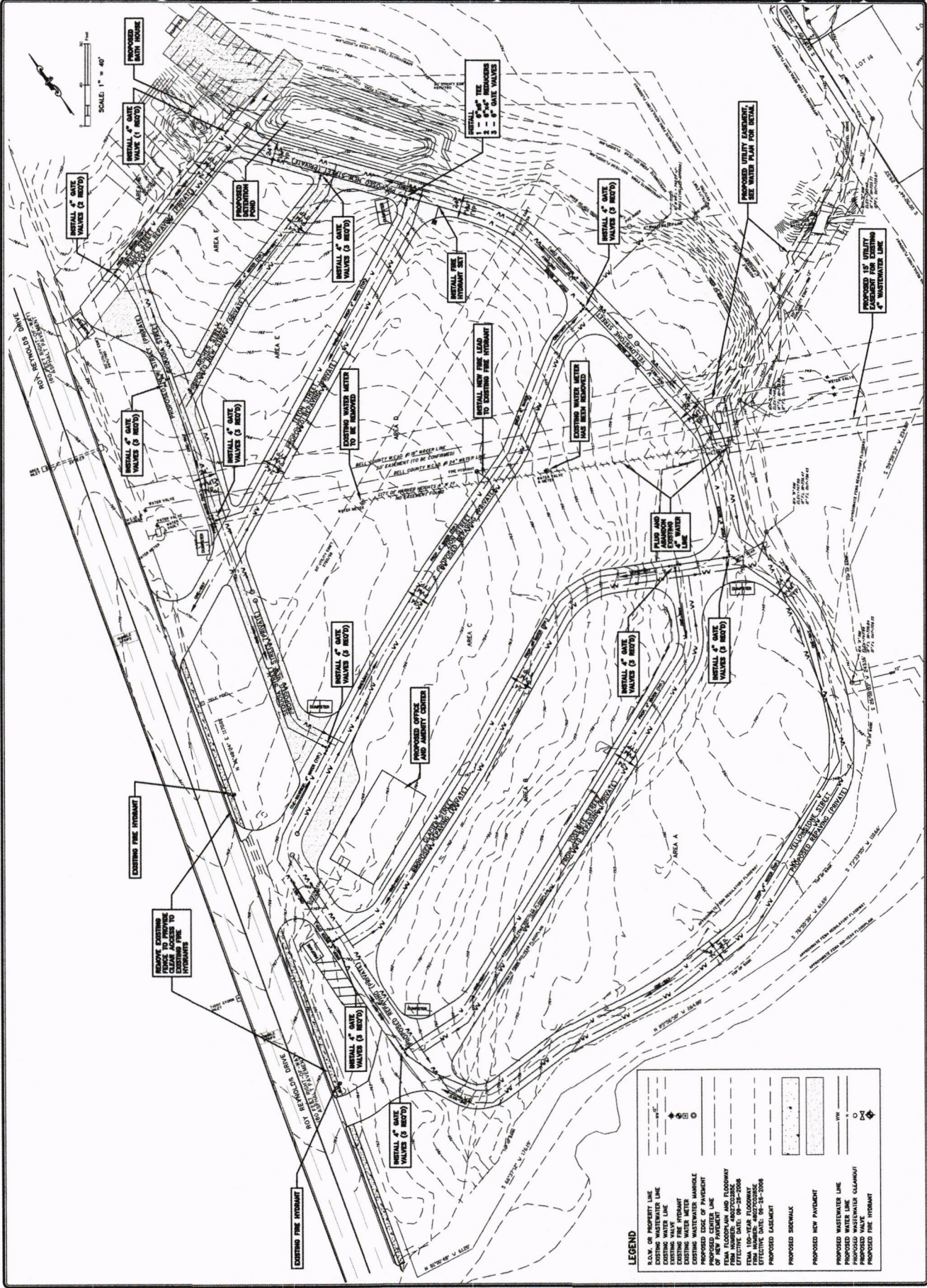
REVISIONS



10/22/2019
 TCE
 TROHOPY CONSULTING ENGINEERS, INC.
 PROJECT: 101 N. ROY REYNOLDS, MARKER HEIGHTS, TEXAS
 SHEET: 6 OF 11

OPEN AIR RESORT - OPEN AIR RESORT MARKER HEIGHTS REAL ESTATE HOLDINGS, LLC
 PRELIMINARY ENGINEERING, LLC
 101 N. ROY REYNOLDS, MARKER HEIGHTS, TEXAS
 OVERALL SITE PLAN - PROPOSED WATER

JOB NO. 18018.1.100
 DESIGNED BY: [Name]
 DRAWN BY: [Name]
 APPROVED BY: [Name]
 DATE: OCT 2019
 SCALE: AS NOTED
 SHEET: 6 OF 11
 REVISION NO. []
 DATE []



LEGEND

[Symbol]	B.O.M. OR PROPERTY LINE
[Symbol]	EXISTING WASTEWATER LINE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING WASTEWATER MANHOLE
[Symbol]	PROPOSED EDGE OF PAVEMENT
[Symbol]	PROPOSED CENTER LINE
[Symbol]	TEAM FLOORPLAN AND FLOORWAY
[Symbol]	TEAM 100-YEAR FLOODWAY
[Symbol]	TEAM 100-YEAR FLOODWAY
[Symbol]	EFFECTIVE DATE: 09-20-2008
[Symbol]	EFFECTIVE DATE: 09-20-2008
[Symbol]	PROPOSED LAYOUT
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED NEW PAVEMENT
[Symbol]	PROPOSED WASTEWATER LINE
[Symbol]	PROPOSED WATER LINE
[Symbol]	PROPOSED VALVE (CALLAWAY)
[Symbol]	PROPOSED FIRE HYDRANT

10/22/2019 10:22 AM TCE PROJECT: 101 N. ROY REYNOLDS, MARKER HEIGHTS, TEXAS SHEET: 6 OF 11

REVISIONS

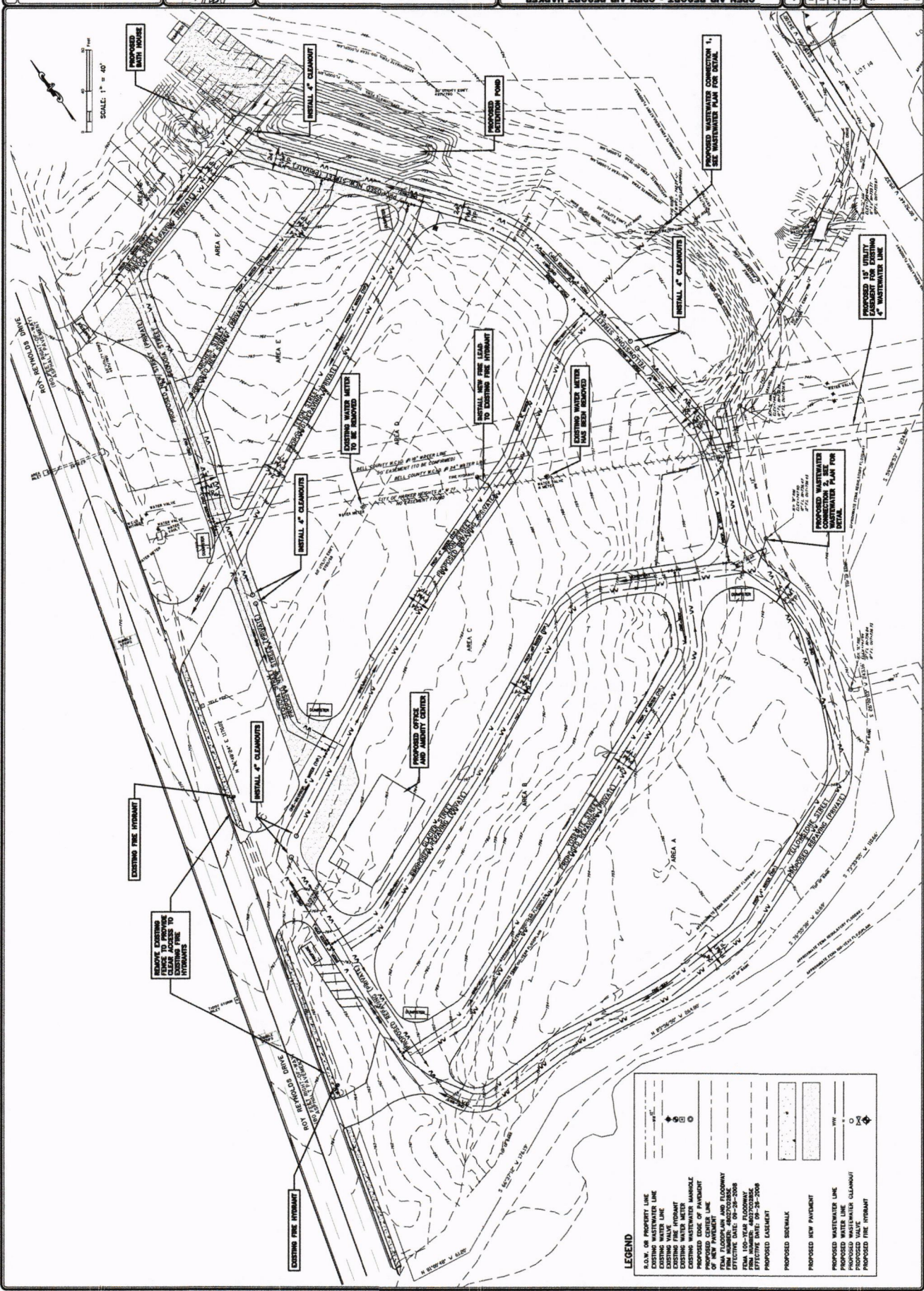


THONHOFF CONSULTING ENGINEERS, INC.
 103451
 10/22/2019
 103451
 STATE OF TEXAS
 PROFESSIONAL ENGINEER
 THOMAS J. THONHOFF
 LICENSE NO. 103451
 EXPIRES 10/22/2019

OPEN AIR RESORT - OPEN AIR RESORT HARKER HEIGHTS REAL ESTATE HOLDINGS, LLC
 PRELIMINARY ENGINEERING
 101 N. ROY REYNOLDS, HARKER HEIGHTS, TEXAS
 BELL COUNTY, TEXAS
 OVERALL SITE PLAN - PROPOSED WASTEWATER

JOB NO. 19016.1.100
 DESIGNED BY SMC
 DRAWN BY SMC
 APPROVED BY SMC
 DATE OCT 2019
 SCALE AS NOTED
 SHEET

7 OF 11
 REVISION NO.
 DATE



LEGEND

	R.O.M. OF PROPERTY LINE
	EXISTING WASTEWATER LINE
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WASTEWATER MANHOLE
	PROPOSED SIDE OF PAYMENT OF NEW PAYMENT
	FIRE FLOODPLAIN AND FLOODWAY
	100-YEAR FLOODWAY
	PROPOSED CLEANOUT
	PROPOSED SEWERLINE
	PROPOSED NEW HYDRANT
	PROPOSED WASTEWATER LINE
	PROPOSED WASTEWATER CLEANOUT
	PROPOSED VALVE
	PROPOSED FIRE HYDRANT

REVISIONS

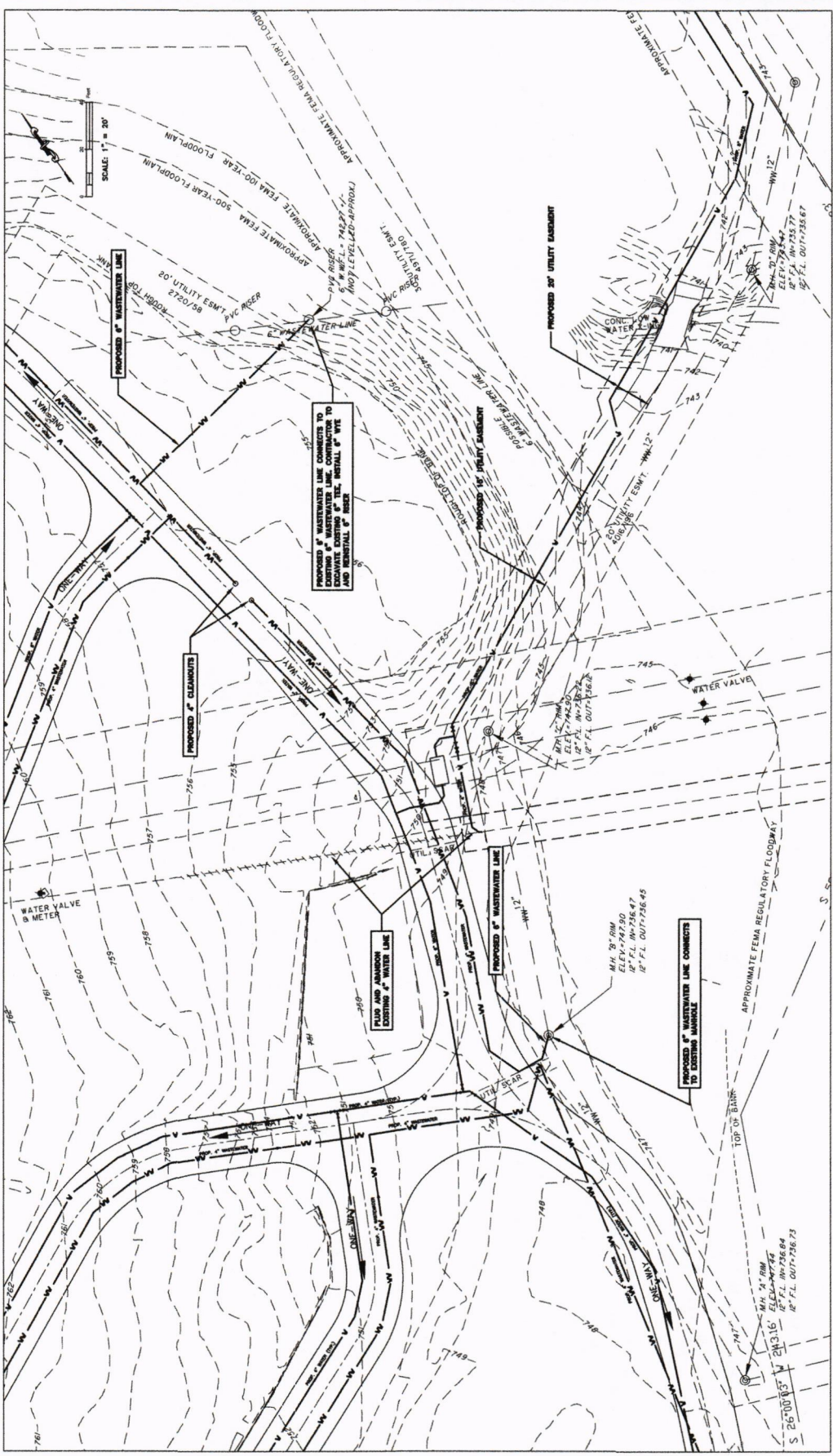


THORHOFF CONSULTING ENGINEERS, INC.
 PRINCIPAL - ENVIRONMENTAL - WATER & WASTEWATER
 FROM REGISTRATION NO. P-000901
 1501 CENTRAL EXPRESSWAY, SUITE 4-200
 FORT WORTH, TEXAS 76104
 (817) 882-8100 FAX (817) 882-8844

WASTEWATER PLAN
 101 N. ROY REYNOLDS, HARKER HEIGHTS, TEXAS
 PRELIMINARY ENGINEERING
 HEIGHTS REAL ESTATE HOLDINGS, L.L.C.
 OPEN AIR RESORT - OPEN AIR RESORT HARKER

JOB NO. 19019.1.100
 DESIGNED BY SMC
 DRAWN BY SMC
 APPROVED BY SMC
 DATE OCT 2019
 SCALE AS NOTED
 SHEET

REVISION NO. 9 OF 11
 DATE



PROPOSED WASTEWATER LINE COMMENTS TO EXISTING WATER LINE TO EXAMINE EXISTING OF THE, INSTALL OF WVE, AND REINSTALL OF RISER

PLUG AND ABANDON EXISTING WATER LINE

PROPOSED WASTEWATER LINE COMMENTS TO EXISTING MANHOLE

LEGEND

BLK. OR PROPERTY LINE	FEMA 100-YEAR FLOODWAY
EXISTING WASTEWATER LINE	PROPOSED WASTEWATER LINE
EXISTING WATER LINE	PROPOSED WATER LINE
EXISTING FIRE HYDRANT	PROPOSED FIRE HYDRANT
EXISTING WASTEWATER MANHOLE	PROPOSED WASTEWATER CLEANOUT
EXISTING WATER MANHOLE	PROPOSED WATER CLEANOUT
PROPOSED CODE OF PAVEMENT	PROPOSED VALVE
PROPOSED FLOODWAY	PROPOSED FLOODWAY
PROPOSED FLOODWAY	PROPOSED FLOODWAY

REVISIONS



TCE
 THONHOFF CONSULTING ENGINEERS, INC.
 PROJECT REGISTRATION NO. P-008801
 1001 CAPITAL OF TEXAS HWY., SOUTH BAYLOR A-200
 75241-4500, DALLAS, TEXAS 75244
 (214) 352-8788 FAX (214) 352-8848
 8102 WEST LOOP SOUTH, SUITE 1000, DALLAS, TEXAS 75240

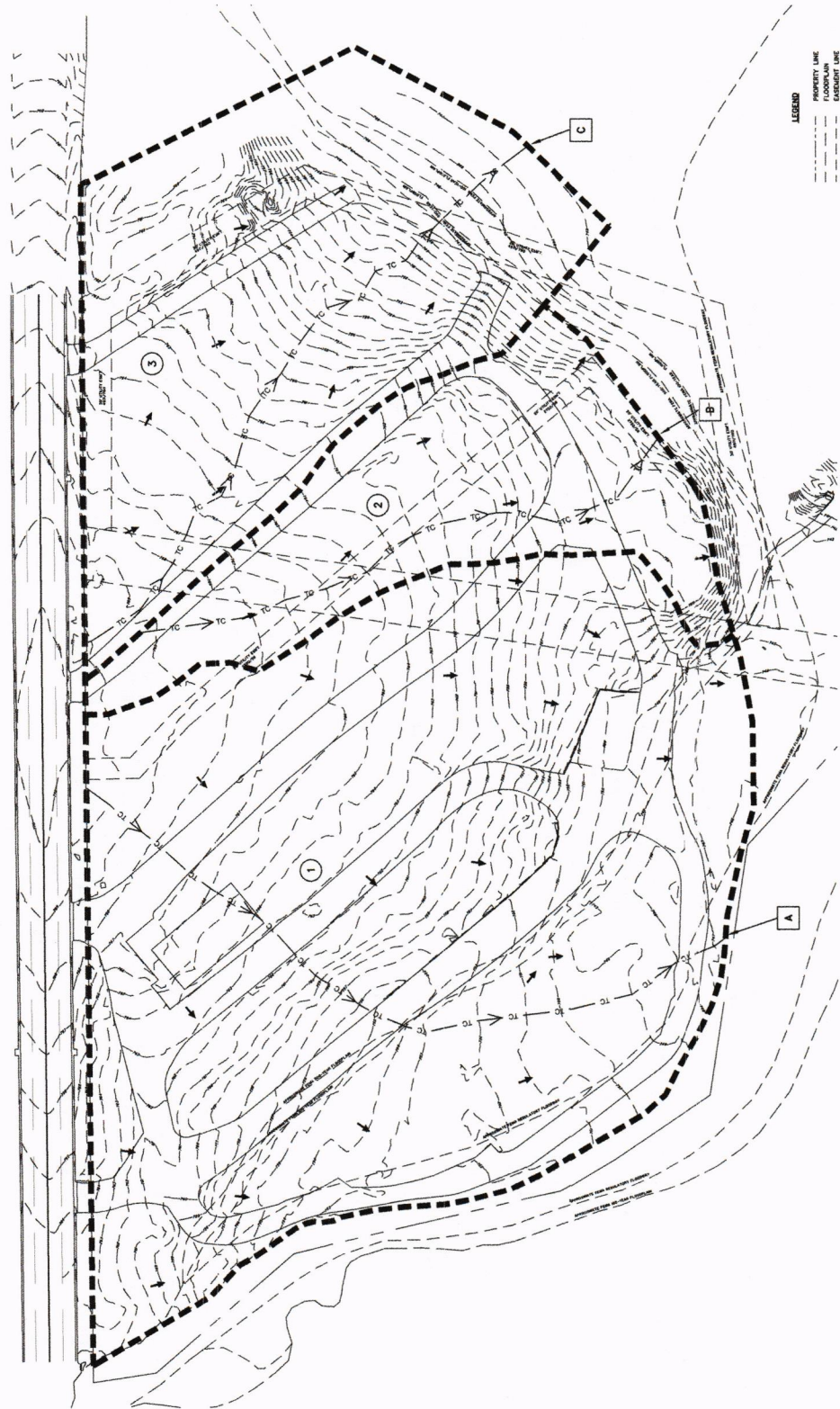
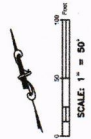
OPEN AIR RESORT - PRE DEVELOPMENT CONDITION
 101 N. ROY REYNOLDS, HARKER HEIGHTS, TEXAS
 PRELIMINARY ENGINEERING,
 HEIGHTS REAL ESTATE HOLDINGS, LLC
 JOB NO. 19019.1.100

DESIGNED BY: SMC
 DRAWN BY: SMC
 CHECKED BY: SMC
 DATE: OCT 2013
 SCALE: AS NOTED

SHEET
10 OF 11
 REVISION NO. 1
 DATE

PRE-DEVELOPMENT DRAINAGE CALCULATIONS (REC-INIS MODEL SUMMARY)

WATER	AREA (AC)	WATER CONC. (%)	WATER CONC. (IN)	TOTAL T. (MIN)	25-YR (IN)	100-YR (IN)	DISCHARGE POINT
1	1.1452	20.00%	0.23	12.00	1.00	1.00	A
2	1.1452	20.00%	0.23	12.00	1.00	1.00	B
3	1.1452	20.00%	0.23	12.00	1.00	1.00	C



- LEGEND**
- PROPERTY LINE
 - FLOODPLAIN
 - EASEMENT LINE
 - EXISTING CONTOUR MAJOR
 - EXISTING CONTOUR MINOR
 - DRAINAGE AREA BOUNDARY
 - DIRECTIONAL FLOW ARROW
 - TIME OF CONCENTRATION
 - DRAINAGE AREA NUMBER
 - POINT OF ANALYSIS (POA)
 - DRAINAGE AREA NUMBER (OFFSITE WADON)

THIS DRAWING IS THE PROPERTY OF THONHOFF CONSULTING ENGINEERS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.

REVISIONS



TCE
 THORHOFF CONSULTING ENGINEERS, INC.
 PROJECTS - ENVIRONMENTAL - WATER & WASTEWATER
 10800-A
 1001 CAPITAL OF TEXAS HWY, SUITE 4-308
 AUSTIN, TEXAS 78746
 (512) 382-8799 FAX (512) 382-0946
 PROFESSIONAL ENGINEERING LICENSE NO. 7-009901

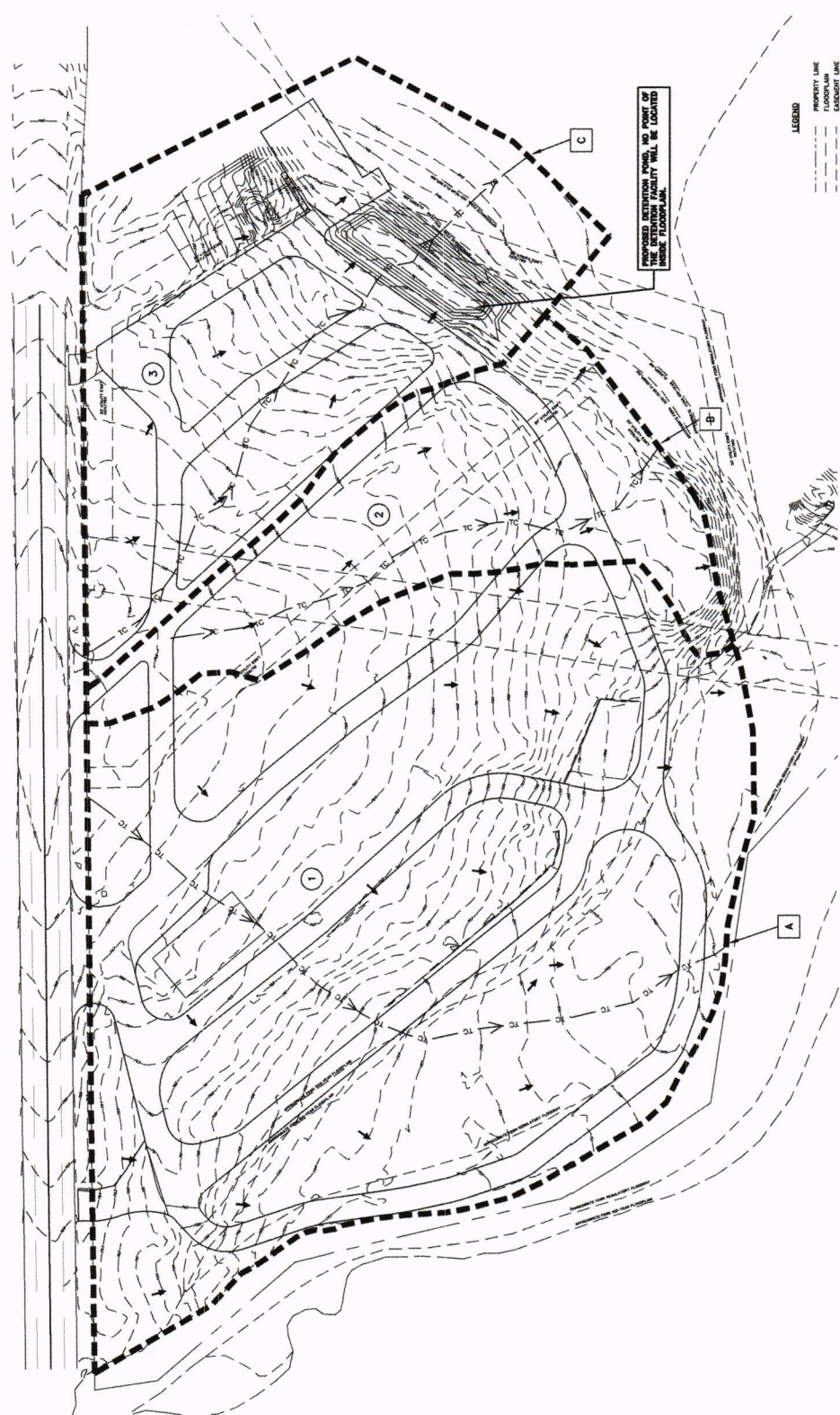
OPEN AIR RESORT - OPEN AIR RESORT HARKER HEIGHTS REAL ESTATE HOLDINGS, LLC
PRELIMINARY ENGINEERING, LLC
101 N. ROY REYNOLDS, HARKER HEIGHTS, TEXAS
DRAINAGE PLAN - POST DEVELOPMENT CONDITION

JOB NO. 19018.1.100
 DESIGNED BY SMC
 DRAWN BY SMC
 APPROVED BY SMC
 DATE OCT 2013
 SCALE AS NOTED

SHEET
11 OF 11
 REVISION NO.
 DATE

POST DEVELOPMENT DRAINAGE CALCULATIONS (HEC-RAS MODEL SUMMARY)

Basin	Area (Acres)	Area (sq ft)	%C	100-yr. Composite (CFS)	25-yr. (CFS)	100-yr. (CFS)	Discharge Point
1	8.1132	0.01274	29.75%	88.25	117.3	48.0215	A
2	3.7405	0.00583	48.85%	48.32	12.2	22.0154	B
3	3.7405	0.00583	48.85%	48.32	12.2	22.0154	C



PROPOSED DETENTION POND NO. 3 AND THE EXTENSION FACILITY WILL BE LOCATED INSIDE FLOODPLAIN.

- LEGEND**
- PROPERTY LINE
 - FLOODPLAIN
 - EASEMENT LINE
 - EXISTING CONTOUR
 - EXISTING CONTOUR
 - PROPOSED DETENTION POND
 - EXTENSION FACILITY
 - DIRECTIONAL FLOW ARROW
 - TIME OF CONCENTRATION
 - DRAINAGE AREA NUMBER
 - POINT OF ANALYSES (POA)
 - DRAINAGE AREA NUMBER (OFFSITE BASIN)

DRAINAGE NOTE:
 PROPOSED BASIN FROM AREA 3 IS CAPTURED AND CONTROLLED BY THE PROPOSED DETENTION POND AND EXTENSION FACILITY. THE PROPOSED DETENTION POND AND EXTENSION FACILITY WILL BE LOCATED INSIDE FLOODPLAIN. THE PROPOSED DETENTION POND NO. 3 AND THE EXTENSION FACILITY WILL BE LOCATED INSIDE FLOODPLAIN. THE PROPOSED DETENTION POND NO. 3 AND THE EXTENSION FACILITY WILL BE LOCATED INSIDE FLOODPLAIN.

DATE

OPEN AIR RESORT

P19-17 Preliminary Plat – Open Air Resort

Plat Distributed to HH Staff: October 22, 2019

Comments Returned to Thonhoff Consulting Engineers, Inc.: October 24, 2019

Planning & Development

1. Please revise street name spelling to "Juanita".
2. Please revise the street name to "U.S. HWY 190 Business" & "Veterans Memorial Boulevard"

Public Works, Mark Hyde

None. Approval

Fire Marshal, Brad Alley

- No further comments on the plat.