



**Harker Heights
Planning and Zoning
Commission Meeting**

Wednesday,

December 8, 2021

Immediately following the 5:30

P.M. CIAC meeting



**PLANNING & ZONING COMMISSION MEETING
HARKER HEIGHTS CITY HALL
WEDNESDAY, DECEMBER 8, 2021
IMMEDIATELY FOLLOWING THE 5:30 P.M. CAPITAL IMPROVEMENT
ADVISORY COMMITTEE MEETING**

Notice is hereby given that on Wednesday, December 8, 2021, beginning immediately after the 5:30 P.M. Capital Improvement Advisory Committee's Meeting and continuing from day to day thereafter if necessary, the Planning and Zoning Commission (P&Z) of the City of Harker Heights will conduct a regular meeting. The Meeting will be held in the Kitty Young Council Chambers of the Harker Heights City Hall located at 305 Miller's 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. APPROVAL OF AGENDA**
 1. Consider approval of the agenda for the regular meeting of the Planning and Zoning Commission for December 8, 2021.
- V. CONSENT AGENDA**
 1. Consider approval of Minutes from the Regular Planning and Zoning Meeting held on October 27, 2021.
- VI. Report on City Council results from the November 9, 2021 meeting.**
- VII. Recognition of Affidavits for Conflict of Interest.**
- VIII. 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 clearly state your name and address for the Planning & Development Administrative Assistant prior to making a comment.

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

IX. PUBLIC HEARING

1. **Z21-30** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as A0401BC U Hunt, 1-8, Acres 10.0, Property ID #23915, generally located at 5130 Quanah Valley Road, Harker Heights, Texas, and locally known as 5130 Quanah Valley Road, Belton, Bell County, Texas
2. **Z21-30-F** Conduct a public hearing to discuss and consider recommending an ordinance to change land use designation from Low Density Residential to Medium Density Residential on property described as A0401BC U Hunt, 1-8, Acres 10.0, Property ID #23915, generally located at 5130 Quanah Valley Road, Harker Heights, Texas, and locally known as 5130 Quanah Valley Road, Belton, Bell County, Texas
3. **Z21-31** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow for a restaurant with drive-thru only services on property described as Market Heights Addition, Block 00A, Lot 0012, Acres 1.165, Property ID #403042, generally located at 201 E. Central Texas Expressway, Building 2000, Harker Heights, Texas
4. **Z21-32** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from B-3 (Local Business District) to R-2 (Two-Family Dwelling District) on property described as A1086BC W E Hall, Acres 3.517, Property ID #58974, generally located at 600 Water Course Dr., Harker Heights, Bell County, Texas
5. **Z21-32-F** Conduct a public hearing to discuss and consider recommending an ordinance to change land use designation from Community Center use to Medium Density Residential use (PD-R with R-2 (Two-Family Dwelling District)) on property described as A1086BC W E Hall, Acres 3.517, Property ID #58974, generally located at 600 Water Course Dr., Harker Heights, Bell County, Texas
6. **Z21-33** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to B-2 (Neighborhood Retail District) on property described as A0413BC J T & W J Hallmark, 8, Acres 3.296, Property ID #433988, generally located at 1340 E. Knight's Way (E. FM 2410), Harker Heights, Bell County, Texas
7. **Z21-34** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Lakeside Hills Section Two, Lot Tract PT 63, (N PT of 63), Acres 0.608, Property ID #489292, and Lakeside Hills Section Two, Lot Tract PT 63, (63, less N PT), Acres 4.982, Property ID #489291, generally located at 11511 Highview Drive, Harker Heights, Bell County, Texas, and locally known as 11511 Highview Drive, Belton, Texas

X. NEW BUSINESS

1. **P21-33** Discuss and consider a request for a Preliminary Plat referred to as Chaparral Road Addition on property described as Peter Williamson Survey, Abstract No. 1099 and the land herein described being a portion of that certain 3.79 acre tract conveyed to Rena Chang Hoot by Gift Deed recorded in Volume 3475, Page 616, Official Public Records of Bell County, Texas, generally located at the intersection of Chaparral Road and F.M. 3481 (Stillhouse Lake Road), Harker Heights, Bell County, Texas
2. **P21-34** Discuss and consider a request for a Preliminary Plat referred to as Cedar Trails on property described as lying and situated in the Uriah Hunt Survey, Abstract No. 401 and the land herein described being a portion of the remainder tract, of an overall called 390 acre tract (comprising of what was formerly four tracts of land, of 80 acres, 80 acres, 100 acres, and 130 acres) conveyed to Susan K. Wilson and Gary L. Moore by Affidavit of Heirship recorded in Document No. 2017-00025863, Official Public Records of Bell County, Texas (OPRBCT)
3. **P21-35** Discuss and consider a request for a Preliminary Plat referred to as Savannah Commercial Addition Replat 2 on property described as an 8.135 acre tract of land, being Lot 2R, Block 1, Lot 2R, 3R and 4R, Block 1 Savannah Commercial Addition, an addition to the City of Harker Heights, Bell County, Texas according to the plat recorded in Cabinet D, Slide 381-B of the Plat Records of Bell County, Texas; same being a portion of those tracts conveyed to WB Whitis Investments, LTD, a Texas limited partnership, recorded under Instrument Number 2008-00034660 of the Official Public Records of Bell County, Texas
4. **P21-36** Discuss and consider a request for a Final Plat referred to as Savannah Commercial Addition Replat 2 Phase 1, on property described as a 4.300 acre tract of land, being a portion of Lot 2R, Block 1, LOT 2R, 3R AND 4R, BLOCK 1 SAVANNAH COMMERCIAL ADDITION, an addition to the City of Harker Heights, Bell County, Texas, according to the plat recorded in Cabinet D, Slide 381-B of the Plat Records of Bell County, Texas; same being a portion of those tracts conveyed to WB Whitis Investments, LTD, a Texas limited partnership, recorded under Instrument Number 2008-000034660 of the Official Public Records of Bell County, Texas
5. **P21-37** Discuss and consider a request for a Minor Plat referred to as Broken Bow Addition, on property described as a 0.438-Acre tract of land in the City of Harker Heights, Texas, and being all of Lots 8 and 9, Block 6, Comanche Land First Unit as recorded in Cabinet A, Slide 183-D, Bell County Plat Records, and being the same land conveyed to Arrowhead Developers LLC by Deed as recorded in Instrument No. 2021048053, Real Property Records of Bell County
6. **P21-31** Discuss and consider a request for a Minor Plat referred to as Family Dollar Addition, 1st Amendment on property described as being all of Lot 1, Block a of the Family Dollar Addition recorded in Cabinet D, Slide 311D of the Plat Records of Bell County, Texas, generally located at 660 E. Knight's Way (E. FM 2410), Harker Heights, Bell County, Texas

XI. REPORTS FROM COMMISSIONERS

XII. STAFF COMMENTS

1. Mandatory training for Planning & Zoning Commission, Building and Standards Commission, and Capital Improvements Advisory Committee members to be held on January 12, 2022 (introduce city staff, discuss commission/board member positions/requirements, open meetings, public information, and training on city issued email accounts)

XIII. ADJOURNMENT OF PLANNING & ZONING COMMISSION MEETING

I, the undersigned authority, do hereby certify that pursuant to the Texas Open Meetings Act, 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, and the City of Harker Heights website which is readily accessible to the public at all times, by **10:00 A.M. on Friday, December 3, 2021**. Please contact the Planning and Development Department at (254) 953-5648 for further information.

Wilson Everett

Wilson Everett, Planning & Development Administrative Assistant

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 254-953-5600, or FAX 254-953-5614, or email jhelsham@harkerheights.gov for further information.



**Minutes of the Harker Heights Planning & Zoning Commission Meeting
October 27, 2021**

Present:

Commission

Larry Robison	Chairman
Robert Robinson III	Vice Chairman
Noel Webster	Commissioner
Stephen Watford	Commissioner
Rodney Shine	Commissioner
Kay Carey	Commissioner

Michael Stegmeyer	Alternate Commissioner
Bary Heidtbrink	Alternate Commissioner
Natalie Austin	Alternate Commissioner

Staff

Kristina Ramirez	Planning and Development Director
Yvonne K. Spell	City Planner
Michael Beard	Building Official
Dan Phillips	GIS Analyst/ Planner
Wilson Everett	Planning and Development Administrative Assistant
Brad Alley	Fire Marshal

Absent:

Adam Parker	Secretary
Nuala Taylor	Commissioner
Joshua McCann	Commissioner

Meeting Agenda:

Agenda Item I: A quorum was established, and the regular meeting for the Planning and Zoning Commission was called to order at 5:31 P.M.

Agenda Item II: Invocation

Agenda Item III: Pledge of Allegiance

Agenda Item IV: The next agenda item was approval of the agenda from the regular Planning and Zoning Meeting for October 27, 2021. Commissioner Carey made a motion to approve the agenda and to remove New Business Items 2. P21-28, 5. P21-31, and 6. P21-32. Commissioner Watford seconded the motion. **The motion was approved (6-0).**

Agenda Item V: The next agenda item was approval of the meeting minutes from the regular Planning and Zoning Meeting held on September 29, 2021. Commissioner Webster made a motion to approve the meeting minutes. Commissioner Shine seconded the motion. **The motion was approved (5-0).** It was noted Vice Chairman Robinson abstained from voting on the motion.

Agenda Item VI: Mrs. Spell provided a summary of the City Council results from the October 12, 2021 meeting.

Agenda Item VII: Recognition of Affidavits for Conflict of Interest.

Agenda Item VIII: Public Comments: There was no one present who wished to address the Planning and Zoning Commission during this meeting.

Agenda Item IX: Public Hearing:

1.Z21-25 Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Lakeside Hills Section Two, Lot Tract PT 63, (N PT of 63), Acres 0.608, Property ID #489292, generally located at 11511 Highview Drive, Harker Heights, Bell County, Texas, and locally known as 11511 Highview Drive, Belton, Texas.

Mrs. Spell explained the applicant's request to change the current zoning of R-1 (One Family Dwelling District) to R-1 (One-Family Dwelling District) with a Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property. She noted that the 2021 Future Land Use Map identifies this area is designated for Residential Estate; staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood and would be consistent with the 2021 updates to the City of Harker Heights Comprehensive Plan and Land Use Assumptions.

Brady Allison, 1121 Spring Terrace Lp., Temple, Texas 76502 was present to represent the case.

Barry Stark, 10801 Highview Drive, Harker Heights, Texas 76548 was present to speak in favor of the request.

Commissioner Shine made a motion to approve an ordinance granting a Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Lakeside Hills Section Two, Lot Tract PT 63, (N PT of 63), Acres 0.608, Property ID #489292, generally located at 11511 Highview Drive, Harker Heights, Bell County, Texas, and locally known as 11511 Highview Drive, Belton, Texas, with the following conditions:

1. The accessory dwelling unit shall be used as a living space for a relative (not for rent).
2. The accessory dwelling unit will be located behind the front façade of the primary structure.
3. The accessory dwelling unit will gain access from the existing private driveway.
4. The accessory dwelling unit will have maximum gross foundation footprint of 1,500 square feet.
5. Approval of location of the accessory dwelling unit on the parcel must be received from Bell County Public Health prior to release of construction plans by the City.

Commissioner Watford seconded the motion. **The motion was approved (6-0).**

2.Z21-26 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R1-R (Rural One-Family Dwelling District) on property described as Lakeside Hills Section Three, Lot Tract

0066, Acres 7.72, Property ID #52206, generally located at 5140 Lakeside Drive, Harker Heights, Bell County, Texas and locally known as 5140 Lakeside Drive, Belton, Texas.

Mrs. Spell explained the applicant's request to change the current zoning of R-1 (One Family Dwelling District) to R1-R (Rural One-Family Dwelling District). She noted that the request will enable the applicant to construct the following: garage (33' X 42' 1,386 square feet), wood shop (18' X 33', 594 square feet), and a carport (20' X 33', 660 square feet) with a total combined square footage of 2,640. As outlined within the R1-R zoning district, the following requirements must be met: §155.021 (3) (a) (1-3)

1. The number of accessory buildings shall not exceed one per acre;
2. Accessory buildings shall be no greater than 5,000 square feet in size;
3. The maximum aggregate square footage of all accessory buildings shall not exceed 1,000 square feet per acre and not to exceed a total of 10,000 square feet on any one tract

She explained that the 2021 Future Land Use Map identifies this area is designated for Residential Estate; staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood and would be consistent with the 2021 updates to the City of Harker Heights Comprehensive Plan and Land Use Plan.

John Hennessy, 5140 Lakeside Drive, Harker Heights, Texas 76548 was present to represent the request.

Commissioner Webster made a motion to approve an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R1-R (Rural One-Family Dwelling District) on property described as Lakeside Hills Section Three, Lot Tract 0066, Acres 7.72, Property ID #52206, generally located at 5140 Lakeside Drive, Harker Heights, Bell County, Texas and locally known as 5140 Lakeside Drive, Belton, Texas. Commissioner Carey seconded the motion. **The motion was approved (6-0).**

3.Z21-27 Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Arrowhead Estates Phase 3, Block 001, Lot 006A, Acres .5, Property ID #396612, generally located at 1411 Gomer Lane, Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicants request to change the current zoning of R-1 (One-Family Dwelling District) to R-1 (One-Family Dwelling District) with a Conditional Use Permit (CUP) to allow for an accessory dwelling unit. She noted that the 2021 Future Land Use Map identifies this area is designated for Residential Estate; staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood and would be consistent with the 2021 updates to the City of Harker Heights Comprehensive Plan and Land Use Plan.

Julian Benitezpenuelas, 1411 Gomer Lane, Harker Heights, Texas 76548 was present to represent the case.

Vice Chairman Robinson made a motion to approve an ordinance granting a Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Arrowhead Estates Phase 3, Block 001, Lot 006A, Acres .5, Property ID #396612, generally located at 1411 Gomer Lane, Harker Heights, Bell County, Texas. Commissioner Watford seconded the motion. **The motion was approved (6-0).**

4.Z21-28 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-3 (Multi-Family Dwelling District) to R-1 (M) (One Family Dwelling District with manufactured housing) on property described as Valley View Third Ext, Block 010, Lot 0015, Property ID #127376, generally located at 228 E. Valley Road, Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicant's request to change the current zoning of R-3 (Multi-Family Dwelling District) to R-1 (M) (One Family Dwelling District with manufactured housing). She noted that the 2021 Future Land Use Map identifies this area is designated for Medium Density Residential; staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood and would be consistent with the 2021 updates to the City of Harker Heights Comprehensive Plan and Land Use Assumptions.

Randall Holmes, 226 E Valley Road, Harker Heights, Texas 76548 and real estate agent Terry Lynn, office located at 1320 N. Penelope, Belton, Texas 76513 were present to represent the case.

Vice Chairman Robinson made a motion to approve an ordinance to change zoning designation from R-3 (Multi-Family Dwelling District) to R-1 (M) (One Family Dwelling District with manufactured housing) on property described as Valley View Third Ext, Block 010, Lot 0015, Property ID #127376, generally located at 228 E. Valley Road, Harker Heights, Bell County, Texas. Commissioner Carey seconded the motion. **The motion did not receive an appropriate amount of votes to be approved (2-4).** Chairman Robison, Commissioner Webster, Commissioner Shine, and Commissioner Watford disapproved the motion.

5.Z21-29 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from B-4 (Secondary and Highway Business District) to B-4 (Secondary and Highway Business District) with T District overlay on property described as Kern Acres 2nd Extension & Revision, Block 001, Lots 5-6, 15-16, Property ID #63808, generally located at 110 W. Veterans Memorial Boulevard, Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicant's request to change the current zoning of B-4 (Secondary and Highway Business District) to B-4 (Secondary and Highway Business District) with T District overlay. She noted the 2021 Future Land Use Map identifies this area is designated for both Community Center and Regional Commercial Centers; staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood and would be consistent with the 2021 updates to the City of Harker Heights Comprehensive Plan and Land Use Plan.

Felicia Fogle, 308 Brookway, Killeen, Texas 76542 was present to represent the case.

Commissioner Webster made a motion to approve an ordinance to change zoning designation from B-4 (Secondary and Highway Business District) to B-4 (Secondary and Highway Business District) with T District overlay on property described as Kern Acres 2nd Extension & Revision, Block 001, Lots 5-6, 15-16, Property ID #63808, generally located at 110 W. Veterans Memorial Boulevard, Harker Heights, Bell County, Texas. Commissioner Shine seconded the motion. **The motion was approved (5-1).** Vice Chairman Robinson disapproved the motion.

6.Z21-29-F Conduct a public hearing to discuss and consider recommending an ordinance to amend the Comprehensive Plan's future land use map to change the 'Community Center' and 'Regional Center' designations to a 'Regional Center' designation on property described as Kern Acres 2nd Extension & Revision, Block 001, Lots 5-6, 15-16, Property ID #63808, generally located at 110 W. Veterans Memorial Boulevard, Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicant's request to change the current zoning of B-4 (Secondary and Highway Business District) to B-4 (Secondary and Highway Business District) with T District overlay. The Land Use Plan shows this parcel to be located within the Community Center and Regional Center designations. To keep the requested B-4 zoning compatible with the land use plan, the land use designation will need to be amended to Regional Center. She explained the 2021 Future Land Use Map identifies this area is designated for both Community Center and Regional Centers. The zoning designations included in Community Center land use include: B-1 (Office District), B-2 (Neighborhood Business District), B-3 (Local Business District), and PD-B (Planned Development Business). The zoning designations included in Regional Center land use include: B-4 (Secondary and Highway Business District), B-5 (General Business District), PD-B (Planned Development Business), and PD-M (Planned Development Mixed Use).

Commissioner Shine made a motion to approve an ordinance to amend the Comprehensive Plan's future land use map to change the 'Community Center' and 'Regional Center' designations to a 'Regional Center' designation on property described as Kern Acres 2nd Extension & Revision, Block 001, Lots 5-6, 15-16, Property ID #63808, generally located at 110 W. Veterans Memorial Boulevard, Harker Heights, Bell County, Texas. Commissioner Webster seconded the motion. **The motion was approved (6-0).**

Agenda Item X: New Business:

1.CP21-06 Discuss and consider a request for a Concept Plan referred to as Cedar Trails on property described as Uriah Hunt Survey, Abstract No. 401, Property ID #75765, generally located at 13436 E. Knight's Way (FM 2410), Harker Heights, Bell County Texas, and locally known as 13436 FM 2410, Belton, Bell County, Texas.

Mrs. Spell explained the applicant's request for a for a concept plan referred to as Cedar Trails. The property consists of approximately 24.383 acres with a proposed total of seventy (70) residential lots and three (3) tracts. Prior to the September 29th Planning & Zoning meeting, the applicant requested a one-time 30-day extension as allowed by law. The applicant submitted revisions on October 1, 2021 and October 19, 2021. She noted on October 20, 2021, staff returned the final comments to the applicant and that staff was recommending approval of the Concept Plan for the subdivision referred to as Cedar Trails.

Lina Chtay with Belton Engineering, office located at 106 W. East Street, Belton, Texas, 76513 was present to represent the request.

Commissioner Shine made a motion to approve a Concept Plan referred to as Cedar Trails on property described as Uriah Hunt Survey, Abstract No. 401, Property ID #75765, generally located at 13436 E. Knight's Way (FM 2410), Harker Heights, Bell County Texas, and locally known as 13436 FM 2410, Belton, Bell County, Texas. Commissioner Watford seconded the motion. **The motion was approved (6-0).**

2. P21-28 Discuss and consider a request for a Final Plat referred to as Pat Kern Subdivision, Replat No. 1, on property described as being all of that certain 2.29 acre tract of land situated in the W.E. Hall Survey, Abstract No. 1086, Bell County, Texas, being all of the called Lot 1, Block 1, Pat Kern Subdivision, an addition to the City of Harker Heights, recorded in Cabinet D, Slide 185-A, Plat Records of Bell County, Texas, and all of the called 1.127 acre tract, described in a deed to Moothing K, LTD., recorded in instrument No. 2013-00048060, Deed Records of Bell County, Texas, generally located at 201 Indian Trail, Harker Heights, Bell County, Texas.

This case was withdrawn in writing.

3. P21-29 Discuss and consider a request for a Preliminary Plat referred to as Stillhouse Road Addition on property described as R.W. Tom survey, abstract No. 837, and the Lucy O'Dell Survey, Abstract No. 644, and the land herein described being all of that certain called 1.50 acre tract of land conveyed to Star Stillhouse Properties, LLC, a Texas Limited Liability Company, by Correction Special Warranty Deed with Vendor's Lien recorded in Document 2021000947, Official Public Records of Bell County, Texas, generally located on the east side of Stillhouse Lake Road and north of Nevaeh Road, Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicant's request for a preliminary plat for approximately 1.50 acres of vacant land located on Stillhouse Lake Road. The proposed development will consist of 1 (one) lot that is currently zoned Secondary and Highway Business District (B-4). The applicant indicated that the proposed use for this parcel is a Convenience Store/Gas Station. The proposed subdivision is located within the Knight's Way Overlay District, and any development within this subdivision will be required to comply with standards set forth in the Overlay District.

Lina Chtay with Belton Engineering, office located at 106 W. East Street, Belton, Texas, 76513 was present to represent the request.

Commissioner Carey made a motion to approve a Preliminary Plat referred to as Stillhouse Lake Road Addition on property described as R.W. Tom survey, abstract No. 837, and the Lucy O'Dell Survey, Abstract No. 644, and the land herein described being all of that certain called 1.50 acre tract of land conveyed to Star Stillhouse Properties, LLC, a Texas Limited Liability Company, by Correction Special Warranty Deed with Vendor's Lien recorded in Document 2021000947, Official Public Records of Bell County, Texas, generally located on the east side of Stillhouse Lake Road and north of Nevaeh Road, Harker Heights, Bell County, Texas.

Commissioner Shine seconded the motion. **The motion was approved (5-1).** Commissioner Webster disapproved the motion.

4. P21-30 Discuss and consider a request for a Preliminary Plat referred to as Chaparral Road Addition on property described as Peter Williamson Survey, Abstract No. 1099 and the land herein described being a portion of that certain 3.79 acre tract conveyed to Rena Chang Hoot by Gift Deed recorded in Volume 3475, Page 616, Official Public Records of Bell County, Texas, generally located at the intersection of Chaparral Road and F.M. 3481 (Stillhouse Lake Road), Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicant's request for a preliminary plat for approximately 1.73 acres of vacant land located on at the intersection of Chaparral Road and Stillhouse Lake Road. The proposed development will consist of 1 (one) lot that is currently zoned Secondary and Highway Business District (B-4). She noted the applicant indicated that the proposed use for this parcel is a Convenience Store/Gas Station. The 2021 Land Use Plan indicates this parcel to be designated as a Community Center land use, which is appropriate for the intended use. As of October 19, 2021 staff had reviewed the submitted preliminary plat and engineering plans and made comments to address safety, drainage, water and wastewater utilities and other pertinent requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to. Staff recommended denial of the Preliminary Plat referred to as Chaparral Road Addition, due to the applicants request for a variance from the sidewalk requirement.

Lina Chtay with Belton Engineering, office located at 106 N East Street, Belton, Texas 76513 was present to represent the request.

Commissioner Webster made a motion to deny a request for a Preliminary Plat referred to as Chaparral Road Addition on property described as Peter Williamson Survey, Abstract No. 1099 and the land herein described being a portion of that certain 3.79 acre tract conveyed to Rena Chang Hoot by Gift Deed recorded in Volume 3475, Page 616, Official Public Records of Bell County, Texas, generally located at the intersection of Chaparral Road and F.M. 3481 (Stillhouse Lake Road), Harker Heights, Bell County, Texas. Commissioner Carey seconded the motion. **The motion for denial was approved (6-0).** Denial was based on the fact the Preliminary Plat referred to as Chaparral Road Addition did not fully comply with the City of Harker Heights subdivision ordinance.

5. P21-31 Discuss and consider a request for a Minor Plat referred to as Family Dollar Addition, 1st Amendment on property described as being all of Lot 1, Block a of the Family Dollar Addition recorded in Cabinet D, Slide 311D of the Plat Records of Bell County, Texas, generally located at 660 E. Knight's Way (E. FM 2410), Harker Heights, Bell County, Texas.

This case was withdrawn in writing.

6. P21-32 Discuss and consider a request for a Minor Plat referred to as Withers Addition on property described as 11.134 acres situated in the J. W. Renick Survey, Abstract No. 704, Bell County, Texas, being all of that called 11.134 acres of land conveyed to Michael

Withers in Document No. 2021052995, Official Public Record of Real Property, Bell County, Texas, and generally located at the intersection of Mesquite Branch Road and Oakridge Boulevard, Harker Heights, Bell County, Texas.

This case was administratively approved.

Agenda Item XI: Reports from commissioners

Agenda Item XII: Staff comments

Agenda Item XIII: Adjournment of P&Z Meeting. **Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 7:43 P.M.**

Larry Robison, Chairman

DATE:

Adam Parker, Secretary

DATE:



PLANNING AND ZONING COMMISSION MEMORANDUM

Z21-30

AGENDA ITEM IX-1

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR

DATE: DECEMBER 8, 2021

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE-FAMILY DWELLING DISTRICT) TO R-2 (TWO-FAMILY DWELLING DISTRICT) ON PROPERTY DESCRIBED AS A0401BC U HUNT, 1-8, ACRES 10.0, PROPERTY ID #23915, GENERALLY LOCATED AT 5130 QUANAH VALLEY ROAD, HARKER HEIGHTS, TEXAS, AND LOCALLY KNOWN AS 5130 QUANAH VALLEY ROAD, BELTON, BELL COUNTY, TEXAS

EXPLANATION:

The applicant is requesting a change from the current zoning of R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as A0401BC U Hunt, 1-8, Acres 10.0, Property ID #23915, generally located at 5130 Quanah Valley Road, Harker Heights, Texas, and locally known as 5130 Quanah Valley Road, Belton, Bell County, Texas. According to the Bell County Tax Records, the property consists of ten (10) acres, with an existing mobile home consisting of 1,848 square feet, accessory structures, and awnings/covers.

Surrounding Land Uses

Adjacent land uses include:

	Existing Land Use	Future Land Use	Zoning
North	Vacant Single-Family Residence	Low Density Residential Medium Density Residential	R-1 (One-Family Dwelling District)
South	Single-Family Residence	Low Density Residential	R-1 (One-Family Dwelling District)
East	Vacant Single-Family Residence	Low Density Residential	R-1 (One-Family Dwelling District)
West	Vacant	Low Density Residential	R-1 (One-Family Dwelling District)

The 2021 Future Land Use Plan identifies this area is designated for Low Density Residential. Therefore, the proposed rezoning is not consistent with the 2021 updates to the City of Harker Heights Comprehensive Plan and Land Use Plan.

Flood Damage Prevention:

No portion of this property lies within the 100 year or 500-year flood hazard areas.

Notices:

Staff sent out ten (10) notices to property owners within the 400-foot notification area. As of December 2, 2021, zero (0) responses were received in favor of the request, and zero (0) responses

were received in opposition of the request. Any additional responses received after the above date will be provided during the meeting.

RECOMMENDATION:

Staff recommends disapproval of an ordinance to change the zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as A0401BC U Hunt, 1-8, Acres 10.0, Property ID #23915, generally located at 5130 Quanah Valley Road, Harker Heights, Texas, and locally known as 5130 Quanah Valley Road, Belton, Bell County, Texas, based on the following:

1. The proposed use and rezoning is not compatible with the current Comprehensive Plan and FLUM.
2. The proposed use and rezoning may have an adverse impact on adjoining uses and zoning districts.
3. The proposed use and rezoning is not compatible with existing uses and zoning in the neighborhood.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change the zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as A0401BC U Hunt, 1-8, Acres 10.0, Property ID #23915, generally located at 5130 Quanah Valley Road, Harker Heights, Texas, and locally known as 5130 Quanah Valley Road, Belton, Bell County, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Application
2. Ordinance
3. Location Map
4. Zoning Map
5. Existing Land Use Map
6. Future Land Use Map
7. Proposed Land Uses (Low Density Residential, Medium Density Residential)
8. Notification Area Map
9. Public Responses
(none received as of 12/2/2021)



Rezoning Request Application

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

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

1. Pre-Application Meeting Scheduled
2. Payment of \$200.00 to the City of Harker Heights

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

Property Owner(s) Name: Forrest Brook Elmore Date: 11-9-2021

Address: [REDACTED]

City/State/Zip: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

Legal Description of Property:

Location of Property (Address if available): 5130 Quanah Valley

Lot: _____ Block: _____ Subdivision: _____

Acres: 10 Property ID: 23915 Survey: AD401BC w Hunt, 1-8

For properties not in a recorded subdivision please submit a copy of a current survey showing the property's proposed to be changed, and/or legal field notes.

Proposed Use: Duplex / Residential subdivision

Current Zoning Classification: R-1 Proposed Zoning: R-2

Current Land Use: ~~R-1~~ Residential / cattle Proposed Land Use: Duplexes

Applicant's Representative (if applicable):

Applicant's Representative: Jerome Gomer

Phone: 254-289-7282 E-Mail: jkgomer1@gmail.com

I, being the undersigned applicant of the property herein described, hereby make application for approval of plans submitted and made a part of the application in accordance with the provisions of the City of Harker Heights Ordinances, and hereby certify that the information provided is true and correct to the best of my knowledge and belief.

I, being the undersigned applicant, understand that failure to appear to represent a request shall be deemed a request to withdraw the proposal, or Jerome Gomer will represent the owner.

Forrest Brook Elmore
 Printed Name of Property Owner

Forrest Brook Elmore
 Signature of Property Owner

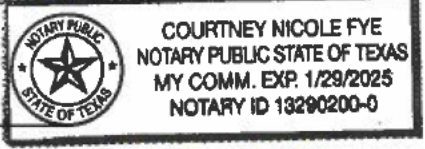
Jerome Gomer
 Printed Name of Representative

[Signature]
 Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 9th DAY OF November, 2021

Courtney Nicole Fye
 SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



Date Submitted: 11.10.21

STAFF ONLY - DO NOT FILL OUT BELOW

Pre-Application Meeting

Receipt #: 01761222

Received By: C. Fye

Revised: 5/2020

Case #: _____

Needs FLUM amendment. Fee \$100 more. Thru 11/10/21

§ 155.020 R-1 ONE FAMILY DWELLING DISTRICT.

(A) *Permitted uses.* The following uses are permitted by right:

- (1) Site-built, single-family dwellings and industrialized housing.
- (2) Church or other place of worship.
- (3) Municipal buildings, non-profit libraries or museums, police and fire stations, public utilities (without outside storage yards or electric substations), public parks, playgrounds, municipal golf courses, public recreation facilities, and community buildings.
- (4) Customary home occupations as defined in §155.003.
- (5) *Accessory structure.*

(a) One small accessory building (not exceeding 144 square feet) per residence customarily incident to the above uses (not involving the conduct of a business) subject to the following requirements:

1. Structure must be built upon a moveable foundation;
2. Structure cannot exceed 12 feet in height;
3. Structure must set behind the rear facade of the main residence building and must be setback five feet from the rear property line and six feet from the side property line; and
4. Materials, building design, and construction must comply with the requirements of Ch. 150.

(b) Large accessory buildings customarily incident to the above uses (not involving the conduct of a business) subject to the following requirements:

1. Building materials and facade must be consistent with the main residence building materials and facade;
2. Large accessory building must be behind the front facade of the main residence;
3. The height of the large accessory building cannot exceed that of the main residence building;
4. Number, size, setbacks and height requirements based on the size of the lot as follows:

Lot Size	Number of Large Accessory Structures Allowed	Maximum Aggregate Size of All Accessory Structures	Setbacks	Maximum Height
< 10,000 square feet	1	250 square feet	Front: 25 feet Side: 6 feet Rear: 10 feet	15 feet
> 10,000 square feet < .5 acre	1	500 square feet	Front: 25 feet Side: 6 feet Rear: 10 feet	15 feet
> .5 acre < 1 acre	2	1,000 square feet	Front: 25 feet Side: 6 feet Rear: 20 feet	24 feet
> 1 acre	4	1,500 square feet	Front: 25 feet Side: 6 feet Rear: 20 feet	24 feet

- (6) Private garage.
- (7) Home based child care.
- (8) Real estate sales office, or temporary living quarters to provide security during the development of residential subdivisions, but not to exceed two years.
- (9) Low impact telecommunication towers.
- (10) Public schools.

(B) *Conditional uses.* The following require conditional use permits:

- (1) Private schools having a curriculum equal to a public elementary, high school, or institution of higher learning (except home schooling).

(2) Neighborhood association facilities.

(3) Farms, nurseries, truck gardens and greenhouses, provided no sales offices are maintained and no livestock are kept within 250 feet of a residence of any person other than the farm owner.

(4) Accessory dwelling for a relative or servant (not for rent).

(5) Accessory structure as provided by § 155.040.

(C) *Height regulations.* No building shall exceed two and one-half stories or 35 feet in height.

(D) *Front yard, side yard, and rear yard.* As per Table 21-A.

(E) *Intensity of use.* Every lot or tract of land shall have an area of not less than 8,400 square feet and an average overall width of not less than 70 feet and a minimum lot frontage of not less than 45 feet. Except that if a lot or tract should have less area or width than is herein required and its boundary lines along their entire length should touch lands under other ownership on the effective date of this chapter and shall not have changed since the date, such parcel of land may be used for a single family dwelling.

(F) *Additional use, height, and area regulation.* Additional use, height, and area regulations and exceptions are found in § 155.040.

(G) *R-1(M) zoning designation.* R-1(M) is a one family residential lot that also allows manufactured homes. All manufactured housing structures installed after December 31, 1999, must be installed on a permanent foundation, as that term is defined in § 152.01.

(1) In order to be approved, the manufactured home must be found to have design compatibility with other dwellings in the neighborhood.

(2) The following standards apply to any placement of a manufactured home on a lot after December 31, 1999:

(a) Roofing shall be similar in color, material and appearance to the roofing material commonly used on residential dwellings within the community or comparable to the predominant materials used on dwellings within the neighborhood.

Materials shall include asphalt composition, shingle, tile, crushed rock, standing seam metal or similar materials (except all other metal). Roof pitch shall be a minimum of 3/12.

(b) Exterior siding shall be similar in color, material, and appearance to the exterior siding material commonly used on residential dwellings within the community or comparable to predominant materials used on dwellings within the neighborhood. Exterior siding shall be of brick, wood, stucco, plaster, concrete or other material which is finished in a non-glossy and non-reflective manner.

(c) If a garage/carport is constructed, it must be similar in appearance to others in the neighborhood and constructed of like materials as that of the primary home.

(d) Two all-weather surface off street parking spaces meeting the requirements of §155.061 shall be provided.

(3) Every manufactured home shall be placed so that the entrance or front of the home faces or parallels the principal street frontage, except:

(a) In cases where the lot is one acre or greater and the home is located more than 50 feet from the street; or

(b) Where the lot width is 60 feet or less.

(4) All entrances to a manufactured home shall be provided with permanent steps, porch or similar suitable entry.

(5) The lot must meet all applicable requirements of Chapter 154, and shall comply with the area regulations in (D) of this section. Variance in setbacks may be given in inches not to exceed one foot at the Building Official's discretion.

(H) *Signs* As per Chapter 151.

(I) *Parking.* As per §§ 155.061 through 155.068.

(J) *Storage.* Open storage is prohibited except for materials for the residents' use, such as firewood, gardening materials, and similar materials.

(K) *Landscaping.* All yards shall have vegetative groundcover of sufficient quality and quantity, or other city-approved groundcover, to control dust, erosion and sediment upon final inspections. In addition, a minimum of two six-foot-tall trees, measuring two inches or more in caliper (diameter) when measured 12 inches from the base of the trunk, and eight three-gallon shrubs, are required in the front yard.

(L) *Industrialized housing.*

(1) Industrialized housing shall be considered real property and must:

(a) Have a value equal to or greater than the median taxable value for each single-family dwelling located within 500 feet of the lot on which the industrialized housing is proposed to be located, as determined by the most recent certified tax appraisal roll for the county;

(b) Have exterior siding, roofing, roof pitch, foundation fascia, and fenestration compatible with the single-family dwellings located within 500 feet of the lot on which the industrialized housing is proposed to be located;

(c) Comply with city aesthetic standards, building setbacks, side and rear yard offsets, subdivision control, architectural landscaping, square footage, and other site requirements applicable to single-family dwellings;

(d) Be securely fixed to a permanent foundation; and

(e) Have all local permits and licenses that are applicable to site-built housing.

For purposes of this division, **VALUE** means the taxable **VALUE** of the industrialized housing and lot after installation of the housing.

(2) Any owner or authorized agent who intends to construct, erect, install or move any industrialized housing into the city shall first make application to the Building Official and obtain the required permits. In addition to any other information otherwise required for such permits, the application shall:

(a) Identify each single-family dwelling located within 500 feet of the lot on which the industrialized housing is to be located, and show the taxable value for each such dwelling, as determined by the most recent certified tax appraisal roll for the county;

(b) Describe the exterior siding, roofing, roof pitch, foundation fascia, and fenestration for each single-family dwelling located within 500 feet of the lot on which the industrialized housing is to be located;

(c) Describe the permanent foundation and method of attachment proposed for the industrialized housing; and

(d) State the anticipated taxable value of the industrialized housing and the lot after installation of the industrialized housing.

(3) A person commits an offense if the person:

(a) Constructs, erects, installs or moves any industrialized housing in the city without first obtaining a permit as required by this section; or

(b) Constructs, erects, installs or moves any industrialized housing into the city unless such industrialized housing complies with this section.

(Ord. 2001-36, passed 11-13-01; Am. Ord. 2002-28, passed 11-12-02; Am. Ord. 2006-40, passed 10-24-06; Am. Ord. 2010-32, passed 10-12-10; Am. Ord. 2011-08, passed 4-19-11)

§ 155.023 R-2 TWO-FAMILY DWELLING DISTRICT.

(A) *Permitted uses.*

(1) Any use permitted by right in the R-1 District, or (subject to the location requirements for such tracts) in the R1-I Districts.

(2) Two-family or duplex dwelling.

(3) Industrialized duplex dwelling, provided such dwelling complies with all regulations applicable to industrialized single-family housing.

(B) *Conditional uses.* Neighborhood association facilities.

(C) *Height regulations.* No building shall exceed two and one-half stories or 35 feet in height.

(D) *Area regulations.* Lots in the Wildewood Subdivision, and duplex lots platted prior to November 8, 2006, shall have six-foot-minimum side setbacks, except when siding on a street such setback shall be a minimum of 15 feet. All other duplex lots shall have a minimum of ten-foot-wide side building setbacks, except when siding on a street such setback shall be a minimum of 15 feet.

(E) *Intensity of use.*

(1) A lot on which there is erected a single-family dwelling shall conform to the same intensity of use requirements as those in the R-1 (Single-Family Dwelling District) as noted in § 155.020(E).

(2) The minimum lot area shall be 7,800 square feet for lots in the Wildewood Subdivision and duplex lots platted prior to November 8, 2006. All other duplex lots shall contain a minimum lot area of 8,400 square feet, and an average width of not less than 70 feet.

(F) *Parking regulations.* As per §§ 155.061 through 155.068.

(G) *Additional use, height, and area regulations.* Additional use, height, and area regulations and exceptions are found in § 155.040.

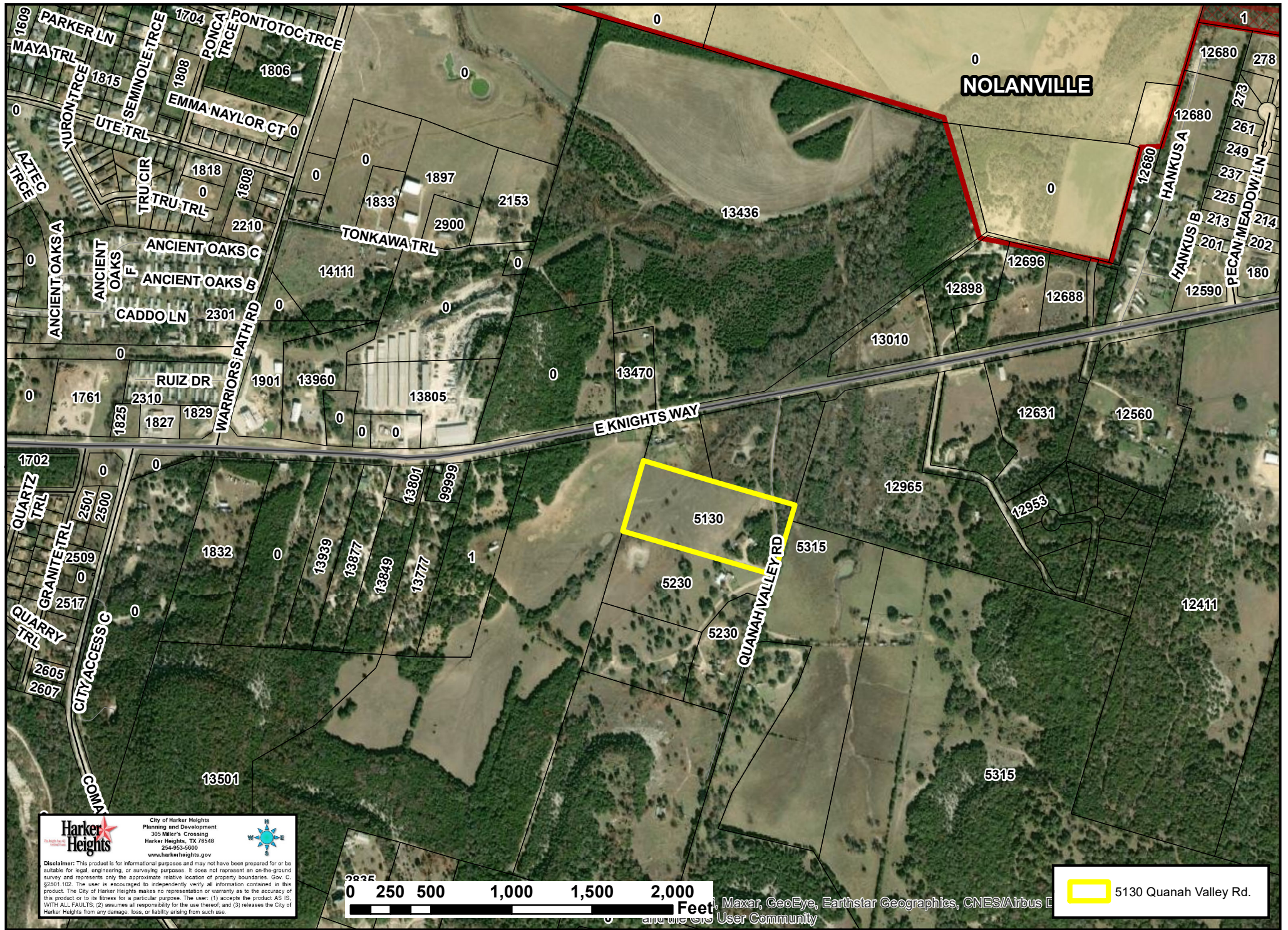
(H) *Signs.* Same as in R-1 district.

(I) *Storage.* Open storage is prohibited, except for materials for the residents' use such as firewood, gardening materials, and similar materials.

(J) *Landscaping.* All yards shall have vegetative groundcover of sufficient quality and quantity, or other city-approved groundcover, to control dust, erosion and sediment upon final inspections. In addition, a minimum of two six-foot-tall trees, measuring two inches or more in caliper (diameter) when measured 12 inches from the base of the trunk, and eight three-gallon shrubs, are required in the front yard.

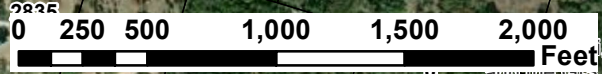
(K) *Architectural design.* R-2 buildings shall be designed to avoid repetitions of buildings or roof lines, and the same elevation may not be used within any five lot groupings. Primary entrances shall face the public street. Windows shall be provided with trim or recessed, rather than flush with exterior wall treatment.

(Ord. 2001-36, passed 11-13-01; Am. Ord. 2006-40, passed 10-24-06; Am. Ord. 2012-01, passed 2-14-12; Am. Ord. 2012-04, passed 3-27-12; Am. Ord. 2016-24, passed 10-11-16)

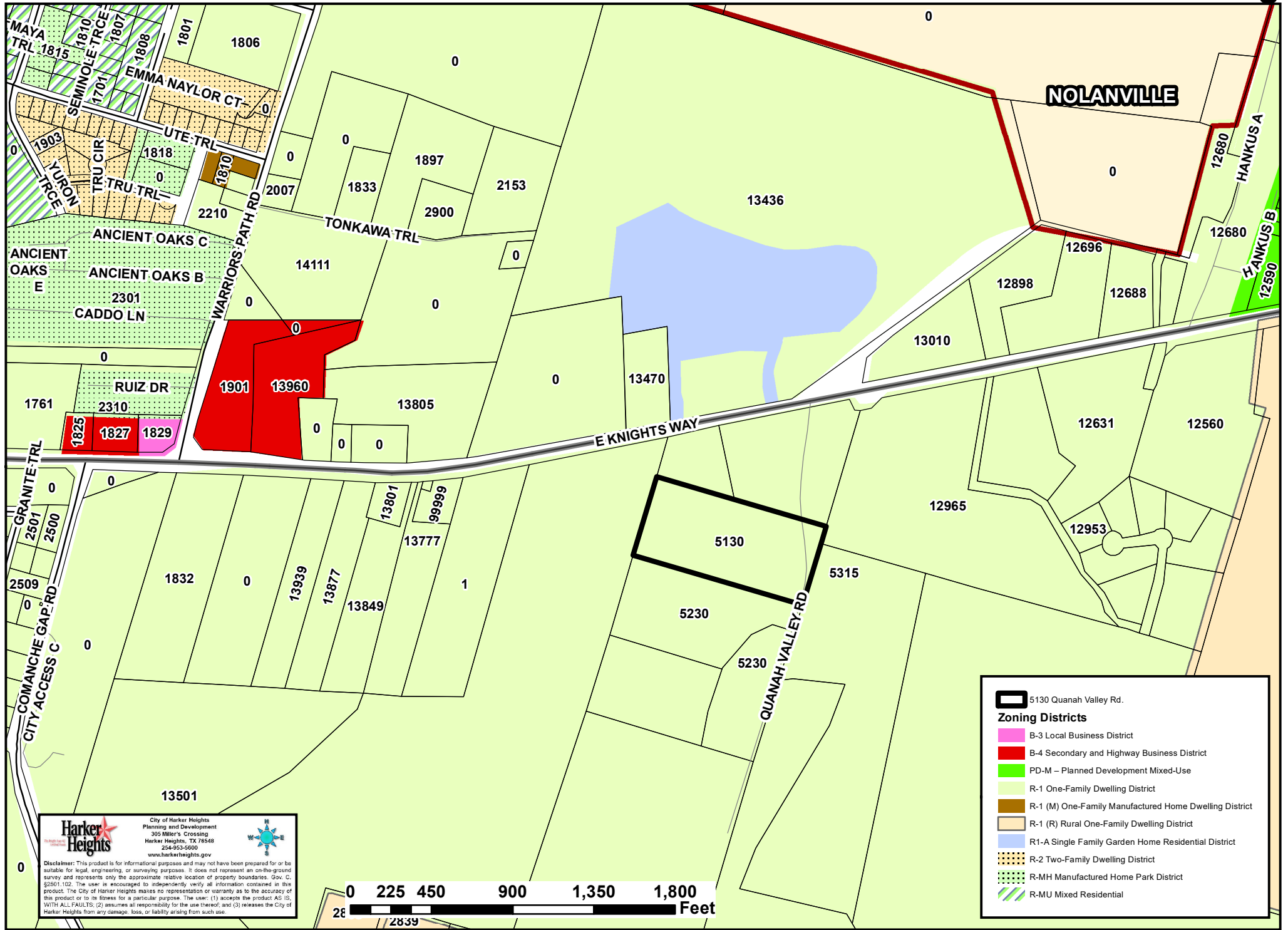


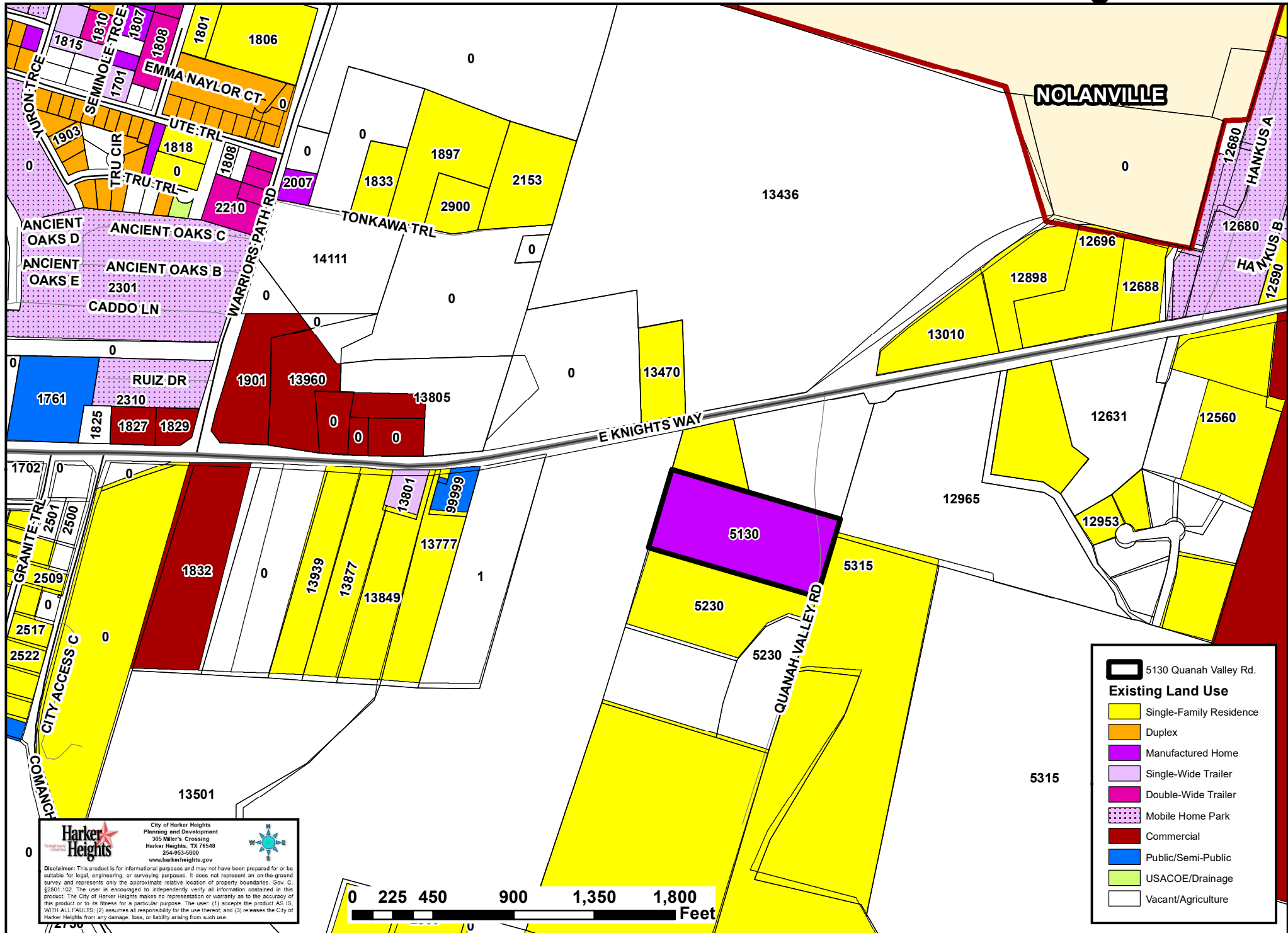
Harker Heights
City of Harker Heights
Planning and Development
300 Miller's Crossing
Harker Heights, TX 78548
254-953-5600
www.harkerheights.gov

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C, §2041.102. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.



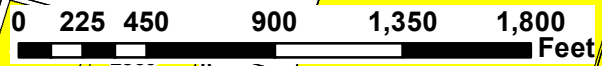
5130 Quannah Valley Rd.

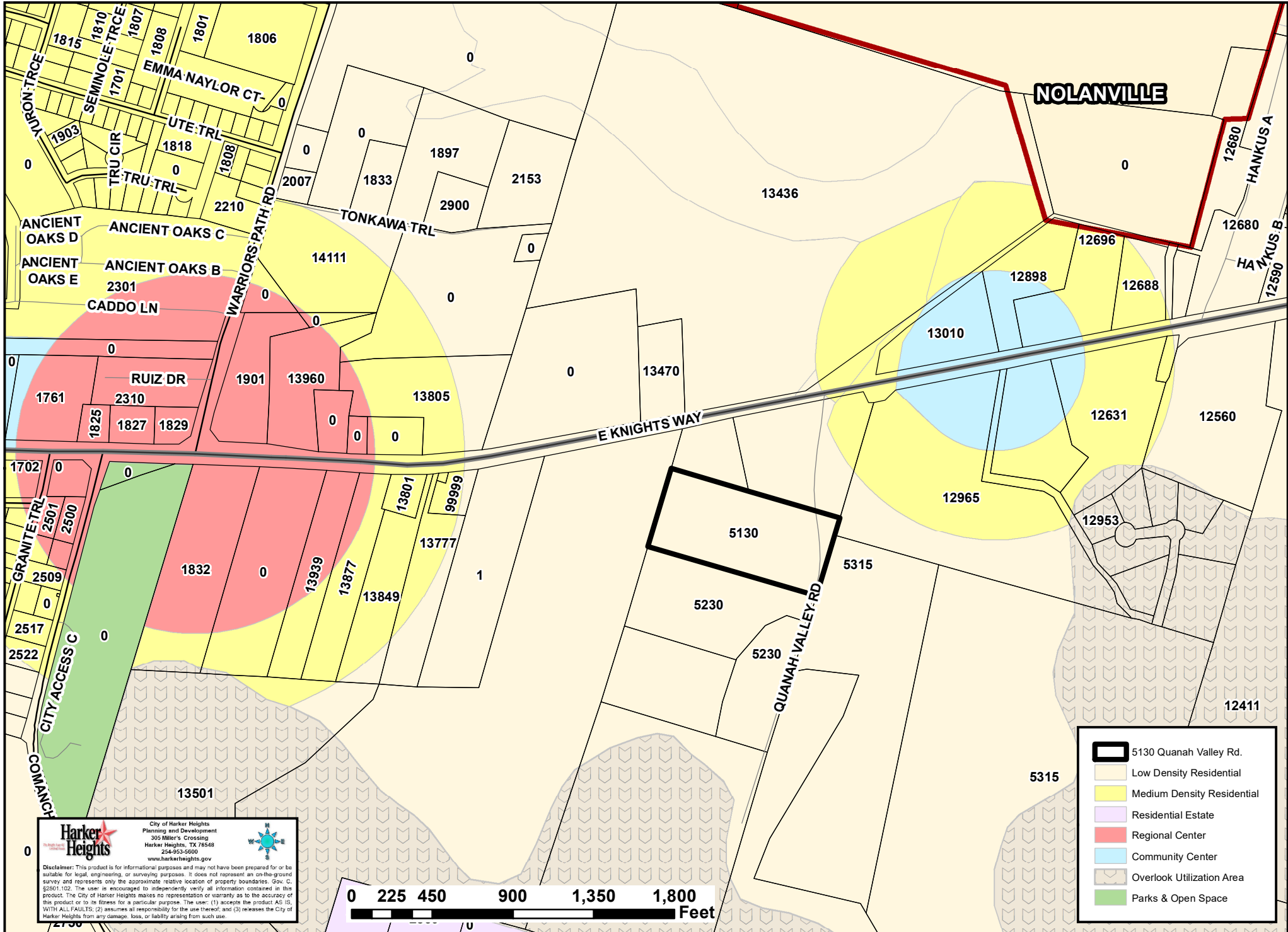




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PROPOSED LAND USES

Low Density Residential

- Low-Density Residential is representative of traditional suburban single-family detached homes. Low Density residential may include subdivisions with as many as five houses per acre. This type of housing currently composes a large portion of Harker Heights' existing housing stock.

Appropriate Zoning District

- **R-1** One Family Dwelling
- **R1-I** Single Family Infill Dwelling*
- **R1-A** Single Family Garden Home
- **PD-R** Planned Development Residential



PROPOSED LAND USES

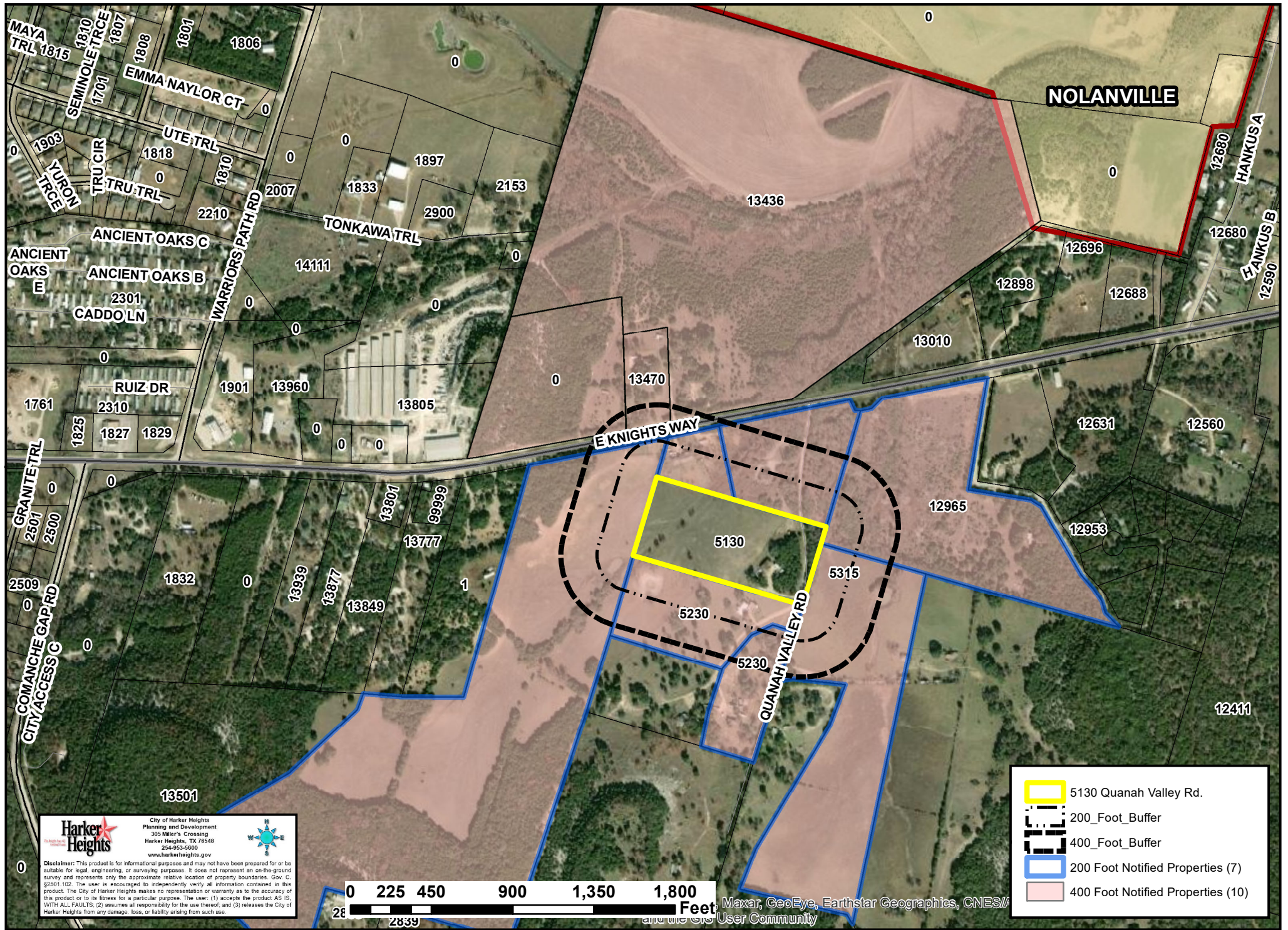
Medium Density Residential






- Medium Density Residential designation provides for attached dwelling units (as well as detached) such as duplexes and townhomes and may include smaller lot single-family dwelling units. Neighborhoods should promote walkability and connectivity. Parks and open spaces may help to buffer or to create a centralized focal point for community space within these types of neighborhoods. Medium Density development may most appropriately be located within or near neighborhood commercial uses as a buffer between Low Density Residential.

Appropriate Zoning District

- **R1-M** Manufactured Homes
- **R1-I** Single Family Infill Dwelling*
- **R1-A** Single Family Garden Home
- **R-2** Two Family Dwelling
- **R2-I** Two Family Infill Dwelling*
- **RT-1** Townhouse Single Family Dwelling
- **R-MU** Mixed Use Residential
- **R-MH** Manufactured Home Park





-  5130 Quannah Valley Rd.
-  200_Foot_Buffer
-  400_Foot_Buffer
-  200 Foot Notified Properties (7)
-  400 Foot Notified Properties (10)

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Maxar, GeoEye, Earthstar Geographics, CNES/and the GIS User Community



PLANNING AND ZONING COMMISSION MEMORANDUM

Z21-30-F

AGENDA ITEM IX-2

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: DECEMBER 8, 2021

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO AMEND THE COMPREHENSIVE PLAN'S FUTURE LAND USE MAP TO CHANGE THE LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL ON PROPERTY DESCRIBED AS A0401BC U HUNT, 1-8, ACRES 10.0, PROPERTY ID #23915, GENERALLY LOCATED AT 5130 QUANAH VALLEY ROAD, HARKER HEIGHTS, TEXAS, AND LOCALLY KNOWN AS 5130 QUANAH VALLEY ROAD, BELTON, BELL COUNTY, TEXAS

EXPLANATION:

The applicant is requesting a change from the current zoning of R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as A0401BC U Hunt, 1-8, Acres 10.0, Property ID #23915, generally located at 5130 Quanah Valley Road, Harker Heights, Texas, and locally known as 5130 Quanah Valley Road, Belton, Bell County, Texas. According to the Bell County Tax Records, the property consists of ten (10) acres, with an existing mobile home consisting of 1,848 square feet, accessory structures, and awnings/covers. The Land Use Plan shows this parcel to be located within the Low Density Residential Designation. To keep the requested R-2 (Two-Family Dwelling District) zoning compatible with the land use plan, the land use designation will need to be amended to Medium Density Residential.

Surrounding Future Land Uses

Adjacent future land uses include:

	Future Land Plan
North	Low Density Residential Medium Density Residential
South	Low Density Residential
East	Low Density Residential
West	Low Density Residential

The 2021 Future Land Use Map identifies this area is designated as Low Density Residential. The zoning designations included in Low Density Residential land use include: R-1 (One-Family Dwelling District), R1-I (Single-Family Infill Dwelling District), R1-A (Single-Family Garden Home Residential District), and PD-R (Planned Development Residential). The zoning designations included in Medium Density Residential land use include: R-1 M (Manufactured Homes), R1-I (Single-Family Infill Dwelling District), R1-A (Single-Family Garden Home

Residential District), R-2 (Two-Family Dwelling District), R2-I (Two-Family Infill Dwelling District), RT-1 (Townhouse Single-Family Dwelling District), R-MU (Mixed Residential), and R-MH (Manufactured Home Park District).

Flood Damage Prevention:

No portion of this property lies within the 100 year or 500-year flood hazard areas.

Notices:

Staff sent out ten (10) notices to property owners within the 400-foot notification area. As of December 2, 2021, zero (0) responses were received in favor of the request, and one (1) response was received in opposition of the request. Any additional responses received after the above date will be provided during the meeting.

RECOMMENDATION:

If the R-2 zoning classification case for this parcel is recommended for disapproval by the Planning & Zoning Commission, then staff recommends disapproval of this request based on the following:

1. The proposed use is not compatible with the current Comprehensive Plan and FLUM.
2. The proposed use may have an adverse impact on adjoining uses and zoning districts.
3. The proposed use is not compatible with existing uses and zoning in the neighborhood.

If the R-2 zoning classification case for this parcel is recommended for approval by the Planning & Zoning Commission, then staff recommends approval of an ordinance to change the Future Lane Use designation from Low Density Residential to Medium Density Residential on property described as A0401BC U Hunt, 1-8, Acres 10.0, Property ID #23915, generally located at 5130 Quanah Valley Road, Harker Heights, Texas, and locally known as 5130 Quanah Valley Road, Belton, Bell County, Texas, based on the following:

1. This action would amend the current Comprehensive Plan and FLUM such that the proposed use would be compatible with the new R-2 zoning.
2. The proposed use is compatible with new R-2 zoning in the neighborhood.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change the Future Land Use designation from Low Density Residential to Medium Density Residential on property described as A0401BC U Hunt, 1-8, Acres 10.0, Property ID #23915, generally located at 5130 Quanah Valley Road, Harker Heights, Texas, and locally known as 5130 Quanah Valley Road, Belton, Bell County, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Application
2. Location Map
3. Future Land Use Map
4. Proposed Land Uses (Low Density Residential, Medium Density Residential)
5. Notification Area Map
6. Public Responses



Rezoning Request Application

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

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

1. Pre-Application Meeting Scheduled
2. Payment of \$200.00 to the City of Harker Heights

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

Property Owner(s) Name: Forrest Brook Elmore Date: 11-9-2021

Address: [REDACTED]

City/State/Zip: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

Legal Description of Property:

Location of Property (Address if available): 5130 Quanah Valley

Lot: _____ Block: _____ Subdivision: _____

Acres: 10 Property ID: 23915 Survey: AD401BC W Hunt, 1-8

For properties not in a recorded subdivision please submit a copy of a current survey showing the property's proposed to be changed, and/or legal field notes.

Proposed Use: Duplex / Residential subdivision

Current Zoning Classification: R-1 Proposed Zoning: R-2

Current Land Use: Residential / cattle Proposed Land Use: Duplexes

Applicant's Representative (if applicable):

Applicant's Representative: Jerome Gomer

Phone: 254-289-7282 E-Mail: jkgomer1@gmail.com

I, being the undersigned applicant of the property herein described, hereby make application for approval of plans submitted and made a part of the application in accordance with the provisions of the City of Harker Heights Ordinances, and hereby certify that the information provided is true and correct to the best of my knowledge and belief.

I, being the undersigned applicant, understand that failure to appear to represent a request shall be deemed a request to withdraw the proposal, or Jerome Gomer will represent the owner.

Forrest Brook Elmore
 Printed Name of Property Owner

Forrest Brook Elmore
 Signature of Property Owner

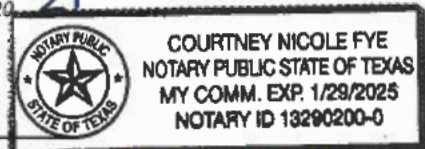
Jerome Gomer
 Printed Name of Representative

[Signature]
 Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 9th DAY OF November, 2021

Courtney Nicole Fye
 SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



STAFF ONLY - DO NOT FILL OUT BELOW

Date Submitted: 11.10.21

Pre-Application Meeting

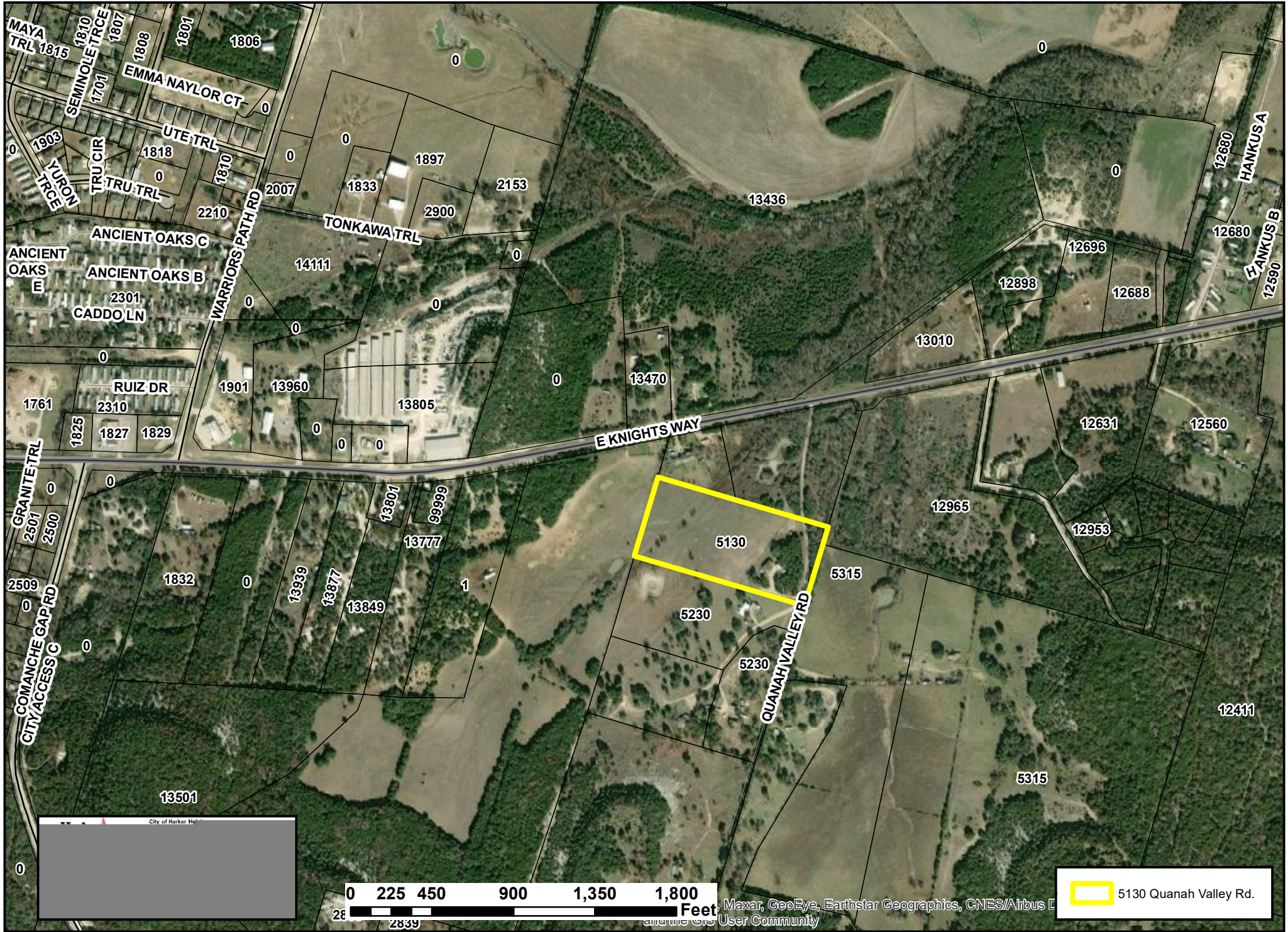
Receipt #: 01761222

Received By: C. Fye

Revised: 5/2020

Case #: _____

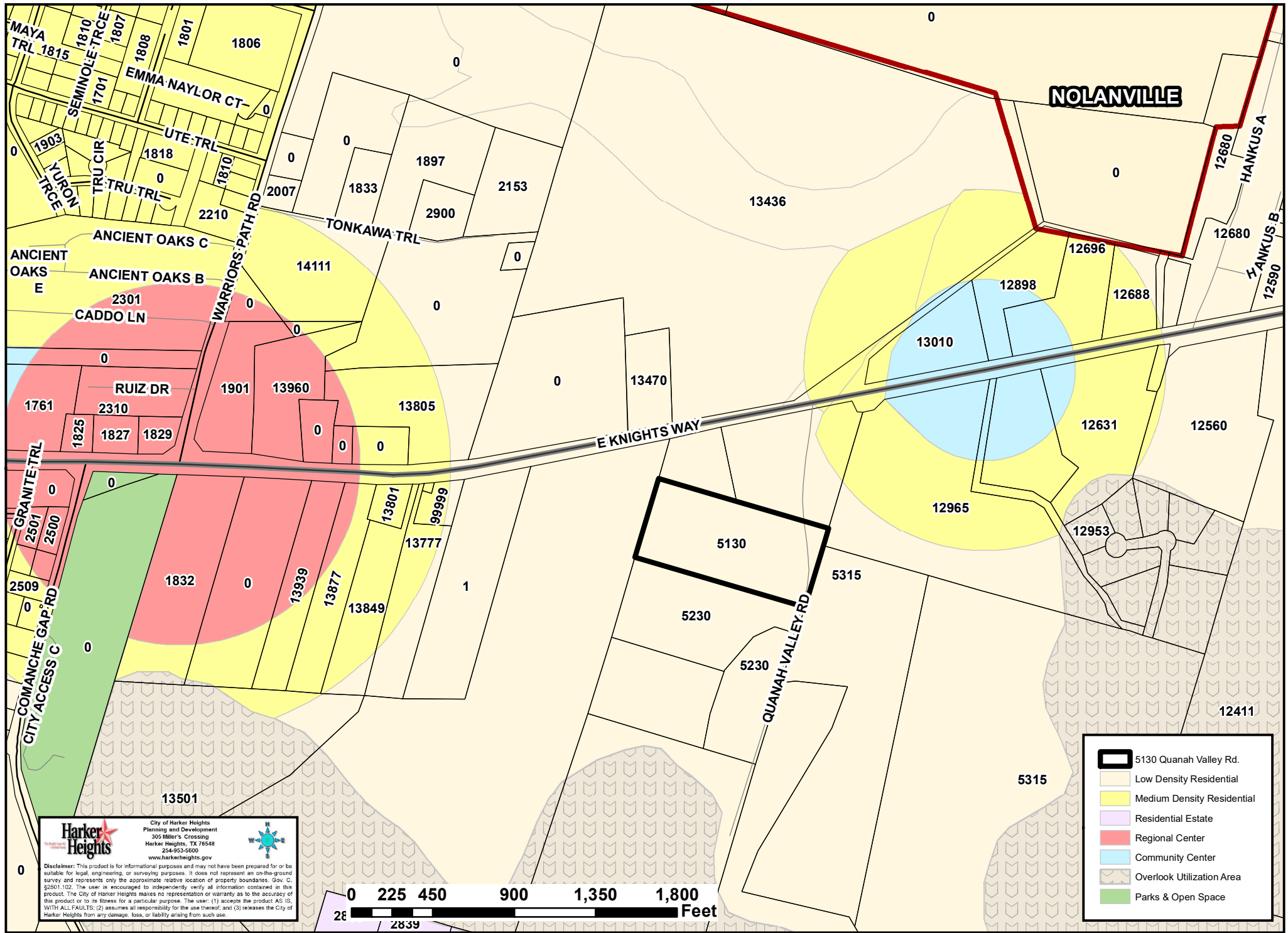
Needs FLUM amendment. Fee \$100 more. Thru 11/10/21











5130 Quannah Valley Rd.

0 225 450 900 1,350 1,800 Feet

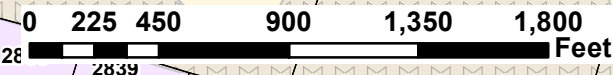
Maxar, GeoEye, Earthstar Geographics, CNES/Airbus



-  5130 Quannah Valley Rd.
-  Low Density Residential
-  Medium Density Residential
-  Residential Estate
-  Regional Center
-  Community Center
-  Overlook Utilization Area
-  Parks & Open Space

Harker Heights
 City of Harker Heights
 Planning and Development
 300 Miller's Crossing
 Harker Heights, TX 78548
 254-953-5600
 www.harkerheights.gov

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PROPOSED LAND USES

Low Density Residential

- Low-Density Residential is representative of traditional suburban single-family detached homes. Low Density residential may include subdivisions with as many as five houses per acre. This type of housing currently composes a large portion of Harker Heights' existing housing stock.

Appropriate Zoning District

- **R-1** One Family Dwelling
- **R1-I** Single Family Infill Dwelling*
- **R1-A** Single Family Garden Home
- **PD-R** Planned Development Residential



PROPOSED LAND USES

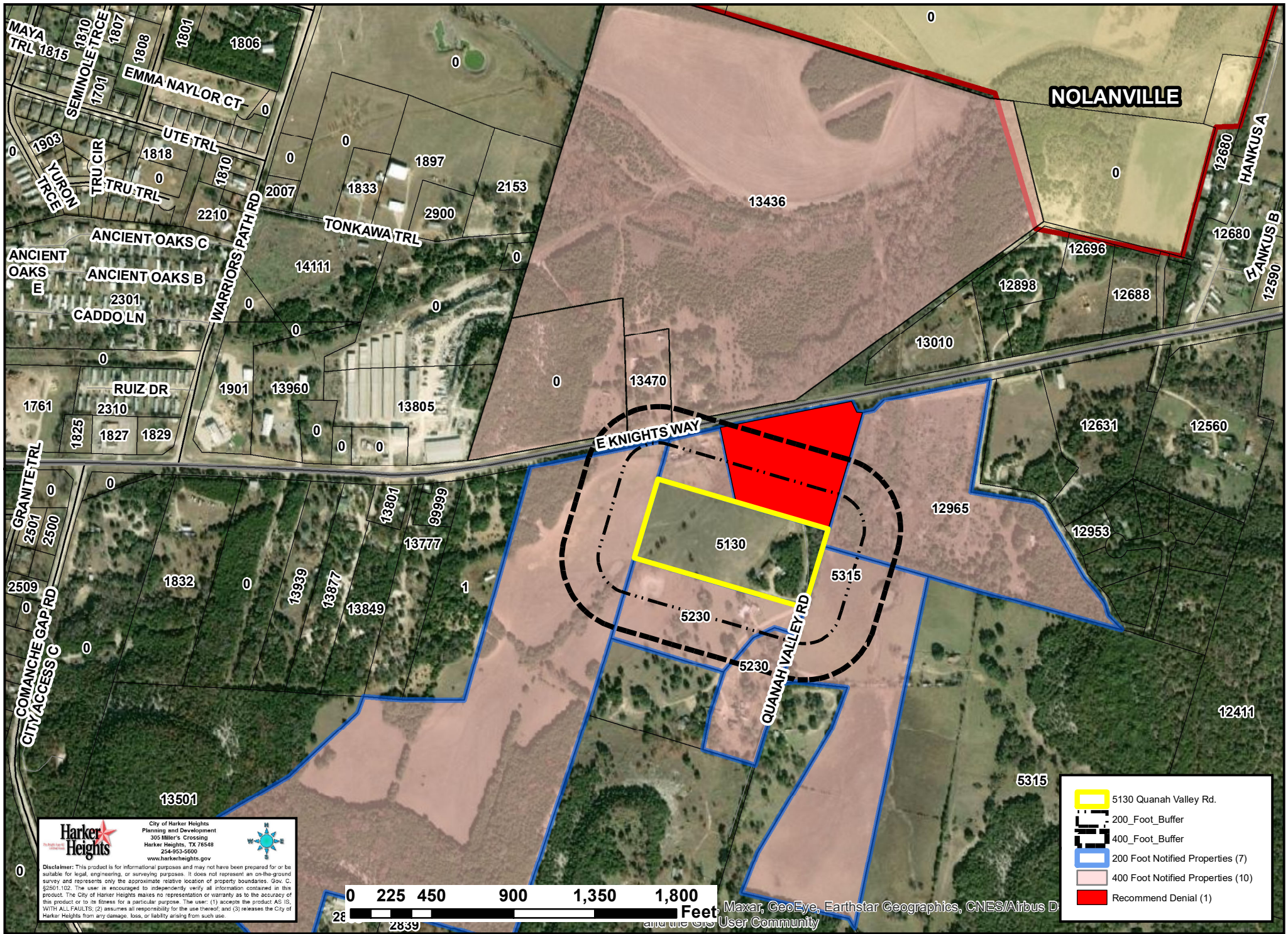
Medium Density Residential

- Medium Density Residential designation provides for attached dwelling units (as well as detached) such as duplexes and townhomes and may include smaller lot single-family dwelling units. Neighborhoods should promote walkability and connectivity. Parks and open spaces may help to buffer or to create a centralized focal point for community space within these types of neighborhoods. Medium Density development may most appropriately be located within or near neighborhood commercial uses as a buffer between Low Density Residential.

Appropriate Zoning District

- **R1-M** Manufactured Homes
- **R1-I** Single Family Infill Dwelling*
- **R1-A** Single Family Garden Home
- **R-2** Two Family Dwelling
- **R2-I** Two Family Infill Dwelling*
- **RT-1** Townhouse Single Family Dwelling
- **R-MU** Mixed Use Residential
- **R-MH** Manufactured Home Park











NOLANVILLE

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City of Harker Heights
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300 Miller's Crossing
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-  5130 Quanh Valley Rd.
-  200_Foot_Buffer
-  400_Foot_Buffer
-  200 Foot Notified Properties (7)
-  400 Foot Notified Properties (10)
-  Recommend Denial (1)

Maxar, GeoEye, Earthstar Geographics, CNES/Airbus D
and the GIS User Community

SENT: NOVEMBER 18, 2021
DUE BACK: DECEMBER 1, 2021 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON DECEMBER 1, 2021 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

TO: **City of Harker Heights
Planning & Development Department**

FROM: MCGORRY, CHARLES LEO III REVOCABLE TRUST & TAI
THI MCGORRY REVOCABLE

Address(es)/Property ID(s) that could be impacted by this request:

Physical Address	Property ID
FM 2410	71140

RE: application to consider a request for land use designation from **Low Density Residential to Medium Density Residential** on property described as *A0401BC U Hunt, 1-8, Acres 10.0, Property ID #23915, generally located at 5130 Quanah Valley Road, Harker Heights, Texas, and locally known as 5130 Quanah Valley Road, Belton, Bell County, Texas, (see attached notification map).*

- I RECOMMEND APPROVAL OF THE REQUEST
 I RECOMMEND DENIAL OF THE REQUEST

Comments:

Quanah Valley Rd is only a 10 foot easement thru my property. Attached is a copy of the described easement. This easement is NOT maintained by either Bell County or the city of Harker Hts.

Charles L. McGorry
Printed Name

Charles L. McGorry
Signature

Nov 29, 2021
Date

Received

NOV 29 2021

Planning & Development

BOUNDARY DESCRIPTION AND FIELD NOTES FOR
THE CENTER LINE OF A 10.0 FOOT ACCESS EASEMENT
IN THE URIAH HUNT SURVEY
IN BELL COUNTY, TEXAS

All that certain lot, tract, or parcel of land lying and being situated in the County of Bell, State of Texas and being part of the Uriah Hunt Survey, Abstract Number 401 and being part of a 390 acre tract as recorded in Volume 1179, Page 238 of the Deed Records of Bell County, Texas and being more particularly described as follows:

BEGINNING at a 60 D nail in the center of a 10.0 foot access easement, said nail being on the South right-of-way line of FH 2410 and also being N 43° 30' 05" W 56.86 feet and S 81° 32' 08" W 234.27 feet from the intersection of the East line of above mentioned 390 acres with the South right-of-way line of FH 2410 for the North end of this;

THENCE along the center line of the 10.0 foot access easement as follows: S 11° 43' 59" W 312.10 feet to a 60 D nail; S 3° 12' 59" W 246.75 feet to a 60 D nail; S 40° 33' 41" E 254.05 feet to a 60 D nail; S 6° 56' 09" W 100.24 feet to a point; S 15° 11' 06" W 94.56 feet to a 60 D nail; S 29° 18' 28" W 100.04 feet to a point; S 36° 59' 45" W 50.49 feet to a point; S 29° 49' 16" W 190.20 feet to a 60 D nail; S 8° 57' 39" W 45.3 feet to a point; S 34° 45' 14" E 52.70 feet to a point and S 62° 20' 48" E 45.90 feet to a point on the East line of above mentioned 390 acres for the South end of this and containing approximately .34 acres of land.

I HEREBY CERTIFY that these field notes were prepared by computations and an actual survey on the ground and are true and correct to the best of my knowledge.

WITNESS MY HAND AND SEAL this 14th day of November, 1983 A.D.

PARKER-BARRIER ASSOCIATES, INC.

Thomas D. Barrier
Thomas D. Barrier
Registered Public Surveyor
No. 2450

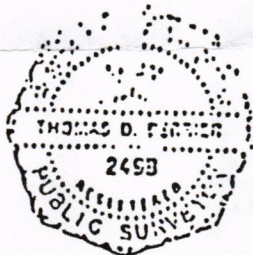


EXHIBIT "B"

Received

NOV 29 2021

Planning & Development



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

Z21-31

AGENDA ITEM IX-3

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: DECEMBER 8, 2021

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT (CUP) TO ALLOW FOR A RESTAURANT WITH DRIVE-THRU ONLY SERVICES ON PROPERTY DESCRIBED AS MARKET HEIGHTS ADDITION, BLOCK 00A, LOT 0012, ACRES 1.165, PROPERTY ID #403042, GENERALLY LOCATED AT 201 E. CENTRAL TEXAS EXPRESSWAY, BUILDING 2000, HARKER HEIGHTS, TEXAS

EXPLANATION:

The applicant has requested modifications to an existing building that currently houses a sit-down restaurant with drive-thru services. The intent of the applicant is to discontinue the sit-down services, and only offer drive-thru services. The applicant has provided staff with proposed modifications to the existing site and building. The applicant is requesting this allowance pursuant to Section 155.030 (A) (13) of the Harker Heights Code of Ordinances.

Surrounding Land Uses

Adjacent land uses include:

	Existing Land Use	Future Land Use	Zoning
North	Retail	Regional Center	B-4 Secondary and Highway Business District
South	N/A	N/A	N/A
East	Retail	Regional Center	B-4 Secondary and Highway Business District
West	Retail	Regional Center	B-4 Secondary and Highway Business District

The 2021 Land Use Plan identifies this property as being designated Regional Center. The surrounding properties are also designated as Regional Center. Staff believes the proposed changes to the type of business will not likely have any adverse impact on the surrounding area.

Flood Damage Prevention:

No portion of this property lies within the 100 year or 500-year flood hazard areas.

Notices:

Staff sent out six (6) notices to property owners within the 400-foot notification area. As of December 1, 2021, zero (0) responses were received in favor of the request, and zero (0) response was received in opposition of the request. Any responses received after the above date will be provided during the meeting.

RECOMMENDATION:

Staff recommends approval of an ordinance granting a Conditional Use Permit (CUP) to allow for a restaurant with drive-thru only services on property described as Market Heights Addition, Block 00A, Lot 0012, Acres 1.165, Property ID #403042, generally located at 201 E. Central Texas Expressway, Building 2000, Harker Heights, Texas, based on the following:

1. The proposed use and rezoning is compatible with the current Comprehensive Plan and FLUM.
2. The proposed use and rezoning would not likely have any adverse impact on adjoining uses and zoning districts.
3. The proposed use and rezoning is compatible with existing uses in the neighborhood.
4. The proposed use and rezoning does not pose an adverse impact to the public health, safety, or general welfare.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance granting a Conditional Use Permit (CUP) to allow for a restaurant with drive-thru only services on property described as Market Heights Addition, Block 00A, Lot 0012, Acres 1.165, Property ID #403042, generally located at 201 E. Central Texas Expressway, Building 2000, Harker Heights, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Application
2. Site Plan
3. Ordinance
4. Location Map
5. Zoning Map
6. Existing Land Use Map
7. Future Land Use Map
8. Notification Area Map
9. Responses Received



Conditional Use Permit Application

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

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

1. Pre-Application Meeting Scheduled
2. Payment of \$200.00 to the City of Harker Heights
3. Site Plan
4. Letter of Intent
5. Please thoroughly read Section 155.201 - Conditional Use Permits (see attached)

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

Property Owner(s) Name: Chick-fil-A, Inc. **Date:** 11/09/2021

Address: 5200 Buffington Road

City/State/Zip: Atlanta, GA 30349

Phone: [REDACTED] **E-mail:** [REDACTED]

Legal Description of Property:

Location of Property (Address if available): 201 E Central Texas Expressway, Building 2000, Harker Heights, TX 76548.

Lot: 0012 Block: 00A Subdivision: _____

Acres: 1.165 Property ID: 403042 Survey: _____

For properties not in a recorded subdivision please submit a copy of a current survey showing the property's proposed to be changed, and/or legal field notes.

Current Zoning Classification: <u>Secondary and Highway Business District (B-4)</u>	Future Land Use Designation: <u>Regional Center</u>
--	--

Applicant's Representative (if applicable):

Applicant's Representative: Amanda Bishop; Interplan LLC c/o Chick-fil-A, Inc.

Phone: 407-645-5008 **E-Mail:** abishop@interplanllc.com

ATTACH A SITE PLAN: Provide a plan drawn to scale to illustrate the boundaries of the area, location of all existing and proposed structure(s), gross floor area and location of building entrances and exits.

ATTACH A LETTER OF INTENT: Provide a detailed description of the proposed use including but not limited to: the changes to the site, structure(s), landscaping, parking and land use in reference to the Harker Heights Code of Ordinances Section 155.201 Conditional Use Permit.

I, being the undersigned applicant of the property herein described, hereby make application for approval of plans submitted and made a part of the application in accordance with the provisions of the City of Harker Heights Ordinances, and hereby certify that the information provided is true and correct to the best of my knowledge and belief.

I, being the undersigned applicant, understand that failure to appear to represent a request shall be deemed a request to withdraw the proposal, or Interplan LLC will represent the owner.

Beth Davidson

Printed Name of Property Owner

Amanda Bishop

Printed Name of Representative

Beth Davidson

Signature of Property Owner

Amanda Bishop Digitally signed by Amanda Bishop
Date: 2021.11.09 15:27:49 -05'00'

Signature of Representative

Date Submitted: 11.10.21

Received By: C. Jipe

STAFF ONLY -- DO NOT FILL OUT BELOW

Pre-Application Meeting

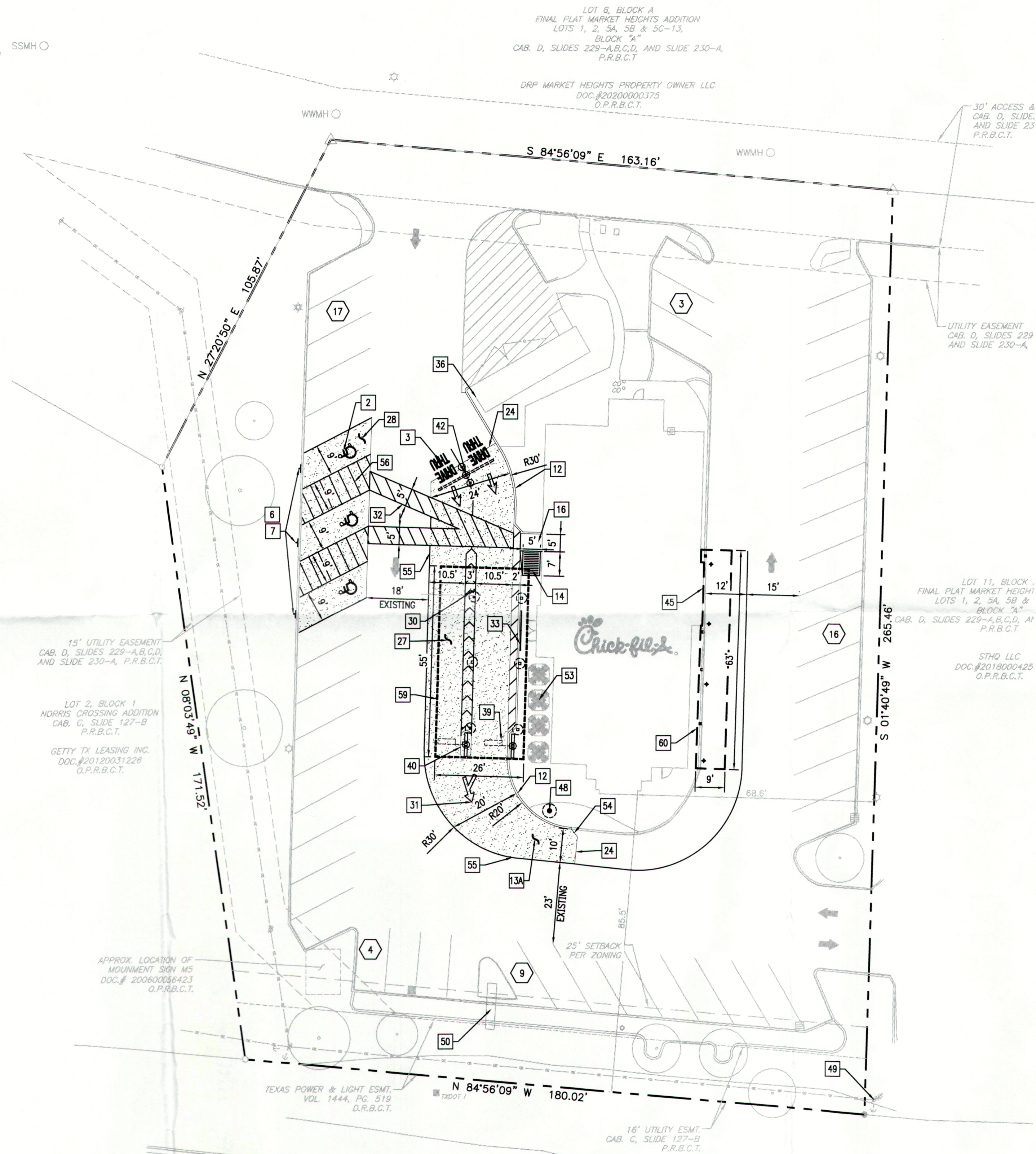
Receipt #: 01761366

Case #: _____

LEGEND

- PARKING SPACE TOTALS
- DETAIL NUMBER
SHEET NUMBER
- TRAFFIC DIRECTIONAL ARROW
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- OVERHEAD CANOPY

MH ○ SSMH ○



NOTE: CONTRACTOR SHALL ERADICATE EXISTING STRIPING WITH EITHER SAND BLASTING OR WATER PRESSURE THEN SEAL EXISTING ASPHALT BEFORE APPLYING NEW STRIPING. DO NOT PAINT THE EXISTING STRIPING BLACK.

SITE PLAN DIMENSION NOTES & KEY PLAN

- 1 DIRECTIONAL ARROW (NO USED)
- 2 PAINTED HANDICAP PARKING SYMBOL
- 3 DRIVE-THRU GRAPHICS
- 4 STOP LINE GRAPHIC (NO USED)
- 5 STANDARD PARKING STALL
- 6 BOLLARD MOUNTED SIGN
- 7 ACCESSIBLE PARKING SIGN
- 8 DIRECTIONAL SIGNAGE (NO USED)
- 9 "STOP" SIGN (NO USED)
- 10 CONCRETE SIDEWALK (NO USED)
- 11 SIDEWALK WITH CURB AND GUTTER (NO USED)
- 12 24" CONCRETE CURB AND GUTTER
- 12A SPILLING CURB AND GUTTER
- 12B CATCHING CURB AND GUTTER
- 12C DEPRESSED SPILLING CURB AND GUTTER
- 12D DEPRESSED CATCHING CURB AND GUTTER
- 13 CONCRETE PAVEMENTS
- 13A MEDIUM DUTY
- 13B HEAVY DUTY (NO USED)
- 14 CURB RAMP w/ SHORT FLARED SIDES
- 15 CURBED RAMP WITH FLARED SIDES (NO USED)
- 16 SIDEWALK ACCESSIBLE RAMP
- 17 TRUNCATED DOMES - CAST IN PLACE (NO USED)
- 18 SOLID YELLOW PLASTIC WHEEL STOP (NO USED)
- 19 EXPANSION JOINT
- 20 TRANSVERSE & LONGITUDINAL DOWELED CONST. JOINT
- 21 KEYED CONSTRUCTION JOINT
- 22 CONTRACTION JOINT
- 23 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT
- 24 PAVEMENT EDGE
- 25 CONCRETE APRON AT DUMPSTER ENCLOSURE (NO USED)
- 26 LONGITUDINAL BUTT JOINT
- 27 CONCRETE PAVING AT DRIVE-THRU LANE
- 28 TYPICAL HMAC (ASPHALT) PAVEMENT SECTION
- 29 BUTT JOINT
- 30 CONCRETE BOLLARD
- 31 MULTI-LANE DIRECTIONAL GRAPHICS
- 32 CROSSWALK MARKINGS
- 33 ALUMINUM HANDRAIL
- 34 TYPICAL ADA RAMP AND HANDRAIL (NO USED)
- 35 ENTRY DOOR FROST SLAB (NO USED)
- 36 EXISTING SCREENED REFUSE ENCLOSURE
- 37 SCREENED REFUSE ENCLOSURE PLAN (ALT.) (NO USED)
- 38 SCREENED REFUSE ENCLOSURE (ALT. DRAINAGE) (NO USED)
- 39 MENU BOARD LOOP DETECTION SYSTEM
- 40 DRIVE-THRU ORDER POINT ISLAND CURB (MENU BOARDS)
- 41 DRIVE-THRU PLAN (AUTOMATIC DOOR) (NO USED)
- 42 DRIVE-THRU CLEARANCE BAR
- 43 DRIVE-THRU ISOMETRIC (NO USED)
- 44 ROLL-OVER / MOUNTABLE CURB (1 FT. WIDE) (NO USED)
- 45 DRIVE-THRU PLAN (PICK-UP WINDOW)
- 46 REFUSE/STORAGE BUILDING (REFER TO ARCH'L PLANS) (NO USED)
- 47 TYPICAL LIGHT POLE BASE (REFER TO SHEET ES-1.0) (NO USED)
- 48 FLAGPOLE - ECX SERIES FOOT FLAG POLE PACKAGE, BY APPROVED VENDORS; THE FLAG COMPANY OR ATLAS FLAGS
- 49 EXISTING AERIAL TRANSFORMER
- 50 EXISTING CHICK-FIL-A PRIME (MONUMENT) SIGN
- 51 CASH STATION (ON 4" THICK, 3' x 5.5' CONCRETE PAD) (NO USED)
- 52 GREASE INTERCEPTOR (REFER TO SHEET PS-1.0) (NO USED)
- 53 EXISTING OUTDOOR SEATING (20 SEATS) (REFER TO ARCH'L PLANS FOR DETAILS)
- 54 2 FT. CHAMFER ON CONCRETE PAVEMENT
- 55 4" WIDE WHITE STRIPING (SEE PAINT NOTES IN DETAIL 4, SHEET C-4.0)
- 56 PAINTED DIAGONAL / CHEVRON STRIPING
- 57 DRAINAGE STRUCTURE (REFER TO GRADING PLAN, SHEET No. C-3.0)
- 58 LANDSCAPE AND IRRIGATION PROTECTOR (NO USED)
- 59 MULTI-LANE ORDER POINT (MLOP) CANOPY
- 60 ORDER MEAL DELIVERY (OMD) CANOPY

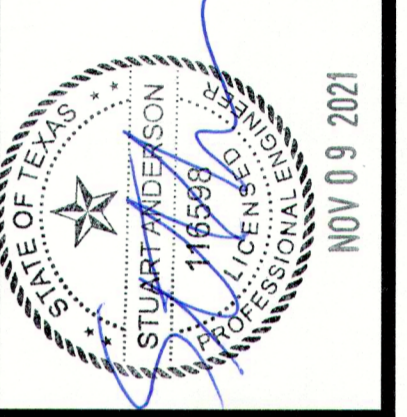


5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
△		
△		
△		

SEAL



INTERPLAN
INTERPLAN LLC
F-3219
ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY. STE 4000
ALFAMONTE SPRINGS, FL 32701
407.645.5008

STORE
HARKER HEIGHTS
FSU 2362

201 E CENTRAL TX
EXPY BLDG. 2000,
HARKER HEIGHTS,
TX 76548.

SHEET TITLE
SITE DIMENSION
PLAN

VERSION: 00.001
ISSUE DATE: 11-2021

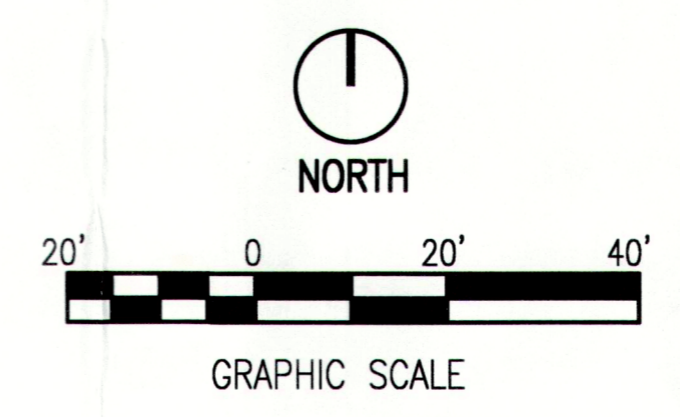
Job No. : 21.0810
Store : 2362
Date : 11.2021
Drawn By : RA
Checked By: SH

Sheet

C-2.0

SITE DIMENSION PLAN

1" = 20'



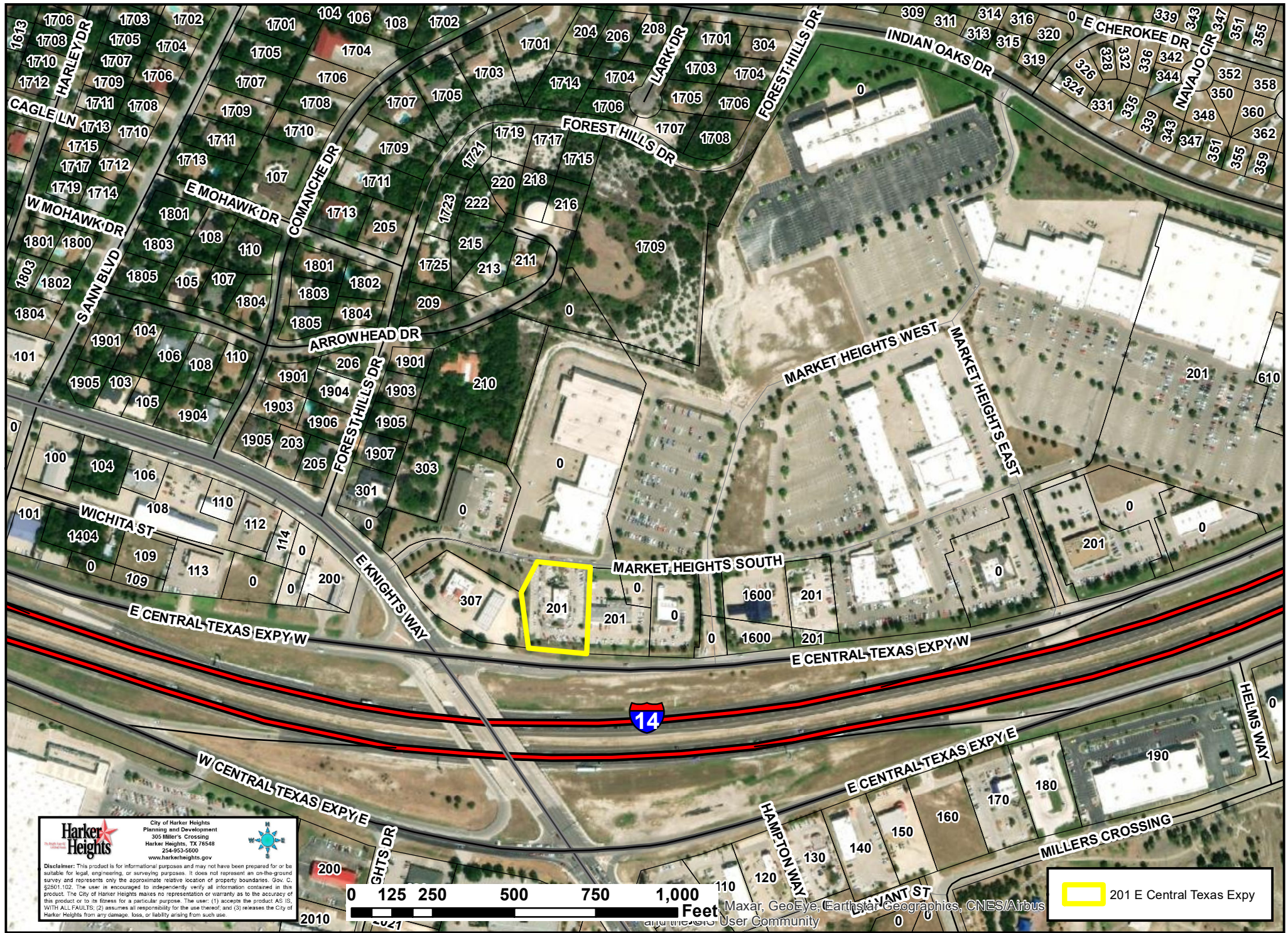
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§ 155.031 B-4 SECONDARY AND HIGHWAY BUSINESS DISTRICT.

(A) *Permitted uses.*

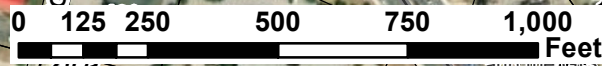
- (1) Any use permitted in the B-3 Local Business District that is permitted by right.
- (2) Automobile parking lots.
- (3) Bakery (wholesale).
- (4) Dance hall and skating rink.
- (5) Frozen food locker plant.
- (6) Garage, public.
- (7) Drive-in theater.
- (8) Bowling alley.
- (9) Tourist court or motel.
- (10) Antique shop.
- (11) Secondhand goods store: (No outside display, repair or storage.)
- (12) Automobile and marine sales and re-pair, provided that:
 - (a) All service must take place in the interior (service bays) of the building. No tents may be used for repair or service, except during times of urgent public necessity as declared by the Mayor or the Planning and Development Director and posted as such at the main entrance to the City Hall.
 - (b) Oil storage facilities and refuse containers shall be screened from the view of travelers along public streets;
 - (c) There shall be no vehicle storage longer than 30 days, or auto sales including vehicles belonging to the owner (except for sales lots);
 - (d) There shall be no dismantling or wrecking on premises;
 - (e) The use shall be operated in accordance with all applicable regulations including licensing from all government agencies that have jurisdiction; and
 - (f) Gasoline storage tanks must be underground.
- (13) Building material or lumber sales (no outside storage without screening).
- (14) Cleaning, pressing and dyeing.
 - (a) No direct exterior exhaust from cleaning plant permitted.
 - (b) Dust must be controlled by either bag or filter and separator or precipitator so as to eliminate the exhausting of dust, odor, fumes or noise outside the plant.
- (15) Florist, garden shop, greenhouse, or nursery (retail).
- (16) Ball park, stadium, athletic field (private).
- (17) Philanthropic institutions (not else-where listed).
- (18) Cabinet, upholstery, woodworking shop.
- (19) Plumbing, electrical, air conditioning service shop (no outside storage without screening).
- (20) Trade or business school.
- (21) Any retail business not included in the Local Business District, provided that such use is not noxious or offensive by reason of vibrations, smoke, light, odor, dust, gas or noise.
- (23) Package liquor store (in wet areas only and subject to TABC regulations). The property, if located outside the commercial zone of Business Hwy 190, must:
 - (a) Be part of a commercial development containing a minimum of 12,000 square feet of leaseable retail floor space (for example, a shopping center or mall); and
 - (b) Be located a minimum of 300 feet, measured from the front door to the establishment, from any R zoned property by the most commonly traveled public roadway.
- (24) Brewpub or winery (in wet areas only and subject to TABC regulations). The property, if located outside the commercial zone of Business Hwy 190 or I-14, must be located a minimum of 300 feet from any R zoned property, measured from the front door of the establishment by the most commonly traveled public roadway. All manufacture, blending, fermentation, processing, and packaging of alcoholic beverages must take place wholly inside a building.

- (B) *Conditional uses.* Any use permitted in a more restricted district that is permitted by a conditional use permit.
 - (C) *Height regulations.* No building shall exceed three and one-half stories or 45 feet in height.
 - (D) *Area regulations.* The same as provided for B-2 District.
 - (E) *Intensity of use.* There are no minimum lot area or lot width requirements.
 - (F) *Parking regulations.* As per §§ 155.061 through 155.068.
 - (G) *Signage.* As per Chapter 151.
 - (H) *Screening requirements.* As per § 155.050.
 - (I) *Building facade.* As per § 155.040.
 - (J) *Landscaping requirements.* As per § 155.051.
- (Ord. 2001-36, passed 11-13-01; Am. Ord. 2019-14, passed 5-28-19)




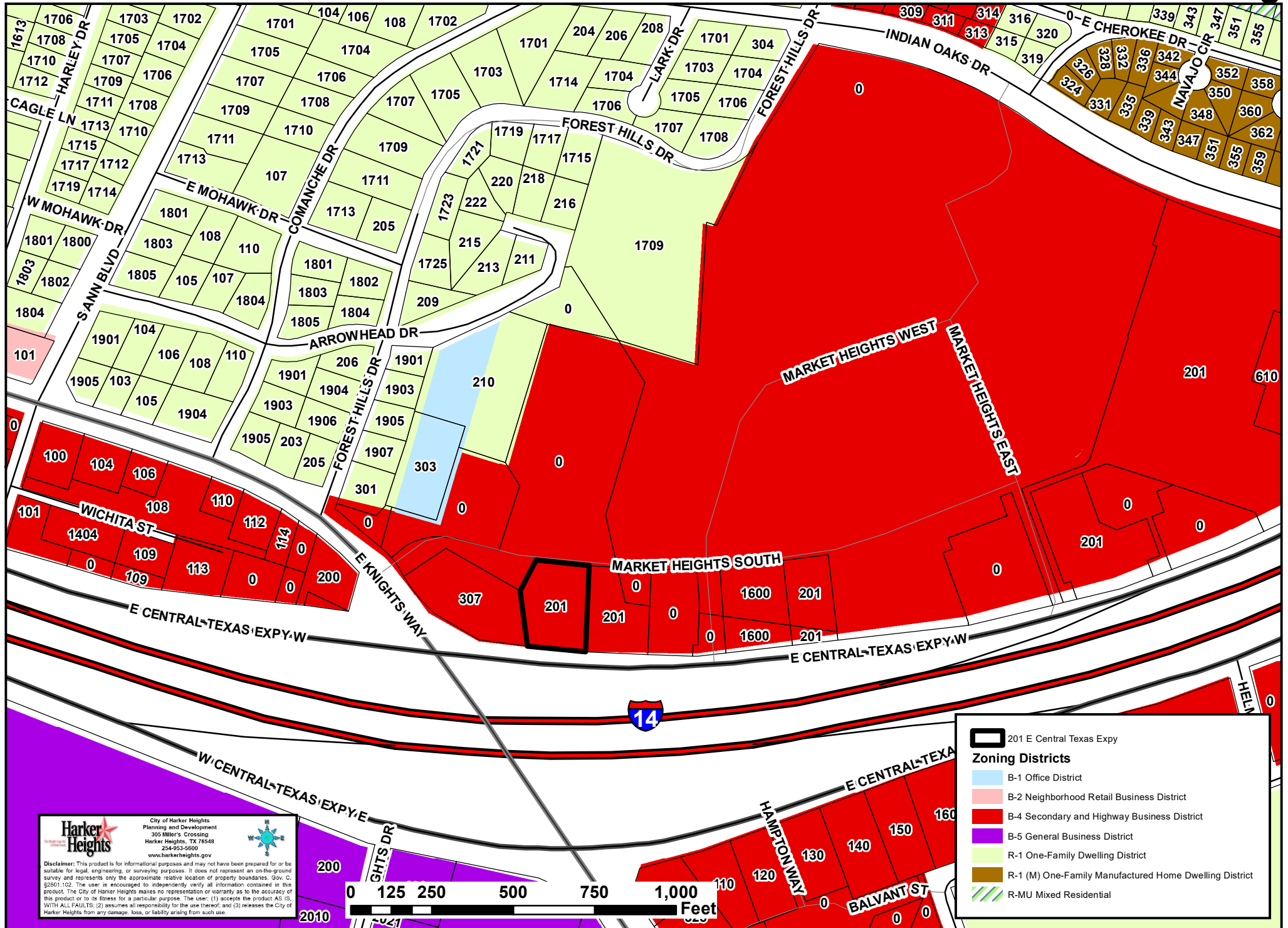
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Maxar, GeoEye, Earthstar Geographics, CNES/Airbus
User Community

 201 E Central Texas Expy



201 E Central Texas Expy

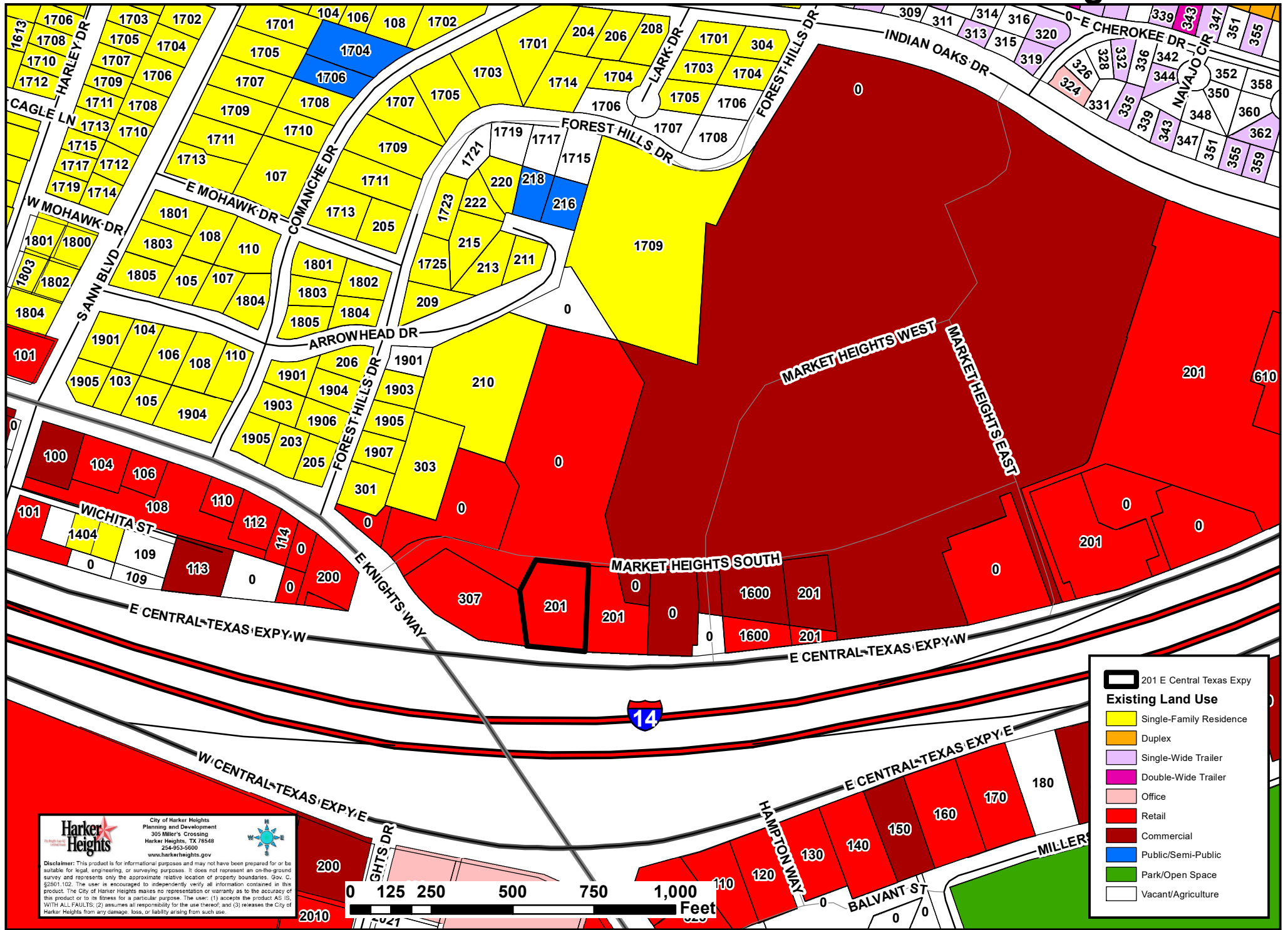
Zoning Districts

- B-1 Office District
- B-2 Neighborhood Retail Business District
- B-4 Secondary and Highway Business District
- B-5 General Business District
- R-1 One-Family Dwelling District
- R-1 (M) One-Family Manufactured Home Dwelling District
- R-MU Mixed Residential

Harker Heights

City of Harker Heights
 Planning and Development
 300 Miller's Crossing
 Harker Heights, TX 78548
 254-953-3600
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201 E Central Texas Expy

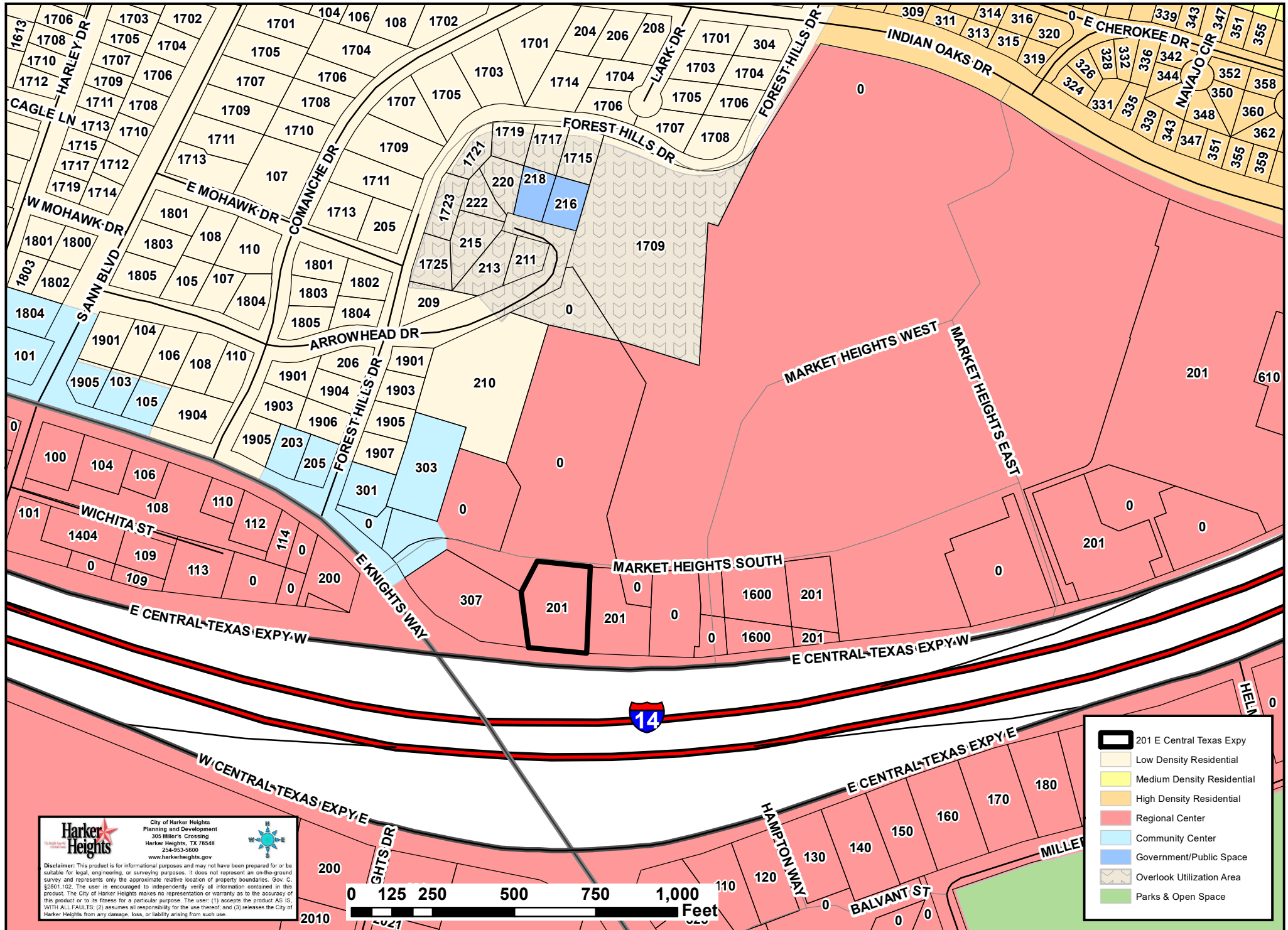
Existing Land Use

- Single-Family Residence
- Duplex
- Single-Wide Trailer
- Double-Wide Trailer
- Office
- Retail
- Commercial
- Public/Semi-Public
- Park/Open Space
- Vacant/Agriculture

Harker Heights

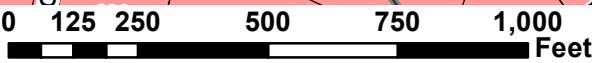
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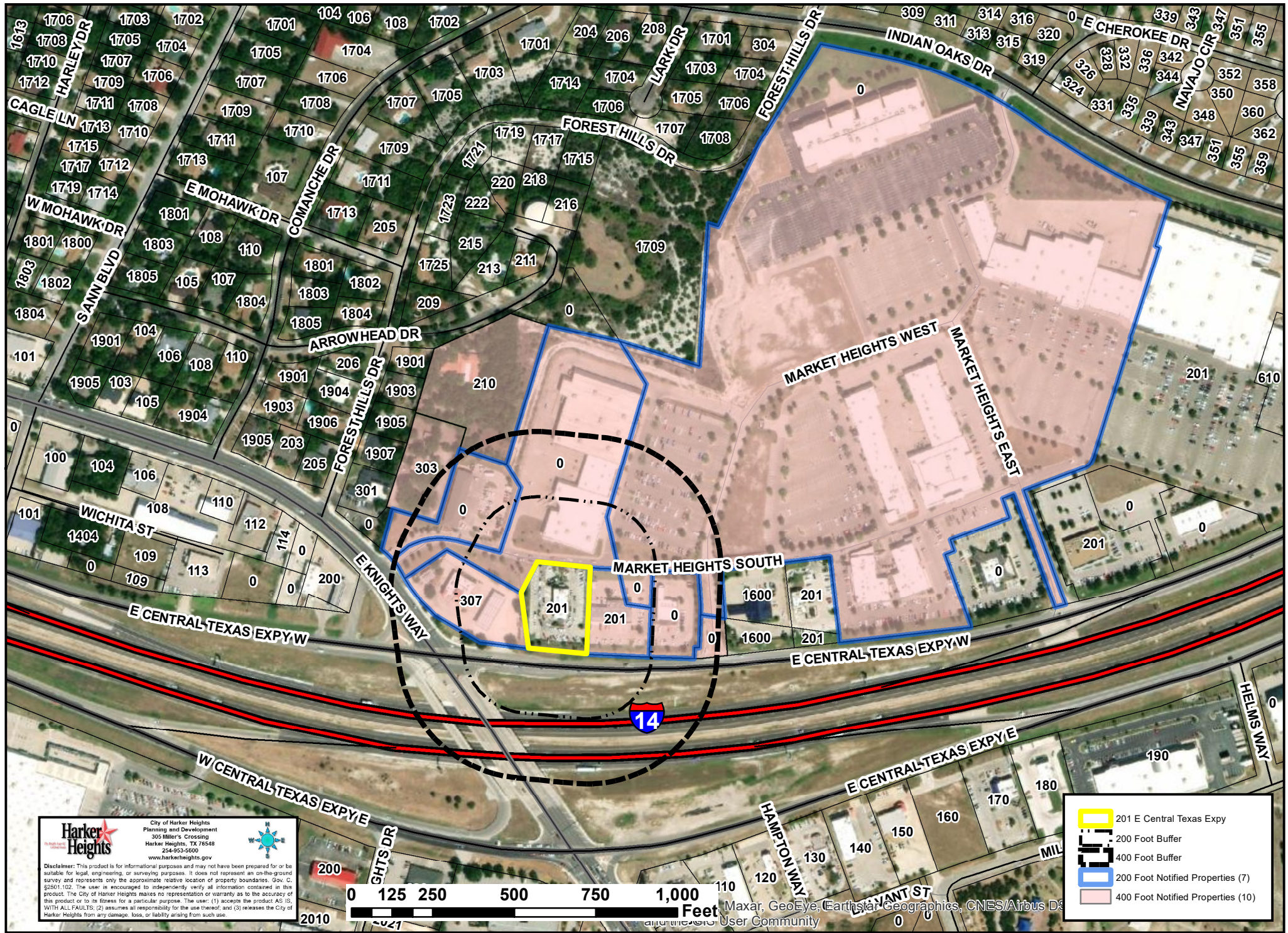
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City of Harker Heights
Planning and Development
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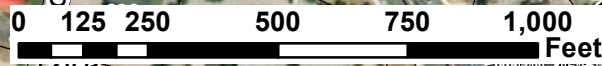
201 E Central Texas Expy

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Regional Center
- Community Center
- Government/Public Space
- Overlook Utilization Area
- Parks & Open Space



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- 201 E Central Texas Expy
- 200 Foot Buffer
- 400 Foot Buffer
- 200 Foot Notified Properties (7)
- 400 Foot Notified Properties (10)



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

Z21-32

AGENDA ITEM IX-4

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: DECEMBER 8, 2021

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM B-3 (LOCAL BUSINESS DISTRICT) TO R-2 (TWO-FAMILY DWELLING DISTRICT) ON PROPERTY DESCRIBED AS A1086BC W E HALL, ACRES 3.517, PROPERTY ID #58974, GENERALLY LOCATED AT 600 WATER COURSE DR., HARKER HEIGHTS, BELL COUNTY, TEXAS

EXPLANATION:

The applicant is requesting a change from the current zoning of B-3 (Local Business District) to R-2 (Two-Family Dwelling District) on property described as A1086BC W E Hall, Acres 3.517, Property ID #58974, generally located at 600 Water Course Dr., Harker Heights, Bell County, Texas. According to the Bell County Tax Records, the property consists of approximately 3.5 acres that is currently vacant.

Surrounding Land Uses

Adjacent land uses include:

	Existing Land Use	Future Land Use	Zoning
North	Commercial	Community Center	B-3 (Local Business District)
South	Vacant	Community Center	B-4 (Secondary and Highway Business District)
East	Vacant	Medium Density Residential	PD-R (Planned Development Residential)
West	Vacant	Government/Public Space	R-1 (One-Family Dwelling District)

The 2021 Future Land Use Plan identifies this area is designated for Community Center. However, the adopted Concept Plan for The Enclave at Indian Trail subdivision (Ordinance No. 2021-09) annotates this parcel as duplex development. Staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood.

Flood Damage Prevention:

No portion of this property lies within the 100 year or 500-year flood hazard areas.

Notices:

Staff sent out eight (8) notices to property owners within the 400-foot notification area. As of December 2, 2021, zero (0) responses were received in favor of the request, and zero (0) responses were received in opposition of the request. Any additional responses received after the above date will be provided during the meeting.

RECOMMENDATION:

Staff recommends approval of an ordinance to change the zoning designation from B-3 (Local Business District) to R-2 (Two-Family Dwelling District) on property described as A1086BC W E Hall, Acres 3.517, Property ID #58974, generally located at 600 Water Course Dr., Harker Heights, Bell County, Texas, based on the following:

1. The proposed use and rezoning would not likely have any adverse impact on adjoining uses and zoning districts.
2. The proposed use and rezoning is compatible with existing uses in the neighborhood.
3. The proposed use and rezoning does not pose an adverse impact to the public health, safety, or general welfare.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change the zoning designation from B-3 (Local Business District) to R-2 (Two-Family Dwelling District) on property described as A1086BC W E Hall, Acres 3.517, Property ID #58974, generally located at 600 Water Course Dr., Harker Heights, Bell County, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Application
2. Ordinance 2021-09
3. Original Concept Plan
4. Ordinance- R2
5. Location Map
6. Zoning Map
7. Existing Land Use Map
8. Future Land Use Map
9. Notification Area Map
10. Public Responses
(none received as of 12/2/2021)



Rezoning Request Application

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

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

1. Pre-Application Meeting Scheduled
2. Payment of \$200.00 to the City of Harker Heights

*If proposed zoning designation is not in compliance with land use, an application to change land use will also be required.

City of Harker Heights
 Planning & Development
 305 Millers Crossing
 Harker Heights, TX 76548
 Phone: (254) 953-5600
 Email:
 planning@harkerheights.gov

Property Owner(s) Name: MOOCHING K, LTD Date: November 9, 2021

Address: PO Box 2281

City/State/Zip: Harker Heights TX 76548

Phone: [REDACTED] E-mail: [REDACTED]

Legal Description of Property:

Location of Property (Address if available): E. of Airport 208242 S of

Lot: _____ Block: _____ Subdivision: _____

Acres: .26 up all Property ID: 58974 Survey: A1086BC WE HALL, ACRES 3.517

For properties not in a recorded subdivision please submit a copy of a current survey showing the property's proposed to be changed, and/or legal field notes.

Proposed Use: Duplex (Amend ORDINANCE NO. 2021-09)

Current Zoning Classification: B3 Proposed Zoning: RZ

Current Land Use: Vacant Community Center (up all) Proposed Land Use: POD (PO R w/ RZ) up all

Applicant's Representative (if applicable):

Applicant's Representative: Chris Doose, Flintrock Builders

Phone: 512-944-4820 E-Mail: chris@flintrockbuilders.com

I, being the undersigned applicant of the property herein described, hereby make application for approval of plans submitted and made a part of the application in accordance with the provisions of the City of Harker Heights Ordinances, and hereby certify that the information provided is true and correct to the best of my knowledge and belief.

I, being the undersigned applicant, understand that failure to appear to represent a request shall be deemed a request to withdraw the proposal, or _____ will represent the owner.

Cody W. Sulaty CPA (Authorized Agent)
Printed Name of Property Owner

[Signature]
Signature of Property Owner

Chris Doose
Printed Name of Representative

[Signature]
Signature of Representative



SWORN AND SUBSCRIBED BEFORE ME ON THIS 9 DAY OF November, 2021

[Signature]
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/3/24

Date Submitted: 11.10.21 **STAFF ONLY -- DO NOT FILL OUT BELOW** Receipt #: 01761271
 Received By: C. Jeye Pre-Application Meeting Case #: _____
 Revised: 9/2021

ORDINANCE NO. 2021-09

AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS, GRANTING PD-R ZONING ON PROPERTY DESCRIBED AS A1086BC W.E. HALL, ACRES 2.649, A0723BC J.M. ROBERTS, & A-1086 W.E. HALL, ACRES 3.003, A1086BC W.E. HALL, ACRES 7.917, AND CENTEX WASTE MANAGEMENT DEVELOPMENT PHASE TWO, BLOCK 001, LOT PT 4, (SW PT OF 4), ACRES 2.980, GENERALLY LOCATED EAST OF INDIAN TRAIL (FM 3423) DIRECTLY BEHIND HARKER HEIGHTS CENTRAL FIRE STATION, HARKER HEIGHTS, BELL COUNTY, TEXAS.

WHEREAS, the City Council ("**Council**") of the City of Harker Heights ("**City**") finds that after due notice and public hearings as required by law, and after consideration of the recommendation of the Planning and Zoning Commission, it is necessary and desirable to amend the Code of Harker Heights ("**Code**") as hereinafter provided; and

WHEREAS, the meeting at which this Ordinance was passed was open to the public, and notice of the time, place and purpose of said meeting was given as required by law, all in strict accordance with the requirements of the Texas Open Meetings Act;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS:

SECTION 1: The Council officially finds and declares that the facts and recitations set forth in the preamble to this Ordinance are true and correct.

SECTION 2: The hereinafter-described property, as previously zoned of M-1 (Light Manufacturing) and R-2 Two Family Dwelling District), is hereby rezoned to PD-R (Planned Development Residential), and subject to the Conditions described in the attached Exhibit A (Z21-05 Conditions):

A1086BC W.E. Hall, Acres 2.649, A0723BC J.M. Roberts, & A-1086 W.E. Hall, Acres 3.003, A1086BC W.E. Hall, Acres 7.917, and Centex Waste Management Development Phase Two, Block 001, Lot Pt 4, (SW Pt of 4), Acres 2.980, generally located East of Indian Trail (FM 3423) directly behind Harker Heights Central Fire Station, Harker Heights, Bell County, Texas

SECTION 3: Table VII, Table of Special Ordinances, of the Code is hereby supplemented by adding the following entry:

<u>Ord. No.</u>	<u>Date Passed</u>	<u>Description</u>
2021-09	03/09/21	Granting PD-R zoning on property described as A1086BC W.E. Hall, Acres 2.649, A0723BC J.M. Roberts, & A-1086 W.E. Hall, Acres 3.003, A1086BC W.E. Hall, Acres 7.917, and Centex Waste Management Development Phase Two, Block 001, Lot Pt 4, (SW Pt of 4), Acres 2.980, generally located East of Indian Trail (FM 3423) directly behind Harker Heights Central Fire Station, Harker Heights, Bell County, Texas

SECTION 4: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 5: This Ordinance shall be effective from and after its passage, and the City Clerk shall publish the caption or title of hereof within ten days as required by law.

PASSED AND APPROVED on March 9, 2021.



CITY OF HARKER HEIGHTS, TEXAS:

Spencer H. Smith

Spencer H. Smith, Mayor

ATTEST:

Julie Helsham

Julie Helsham, City Secretary

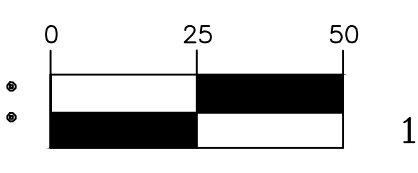
Exhibit A

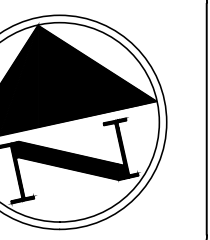
Z21-05 Conditions

1. A waiver is granted to allow a single access and secondary emergency access as depicted in the attached Concept Plan for The Enclave at Indian Trail subdivision.
2. The northern subdivision entrance shall be a minimum of 48 feet wide with a minimum 70-foot of right-of-way for a minimum distance of 200 feet from the intersection.
3. The southern subdivision entrance and internal streets shall be a minimum of 36 feet wide and shall be allowed to vary from a 60' ROW to a 56' ROW.
4. Any interior roadway not connected to a public street on both ends must have a turn around with a minimum radius of eighty (80) feet.
5. No units shall be constructed over existing utility mains or private service lines.
6. Maximize green spaces while minimizing the total amount of driveway coverage.
7. All front facing fences when located between units less than 12 feet apart must have a minimum 3-foot-wide gate.
8. If units are less than 12 feet apart, eaves between the units may not protrude beyond 16 inches from the wall.
9. Develop window configuration that break the line of sight between units.
10. Vary building placement to increase variation in facades and more articulated building edges.
11. Take advantage of existing topography and natural features (i.e., existing trees) to maintain appropriate grade levels consistent with surrounding structures and to enhance the aesthetics of the area.
12. The rear setback for all lots will be reduced from 20 feet to 10 feet.
13. The side yard setback on corner lots will be reduced from 15 feet to 10 feet.
14. The proposed Drainage Tracts A - E shall be dedicated to the City of Harker Heights for drainage and green space purposes.
15. The proposed Tract F shall be dedicated to the City of Harker Heights.
16. A structure constructed on Lot 1 may have the front doors not facing the roadway as long as the front doors are oriented to the east or west.
17. For Lots 4, 5, 6, 19, 20 and 21 the average lot width can be less than the 70 feet minimum if the front yard width at the right-of-way line is 50 foot or greater.
18. The planned development shall adhere to all other residential requirements as directed from the City of Harker Heights Code of Ordinances and all current and adopted Building Codes.

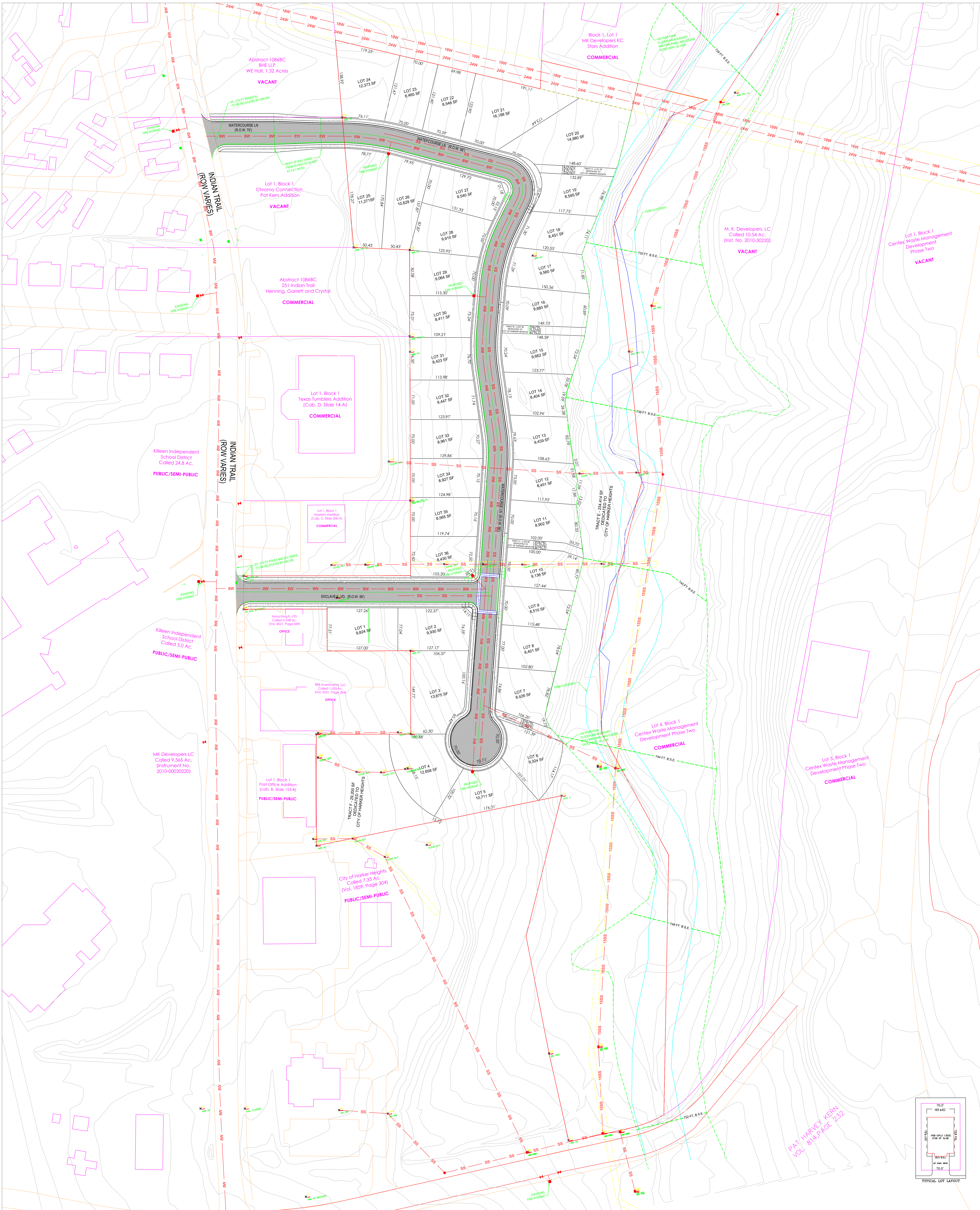
CONCEPT PLAN: THE ENCLAVE AT INDIAN TRAIL

Name: Flintrock Builders
Record Owner: Terra Azul Developments, LLC
Authorized Agent: Chris Doose
Proposed Name: The Enclave at Indian Trail

SCALE:  (IN FEET)
1 inch = 50 ft.



NOTE:
Fire Hydrants size & spacing in accordance with
City of Harker Heights Code of Ordinances.



§ 155.023 R-2 TWO-FAMILY DWELLING DISTRICT.

(A) *Permitted uses.*

(1) Any use permitted by right in the R-1 District, or (subject to the location requirements for such tracts) in the R1-I Districts.

(2) Two-family or duplex dwelling.

(3) Industrialized duplex dwelling, provided such dwelling complies with all regulations applicable to industrialized single-family housing.

(B) *Conditional uses.* Neighborhood association facilities.

(C) *Height regulations.* No building shall exceed two and one-half stories or 35 feet in height.

(D) *Area regulations.* Lots in the Wildewood Subdivision, and duplex lots platted prior to November 8, 2006, shall have six-foot-minimum side setbacks, except when siding on a street such setback shall be a minimum of 15 feet. All other duplex lots shall have a minimum of ten-foot-wide side building setbacks, except when siding on a street such setback shall be a minimum of 15 feet.

(E) *Intensity of use.*

(1) A lot on which there is erected a single-family dwelling shall conform to the same intensity of use requirements as those in the R-1 (Single-Family Dwelling District) as noted in § 155.020(E).

(2) The minimum lot area shall be 7,800 square feet for lots in the Wildewood Subdivision and duplex lots platted prior to November 8, 2006. All other duplex lots shall contain a minimum lot area of 8,400 square feet, and an average width of not less than 70 feet.

(F) *Parking regulations.* As per §§ 155.061 through 155.068.

(G) *Additional use, height, and area regulations.* Additional use, height, and area regulations and exceptions are found in § 155.040.

(H) *Signs.* Same as in R-1 district.

(I) *Storage.* Open storage is prohibited, except for materials for the residents' use such as firewood, gardening materials, and similar materials.

(J) *Landscaping.* All yards shall have vegetative groundcover of sufficient quality and quantity, or other city-approved groundcover, to control dust, erosion and sediment upon final inspections. In addition, a minimum of two six-foot-tall trees, measuring two inches or more in caliper (diameter) when measured 12 inches from the base of the trunk, and eight three-gallon shrubs, are required in the front yard.

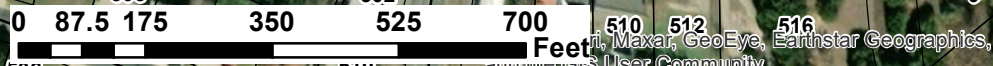
(K) *Architectural design.* R-2 buildings shall be designed to avoid repetitions of buildings or roof lines, and the same elevation may not be used within any five lot groupings. Primary entrances shall face the public street. Windows shall be provided with trim or recessed, rather than flush with exterior wall treatment.


(Ord. 2001-36, passed 11-13-01; Am. Ord. 2006-40, passed 10-24-06; Am. Ord. 2012-01, passed 2-14-12; Am. Ord. 2012-04, passed 3-27-12; Am. Ord. 2016-24, passed 10-11-16)

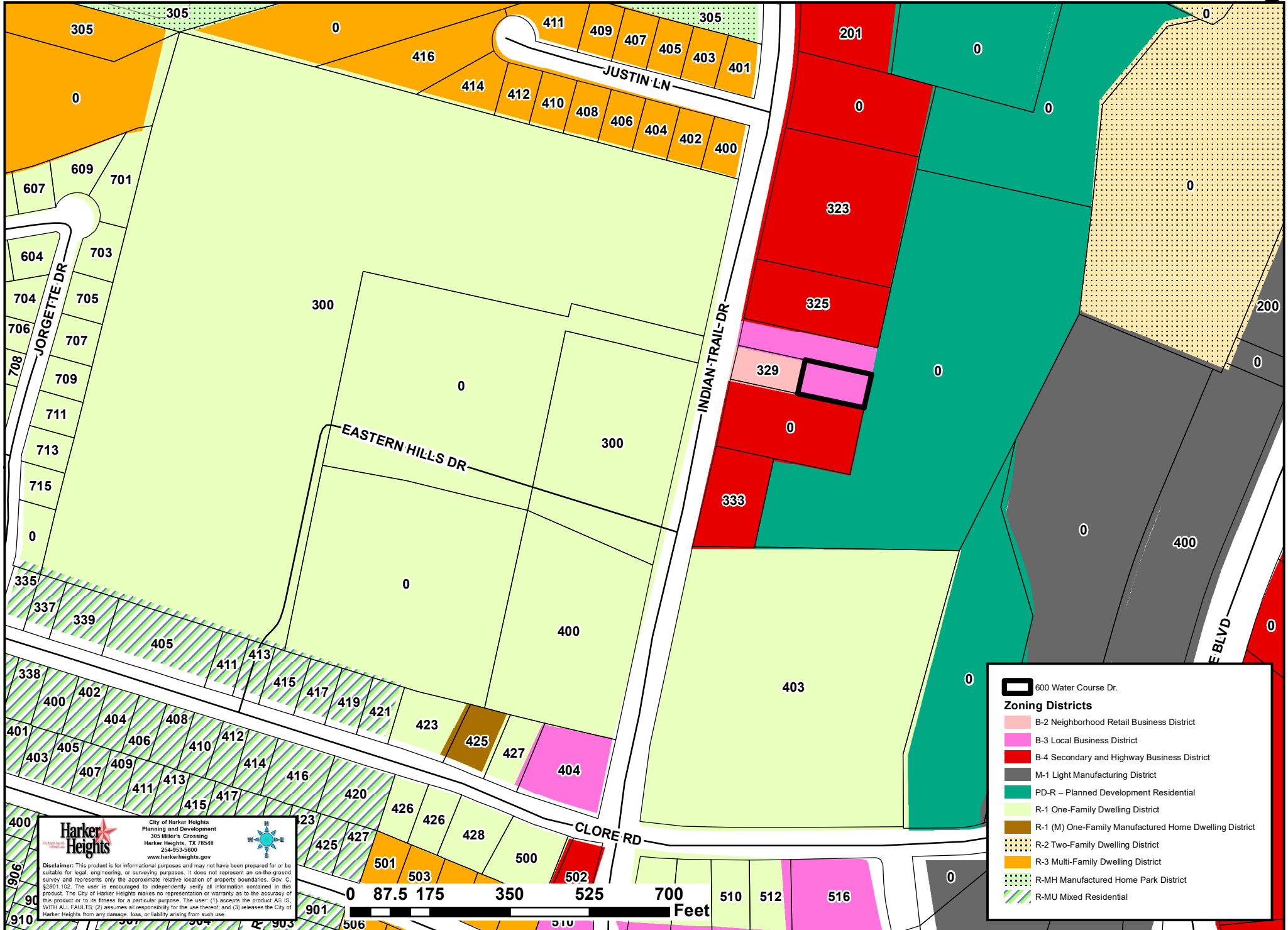


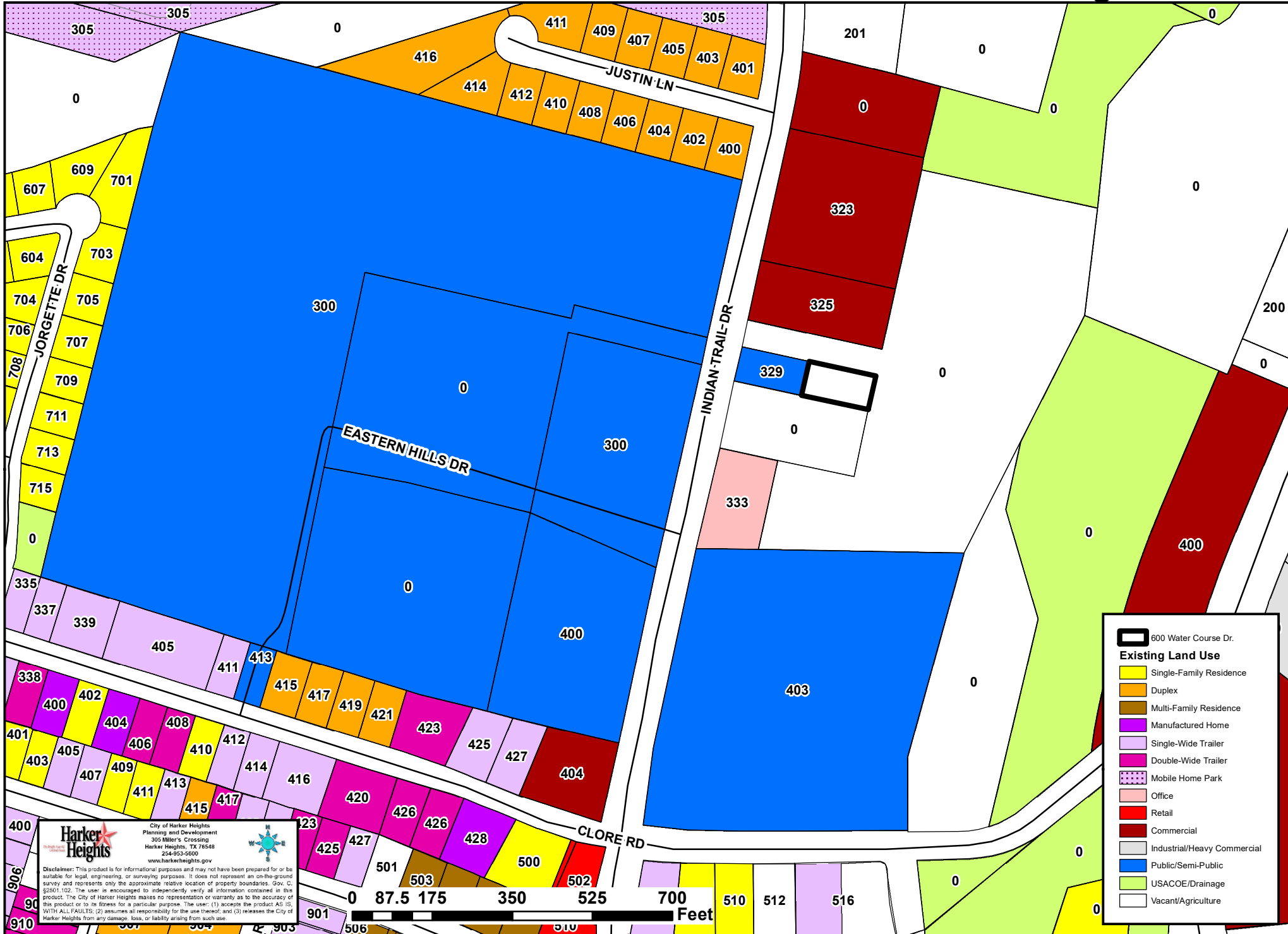
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 600 Water Course Dr.

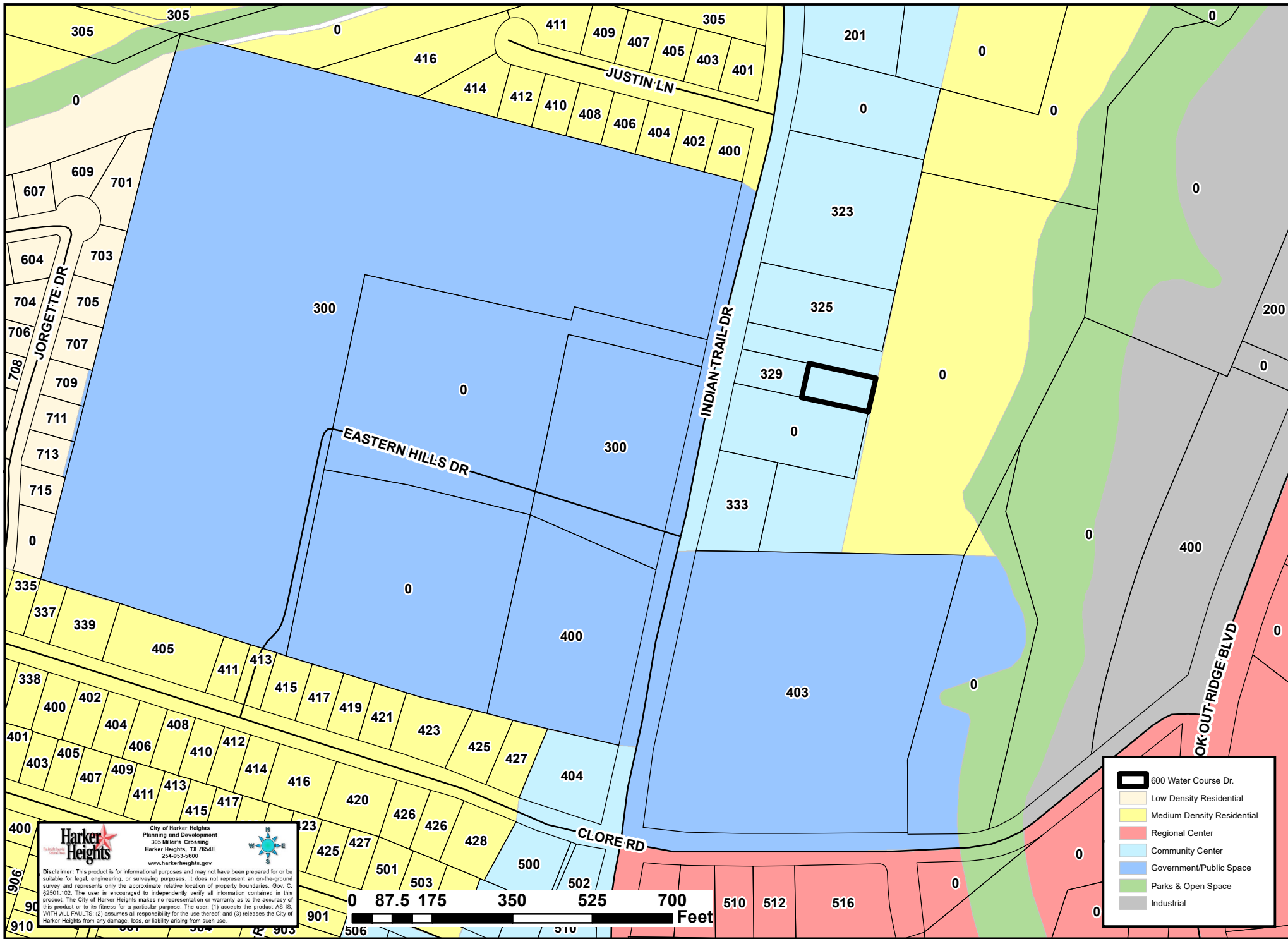




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600 Water Course Dr.

Low Density Residential

Medium Density Residential

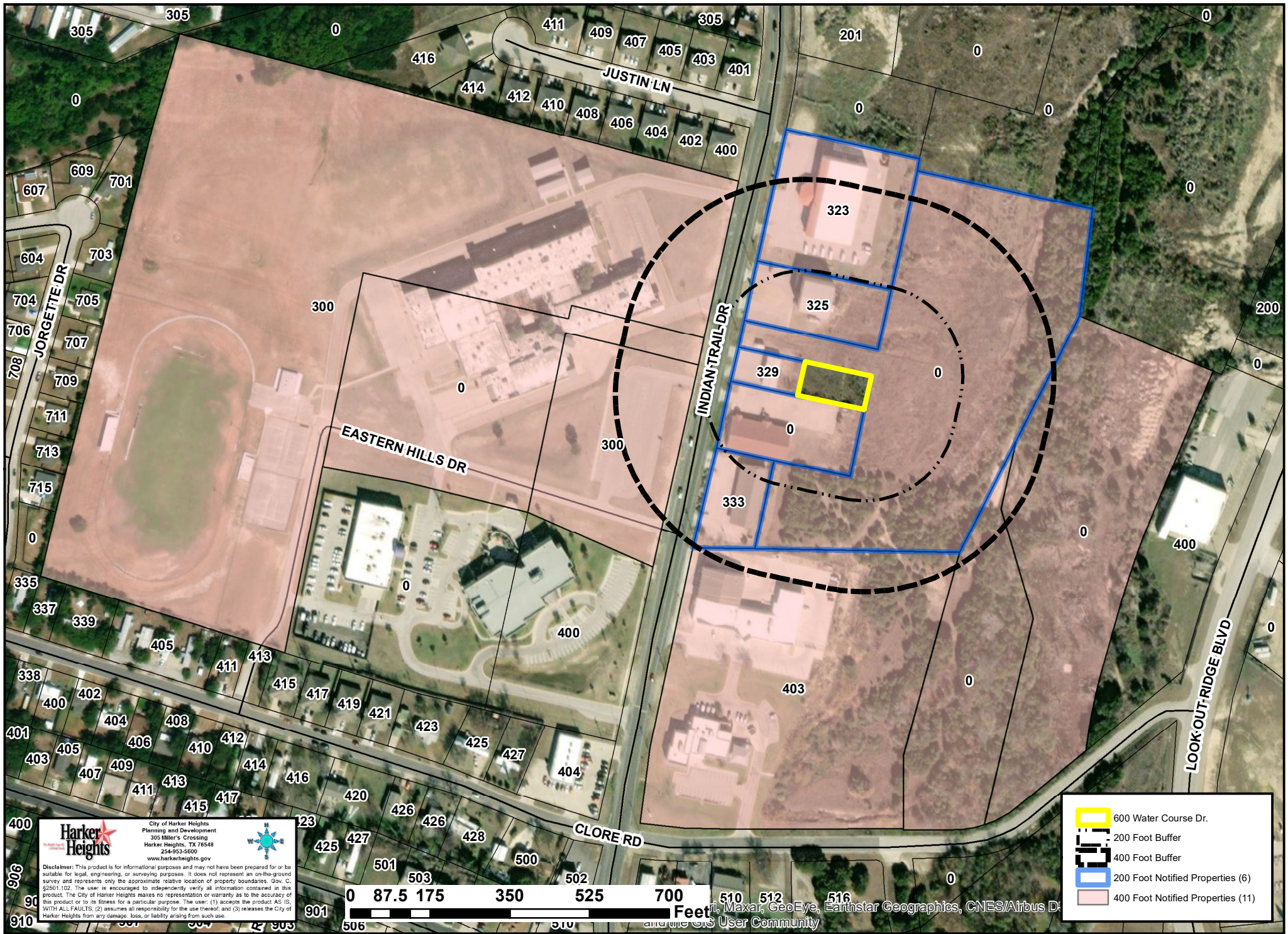
Regional Center

Community Center

Government/Public Space

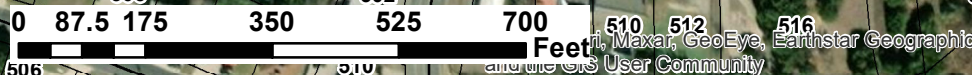
Parks & Open Space

Industrial



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- 600 Water Course Dr.
- 200 Foot Buffer
- 400 Foot Buffer
- 200 Foot Notified Properties (6)
- 400 Foot Notified Properties (11)

Map data provided by Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DLR and the GIS User Community



PLANNING AND ZONING COMMISSION MEMORANDUM

Z21-32-F

AGENDA ITEM IX-5

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR

DATE: DECEMBER 8, 2021

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE LAND USE DESIGNATION FROM COMMUNITY CENTER USE TO MEDIUM DENSITY RESIDENTIAL USE (PD-R WITH R-2 (TWO-FAMILY DWELLING DISTRICT)) ON PROPERTY DESCRIBED AS A1086BC W E HALL, ACRES 3.517, PROPERTY ID #58974, GENERALLY LOCATED AT 600 WATER COURSE DR., HARKER HEIGHTS, BELL COUNTY, TEXAS

EXPLANATION:

The applicant is requesting a change from the current zoning of B-3 (Local Business District) to R-2 (Two-Family Dwelling District) on property described as A1086BC W E Hall, Acres 3.517, Property ID #58974, generally located at 600 Water Course Dr., Harker Heights, Bell County, Texas. The Land Use Plan shows this parcel to be located within the Community Center Designation. To keep the requested R-2 (Two-Family Dwelling District) zoning compatible with the land use plan, the land use designation will need to be amended to Medium Density Residential.

Surrounding Future Land Uses

Adjacent future land uses include:

	Future Land Plan
North	Community Center
South	Community Center
East	Medium Density Residential
West	Government/Public Space

The 2021 Future Land Use Map identifies this area being designated as Community Center. The zoning designations included in Community Center land use include: B-1 (Office District), B-2 (Neighborhood Business District), B-3 (Local Business District and PD-B (Planned Development Business)). The zoning designations included in Medium Density Residential land use include: R-1 M (Manufactured Homes), R1-I (Single-Family Infill Dwelling District), R1-A (Single-Family Garden Home Residential District), R-2 (Two-Family Dwelling District), R2-I (Two-Family Infill Dwelling District), RT-1 (Townhouse Single-Family Dwelling District), R-MU (Mixed Residential), and R-MH (Manufactured Home Park District).

Flood Damage Prevention:

No portion of this property lies within the 100 year or 500-year flood hazard areas.

Notices:

Staff sent out eight (8) notices to property owners within the 400-foot notification area. As of December 2, 2021, zero (0) responses were received in favor of the request, and zero (0) responses were received in opposition of the request. Any additional responses received after the above date will be provided during the meeting.

RECOMMENDATION:

If the R-2 zoning classification case for this parcel is recommended for disapproval by the Planning & Zoning Commission, then staff recommends disapproval of this request based on the following:

1. The proposed use is not compatible with the current Comprehensive Plan and FLUM.
2. The proposed use may have an adverse impact on adjoining uses and zoning districts.
3. The proposed use is not compatible with existing uses and zoning in the neighborhood.

If the R-2 zoning classification case for this parcel is recommended for approval by the Planning & Zoning Commission, then staff recommends approval of an ordinance to change the Future Lane Use designation from Community Center use to Medium Density Residential use (PD-R with R-2 (Two-Family Dwelling District)) on property described as A1086BC W E Hall, Acres 3.517, Property ID #58974, generally located at 600 Water Course Dr., Harker Heights, Bell County, Texas, based on the following:

1. This action would amend the current Comprehensive Plan and FLUM such that the proposed use would be compatible with the new R-2 zoning.
2. The proposed use is compatible with new R-2 zoning in the neighborhood.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change the Future Land Use designation from Community Center use to Medium Density Residential use (PD-R with R-2 (Two-Family Dwelling District)) on property described as A1086BC W E Hall, Acres 3.517, Property ID #58974, generally located at 600 Water Course Dr., Harker Heights, Bell County, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Application
2. Location Map
3. Future Land Use Map
4. Proposed Land Uses (Community Center, Medium Density Residential)
5. Notification Area Map
6. Public Responses
(none received as of 12/2/2021)



Rezoning Request Application

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

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

1. Pre-Application Meeting Scheduled
2. Payment of \$200.00 to the City of Harker Heights

*If proposed zoning designation is not in compliance with land use, an application to change land use will also be required.

City of Harker Heights
 Planning & Development
 305 Millers Crossing
 Harker Heights, TX 76548
 Phone: (254) 953-5600
 Email:
 planning@harkerheights.gov

Property Owner(s) Name: MOOCHING K, LTD Date: November 9, 2021

Address: PO Box 2281

City/State/Zip: Harker Heights TX 76548

Phone: [Redacted] E-mail: [Redacted]

Legal Description of Property:

Location of Property (Address if available): E. of Airport 208242 S of

Lot: _____ Block: _____ Subdivision: _____

Acres: .26 up all Property ID: 58974 Survey: A1086BC WE HALL, ACRES 3.517

For properties not in a recorded subdivision please submit a copy of a current survey showing the property's proposed to be changed, and/or legal field notes.

Proposed Use: Duplex (Amend ORDINANCE NO. 2021-09)

Current Zoning Classification: B3 Proposed Zoning: RZ

Current Land Use: Vacant Community Center (up all) Proposed Land Use: POD (PO R w/ R2) up all

Applicant's Representative (if applicable):

Applicant's Representative: Chris Doose, Flintrock Builders

Phone: 512-944-4820 E-Mail: chris@flintrockbuilders.com

I, being the undersigned applicant of the property herein described, hereby make application for approval of plans submitted and made a part of the application in accordance with the provisions of the City of Harker Heights Ordinances, and hereby certify that the information provided is true and correct to the best of my knowledge and belief.

I, being the undersigned applicant, understand that failure to appear to represent a request shall be deemed a request to withdraw the proposal, or _____ will represent the owner.

Cody W. Sulaty CPA (Authorized Agent)
Printed Name of Property Owner

[Signature]
Signature of Property Owner

Chris Doose
Printed Name of Representative

[Signature]
Signature of Representative



SWORN AND SUBSCRIBED BEFORE ME ON THIS 9 DAY OF November, 2021

[Signature]
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/3/24

Date Submitted: 11.10.21
Received By: C. Jeye

STAFF ONLY -- DO NOT FILL OUT BELOW

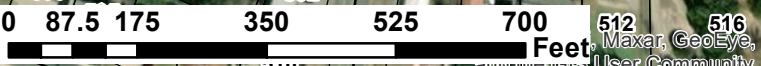
Pre-Application Meeting

Receipt #: 01761271
Case #: _____



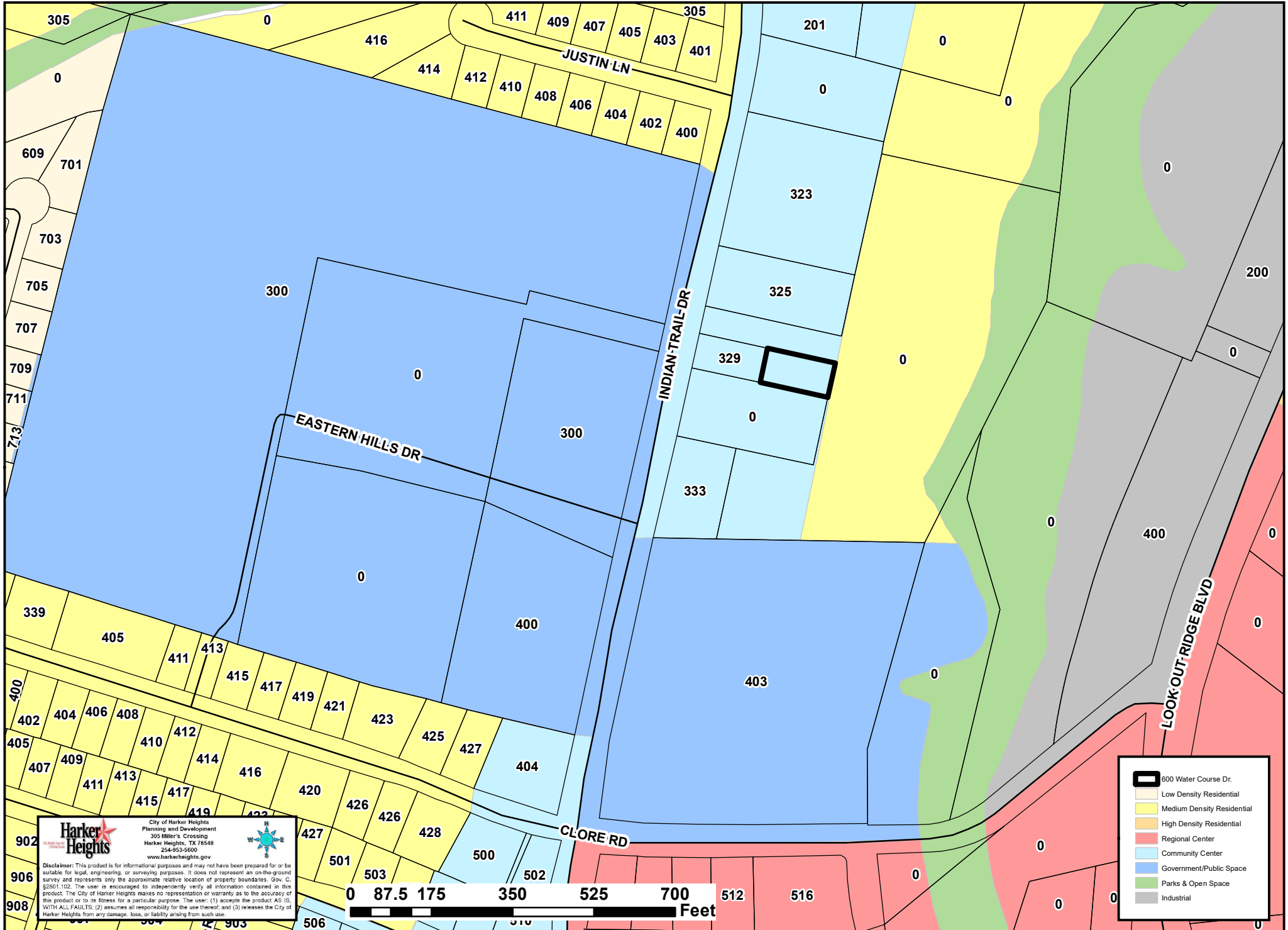
Harker Heights
 City of Harker Heights
 Planning and Development
 300 Miller's Crossing
 Harker Heights, TX 78548
 254-953-5600
 www.harkerheights.gov

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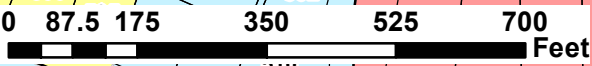
600 Water Course Dr.

Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA and the GIS User Community



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- 600 Water Course Dr.
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Regional Center
- Community Center
- Government/Public Space
- Parks & Open Space
- Industrial

PROPOSED LAND USES

Medium Density Residential

- Medium Density Residential designation provides for attached dwelling units (as well as detached) such as duplexes and townhomes and may include smaller lot single-family dwelling units. Neighborhoods should promote walkability and connectivity. Parks and open spaces may help to buffer or to create a centralized focal point for community space within these types of neighborhoods. Medium Density development may most appropriately be located within or near neighborhood commercial uses as a buffer between Low Density Residential.

Appropriate Zoning District

- **R1-M** Manufactured Homes
- **R1-I** Single Family Infill Dwelling*
- **R1-A** Single Family Garden Home
- **R-2** Two Family Dwelling
- **R2-I** Two Family Infill Dwelling*
- **RT-1** Townhouse Single Family Dwelling
- **R-MU** Mixed Use Residential
- **R-MH** Manufactured Home Park



PROPOSED LAND USES

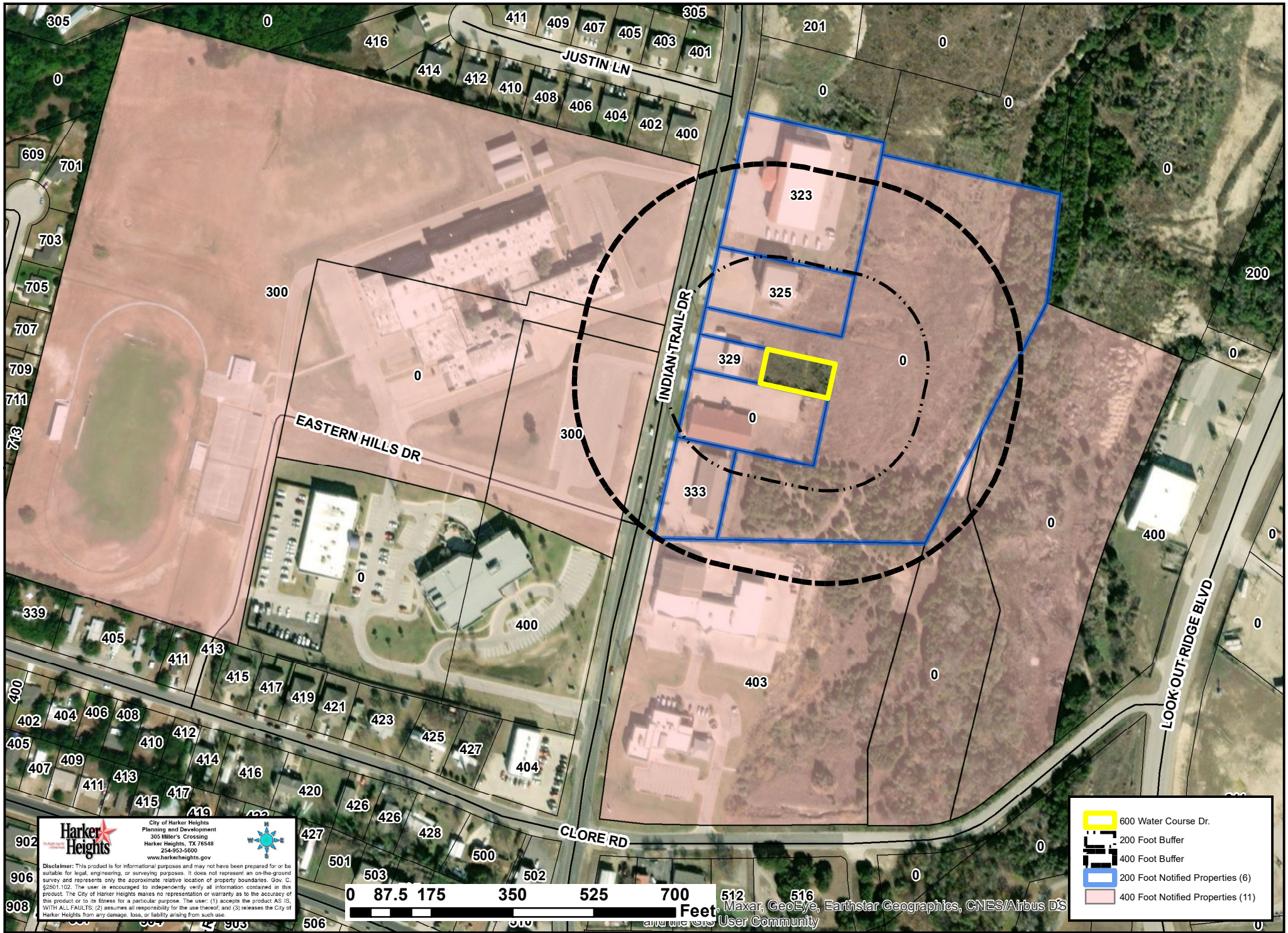
Community Centers

- Community Center developments provide local retail, professional office, and service-oriented businesses. Due to their nature, retail uses are typically dependent upon higher traffic volumes and have traditionally been located along major arterial roadways or locations with the highest visibility. Community Centers are intended to directly serve the local community and meet individual neighborhood needs. These areas should be strategically located near residential developments and connectivity and integration with residential neighborhoods should be encourage.

Appropriate Zoning District

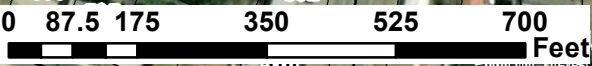
- **B-1** Office District
- **B-2** Neighborhood Business District
- **B-3** Local Business District
- **PD-B** Planned Development Business





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- 600 Water Course Dr.
- 200 Foot Buffer
- 400 Foot Buffer
- 200 Foot Notified Properties (6)
- 400 Foot Notified Properties (11)

Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS and the GIS User Community



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

Z21-33

AGENDA ITEM IX-6

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: DECEMBER 8, 2021

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE FAMILY DWELLING DISTRICT) TO B-2 (NEIGHBORHOOD RETAIL DISTRICT) ON PROPERTY DESCRIBED AS A0413BC J T & W J HALLMARK, 8, ACRES 3.296, PROPERTY ID #433988, GENERALLY LOCATED AT 1340 E. KNIGHT’S WAY (E. FM 2410), HARKER HEIGHTS, BELL COUNTY, TEXAS

EXPLANATION:

The applicant is requesting a change from the current zoning of R-1 (One-Family Dwelling District) to B-2 (Neighborhood Retail District) on property described as A0413BC J T & W J Hallmark, 8, Acres 3.296, Property ID #433988, generally located at 1340 E. Knight’s Way (E. FM 2410), Harker Heights, Bell County, Texas. According to the Bell County Tax Records, the property consists of approximately 3.3 acres, with an existing building that is 6,600 square feet.

Surrounding Land Uses

Adjacent land uses include:

	Existing Land Use	Future Land Use	Zoning
North	Vacant Single-Family Residence	Community Center	B-4 (Secondary and Highway Business District)
South	Single-Family Residence	Low Density Residential	PD-R (Planned Development Residential)
East	Retail Public/Semi-Public	Community Center	R-1 (One-Family Dwelling District)
West	Commercial	Community Center	R-1 (One-Family Dwelling District) M-1 Light Manufacturing District

The most recent use of this property was a church/place of worship; the 2021 Future Land Use Plan identifies this area being designated as Community Center; staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood and would be consistent with the 2021 updates to the City of Harker Heights Comprehensive Plan and Land Use Plan.

Flood Damage Prevention:

No portion of this property lies within the 100 year or 500-year flood hazard areas.

Notices:

Staff sent out fifty-two (52) notices to property owners within the 400-foot notification area. As of December 2, 2021, four (4) responses were received in favor of the request, and one (1) response was received in opposition of the request. Any additional responses received after the above date will be provided during the meeting.

RECOMMENDATION:

Staff recommends approval of an ordinance to change the zoning designation from R-1 (One-Family Dwelling District) to B-2 (Neighborhood Retail District) on property described as A0413BC J T & W J Hallmark, 8, Acres 3.296, Property ID #433988, generally located at 1340 E. Knight's Way (E. FM 2410), Harker Heights, Bell County, Texas, based on the following:

1. The proposed use and rezoning is compatible with the current Comprehensive Plan and FLUM.
2. The proposed use and rezoning would not likely have any adverse impact on adjoining uses and zoning districts.
3. The proposed use and rezoning is compatible with existing uses in the neighborhood.
4. The proposed use and rezoning does not pose an adverse impact to the public health, safety, or general welfare.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change the zoning designation from R-1 (One-Family Dwelling District) to B-2 (Neighborhood Retail District) on property described as A0413BC J T & W J Hallmark, 8, Acres 3.296, Property ID #433988, generally located at 1340 E. Knight's Way (E. FM 2410), Harker Heights, Bell County, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Application
2. Ordinance
3. Location Map
4. Zoning Map
5. Existing Land Use Map
6. Future Land Use Map
7. Notification Area Map
8. Public Responses



Rezoning Request Application

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

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

1. Pre-Application Meeting Scheduled
2. Payment of \$200.00 to the City of Harker Heights

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

Property Owner(s) Name: JAMES D MAGILL **Date:** 11-10-21
Address: 1246 FM 3219
City/State/Zip: Harker Heights TX 76548
Phone: [REDACTED] **E-mail:** _____

Legal Description of Property:

Location of Property (Address if available): 1340 E Knights Way Harker Heights TX 76548
Lot: _____ **Block:** _____ **Subdivision:** _____
Acres: 3.296 **Property ID:** 433988 **Survey:** A0413BC JT 'WJ Hallmark
For properties not in a recorded subdivision please submit a copy of a current survey showing the property's proposed to be changed, and/or legal field notes. 3,296 acres

Proposed Use: Daycare
Current Zoning Classification: R1 **Proposed Zoning:** B2
Current Land Use: Residential **Proposed Land Use:** DAY care

Applicant's Representative (if applicable):

Applicant's Representative: Renter
Phone: _____ **E-Mail:** _____

I, being the undersigned applicant of the property herein described, hereby make application for approval of plans submitted and made a part of the application in accordance with the provisions of the City of Harker Heights Ordinances, and hereby certify that the information provided is true and correct to the best of my knowledge and belief.
 I, being the undersigned applicant, understand that failure to appear to represent a request shall be deemed a request to withdraw the proposal, or _____ will represent the owner.

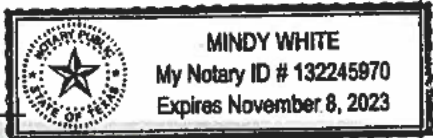
James Dennis Magill [Signature]
 Printed Name of Property Owner Signature of Property Owner

 Printed Name of Representative Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 10th DAY OF November, 2021

Mindy White
 SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: November 8, 2023



Date Submitted: 11.10.21
 Received By: C. Feje

STAFF ONLY - DO NOT FILL OUT BELOW

Pre-Application Meeting

Receipt #: 01761329

Case #: _____

§ 155.029 B-2 NEIGHBORHOOD RETAIL DISTRICT.

(A) *Permitted uses.*

- (1) Any use permitted in the B-1 District that is permitted by right.
- (2) Household appliance sales.
- (3) Bakery shop (retail sales only).
- (4) Cleaning or laundry (pickup station).
- (5) Cleaning or laundry (self service) using fully automatic equipment, as follows:
 - (a) Washer, capacity of not more than 40 pounds.
 - (b) Dryers or extractor, capacity of not more than 60 pounds.
 - (c) Dry-cleaning machines.
- (6) Custom personal service shops, such as health studio, answering service, typing service, tailor, employment agency, FM piped music service, letter or mailing service, secretarial service, or pharmacy.
- (7) Drugstore or pharmacy.
- (8) Florist (retail): Retail sales of flowers and small plants. No flower or plant raising or outside display or storage.
- (9) Home for the aged or nursing home.
- (10) All child care facilities except commercial boarding homes.
- (11) Real estate office.
- (12) Restaurant or café (no drive-in service).
- (13) Retail store, (other than listed): Offering all types of personal consumer goods for retail sales.
- (14) Studio for photography, interior decoration, fine arts instruction, or sales of art objects.
- (15) Low impact telecommunication tower.

(B) *Conditional uses.*

- (1) Any use permitted in a more restricted district that is permitted by a conditional use permit.
- (2) Electric utility substation.
- (3) Grocery store (drive-in).
- (4) Ice retail distributing station, no manufacture, and capacity not to exceed five tons storage.

(C) *Height regulations.* No building shall exceed three and one-half stories or 45 feet in height.

(D) *Area regulations.* As per Table 21-A.

(E) *Intensity of use.* There are no minimum lot area or lot width requirements.

(F) *Parking regulations.* As per §§ 155.061 through 155.068.

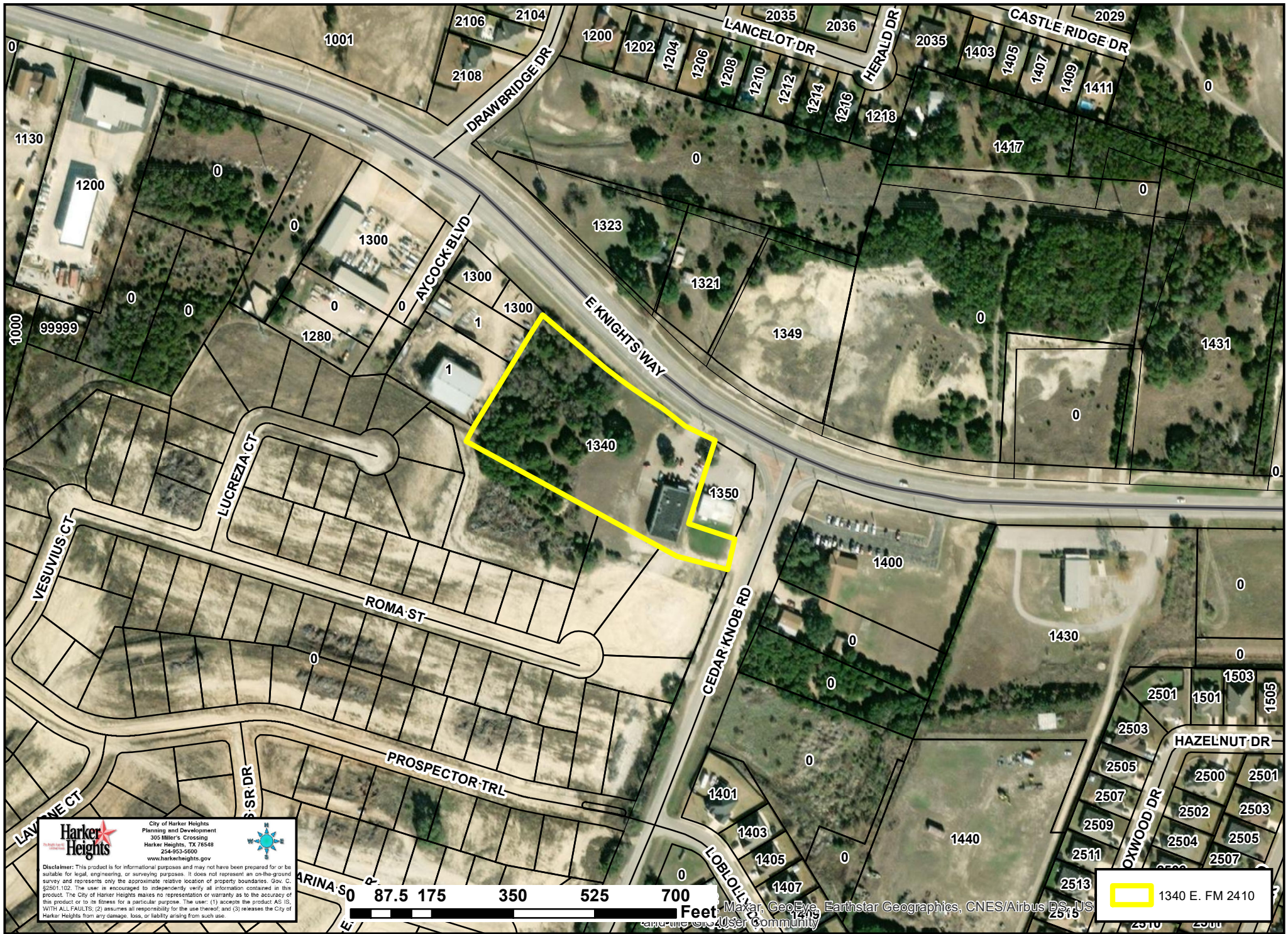
(G) *Signage.* As per Chapter 151.

(H) *Screening requirements.* As per § 155.050.

(I) *Building facade.* As per § 155.040.

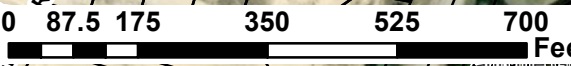
(J) *Landscaping requirements.* As per § 155.051.


(Ord. 2001-36, passed 11-13-01)

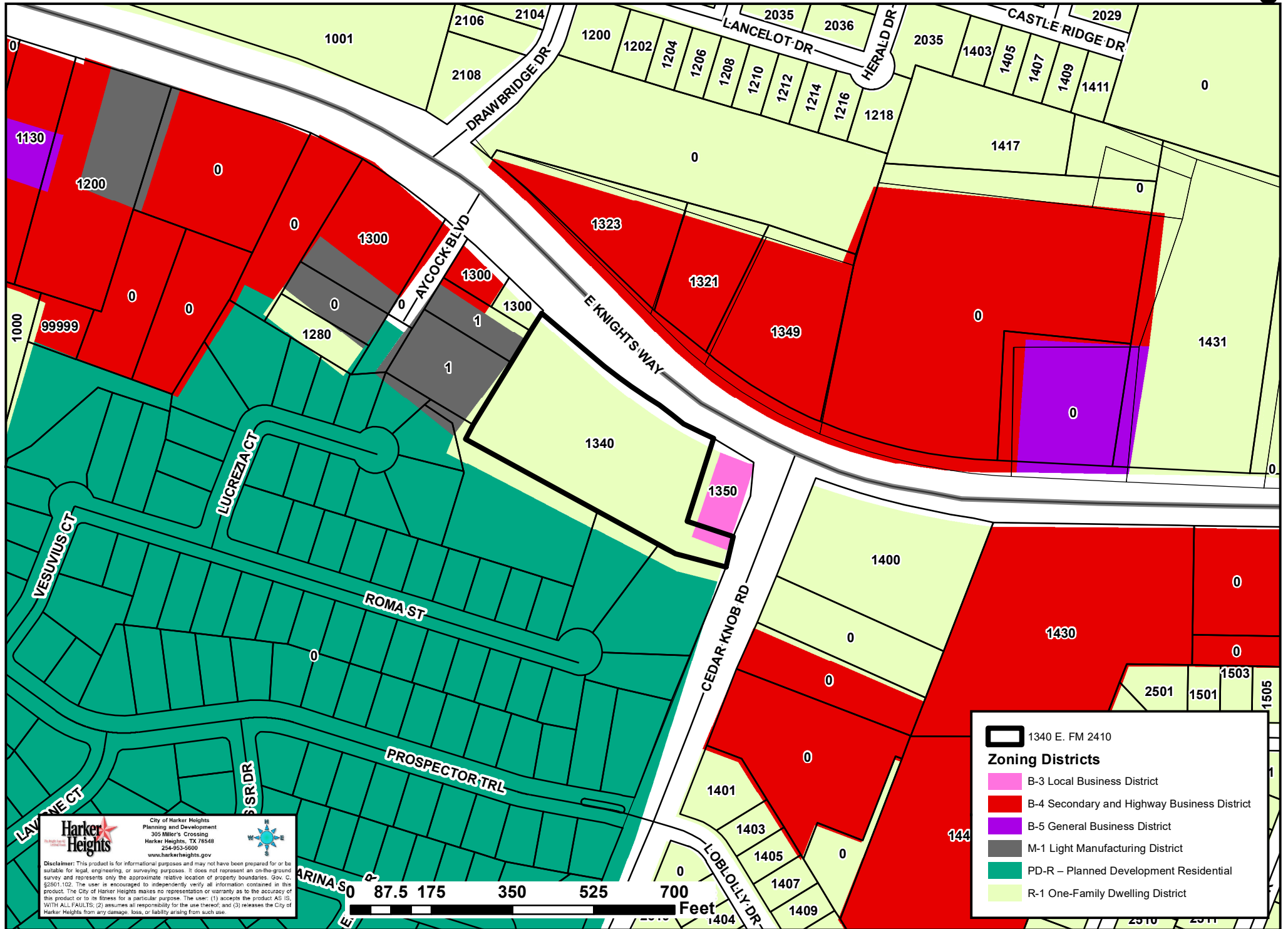


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Harker Heights, TX 78548
254-953-5600
www.harkerheights.gov

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 1340 E. FM 2410



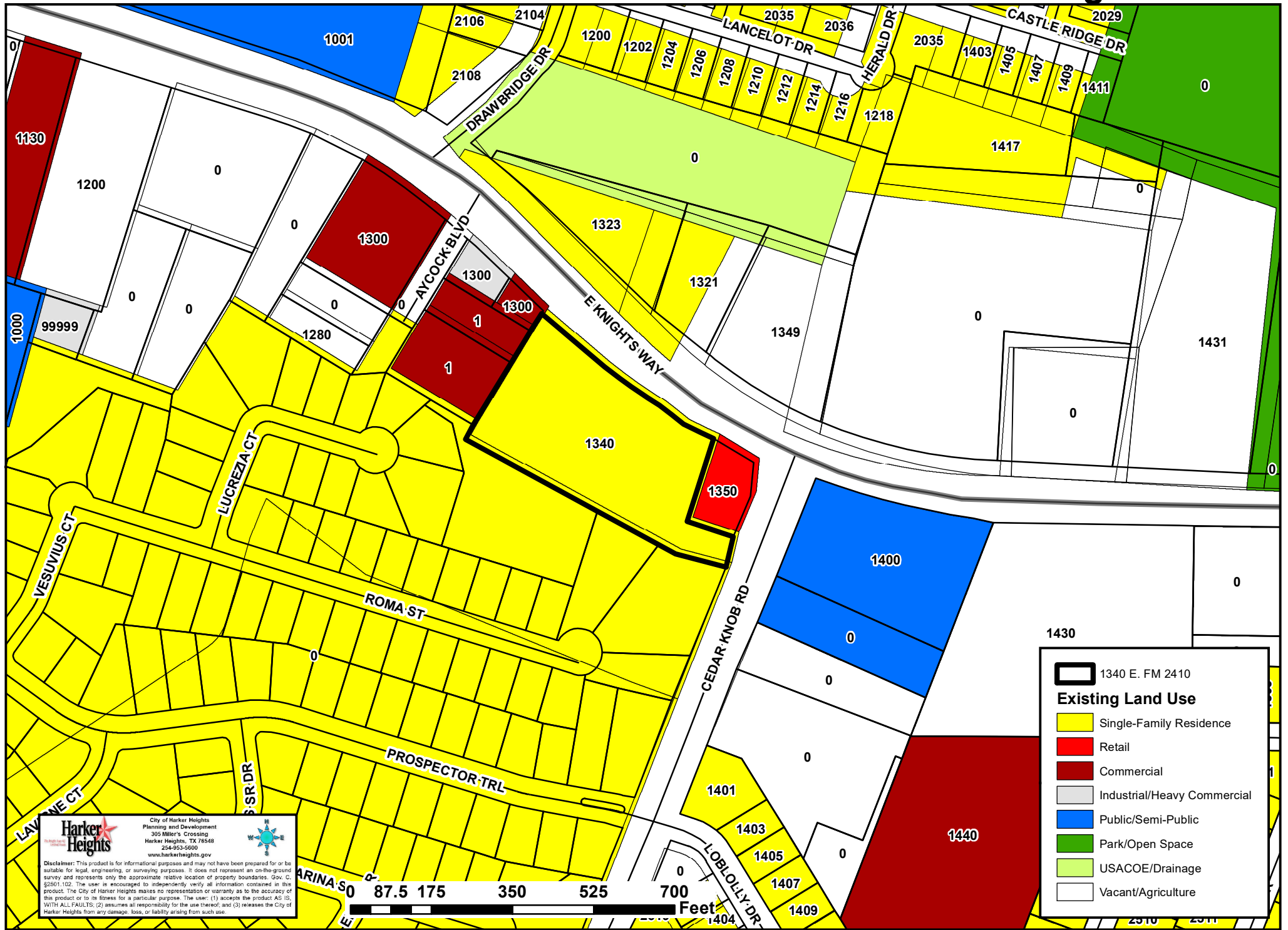
1340 E. FM 2410

Zoning Districts

- B-3 Local Business District
- B-4 Secondary and Highway Business District
- B-5 General Business District
- M-1 Light Manufacturing District
- PD-R – Planned Development Residential
- R-1 One-Family Dwelling District

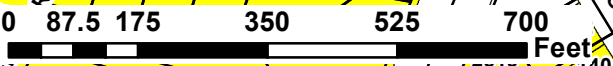
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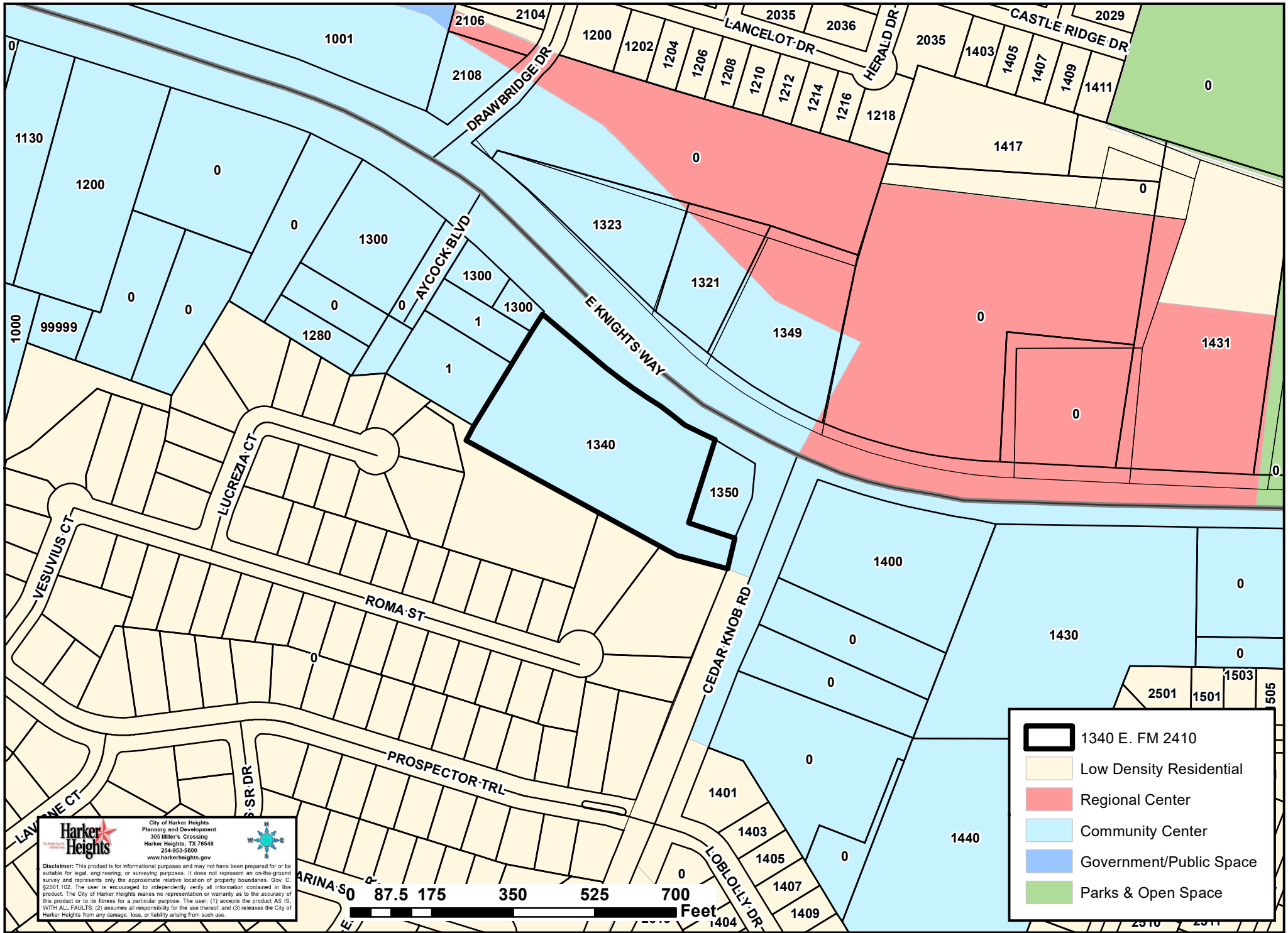
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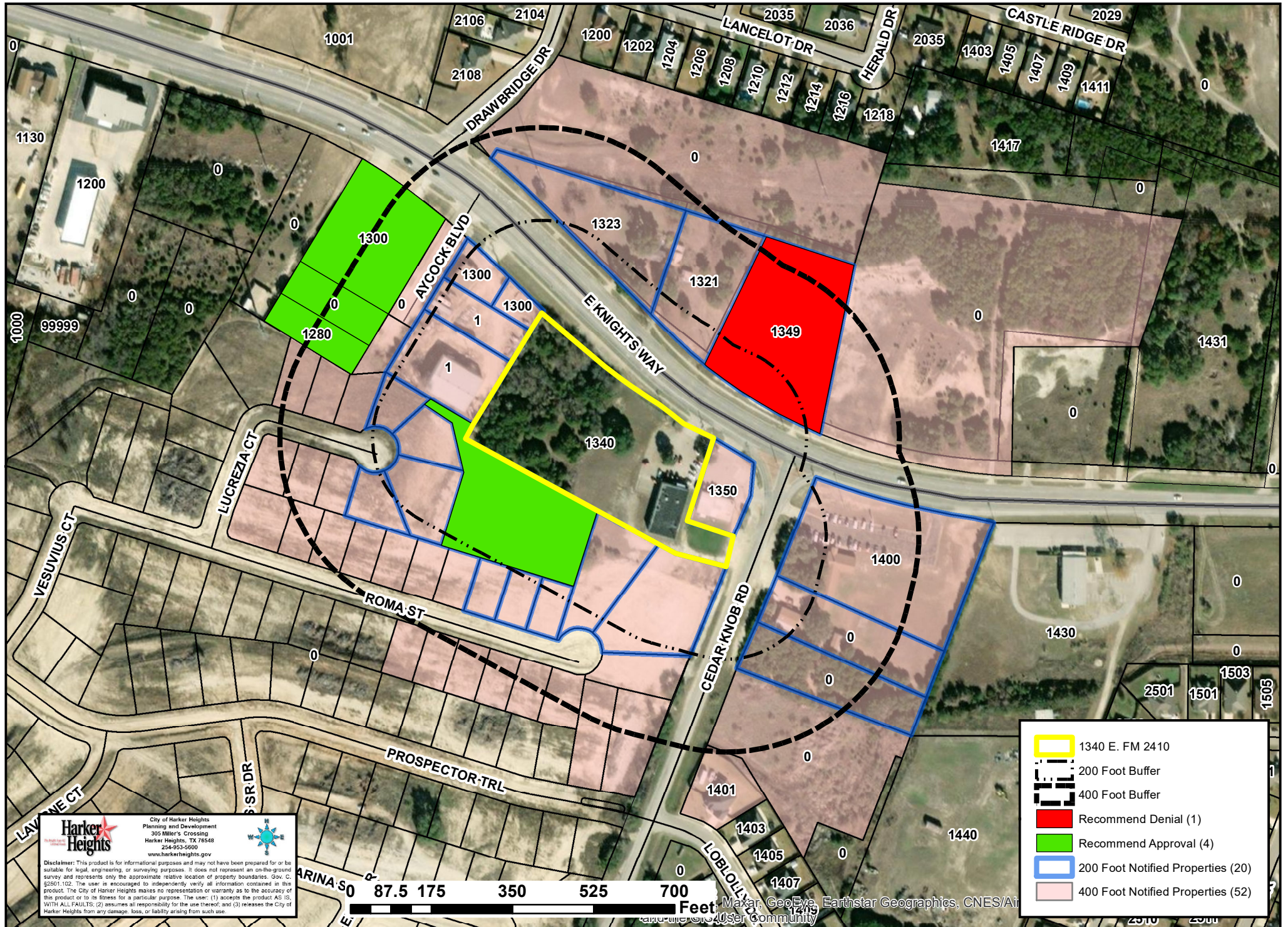




	1340 E. FM 2410
	Low Density Residential
	Regional Center
	Community Center
	Government/Public Space
	Parks & Open Space

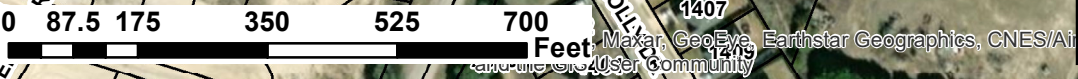
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SENT: NOVEMBER 18, 2021
DUE BACK: DECEMBER 1, 2021 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON DECEMBER 1, 2021 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

TO: **City of Harker Heights
Planning & Development Department**

FROM: COOPER & BRIGHT LAND LLC

Address(es)/Property ID(s) that could be impacted by this request:

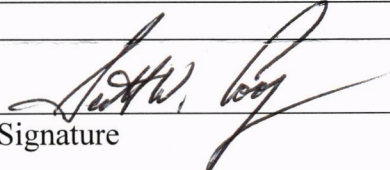
Physical Address	Property ID
1280 E FM 2410	348673

RE: application to consider a request for zoning designation change from **R-1 (One Family Dwelling District)** to **B-2 (Neighborhood Retail District)** on property described as *A0413BC JT & WJ Hallmark, 8, Acres 3.296, Property ID #433988, generally located at 1340 E. Knight's Way (E. FM 2410), Harker Heights, Bell County, Texas, (see attached notification map).*

- I RECOMMEND APPROVAL OF THE REQUEST**
- I RECOMMEND DENIAL OF THE REQUEST**

Comments:

Scott W. Cooper
Printed Name


Signature

11-29-21
Date

Received
DEC 01 2021
Planning & Development

SENT: NOVEMBER 18, 2021
DUE BACK: DECEMBER 1, 2021 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON DECEMBER 1, 2021 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

TO: **City of Harker Heights
Planning & Development Department**

FROM: COOPER & BRIGHT LAND LLC

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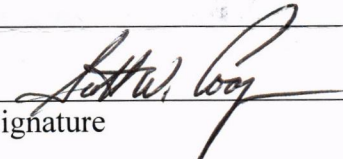
Physical Address	Property ID
1300 FM 2410	207008

RE: application to consider a request for zoning designation change from **R-1 (One Family Dwelling District) to B-2 (Neighborhood Retail District)** on property described as *A0413BC JT & WJ Hallmark, 8, Acres 3.296, Property ID #433988, generally located at 1340 E. Knight's Way (E. FM 2410), Harker Heights, Bell County, Texas, (see attached notification map).*

- I RECOMMEND APPROVAL OF THE REQUEST**
- I RECOMMEND DENIAL OF THE REQUEST**

Comments:

Scott W. Cooper
Printed Name


Signature

11-29-21
Date

Received
DEC 01 2021
Planning & Development

SENT: NOVEMBER 18, 2021
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RESPONSES RECEIVED AFTER 5:00 P.M. ON DECEMBER 1, 2021 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

TO: **City of Harker Heights
Planning & Development Department**

FROM: SHAYAN ENTERTAINMENT LLC

Address(es)/Property ID(s) that could be impacted by this request:

Physical Address	Property ID
1349 FM 2410	448490

RE: application to consider a request for zoning designation change from **R-1 (One Family Dwelling District)** to **B-2 (Neighborhood Retail District)** on property described as *A0413BC JT & W J Hallmark, 8, Acres 3.296, Property ID #433988, generally located at 1340 E. Knight's Way (E. FM 2410), Harker Heights, Bell County, Texas, (see attached notification map).*

- I RECOMMEND APPROVAL OF THE REQUEST
 I RECOMMEND DENIAL OF THE REQUEST

Comments:

Shan Hqn
Printed Name


Signature

11/24/21
Date

Received

NOV 30 2021

Planning & Development

SENT: NOVEMBER 18, 2021
DUE BACK: DECEMBER 1, 2021 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON DECEMBER 1, 2021 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

TO: **City of Harker Heights
Planning & Development Department**

FROM: COOPER & BRIGHT LAND LLC

Address(es)/Property ID(s) that could be impacted by this request:

Physical Address	Property ID
N/A	210971

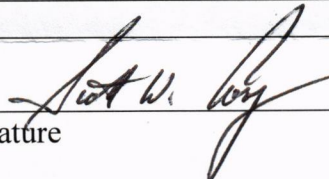
RE: application to consider a request for zoning designation change from **R-1 (One Family Dwelling District) to B-2 (Neighborhood Retail District)** on property described as *A0413BC JT & W J Hallmark, 8, Acres 3.296, Property ID #433988, generally located at 1340 E. Knight's Way (E. FM 2410), Harker Heights, Bell County, Texas, (see attached notification map).*

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

Scott W. Cooper
Printed Name


Signature

11-29-21
Date

Received
DEC 01 2021
Planning & Development

SENT: NOVEMBER 18, 2021
DUE BACK: DECEMBER 1, 2021 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON DECEMBER 1, 2021 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

TO: **City of Harker Heights
Planning & Development Department**

FROM: AYCOCK CONSTRUCTION INC

Address(es)/Property ID(s) that could be impacted by this request:

Physical Address	Property ID
N/A	505020

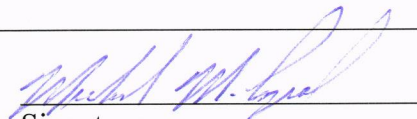
RE: application to consider a request for zoning designation change from **R-1 (One Family Dwelling District) to B-2 (Neighborhood Retail District)** on property described as *A0413BC JT & WJ Hallmark, 8, Acres 3.296, Property ID #433988, generally located at 1340 E. Knight's Way (E. FM 2410), Harker Heights, Bell County, Texas, (see attached notification map).*

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

Michael M. Aycock
Printed Name


Signature

12/1/2021
Date

Received
DEC 01 2021
Planning & Development



PLANNING AND ZONING COMMISSION MEMORANDUM

Z21-34

AGENDA ITEM IX-7

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR

DATE: DECEMBER 8, 2021

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT (CUP) TO ALLOW FOR AN ACCESSORY DWELLING UNIT ON PROPERTY DESCRIBED AS LAKESIDE HILLS SECTION TWO, LOT TRACT PT 63, (N PT OF 63), ACRES 0.608, PROPERTY ID #489292, AND LAKESIDE HILLS SECTION TWO, LOT TRACT PT 63, (63, LESS N PT), ACRES 4.982, PROPERTY ID #489291, GENERALLY LOCATED AT 11511 HIGHVIEW DRIVE, HARKER HEIGHTS, BELL COUNTY, TEXAS, AND LOCALLY KNOWN AS 11511 HIGHVIEW DRIVE, BELTON, TEXAS

EXPLANATION:

This case is brought forth to correct a scrivener’s error from zoning case Z21-25 that was recommended for approval by the Planning & Zoning Commission at the October 27, 2021 meeting, and approved by City Council at the November 9, 2021 meeting; the applicant owns two lots where the house is being constructed, only one lot was previously advertised as being considered for re-zoning.

The applicant is requesting a change from the current zoning of R-1 (One Family Dwelling District) to R-1 (One-Family Dwelling District) with a Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Lakeside Hills Section Two, Lot Tract PT 63, (N PT of 63), Acres 0.608, Property ID #489292, and Lakeside Hills Section Two, Lot Tract PT 63, (63, less N PT), Acres 4.982, Property ID #489291, generally located at 11511 Highview Drive, Harker Heights, Bell County, Texas, and locally known as 11511 Highview Drive, Belton, Texas.

According to the building permit application, the main living structure will consist of 5,182 square feet and the proposed accessory dwelling unit will consist of 1,383 square feet, with an area of 846 square feet being dedicated to living space.

Surrounding Land Uses

Adjacent land uses include:

	Existing Land Use	Future Land Use	Zoning
North	Single-Family Residence	Residential Estate	R-1 One-Family Dwelling District
South	Vacant Single-Family Residence	Residential Estate	R-1 One-Family Dwelling District
East	Single Family Residence	Residential Estate	R-1 One-Family Dwelling District
West	Vacant Single-Family Residence	Residential Estate	R-1 One-Family Dwelling District

The 2021 Future Land Use Map identifies this area is designated for Residential Estate; staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood and would be consistent with the 2021 updates to the City of Harker Heights Comprehensive Plan and Land Use Assumptions.

Flood Damage Prevention:

No portion of this property lies within the 100 year or 500-year flood hazard areas.

Notices:

Staff sent out sixteen (16) notices to property owners within the 400-foot notification area. As of December 2, 2021, three (3) responses were received in favor of the request, and zero (0) responses were received in opposition of the request. Any additional responses received after the above date will be provided during the meeting.

RECOMMENDATION:

Staff recommends approval of an ordinance granting a Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Lakeside Hills Section Two, Lot Tract PT 63, (N PT of 63), Acres 0.608, Property ID #489292, and Lakeside Hills Section Two, Lot Tract PT 63, (63, less N PT), Acres 4.982, Property ID #489291, generally located at 11511 Highview Drive, Harker Heights, Bell County, Texas, and locally known as 11511 Highview Drive, Belton, Texas, subject to the following conditions:

1. The accessory dwelling unit shall be used as a living space for a relative (not for rent).
2. The accessory dwelling unit will be located behind the front façade of the primary structure.
3. The accessory dwelling unit will gain access from the existing private driveway.
4. The accessory dwelling unit will have maximum gross foundation footprint of 1,500 square feet.
5. Approval of location of the accessory dwelling unit on the parcel must be received from Bell County Public Health prior to release of construction plans by the City.

The above recommendation is based on the following:

1. The proposed use and rezoning is compatible with the current Comprehensive Plan and FLUM.
2. The proposed use and rezoning would not likely have any adverse impact on adjoining uses and zoning districts.
3. The proposed use and rezoning is compatible with existing uses in the neighborhood.
4. The proposed use and rezoning does not pose an adverse impact to the public health, safety, or general welfare.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance granting a Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Lakeside Hills Section Two, Lot Tract PT 63, (N PT of 63), Acres 0.608, Property ID #489292, and Lakeside Hills Section Two, Lot Tract PT 63, (63, less N PT), Acres 4.982, Property ID #489291, generally located at 11511 Highview Drive, Harker Heights, Bell County, Texas, and locally known as 11511 Highview Drive, Belton, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Ordinance #2021-52
2. Application
3. Letter of Intent
4. Site Plans & Building Plans
5. Ordinance
6. Location Map
7. Zoning Map
8. Existing Land Use Map
9. Future Land Use Map
10. Notification Area Map
11. Public Responses

ORDINANCE NO. 2021-52

AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS, GRANTING A CONDITIONAL USE PERMIT (CUP) TO ALLOW FOR AN ACCESSORY DWELLING UNIT ON PROPERTY DESCRIBED AS LAKESIDE HILLS SECTION TWO, LOT TRACT PT 63, (N PT OF 63), ACRES 0.608, PROPERTY ID #489292, GENERALLY LOCATED AT 11511 HIGHVIEW DRIVE, HARKER HEIGHTS, BELL COUNTY, TEXAS, AND LOCALLY KNOWN AS 11511 HIGHVIEW DRIVE, BELTON, TEXAS.

WHEREAS, the City Council ("*Council*") of the City of Harker Heights ("*City*") finds that after due notice and public hearings as required by law, and after consideration of the recommendation of the Planning and Zoning Commission, it is necessary and desirable to amend the Code of Harker Heights ("*Code*") as hereinafter provided; and

WHEREAS, the meeting at which this Ordinance was passed was open to the public, and notice of the time, place and purpose of said meeting was given as required by law, all in strict accordance with the requirements of the Texas Open Meetings Act;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS:

SECTION 1: The Council officially finds and declares that the facts and recitations set forth in the preamble to this Ordinance are true and correct.

SECTION 2: The hereinafter-described property, as previously zoned R-1 (One Family Dwelling District) to R-1 (One Family Dwelling District) with a Conditional Use Permit (CUP) on property described as Lakeside Hills Section Two, Lot Tract PT 63, (N PT of 63), Acres 0.608, Property ID #489292, generally located at 11511 Highview Drive, Harker Heights, Bell County, Texas, and locally known as 11511 Highview Drive, Belton, Texas with the following conditions:

1. The accessory dwelling unit shall be used as a living space for a relative (not for rent).
2. The accessory dwelling unit will be located behind the front façade of the primary structure.
3. The accessory dwelling unit will gain access from the existing private driveway.
4. The accessory dwelling unit will have maximum gross foundation footprint of 1,500 square feet.
5. Approval of location of the accessory dwelling unit on the parcel must be received from Bell County Public Health prior to release of construction plans by the City.

SECTION 3: Table VII, Table of Special Ordinances, of the Code is hereby supplemented by adding the following entry:

<u>Ord. No.</u>	<u>Date Passed</u>	<u>Description</u>
2021-52	11/09/21	Granting a Conditional Use Permit (CUP) on property described as Lakeside Hills Section Two, Lot Tract PT 63, (N PT of 63), Acres 0.608, Property ID #489292, generally located at 11511 Highview Drive, Harker Heights, Bell County, Texas, and locally known as 11511 Highview Drive, Belton, Texas.

SECTION 4: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 5: This Ordinance shall be effective from and after its passage, and the City Clerk shall publish the caption or title of hereof within ten days as required by law.

PASSED AND APPROVED by the City Council of the City of Harker Heights on November 9, 2021.

CITY OF HARKER HEIGHTS, TEXAS:



ATTEST:

Spencer H. Smith

 Spencer H. Smith, Mayor

Julie Helsham

 Julie Helsham, City Secretary



Conditional Use Permit Application

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

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

1. Pre-Application Meeting Scheduled
2. Payment of \$200.00 to the City of Harker Heights
3. Site Plan
4. Letter of Intent
5. Please thoroughly read Section 155.201 - Conditional Use Permits (see attached)

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

Property Owner(s) Name: Bradley and Lori Walker **Date:** Sep 29, 2021

Address: [REDACTED]

City/State/Zip: [REDACTED]

Phone: [REDACTED] **E-mail:** [REDACTED]

Legal Description of Property:

Location of Property (Address if available): 11511 Highview Drive, Belton, TX 76513

Lot: Lot Tract PT 63 Block: Subdivision: Lakeside Hills Section Two

Acres: 0.608 Property ID: 489292 Survey:

For properties not in a recorded subdivision please submit a copy of a current survey showing the property's proposed to be changed, and/or legal field notes.

Current Zoning Classification: R-1, One Family Dwelling District **Future Land Use Designation:** R-1 w/CUP
SFR, Single Family Residential

Applicant's Representative (if applicable):

Applicant's Representative: Brady Allison, Drews Hunt Builders

Phone: 512-535-8863 **E-Mail:** brady@drewshuntbuilders.com

ATTACH A SITE PLAN: Provide a plan drawn to scale to illustrate the boundaries of the area, location of all existing and proposed structure(s), gross floor area and location of building entrances and exits.

ATTACH A LETTER OF INTENT: Provide a detailed description of the proposed use including but not limited to: the changes to the site, structure(s), landscaping, parking and land use in reference to the Harker Heights Code of Ordinances Section 155.201 Conditional Use Permit.

I, being the undersigned applicant of the property herein described, hereby make application for approval of plans submitted and made a part of the application in accordance with the provisions of the City of Harker Heights Ordinances, and hereby certify that the information provided is true and correct to the best of my knowledge and belief.

I, being the undersigned applicant, understand that failure to appear to represent a request shall be deemed a request to withdraw the proposal, or _____ will represent the owner.

BRADLEY K. WALKER
Printed Name of Property Owner

BRADY ALLISON
Signature of Property Owner

Bradley K. Walker
Printed Name of Representative

[Signature]
Signature of Representative

STAFF ONLY -- DO NOT FILL OUT BELOW

Date Submitted: 9/29/2021 Pre-Application Meeting Receipt #: 0174450

Received By: [Signature] Case #: _____



Drews Hunt Builders
1023 Canyon Creek Drive, Suite 100
Temple, TX 76502
Tel: 512-535-8863
Email: brady@drewshuntbuilders.com

Letter Of Intent

Wednesday, September 29, 2021

**RE: Conditional Use Permit Application
11511 Highview Drive
Belton, TX 76513**

To Whom It May Concern:

Drews Hunt Builders is planning to construct a new residence for Mr. Bradley and Lori Walker located at 11511 Highview Drive, Belton, TX 76513. Included in these plans is a detached "Mother-In-Law" suite designed to accommodate Lori's disabled sister. Lori's sister will be living with them in the detached MIL suite on the property fulltime. This information is being provided along with a Conditional Use Permit Application and a full set of construction drawings for the detached living quarters mentioned above.

Please contact me with any further questions.

Sincerely,

Drews Hunt Builders

A handwritten signature in blue ink, appearing to read "Brady Allison", is written over the printed name.

Brady Allison
Project Manager



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

AL=195.72', R=727.89',
CB=S81°22'27"E,
CD=195.14' Δ=15°24'23"

HIGHVIEW
DRIVE

WATER
METER

WIRE FENCE

UTILITY POLE

SCALE: 1" = 100'

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/ CAP
STAMPED "QUINTERO 10194110"

UNLESS OTHERWISE NOTED

Note:

Survey prepared without the benefit of title commitment, no further search for easements or restrictions has been made by this company. Easements that are aware of by this company have been shown.

This Survey is for the exclusive use of the current parties (buyer/seller for this transaction) and solely valid to convey title and may not be used or reproduced after the date of conveyance without the consent of the Surveyor.

Bearings and distances shown hereon are based upon Texas State Plane Coordinate System, Central Zone, NAD 83, per Leica Smart Net GPS observation.

SURVEYOR'S SKETCH of a survey made on the ground on **August 20, 2019**, of that certain tract of land located on Highview Drive, **Belton, Texas**, and being called **Lot Sixty Three (63), Lakeside Hills Section Two, Bell County, Texas**, according to the Plat of Record in **Cabinet A, Slide 43-C**, Plat Records of **Bell County, Texas**. There are no shortages of areas, visible encroachments, protrusions, or overlapping of improvements, except as shown or noted hereon. Only the information shown on the recorded plat was considered for this survey. **THIS SURVEY DOES NOT IMPLY ALL EASEMENTS AND SETBACK LINES HAVE BEEN RESEARCHED.** A review of all title records may find additional information.

(PLAT N 20° 31' 26" E - 1250.17')
N 20° 47' 27" E - 1250.64'

LOT 63

LOT 64

S 20° 16' 03" W - 1235.44'
(PLAT S 20° 18' 33" W - 1235.44')

LOT 62

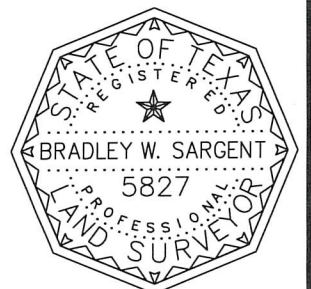
N 84° 47' 58" W - 209.76'
(PLAT N 84° 46' W - 210.00')

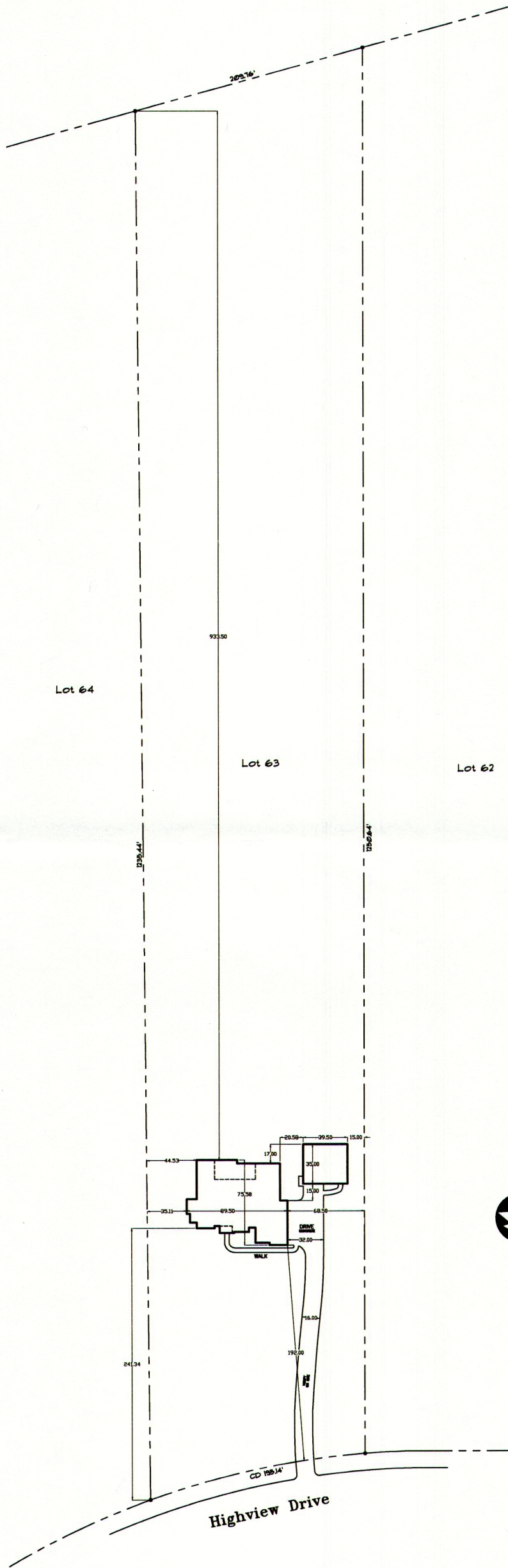
LOT 66
LAKESIDE HILLS
SECTION THREE
CABINET A, SLIDE 43-D

CALLLED 1.00 ACRE
CLYDE CLAREN HOWARD, JR.
VOLUME 3086, PAGE 556

Bradley W. Sargent 08/23/2019

Bradley W. Sargent, R.P.L.S.
Registered Professional Land Surveyor
R.P.L.S. No. 5827, Texas





SITE LAYOUT

SCALE: 1" = 50'-0"

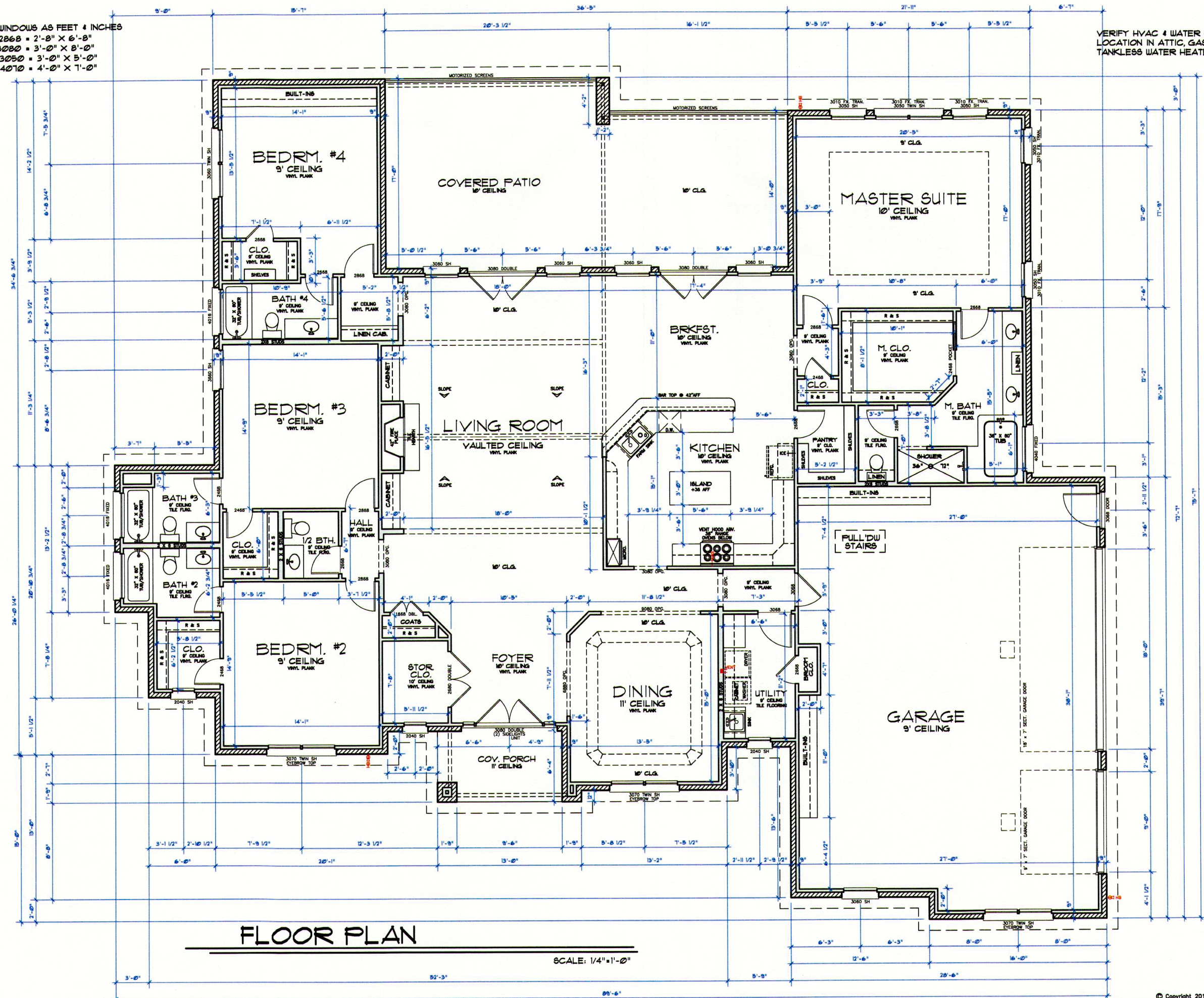


VERIFY LOCATION OF HOUSE, DRIVEWAY, WALKS AND TREES BY GENERAL CONTRACTOR WITH OWNER ON SITE.

R.D. Chaplin and Associates, Architect and Planner, (Architect, Designer) is not an architectural or engineering /surveying firm and is not qualified or licensed to design structural framing and foundation plans. Designer does not warrant (expressly or implied) the resulting structure and is not responsible for any structural design problems, safety or damage resulting from the design plan. This design plan should be reviewed by a local architect or engineer to verify that it meets all applicable building codes and structural requirements. Designer is not a surveyor. Designer has not reviewed any topographical data resulting from a survey, for compliance with deed restrictions and subdivision requirements and for any easements, covenants, conditions, restrictions, or other encumbrances that may affect the property. Designer is not responsible for any errors or omissions in the design or construction of the structure. Designer is not responsible for any construction errors or omissions. Designer is not responsible for any construction errors or omissions. All measurements should be verified by the builder on job site.

READ DOOR & WINDOWS AS FEET & INCHES
 DOOR - 2868 = 2'-8" X 6'-8"
 DOOR - 3080 = 3'-0" X 8'-0"
 WINDOW - 3050 = 3'-0" X 5'-0"
 WINDOW - 4070 = 4'-0" X 7'-0"

VERIFY HVAC & WATER HEATER
 LOCATION IN ATTIC, GAS OR ELECTRIC
 TANKLESS WATER HEATER



FLOOR PLAN

SCALE: 1/4" = 1'-0"

FILE #: 19214-M.DWC

© Copyright 2019 R.D. Chaplin & Associates

LIVING:	3,478 SQFT
GARAGE:	1,060 SQFT
PORCHES:	644 SQFT
TOTAL:	5,182 SQFT

Drawn by: R.D. Chaplin & Associates, LLC
 1033 Camino Creek Dr., Suite #100
 Temple, TX 76782
 Office: 798.773.1004
 Fax: 798.773.9538
www.dreamshomebuilders.com

R.D. Chaplin
and Associates
 1814 W. Ave. L - TEMPLE, Texas, 76504
 Office: - (254)-773-3025 Mobile: - (254)-718-6418
 Email: rachomeplans@gmail.com

New Residence for
Mr. & Mrs. Walker
 Date: 03/25/21

SHEET
2
 OF 7

VERIFY HVAC & WATER HEATER LOCATION IN ATTIC, GAS OR ELECTRIC TANKLESS WATER HEATER

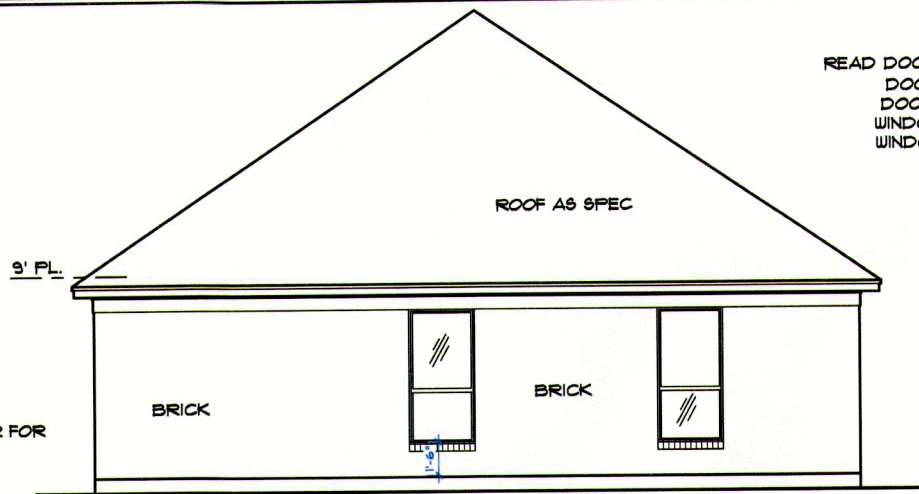
ALL ELECTRICAL TO BE VERIFY WITH OWNER AND CHANGED OR ADDED TO AS REQUIRED.

VERIFY DIMMERS SWITCHES WITH OWNERS

VERIFY ELECTRIC FOR YARD LIGHTS AND LANDSCAPE LIGHTING

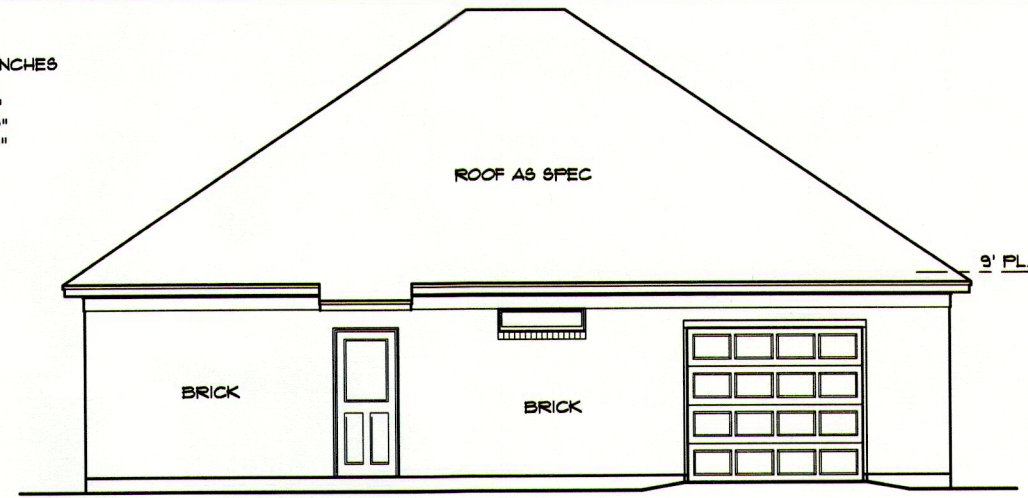
VERIFY ELECTRICAL LAYOUT WITH OWNER FOR ACTUAL PLACEMENT OF OUTLETS

READ DOOR & WINDOWS AS FEET & INCHES
 DOOR - 2868 = 2'-8" X 6'-8"
 DOOR - 3080 = 3'-0" X 8'-0"
 WINDOW - 3050 = 3'-0" X 5'-0"
 WINDOW - 4070 = 4'-0" X 7'-0"



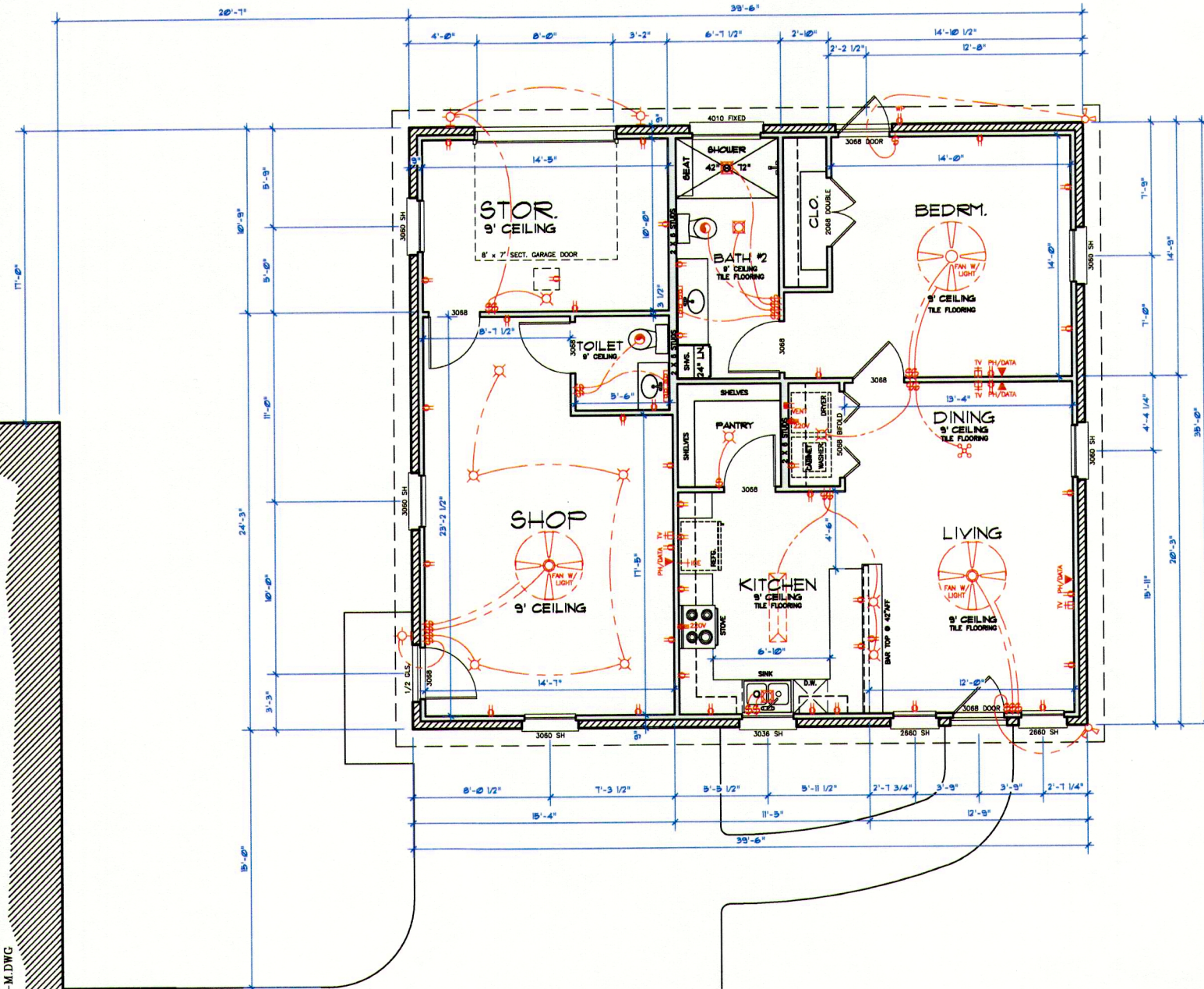
RIGHT ELEVATION

SCALE: 1/4"=1'-0"



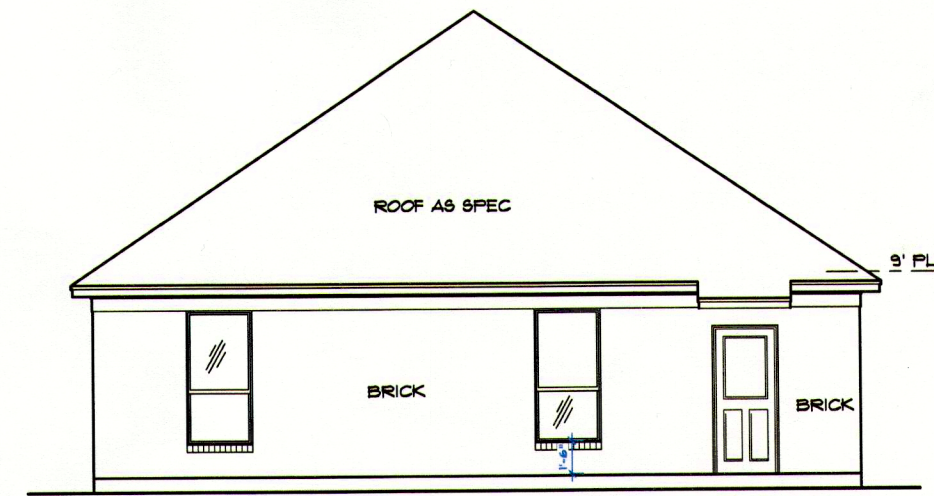
REAR ELEVATION

SCALE: 1/4"=1'-0"



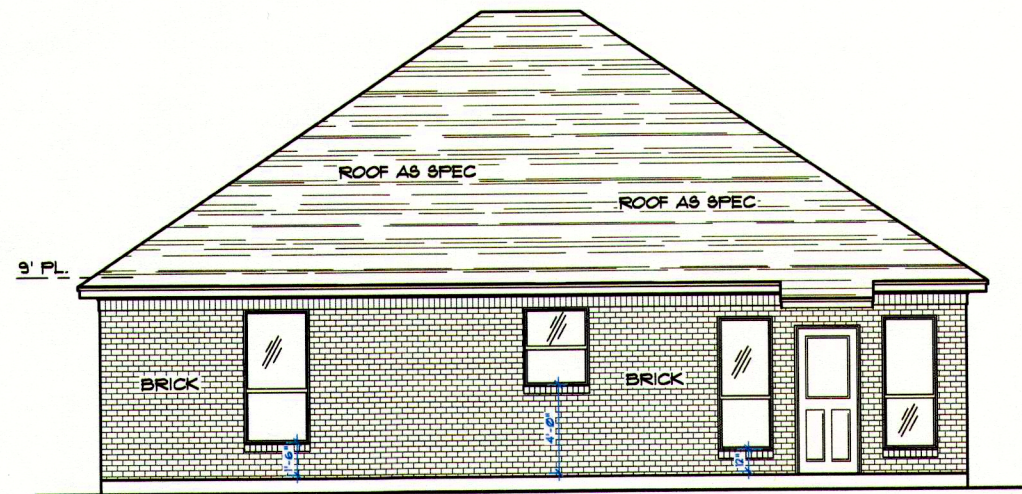
FLOOR PLAN

SCALE: 1/4"=1'-0"



LEFT ELEVATION

SCALE: 1/4"=1'-0"



RIGHT ELEVATION

SCALE: 1/4"=1'-0"

LIVING:	846 SQFT
SHOP:	372 SQFT
STORAGE:	165 SQFT
TOTAL:	1,383 SQFT

Drews Hunt Builders, LLC
 2025 Canyon Creek Dr. Suite 100
 Fort Worth, TX 76102
 Phone: 754-777-1867
 Fax: 754-777-9358
www.drewshuntbuilders.com

DREWS HUNT BUILDERS

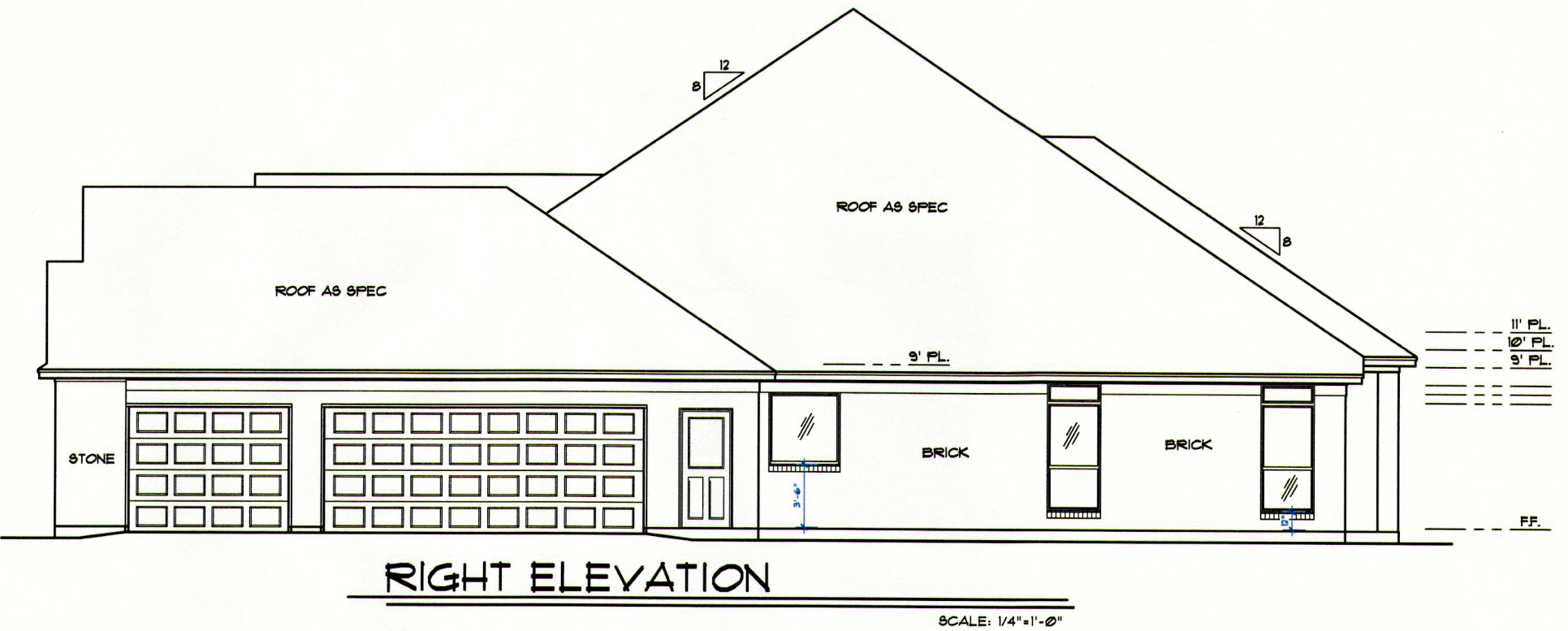
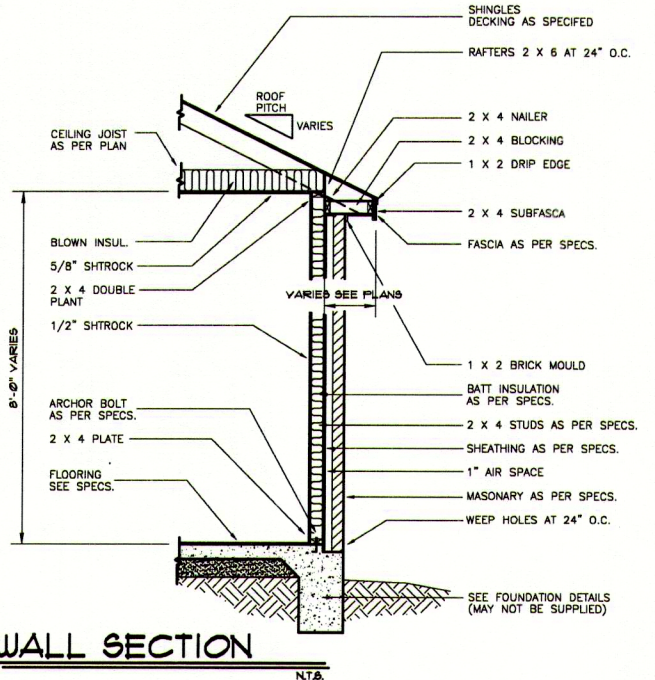
R.D. Chaplin and Associates
 1614 W. Ave. L - TEMPLE, Texas, 76504
 Office: - (254)-773-3025 Mobile: - (254)-718-6416
 Email: rdchomeplans@gmail.com

New Residence for
Mr. & Mrs. Walker
 Date: 03/25/21

SHEET
7
 OF 7

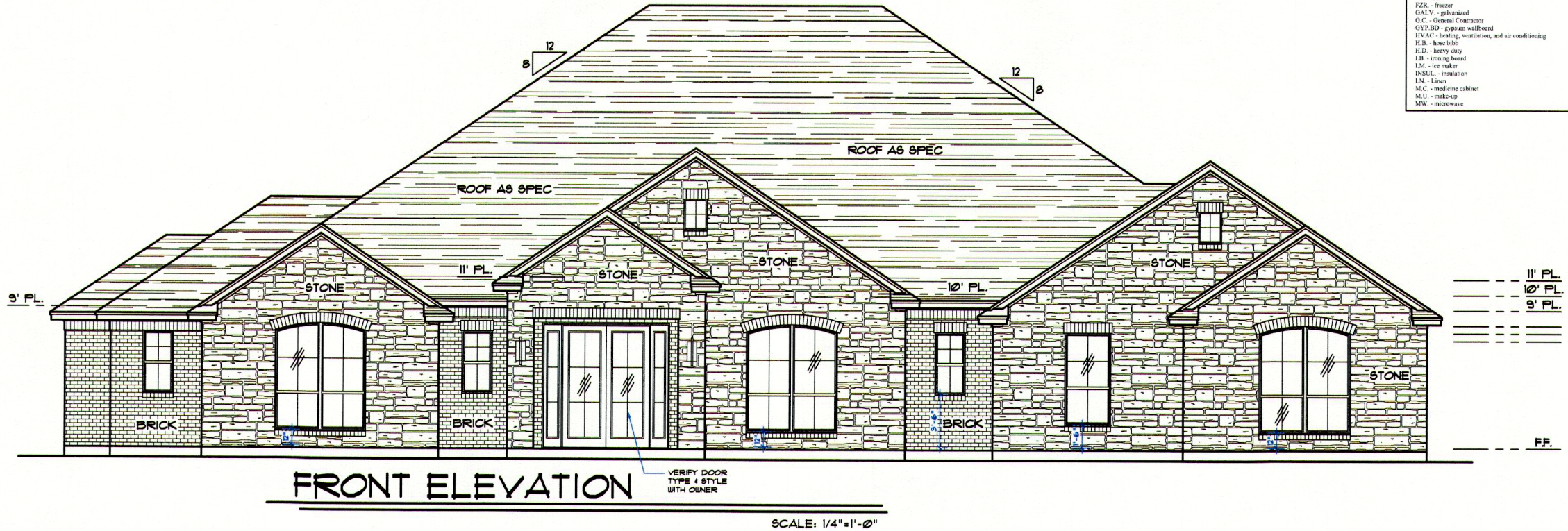
FILE #: 19214-M.DWC

HOUSE



ARCHITECTURAL ABBREVIATIONS

AFF - above finish floor	N.I.C. - not in contract
ARCH - architectural	N.T.S. - not to scale
BRD - board	O.C. - on center
COL - column	OP - opening
CLO or CLOS - closet	PAN - pantry
CLG - ceiling	P.D. - pocket door
C.O. - cauld opening	PK - pair
C.M.U. - concrete masonry unit (concrete block)	P.T. - pressure treated
COMP - compaction	PK - plywood
C.T. - cook-top	RG - range
D - dryer	RD - rod or round
DA - diameter	REF or REFR - refrigerator
DWG - drawing	REG - roofing
DN - down	RND - round
EXT - exterior	R & S - rod and shelves
FGLS - Fiberglass	SH - shelf
FLR - Flooring	SHVS - shelves
FTG - footing	S.F. or SQFT - square foot
FT - foot	SECT or SECT - section
FZR - freezer	SKL - skylight
GALV - galvanized	SL - sliding
G.C. - General Contractor	SPECS - specifications
GYP.BD - gypsum wallboard	T.C. - trash compactor
HVAC - heating, ventilation, and air conditioning	TRM - trim
H.B. - hose bibb	TRTD - treated
H.D. - heavy duty	TRK - track
I.B. - ironing board	T&G - tongue and groove
I.M. - ice maker	W - washer
INSUL - insulation	W.H. - water heater
LN - linen	WHP - whirlpool
M.C. - medicine cabinet	WP - waterproof
M.U. - make-up	W - wds
MW - microwave	



§ 155.020 R-1 ONE FAMILY DWELLING DISTRICT.

(A) *Permitted uses.* The following uses are permitted by right:

- (1) Site-built, single-family dwellings and industrialized housing.
- (2) Church or other place of worship.
- (3) Municipal buildings, non-profit libraries or museums, police and fire stations, public utilities (without outside storage yards or electric substations), public parks, playgrounds, municipal golf courses, public recreation facilities, and community buildings.
- (4) Customary home occupations as defined in §155.003.
- (5) *Accessory structure.*

(a) One small accessory building (not exceeding 144 square feet) per residence customarily incident to the above uses (not involving the conduct of a business) subject to the following requirements:

1. Structure must be built upon a moveable foundation;
2. Structure cannot exceed 12 feet in height;
3. Structure must set behind the rear facade of the main residence building and must be setback five feet from the rear property line and six feet from the side property line; and
4. Materials, building design, and construction must comply with the requirements of Ch. 150.

(b) Large accessory buildings customarily incident to the above uses (not involving the conduct of a business) subject to the following requirements:

1. Building materials and facade must be consistent with the main residence building materials and facade;
2. Large accessory building must be behind the front facade of the main residence;
3. The height of the large accessory building cannot exceed that of the main residence building;
4. Number, size, setbacks and height requirements based on the size of the lot as follows:

Lot Size	Number of Large Accessory Structures Allowed	Maximum Aggregate Size of All Accessory Structures	Setbacks	Maximum Height
< 10,000 square feet	1	250 square feet	Front: 25 feet Side: 6 feet Rear: 10 feet	15 feet
> 10,000 square feet < .5 acre	1	500 square feet	Front: 25 feet Side: 6 feet Rear: 10 feet	15 feet
> .5 acre < 1 acre	2	1,000 square feet	Front: 25 feet Side: 6 feet Rear: 20 feet	24 feet
> 1 acre	4	1,500 square feet	Front: 25 feet Side: 6 feet Rear: 20 feet	24 feet

- (6) Private garage.
- (7) Home based child care.
- (8) Real estate sales office, or temporary living quarters to provide security during the development of residential subdivisions, but not to exceed two years.
- (9) Low impact telecommunication towers.
- (10) Public schools.

(B) *Conditional uses.* The following require conditional use permits:

- (1) Private schools having a curriculum equal to a public elementary, high school, or institution of higher learning (except home schooling).

(2) Neighborhood association facilities.

(3) Farms, nurseries, truck gardens and greenhouses, provided no sales offices are maintained and no livestock are kept within 250 feet of a residence of any person other than the farm owner.

(4) Accessory dwelling for a relative or servant (not for rent).

(5) Accessory structure as provided by § 155.040.

(C) *Height regulations.* No building shall exceed two and one-half stories or 35 feet in height.

(D) *Front yard, side yard, and rear yard.* As per Table 21-A.

(E) *Intensity of use.* Every lot or tract of land shall have an area of not less than 8,400 square feet and an average overall width of not less than 70 feet and a minimum lot frontage of not less than 45 feet. Except that if a lot or tract should have less area or width than is herein required and its boundary lines along their entire length should touch lands under other ownership on the effective date of this chapter and shall not have changed since the date, such parcel of land may be used for a single family dwelling.

(F) *Additional use, height, and area regulation.* Additional use, height, and area regulations and exceptions are found in § 155.040.

(G) *R-1(M) zoning designation.* R-1(M) is a one family residential lot that also allows manufactured homes. All manufactured housing structures installed after December 31, 1999, must be installed on a permanent foundation, as that term is defined in § 152.01.

(1) In order to be approved, the manufactured home must be found to have design compatibility with other dwellings in the neighborhood.

(2) The following standards apply to any placement of a manufactured home on a lot after December 31, 1999:

(a) Roofing shall be similar in color, material and appearance to the roofing material commonly used on residential dwellings within the community or comparable to the predominant materials used on dwellings within the neighborhood.

Materials shall include asphalt composition, shingle, tile, crushed rock, standing seam metal or similar materials (except all other metal). Roof pitch shall be a minimum of 3/12.

(b) Exterior siding shall be similar in color, material, and appearance to the exterior siding material commonly used on residential dwellings within the community or comparable to predominant materials used on dwellings within the neighborhood. Exterior siding shall be of brick, wood, stucco, plaster, concrete or other material which is finished in a non-glossy and non-reflective manner.

(c) If a garage/carport is constructed, it must be similar in appearance to others in the neighborhood and constructed of like materials as that of the primary home.

(d) Two all-weather surface off street parking spaces meeting the requirements of §155.061 shall be provided.

(3) Every manufactured home shall be placed so that the entrance or front of the home faces or parallels the principal street frontage, except:

(a) In cases where the lot is one acre or greater and the home is located more than 50 feet from the street; or

(b) Where the lot width is 60 feet or less.

(4) All entrances to a manufactured home shall be provided with permanent steps, porch or similar suitable entry.

(5) The lot must meet all applicable requirements of Chapter 154, and shall comply with the area regulations in (D) of this section. Variance in setbacks may be given in inches not to exceed one foot at the Building Official's discretion.

(H) *Signs* As per Chapter 151.

(I) *Parking.* As per §§ 155.061 through 155.068.

(J) *Storage.* Open storage is prohibited except for materials for the residents' use, such as firewood, gardening materials, and similar materials.

(K) *Landscaping.* All yards shall have vegetative groundcover of sufficient quality and quantity, or other city-approved groundcover, to control dust, erosion and sediment upon final inspections. In addition, a minimum of two six-foot-tall trees, measuring two inches or more in caliper (diameter) when measured 12 inches from the base of the trunk, and eight three-gallon shrubs, are required in the front yard.

(L) *Industrialized housing.*

(1) Industrialized housing shall be considered real property and must:

(a) Have a value equal to or greater than the median taxable value for each single-family dwelling located within 500 feet of the lot on which the industrialized housing is proposed to be located, as determined by the most recent certified tax appraisal roll for the county;

(b) Have exterior siding, roofing, roof pitch, foundation fascia, and fenestration compatible with the single-family dwellings located within 500 feet of the lot on which the industrialized housing is proposed to be located;

(c) Comply with city aesthetic standards, building setbacks, side and rear yard offsets, subdivision control, architectural landscaping, square footage, and other site requirements applicable to single-family dwellings;

(d) Be securely fixed to a permanent foundation; and

(e) Have all local permits and licenses that are applicable to site-built housing.

For purposes of this division, **VALUE** means the taxable **VALUE** of the industrialized housing and lot after installation of the housing.

(2) Any owner or authorized agent who intends to construct, erect, install or move any industrialized housing into the city shall first make application to the Building Official and obtain the required permits. In addition to any other information otherwise required for such permits, the application shall:

(a) Identify each single-family dwelling located within 500 feet of the lot on which the industrialized housing is to be located, and show the taxable value for each such dwelling, as determined by the most recent certified tax appraisal roll for the county;

(b) Describe the exterior siding, roofing, roof pitch, foundation fascia, and fenestration for each single-family dwelling located within 500 feet of the lot on which the industrialized housing is to be located;

(c) Describe the permanent foundation and method of attachment proposed for the industrialized housing; and

(d) State the anticipated taxable value of the industrialized housing and the lot after installation of the industrialized housing.

(3) A person commits an offense if the person:

(a) Constructs, erects, installs or moves any industrialized housing in the city without first obtaining a permit as required by this section; or

(b) Constructs, erects, installs or moves any industrialized housing into the city unless such industrialized housing complies with this section.

(Ord. 2001-36, passed 11-13-01; Am. Ord. 2002-28, passed 11-12-02; Am. Ord. 2006-40, passed 10-24-06; Am. Ord. 2010-32, passed 10-12-10; Am. Ord. 2011-08, passed 4-19-11)

§ 155.201 CONDITIONAL USE PERMITS.

(A) *Purpose.* The purpose of the conditional use permit process is to identify those land uses which may be appropriate within a zoning district but, due to either their location, function or operation could have a harmful impact on adjacent properties or the surrounding area, and to provide a procedure whereby such uses may be permitted by further restricting or conditioning them so as to mitigate or eliminate such potential adverse impacts. The conditional use permit remains with land, regardless of ownership, until termination thereof.

(B) *Planning and Zoning Commission consideration.*

(1) *Application.* Only the property owner may apply for conditional use permits. The application for a conditional use permit shall be submitted on a form approved by the Planning and Development Director and shall be accompanied by a site plan in a form acceptable to the Planning and Development Director. The application shall be filed with the Planning and Zoning Commission, together with the application fee and all required attachments, not less than 30 days prior to the meeting at which the applicant wishes to have his or her request considered.

(2) *Notice and hearing.* For purposes of giving notice and conducting a public hearing, the Planning and Zoning Commission shall treat the application as a rezoning request.

(3) *Report by Planning and Zoning Commission.* Following proper application, notice to affected landowners and public hearing, the Planning and Zoning Commission shall make a report to the City Council which shall recommend approval or denial of the application for a conditional use permit, and which shall further specify such restrictions or conditions of approval as the Planning and Zoning Commission may deem appropriate.

(4) *Criteria for approval.* The Planning and Zoning Commission may recommend approval of a conditional use permit by majority vote, but should recommend disapproval of application if it finds one or more of the following to be true:

- (a) The proposed use does not conform with applicable regulations and standards established by this chapter;
- (b) The proposed use will be inconsistent with the objectives and purposes of the zoning district in which the development is located, or the goals, objectives and policies set forth in the city's current Comprehensive Zoning Plan;
- (c) The proposed use will be incompatible with existing or permitted uses on abutting sites because of use, building height, bulk and scale, setbacks and open spaces, coverage, landscaping and screening, drainage, or access and circulation features;
- (d) The proposed use is not suitable to the premises or structure(s) in which it will be conducted;
- (e) The proposed use potentially creates greater unfavorable effects or impacts on existing or permitted uses on abutting sites than those which might reasonably result from the use of the site for a use permitted by right;
- (f) The proposed use will be detrimental to the public health, safety or welfare, or will materially injure property or improvements in the vicinity in a manner specified by the Commission;
- (g) The proposed use fails to reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, odors, or similar hazards or impacts;
- (h) The proposed use will materially and adversely affect the safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area under existing zoning regulations;
- (i) The proposed use will materially and adversely affect traffic control or adjacent properties by inappropriate location, lighting or types of signs; or
- (j) The proposed use fails to provide adequate and convenient off-street parking and loading facilities.

(C) *City Council consideration.*

(1) *Generally.* The City Council shall consider the application at the first regular meeting scheduled after it has received the final report of the Planning and Zoning Commission. The Council may vote to approve the application, vote to deny the application, table matter for future consideration, or refer the application back to the Planning and Zoning Commission for further study and a new recommendation. In the event that an application for a conditional use permit is not approved by the City Council within 180 days after the date it was first considered by the Planning and Zoning Commission, such application shall be deemed to have been denied on the 180th day after such first day of consideration.

(2) *Vote required.* The application may be approved by a majority vote of the Council, provided that the Council may not approve an application for a conditional use permit except by three-fourths approval vote if a written protest against such permit has been filed with the Building Official and such protest has been duly signed and acknowledged by the owners of at least 20% of the area of the lots or land immediately adjoining the area covered by the requested permit and extending 200 feet from that area.

(3) *Conditions of approval.* Regardless of whether such conditions have been recommended by the Planning and Zoning Commission, the City Council may establish such conditions of approval as are reasonably necessary to insure compatibility with surrounding uses and to preserve the public health, safety and welfare. Such conditions may include, without limitation, a limited term or duration of the permit; requirements for special yards, lot sizes, open spaces, buffers,

fences, walls or screening; requirements for the installation and maintenance of landscaping or erosion control measures; requirements for street improvements, regulation of vehicular ingress or egress and traffic circulation regulation of signs; regulation of hours or other characteristics of operation; establishment of development schedules for performance or completion; and such other reasonable conditions as the City Council may deem necessary to preserve the health, safety, and welfare of the applicant and the public. In any event, no conditional use permit shall be granted unless and until the recipient thereof shall agree in writing to comply with such conditions of approval as may be imposed by the City Council.

(4) *Ordinance required.* If the application is duly approved by the City Council, an ordinance authorizing its issuance shall be promptly thereafter executed by the Mayor. The ordinance shall set forth the conditions of approval, and may provide that any person or legal entity found guilty of violating such ordinance may be fined an amount not exceeding \$2,000 for each day during which a violation is committed.

(5) *Submission of application following disapproval.* If an application for a conditional use permit has been disapproved by the City Council, whether such disapproval results from formal Council action or the failure to approve the application within the specified time, the same or substantially identical application shall not be filed with the Planning and Zoning Commission for a period of at least 180 days after the date of such disapproval. Upon disapproval of any subsequent identical or substantially identical application, the same or substantially identical application shall not be filed for a period of 12 months from the date of the last disapproval. However, the provisions of this division shall not operate to prohibit the filing of an application after legal title of record has been transferred to a new owner.

(D) *Record of permits.* The Planning and Development Director shall maintain a record of all conditional use permits granted by the city.

(E) *Term.*

(1) A conditional use permit shall continue in full force and effect until the earliest occurrence of any of the following events of termination, at which time it shall immediately become void and shall have no further effect:

(a) The building or premises is not put to the permitted use for a period of one year or more from the effective date of the ordinance authorizing issuance of the permit;

(b) The permit expires by its own terms;

(c) The property is rezoned;

(d) Another conditional use permit is approved for the site;

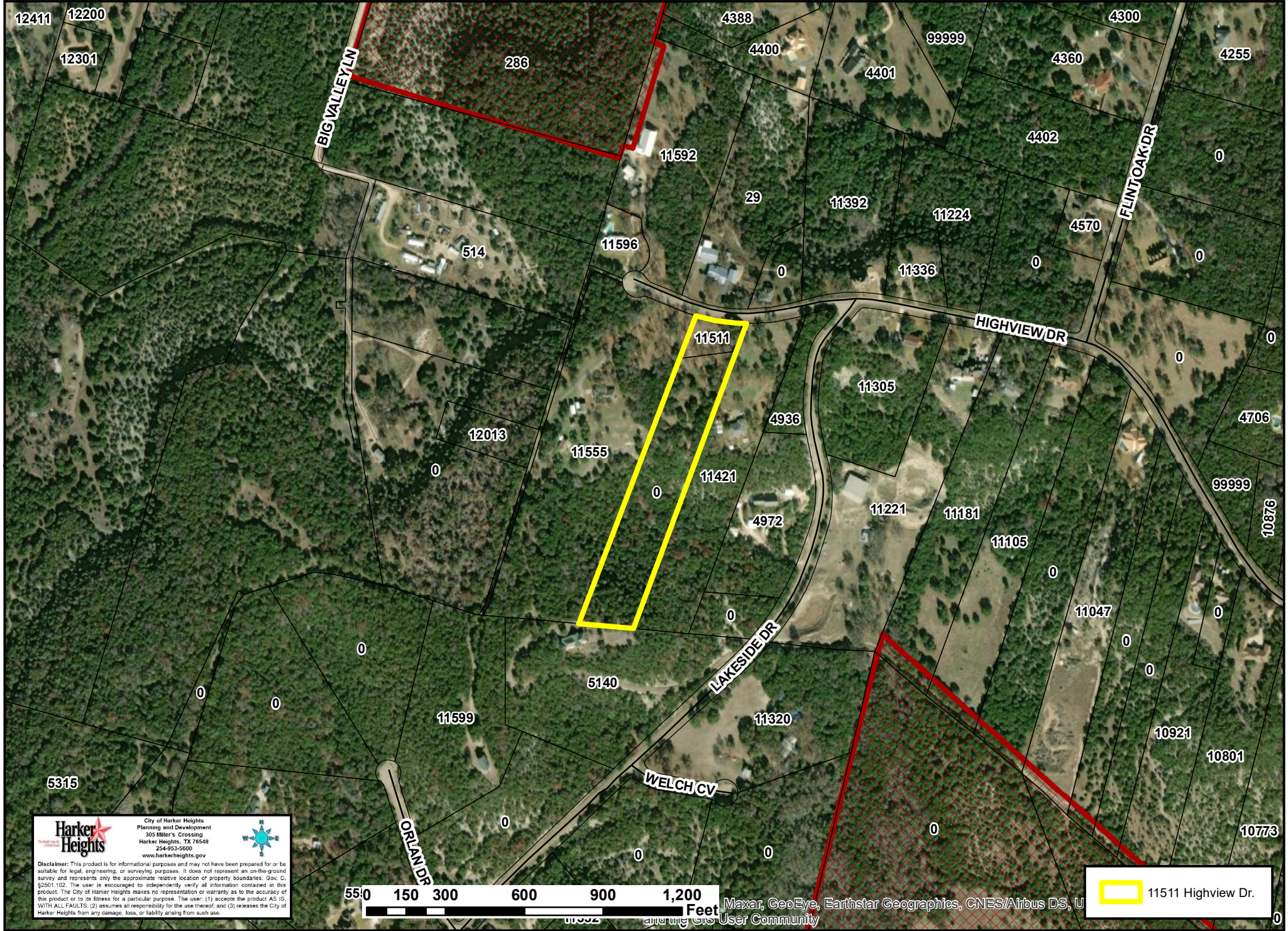
(e) The building or premises is substantially enlarged, extended, reconstructed or altered;

(f) The use of the building or premises is materially expanded, increased or otherwise altered; or

(g) The violation of any one or more of the conditions of approval.

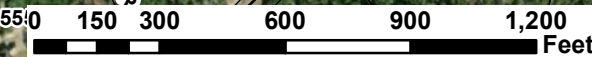
(2) For purposes of this section the City Manager shall have the authority, subject to review by the Zoning Board of Adjustment, to determine whether an event of termination has occurred. Whenever the City Manager shall make a formal determination as to whether an event of termination has occurred, he shall promptly make and forward to the Planning and Zoning Commission and Zoning Board of Adjustment a written report describing the facts surrounding such determination and the reasons for such determination.


(Ord. 2001-36, passed 11-13-01)

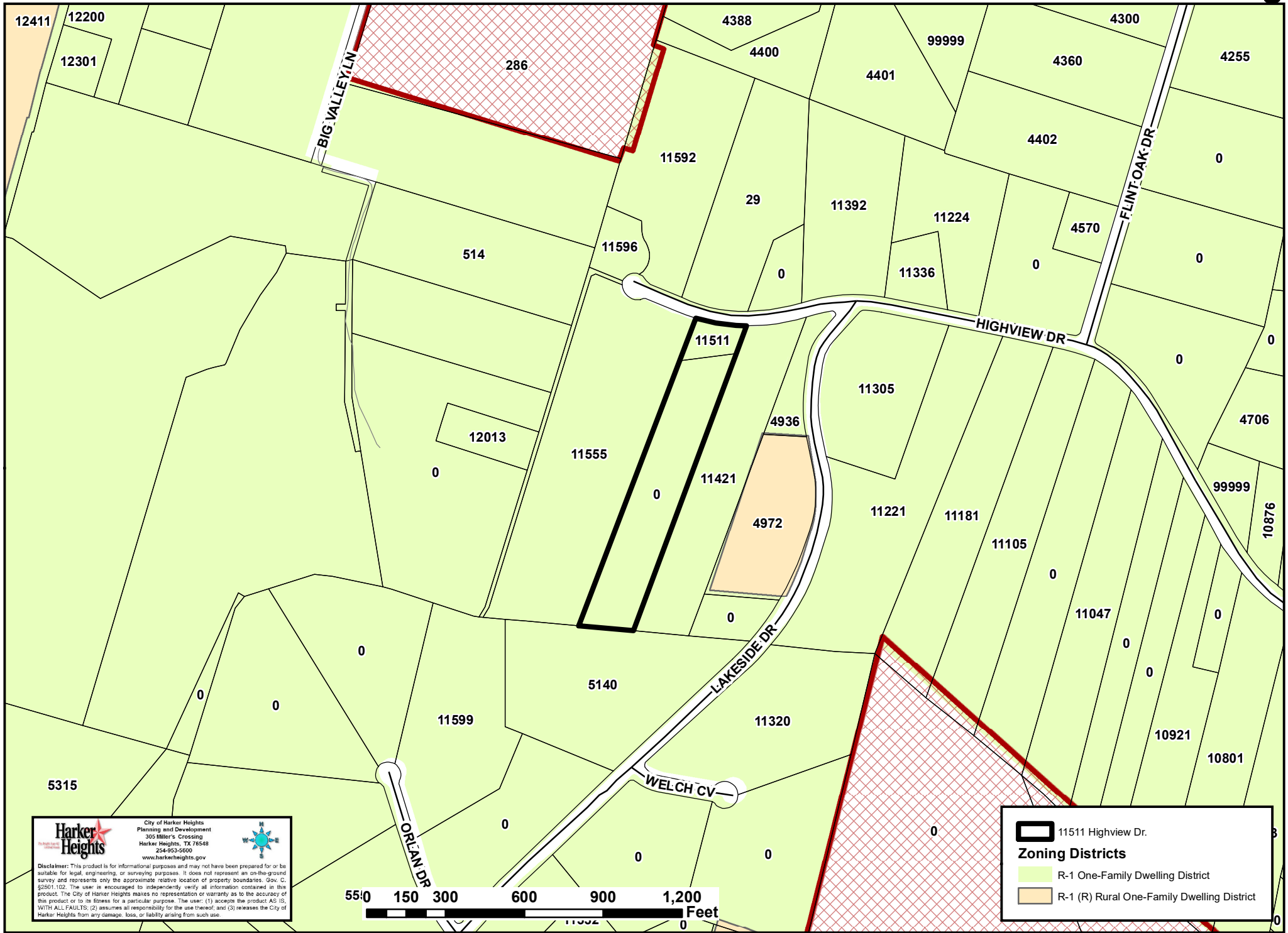


Harker Heights
 City of Harker Heights
 Planning and Development
 300 Miller's Crossing
 Harker Heights, TX 78548
 254-953-5000
 www.harkerheights.gov


Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2601.102. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.



 11511 Highview Dr.



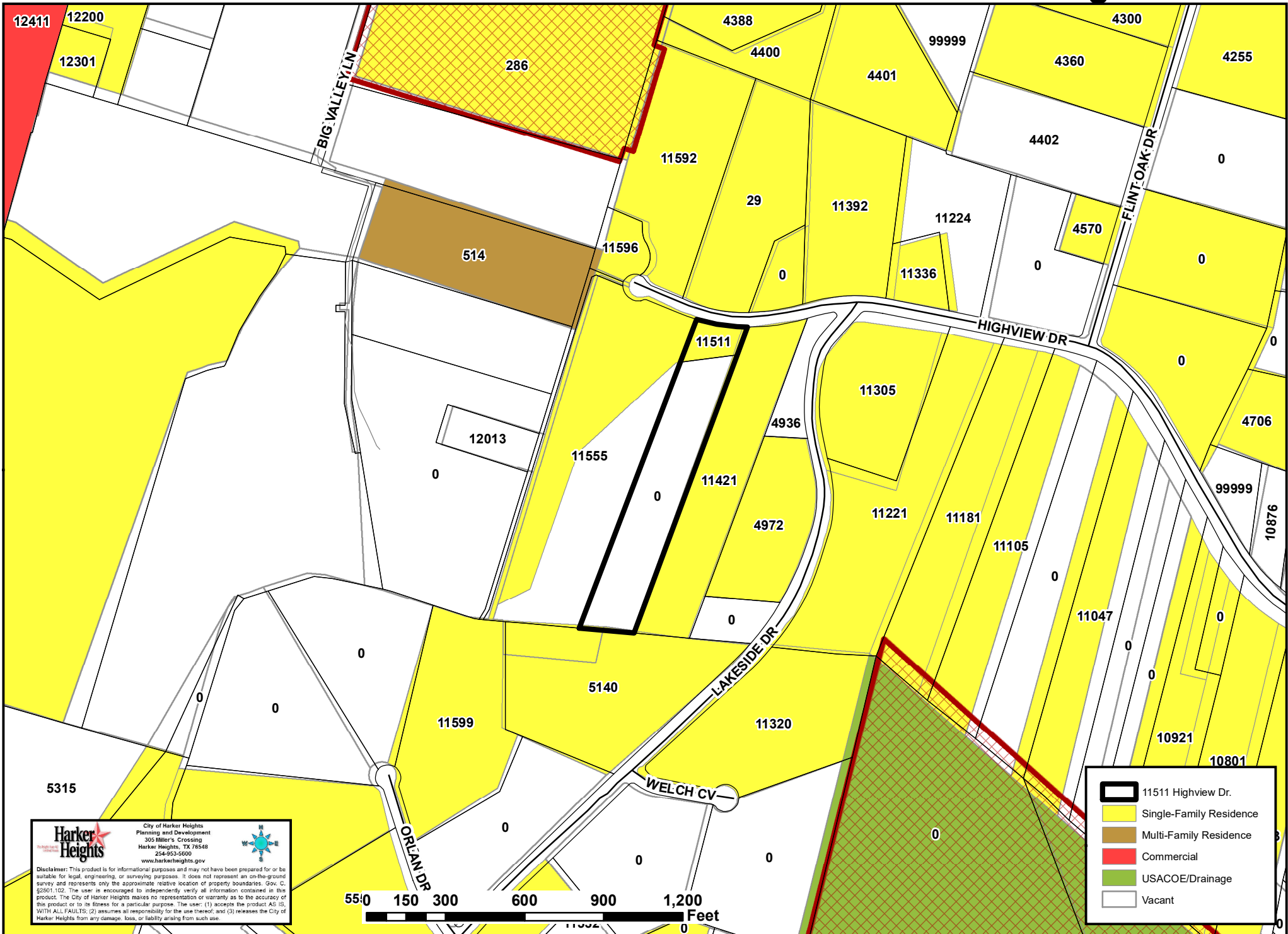
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11511 Highview Dr.

Zoning Districts

- R-1 One-Family Dwelling District
- R-1 (R) Rural One-Family Dwelling District



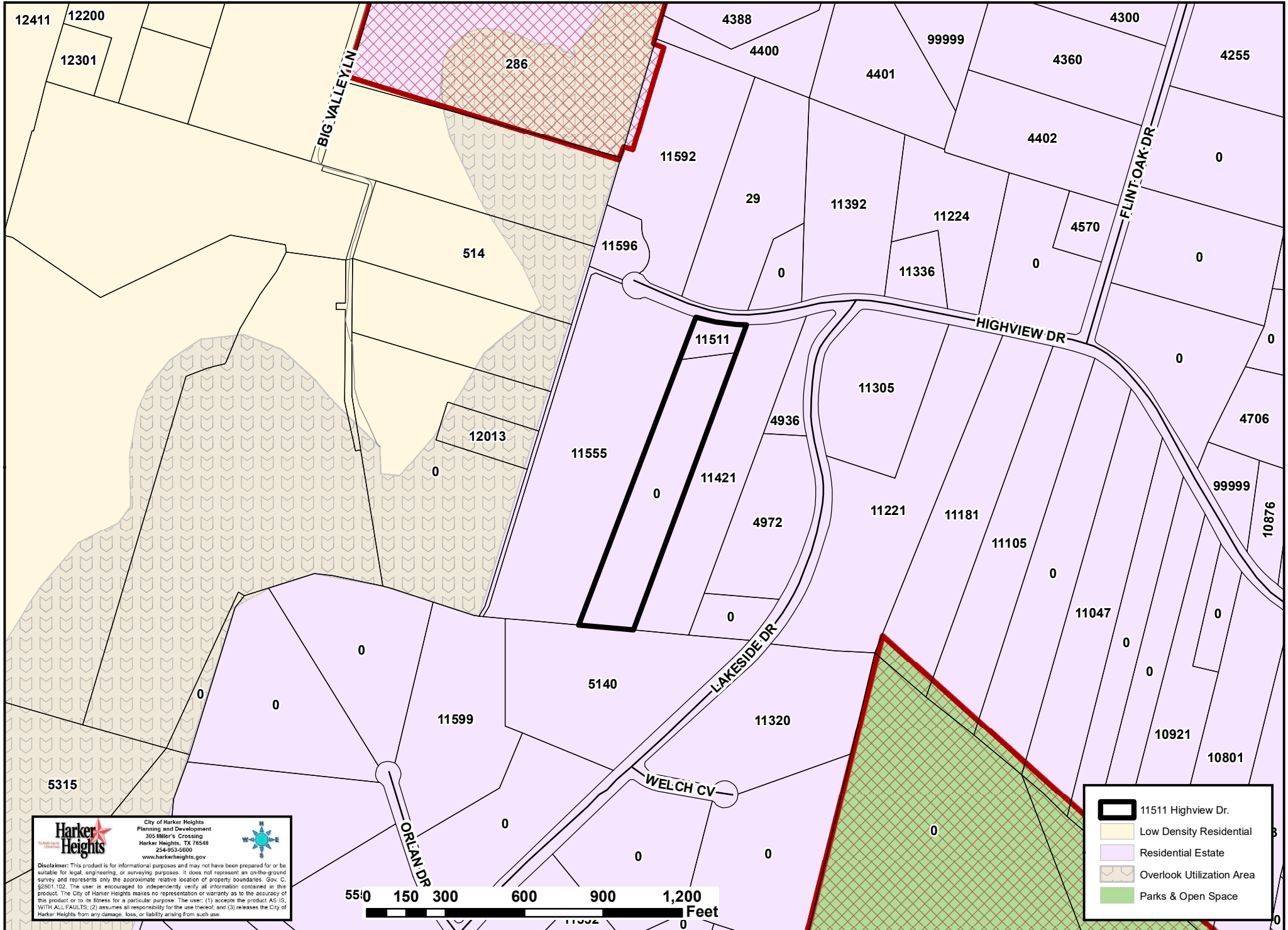
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11511 Highview Dr.
Single-Family Residence
Multi-Family Residence
Commercial
USACOE/Drainage
Vacant

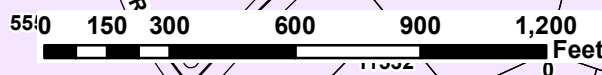
Z21-34


Future Land Use





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www.harkerheights.gov


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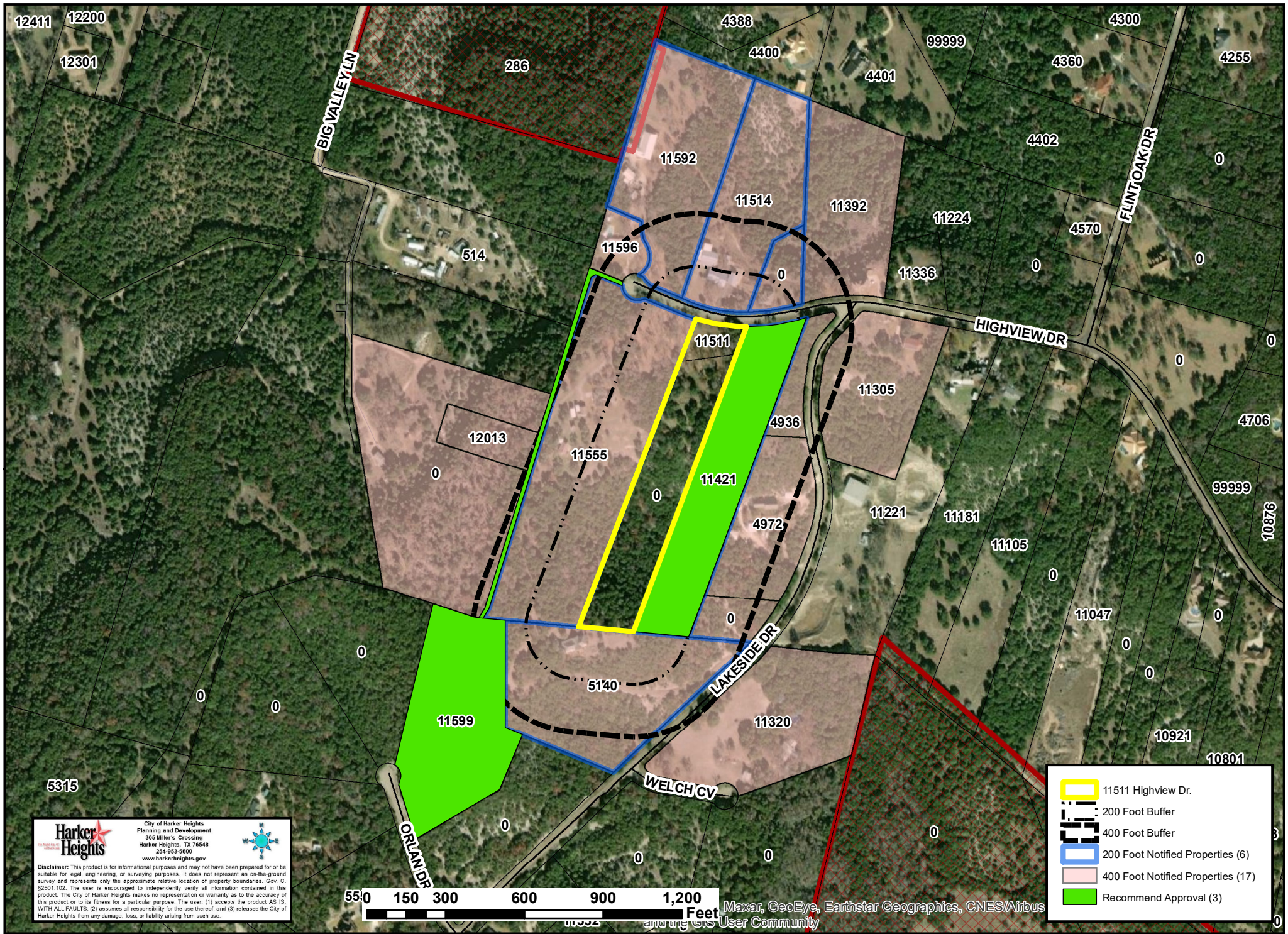
 11511 Highview Dr.

 Low Density Residential

 Residential Estate

 Overlook Utilization Area

 Parks & Open Space



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- 11511 Highview Dr.
- 200 Foot Buffer
- 400 Foot Buffer
- 200 Foot Notified Properties (6)
- 400 Foot Notified Properties (17)
- Recommend Approval (3)

Maxar, GeoEye, Earthstar Geographics, CNES/Airbus and its GIS User Community

SENT: NOVEMBER 18, 2021
DUE BACK: DECEMBER 1, 2021 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON DECEMBER 1, 2021 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

TO: **City of Harker Heights
Planning & Development Department**

FROM: THOMAS, THOMAS N ETUX KYUNG A

Address(es)/Property ID(s) that could be impacted by this request:

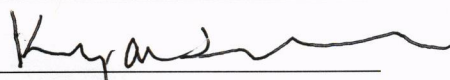
Physical Address	Property ID
11421 HIGHVIEW DR	117724

RE: application to consider a request for a **Conditional Use Permit (CUP) to allow for an accessory dwelling unit** on property described as *Lakeside Hills Section Two, Lot Tract PT 63, (N PT of 63), Acres 0.608, Property ID #489292, and Lakeside Hills Section Two, Lot Tract PT 63, (63, less N PT), Acres 4.982, Property ID #489291, generally located at 11511 Highview Drive, Harker Heights, Bell County, Texas, and locally known as 11511 Highview Drive, Belton, Texas* (see attached notification map).

- I RECOMMEND APPROVAL OF THE REQUEST**
- I RECOMMEND DENIAL OF THE REQUEST**

Comments:

Kyung Thom
Thomas N. Thomas
Printed Name


Signature

Dec 1, 2021
Date

Received

DEC 01 2021

Planning & Development

SENT: NOVEMBER 18, 2021
DUE BACK: DECEMBER 1, 2021 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON DECEMBER 1, 2021 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

TO: **City of Harker Heights
Planning & Development Department**

FROM: DONAHUE, MICHAEL N

Address(es)/Property ID(s) that could be impacted by this request:

Physical Address	Property ID
11599 HIGHVIEW DR	29861
N/A	29862

RE: application to consider a request for a **Conditional Use Permit (CUP) to allow for an accessory dwelling unit** on property described as *Lakeside Hills Section Two, Lot Tract PT 63, (N PT of 63), Acres 0.608, Property ID #489292, and Lakeside Hills Section Two, Lot Tract PT 63, (63, less N PT), Acres 4.982, Property ID #489291, generally located at 11511 Highview Drive, Harker Heights, Bell County, Texas, and locally known as 11511 Highview Drive, Belton, Texas* (see attached notification map).

- I RECOMMEND APPROVAL OF THE REQUEST**
- I RECOMMEND DENIAL OF THE REQUEST**

Comments:

MICHAEL DONAHUE
Printed Name

Michael Donahue
Signature

Nov. 24, 2021
Date

Received

NOV 29 2021

Planning & Development

SENT: NOVEMBER 18, 2021
DUE BACK: DECEMBER 1, 2021 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON DECEMBER 1, 2021 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

TO: **City of Harker Heights
Planning & Development Department**

FROM: DONAHUE, MICHAEL N

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11599 HIGHVIEW DR	29861
N/A	29862

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- I RECOMMEND APPROVAL OF THE REQUEST**
- I RECOMMEND DENIAL OF THE REQUEST**

Comments:

MICHAEL DONAHUE
Printed Name

Michael Donahue
Signature

Nov. 24, 2021
Date

Received

NOV 29 2021

Planning & Development



PLANNING AND ZONING COMMISSION MEMORANDUM

P21-33

AGENDA ITEM X-1

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: DECEMBER 8, 2021

DISCUSS AND CONSIDER A REQUEST FOR A PRELIMINARY PLAT REFERRED TO AS CHAPARRAL ROAD ADDITION ON PROPERTY DESCRIBED AS PETER WILLIAMSON SURVEY, ABSTRACT NO. 1099 AND THE LAND HEREIN DESCRIBED BEING A PORTION OF THAT CERTAIN 3.79 ACRE TRACT CONVEYED TO RENA CHANG HOOT BY GIFT DEED RECORDED IN VOLUME 3475, PAGE 616, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, GENERALLY LOCATED AT THE INTERSECTION OF CHAPARRAL ROAD AND F.M. 3481 (STILLHOUSE LAKE ROAD), HARKER HEIGHTS, BELL COUNTY, TEXAS.

PROJECT DESCRIPTION:

The applicant submitted an application for preliminary plat approval for approximately 1.73 acres of vacant land located on at the intersection of Chaparral Road and Stillhouse Lake Road. The proposed development will consist of 1 (one) lot that is currently zoned Secondary and Highway Business District (B-4). The applicant indicated that the proposed use for this parcel is a Convenience Store/Gas Station. The 2021 Land Use Plan indicates this parcel to be designated as a Community Center land use, which is appropriate for the intended use.

As of December 1, 2021 staff had reviewed the submitted preliminary plat and engineering plans and made comments to address safety, drainage, water and wastewater utilities and other pertinent requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

STAFF RECOMMENDATION:

On November 22, 2021, staff returned comments to the applicant. On November 24, 2021, the applicant submitted revisions based on the November 22, 2021 comments. Comments on revisions have been substantially met, with remaining comments being related to the construction phase and TxDOT approval of the Final Plat, staff therefore recommends approval of the Preliminary Plat for the subdivision referred to as Chaparral Road Addition.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to **approve, approve with conditions, or disapprove with explanation** a request for Preliminary Plat for the subdivision referred to Chaparral Road Addition on property described as Peter Williamson Survey, Abstract No. 1099 and the land herein described being a portion of that certain 3.79 acre tract conveyed to Rena Chang Hoot by Gift Deed recorded in Volume 3475, Page 616, Official Public Records of Bell County, Texas, generally located at the intersection of Chaparral Road and F.M. 3481 (Stillhouse Lake Road), Harker Heights, Bell County, Texas.

2. Any other action desired.

ATTACHMENTS:

1. Application
2. Field notes
3. Dedication
4. Concept Plan
5. Chaparral Road Addition - Preliminary Plat
6. Chaparral Road Addition - Preliminary Engineering Documents
7. Location Map
8. Staff Comments with Responses (Comments sent 11/22/2021, Revisions received 11/24/2021)



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

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

Property Information:

Plat Name: Chaparral Road Addition Date Submitted: 9-30-2021
 Existing Lot Count: _____ Proposed Lot Count: 1 Proposed Units: _____ Acreage: 1.730
 Existing Land Use: Vacant/Agriculture Proposed Land Use: Commercial
 Site Address or General Location: Intersection of Chaparral Road and FM 3481
 Public Infrastructure Proposed with Subdivision: Water Wastewater Streets (Including Private) Stormwater

Owner Information & Authorization:

Property Owner: Star Stillhouse Properties, LLC
 Address: 7930 Thaxton Road, Austin, Texas, 78747
 Phone: _____ E-Mail: starmarttexas@gmail.com
 Developer: Star Stillhouse Properties, LLC
 Address: 7930 Thaxton Road, Austin, Texas, 78747
 Phone: _____ E-Mail: starmarttexas@gmail.com
 Engineer/Surveyor: Belton Engineering, Inc
 Address: 106 N. East Street
 Phone: 254-731-5600 E-Mail: lchtay@beltonengineers.com

CHECK ONE OF THE FOLLOWING:

- I will represent the application myself.
- I hereby designate Belton Engineering Inc. (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.

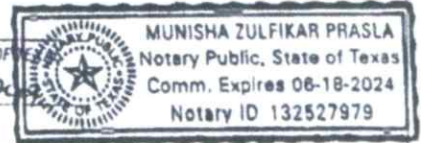
Qazi Abdul

Printed Name of Owner

Signature of Owner

SWORN AND SUBSCRIBED BEFORE ME ON THIS 1st
 DAY OF September 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: June-15th-2022



STAFF ONLY - DO NOT FILL OUT

Date Submitted: _____ Received By: _____ Receipt #: _____

1.730 ACRES

Being a tract of land in Bell County, Texas, lying and situated in the **PETER WILLIAMSON SURVEY, ABSTRACT NO. 1099** and the land herein described being a portion of that certain 3.79 acre tract conveyed to Rena Chang Hoot by Gift Deed recorded in Volume 3475, Page 616, Official Public Records of Bell County, Texas (OPRBCT) and being more particularly described by metes and bounds as follows:

BEGINNING at a TxDOT brass monument found (North=10,351,464.028, East=3,133,905.488) in the common line of said 3.79 acre R.C. Hoot tract (east line) and the west right-of-way line of F.M. No. 3481 (Stillhouse Lake Road) being the southeast corner of that certain 0.068 acre tract, Part 1, conveyed to the State of Texas (Bell County) by Deed recorded in Volume 3205, Page 711, OPRBCT, same being the northeast corner of subject tract;

THENCE, SOUTH 21°21'14" EAST with said common line, **134.08 feet** to a TxDOT brass monument found at the most northerly corner of that certain 0.266 acre tract, Part 2, conveyed to the State of Texas (Bell County) by Deed recorded in Volume 3205, Page 711, OPRBCT;

THENCE continuing with said common line the following three calls (3):

- 1) **SOUTH 12°47'17" EAST, 57.12 feet** to a TxDOT brass monument found;
- 2) **SOUTH 07°05'34" EAST, 118.61 feet** to a TxDOT brass monument found;
- 3) **SOUTH 18°19'42" EAST, 88.11 feet** to a 1/2" iron rod with cap stamped "BRYAN TECH SERVICES" set along the west line of said 0.266 acre, (Part 2) State of Texas tract from which a 1/2" iron rod with cap stamped "BRYAN TECH SERVICES" set bears **SOUTH 18°19'42" EAST, 112.55 feet**;

THENCE, over and across said R.C. Hoot Tract, **WEST, 320.54 feet** to a 1/2" iron rod with cap stamped "BRYAN TECH SERVICES" set along the east right-of-way line of Chaparral Road, a public dedicated street to the City of Killeen, Texas from which a 14" cedar post bears **SOUTH 21°30'01" WEST, 317.04 feet**;

THENCE, with the common line of said R.C. Hoot tract (west line) and said east right-of-way line of Chaparral Road **NORTH 21°30'01" EAST, 396.74 feet** to a TxDOT brass monument found at the southwest corner of said 0.068 acre, (Part 1) State of Texas tract;

STATE OF TEXAS
COUNTY OF BELL

DATE OF SURVEY
03/29/21

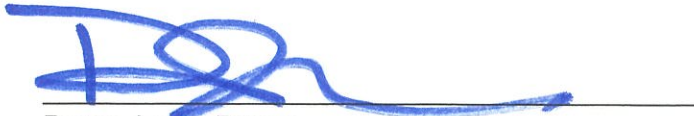
THENCE, departing said east right-of-way line, **NORTH 79°50'01" EAST, 72.45 feet** to the POINT OF BEGINNING and containing 1.730 acres of land (75,358.800 S.F.).

STATE OF TEXAS
COUNTY OF BELL

DATE OF SURVEY
3/29/2021

1.730 ACRES TRACT

I, Bruce L. Bryan, 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 under my supervision.



Bruce Lane Bryan
Registered Professional Land Surveyor #4249
TSPLS FIRM No. 10128500
www.bryantechnicalservices.com

03-29-2021

Date

NOTE: Bearings shown hereon based on Texas State plane coordinate system (Central Zone 4203, NAD 83, 93 Adjustments. Distances are shown as grid values. See attached surveyor's plat, which accompanies this set of field notes.



**DEDICATION INSTRUMENT for:
CHAPARRAL ROAD ADDITION
AN ADDITION TO THE CITY OF
HARKER HEIGHTS, BELL COUNTY, TEXAS**

STATE OF TEXAS §

COUNTY OF BELL §

WHEREAS, STAR STILLHOUSE PROPERTIES LLC, a Texas limited liability company, hereinafter referred to as Grantor, being the sole owner of that 1.730 acre tract of land described by metes and bounds in a survey prepared by Bryan Technical Services, Inc., Registered Professional Land Surveyor, dated the 29th day of March 2021, which Field Notes are attached hereto as Exhibit A and made a part hereof as fully as if written verbatim, does hereby name and designate said tract as **Chapparral Road Addition**, an addition to the City of Harker Heights, Bell County, Texas and does hereby adopt the attached map and plat thereof and does hereby agree that all future sales and conveyances of said property shall be by reference to said plat and dedication.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Grantor does hereby give, grant and convey to the City of Harker Heights, Texas, its assignees and franchisees furnishing public utilities in said subdivision, hereinafter collectively referred to as Grantee, the easements as shown on said plat for drainage purposes and for the installation, operation, maintenance, repair, use and replacement of all public utility lines, including electric power, water, sewer, gas and telephone, and reference is hereby made to such plat for the location of such easements.

Grantor does hereby give, grant and convey to the City of Harker Heights, Texas, and to the general public, for public use and for public purposes the streets, avenues and roadways as shown on said plat.

The Grantee shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, included but not limited to, the free right of ingress or egress over and across said lands to and from said easements to construct, reconstruct and maintain same.

TO HAVE AND TO HOLD the easements and right-of-ways, together with all and singular the rights and privileges thereto in any manner belonging unto the said Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said City of Harker Heights, Texas, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this the _____ day of _____, 2021

BY: _____
Mustaqali Momin
Star Stillhouse Properties, LLC
A Texas limited liability company

STATE OF TEXAS §

COUNTY OF BELL §

BEFORE ME, the undersigned authority, on this day personally appeared Mustaqali Momin of Star Stillhouse Properties, LLC, a Texas limited liability company, known to me to be the persons and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office this the _____ day of _____, 2021

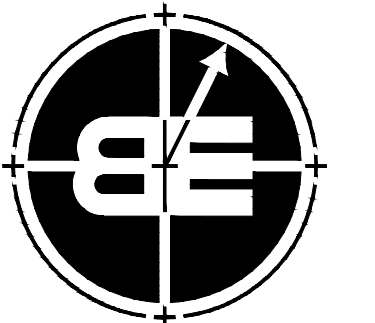
Notary Public in and for the State of Texas

APPROVED AS TO FORM:

City Attorney's Office



Know what's below
Call before you dig.



FIRM # F-13392

**BELTON
ENGINEERING
INC.**

106 NO. EAST STREET
BELTON, TEXAS 76513
OFFICE (254)731-5600
MOBILE (254)289-7273
BELTONENGINEERS.COM

- Engineering
- Design/Build
- Planning

CONCEPT PLAN OF:
CHAPARRAL ROAD GAS STATION
CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS

SCALE: 1"=30'

DRAWN.: RR

ELEC. DRAWING FILE

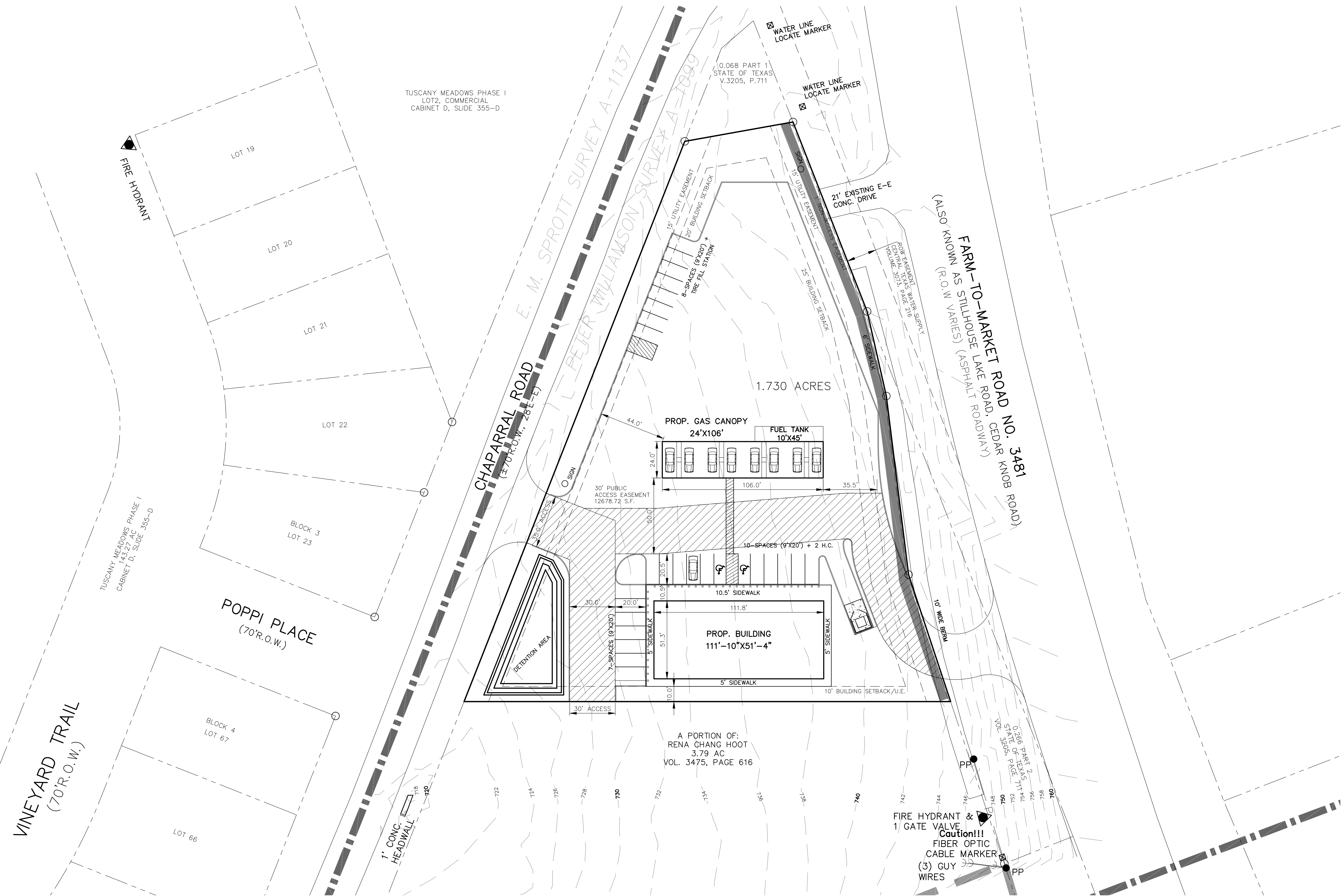
C:\20052-BASE.DWG

DATE: 11/10/21

JOB NO.: 20052

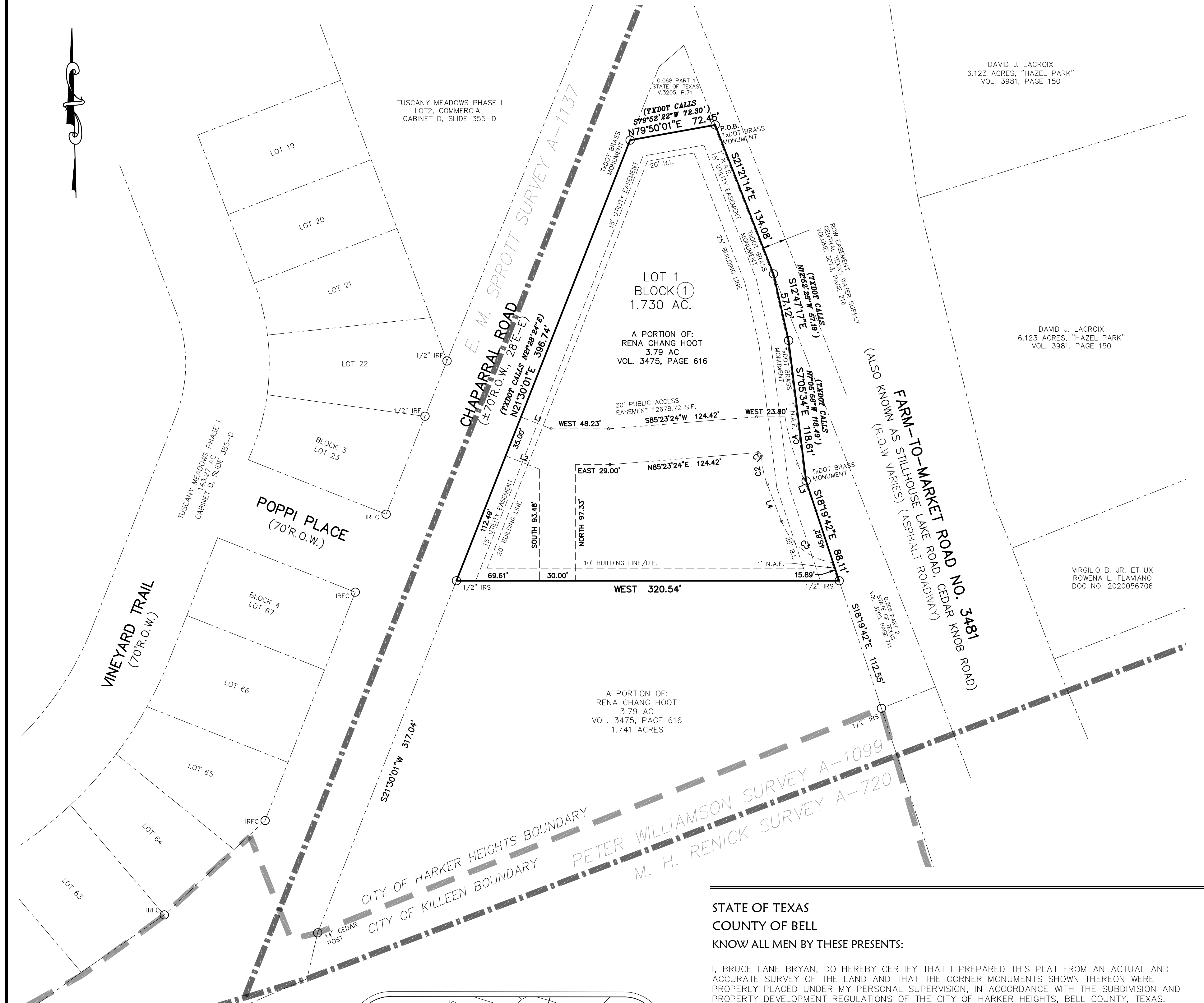
1 OF XX

C1.0



CONCEPT PLAN FOR:
CHAPARRAL ROAD GAS STATION
 1.73 ACRES 75,358.8 S.F.
 PETER WILLIAMSON SURVEY, ABSTRACT #1099, BELL COUNTY, TEXAS
 AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS





STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, THAT STAR STILLHOUSE PROPERTIES, L.L.C, A TEXAS LIMITED LIABILITY COMPANY WHOSE ADDRESS IS 7930 THAXTON ROAD STE 100, AUSTIN, TEXAS 78747, BEING THE SOLE OWNER OF A PORTION OF THAT CERTAIN 3.79 ACRE TRACT OF LAND (1.730 ACRES) SITUATED IN THE PETER WILLIAMSON, ABSTRACT NO. 1099, BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF CHAPARRAL ROAD ADDITION, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, DOES HEREBY ADOPT SAID CHAPARRAL ROAD ADDITION, AS AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY, ALL EASEMENTS SHOWN ON SAID PLAT, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF HARKER HEIGHTS.

STAR STILLHOUSE PROPERTIES, LLC
A TEXAS LIMITED LIABILITY COMPANY

MUSTAQALI MOMIN, REGISTERED AGENT

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THIS UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HERON.

NOTARY PUBLIC, STATE OF TEXAS DATE NOTARY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF BELL

APPROVED ON THE _____ DAY OF _____, 2021 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, TEXAS.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

SECRETARY, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF BELL

APPROVED ON THE _____ DAY OF _____, 2021 BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS.

MAYOR

CITY SECRETARY

STATE OF TEXAS
COUNTY OF BELL

APPROVED ON THE _____ DAY OF _____, 2021 BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS.

DIRECTOR OF PLANNING AND DEVELOPMENT

TAX CERTIFICATE

THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED ON THE _____ DAY OF _____, 2021.

BELL COUNTY TAX APPRAISAL DISTRICT

BY: _____

FILED FOR RECORD ON THE _____ DAY OF _____, 2021, IN YEAR _____, PLAT NO. _____

DEDICATION INSTRUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

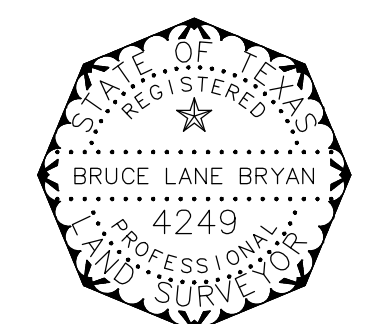
- NOTES:
1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
 2. THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48027C0295E, EFFECTIVE DATE SEPTEMBER 26, 2008, IN ZONE "X" (UNSHADED).
 3. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.
 4. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES".
 5. THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS SURVEY.
 6. CURRENT ZONING: B-4 SECONDARY AND HIGHWAY BUSINESS DISTRICT

STATE OF TEXAS
COUNTY OF BELL
KNOW ALL MEN BY THESE PRESENTS:

I, BRUCE LANE BRYAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS.

BRUCE LANE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TX 76574

NOVEMBER 23, 2021
DATE



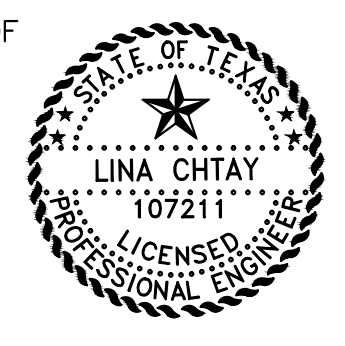
TRACT SURVEYED MARCH 11, 2021

1.730 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

STATE OF TEXAS
COUNTY OF BELL
KNOW ALL MEN BY THESE PRESENTS:

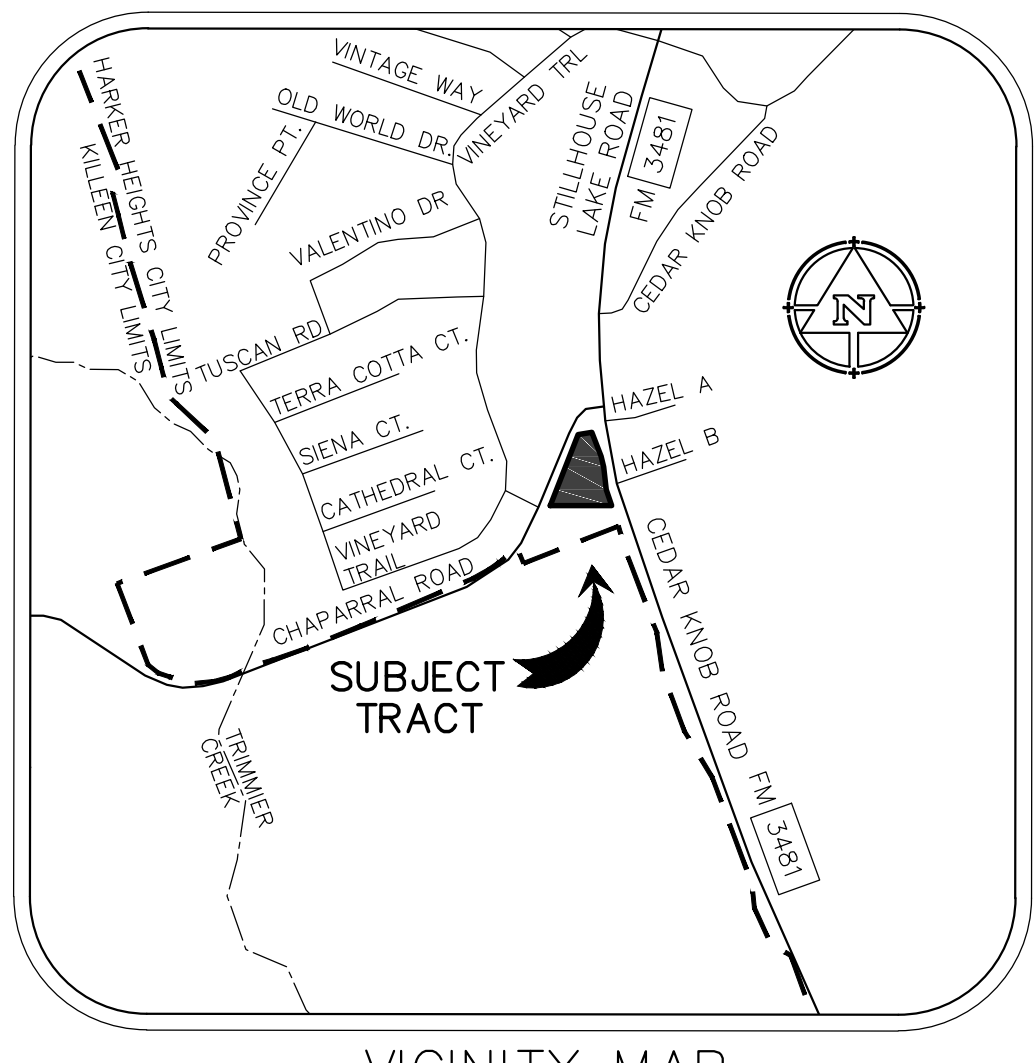
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED ALL DRAINAGE CALCULATIONS AND DESIGNED ALL DRAINS, STREETS/ROADS AND APPURTENANCES IN ACCORDANCE WITH THE BELL COUNTY SUBDIVISION REGULATIONS.

LINA CHTAY, P.E. NO. 107211



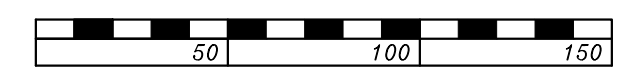
Line	Direction	Length
L1	S68°29'59"E	27.00'
L2	S68°29'59"E	30.51'
L3	N21°10'55"W	41.96'
L4	S21°03'40"E	33.42'

Curve #	Length	Radius	Chord
C1	4.64'	3.00'	S45°41'05"E 4.19'
C2	24.06'	70.00'	S11°12'55"E 23.94'
C3	58.06'	55.03'	S51°18'01"E 55.41'
C4	41.13'	200.00'	N15°10'11"W 41.06'



PRELIMINARY PLAT OF:
CHAPARRAL ROAD ADDITION

1.730 ACRES 75,358.800 SQUARE FEET
PETER WILLIAMSON SURVEY, ABSTRACT #1099, BELL COUNTY, TEXAS
AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS



PRELIMINARY PLAT



DATE	REVISIONS
9/27/2021	OWNER'S SIGNATURE BLOCK

DRAWN BY: RR	APPROVED BY: BLB
SCALE: 1" = 50'	DATE: NOVEMBER 23, 2021
PROJECT NO. 20052 DRAWING: 20052-FP	SHEET 1 OF 1

WATER LAYOUT STANDARD NOTES:

1. ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST ADDITION), INCLUDING ALL AMENDMENTS ADOPTED THERETO BEFORE THE DATE OF APPROVAL OF THESE PLANS, AND IN ACCORDANCE WITH THE STANDARD DRAWINGS OF THE CITY OF HARKER HEIGHTS, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL COMPLY WITH ALL CURRENT OSHA REQUIREMENTS REGARDING TRENCH SAFETY AND SHORING.
3. CONTRACTOR SHALL COMPLY WITH ALL TCEQ RULES FOR UTILITY DESIGN AND CONSTRUCTION IN ACCORDANCE WITH 30 TAC 290.
4. ALL WATER MAINS SHALL BE C-900 PVC PIPE UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL INSTALL SLEEVES FOR ALL WATER SERVICE LONG TAPS. SLEEVES SHALL BE 4-INCH DIAMETER PVC AND SHALL EXTEND TO A DISTANCE 2- FEET BEHIND THE BACK OF CURB.
6. UTILITIES HAVE BEEN LOCATED BY RECORD DRAWINGS AND VISIBLE APPURTENANCES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.
7. ALL WATER MAINS SHALL HAVE A MINIMUM OF 42 INCHES OF COVER MATERIAL BELOW FINISH GRADE.
8. FIRE HYDRANT SYMBOLS ARE FOR REPRESENTATION ONLY. FIRE HYDRANT ORIENTATION SHALL BE PRESENTED ON A SEPARATE DETAIL.

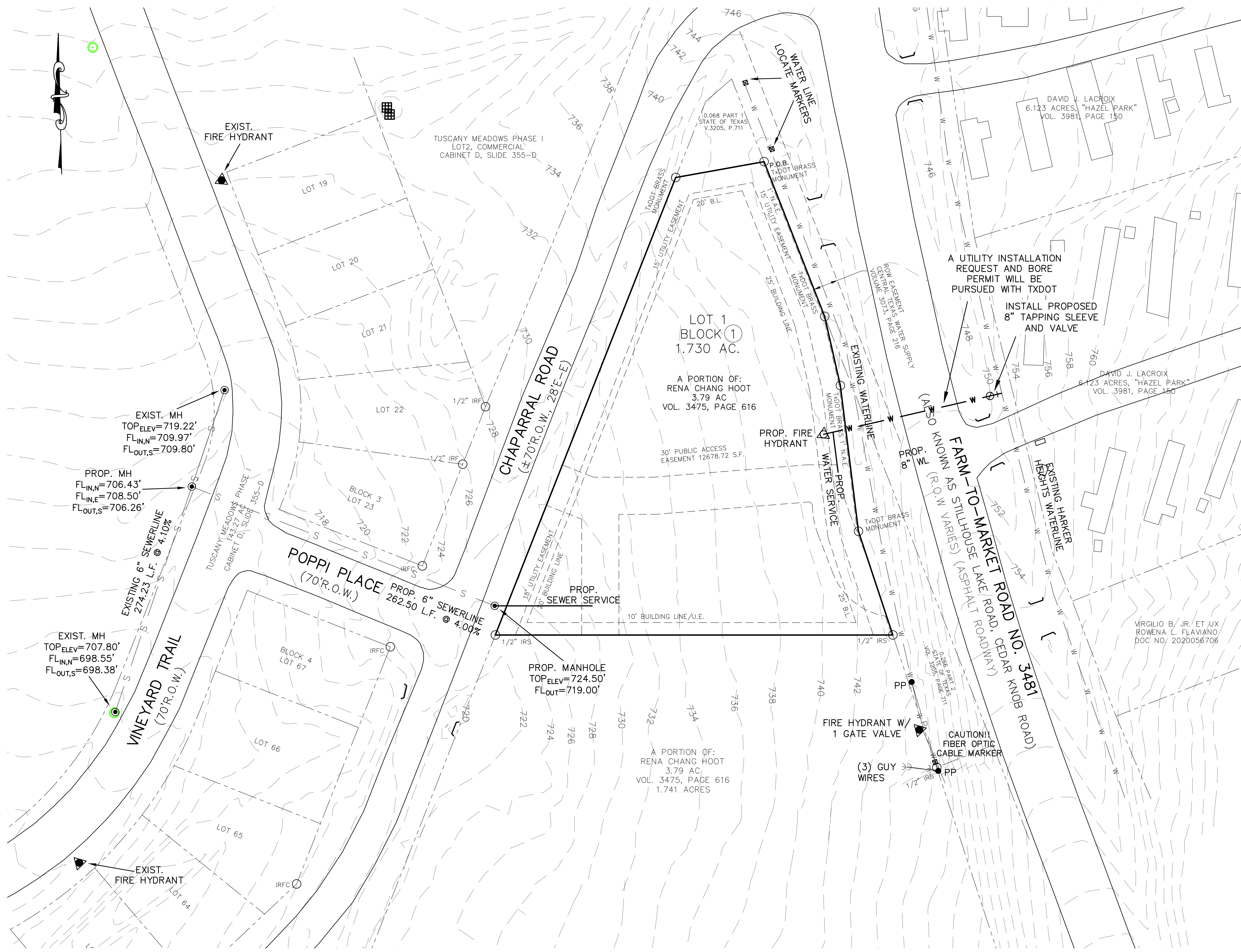
SANITARY SEWER LAYOUT STANDARD NOTES:

1. ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST ADDITION), INCLUDING ALL AMENDMENTS ADOPTED THERETO BEFORE THE DATE OF APPROVAL OF THESE PLANS, AND IN ACCORDANCE WITH THE STANDARD DRAWINGS OF THE CITY OF HARKER HEIGHTS, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL COMPLY WITH ALL CURRENT OSHA REQUIREMENTS REGARDING TRENCH SAFETY AND SHORING.
3. CONTRACTOR SHALL COMPLY WITH ALL TCEQ RULES FOR UTILITY LINE LOCATIONS IN ACCORDANCE WITH 30 TAC 217.
4. ALL SANITARY SEWER MAINS SHALL BE SDR-26 PVC PIPE UNLESS OTHERWISE NOTED.
5. DOUBLE SEWER SERVICES SHALL CONSIST OF TWO SEPARATE 4-INCH DIAMETER PVC TAPS LOCATED IN THE SAME TRENCH.
6. UTILITIES HAVE BEEN LOCATED BY RECORD DRAWINGS AND VISIBLE APPURTENANCES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.

STANDARD NOTES:

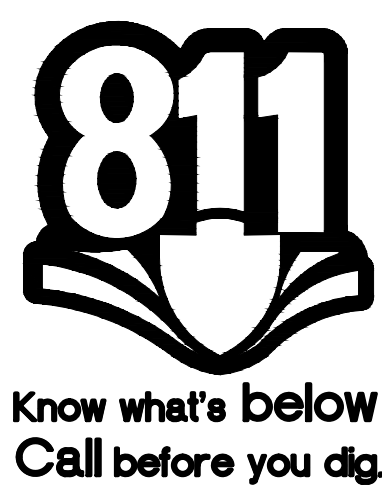
1. THE DEVELOPER, THROUGH HIS ENGINEER OR AUTHORIZED REPRESENTATIVE, SHALL ACQUIRE ALL REQUIRED NATIONWIDE PERMITS, SUCH AS CWA 401, 402 AND/OR 404 PERMITS, AS APPROPRIATE, FROM THE USEPA, TCEQ, AND/OR USACE.
2. TOPOGRAPHICAL INFORMATION IS PRESENTED FOR DRAINAGE ANALYSIS PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
3. TOPOGRAPHICAL INFORMATION PRESENTED HEREIN IS DERIVED FROM CITY STACKHOUSE TOPOGRAPHY MAPS AND ON-SITE SURVEY.
4. THE ENGINEER OF RECORD MUST BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES IN THE PLANS EXIST.

UTILITY CONTRACTOR SHALL VERIFY LOCATION OF WATER AND SEWER SERVICES BEFORE TAPPING ANY LINES.



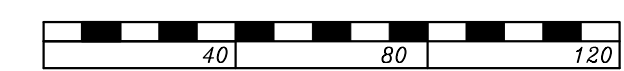
LEGEND:

- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- B.L. BUILDING LINE
- R.O.W. RIGHT-OF-WAY
- B.D.M. BRASS DISK MONUMENT

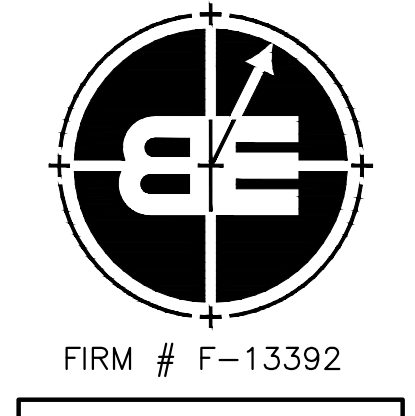


**UTILITY PLAN OF:
CHAPARRAL ROAD ADDITION**

1.730 ACRES 75,358.800 SQUARE FEET
PETER WILLIAMSON SURVEY, ABSTRACT #1099, BELL COUNTY, TEXAS
AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS



REVISIONS
9/14-MH ADDED WATER SERVICE
9/27-8" W.L. AND F.H. ADDED
10/15-W.L. LAYOUT



BELTON ENGINEERING INC.

106 NO. EAST STREET
BELTON, TEXAS 76513
OFFICE (254)731-5600
MOBILE (254)289-7273
BELTONENGINEERS.COM

*Engineering
Design/Build
Planning*

UTILITY PLAN OF:
CHAPARRAL ROAD ADDITION
CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS
STAR STILLHOUSE PROPERTIES, LLC
7930 THAXTON ROAD STE. 100
AUSTIN, TEXAS, 78747



10/18/21
SCALE: 1"=40'
DRAWN.: RR
ELEC. DRAWING FILE
C:\20052-UP.DWG
DATE: 10/18/21
JOB NO.: 20052
2 OF 3

C2.0

Time of Concentration Calculations

Project in: **City of Harker Heights** Method from: **City of Harker Heights**

$t_c = t_1 + t_2$ (time of concentration)

$t_1 = Ln/(42s^{0.5})$ (initial sheet/overland flow time, up to the first 300')

$t_2 = Ln/(60s^{0.5})$ (travel time, shallow ditch, channel, or storm sewer)

Values of N:	0.016	Concrete (rough or smoothed finish)
	0.02	Asphalt
	0.10	0-50% vegetated ground cover, remaining bare soil or rock outcrops, minimum brush or tree cover
	0.20	50-90% vegetated ground cover, remaining bare soil or rock outcrops, minimum- medium brush or tree cover
	0.30	100% vegetated ground cover, medium- dense grasses (lawns, grassy fields etc.) medium brush or tree cover
	0.60	100% vegetated ground cover with areas of heavy vegetation (parks, green- belts, riparian areas etc.) dense under- growth

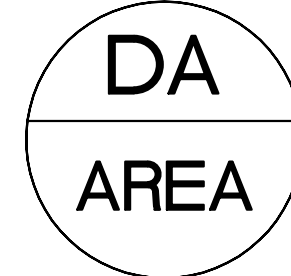
Time of Concentration, Existing/Proposed Conditions

Drainage Area Data		Initial/Overland Time t_1			Travel Time t_2			Computed	To used in Design	
DA	N	Length, L_o (ft)	Slope, S ft/ft	t_1 (min)	N	Length (ft)	Slope, S ft/ft	t_2 (min)	t_c (min)	t_c (min)
DA1	0.20	60.00	0.200	0.64	0.20	311.33	0.064	4.09	4.7	10

C-COMPOSITE CALCULATIONS EXISTING

AREA	10 YEARS					
	C FAIR GRASS (ac.)	FAIR GRASS (ac.)	C ASPHALTIC	ASPHALTIC (ac.)	TOTAL AREA (ac.)	C_{10} COMPOSITE
DA1	0.42	2.05	0.81	0.28	2.33	0.47
AREA	25 YEARS					
	C FAIR GRASS (ac.)	FAIR GRASS (ac.)	C ASPHALTIC	ASPHALTIC (ac.)	TOTAL AREA (ac.)	C_{25} COMPOSITE
DA1	0.46	2.05	0.86	0.28	2.33	0.51
AREA	100 YEARS					
	C FAIR GRASS (ac.)	FAIR GRASS (ac.)	C ASPHALTIC	ASPHALTIC (ac.)	TOTAL AREA (ac.)	C_{100} COMPOSITE
DA1	0.53	2.05	0.95	0.28	2.33	0.58

LEGEND



Drainage Calculations, Existing Conditions

DA	AREA	T_c	C_{10}	I_{10}	Q_{10}	C_{25}	I_{25}	Q_{25}	C_{100}	I_{100}	Q_{100}
	(acres)	(min.)		(in./hr.)	(cfs)		(in./hr.)	(cfs)		(in./hr.)	(cfs)
DA1	2.33	10	0.47	7.00	7.60	0.51	8.46	9.98	0.58	10.68	14.41

C-COMPOSITE CALCULATIONS PROPOSED

AREA	10 YEARS									
	C FAIR GRASS (ac.)	FAIR GRASS (ac.)	C GOOD GRASS (ac.)	GOOD GRASS (ac.)	C ASPHALTIC	ASPHALTIC (ac.)	C CONCRETE/ ROOF (ac.)	CONCRETE/ ROOF (ac.)	TOTAL AREA (ac.)	C_{10} COMPOSITE
DA1	0.42	0.32	0.35	0.47	0.81	0.28	0.83	1.26	2.33	0.67
AREA	25 YEARS									
	C FAIR GRASS (ac.)	FAIR GRASS (ac.)	C GOOD GRASS (ac.)	GOOD GRASS (ac.)	C ASPHALTIC	ASPHALTIC (ac.)	C CONCRETE/ ROOF (ac.)	CONCRETE/ ROOF (ac.)	TOTAL AREA (ac.)	C_{25} COMPOSITE
DA1	0.46	0.32	0.39	0.47	0.86	0.28	0.88	1.26	2.33	0.72
AREA	100 YEARS									
	C FAIR GRASS (ac.)	FAIR GRASS (ac.)	C GOOD GRASS (ac.)	GOOD GRASS (ac.)	C ASPHALTIC	ASPHALTIC (ac.)	C CONCRETE/ ROOF (ac.)	CONCRETE/ ROOF (ac.)	TOTAL AREA (ac.)	C_{100} COMPOSITE
DA1	0.53	0.32	0.46	0.47	0.95	0.28	0.97	1.26	2.33	0.80

*Values for concrete and good grass derived from the preliminary concept plan

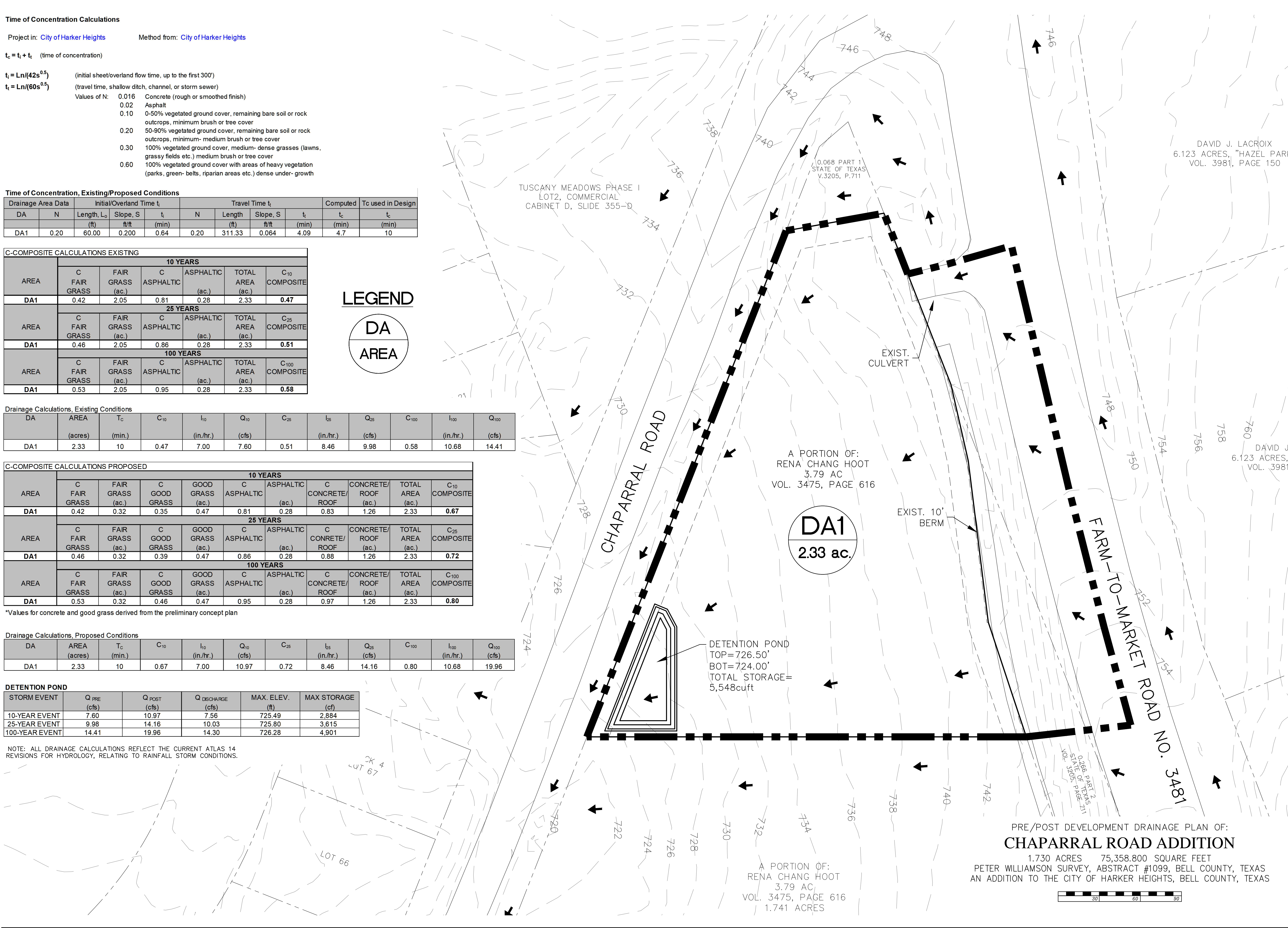
Drainage Calculations, Proposed Conditions

DA	AREA	T_c	C_{10}	I_{10}	Q_{10}	C_{25}	I_{25}	Q_{25}	C_{100}	I_{100}	Q_{100}
	(acres)	(min.)		(in./hr.)	(cfs)		(in./hr.)	(cfs)		(in./hr.)	(cfs)
DA1	2.33	10	0.67	7.00	10.97	0.72	8.46	14.16	0.80	10.68	19.96

DETENTION POND

STORM EVENT	Q_{PRE} (cfs)	Q_{POST} (cfs)	$Q_{DISCHARGE}$ (cfs)	MAX. ELEV. (ft)	MAX STORAGE (cf)
10-YEAR EVENT	7.60	10.97	7.56	725.49	2,884
25-YEAR EVENT	9.98	14.16	10.03	725.80	3,615
100-YEAR EVENT	14.41	19.96	14.30	726.28	4,901

NOTE: ALL DRAINAGE CALCULATIONS REFLECT THE CURRENT ATLAS 14 REVISIONS FOR HYDROLOGY, RELATING TO RAINFALL STORM CONDITIONS.



REVISIONS

11/23-1 VALUES



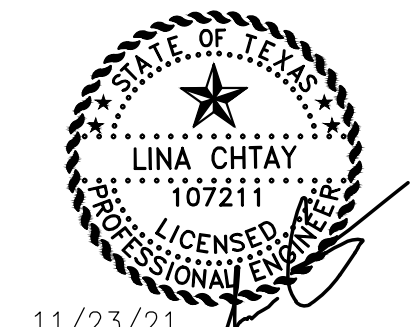
FIRM # F-13392

BELTON ENGINEERING INC.

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Engineering
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Planning

PRE/POST DEVELOPMENT DRAINAGE PLAN OF:
CHAPARRAL ROAD ADDITION
CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS
STAR STILLHOUSE PROPERTIES, LLC
7930 THAYTON ROAD STE. 100
AUSTIN, TEXAS, 78747



11/23/21

SCALE: 1"=30'

DRAWN.: RR

ELEC. DRAWING FILE
C:\20052-DR.DWG

DATE: 11/23/21

JOB NO.: 20052

3 OF 3

C3.0

PRE/POST DEVELOPMENT DRAINAGE PLAN OF:
CHAPARRAL ROAD ADDITION

1.730 ACRES 75,358.800 SQUARE FEET
PETER WILLIAMSON SURVEY, ABSTRACT #1099, BELL COUNTY, TEXAS
AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS



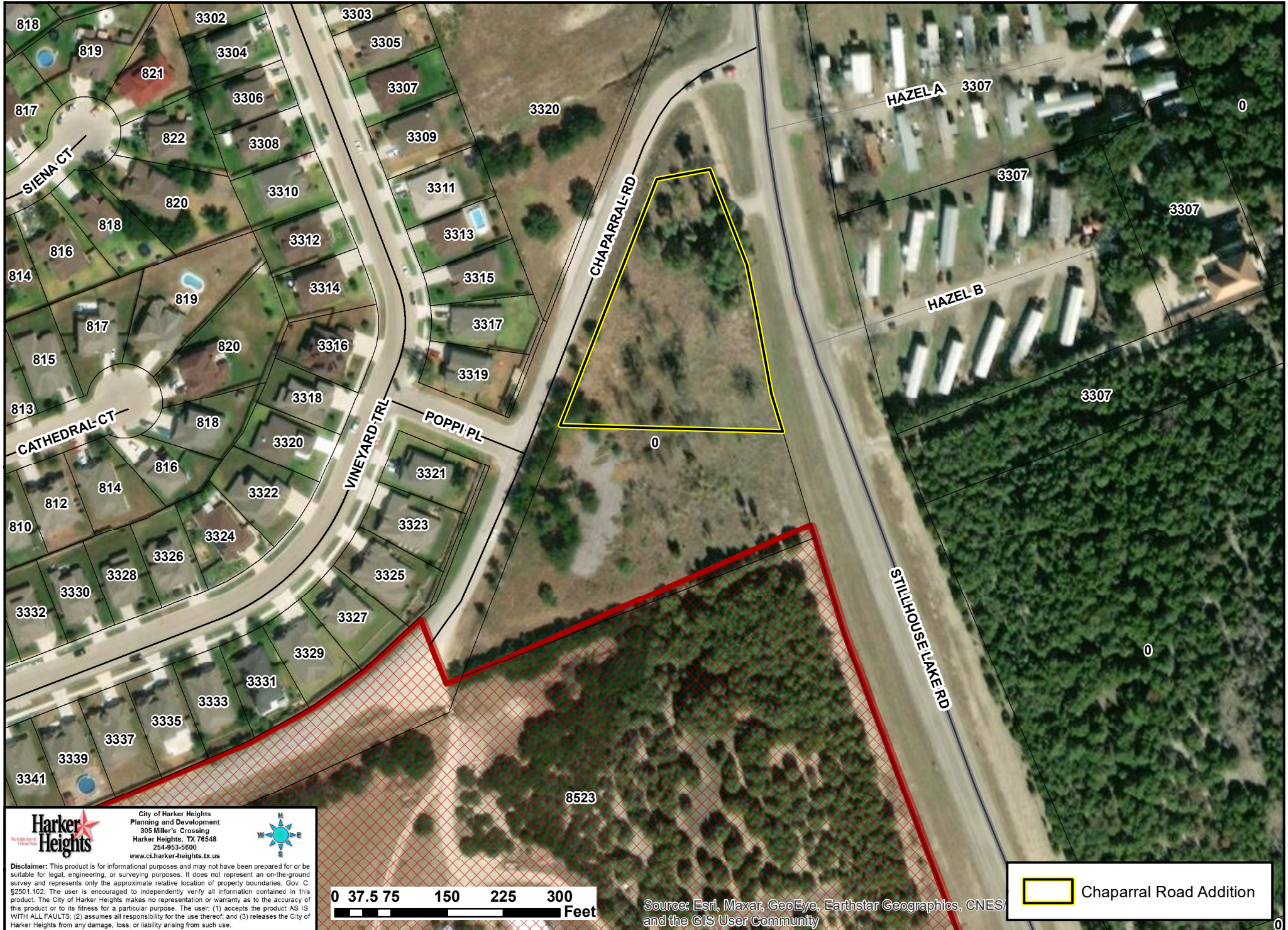
A PORTION OF:
RENA CHANG HOOT
3.79 AC
VOL. 3475, PAGE 616
1.741 ACRES

DA1
2.33 ac.

A PORTION OF:
RENA CHANG HOOT
3.79 AC
VOL. 3475, PAGE 616

DAVID J
6.123 ACRES,
VOL. 3981

DAVID J. LACROIX
6.123 ACRES, "HAZEL PARK"
VOL. 3981, PAGE 150




City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
www.ci.harker-heights.tx.us



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of the product or its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES, and the GIS User Community

 Chaparral Road Addition

CHAPARRAL ROAD ADDITION

P21-33 Preliminary Plat – Chaparral Road Addition

Plat Distributed to HH Staff: November 15, 2021
Comments Returned to Belton Engineering: November 22, 2021

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Applicant shall clearly annotate that there is a 1' NAE along the entire frontage on FM 3481 except where the proposed driveway is located (ie. the called 15.89' segment has a 1' NAE on it.) **A leader with the label "1' NAE" added to final plat to called 15.89' segment.**
2. The following items can be addressed during construction site plan review and are provided for the Applicant's advanced reference.
 - a. Applicant is advised that TXDOT approval of the driveway(s) along FM 3481 will be required prior to final plat and release of construction site plans. This may require a traffic impact analysis. **TxDOT approval provided.**
 - b. Applicant is advised that the outfall for the proposed detention pond must be contained within and sheet flow be re-established within the property. **Noted.**
 - c. Applicant is advised that the drainage impact from removing the existing berm will be required. **Noted.**
 - d. Per §51.16 (D) (3), applicant is advised that the dumpster gates shown on concept plan cannot impede the fire lane. **Noted.**

Public Works, Mark Hyde: Approved, no comments.

City Engineer, Otto Wiederhold

1. Developer engineer must add note that all drainage calculation reflects the current atlas 14 revisions for hydrology, relating to rainfall storm conditions. **Noted regarding Atlas 14 added to the drainage plans. Drainage calculations revised due to revised intensity values.**

Fire Marshal, Brad Alley: Approved, no comments.

Building Official, Mike Beard: No comments.

ONCOR, Steven Huggins : No comments.

Bartlet, Garrett Prcin: Approved, no comments.

Century Link, Chris McGuire: Approved, no comments.

Time Warner Cable/Spectrum :

City has not heard back from this reviewing entity and comments may be forthcoming.

ATMOS

City has not heard back from this reviewing entity and comments may be forthcoming.

TXDOT

City has not heard back from this reviewing entity and comments may be forthcoming.

WCID #1

City has not heard back from this reviewing entity and comments may be forthcoming.

Utility Franchise Agreement, Kenny Robertsen: Approved, no comments.

Clearwater UWCD **Noted.**

1. Based on a desktop geodatabase and records review the Applicant is advised of the following:
 - a. Database review determined no wells exist on the proposed subdivision known as the Chaparral Road Addition.
 - b. Once the subdivision replat is approved and subdivided as requested, future drilling of groundwater production wells will not be possible, as all tracts and lots will be smaller than 2 acres.
 - c. The proposed subdivision lies in the City of Harker Heights' CCN #13079, thus public water supply to the proposed subdivision is solely the responsibility of the City of Harker Heights.
 - d. CUWCD is the regulatory authority for groundwater wells in Bell County and hereby certifies that this proposed subdivision has been evaluated for on-site groundwater production wells. In its current condition, the proposed subdivision meets our expectations described by District Policy and affirmed by District Staff, and *thus requires no signature block.*

Central Texas Water Supply

City has not heard back from reviewing entity and comments may be forthcoming.



PLANNING AND ZONING COMMISSION MEMORANDUM

P21-34

AGENDA ITEM X-2

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: DECEMBER 8, 2021

DISCUSS AND CONSIDER A REQUEST FOR A PRELIMINARY PLAT REFERRED TO AS CEDAR TRAILS ON PROPERTY DESCRIBED AS LYING AND SITUATED IN THE URIAH HUNT SURVEY, ABSTRACT NO. 401 AND THE LAND HEREIN DESCRIBED BEING A PORTION OF THE REMAINDER TRACT, OF AN OVERALL CALLED 390 ACRE TRACT (COMPRISING OF WHAT WAS FORMERLY FOUR TRACTS OF LAND, OF 80 ACRES, 80 ACRES, 100 ACRES, AND 130 ACRES) CONVEYED TO SUSAN K. WILSON AND GARY L. MOORE BY AFFIDAVIT OF HEIRSHIP RECORDED IN DOCUMENT NO. 2017-00025863, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS (OPRBCT).

PROJECT DESCRIPTION:

The applicant submitted an application for preliminary plat approval for approximately 24.383 acres of vacant land located North of E. Knight's Way/FM 2410 and East of Warrior's Path Rd. The proposed development will consist of 70 lots that are currently zoned R1-A (Single-Family Garden Home Residential District). The concept plan for this preliminary plat was recommended for approval by the Planning & Zoning Commission on October 27, 2021, and was approved by City Council on November 9, 2021.

As of December 1, 2021 staff had reviewed the submitted preliminary plat and engineering plans and made comments to address safety, drainage, water and wastewater utilities and other pertinent requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

STAFF RECOMMENDATION:

On November 22, 2021, staff returned comments to the applicant. On November 24, 2021, the applicant submitted revisions based on the November 22, 2021 comments. Comments on revisions have been substantially met, staff therefore recommends approval of the Preliminary Plat for the subdivision referred to as Cedar Trails.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to **approve, approve with conditions, or disapprove with explanation** a request for a Preliminary Plat referred to as Cedar Trails on property described as lying and situated in the Uriah Hunt Survey, Abstract No. 401 and the land herein described being a portion of the remainder tract, of an overall called 390 acre tract (comprising of what was formerly four tracts of land, of 80 acres, 80 acres, 100 acres, and 130 acres) conveyed to Susan K. Wilson and Gary L. Moore by Affidavit of Heirship recorded in Document No. 2017-00025863, Official Public Records of Bell County, Texas (OPRBCT), generally located North of E. Knight's Way (FM 2410), and East of Warriors Path Rd., Harker Heights, Bell County, Texas.

2. Any other action desired.

ATTACHMENTS:

1. Application
2. Field notes
3. Dedication
4. Concept Plan
5. Preliminary Plat
6. Utility Layout
7. Preliminary Engineering Documents
8. Location Map
9. Staff Comments with Responses (Comments sent 11/22/2021, Revisions received 11/24/2021, Staff review of revisions 12/3/2021)

24.383 ACRES

Being a tract of land in Bell County, Texas, lying and situated in the **URIAH HUNT SURVEY, ABSTRACT NO. 401** and the land herein described being a portion of the remainder tract, of an overall called 390 acre tract (comprising of what was formerly four tracts of land, of 80 acres, 80 acres, 100 acres, and 130 acres) conveyed to Susan K. Wilson and Gary L. Moore by Affidavit of Heirship recorded in Document No. 2017-00025863, Official Public Records of Bell County, Texas (OPRBCT) and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod with cap found (North=10,356,810.59, East=3,145,122.15) at the common corner of said remainder Wilson and Moore tract (most southerly southwest corner) and that certain 3.00 acre tract, conveyed to Edwardo Sanchez by Warranty Deed with Vendor's Lien recorded in document No. 2020-065575 (OPRBCT) (southeast corner) and being along the north right-of-way line of North Farm-to Market Road No. 2410, (Knight's Way) a State of Texas maintained roadway;

THENCE departing said north right-of-way line of F.M. 2410, **NORTH 02°26'04" WEST**, with the common line of said Wilson and Moore tract (a west line) and said 3.00 acre Sanchez tract (east line), **528.02 feet** to an iron rod with cap found at the northeast corner of said Sanchez tract, being an interior angle of said Wilson and Moore tract;

THENCE SOUTH 79°12'14" WEST with the common line of said 3.00 acre Sanchez tract (north line) and said Wilson and Moore tract (a south line) **250.11 feet** to an iron rod with cap found at an all corner of said Wilson and Moore tract, at the northwest corner of said 3.00 acre Sanchez tract and being in the east line of that certain 12.79 acre tract conveyed to Donna L. Wham by Special Warranty Deed recorded in document No. 2020-68934 (OPRBCT);

THENCE NORTH 02°27'12" WEST with the common line of said 12.79 acre D.L. Wham tract (east line) and said Wilson and Moore tract (a west line), **211.81 feet** to an iron rod with cap found at an interior angle of said Wilson and Moore tract, being the northeast corner of said 12.79 acre D.L. Wham tract;

THENCE SOUTH 79°17'20" WEST with the common line of said Wilson and Moore tract (a south line) and said 12.79 acre D.L Wham tract (north line), **72.26 feet** to a ½" iron rod with cap stamped "BRYAN TECH SERVICES" set, bearing **NORTH 79°17'20" EAST**, 550.97 feet from an iron rod with cap found at the northwest corner of said 12.79 acre D.L. Wham tract;

THENCE departing said common line, over and across said Wilson and Moore tract, the following twenty calls (20) calls:

- 1) **NORTH 04°40'54" EAST, 395.99 feet** to a ½" iron rod with cap stamped "BRYAN TECH SERVICES" set;
- 2) **NORTH 64°37'24" EAST, 304.05 feet** to a ½" iron rod with cap stamped "BRYAN TECH SERVICES" set;
- 3) **SOUTH 54°14'38" EAST, 70.79 feet** to a ½" iron rod with cap stamped "BRYAN TECH SERVICES" set;
- 4) **SOUTH 59°56'14" EAST, 99.22 feet** to a ½" iron rod with cap stamped "BRYAN TECH SERVICES" set;
- 5) **SOUTH 68°08'23" EAST, 149.51 feet** to a ½" iron rod with cap stamped "BRYAN TECH SERVICES" set;
- 6) **SOUTH 70°38'22" EAST, 263.48 feet** to a ½" iron rod with cap stamped "BRYAN TECH SERVICES" set;
- 7) **SOUTH 77°36'42" EAST, 108.76 feet** to a ½" iron rod with cap stamped "BRYAN TECH SERVICES" set;
- 8) **NORTH 89°46'05" EAST, 109.63 feet** to a ½" iron rod with cap stamped "BRYAN TECH SERVICES" set;
- 9) **NORTH 81°50'15" EAST, 164.63 feet** to a ½" iron rod with cap stamped "BRYAN TECH SERVICES" set;
- 10) **SOUTH 86°08'55" EAST, 106.77 feet** to a ½" iron rod with cap stamped "BRYAN TECH SERVICES" set;
- 11) **SOUTH 66°07'41" EAST, 75.02 feet** to a ½" iron rod with cap stamped "BRYAN TECH SERVICES" set;
- 12) **SOUTH 35°15'54" EAST, 61.72 feet** to a ½" iron rod with cap stamped "BRYAN TECH SERVICES" set;

- 13) **SOUTH 19°16'54" EAST, 39.59 feet** to a ½" iron rod with cap stamped "BRYAN TECH SERVICES" set;
- 14) **SOUTH 01°43'11" WEST, 116.30 feet** to a ½" iron rod with cap stamped "BRYAN TECH SERVICES" set;
- 15) **SOUTH 24°53'18" WEST, 58.70 feet** to a ½" iron rod with cap stamped "BRYAN TECH SERVICES" set;
- 16) **SOUTH 36°22'30" WEST, 109.31 feet** to a ½" iron rod with cap stamped "BRYAN TECH SERVICES" set;
- 17) **SOUTH 47°27'34" WEST, 217.59 feet** to a ½" iron rod with cap stamped "BRYAN TECH SERVICES" set;
- 18) **SOUTH 36°34'14" WEST, 91.06 feet** to a ½" iron rod with cap stamped "BRYAN TECH SERVICES" set;
- 19) **SOUTH 25°54'42" WEST, 198.21 feet** to a ½" iron rod with cap stamped "BRYAN TECH SERVICES" set;
- 20) **SOUTH 36°19'34" WEST, 81.42 feet** to a ½" iron rod with cap stamped "BRYAN TECH SERVICES" set in the north right-of-way line of said F.M. Highway 2410, said iron rod bearing **SOUTH 79°10'17" WEST, 432.01 feet** from a broken concrete highway monument found at the southeast corner of said Wilson and Moore tract;

THENCE SOUTH 79°10'17" WEST with the common line of said Wilson and Moore tract (south line) and said north right-of-way line, **520.08 feet** to a concrete highway monument found;

THENCE SOUTH 79°32'46" WEST, continuing with said common line, passing at 100.59 feet an iron rod with cap found, lies 0.35 feet right (measured in a perpendicular direction) from subject line, passing at 106.89 feet an ½" iron rod with cap found, lies 0.13 feet right (measured in a perpendicular direction) from subject line, and continuing with subject line an additional 34.37 feet, for an overall distance of 141.26 feet to the **POINT OF BEGINNING** and containing 24.383 acres of land.

STATE OF TEXAS
COUNTY OF BELL

DATE OF SURVEY
03/24/21

STATE OF TEXAS
COUNTY OF BELL

DATE OF SURVEY
3/24/2021

24.383 ACRES TRACT

I, Bruce L. Bryan, 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 under my supervision.



Bruce Lane Bryan
Registered Professional Land Surveyor #4249
TSPLS FIRM No. 10128500
www.bryantechnicalservices.com

03-24-2021

Date



NOTE: Bearings shown hereon based on Texas State plane coordinate system (Central Zone 4203, NAD 83, 93 Adjustments. Distances are shown as grid values.

See attached surveyor's plat, which accompanies this set of field notes.

**DEDICATION INSTRUMENT for:
CEDAR TRAILS
A SUBDIVISION IN THE CITY OF
HARKER HEIGHTS, BELL COUNTY, TEXAS**

STATE OF TEXAS §

COUNTY OF BELL §

WHEREAS, EMMONS GENERAL INVESTMENTS LTD, a limited company, hereinafter referred to as Grantor, being the sole owner of those tracts of land containing 24.383 acres described by metes and bounds in a survey prepared by Bryan Technical Services, Inc., Registered Professional Land Surveyor, dated the 24th day of March 2021, which Field Notes are attached hereto as Exhibit A and made a part hereof as fully as if written verbatim, does hereby name and designate said tracts as **Cedar Trails**, a subdivision in the City of Harker Heights, Bell County, Texas and does hereby adopt the attached map and plat thereof and does hereby agree that all future sales and conveyances of said property shall be by reference to said plat and dedication.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Grantor does hereby give, grant and convey to the City of Harker Heights, Texas, its assignees and franchisees furnishing public utilities in said subdivision, hereinafter collectively referred to as Grantee, the easements as shown on said plat for drainage purposes and for the installation, operation, maintenance, repair, use and replacement of all public utility lines, including electric power, water, sewer, gas and telephone, and reference is hereby made to such plat for the location of such easements.

Grantor does hereby give, grant and convey to the City of Harker Heights, Texas, and to the general public, for public use and for public purposes the streets, avenues and roadways as shown on said plat.

The Grantee shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, included but not limited to, the free right of ingress or egress over and across said lands to and from said easements to construct, reconstruct and maintain same.

TO HAVE AND TO HOLD the easements and right-of-ways, together with all and singular the rights and privileges thereto in any manner belonging unto the said Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said City of Harker Heights, Texas, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this the _____ day of _____, 2021

BY: _____
Lina Chtay, Registered Agent
CBBHH Holdings, LLC
A Texas limited liability company

STATE OF TEXAS §

COUNTY OF BELL §

BEFORE ME, the undersigned authority, on this day personally appeared Lina Chtay of CBBHH Holdings, LLC, a Texas limited liability company, known to me to be the persons and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office this the _____ day of _____, 2021

Notary Public in and for the State of Texas

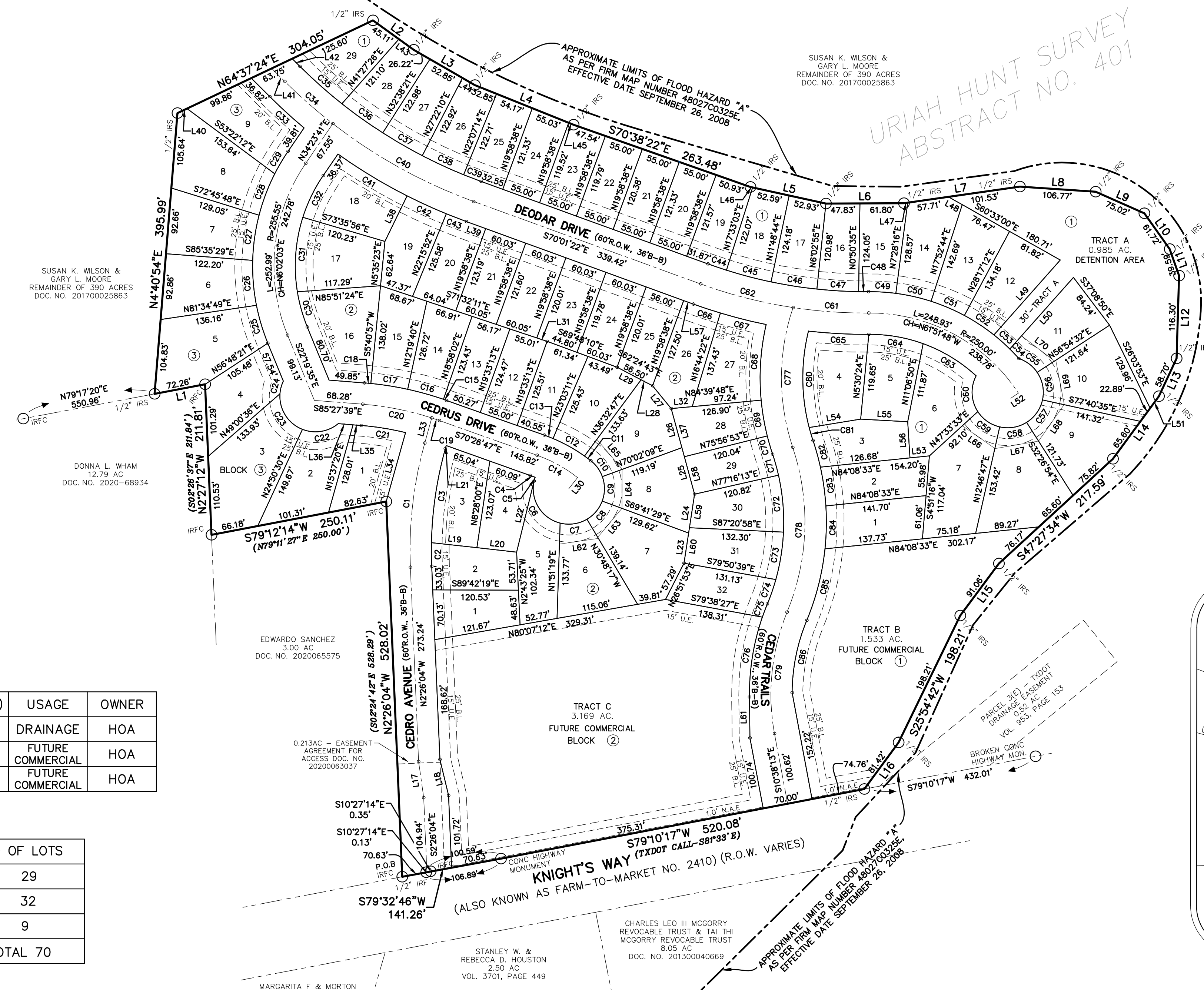
APPROVED AS TO FORM:

City Attorney's Office

Curve #	Length	Radius	Chord
C1	176.48'	560.00'	N6°35'38"E 175.75'
C2	33.30'	530.00'	N0°38'05"W 33.29'
C3	133.73'	530.00'	N8°23'38"E 133.73'
C4	7.60'	170.00'	S69°09'55"E 7.60'
C5	5.56'	50.00'	S15°33'23"W 5.56'
C6	77.05'	50.00'	S31°46'42"E 69.65'
C7	39.16'	50.00'	N81°38'06"E 38.17'
C8	33.94'	50.00'	N39°45'07"E 33.29'
C9	35.14'	50.00'	N0°10'20"E 34.43'
C10	27.77'	50.00'	N55°52'28"W 27.41'
C11	11.08'	230.00'	N53°09'55"W 11.08'
C12	50.70'	230.00'	N60°51'37"W 50.59'
C13	13.13'	200.00'	S68°48'39"E 13.13'
C14	65.14'	230.00'	N61°06'56"W 64.85'
C15	4.63'	452.00'	N70°44'23"W 4.63'
C16	52.38'	452.00'	N74°21'09"W 52.35'
C17	52.42'	452.00'	N80°59'41"W 52.39'
C18	9.02'	452.00'	N84°53'21"W 9.02'
C19	11.44'	422.00'	N71°13'23"W 11.44'
C20	99.15'	422.00'	N78°43'49"W 98.92'
C21	63.34'	392.00'	S80°49'56"E 63.27'
C22	53.49'	50.00'	S80°52'58"W 50.98'
C23	63.30'	50.00'	N32°12'14"W 59.15'
C24	18.58'	50.00'	N14°42'31"E 18.47'
C25	55.69'	285.55'	N16°44'22"W 55.60'
C26	63.57'	285.55'	N4°46'27"W 63.44'
C27	64.27'	285.55'	N8°03'07"E 64.13'
C28	62.38'	285.55'	N20°45'30"E 62.26'
C29	36.77'	285.55'	N30°42'21"E 36.74'
C30	51.52'	225.55'	N15°46'56"W 51.41'
C31	106.02'	225.55'	N4°13'42"E 105.05'
C32	65.74'	225.55'	N26°02'41"E 65.51'
C33	65.33'	760.00'	S47°35'35"E 65.31'
C34	89.93'	730.00'	S48°39'35"E 89.88'
C35	79.10'	700.00'	S48°22'04"E 79.06'
C36	70.52'	700.00'	S54°29'28"E 70.49'
C37	64.18'	700.00'	S60°00'14"E 64.16'
C38	64.13'	700.00'	S65°15'16"E 64.11'
C39	26.18'	700.00'	S68°57'04"E 26.18'
C40	227.21'	730.00'	S61°06'21"E 226.30'
C41	113.79'	760.00'	S68°52'37"E 113.69'
C42	60.61'	760.00'	S65°27'04"E 60.59'
C43	30.34'	760.00'	S68°52'45"E 30.33'
C44	27.44'	648.00'	S71°14'09"E 27.44'
C45	64.90'	648.00'	S75°19'07"E 64.87'
C46	65.18'	648.00'	S81°04'10"E 65.16'
C47	58.88'	648.00'	S86°33'15"E 58.86'
C48	13.93'	648.00'	S89°46'23"E 13.93'
C49	38.41'	280.00'	S86°27'32"E 38.38'
C50	50.86'	280.00'	S77°19'30"E 50.79'
C51	50.96'	280.00'	S66°54'25"E 50.89'
C52	49.76'	280.00'	S56°36'06"E 49.70'
C53	30.01'	280.00'	S48°26'22"E 30.00'
C54	18.21'	280.00'	S43°30'21"E 18.20'
C55	32.97'	50.00'	S52°50'54"E 32.38'
C56	40.39'	50.00'	S10°49'00"E 39.30'
C57	39.47'	50.00'	S34°56'16"W 38.45'
C58	39.47'	50.00'	S80°09'57"W 38.45'
C59	38.54'	50.00'	N55°09'27"W 37.59'
C60	52.85'	50.04'	N2°46'29"W 50.42'
C61	106.67'	678.00'	N85°52'55"W 106.56'
C62	134.33'	678.00'	N75°41'55"W 134.11'
C63	87.70'	220.00'	N58°42'35"W 87.12'
C64	77.79'	220.00'	N80°15'33"W 77.39'
C65	85.14'	708.00'	N86°56'38"W 85.09'
C66	40.01'	708.00'	N71°38'30"W 40.00'
C67	66.32'	708.00'	S75°56'38"E 66.29'
C68	107.15'	335.88'	S3°48'09"W 106.70'
C69	52.81'	335.88'	S9°50'28"E 52.76'
C70	24.89'	335.88'	S16°28'07"E 24.89'
C71	30.69'	300.00'	S15°39'38"E 30.68'
C72	80.53'	300.00'	S5°02'22"E 80.29'
C73	67.75'	300.00'	N9°07'14"E 67.61'
C74	36.38'	300.00'	N19°03'53"E 36.36'
C75	19.78'	330.00'	S20°49'19"W 19.78'
C76	114.21'	330.00'	N9°11'23"E 113.64'
C77	200.06'	305.88'	S0°08'43"W 196.51'
C78	236.85'	331.30'	S1°58'25"W 231.84'
C79	173.61'	306.23'	S5°57'04"W 171.29'
C80	136.94'	275.88'	S0°24'20"E 135.54'
C81	19.09'	275.88'	S16°36'32"E 19.09'
C82	38.72'	360.00'	S15°30'36"E 38.71'
C83	55.09'	360.00'	S8°02'40"E 55.04'
C84	60.52'	360.00'	S1°09'22"W 60.45'
C85	104.09'	360.00'	S14°15'21"W 103.73'
C86	104.30'	270.00'	S11°28'23"W 103.65'

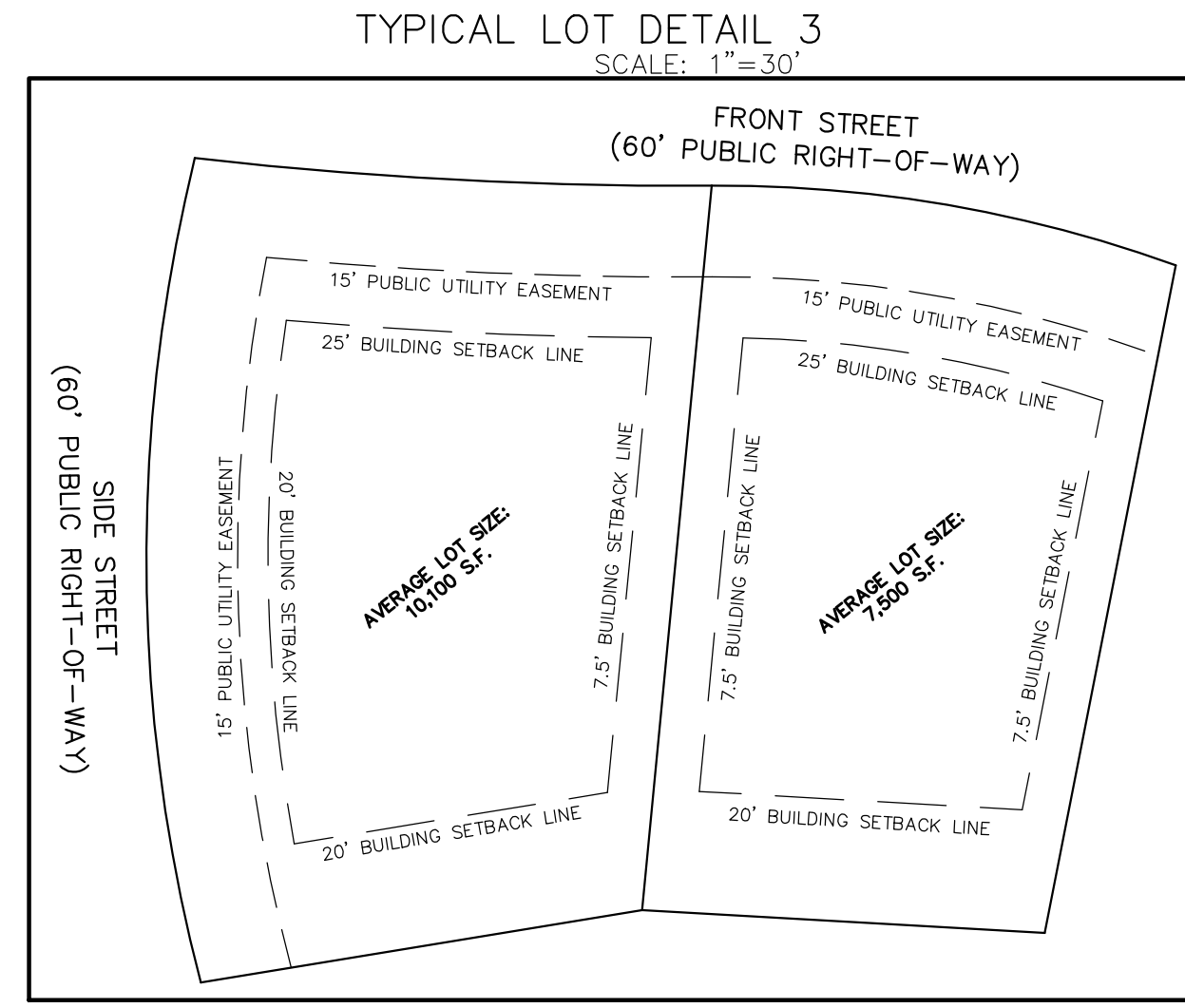
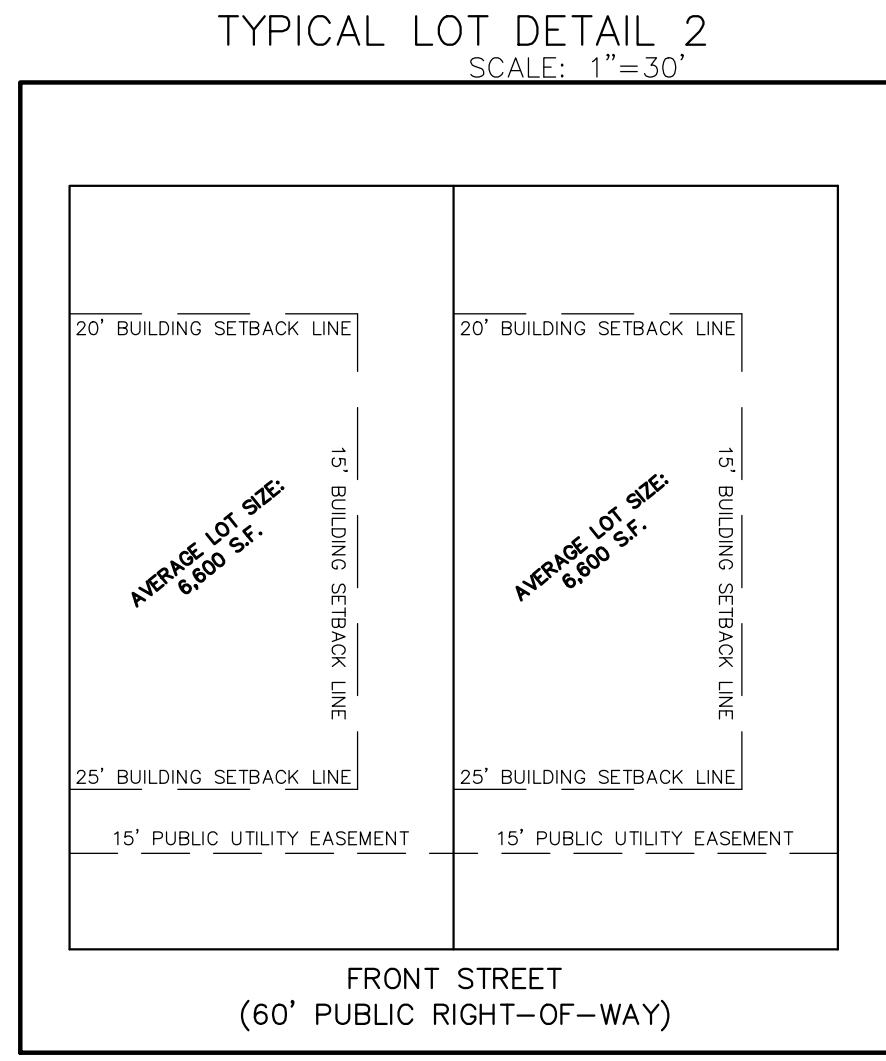
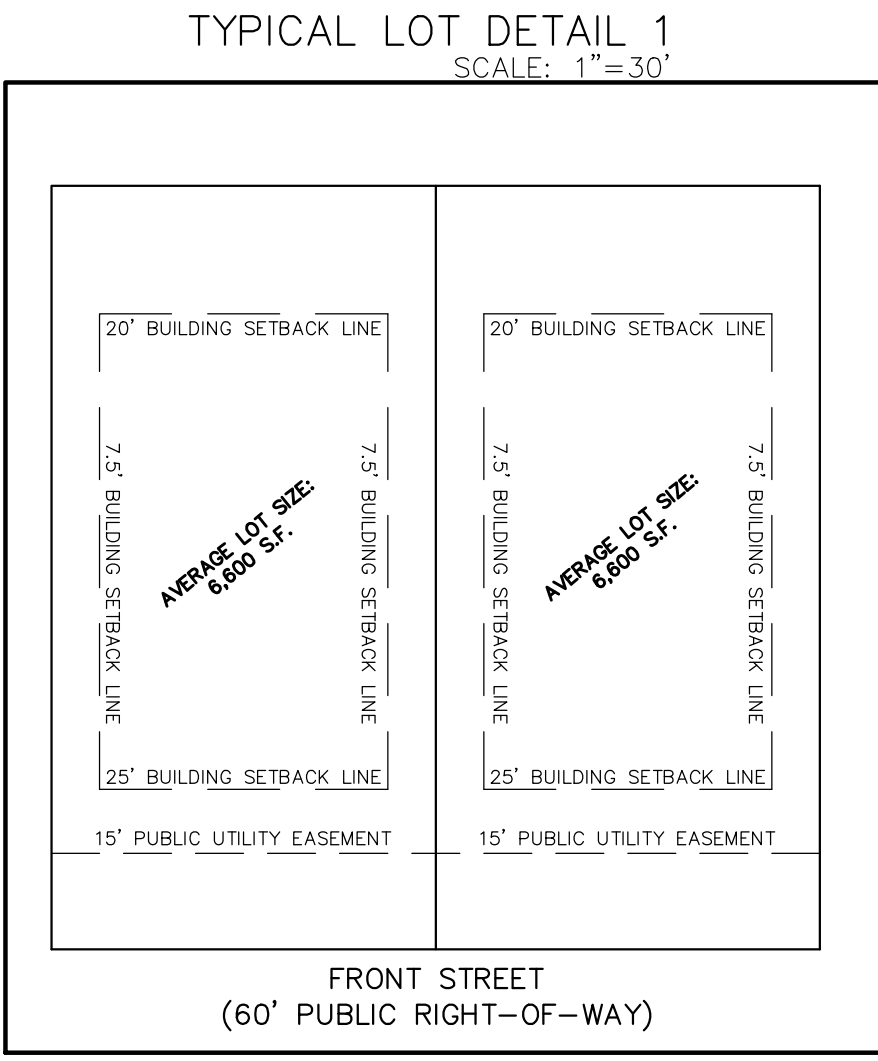
Line	Direction	Length
L1	S79°17'20"W	72.26'
L2	S54°14'38"E	70.79'
L3	S59°56'14"E	99.22'
L4	S68°08'23"E	149.51'
L5	S77°36'42"E	108.76'
L6	N89°46'05"E	109.63'
L7	N81°38'06"E	164.63'
L8	S86°08'55"E	106.77'
L9	S66°07'41"E	75.02'
L10	S35°15'54"E	61.72'
L11	S19°16'54"W	39.59'
L12	S14°31'11"W	116.30'
L13	S24°53'18"W	58.70'
L14	S36°22'30"W	109.31'
L15	S36°34'14"W	91.06'
L16	S36°19'34"W	81.42'
L17	N8°01'00"W	51.40'
L18	N13°32'48"W	51.89'
L19	S83°40'44"E	64.28'
L20	S83°40'44"E	56.20'
L21	N15°37'20"E	4.65'
L22	N13°48'05"E	102.71'
L23	N32°12'14"W	42.68'
L24	N8°43'53"E	55.45'
L25	N15°17'10"W	67.70'
L26	N15°17'10"W	56.92'
L27	N39°07'25"W	41.41'
L28	S62°24'43"E	18.33'
L29	N62°24'43"W	38.17'
L30	S38°12'55"W	19.96'
L31	N71°32'11"W	15.24'
L32	S84°39'48"W	29.66'
L33	S15°37'20"W	36.62'
L34	S15°37'20"W	100.54'
L35	N85°27'39"W	11.34'
L36	N85°27'39"W	20.84'
L37	S15°17'10"E	70.14'
L38	N26°02'15"E	71.29'
L39	S70°01'22"E	28.68'
L40	N64°37'24"E	14.84'
L41	S45°07'50"E	26.05'
L42	S45°07'50"E	15.27'
L43	S54°14'38"E	25.68'
L44	S59°56'14"E	20.14'
L45	N68°08'23"W	7.46'
L46	S77°36'42"E	3.24'
L47	N81°50'15"E	5.39'
L48	S60°33'00"E	22.41'
L49	N41°33'38"E	140.71'
L50	N41°33'38"E	134.72'
L51	S36°22'30"W	20.82'
L52	N56°39'45"E	13.07'
L53	N84°08'33"E	27.53'
L54	N80°40'46"E	73.50'
L55	S86°44'39"E	66.30'
L56	S3°29'46"E	50.90'

Line	Direction	Length
L1	S70°01'22"E	14.60'
L58	N15°17'10"W	54.48'
L59	N8°43'53"E	47.79'
L60	S84°37'24"E	50.33'
L61	S0°43'31"E	57.66'
L62	N81°38'06"E	55.25'
L63	N39°45'07"E	52.95'
L64	S0°10'20"W	55.00'
L65	S40°24'42"E	55.22'
L66	S55°08'25"E	55.68'
L67	N80°09'57"E	62.48'
L68	N34°56'16"E	62.48'
L69	S10°49'00"E	63.59'
L70	S52°50'54"E	58.38'



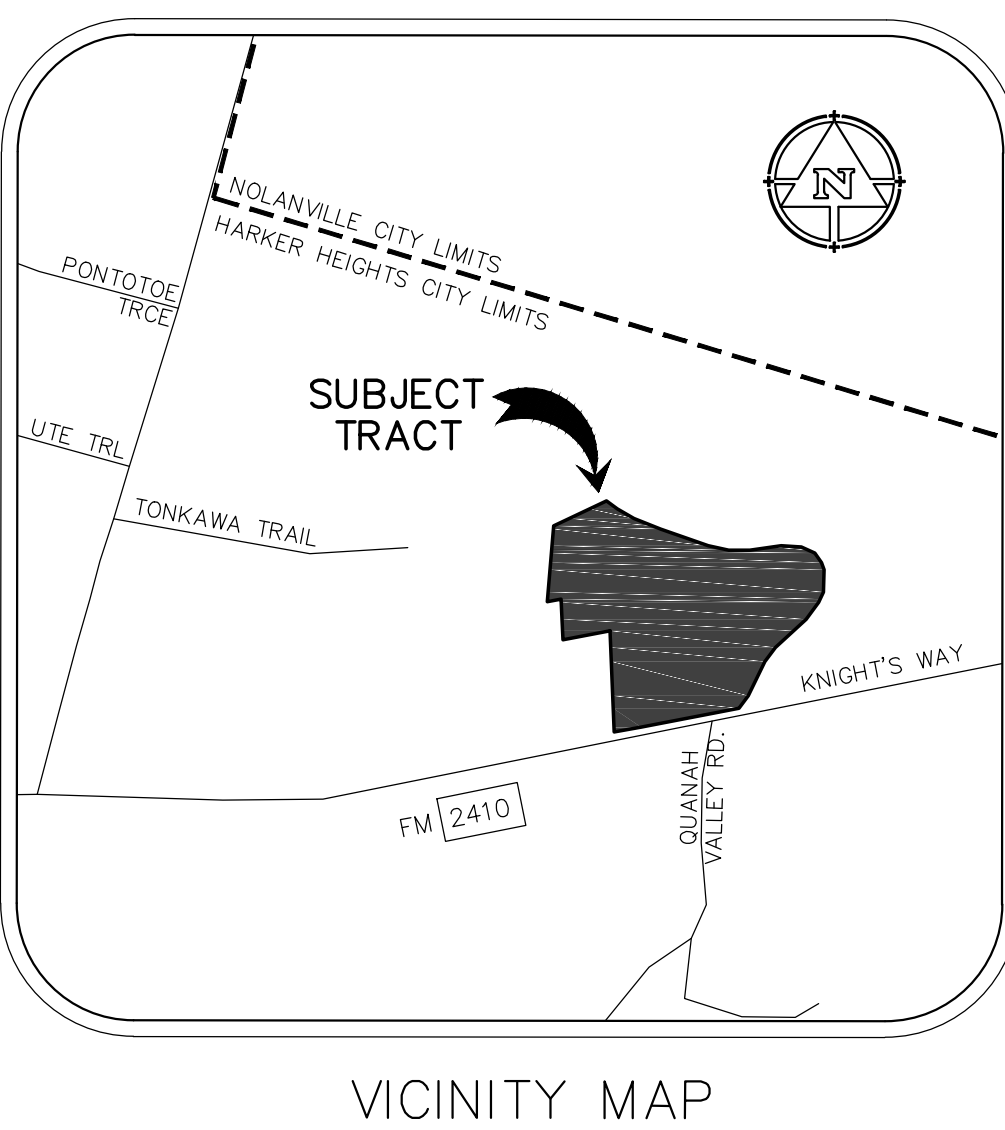
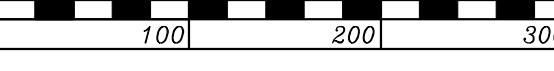
TRACT	AREA (ac)	USAGE	OWNER
A	0.931	DRAINAGE	HOA
B	1.533	FUTURE COMMERCIAL	HOA
C	3.199	FUTURE COMMERCIAL	HOA

BLOCK NO.	# OF LOTS
1	29
2	32
3	9
TOTAL 70	



- LEGEND
- IRS IRON ROD SET STAMPED "BRYAN TECHNICAL SERVICES"
 - IRF IRON ROD FOUND
 - IRFC IRON ROD FOUND WITH CAP
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - N.A.E. NON-ACCESS EASEMENT
 - B.L. BUILDING LINE
 - P.O.B. POINT OF BEGINNING
 - B-B BACK TO BACK OF CURB
 - R.O.W. RIGHT-OF-WAY
 - () DEED CALLS

CONCEPT PLAN OF:
CEDAR TRAILS
24.383 ACRES 1,062,140.85 S.F.
70 LOTS, 3 BLOCKS AND 3 TRACTS INCLUDING:
3,368.90 L.F. OF NEW STREETS AND 4.797 A.C. OF R.O.W.
URIAH HUNT SURVEY, ABSTRACT #401, BELL COUNTY TEXAS
A SUBDIVISION IN THE CITY OF HARKER HEIGHTS, BELL COUNTY TEXAS



- SURVEYORS NOTES:
- THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
 - THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48027C0325E, EFFECTIVE DATE SEPTEMBER 26, 2008, IN ZONE "X" (UNSHADED).
 - THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.
 - ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES".
 - THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS SURVEY.
 - CURRENT ZONING: R1-A SINGLE-FAMILY GARDEN HOME RESIDENTIAL DISTRICT AND R1 ONE-FAMILY DWELLING
 - SIDE AND REAR BUILDING SETBACKS ARE BASED ON THE ZONING ORDINANCES AT THE TIME OF PLATTING AND ARE PROVIDED FOR CONCEPT PLAN SUBMISSION COMPLIANCE PURPOSES ONLY. THE FRONT BUILDING SETBACK SHALL BE 25 FEET. WHERE LOTS HAVE DOUBLE FRONTAGE RUNNING THROUGH FROM ONE STREET TO ANOTHER, THE SETBACK SHALL BE 20 FEET.

REVISIONS

BELTON ENGINEERING INC.
106 NO. EAST STREET
BELTON, TEXAS 76513
OFFICE (254)731-5600
MOBILE (254)289-7273
BELTONENGINEERS.COM

Engineering
Design/Build
Planning

CONCEPT PLAN OF:
CEDAR TRAILS
13436 E. KNIGHTS WAY
CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS
CBBHH HOLDINGS, LLC
3513 SW HK DODGEN LOOP STE 201
TEMPLE, TEXAS, 76502

LINA CHITAY
107211
LICENSED PROFESSIONAL ENGINEER
10/15/21

SCALE: 1"=100'
DRAWN.: RR
ELEC. DRAWING FILE
C:\20044-FP.DWG
DATE: 10/15/21
JOB NO.: 20044
01 OF 04

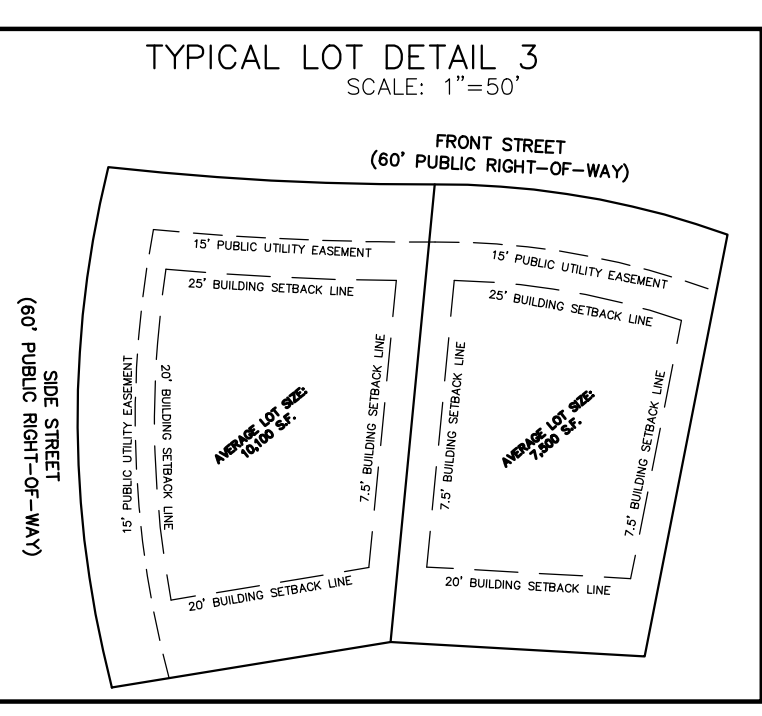
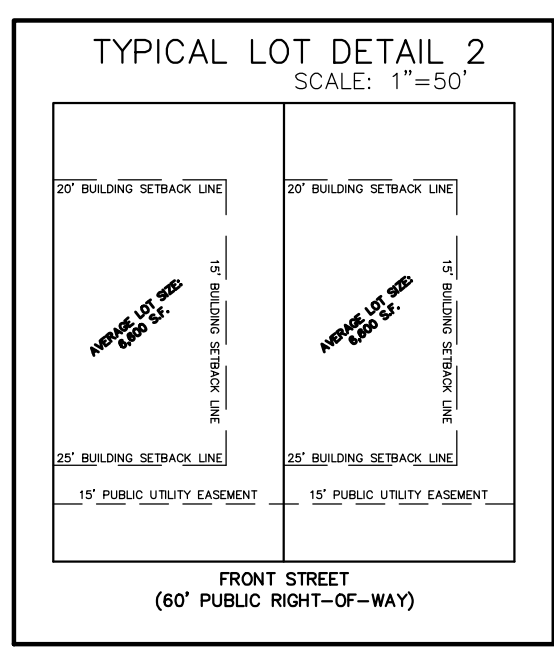
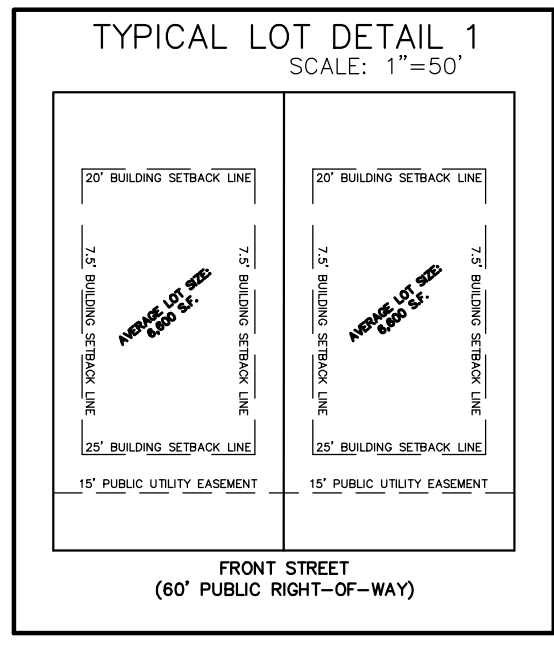
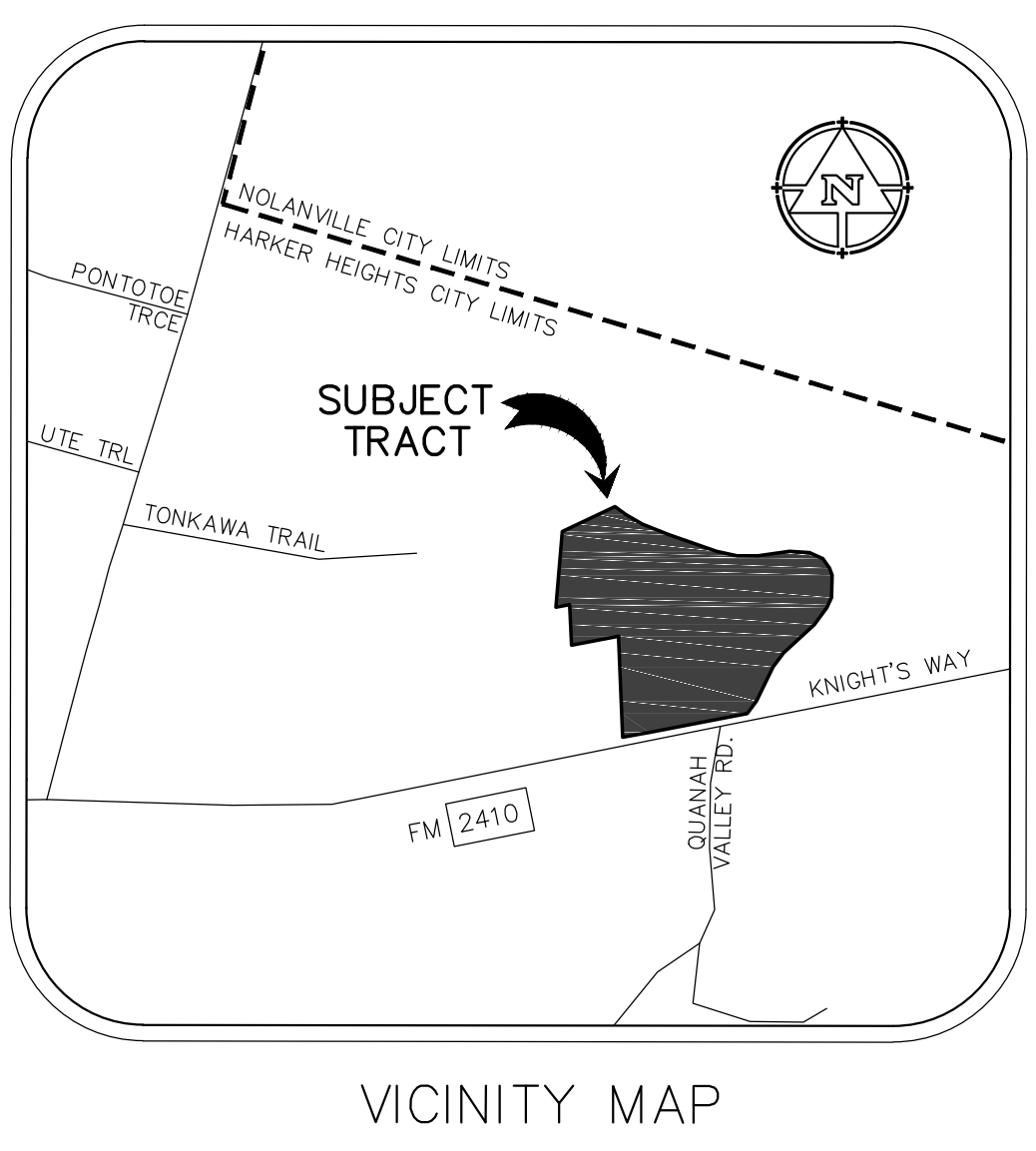
C1.0



Curve Table

Curve #	Length	Radius	Chord
C1	176.48'	560.00'	N6°35'38"E 175.75'
C2	33.30'	530.00'	N0°38'05"W 33.29'
C3	133.73'	530.00'	N8°23'38"E 133.37'
C4	7.60'	170.00'	N8°09'55"E 7.60'
C5	5.56'	50.00'	S15°33'23"W 5.56'
C6	77.05'	50.00'	S31°46'42"E 69.65'
C7	39.16'	50.00'	N81°38'06"E 38.17'
C8	33.94'	50.00'	N39°45'07"E 33.29'
C9	35.14'	50.00'	N01°02'0"E 34.43'
C10	27.77'	50.00'	N35°52'28"W 27.41'
C11	11.08'	230.00'	N53°09'55"W 11.08'
C12	50.70'	230.00'	N60°51'37"W 50.59'
C13	13.13'	230.00'	S68°48'39"E 13.13'
C14	65.14'	200.00'	N61°06'56"W 64.85'
C15	4.63'	452.00'	N70°44'23"W 4.63'
C16	52.38'	452.00'	N74°21'09"W 52.35'
C17	52.42'	452.00'	N80°59'41"W 52.39'
C18	9.02'	452.00'	N84°53'21"W 9.02'
C19	11.44'	422.00'	N71°13'23"W 11.44'
C20	99.15'	422.00'	N78°43'49"W 98.92'
C21	63.34'	392.00'	S80°49'56"E 63.27'
C22	53.49'	50.00'	S80°52'58"W 50.98'
C23	63.30'	50.00'	S32°12'14"W 59.15'
C24	18.58'	50.00'	N14°42'31"E 18.47'
C25	55.69'	285.55'	N16°44'22"W 55.60'
C26	63.57'	285.55'	N4°46'27"W 63.44'
C27	64.27'	285.55'	N8°03'07"E 64.13'
C28	62.38'	285.55'	N20°45'30"E 62.26'
C29	36.77'	285.55'	N30°42'21"E 36.74'
C30	51.52'	225.55'	N15°48'56"W 51.41'
C31	106.02'	225.55'	N41°34'2"E 105.05'
C32	65.74'	225.55'	N26°02'41"E 65.51'
C33	65.33'	760.00'	S47°35'35"E 65.31'
C34	89.93'	730.00'	S48°39'35"E 89.88'
C35	79.10'	700.00'	S48°22'04"E 79.06'
C36	70.52'	700.00'	S54°29'28"E 70.49'
C37	64.18'	700.00'	S80°00'14"E 64.16'
C38	64.13'	700.00'	S85°15'18"E 64.11'
C39	26.18'	700.00'	S88°57'04"E 26.18'
C40	227.21'	730.00'	S61°06'21"E 226.30'
C41	113.79'	760.00'	S58°52'37"E 113.69'
C42	60.61'	760.00'	S65°27'04"E 60.59'
C43	30.34'	760.00'	S88°52'45"E 30.33'
C44	27.44'	648.00'	S71°44'09"E 27.44'
C45	64.90'	648.00'	S75°19'07"E 64.87'
C46	65.18'	648.00'	S81°04'10"E 65.16'
C47	58.88'	648.00'	S86°33'15"E 58.86'
C48	13.93'	648.00'	S89°46'23"E 13.93'
C49	38.41'	280.00'	S86°27'32"E 38.38'
C50	50.86'	280.00'	S77°19'30"E 50.79'
C51	50.96'	280.00'	S66°54'25"E 50.89'
C52	49.76'	280.00'	S56°36'06"E 49.70'
C53	30.01'	280.00'	S48°26'22"E 30.00'
C54	18.21'	280.00'	S43°30'21"E 18.20'
C55	32.97'	50.00'	S52°50'54"E 32.38'

TRACT	AREA (ac)	USAGE	OWNER
A	0.985	DRAINAGE	HOA
B	1.533	VACANT	HOA
C	3.169	VACANT	HOA

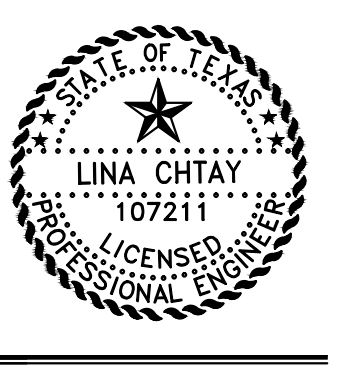


Line Table

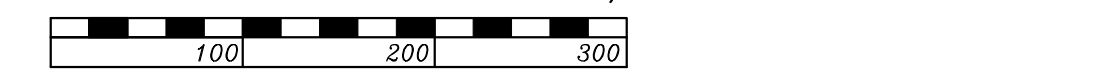
Line	Direction	Length	L23	N8°43'53"E	50.33'	L47	N81°50'15"E	5.39'
L1	S79°17'20"W	72.28'	L24	N8°43'53"E	47.79'	L48	S60°33'00"E	22.41'
L2	S54°14'38"E	70.79'	L25	N15°17'10"W	67.70'	L49	N41°33'38"E	140.71'
L3	S59°56'14"E	99.22'	L26	N15°17'10"W	56.92'	L50	N41°33'38"E	134.72'
L4	S68°08'23"E	149.51'	L27	N39°07'25"W	41.41'	L51	S36°22'30"W	20.82'
L5	S77°36'42"E	106.76'	L28	S62°24'43"E	18.33'	L52	N56°39'45"E	13.07'
L6	N89°46'05"E	109.63'	L29	N62°24'43"W	38.17'	L53	N84°08'33"E	27.53'
L7	N81°50'15"E	164.63'	L30	S38°12'55"W	19.96'	L54	N80°40'46"E	73.50'
L8	S86°08'55"E	106.77'	L31	N71°32'11"W	15.24'	L55	S86°44'39"E	66.30'
L9	S66°07'41"E	75.02'	L32	S84°39'48"W	29.66'	L56	S32°29'46"E	50.90'
L10	S35°15'54"E	61.72'	L33	S15°37'20"W	36.62'	L57	S70°01'22"E	14.60'
L11	S19°16'54"E	39.59'	L34	S15°37'20"W	100.54'	L58	N15°17'10"W	54.48'
L12	S14°31'11"W	116.30'	L35	N85°27'39"W	11.34'	L59	N8°43'53"E	47.79'
L13	S24°53'18"W	58.70'	L36	N85°27'39"W	20.84'	L60	S8°43'53"W	50.33'
L14	S36°22'30"W	109.31'	L37	S15°17'10"E	70.14'	L61	S0°43'31"E	57.66'
L15	S36°34'14"W	91.06'	L38	N26°02'15"E	71.29'	L62	N81°38'06"E	55.25'
L16	S36°19'34"W	81.42'	L39	S70°01'22"E	28.68'	L63	N39°45'07"E	54.82'
L17	N8°01'00"W	51.40'	L40	N64°37'24"E	14.84'	L64	S0°10'20"W	53.18'
L18	N13°32'48"W	51.89'	L41	S45°07'50"E	26.05'	L65	S40°24'42"E	55.22'
L19	S83°40'44"E	64.28'	L42	S45°07'50"E	15.27'	L66	S55°08'25"E	55.68'
L20	S83°40'44"E	56.20'	L43	S54°14'38"E	25.68'	L67	N80°09'57"E	62.48'
L21	N15°37'20"E	4.65'	L44	S59°56'14"E	20.14'	L68	N34°56'16"E	62.48'
L22	N13°48'05"E	102.71'	L45	N68°08'23"W	7.46'	L69	S10°49'00"E	63.59'
			L46	S77°36'42"E	3.24'	L70	S52°50'54"E	58.38'

STATE OF TEXAS
COUNTY OF BELL
KNOW ALL MEN BY THESE PRESENTS:
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED ALL DRAINAGE CALCULATIONS AND DESIGNED ALL DRAINS, STREETS/ROADS AND APPURTENANCES IN ACCORDANCE WITH THE BELL COUNTY SUBDIVISION REGULATIONS.

LINA CHTAY, P.E. NO. 107211



PRELIMINARY PLAT OF:
CEDAR TRAILS
24.383 ACRES 1,062,140.85 S.F.
70 LOTS, 3 BLOCKS AND 3 TRACTS INCLUDING:
3,368.90 L.F. OF NEW STREETS AND 4.797 A.C. OF R.O.W.
URIAH HUNT SURVEY, ABSTRACT #401, BELL COUNTY TEXAS
A SUBDIVISION IN THE CITY OF HARKER HEIGHTS, BELL COUNTY TEXAS



STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, THAT CBBHH HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, WHOSE ADDRESS IS 3513 SW HK DODGEN LOOP STE 201, TEMPLE, TEXAS 76502, BEING THE SOLE OWNER OF THAT 24.383 ACRE TRACT OF LAND SITUATED IN THE URIAH HUNT SURVEY, ABSTRACT NO. 401, BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF CEDAR TRAILS, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, DOES HEREBY DEDICATE SAID CEDAR TRAILS, AS AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY, ALL EASEMENTS SHOWN ON SAID PLAT, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF HARKER HEIGHTS. THE UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED. TRACT A TO BE DEDICATED AS DRAINAGE FACILITIES, AND TRACTS B AND C TO BE DEDICATED AS COMMERCIAL TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

CBBHH HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY

ROBERT ALEX BASS, REGISTERED AGENT

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THIS UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, IT HAS BEEN ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREOF.

NOTARY PUBLIC, STATE OF TEXAS _____ DATE NOTARY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF BELL

APPROVED ON THE _____ DAY OF _____, 2021 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, TEXAS.

CHAIRPERSON, PLANNING AND ZONING COMMISSION _____ SECRETARY, PLANNING AND ZONING COMMISSION _____

STATE OF TEXAS
COUNTY OF BELL

APPROVED ON THE _____ DAY OF _____, 2021 BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS.

MAYOR _____ CITY SECRETARY _____

STATE OF TEXAS
COUNTY OF BELL

APPROVED ON THE _____ DAY OF _____, 2021 BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS.

DIRECTOR OF PLANNING AND DEVELOPMENT _____

TAX CERTIFICATE

THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED ON THE _____ DAY OF _____, 2021.

BELL COUNTY TAX APPRAISAL DISTRICT

BY: _____

FILED FOR RECORD ON THE _____ DAY OF _____, 2021, IN YEAR _____, PLAT NO. _____, PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

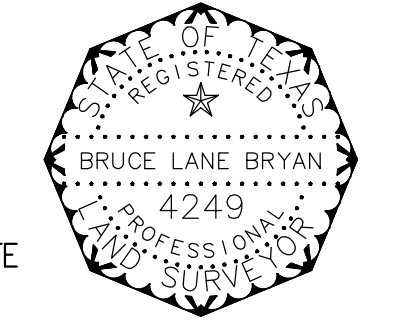
STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS:

I, BRUCE LANE BRYAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS.

BRUCE LANE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TX 76574

NOVEMBER 10, 2021
DATE _____



TRACT SURVEYED MARCH 24, 2021
24.383 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

SURVEYORS NOTES:

- THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
- THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 4802700325E, EFFECTIVE DATE SEPTEMBER 26, 2008, IN ZONE "X" (UNSHADED).
- THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREOF, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.
- ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES".
- THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS SURVEY.
- CURRENT ZONING: R1-A SINGLE-FAMILY GARDEN HOME RESIDENTIAL DISTRICT AND R1 ONE-FAMILY DWELLING
- SIDE AND REAR BUILDING SETBACKS ARE BASED ON THE ZONING ORDINANCES AT THE TIME OF PLATING AND ARE PROVIDED FOR CONCEPT PLAN SUBMISSION COMPLIANCE PURPOSES ONLY. THE FRONT BUILDING SETBACK SHALL BE 25 FEET. WHERE LOTS HAVE DOUBLE FRONTAGE RUNNING THROUGH FROM ONE STREET TO ANOTHER, THE SETBACK SHALL BE 20 FEET.
- 4.0' SIDEWALKS ALONG THE FRONTAGE OF RESIDENTIAL LOTS TO BE THE RESPONSIBILITY OF THE HOME BUILDER AND TO BE BUILT TO THE CITY OF HARKER HEIGHTS MINIMUM CRITERIA. 6.0' SIDEWALK ALONG THE FRONTAGE OF KNIGHTS WAY AND THE 4' SIDEWALK ALONG TRACT A TO BE THE RESPONSIBILITY OF THE DEVELOPER. SIDEWALKS ALONG THE FRONTAGE OF TRACTS B/C TO BE CONSTRUCTED WITH FUTURE DEVELOPMENT.

LEGEND

- IRS IRON ROD SET STAMPED "BRYAN TECHNICAL SERVICES"
- IRF IRON ROD FOUND
- IRFC IRON ROD FOUND WITH CAP
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- N.A.E. NON-ACCESS EASEMENT
- B.L. BUILDING LINE
- P.O.B. POINT OF BEGINNING
- B-B BACK TO BACK OF CURB
- R.O.W. RIGHT-OF-WAY
- () DEED CALLS

BLOCK NO.	# OF LOTS
1	29
2	32
3	9
TOTAL 70	

PRELIMINARY PLAT
(SHEET 1 OF 1)

BELTON ENGINEERING, INC.
Engineering • Design/Build • Planning
106 EAST STREET, BELTON, TEXAS 76513
BELTONENGINEERING@GMAIL.COM
WWW.BELTONENGINEERS.COM

BRYAN TECHNICAL SERVICES, INC.

BTS
911 NORTH MAIN TAYLOR, TX 76574 PHONE: (512) 352-9090
FIRM No. 10128500

NO.	DATE	REVISIONS	BY

DRAWN BY: RR CHECKED BY: BLB
SCALE: 1" = 100' APPROVED BY: BLB
PROJECT FILE: 20044-FP DATE: NOVEMBER 10, 2021

WATER LAYOUT STANDARD NOTES:

1. ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST ADDITION), INCLUDING ALL AMENDMENTS ADOPTED THERETO BEFORE THE DATE OF APPROVAL OF THESE PLANS, AND IN ACCORDANCE WITH THE STANDARD DRAWINGS OF THE CITY OF HARKER HEIGHTS, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL COMPLY WITH ALL CURRENT OSHA REQUIREMENTS REGARDING TRENCH SAFETY AND SHORING.
3. CONTRACTOR SHALL COMPLY WITH ALL TCEQ RULES FOR UTILITY DESIGN AND CONSTRUCTION IN ACCORDANCE WITH 30 TAC 290.
4. ALL WATER MAINS SHALL BE C-900 PVC PIPE UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL INSTALL SLEEVES FOR ALL WATER SERVICE LONG TAPS. SLEEVES SHALL BE 4-INCH DIAMETER PVC AND SHALL EXTEND TO A DISTANCE 2- FEET BEHIND THE BACK OF CURB.
6. UTILITIES HAVE BEEN LOCATED BY RECORD DRAWINGS AND VISIBLE APPURTENANCES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.
7. ALL WATER MAINS SHALL HAVE A MINIMUM OF 42 INCHES OF COVER MATERIAL BELOW FINISH GRADE.
8. FIRE HYDRANT SYMBOLS ARE FOR REPRESENTATION ONLY. FIRE HYDRANT ORIENTATION SHALL BE PRESENTED ON A SEPARATE DETAIL.

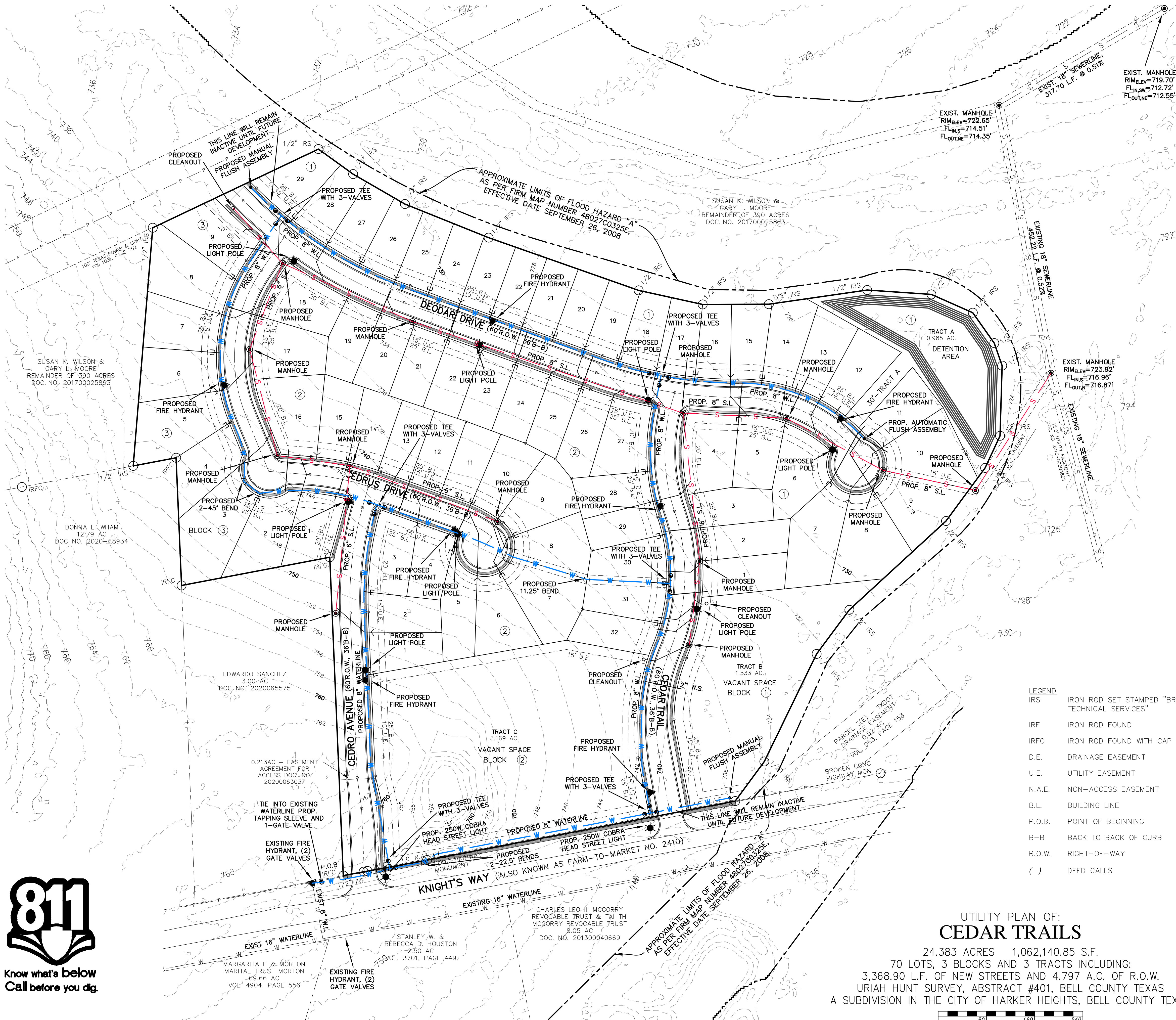
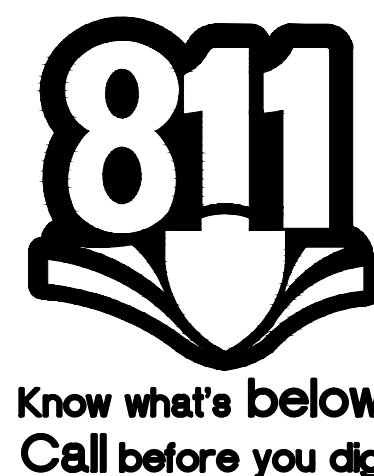
SANITARY SEWER LAYOUT STANDARD NOTES:

1. ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST ADDITION), INCLUDING ALL AMENDMENTS ADOPTED THERETO BEFORE THE DATE OF APPROVAL OF THESE PLANS, AND IN ACCORDANCE WITH THE STANDARD DRAWINGS OF THE CITY OF HARKER HEIGHTS, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL COMPLY WITH ALL CURRENT OSHA REQUIREMENTS REGARDING TRENCH SAFETY AND SHORING.
3. CONTRACTOR SHALL COMPLY WITH ALL TCEQ RULES FOR UTILITY LINE LOCATIONS IN ACCORDANCE WITH 30 TAC 217.
4. ALL SANITARY SEWER MAINS SHALL BE SDR-26 PVC PIPE UNLESS OTHERWISE NOTED.
5. DOUBLE SEWER SERVICES SHALL CONSIST OF TWO SEPARATE 4-INCH DIAMETER PVC TAPS LOCATED IN THE SAME TRENCH.
6. UTILITIES HAVE BEEN LOCATED BY RECORD DRAWINGS AND VISIBLE APPURTENANCES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.

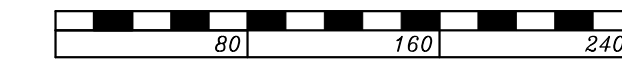
STANDARD NOTES:

1. THE DEVELOPER, THROUGH HIS ENGINEER OR AUTHORIZED REPRESENTATIVE, SHALL ACQUIRE ALL REQUIRED NATIONWIDE PERMITS, SUCH AS CWA 401, 402 AND/OR 404 PERMITS, AS APPROPRIATE, FROM THE USEPA, TCEQ, AND/OR USACE.
2. TOPOGRAPHICAL INFORMATION IS PRESENTED FOR DRAINAGE ANALYSIS PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
3. TOPOGRAPHICAL INFORMATION PRESENTED HEREIN IS DERIVED FROM TNRS DATA HUB HYPISOGRAPHIC DATA AND AN ONSITE GROUND SURVEY.
4. THE ENGINEER OF RECORD MUST BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES IN THE PLANS EXIST.

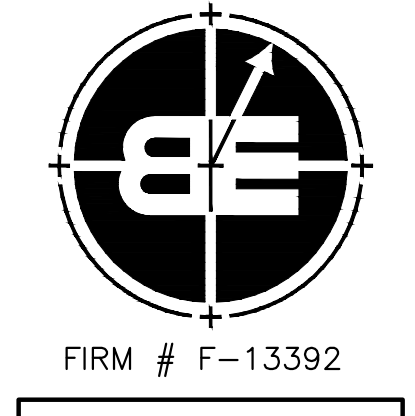
UTILITY CONTRACTOR SHALL VERIFY LOCATION OF WATER AND SEWER SERVICES BEFORE TAPPING ANY LINES.



UTILITY PLAN OF:
CEDAR TRAILS
 24.383 ACRES 1,062,140.85 S.F.
 70 LOTS, 3 BLOCKS AND 3 TRACTS INCLUDING:
 3,368.90 L.F. OF NEW STREETS AND 4,797 A.C. OF R.O.W.
 URIAH HUNT SURVEY, ABSTRACT #401, BELL COUNTY TEXAS
 A SUBDIVISION IN THE CITY OF HARKER HEIGHTS, BELL COUNTY TEXAS



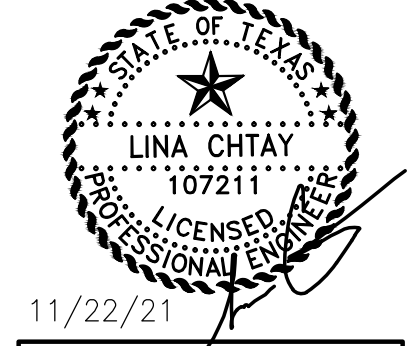
REVISIONS
10/1-S.L. LAYOUT
EXIST. W.L. LOCATION
10/15-W.L. LAYOUT
11/22-S.L. LAYOUT



BELTON ENGINEERING INC.
 106 NO. EAST STREET
 BELTON, TEXAS 76513
 OFFICE (254)731-5600
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*Engineering
 Design/Build
 Planning*

UTILITY PLAN OF:
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 HARKER HEIGHTS, BELL COUNTY, TEXAS
CBBH HOLDINGS, LLC
 3513 SW HK DODGEN LOOP STE 201
 TEMPLE, TEXAS, 76502



11/22/21
 SCALE: 1"=80'
 DRAWN.: RR
 ELEC. DRAWING FILE
 C:\20044-UP.DWG
 DATE: 11/22/21
 JOB NO.: 20044
 02 OF 04

C2.0

Time of Concentration Calculations

Project in: **City of Harker Heights** Method from: **City of Harker Heights**

$t_c = t_i + t_t$ (time of concentration)

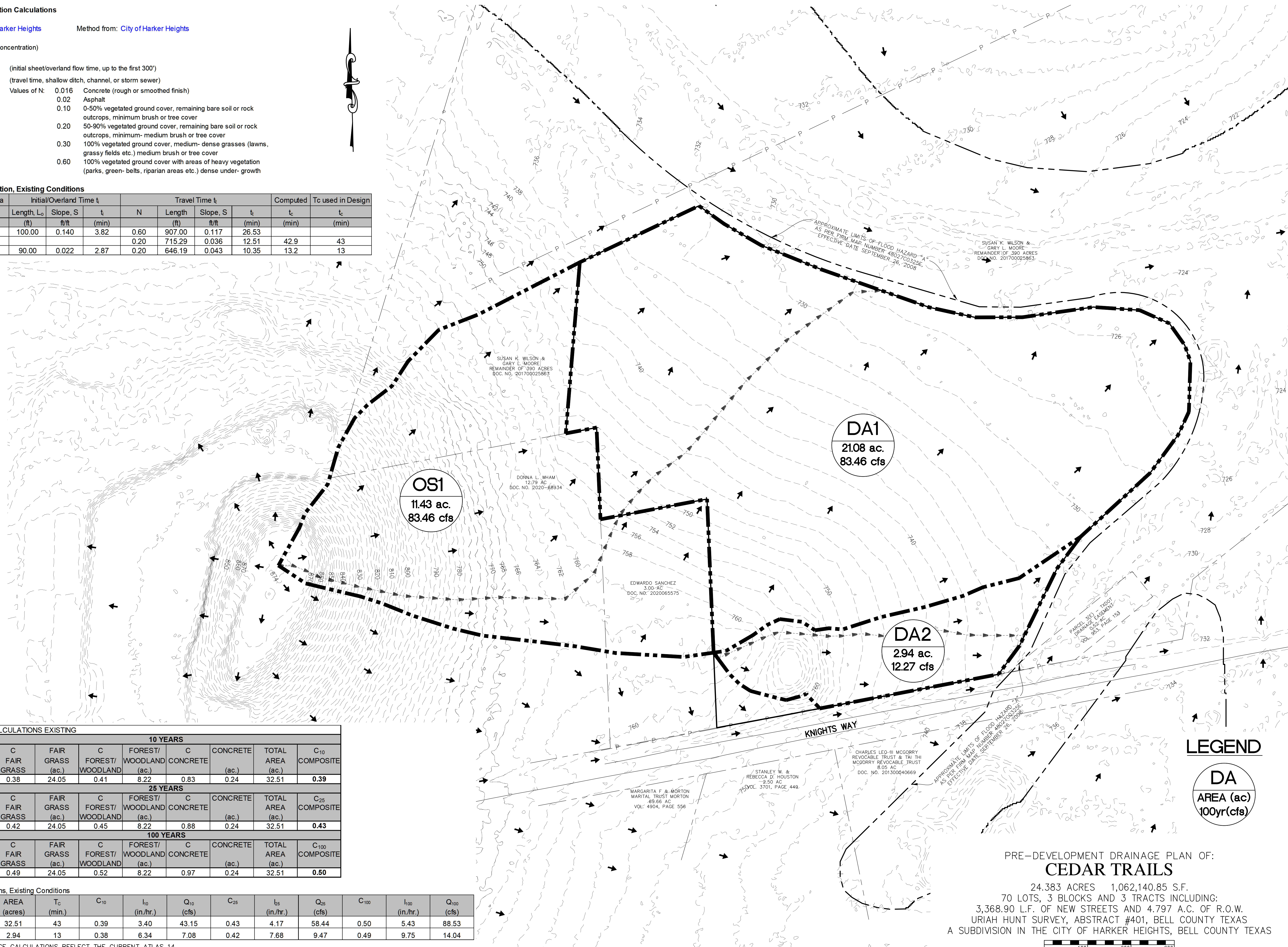
$t_i = Ln/(42s^{0.5})$ (initial sheet/overland flow time, up to the first 300')

$t_t = Ln/(60s^{0.5})$ (travel time, shallow ditch, channel, or storm sewer)

Values of N:	Concrete (rough or smoothed finish)
0.016	Asphalt
0.02	0-50% vegetated ground cover, remaining bare soil or rock outcrops, minimum brush or tree cover
0.10	50-90% vegetated ground cover, remaining bare soil or rock outcrops, minimum- medium brush or tree cover
0.20	100% vegetated ground cover, medium- dense grasses (lawns, grassy fields etc.) medium brush or tree cover
0.30	100% vegetated ground cover with areas of heavy vegetation (parks, green- belts, riparian areas etc.) dense under- growth
0.60	

Time of Concentration, Existing Conditions

Drainage Area Data		Initial/Overland Time t_i			Travel Time t_t			Computed	T_c used in Design	
DA	N	Length, L_o (ft)	Slope, S ft/ft	t_i (min)	N	Length (ft)	Slope, S ft/ft	t_t (min)	t_c (min)	t_c (min)
OS1+DA1	0.60	100.00	0.140	3.82	0.60	907.00	0.117	26.53	42.9	43
DA2	0.20	90.00	0.022	2.87	0.20	646.19	0.043	10.35	13.2	13



C-COMPOSITE CALCULATIONS EXISTING

AREA	10 YEARS							TOTAL AREA (ac.)	C_{10} COMPOSITE
	C FAIR GRASS (ac.)	FAIR GRASS (ac.)	C FOREST/ WOODLAND (ac.)	FOREST/ WOODLAND (ac.)	C CONCRETE	CONCRETE (ac.)	C ₁₀		
OS1+DA1	0.38	24.05	0.41	8.22	0.83	0.24	32.51	0.39	
AREA	25 YEARS							TOTAL AREA (ac.)	C_{25} COMPOSITE
	C FAIR GRASS (ac.)	FAIR GRASS (ac.)	C FOREST/ WOODLAND (ac.)	FOREST/ WOODLAND (ac.)	C CONCRETE	CONCRETE (ac.)	C ₂₅		
OS1+DA1	0.42	24.05	0.45	8.22	0.88	0.24	32.51	0.43	
AREA	100 YEARS							TOTAL AREA (ac.)	C_{100} COMPOSITE
	C FAIR GRASS (ac.)	FAIR GRASS (ac.)	C FOREST/ WOODLAND (ac.)	FOREST/ WOODLAND (ac.)	C CONCRETE	CONCRETE (ac.)	C ₁₀₀		
OS1+DA1	0.49	24.05	0.52	8.22	0.97	0.24	32.51	0.50	

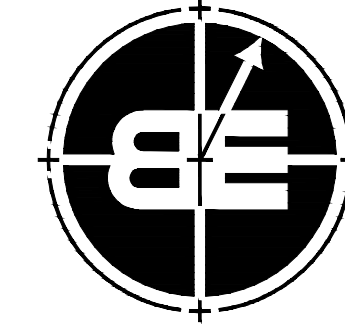
Drainage Calculations, Existing Conditions

DA	AREA (acres)	T_c (min.)	C_{10}	I_{10} (in./hr.)	Q_{10} (cfs)	C_{25}	I_{25} (in./hr.)	Q_{25} (cfs)	C_{100}	I_{100} (in./hr.)	Q_{100} (cfs)
OS1+DA1	32.51	43	0.39	3.40	43.15	0.43	4.17	58.44	0.50	5.43	88.53
DA2	2.94	13	0.38	6.34	7.08	0.42	7.68	9.47	0.49	9.75	14.04

NOTE: ALL DRAINAGE CALCULATIONS REFLECT THE CURRENT ATLAS 14 REVISIONS FOR HYDROLOGY, RELATING TO RAINFALL STORM CONDITIONS

REVISIONS

11/22-DR CALCS



FIRM # F-13392

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Engineering
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Planning

PRE-DEVELOPMENT DRAINAGE PLAN OF:
CEDAR TRAILS
13436 E. KNIGHTS WAY
CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS

CBBH HOLDINGS, LLC
3513 SW HK DODGEN LOOP STE 201
TEMPLE, TEXAS, 76502



11/22/21

SCALE: 1"=100'

DRAWN.: RR

ELEC. DRAWING FILE

C:\20044-PRE.DWG

DATE: 11/22/21

JOB NO.: 20044

03 OF 04

C3.0

LEGEND



PRE-DEVELOPMENT DRAINAGE PLAN OF:
CEDAR TRAILS

24,383 ACRES 1,062,140.85 S.F.
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Time of Concentration Calculations

Project in: **City of Harker Heights** Method from: **City of Harker Heights**

$t_c = t_i + t_t$ (time of concentration)

$t_i = Ln/(42s^{0.5})$ (initial sheet/overland flow time, up to the first 300')

$t_t = Ln/(60s^{0.5})$ (travel time, shallow ditch, channel, or storm sewer)

Values of N:

0.016	Concrete (rough or smoothed finish)
0.02	Asphalt
0.10	0-50% vegetated ground cover, remaining bare soil or rock outcrops, minimum brush or tree cover
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0.60	100% vegetated ground cover with areas of heavy vegetation (parks, green- belts, riparian areas etc.) dense under- growth

Time of Concentration, Proposed Conditions

Area Data	N	Initial/Overland Time t_i		Travel Time t_t			Computed t_c	Tc used in Design t_c		
		Length, L_o (ft)	Slope, S (ft/ft)	t_i (min)	N	Length (ft)			Slope, S (ft/ft)	t_t (min)
OS1+DA1	0.60	100.00	0.140	3.82	0.60	699.60	0.144	18.41	44.6	45
					0.30	556.92	0.023	18.23		
					0.02	1402.70	0.013	4.13		
DA2	0.30	40.00	0.050	1.28	0.30	191.63	0.021	6.63	7.9	10

AREA	10 YEARS									
	C FAIR GRASS	FAIR GRASS (ac.)	C GOOD GRASS	GOOD GRASS (ac.)	C FOREST/ WOODLAND	FOREST/ WOODLAND (ac.)	C CONCRETE/ ROOF	CONCRETE/ ROOF (ac.)	TOTAL AREA (ac.)	C ₁₀ COMPOSITE
OS1+DA1	0.38	2.97	0.35	13.50	0.41	8.22	0.83	9.27	33.96	0.50
AREA	25 YEARS									
	C FAIR GRASS	FAIR GRASS (ac.)	C GOOD GRASS	GOOD GRASS (ac.)	C FOREST/ WOODLAND	FOREST/ WOODLAND (ac.)	C CONCRETE/ ROOF	CONCRETE/ ROOF (ac.)	TOTAL AREA (ac.)	C ₂₅ COMPOSITE
OS1+DA1	0.42	2.97	0.39	13.50	0.45	8.22	0.88	9.27	33.96	0.54
AREA	100 YEARS									
	C FAIR GRASS	FAIR GRASS (ac.)	C GOOD GRASS	GOOD GRASS (ac.)	C FOREST/ WOODLAND	FOREST/ WOODLAND (ac.)	C CONCRETE/ ROOF	CONCRETE/ ROOF (ac.)	TOTAL AREA (ac.)	C ₁₀₀ COMPOSITE
OS1+DA1	0.49	2.97	0.46	13.50	0.52	8.22	0.97	9.27	33.96	0.62

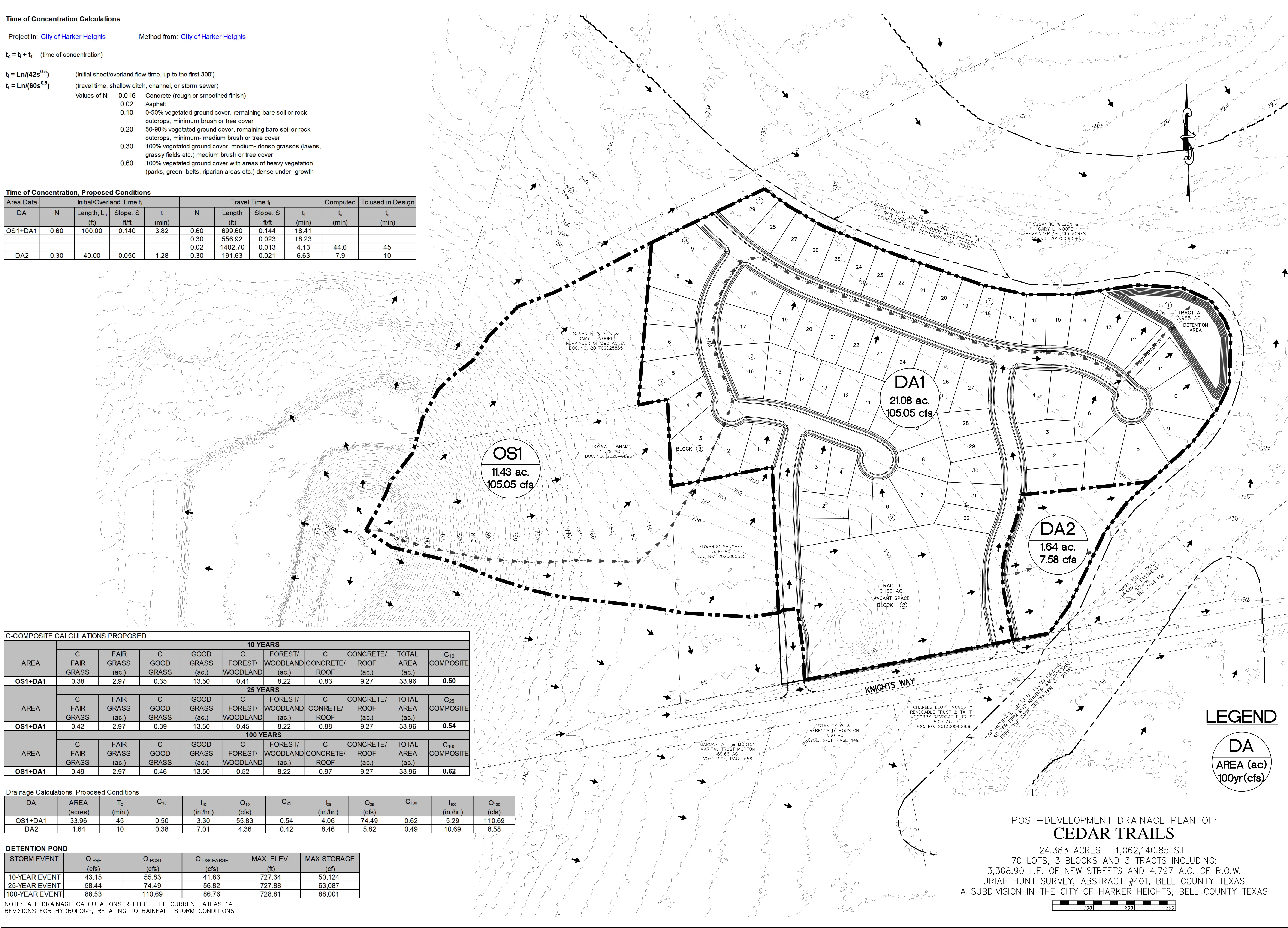
Drainage Calculations, Proposed Conditions

DA	AREA (acres)	T _c (min.)	C ₁₀	I ₁₀ (in./hr.)	Q ₁₀ (cfs)	C ₂₅	I ₂₅ (in./hr.)	Q ₂₅ (cfs)	C ₁₀₀	I ₁₀₀ (in./hr.)	Q ₁₀₀ (cfs)
OS1+DA1	33.96	45	0.50	3.30	55.83	0.54	4.06	74.49	0.62	5.29	110.69
DA2	1.64	10	0.38	7.01	4.36	0.42	8.46	5.82	0.49	10.69	8.58

DETENTION POND

STORM EVENT	Q _{PRE} (cfs)	Q _{POST} (cfs)	Q _{DISCHARGE} (cfs)	MAX. ELEV. (ft)	MAX STORAGE (cf)
10-YEAR EVENT	43.15	55.83	41.83	727.34	50,124
25-YEAR EVENT	58.44	74.49	56.82	727.88	63,087
100-YEAR EVENT	88.53	110.69	86.76	728.81	88,001

NOTE: ALL DRAINAGE CALCULATIONS REFLECT THE CURRENT ATLAS 14 REVISIONS FOR HYDROLOGY, RELATING TO RAINFALL STORM CONDITIONS



REVISIONS

11/22-DR CALCS



FIRM # F-13392

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POST-DEVELOPMENT DRAINAGE PLAN OF:

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TEMPLE, TEXAS, 76502



11/22/21

SCALE: 1"=100'

DRAWN.: RR

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DATE: 11/22/21

JOB NO.: 20044

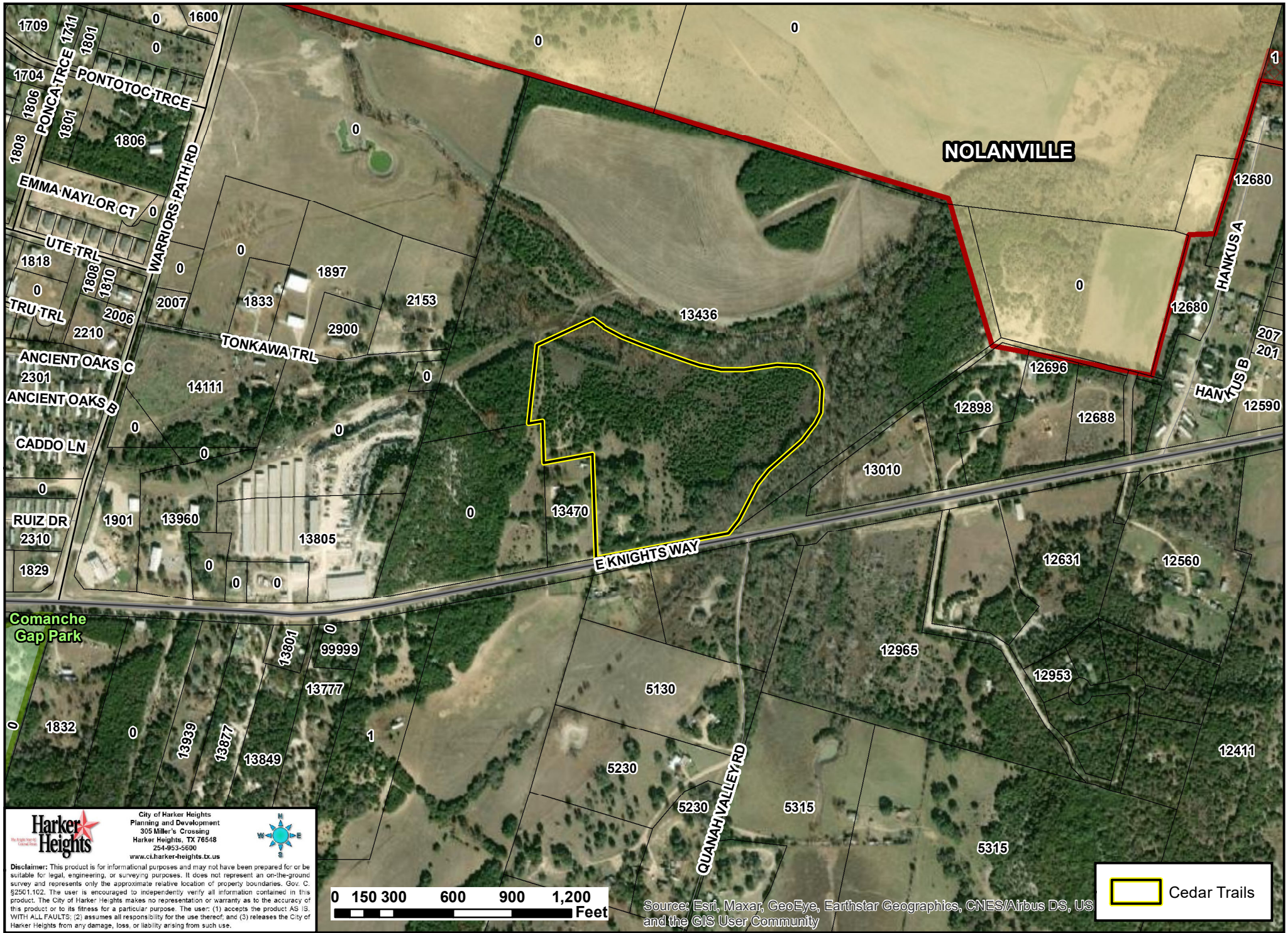
04 OF 04

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**POST-DEVELOPMENT DRAINAGE PLAN OF:
CEDAR TRAILS**

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70 LOTS, 3 BLOCKS AND 3 TRACTS INCLUDING:
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Harker Heights
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
www.ci.harker-heights.tx.us

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, US and the GIS User Community

 Cedar Trails

CEDAR TRAILS

P21-34 Preliminary Plat – Cedar Trails

Plat Distributed to HH Staff: **November 15, 2021**

Comments Returned to Belton Engineering: **November 22, 2021**

Revisions Received from Belton Engineering: **November 24, 2021**

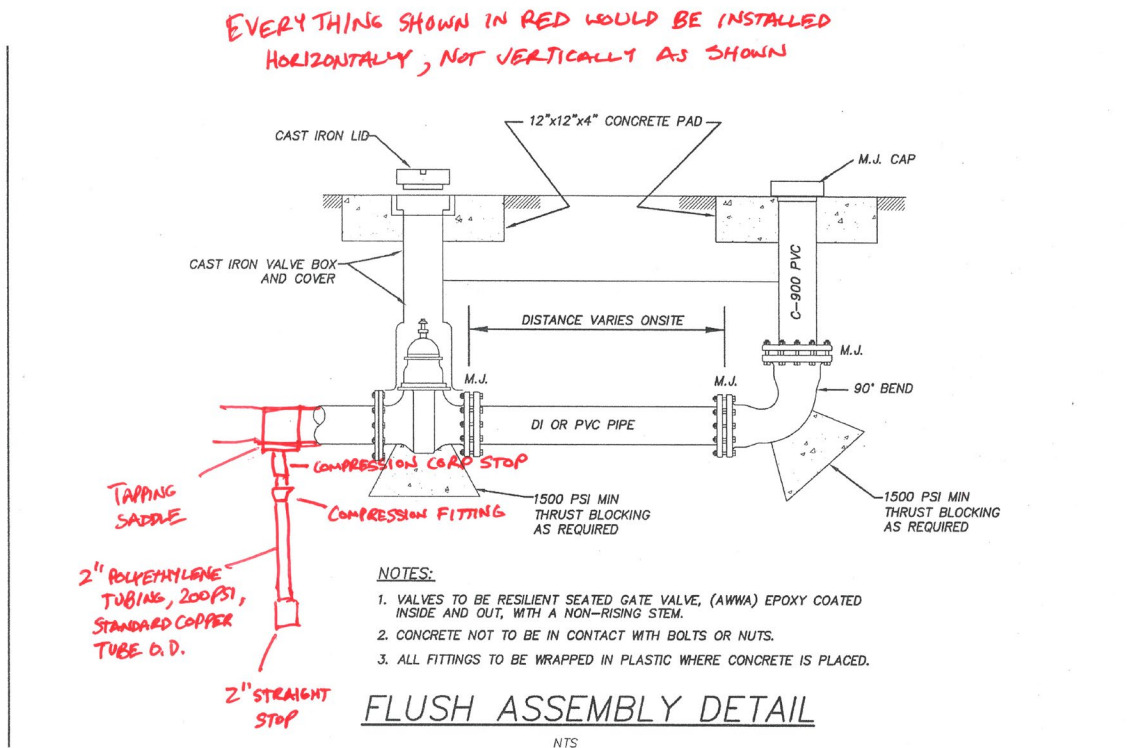
Planning & Development, Kristina Ramirez & Yvonne Spell

1. Applicant shall annotate the existing width of FM 2410 in the vicinity of this subdivision and provide the required right of way (ROW) to meet the 120' required ROW width for the major arterial FM 2410. *Engineer has made note of this on response (12/3/2021 Y. Spell)*
2. Per §154.21(C)(2)(d), applicant shall provide a sidewalk layout. Additionally, said sidewalk shall be in accordance with the City's Mobility 2030 plan. *Sidewalk layout provided, additional comments may be forthcoming (12/3/2021 Y. Spell)*
3. Clearly annotate if there will be any phasing within the subdivision (i.e. commercial lots, portions of the residential area) or if all public infrastructure will be installed in one phase. *Engineer has addressed this comment via revisions (12/3/2021 Y. Spell)*
4. Applicant shall annotate and illustrate on the plat dedication page the proposed 15' utility easement located offsite beginning at Lot 9 Block 1 and running northeast to the existing sanitary sewer main. *Met (12/3/2021 Y. Spell)*
5. He submitted preliminary drainage analysis shows the detention pond outfall at the property line. Applicant is advised that a re-approximation of sheet flow must occur within the property boundary. Applicant is advised that at the time of construction and final plat submission offsite drainage easements may be required to convey the outfall to the flow line of the receiving water course if sheet flow cannot be re-approximated inside the property. **Noted. During construction phase, pond will be graded in a way that will reestablish sheet flow inside the subject property. Met (12/3/2021 Y. Spell)**
6. The applicant is advised that a copy of the Traffic Impact Analysis for this development, as required by TXDOT, must be submitted with the final plat application prior to approval. *Met (12/3/2021 Y. Spell)*
7. Regarding sanitary sewer capacity for this development, the City of Harker Heights has conducted an engineering study on the remaining sanitary sewer capacity of the Evergreen-Fawn Valley Lift Station, the Trimmier Lift Station and associated lift station force mains and receiving gravity sanitary sewer mains. The sanitary sewer system serving this proposed

subdivision is currently at capacity. Engineering design for the sanitary sewer expansion project is almost completed. *Engineer has made note of this comment (12/3/2021 Y. Spell)*

Public Works, Mark Hyde

1. Loop the water line on the Cedrus Drive cul-de-sac to the water line on Cedar Trails. Provide a 15' wide public utility easement. Eliminating a dead end water line which requires monthly flushing. *Met (12/3/2021 Y. Spell)*
2. Extend the proposed 8-inch water line along FM 2410 to the eastern property line and provide a 6-inch flush assembly with 2-inch automated flush assembly. (Please see the detail drawing) *Met (12/3/2021 Y. Spell)*



3. At Cedar Trails/FM 2410 replace the 90 degree 8-inch fitting with two 45 degree fittings. *Met (12/3/2021 Y. Spell)*
4. Provide the 2-inch automated flush assemblies five feet upstream of each fire hydrant located on a dead end water main. *Met (12/3/2021 Y. Spell)*

5. Move the sanitary sewer out of the streets. Water mains to be located behind the curb on one side of the street and sanitary sewer mains to be located behind the curb on the other side of the street. *Met (12/3/2021 Y. Spell)*
6. Use 6-inch diameter sanitary sewer pipe for Cedro Avenue, Cedrus Drive and Cedar Trails unless the minimum slope of 0.5% cannot be met. Leave Deodar Drive as 8-inch diameter sanitary sewer. *Met (12/3/2021 Y. Spell)*
7. Submit the executed 15' utility easement for the offsite sanitary sewer. *Met (12/3/2021 Y. Spell)*
8. **The offsite sanitary sewer 15' utility easement field notes and drawing were submitted. Provide the executed dedication instrument. 12/2/2021 (executed easement will need to be provided prior to approval of final plat)**

City Engineer, Otto Wiederhold

1. Developers engineer shall add a note to post development, predevelopment, and any detention design that atlas 14 was listed in developing drainage calculation and design.
2. **I have no further comments for Cedar Trails Preliminary Plat. I will comment when the final plat and plans are submitted to fully check the drainage calculations. 12/2/2021**

Fire Marshal, Brad Alley: Approved, no comments.

Building Official, Mike Beard: No comments.

ONCOR, Scott Baumbach

I reviewed the plat and concur with the 15' U.E. along the front of the lots as well as along the north side of Knight's Way. *Met (12/3/2021 Y. Spell)*

Century Link, Chris McGuire: Approved, no comments.

Time Warner Cable/Spectrum

The City has not heard back from reviewing entity and comments may be forthcoming.

ATMOS

The City has not heard back from reviewing entity and comments may be forthcoming.

TXDOT: No comments at this time.

WCID #1

The City has not heard back from reviewing entity and comments may be forthcoming.

Dog Ridge WSC, Robert Whitley: No comments, not within CCN of Dog Ridge WSC.

Unite Private Networks, Kenny Robertsen: Approved, no comments.

Clearwater UWCD

Clearwater UWCD (CUWCD) has completed a desktop geodatabase investigation and records review for groundwater wells per your request. The Bell CAD property reviewed was PID #75765 (99.17 acres), based on the proposed subdivision known as the Cedar Trails Subdivision.

Item 1: Database review determined one registered well exists on PID #75765. Multiple site visits were unable to locate the precise location of the well; the district has listed it as plugged with not legal documentation. This should present no obstacle to the development of the proposed subdivision known as the Cedar Trails Subdivision.

Item 2: Once the subdivision replat is approved and subdivided as requested, future drilling of a non-exempt permitted well will be possible for beneficial use on Tract C of the subdivision known as Cedar Trails Subdivision. Non-exempt permitted wells on tracts less than 10 acres and greater than or equal to 2 acres is possible under district rules if the purpose is of the well meets the definition of beneficial use. All other tracts will be ineligible for future wells, as they are all smaller than 2 acres. The remainder of PID #75765 being retained by the landowner (approximately 74 acres) remain eligible for an exempt domestic well.

Item 3: The proposed subdivision lies in the City of Harker Heights' CCN #13079, thus public water supply to the proposed subdivision is solely the responsibility of the City of Harker Heights.



PLANNING AND ZONING COMMISSION MEMORANDUM

P21-35

AGENDA ITEM X-3

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: DECEMBER 8, 2021

DISCUSS AND CONSIDER A REQUEST FOR A PRELIMINARY PLAT REFERRED TO AS SAVANNAH COMMERCIAL ADDITION REPLAT 2 ON PROPERTY DESCRIBED AS AN 8.135 ACRE TRACT OF LAND, BEING LOT 2R, BLOCK 1, LOT 2R, 3R AND 4R, BLOCK 1 SAVANNAH COMMERCIAL ADDITION, AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET D, SLIDE 381-B OF THE PLAT RECORDS OF BELL COUNTY, TEXAS; SAME BEING A PORTION OF THOSE TRACTS CONVEYED TO WB WHITIS INVESTMENTS, LTD, A TEXAS LIMITED PARTNERSHIP, RECORDED UNDER INSTRUMENT NUMBER 2008-00034660 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS

PROJECT DESCRIPTION:

The applicant submitted an application for preliminary plat approval for approximately 8.15 acres of vacant land located between 850 W. Central Texas Expressway (Seton Medical Center) and 600 W. Central Texas Expressway (Sam's Club). The proposed development will be a 40,000 square foot building that will contain a 30 bed, single-story physical rehabilitation center.

As of December 1, 2021 staff had reviewed the submitted preliminary plat and engineering plans and made comments to address safety, drainage, water and wastewater utilities and other pertinent requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

STAFF RECOMMENDATION:

On November 22, 2021, staff returned comments to the applicant. On November 30, 2021, the applicant submitted revisions based on the November 22, 2021 comments. Comments on revisions have been substantially met, with remaining comments being related to the construction phase, therefore recommends approval with conditions of the Preliminary Plat for the subdivision referred to as Savannah Commercial Addition Replat 2, conditions being as follows:

1. Extend the 6-inch sanitary sewer line to the southern property boundary of the property to the north.
2. Amend annotations to correspond with staff comments.
3. Remaining comments to be adequately addressed per staff.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to **approve, approve with conditions, or disapprove with explanation** a request for a Preliminary Plat referred to as Savannah Commercial Addition Replat 2 on property described as an 8.135 acre tract of land, being Lot 2R, Block 1, Lot 2R, 3R AND 4R, Block 1 Savannah Commercial Addition, an addition to the City of Harker Heights, Bell County, Texas according to the plat recorded in Cabinet D, Slide 381-B of the Plat Records of Bell County, Texas; same being a portion of those tracts conveyed to WB Whitis Investments, LTD, a Texas limited partnership, recorded under Instrument Number 2008-00034660 of the Official Public Records of Bell County, Texas.

2. Any other action desired.

ATTACHMENTS:

1. Application
2. Field notes
3. Preliminary Plat
4. Preliminary Engineering Documents
5. Utility Layout
6. Location Map
7. Staff Comments with Responses (Comments sent 11/22/2021, Revisions received 11/30/2021)



Final Plat Application

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

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

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

1. Payment of \$150.00
2. Signed Original Field Notes and Dedication Pages
3. Paper Plan Submissions: Ten (10) Copies of Plat and Seven (7) sets of Final Engineering Plans
4. Electronic Submissions: Plat and Engineering Plans submitted to tdake@harkerheights.gov in PDF format.
5. Completed Final Plat Checklist

Property Information:

Plat Name: REPLAT OF LOT 2R SAVANNAH COMMERCIAL ADDITION _____ **Date Submitted:** _____

Number of Lots: 2 _____ **Number of Units/Suites:** _____ **Acreage:** 8.135 _____

Site Address or General Location: Tract south of US Highway 190; East of Seton Medical; West of Sam's Club _____

Residential Commercial Both **On Site Detention Proposed with Subdivision:** Yes No Other

Date of Preliminary Plat Approval by P&Z: _____

Owner Information & Authorization:

Property Owner: WB Whitis Investments, LTD _____

Address: 109 W. 2nd Street, Suite 201, Georgetown, Texas 78626 _____

Phone: [REDACTED] _____ **E-Mail:** [REDACTED] _____

Developer: MedCore Partners, LLC _____

Address: 12377 Merit Dr. #500 _____

Phone: Dallas, Tx 75251 _____ **E-Mail:** wes@medcorepartners.com _____

Engineer: Cunningham-Allen _____

Address: 3103 Bee Cave Rd, Ste 202 Austin, Tx 78746 _____

Phone: 512-327-2946 _____ **E-Mail:** sfriend@cunningham-allen.com _____

Surveyor: JPH Land Surveying, Inc. _____

Address: 1416 E Palm Valley Blvd, Ste A4 | Round Rock, TX _____

Phone: 512-686-1474 _____ **E-Mail:** cole@jphls.com _____

For more information reference Section 154.22 Final Plat of the Harker Heights Code of Ordinances

I HEREBY UNDERSTAND AND ACKNOWLEDGE:

The final plat must be prepared in accordance with the City's subdivision rules and regulations and shall conform substantially to preliminary plat layout as approved. The subdivider will be required to install at his/her own expense all water lines, streets, sewer lines, drainage facilities, and structures within the subdivision accords to Section 154.36 of the Harker Heights Code of Ordinances.

All required improvements must be completed unless a Bond or Letter of Credit has been posted and attached in sufficient amount to assure completion.

A maintenance bond/surety instruments has been furnished to assure the quality of materials and workmanship and maintenance of all required improvements including the City's cost for collecting the guaranteed funds and administering the correction and/or replacement of covered improvements in the even the subdivider defaults.

The maintenance bond or other surety instrument shall be satisfactory to the city as to form, sufficiency and manner of execution. For water and sewer related improvements, the bond or other instrument shall be in an amount equal to 20% of the cost of improvements verified by the city Engineer and shall run for a period of one calendar year. Bonds or other instruments for streets and drainage facilities shall be in an amount equal to 40% of the improvements verified by the city Engineer and shall run for a period of two calendar years.

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

WB Whitis Investments, Ltd.

By: WB Whitis Investments Management, LC

Printed Name of Owner

Printed Name of Authorized Agent (Corporation/Partnership)

Signature of Owner

Bruce Whitis, President

Signature of Authorized Agent (Corporation/Partnership)

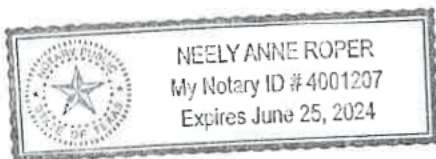
SWORN AND SUBSCRIBED BEFORE ME THIS 11th DAY OF

November, 2021.

[Handwritten Signature]

Signature of Notary Public

My Commission Expires: 06-25-2024



STAFF ONLY -- DO NOT FILL OUT

Date Submitted: _____ Received By: _____ Case #: _____ Receipt #: _____

Rev. 5/20

JPH Land Surveying, Inc.

D.F.W. ★ Central Texas ★ West Texas ★ Houston



EXHIBIT “A”

LEGAL DESCRIPTION

(PAGE 1 OF 2)

FIELDNOTES for a 8.135 acre tract of land, being Lot 2R, Block 1, *LOT 2R, 3R AND 4R, BLOCK 1 SAVANNAH COMMERCIAL ADDITION*, an addition to the City of Harker Heights, Bell County, Texas, according to the plat recorded in Cabinet D, Slide 381-B of the Plat Records of Bell County, Texas; same being a portion of those tracts conveyed to WB Whitis Investments, LTD, a Texas limited partnership, recorded under Instrument Number 2008-00034660 of the Official Public Records of Bell County, Texas; said subject tract being more particularly described as follows:

BEGINNING at a 1/2-inch capped rebar stamped “KHA” found in the southwest right-of-way of line of W. Central Texas Expressway (a/k/a State Highway No. 190), a variable width right-of-way as shown in Cabinet D, Slide 381-B of said plat records at the common north corner of Lot 3R of said *LOT 2R, 3R AND 4R, BLOCK 1 SAVANNAH COMMERCIAL ADDITION* and of said Lot 2R;

THENCE SOUTH 17° 54' 03” WEST along the common line of said Lot 3R and of said Lot 2R, a distance of 343.38 feet to a 1/2-inch capped rebar stamped “JPH Land Surveying” set at a common corner of said Lot 3R and of said Lot 2R;

THENCE NORTH 72° 05' 57” WEST, continuing with said common line, a distance of 146.37 feet to 5/8-inch rebar found at a common corner of said Lot 3R and of said Lot 2R;

THENCE SOUTH 17° 54' 03” WEST, continuing with said common line, a distance of 666.90 feet, to a 5/8-inch rebar with illegible cap found in the northeast line of Block 1, *SAVANNAH HEIGHTS*, an addition to the City of Harker Heights, Bell County, Texas, according to the plat recorded in Cabinet D, Slide 25-D of said plat records, at the common south corner of said Lot 3R and of said 2R;

THENCE NORTH 72° 05' 52” WEST, with the common line of said Block 1, *SAVANNAH HEIGHTS* and of said Lot 2R, a distance of 300.66 feet to a 3/8-inch rebar with illegible cap found at the common south corner of Lot 1, Block 1, *SAVANNAH COMMERCIAL ADDITION*, an addition to the City of Harker Heights, Bell County, Texas, according to the plat recorded in Cabinet D, Slide 96-D of said plat records and of said Lot 2R;

<u>Dallas-Fort Worth</u>	<u>Central Texas</u>	<u>West Texas</u>	<u>Houston</u>
785 Lonesome Dove Tr. Hurst, Texas 76054 (817) 431-4971 Firm #10019500	1516 E. Palm Valley Blvd., A4 Round Rock, Texas 78664 (512) 778-5688 Firm #10194073	426 Graham Street Tuscola, Texas 79562 (325) 672-7420 Firm #10193867	11511 Katy Fwy., 515 Houston, Texas 77079 (281) 812-2242 Firm # 10019500

WWW.JPHLANDSURVEYING.COM

(PAGE 2 OF 2)

THENCE NORTH 17° 52' 59" EAST, with the common line of said Lot 1 and of said Lot 2R, a distance of 1,011.12 feet to a 1/2-inch capped rebar stamped "S. A. T.X." found in the southwest right-of-way of line of said W. Central Texas Expressway at the common north corner of said Lot 1 and said Lot 2R;

THENCE SOUTH 71° 59' 26" EAST, a distance of 447.35 feet to the **POINT OF BEGINNING**, enclosing 8.135 acres (+/- 354,356 sq. ft.) of land.

Chris Henderson
Registered Professional
Land Surveyor No. 6831
cole@jphls.com
November 11, 2021



Dallas-Fort Worth

785 Lonesome Dove Tr.
Hurst, Texas 76054
(817) 431-4971
Firm #10019500

Central Texas

1516 E. Palm Valley Blvd., A4
Round Rock, Texas 78664
(512) 778-5688
Firm #10194073

West Texas

426 Graham Street
Tuscola, Texas 79562
(325) 672-7420
Firm #10193867

Houston

11511 Katy Fwy., 515
Houston, Texas 77079
(281) 812-2242
Firm # 10019500

WWW.JPHLANDSURVEYING.COM

STATE OF TEXAS §
COUNTY OF BELL §

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, WB Whitis Investments, LTD, a Texas limited partnership, is the owner of that certain tract being Lot 2R, Block 1, LOT 2R, 3R AND 4R, BLOCK 1 SAVANNAH COMMERCIAL ADDITION, an addition to the City of Harker Heights, Bell County, Texas, according to the plat recorded in Cabinet D, Slide 381-B of the Plat Records of Bell County, Texas; same being a portion of those tracts conveyed to WB Whitis Investments, LTD, a Texas limited partnership, recorded under Instrument Number 2008-00034660 of the Official Public Records of Bell County, Texas; said subject tract being more particularly described as follows:

BEGINNING at a 1/2-inch capped rebar stamped "KHA" found in the southwest right-of-way of line of W. Central Texas Expressway (a/k/a State Highway No. 190), a variable width right-of-way as shown in Cabinet D, Slide 381-B of said plat records at the common north corner of Lot 3R of said LOT 2R, 3R AND 4R, BLOCK 1 SAVANNAH COMMERCIAL ADDITION and of said Lot 2R;

THENCE SOUTH 17° 54' 03" WEST along the common line of said Lot 3R and of said Lot 2R, a distance of 343.38 feet to a 1/2-inch capped rebar stamped "JPH Land Surveying" set at a common corner of said Lot 3R and of said Lot 2R;

THENCE NORTH 72° 05' 57" WEST, continuing with said common line, a distance of 146.37 feet to 5/8-inch rebar found at a common corner of said Lot 3R and of said Lot 2R;

THENCE SOUTH 17° 54' 03" WEST, continuing with said common line, a distance of 666.90 feet, to a 5/8-inch rebar with illegible cap found in the northeast line of Block 1, SAVANNAH HEIGHTS, an addition to the City of Harker Heights, Bell County, Texas, according to the plat recorded in Cabinet D, Slide 25-D of said plat records, at the common south corner of said Lot 3R and of said 2R;

THENCE NORTH 72° 05' 52" WEST, with the common line of said Block 1, SAVANNAH HEIGHTS and of said Lot 2R, a distance of 300.66 feet to a 3/8-inch rebar with illegible cap found at the common south corner of Lot 1, Block 1, SAVANNAH COMMERCIAL ADDITION, an addition to the City of Harker Heights, Bell County, Texas, according to the plat recorded in Cabinet D, Slide 96-D of said plat records and of said Lot 2R;

THENCE NORTH 17° 52' 59" EAST, with the common line of said Lot 1 and of said Lot 2R, a distance of 1,011.12 feet to a 1/2-inch capped rebar stamped "S. A. T.X." found in the southwest right-of-way of line of said W. Central Texas Expressway at the common north corner of said Lot 1 and said Lot 2R;

THENCE SOUTH 71° 59' 26" EAST, a distance of 447.35 feet to the POINT OF BEGINNING, enclosing 8.135 acres (+/- 354,356 sq. ft.) of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WB Whitis Investments, Ltd., a Texas limited partnership, as the owner of that certain 8.135 acre tract of land, being a portion of that tract described in a Special Warranty Deed to WB Whitis Investments, Ltd., a Texas limited partnership, as recorded under Instrument Number 2008-00034660, of the Official Public Records of Bell County, Texas, does hereby adopt this plat, designating the herein property described as REPLAT OF LOT 2R, BLOCK 1, SAVANNAH COMMERCIAL ADDITION, an addition in the City of Harker Heights, Bell County, Texas and does hereby dedicate to the public any streets, easements, drives and alleys shown hereon, to the public's use forever and for the purposes indicated.

This plat was approved subject to all plating ordinances, rules, regulations and resolutions of the City of Harker Heights, Texas.

Witness my hand this ____ day of _____, 2021.

_____, Managing Partner Date
WB Whitis Investments, Ltd.

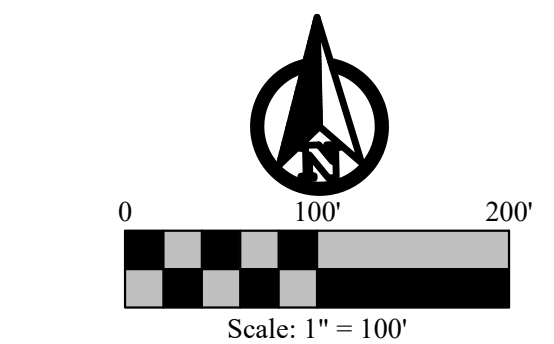
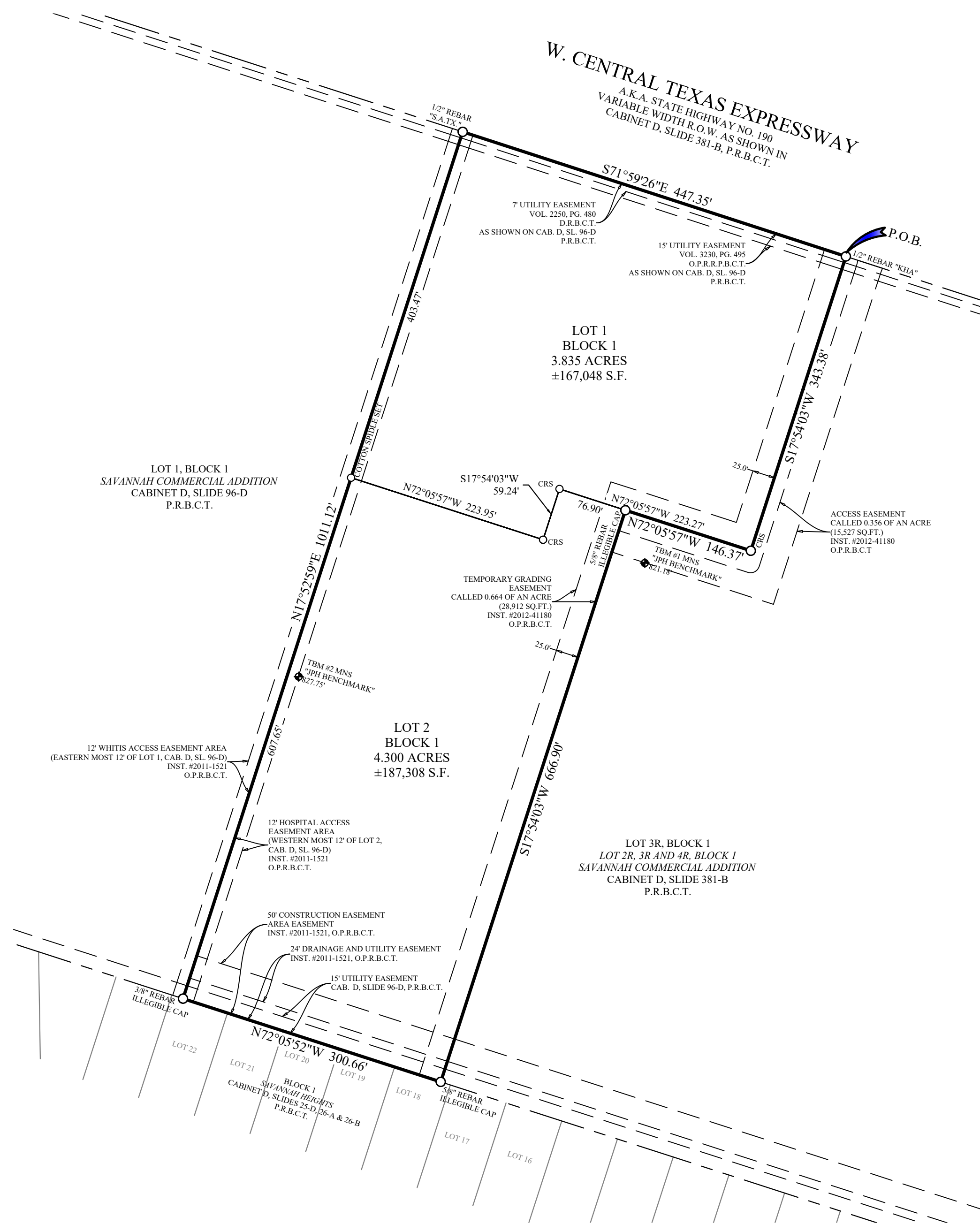
STATE OF TEXAS §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office this ____ day of _____, 2021.

Notary Public in and for the State of Texas
My commission expires: _____



MONUMENTS / DATUMS / BEARING BASIS
Monuments are found if not marked MNS or CRS.
CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
TBM ○ Site benchmark (see vicinity map for general location)
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFl/TxCS,'83,CZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS,'83,CZ)

LEGEND OF ABBREVIATIONS
U.S.SyFl. United States Survey Feet
TxCS,'83,CZ Texas Coordinate System of 1983, Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.B.C.T. Plat Records of Bell County, Texas
O.P.R.B.C.T. Official Public Records of Bell County, Texas
D.R.B.C.T. Deed Records of Bell County, Texas
VOL/Pg/INST# Volume/Page/Instrument Number
CAB./SL. Cabinet/Slide
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line
UE Utility Easement
BL Building Setback Line
A.K.A. Also Known As

PLAT NOTES:

- This survey was performed with the benefit of a title commitment provided by First National Title Insurance Company, File # 21-632107-DB, effective October 18, 2021, and issued October 28, 2021.
- This property lies within unshaded ZONE(S) X of the Flood Insurance Rate Map for Bell County, Texas and Incorporated Areas, map no. 48027C0285E, dated 2008/09/26.
- The first site benchmark (TBM #1) is a mag nail with metal washer stamped "JPH BENCHMARK" set in a concrete curb, located approximately 393 feet southwesterly from the southwest right-of-way line of W. Central Texas Expressway, and approximately 39 feet southeasterly from the southeast line of the subject property herein described. Benchmark Elevation = 821.18' (NAVD'88). See vicinity map for general location.
The second site benchmark (TBM #2) is a mag nail with metal washer stamped "JPH BENCHMARK" set in a concrete curb, located approximately 631 feet southwesterly from the southwest right-of-way line of W. Central Texas Expressway, and approximately 12 feet southeasterly from the northwest line of the subject property herein described. Benchmark Elevation = 827.75' (NAVD'88). See vicinity map for general location.
- The fieldwork was completed on November 4, 2021.

AFFIDAVIT

The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.
Dated this ____ day of _____, 2021.

By: _____
Bell County Tax Appraisal District

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

That I, Chris Henderson, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision and Property Development Regulations of the City of Harker Heights, Texas.

GIVEN UNDER MY HAND this the ____ day of _____, 2021.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

-RELEASED FOR REVIEW ON NOVEMBER 11, 2021

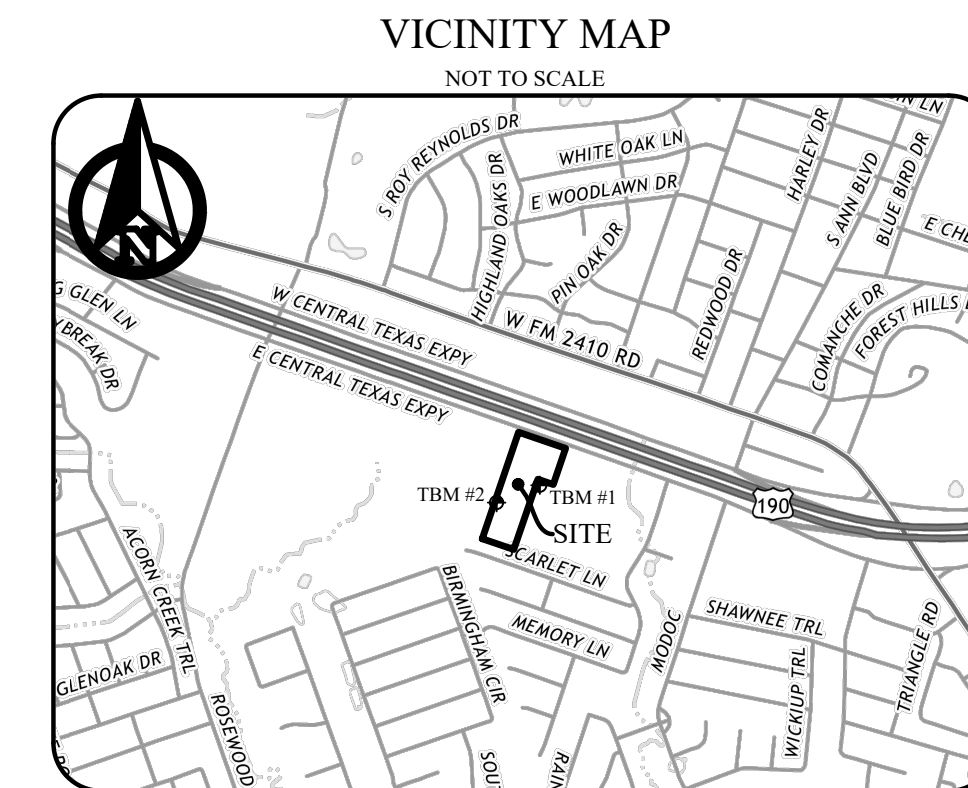
Chris Henderson
Registered Professional Surveyor
No. 6831 State of Texas

PLANNING AND DEVELOPMENT APPROVAL

This plat has been submitted to and considered by the Director of Planning and Development of the City of Harker Heights, Texas.

Approved this ____ day of _____, 2021, A.D. by the Director of Planning and Development of the City of Harker Heights, Bell County, Texas.

Director of Planning and Development
City of Harker Heights, Texas



REPLAT
OF
LOT 2R, BLOCK 1
SAVANNAH COMMERCIAL ADDITION
CABINET D, SLIDE 381-B, P.R.B.C.T.

8.135 ACRES
SITUATED IN THE
DANIEL J. KEIGER SURVEY, ABSTRACT NO. 491
CITY OF HARKER HEIGHTS
BELL COUNTY, TEXAS

NUMBER OF LOTS/BLOCKS: 2 Lots, 1 Block
PREPARATION DATE: NOVEMBER 11, 2021
SUBMITTAL DATE: _____, 2021

OWNER:
WB Whitis Investments, Ltd., a Texas limited partnership
3000 Illinois Avenue, Ste 100
Killeen, Texas 76543

SURVEYOR:
JPH Land Surveying, Inc.
1516 E Palm Valley Blvd, Ste A4
Round Rock, Texas 78664
Phone: (512) 778-5688

PLANNING AND ZONING COMMISSION APPROVAL

This plat has been submitted to and considered by the Planning and Zoning Commission of the City of Harker Heights, Texas.

Approved this ____ day of _____, 2021, A.D. by the Planning and Zoning Commission of the City of Harker Heights, Texas.

Chairman, Planning and Zoning Commission Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

This plat has been submitted to and considered by the City Council of the City of Harker Heights, Texas.

Approved this ____ day of _____, 2021, A.D. by the City Council of the City of Harker Heights, Texas.

Mayor, City of Harker Heights, Texas City Secretary, City of Harker Heights, Texas

COUNTY CLERK CERTIFICATE

Filed for record this ____ day of _____, 2021, in year _____, Plat # _____, Plat Records of Bell County, Texas, and dedication under Instrument Number _____, Official Public Records of Bell County, Texas.

Shelley Coston, County Clerk
Bell County, Texas



Field: CY 2021/11/04 CTX4619
Drafter: RDG 2021/11/11
Revision:
Revision:

JPH Job/Drawing No. (see below)
2021.156.001 600 W Central Texas Expy, Harker Heights, Bell Co, TX-REPLAT.dwg
© 2021 JPH Land Surveying, Inc. - All Rights Reserved
1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500 #10194073 #10193867
DFW-Houston | Central Texas | West Texas

WHEREAS, WB Whittis Investments, LTD, a Texas limited partnership, is the owner of that certain tract being a portion of Lot 2R, Block 1, LOT 2R, 3R AND 4R, BLOCK 1 SAVANNAH COMMERCIAL ADDITION, an addition to the City of Harker Heights, Bell County, Texas, according to the plat recorded in Cabinet D, Slide 381-B of the Plat Records of Bell County, Texas; same being a portion of those tracts conveyed to WB Whittis Investments, LTD, a Texas limited partnership, recorded under Instrument Number 2008-00034660 of the Official Public Records of Bell County, Texas; the subject tract being more particularly described as follows:

COMMENCING at a 1/2-inch capped rebar stamped "KHA" found in the southwest right-of-way of line of W. Central Texas Expressway (a/k/a State Highway No. 190), a variable width right-of-way as shown in Cabinet D, Slide 381-B of said plat records at the common north corner of Lot 3R of said LOT 2R, 3R AND 4R, BLOCK 1 SAVANNAH COMMERCIAL ADDITION and of said Lot 2R; **THENCE** SOUTH 17° 54' 03" WEST along the common line of said Lot 3R and of said Lot 2R, a distance of 343.38 feet to a 1/2-inch capped rebar stamped "JPH Land Surveying" set at a common corner of said Lot 3R and of said Lot 2R; **THENCE** NORTH 72° 05' 57" WEST, continuing with said common line, a distance of 146.37 feet to 5/8-inch rebar found at a common corner of said Lot 3R and of said Lot 2R being the **POINT OF BEGINNING** of the herein described tract;

THENCE SOUTH 17° 54' 03" WEST, continuing with said common line, a distance of 666.90 feet, to a 5/8-inch rebar with illegible cap found in the northeast line of Block 1, SAVANNAH HEIGHTS, an addition to the City of Harker Heights, Bell County, Texas, according to the plat recorded in Cabinet D, Slide 25-D of said plat records, at the common south corner of said Lot 3R and of said Lot 2R;

THENCE NORTH 72° 05' 52" WEST, with the common line of said Block 1, SAVANNAH HEIGHTS and of said Lot 2R, a distance of 300.66 feet to a 3/8-inch rebar with illegible cap found at the common south corner of Lot 1, Block 1, SAVANNAH COMMERCIAL ADDITION, an addition to the City of Harker Heights, Bell County, Texas, according to the plat recorded in Cabinet D, Slide 96-D of said plat records and of said Lot 2R;

THENCE NORTH 17° 52' 59" EAST, with the common line of said Lot 1 and of said Lot 2R, a distance of 607.65 feet, to a cotton spindle set at the northwest corner of the herein described tract;

THENCE into and across said Lot 2R the following courses and distances:

1. SOUTH 72° 05' 57" EAST, a distance of 223.95 feet, to a 1/2-inch capped rebar stamped "JPH Land Surveying" set;
2. NORTH 17° 54' 03" EAST, a distance of 59.24 feet, to a 1/2-inch capped rebar stamped "JPH Land Surveying" set;
3. SOUTH 72° 05' 57" EAST, a distance of 76.90 feet to the **POINT OF BEGINNING**, enclosing 4,300 acres (+/- 187,308 sq. ft.) of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WB Whittis Investments, Ltd., a Texas limited partnership, as the owner of that certain 8.135 acre tract of land, being a portion of that tract described in a Special Warranty Deed to WB Whittis Investments, Ltd., a Texas limited partnership, as recorded under Instrument Number 2008-00034660, of the Official Public Records of Bell County, Texas, does hereby adopt this plat, designating the herein property described as SAVANNAH COMMERCIAL ADDITION, REPLAT 2, an addition in the City of Harker Heights, Bell County, Texas and does hereby dedicate to the public any streets, easements, drives and alleys shown hereon, to the public's use forever and for the purposes indicated.

This plat was approved subject to all plating ordinances, rules, regulations and resolutions of the City of Harker Heights, Texas.

Witness my hand this _____ day of _____, 2021.

_____, Managing Partner Date

WB Whittis Investments, Ltd.

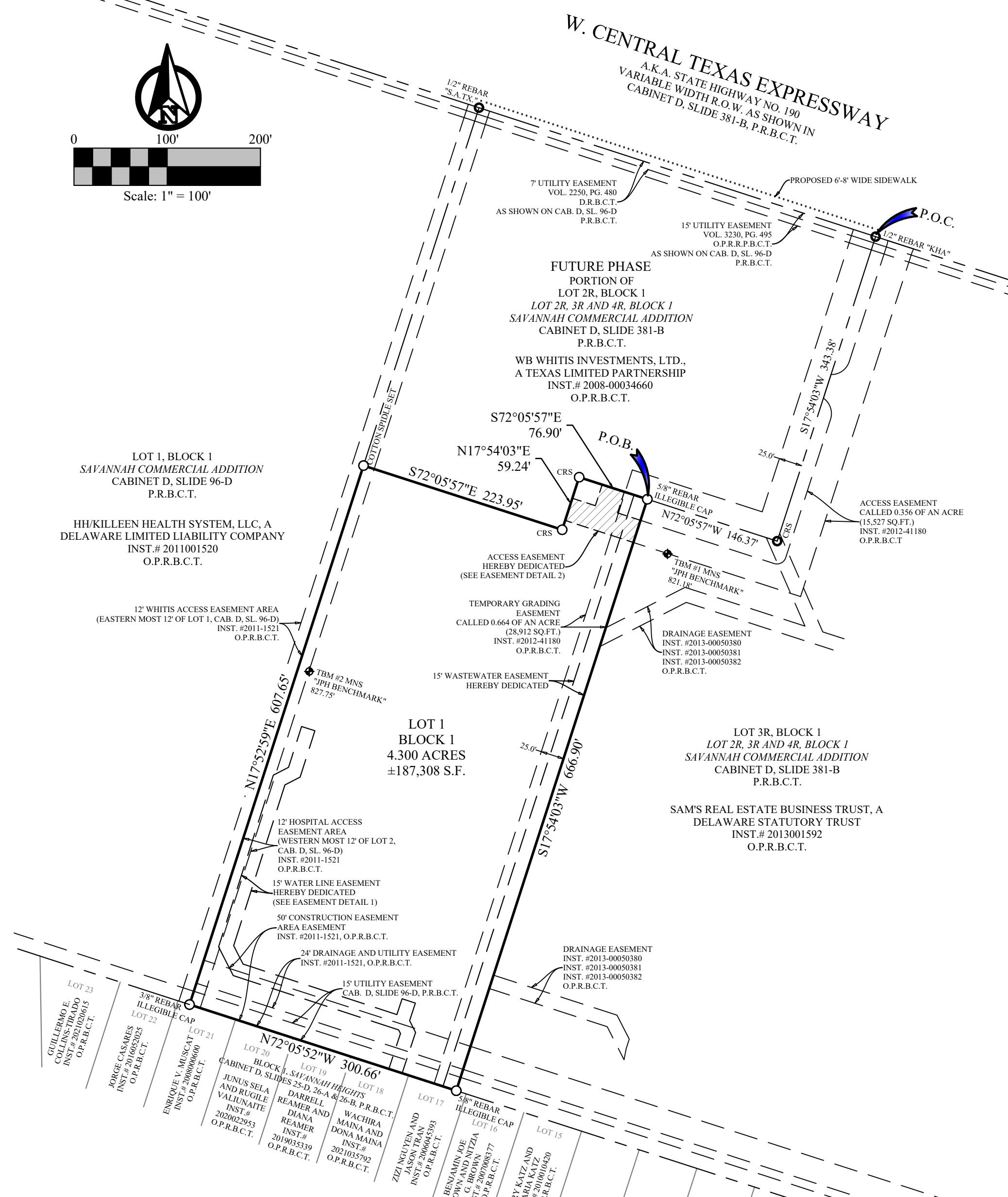
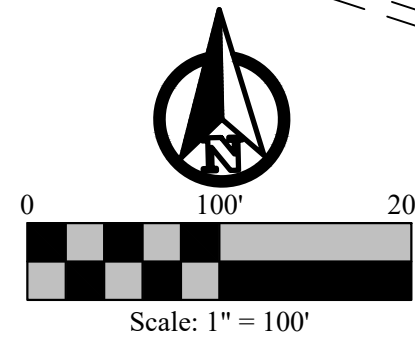
STATE OF TEXAS §
 COUNTY OF _____ §
 KNOW ALL MEN BY THESE PRESENTS:

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office this _____ day of _____, 2021.

Notary Public in and for the State of Texas

My commission expires:



LEGEND OF ABBREVIATIONS

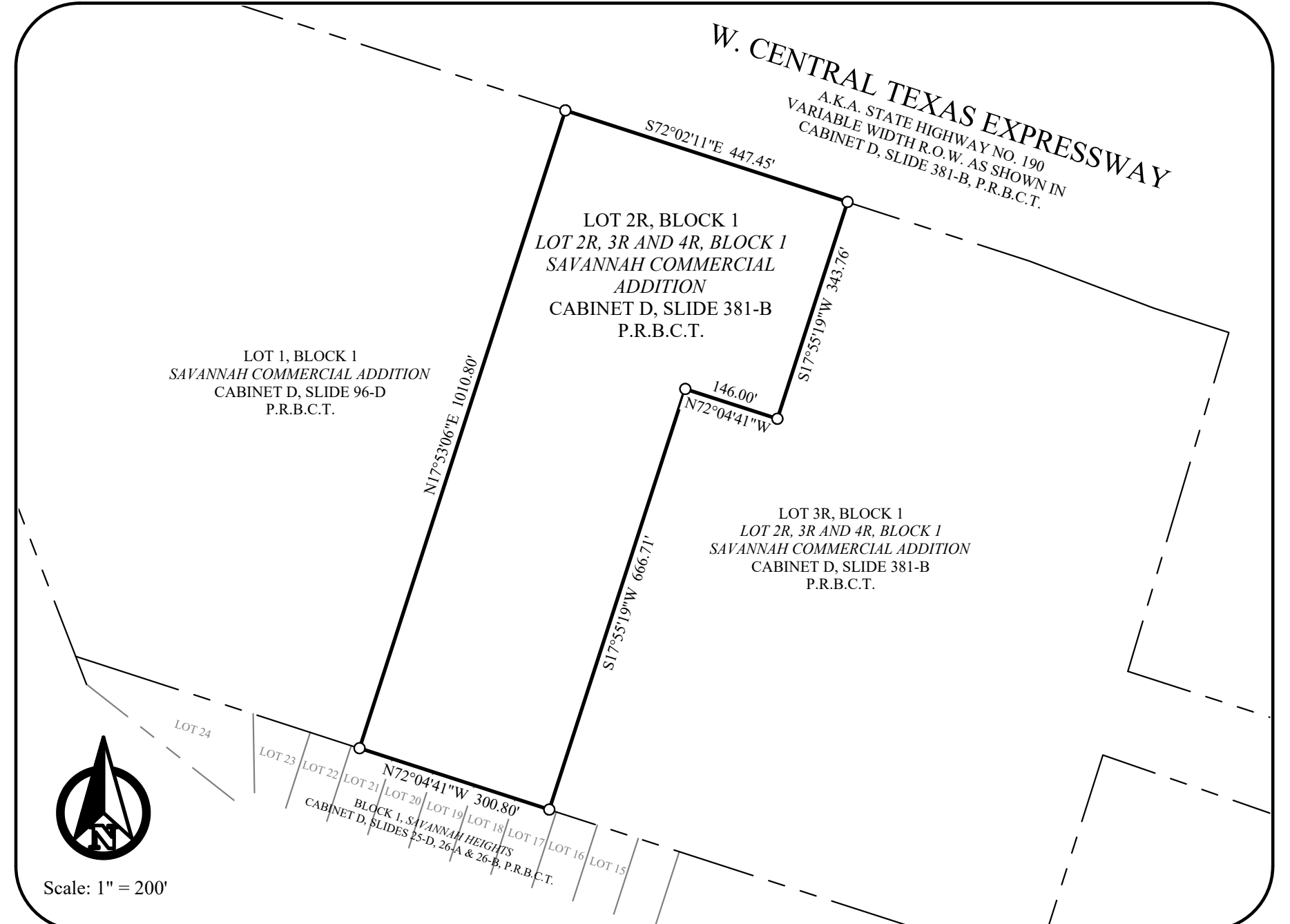
US.SyFt. United States Survey Feet
 TxCS,'83,CZ Texas Coordinate System of 1983, Central Zone
 NAVD'88 North American Vertical Datum of 1988
 P.R.B.C.T. Plat Records of Bell County, Texas
 O.P.R.B.C.T. Official Public Records of Bell County, Texas
 D.R.B.C.T. Deed Records of Bell County, Texas
 VOL/PG/INST# Volume/Page/Instrument Number
 CAB./SL. Cabinet/Slide
 POB/POC Point of Beginning/Point of Commencing
 ESMT/BL Easement/Building Line
 UE Utility Easement
 BL Building Setback Line
 A.K.A. Also Known As

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
 MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
 TBM ○ Site benchmark (see vicinity map for general location)
 ○ Vertex or common point (not a monument)
 Coordinate values, if shown, are US.SyFt./TxCS,'83,CZ
 Elevations, if shown, are NAVD'88
 Bearings are based on grid north (TxCS,'83,CZ)

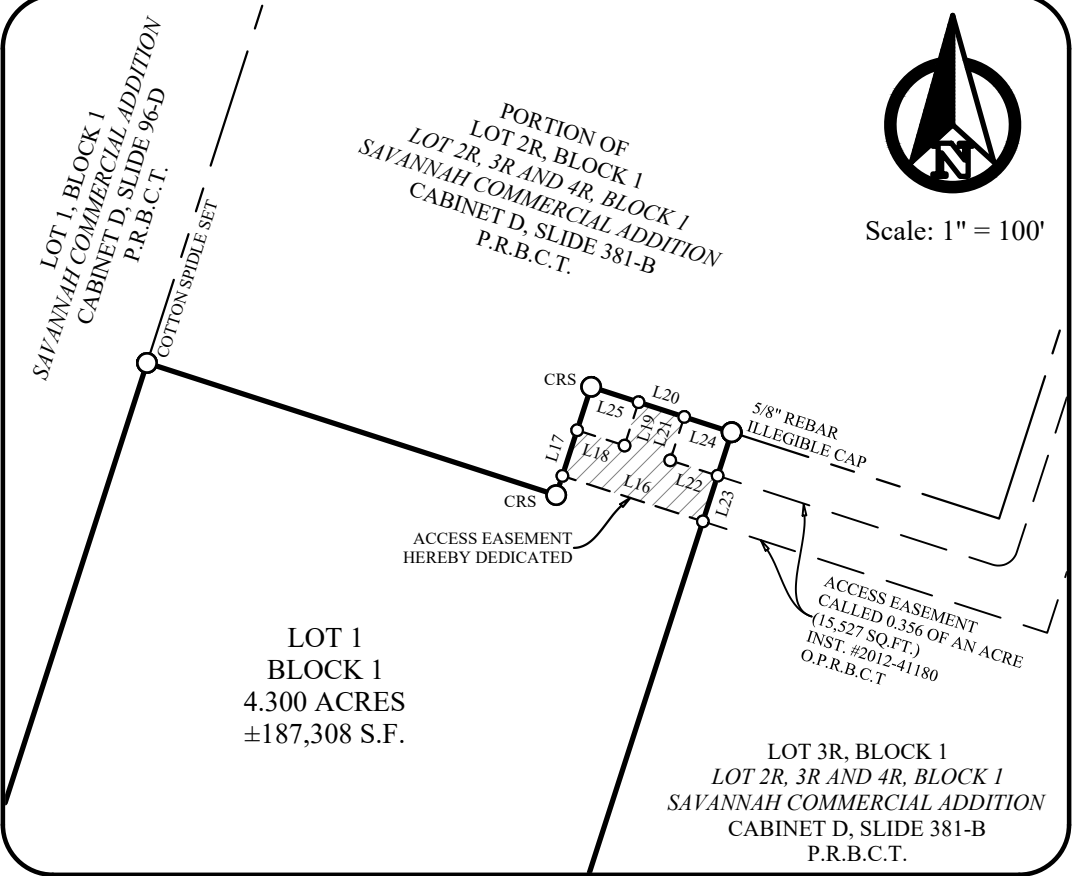
PLAT BEING AMENDED:



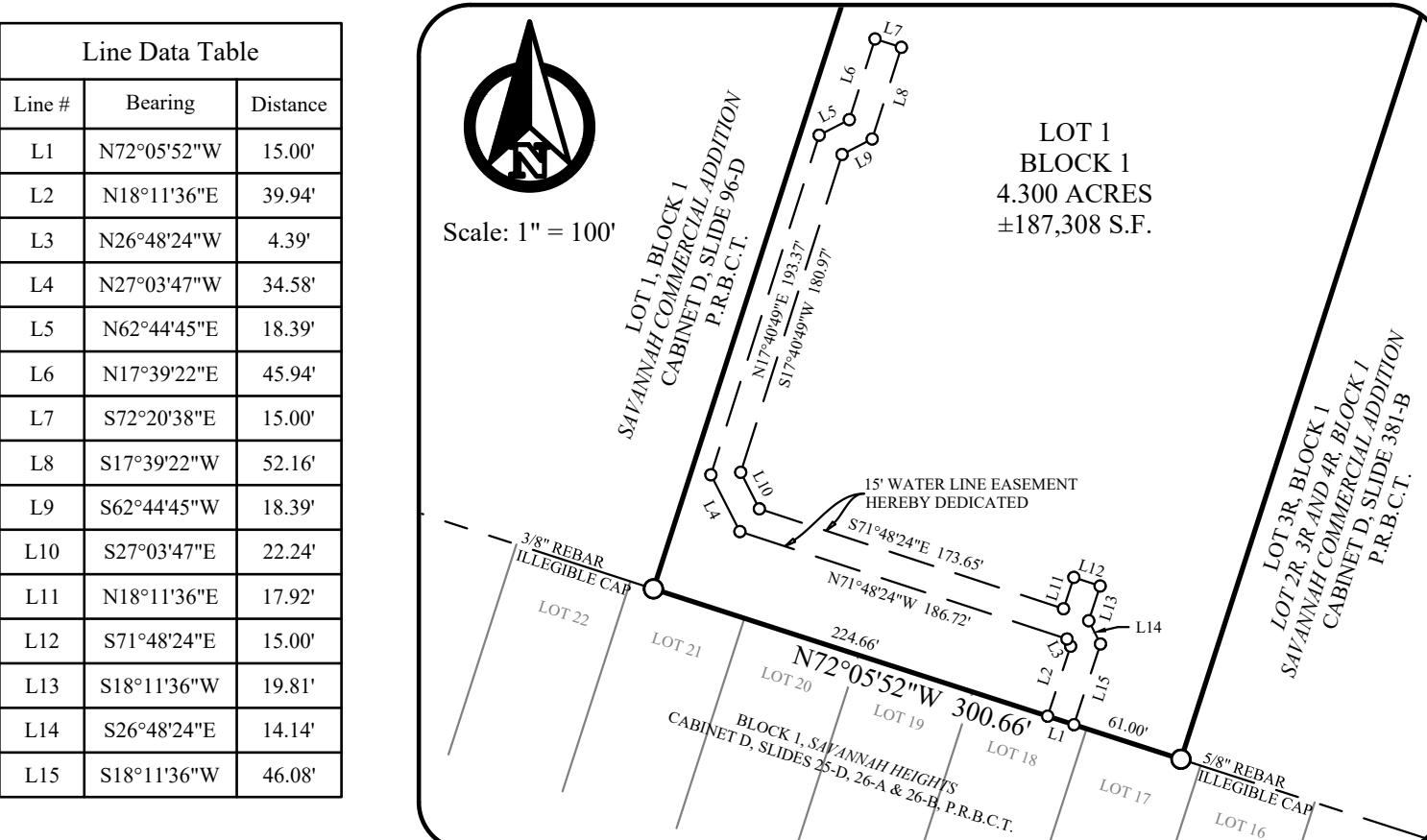
Line Data Table

Line #	Bearing	Distance
L16	N72°04'04"W	76.90
L17	N17°54'03"E	25.00
L18	S72°04'04"E	25.95
L19	N17°54'03"E	23.75
L20	S72°05'57"E	25.00
L21	S17°54'03"W	23.77
L22	S72°04'04"E	25.95
L23	S17°54'03"W	25.00
L24	S72°05'56"E	25.95
L25	N72°05'56"W	25.95

EASEMENT DETAIL 2:



EASEMENT DETAIL 1:



PLAT NOTES:

1. This survey was performed with the benefit of a title commitment provided by First National Title Insurance Company, File # 21-632107-DB, effective October 18, 2021, and issued October 28, 2021.
2. This property lies within unshaded ZONE(S) X of the Flood Insurance Rate Map for Bell County, Texas and Incorporated Areas, map no. 48027C0285E, dated 2008/09/26.
3. The first site benchmark (TBM #1) is a mag nail with metal washer stamped "JPH BENCHMARK" set in a concrete curb, located approximately 393 feet southwesterly from the southwest right-of-way line of W. Central Texas Expressway, and approximately 39 feet southeasterly from the southeast line of the subject property herein described. Benchmark Elevation = 821.18' (NAVD'88). See vicinity map for general location.
4. The fieldwork was completed on November 4, 2021.

AFFIDAVIT

The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.

Dated this _____ day of _____, 2021.

By: _____
 Bell County Tax Appraisal District

PLANNING AND DEVELOPMENT APPROVAL

This plat has been submitted to and considered by the Director of Planning and Development of the City of Harker Heights, Texas.

Approved this _____ day of _____, 2021, A.D. by the Director of Planning and Development of the City of Harker Heights, Bell County, Texas.

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
 COUNTY OF WILLIAMSON §
 KNOW ALL MEN BY THESE PRESENTS:

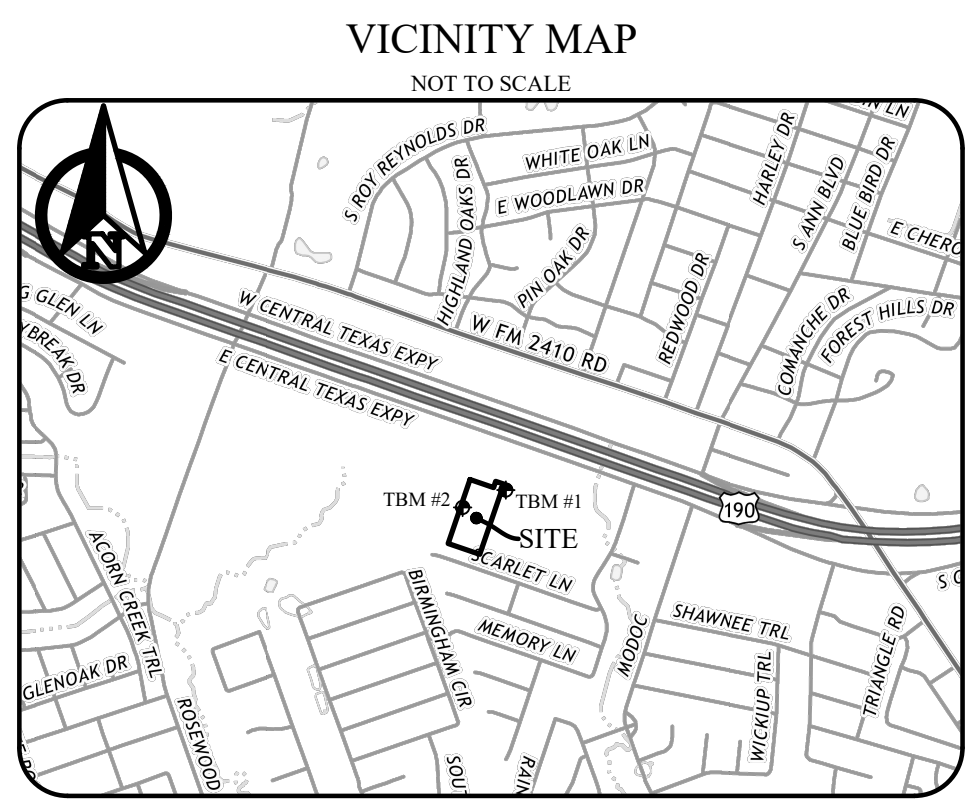
That I, Chris Henderson, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision and Property Development Regulations of the City of Harker Heights, Texas.

GIVEN UNDER MY HAND this the _____ day of _____, 2021.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

-RELEASED FOR REVIEW ON NOVEMBER 24, 2021

Chris Henderson
 Registered Professional Surveyor
 No. 6831 State of Texas



PRELIMINARY PLAT OF SAVANNAH COMMERCIAL ADDITION, REPLAT 2

4,300 ACRES
 SITUATED IN THE
 DANIEL J. KEIGER SURVEY, ABSTRACT NO. 491
 CITY OF HARKER HEIGHTS
 BELL COUNTY, TEXAS

NUMBER OF LOTS/BLOCKS: 1 Lots, 1 Block

PREPARATION DATE: NOVEMBER 11, 2021

SUBMITTAL DATE: _____, 2021

OWNER:
 WB Whittis Investments, Ltd., a Texas limited partnership
 3000 Illinois Avenue, Ste 100
 Killen, Texas 76543

SURVEYOR:
 JPH Land Surveying, Inc.
 1516 E Palm Valley Blvd, Ste A4
 Round Rock, Texas 78664
 Phone: (512) 778-5688

PLANNING AND ZONING COMMISSION APPROVAL

This plat has been submitted to and considered by the Planning and Zoning Commission of the City of Harker Heights, Texas.

Approved this _____ day of _____, 2021, A.D. by the Planning and Zoning Commission of the City of Harker Heights, Texas.

 Chairman, Planning and Zoning Commission

 Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

This plat has been submitted to and considered by the City Council of the City of Harker Heights, Texas.

Approved this _____ day of _____, 2021, A.D. by the City Council of the City of Harker Heights, Texas.

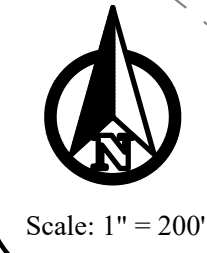
 Mayor, City of Harker Heights, Texas

 City Secretary, City of Harker Heights, Texas



JPH Job/Drawing No. (see below)
 2021.156.001 600 W Central Texas Expy, Harker Heights, Bell Co, TX-PRELIM PLAT.dwg
 © 2021 JPH Land Surveying, Inc. - All Rights Reserved
 1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
 Telephone (817) 431-4971 www.jphlandsurveying.com
 TBPELS Firm #1019500 #10194073 #10193867
 DFW-Houston | Central Texas | West Texas

Field: CY 2021/11/04 CTX4619
 Drafter: RDG 2021/11/11
 Revision: RDG 2021/11/24
 Revision:





Cunningham | Allen

November 16, 2021

Kristina Ramirez
Planning & Development Director
City of Harker Heights
305 Millers Crossing
Harker Heights, Tx 76548

Drainage Analysis
ClearSky Rehabilitation Facility
Preliminary and Final Plat Submittals
CAI No. 7520101

Ms. Ramirez,

The following information highlights the primary aspects of our drainage analysis for this project and is intended to meet the requirements for both plat application submittal packets mentioned above.

I) Introduction

This property is located between Sam's Club and Seton Hospital on the south side of W. Central Texas Expressway in Harker Heights, Tx. The preliminary plat includes Lot 1 (3.835 ac) and Lot 2 (4.300 ac). The final plat includes Lot 2 (4.300 ac) only.

II) Existing Conditions

Lot 2 consists primarily of Type D soils. Lot 1 consists of Type B and D soils. There are no trees on the site which is covered with grasses. The drainage flows to the east toward Sam's Club. The site is outside the 100 yr floodplain (FIRM 48027C0285E).

III) Proposed Conditions

Lot 1 (3.835 ac) is to be designed by others.

Lot 2 (4.300 ac) consists of a new building, parking, drives, water, wastewater, and storm drainage improvements.



Cunningham | Allen

IV) Stormwater Management

As discussed at the Pre-Development Meeting, there is a regional detention pond to the southeast of Sam's Club. The pond analysis (2004 by Jay Manning, PE) and Savannah Heights plans (2004 by W&B Development) were provided by the city. The DA maps, C factors, and additional information confirm that our site (both lots) along with Sam's and Seton were included in the design of this pond. Therefore, on site detention is not required for our project.

The Sam's drainage plan accounts for our fully developed site (both lots). The onsite storm pipe system will collect rainwater and convey it directly to the Sam's pipe system as illustrated in their plans.

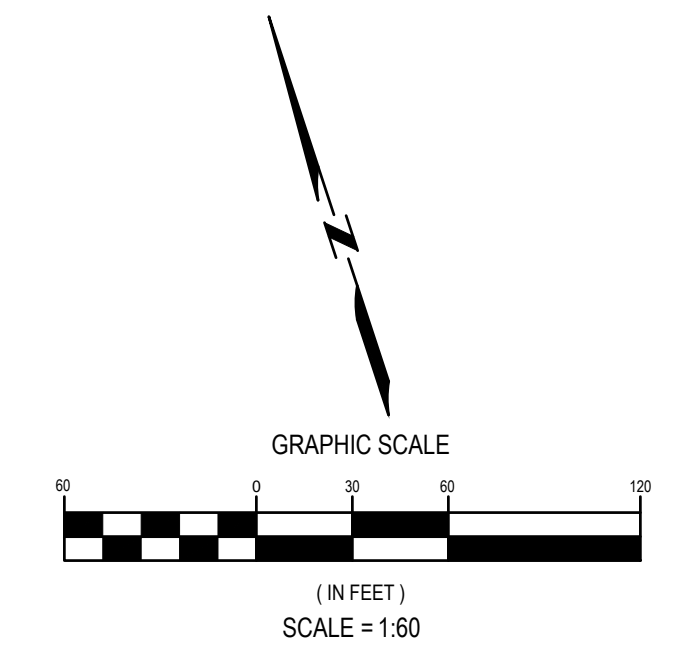
Please let me know if you have questions or need additional information.

Sincerely,

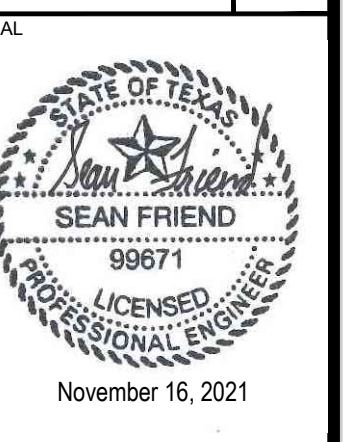
CUNNINGHAM-ALLEN

Sean Friend, PE





LEGEND	
	PROPOSED ACCESSIBLE ROUTE
	PROPOSED CONCRETE SIDEWALK (SEE PLAN FOR NOTES)
	PROPOSED CURB & GUTTER (UNLESS OTHERWISE NOTED PLANS)
	PROPOSED FIRE LANE (REFER TO PLAN FOR STRIPING NOTES)
	L.O.C. (LIMITS OF CONSTRUCTION)
	PROPERTY LINE
	PROPERTY LINE (ADJACENT) EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
PROPOSED UTILITIES:	
	FIRE HYDRANTS
	WATER VALVE
	MANHOLE (STORM)
	MANHOLE (WW)
	INLET
EXISTING UTILITIES:	
	FIRE HYDRANTS
	WATER VALVE
	MANHOLE (STORM)
	MANHOLE (WW)
	INLET
	WATER
	WASTEWATER
	STORM SEWER



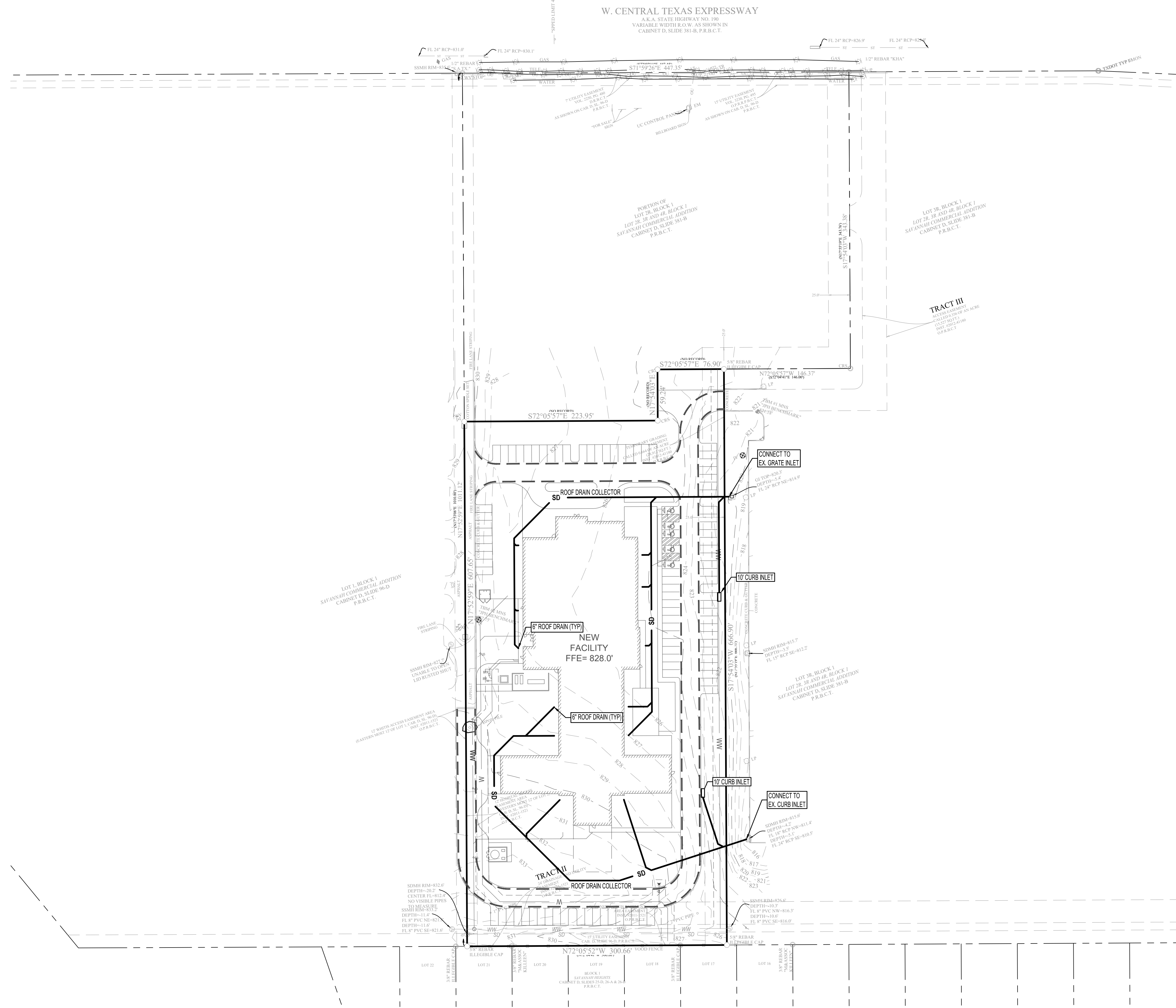
DISCLAIMER
This document is released for the purpose of information and review under the authority of Sean Friend, P.E. #99671 on 11/16/2021. THIS IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION.

- NOTES:**
- SAVANNAH HEIGHTS DETENTION POND WAS DESIGNED TO INCLUDE FULL DEVELOPMENT OF THIS PROPERTY (2004 REPORT BY JAY MANNING, PE)
 - LOTS 1 & 2 STORM PIPES TO TIE TO EXISTING STORM INFRASTRUCTURE ON SAM'S SITE WHICH WAS DESIGNED TO ACCOMMODATE OUR FULLY DEVELOPED FLOWS.
 - THERE ARE NO PUBLIC STORM DRAIN IMPROVEMENTS.

**PRELIMINARY PLAT EXHIBIT
NOT FOR CONSTRUCTION**

!!! CAUTION !!!
EXISTING OVERHEAD UTILITIES IN VICINITY CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR ELECTRIC FACILITIES

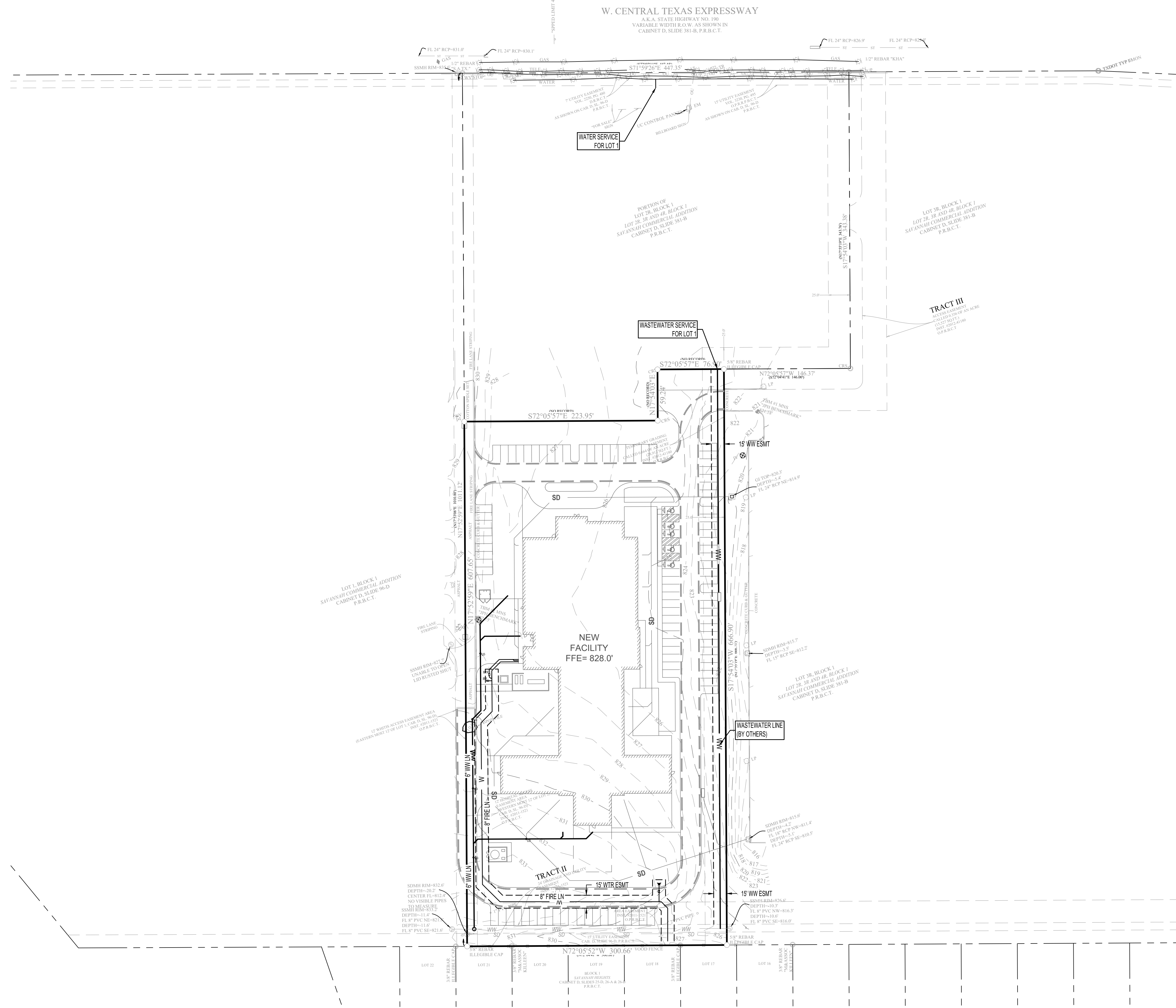
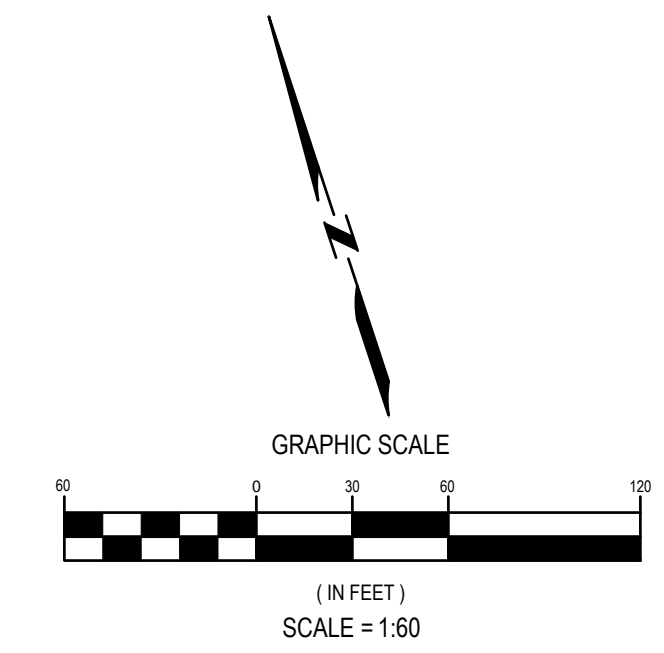
!!! WARNING !!!
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND AVOIDING ALL EXISTING UTILITIES BY CALLING THE "ONE CALL" LOCATOR SERVICE AT (800) 344-8377 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.



**CLEARSKY REHABILITATION FACILITY
OF HARKER HEIGHTS**
LOT 2R SAVANNAH COMMERCIAL ADDITION
HARKER HEIGHTS, BELL COUNTY, TEXAS 76548
PRELIMINARY PLAT STORM PLAN

DATE:	PD
PROJECT No.:	7520101
CREW & P.B.:	-
DRAWN BY:	2
POB	
ALT. SHEET NO.	OF 2

PERMIT#



LEGEND	
	PROPOSED CONCRETE SIDEWALK (SEE PLAN FOR WIDTHS)
	PROPOSED CURB & GUTTER (UNLESS OTHERWISE NOTED PLANS)
	PROPOSED FIRE LANE (REFER TO PLAN FOR STRIPING NOTES)
	L.O.C. (LIMITS OF CONSTRUCTION)
	PROPERTY LINE (ADJACENT)
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
PROPOSED UTILITIES:	
	FIRE HYDRANTS
	WATER VALVE
	MANHOLE (STORM)
	MANHOLE (WW)
	INLET
EXISTING UTILITIES:	
	FIRE HYDRANTS
	WATER VALVE
	MANHOLE (STORM)
	MANHOLE (WW)
	INLET
	WATER
	WASTEWATER
	STORM SEWER

NOTES:

1. WASTEWATER CAPACITY ANALYSIS IS BEING COORDINATED WITH THE CITY
2. PUBLIC IMPROVEMENTS INCLUDE WATER LINE (LOT 2), WATER CONNECTION (LOT 1), AND WASTEWATER LINE ALONG EAST PROPERTY LINE.

**PRELIMINARY PLAT EXHIBIT
NOT FOR CONSTRUCTION**

!!! CAUTION !!!
EXISTING OVERHEAD UTILITIES IN VICINITY CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR ELECTRIC FACILITIES

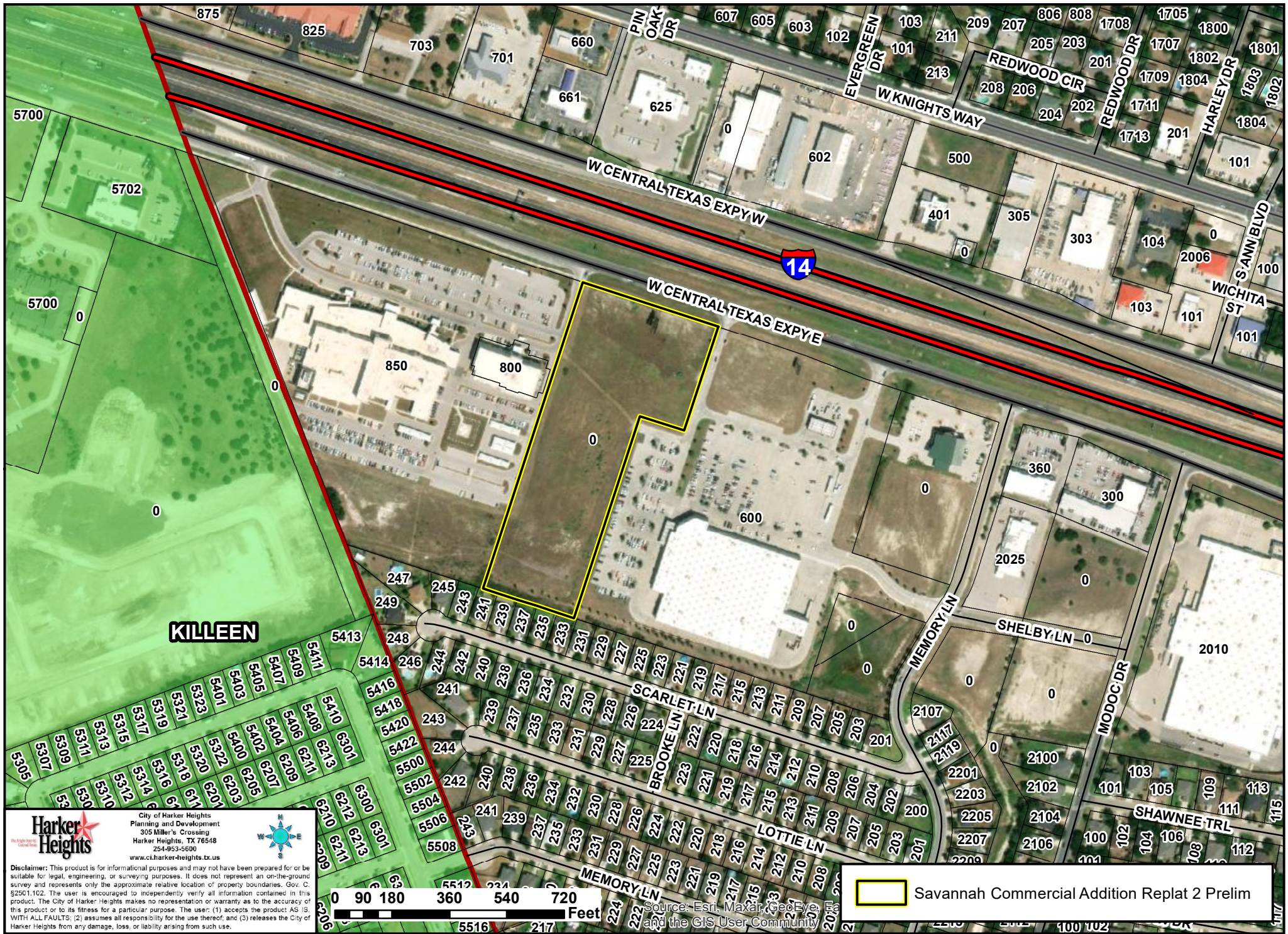
!!! WARNING !!!
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**CLEARSKY REHABILITATION FACILITY
OF HARKER HEIGHTS
LOT 2R SAVANNAH COMMERCIAL ADDITION
HARKER HEIGHTS, BELL COUNTY, TEXAS 76548
PRELIMINARY PLAT UTILITY PLAN**


DATE:	PD
PROJECT No.:	7520101
CREW & P.B.:	-
DRAWN BY:	1
POB	
ALT. SHEET NO.	OF 2



Harker Heights
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
www.ci.harker-heights.tx.us

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.

Source: Esri, Maxar, GeoEye, and the GIS User Community

 Savannah Commercial Addition Replat 2 Prelim

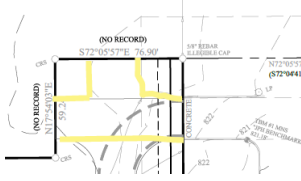
SAVANNAH COMMERCIAL ADDITION

P21-35 Preliminary Plat – Savannah Commercial Addition Replat 2

Plat Distributed to HH Staff: **November 15, 2021**
Comments Returned to JPH Land Surveying Inc: **November 22, 2021**
Revisions Received: **November 29, 2021**

Planning & Development, Kristina Ramirez & Yvonne Spell

1. **Applicant is advised that additional comments from all reviewers may be forthcoming after the submission of revisions. This is because some reviews began prior to this common plan of development being broken up into two projects.**
2. Per §154.21 (C) (1) (k) (k) Adjacent property information including present ownership, legal descriptions (recorded volume and page) and property lines within 100 feet; (identify and label all neighboring property owners within 100') (Met, 12/3/2021 Y. Spell)
3. Rename plat to: Savannah Commercial Addition, Replat 2 (Met, 12/3/2021, Y. Spell)
4. Renumber the Lots such that Lot 1 is the southernmost Lot that will final platted first. (Met, 12/3/2021, Y. Spell)
5. Applicant shall clarify the proposed phasing of the Lots with respect to Final Platting.
6. The layout of the plat dedication page does not meet city requirements. The plat being amended needs to be one small inset, a general location map can be a second small inset and the proposed replat needs to at 1:100. (Met, 12/3/2021, Y. Spell)
7. Applicant shall annotate and illustrate on the plat dedication page the called 15' utility easement for the proposed wastewater line to be installed by others that will be required to service the northern remainder tract. (Met, 12/3/2021, Y. Spell)
8. Applicant shall annotate and illustrate a 15' drainage easement for a stormsewer main that will be required to service the northern remainder tract.
9. Applicant shall annotate and illustrate a proposed offsite drainage easements for the proposed connections to the existing stormwater inlets on Lot 3R of the Savannah Commercial Addition replat.
10. Staff recommends that the offsite access easement be extended through the northeast corner of Lot 1 Block 1. (Met, 12/3/2021, Y. Spell)



11. Provide a Sidewalk plan (layout) for the proposed northern Lot that is in line with the City's Mobility 2030 Plan (6' – 8' wide in this area).
12. Annotate and illustrate proposed/conceptual fire hydrants to service the northern lot and add a note that location of internal waterlines and fire protection will be finalized at the time of final plat for each lot.
- 13.

Public Works, Mark Hyde

Section 154.36(F)(8) requires utility extensions as follows: Extending requirements. All utilities shall be required to extend across the full width of the development lot (defined by plat or lot of record) in such an alignment that it can be extended to the next property. Properties already served by water and sewer shall not be required to install additional facilities unless the current lines are not of adequate capacity to serve the proposed development in which case the developer will be required to install adequate facilities. Once a utility meter is installed, movement required due to changes in grade/landscape will be the responsibility of the developer/builder.

1. Extend the 6-inch sanitary sewer line and the storm sewer line to the I-14 Access Road.

Consulting Engineer, Otto Wiederhold: Approved, no comments.

Fire Marshal, Brad Alley: Approved, no comments.

Building Official, Mike Beard: No comments.

ONCOR, Steven Huggins

1. Oncor will keep PUE and existing facilities.

Century Link, Chris McGuire

1. Will possibly need a 10' UE along the West side of the property. Unsure where utilities will enter the building.

Time Warner Cable/Spectrum

The City has not heard back from reviewing entity and comments may be forthcoming.

ATMOS

The City has not heard back from reviewing entity and comments may be forthcoming.

TXDOT: No comments at this time.

Utility Franchise Agreement, Kenny Robertsen: Approved, no comments.



PLANNING AND ZONING COMMISSION MEMORANDUM

P21-36

AGENDA ITEM X-4

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: DECEMBER 8, 2021

DISCUSS AND CONSIDER A REQUEST FOR A FINAL PLAT REFERRED TO AS SAVANNAH COMMERCIAL ADDITION REPLAT 2 PHASE 1, ON PROPERTY DESCRIBED AS A 4.300 ACRE TRACT OF LAND, BEING A PORTION OF LOT 2R, BLOCK 1, LOT 2R, 3R AND 4R, BLOCK 1 SAVANNAH COMMERCIAL ADDITION, AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET D, SLIDE 381-B OF THE PLAT RECORDS OF BELL COUNTY, TEXAS; SAME BEING A PORTION OF THOSE TRACTS CONVEYED TO WB WHITIS INVESTMENTS, LTD, A TEXAS LIMITED PARTNERSHIP, RECORDED UNDER INSTRUMENT NUMBER 2008-000034660 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS

PROJECT DESCRIPTION:

The applicant submitted an application for final plat approval for approximately 4.3 acres of vacant land located between 850 W. Central Texas Expressway (Seton Medical Center) and 600 W. Central Texas Expressway (Sam's Club). The proposed development will be a 40,000 square foot building that will contain a 30 bed, single-story physical rehabilitation center.

As of December 1, 2021 staff had reviewed the submitted preliminary plat and engineering plans and made comments to address safety, drainage, water and wastewater utilities and other pertinent requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

STAFF RECOMMENDATION:

On November 22, 2021, staff returned comments to the applicant. On November 30, 2021, the applicant submitted revisions based on the November 22, 2021 comments. Comments on revisions have been substantially met, with remaining comments being related to the construction phase, therefore recommends approval with conditions of the Final Plat for the subdivision referred to as Savannah Commercial Addition Replat 2 Phase 1, conditions being as follows:

1. For final plat approval, the 6-inch wastewater line to the north property line must be constructed and accepted by the City of Harker Heights -or- a performance bond or performance letter of credit in the amount of the improvements verified by the City Engineer can be submitted.
2. Amend annotations to correspond with staff comments.
3. Remaining comments to be adequately addressed per staff.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to **approve, approve with conditions, or disapprove with explanation** a request for a Final Plat referred to as Savannah Commercial Addition Replat 2 Phase 1, on property described as a 4.300 acre tract of land, being a portion of Lot 2R, Block 1, LOT 2R, 3R AND 4R, BLOCK 1 SAVANNAH COMMERCIAL ADDITION, an addition to the City of Harker Heights, Bell County, Texas, according to the plat recorded in Cabinet D, Slide 381-B of the Plat Records of Bell County, Texas; same being a portion of those tracts conveyed to WB Whitis Investments, LTD, a Texas limited partnership, recorded under Instrument Number 2008-000034660 of the Official Public Records of Bell County, Texas

2. Any other action desired.

ATTACHMENTS:

1. Application
2. Field notes
3. Final Plat
4. Engineering Documents
5. Utility Layout
6. Location Map
7. Staff Comments with Responses (Comments sent 11/22/2021, Revisions received 11/30/2021)



Final Plat Application

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

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

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

1. Payment of \$150.00
2. Signed Original Field Notes and Dedication Pages
3. Paper Plan Submissions: Ten (10) Copies of Plat and Seven (7) sets of Final Engineering Plans
4. Electronic Submissions: Plat and Engineering Plans submitted to tdake@harkerheights.gov in PDF format.
5. Completed Final Plat Checklist

Property Information:

Plat Name: REPLAT OF LOT 2R SAVANNAH COMMERCIAL ADDITION _____ **Date Submitted:** _____

Number of Lots: 2 _____ **Number of Units/Suites:** _____ **Acreage:** 8.135 _____

Site Address or General Location: Tract south of US Highway 190; East of Seton Medical; West of Sam's Club _____

Residential Commercial Both **On Site Detention Proposed with Subdivision:** Yes No Other

Date of Preliminary Plat Approval by P&Z: _____

Owner Information & Authorization:

Property Owner: WB Whitis Investments, LTD _____

Address: 109 W. 2nd Street, Suite 201, Georgetown, Texas 78626 _____

Phone: [REDACTED] _____ **E-Mail:** [REDACTED] _____

Developer: MedCore Partners, LLC _____

Address: 12377 Merit Dr. #500 _____

Phone: Dallas, Tx 75251 _____ **E-Mail:** wes@medcorepartners.com _____

Engineer: Cunningham-Allen _____

Address: 3103 Bee Cave Rd, Ste 202 Austin, Tx 78746 _____

Phone: 512-327-2946 _____ **E-Mail:** sfriend@cunningham-allen.com _____

Surveyor: JPH Land Surveying, Inc. _____

Address: 1416 E Palm Valley Blvd, Ste A4 | Round Rock, TX _____

Phone: 512-686-1474 _____ **E-Mail:** cole@jphls.com _____

For more information reference Section 154.22 Final Plat of the Harker Heights Code of Ordinances

I HEREBY UNDERSTAND AND ACKNOWLEDGE:

The final plat must be prepared in accordance with the City's subdivision rules and regulations and shall conform substantially to preliminary plat layout as approved. The subdivider will be required to install at his/her own expense all water lines, streets, sewer lines, drainage facilities, and structures within the subdivision accords to Section 154.36 of the Harker Heights Code of Ordinances.

All required improvements must be completed unless a Bond or Letter of Credit has been posted and attached in sufficient amount to assure completion.

A maintenance bond/surety instruments has been furnished to assure the quality of materials and workmanship and maintenance of all required improvements including the City's cost for collecting the guaranteed funds and administering the correction and/or replacement of covered improvements in the even the subdivider defaults.

The maintenance bond or other surety instrument shall be satisfactory to the city as to form, sufficiency and manner of execution. For water and sewer related improvements, the bond or other instrument shall be in an amount equal to 20% of the cost of improvements verified by the city Engineer and shall run for a period of one calendar year. Bonds or other instruments for streets and drainage facilities shall be in an amount equal to 40% of the improvements verified by the city Engineer and shall run for a period of two calendar years.

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

WB Whitis Investments, Ltd.

By: WB Whitis Investments Management, LC

Printed Name of Owner

Printed Name of Authorized Agent (Corporation/Partnership)

Signature of Owner

Bruce Whitis, President

Signature of Authorized Agent (Corporation/Partnership)

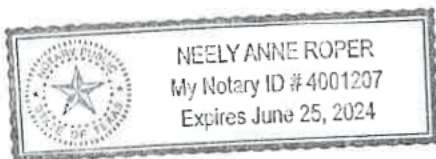
SWORN AND SUBSCRIBED BEFORE ME THIS 11th DAY OF

November, 2021.

[Handwritten Signature]

Signature of Notary Public

My Commission Expires: 06-25-2024



STAFF ONLY -- DO NOT FILL OUT

Date Submitted: _____ Received By: _____ Case #: _____ Receipt #: _____

Rev. 5/20

JPH Land Surveying, Inc.

D.F.W. ★ Central Texas ★ West Texas ★ Houston



EXHIBIT “ ___ ”

LEGAL DESCRIPTION

(PAGE 1 OF 2)

FIELDNOTES for a 4.300 acre tract of land, being a portion of Lot 2R, Block 1, *LOT 2R, 3R AND 4R, BLOCK 1 SAVANNAH COMMERCIAL ADDITION*, an addition to the City of Harker Heights, Bell County, Texas, according to the plat recorded in Cabinet D, Slide 381-B of the Plat Records of Bell County, Texas; same being a portion of those tracts conveyed to WB Whitis Investments, LTD, a Texas limited partnership, recorded under Instrument Number 2008-000034660 of the Official Public Records of Bell County, Texas; the subject tract being more particularly described as follows:

COMMENCING at a 1/2-inch capped rebar stamped “KHA” found in the southwest right-of-way of line of W. Central Texas Expressway (a/k/a State Highway No. 190), a variable width right-of-way as shown in Cabinet D, Slide 381-B of said plat records at the common north corner of Lot 3R of said *LOT 2R, 3R AND 4R, BLOCK 1 SAVANNAH COMMERCIAL ADDITION* and of said Lot 2R; **THENCE** SOUTH 17° 54’ 03” WEST along the common line of said Lot 3R and of said Lot 2R, a distance of 343.38 feet to a 1/2-inch capped rebar stamped “JPH Land Surveying” set at a common corner of said Lot 3R and of said Lot 2R; **THENCE** NORTH 72° 05’ 57” WEST, continuing with said common line, a distance of 146.37 feet to 5/8-inch rebar found at a common corner of said Lot 3R and of said Lot 2R being the **POINT OF BEGINNING** of the herein described tract;

THENCE SOUTH 17° 54’ 03” WEST, continuing with said common line, a distance of 666.90 feet, to a 5/8-inch rebar with illegible cap found in the northeast line of Block 1, *SAVANNAH HEIGHTS*, an addition to the City of Harker Heights, Bell County, Texas, according to the plat recorded in Cabinet D, Slide 25-D of said plat records, at the common south corner of said Lot 3R and of said 2R;

THENCE NORTH 72° 05’ 52” WEST, with the common line of said Block 1, *SAVANNAH HEIGHTS* and of said Lot 2R, a distance of 300.66 feet to a 3/8-inch rebar with illegible cap found at the common south corner of Lot 1, Block 1, *SAVANNAH COMMERCIAL ADDITION*, an addition to the City of Harker Heights, Bell County, Texas, according to the plat recorded in Cabinet D, Slide 96-D of said plat records and of said Lot 2R;

THENCE NORTH 17° 52’ 59” EAST, with the common line of said Lot 1 and of said Lot 2R, a distance of 607.65 feet, to a cotton spindle set at the northwest corner of the herein described tract;

(PAGE 2 OF 2)

THENCE into and across said Lot 2R the following courses and distances:

1. SOUTH 72° 05' 57" EAST, a distance of 223.95 feet, to a 1/2-inch capped rebar stamped "JPH Land Surveying" set;
2. NORTH 17° 54' 03" EAST, a distance of 59.24 feet, to a 1/2-inch capped rebar stamped "JPH Land Surveying" set;
3. SOUTH 72° 05' 57" EAST, a distance of 76.90 feet to the **POINT OF BEGINNING**, enclosing 4.300 acres (+/- 187,308 sq. ft.) of land.

Chris Henderson
Registered Professional
Land Surveyor No. 6831
chris@jphls.com
November 11, 2021



WHEREAS, WB Whitis Investments, LTD, a Texas limited partnership, is the owner of that certain tract being a portion of Lot 2R, Block 1, LOT 2R, 3R AND 4R, BLOCK 1 SAVANNAH COMMERCIAL ADDITION, an addition to the City of Harker Heights, Bell County, Texas, according to the plat recorded in Cabinet D, Slide 381-B of the Plat Records of Bell County, Texas; same being a portion of those tracts conveyed to WB Whitis Investments, LTD, a Texas limited partnership, recorded under Instrument Number 2008-00034660 of the Official Public Records of Bell County, Texas; the subject tract being more particularly described as follows:

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THENCE SOUTH 17° 54' 03" WEST along the common line of said Lot 3R and of said Lot 2R, a distance of 343.38 feet to a 1/2-inch capped rebar stamped "JPH Land Surveying" set at a common corner of said Lot 3R and of said Lot 2R; **THENCE** NORTH 72° 05' 57" WEST, continuing with said common line, a distance of 146.37 feet to 5/8-inch rebar found at a common corner of said Lot 3R and of said Lot 2R being the **POINT OF BEGINNING** of the herein described tract;

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THENCE NORTH 17° 52' 59" EAST, with the common line of said Lot 1 and of said Lot 2R, a distance of 607.65 feet, to a cotton spindle set at the northwest corner of the herein described tract;

THENCE into and across said Lot 2R the following courses and distances:

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2. NORTH 17° 54' 03" EAST, a distance of 59.24 feet, to a 1/2-inch capped rebar stamped "JPH Land Surveying" set;
3. SOUTH 72° 05' 57" EAST, a distance of 76.90 feet to the **POINT OF BEGINNING**, enclosing 4.300 acres (+/- 187,308 sq. ft.) of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WB Whitis Investments, Ltd., a Texas limited partnership, as the owner of that certain 8.135 acre tract of land, being a portion of that tract described in a Special Warranty Deed to WB Whitis Investments, Ltd., a Texas limited partnership, as recorded under Instrument Number 2008-00034660, of the Official Public Records of Bell County, Texas, does hereby adopt this plat, designating the herein property described as SAVANNAH COMMERCIAL ADDITION, REPLAT 2 PHASE 1, an addition in the City of Harker Heights, Bell County, Texas and does hereby dedicate to the public any streets, easements, drives and alleys shown hereon, to the public's use forever and for the purposes indicated.

This plat was approved subject to all plating ordinances, rules, regulations and resolutions of the City of Harker Heights, Texas.

Witness my hand this _____ day of _____, 2021.

_____, Managing Partner Date

WB Whitis Investments, Ltd.

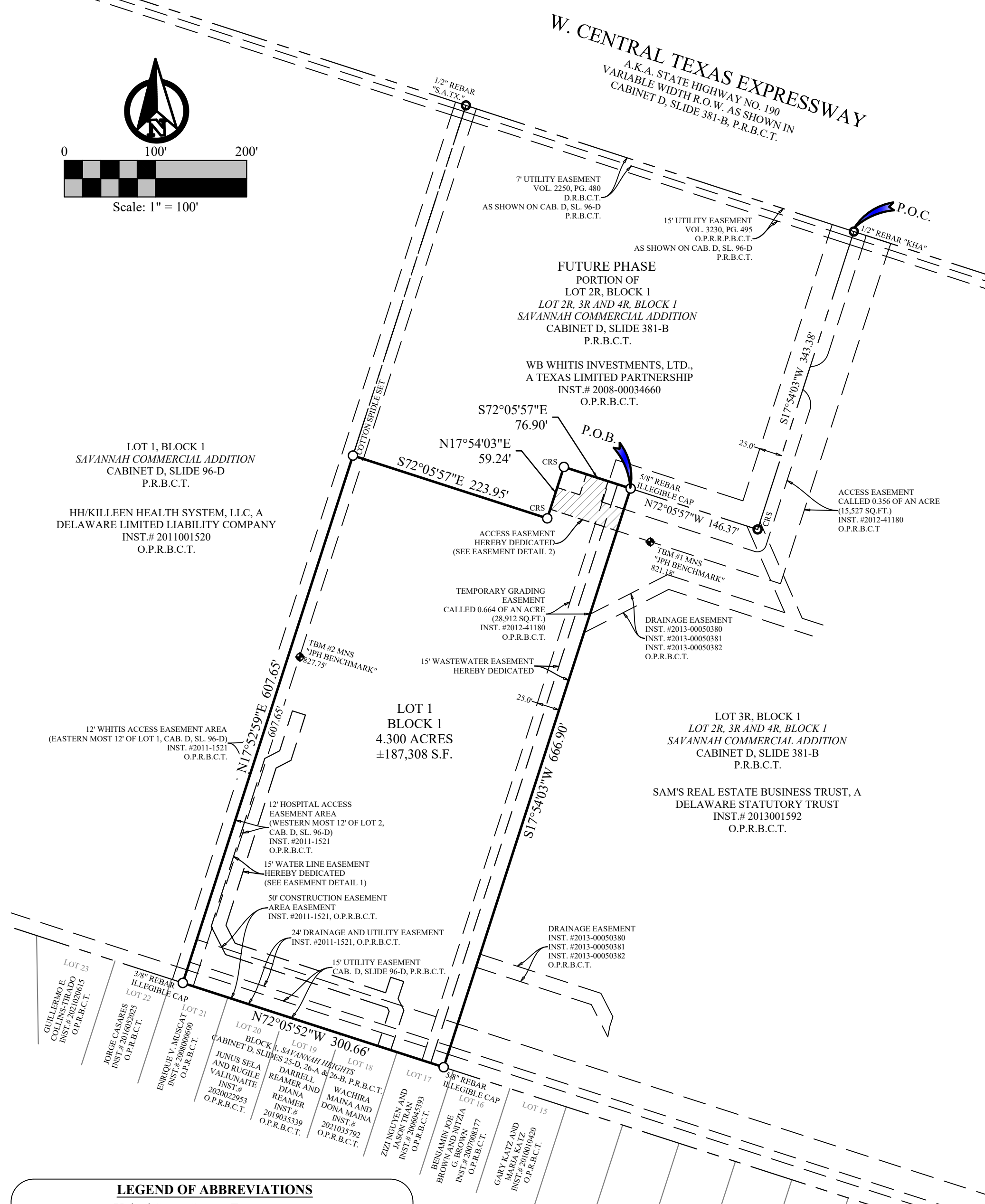
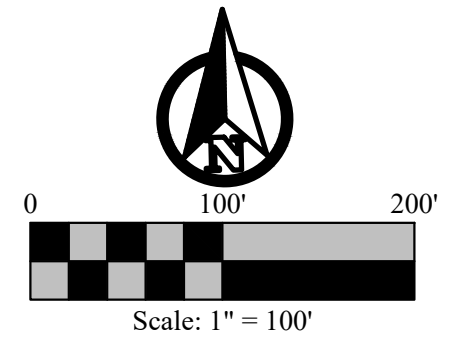
STATE OF TEXAS §
 COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office this _____ day of _____, 2021.

Notary Public in and for the State of Texas

My commission expires: _____



LEGEND OF ABBREVIATIONS

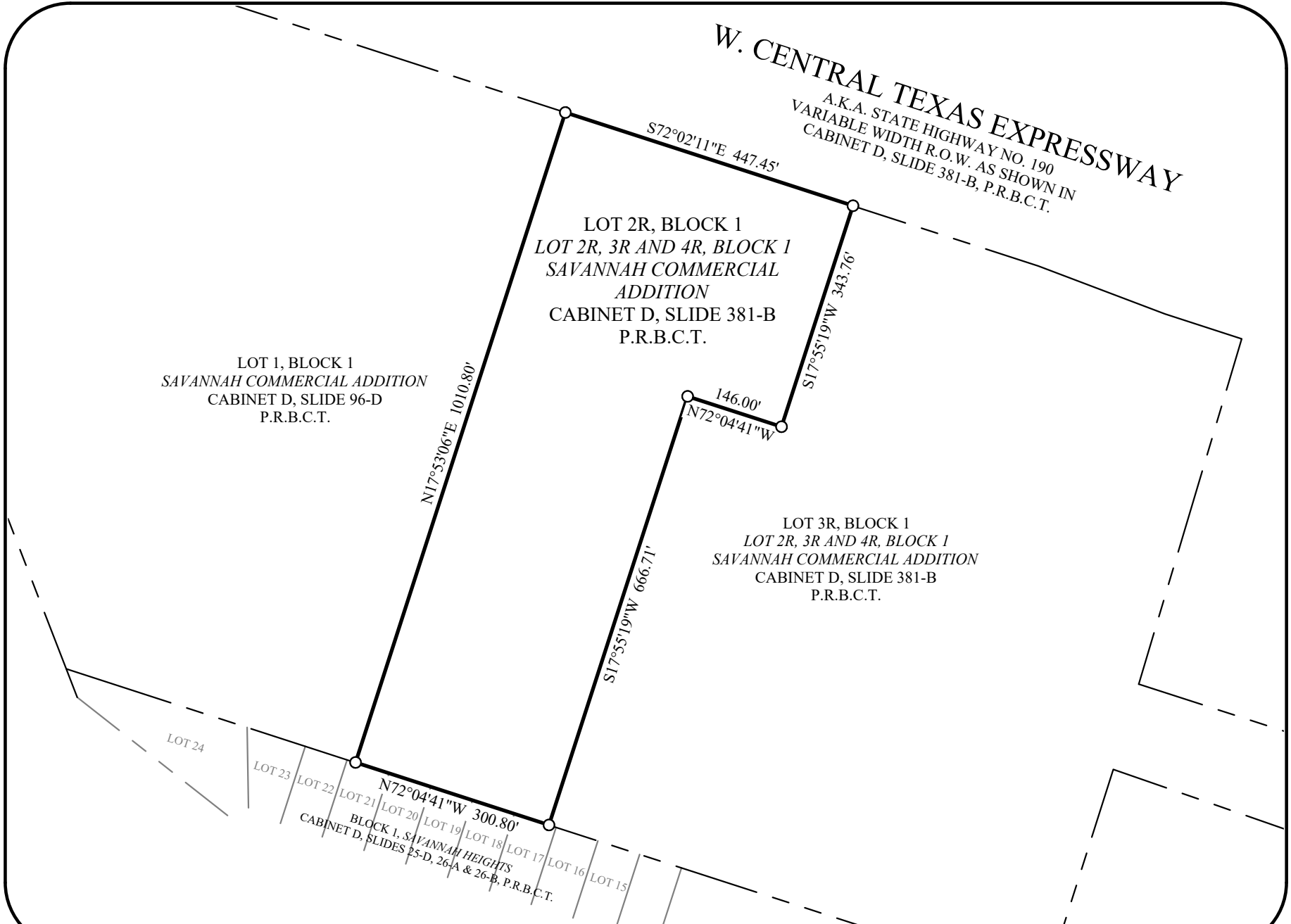
U.S.SyFt. United States Survey Feet
 TxCS,'83,CZ Texas Coordinate System of 1983, Central Zone
 NAVD'88 North American Vertical Datum of 1988
 P.R.B.C.T. Plat Records of Bell County, Texas
 O.P.R.B.C.T. Official Public Records of Bell County, Texas
 D.R.B.C.T. Deed Records of Bell County, Texas
 VOL/Pg/INST# Volume/Page/Instrument Number
 CAB./SL. Cabinet/Slide
 POB/POC Point of Beginning/Point of Commencing
 ESMT/BL Easement/Building Line
 UE Utility Easement
 BL Building Setback Line
 A.K.A. Also Known As

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

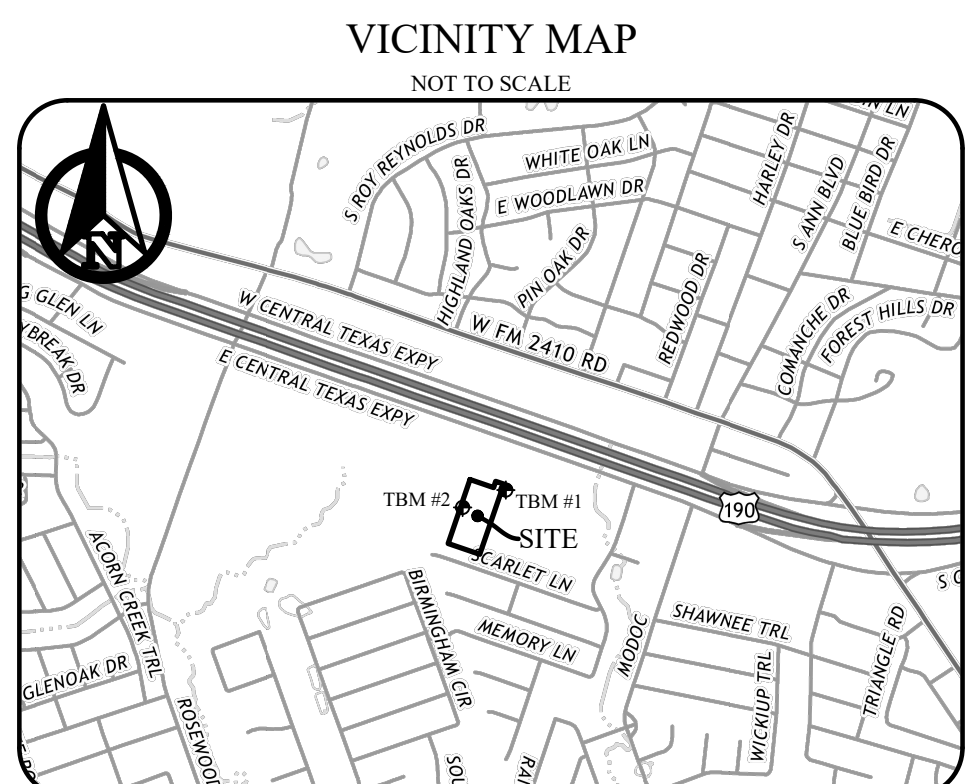
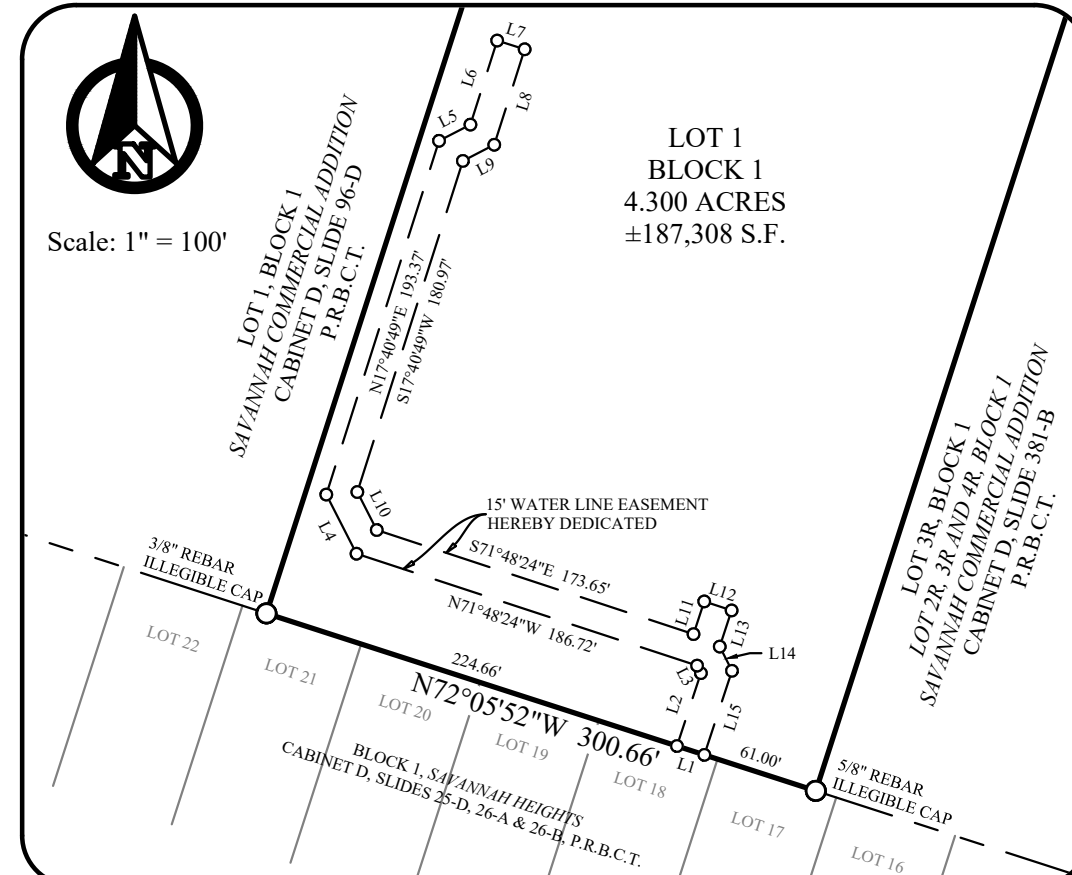
CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
 MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
 TBM ○ Site benchmark (see vicinity map for general location)
 ○ Vertex or common point (not a monument)
 Coordinate values, if shown, are U.S.SyFt./TxCS,'83,CZ
 Elevations, if shown, are NAVD'88
 Bearings are based on grid north (TxCS,'83,CZ)

PLAT BEING AMENDED:



EASEMENT DETAIL 1:

Line #	Bearing	Distance
L1	N72°05'52"W	15.00'
L2	N18°11'36"E	39.94'
L3	N26°48'24"W	4.39'
L4	N27°03'47"W	34.58'
L5	N62°44'45"E	18.39'
L6	N17°39'22"E	45.94'
L7	S72°20'38"E	15.00'
L8	S17°39'22"W	52.16'
L9	S62°44'45"W	18.39'
L10	S27°03'47"E	22.24'
L11	N18°11'36"E	17.92'
L12	S71°48'24"E	15.00'
L13	S18°11'36"W	19.81'
L14	S26°48'24"E	14.14'
L15	S18°11'36"W	46.08'



FINAL PLAT OF SAVANNAH COMMERCIAL ADDITION, REPLAT 2 PHASE 1

4.300 ACRES
 SITUATED IN THE
 DANIEL J. KEIGER SURVEY, ABSTRACT NO. 491
 CITY OF HARKER HEIGHTS
 BELL COUNTY, TEXAS

NUMBER OF LOTS/BLOCKS: 1 Lot, 1 Block

PREPARATION DATE: NOVEMBER 11, 2021

SUBMITTAL DATE: _____, 2021

OWNER:
 WB Whitis Investments, Ltd., a Texas limited partnership
 3000 Illinois Avenue, Ste 100
 Killen, Texas 76543

SURVEYOR:
 JPH Land Surveying, Inc.
 1516 E Palm Valley Blvd, Ste A4
 Round Rock, Texas 78664
 Phone: (512) 778-5688

PLANNING AND ZONING COMMISSION APPROVAL

This plat has been submitted to and considered by the Planning and Zoning Commission of the City of Harker Heights, Texas.

Approved this _____ day of _____, 2021, A.D. by the Planning and Zoning Commission of the City of Harker Heights, Texas.

_____, Chairman, Planning and Zoning Commission
 _____, Secretary, Planning and Zoning Commission

PLANNING AND DEVELOPMENT APPROVAL

This plat has been submitted to and considered by the Director of Planning and Development of the City of Harker Heights, Texas.

Approved this _____ day of _____, 2021, A.D. by the Director of Planning and Development of the City of Harker Heights, Bell County, Texas.

 Director of Planning and Development
 City of Harker Heights, Texas

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
 COUNTY OF WILLIAMSON §

That I, Chris Henderson, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision and Property Development Regulations of the City of Harker Heights, Texas.

GIVEN UNDER MY HAND this the _____ day of _____, 2021.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

-RELEASED FOR REVIEW ON NOVEMBER 24, 2021

Chris Henderson
 Registered Professional Surveyor
 No. 6831 State of Texas

CITY COUNCIL APPROVAL

This plat has been submitted to and considered by the City Council of the City of Harker Heights, Texas.

Approved this _____ day of _____, 2021, A.D. by the City Council of the City of Harker Heights, Texas.

_____, Mayor, City of Harker Heights, Texas
 _____, City Secretary, City of Harker Heights, Texas

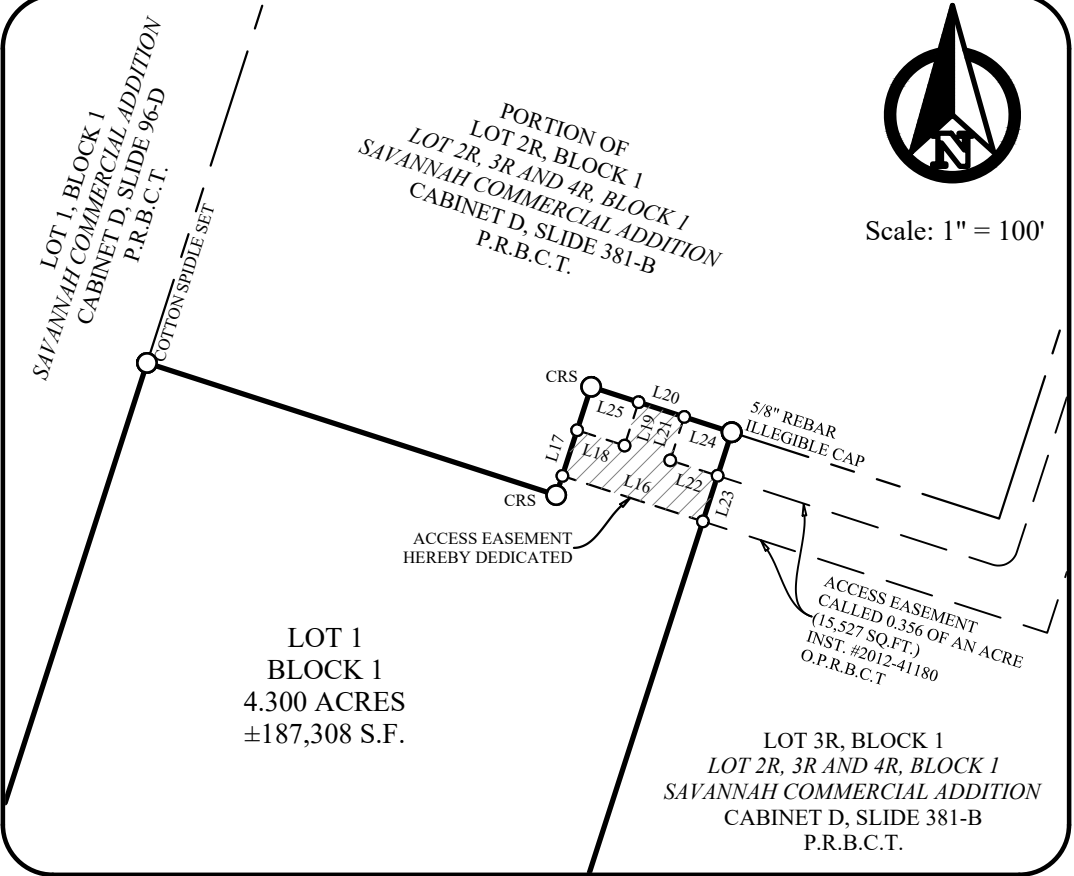
COUNTY CLERK CERTIFICATE

Filed for record this _____ day of _____, 2021, in year _____, Plat # _____, Plat Records of Bell County, Texas, and dedication under Instrument Number _____, Official Public Records of Bell County, Texas.

Shelley Coston, County Clerk
 Bell County, Texas

Line #	Bearing	Distance
L16	N72°04'04"W	76.90'
L17	N17°54'03"E	25.00'
L18	S72°04'04"E	25.95'
L19	N17°54'03"E	23.75'
L20	S72°05'57"E	25.00'
L21	S17°54'03"W	23.77'
L22	S72°04'04"E	25.95'
L23	S17°54'03"W	25.00'
L24	S72°05'56"E	25.95'
L25	N72°05'56"W	25.95'

EASEMENT DETAIL 2:



JPH Job/Drawing No. (see below)
 2021.156.001 600 W Central Texas Expy, Harker Heights, Bell Co, TX-FINAL PLAT.dwg
 © 2021 JPH Land Surveying, Inc. - All Rights Reserved
 1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
 Telephone (817) 431-4971 www.jphlandsurveying.com
 TBPELS Firm #10019500 #10194073 #10193867
 DFW-Houston | Central Texas | West Texas

Field: CY 2021/11/04 CTX4619
 Drafter: RDG 2021/11/11
 Revision: RDG 2021/11/24
 Revision:



Cunningham | Allen

Engineers • Surveyors

3103 BEE CAVES ROAD,

SUITE 302

AUSTIN, TEXAS 78746

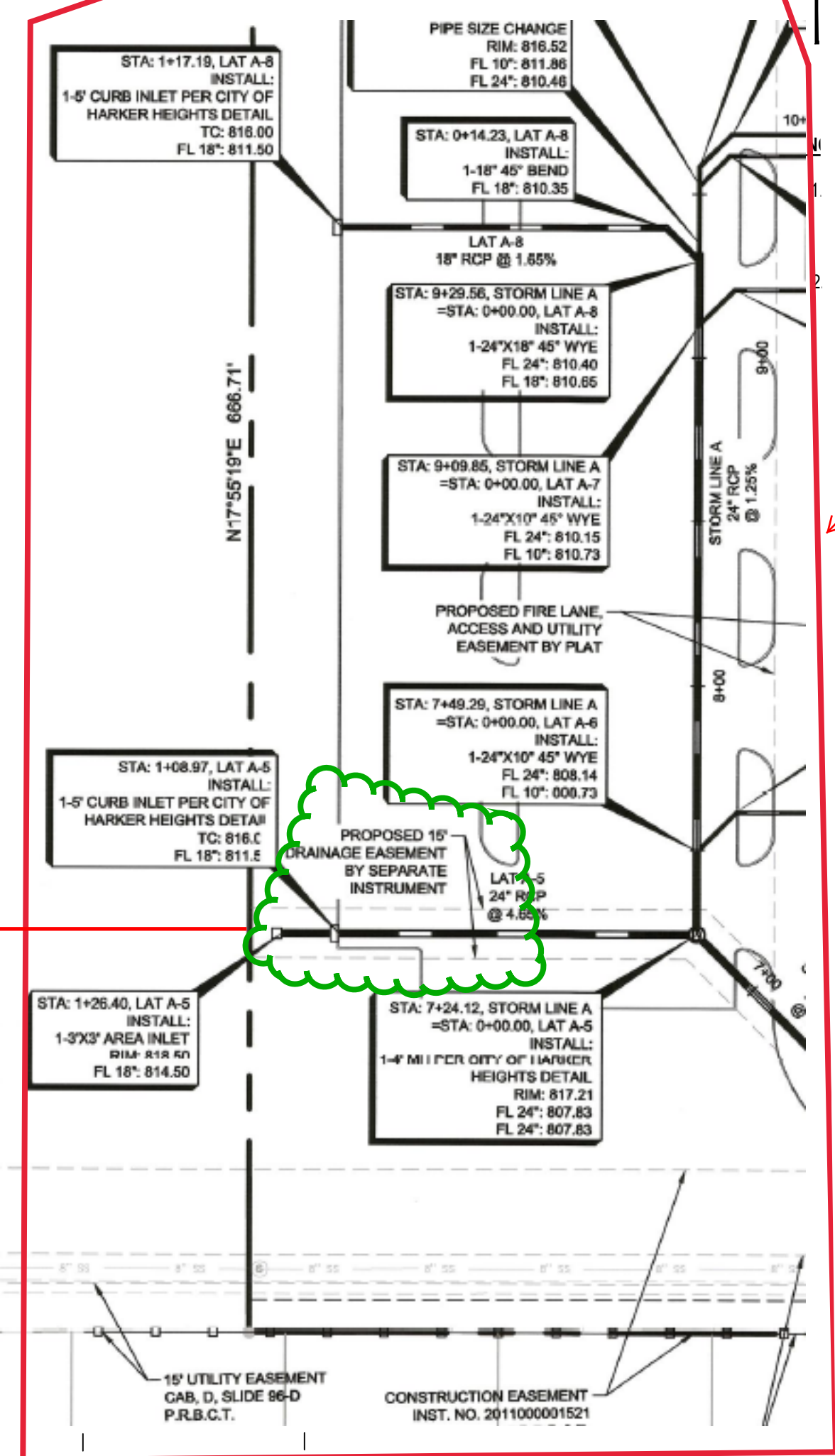
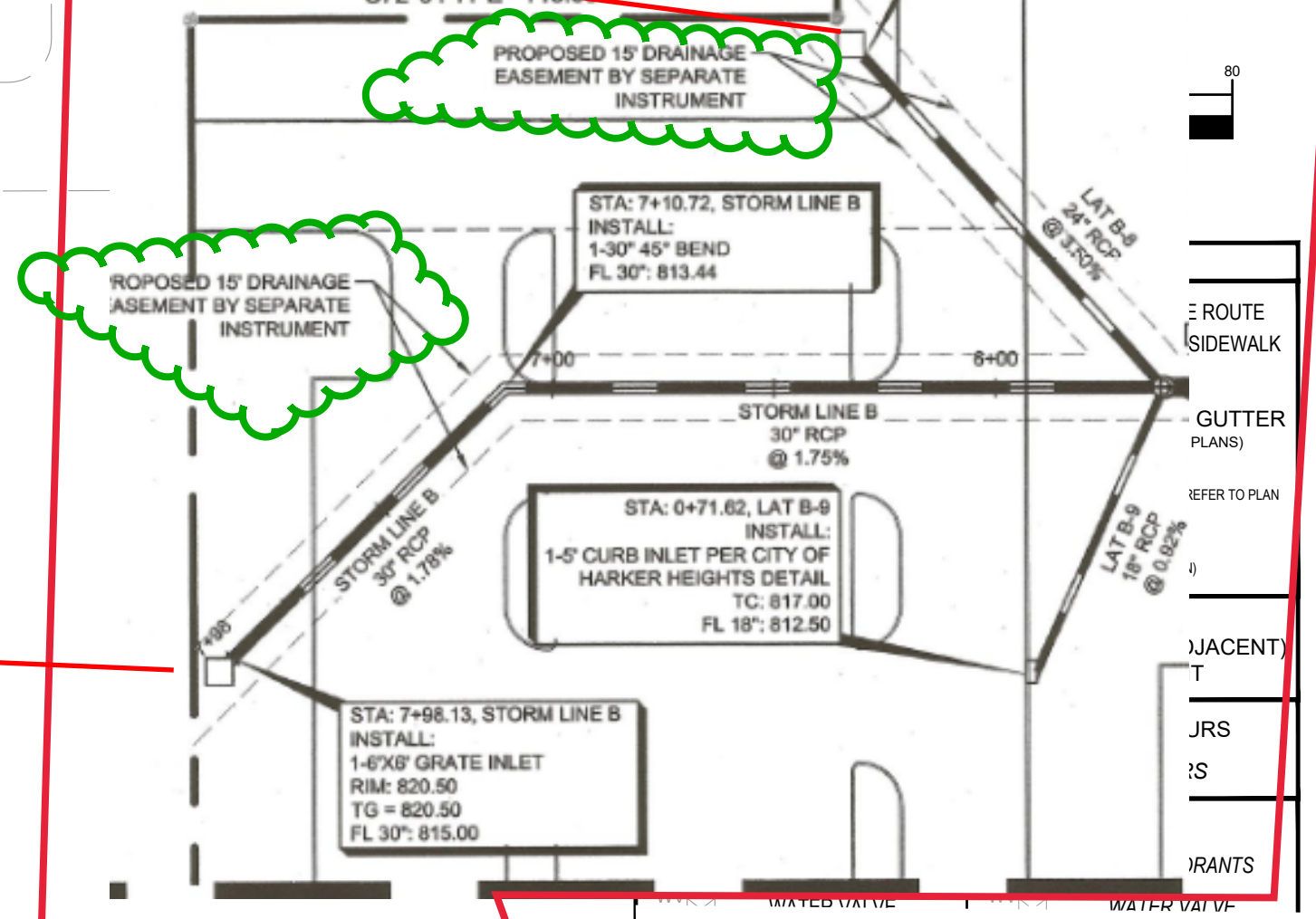
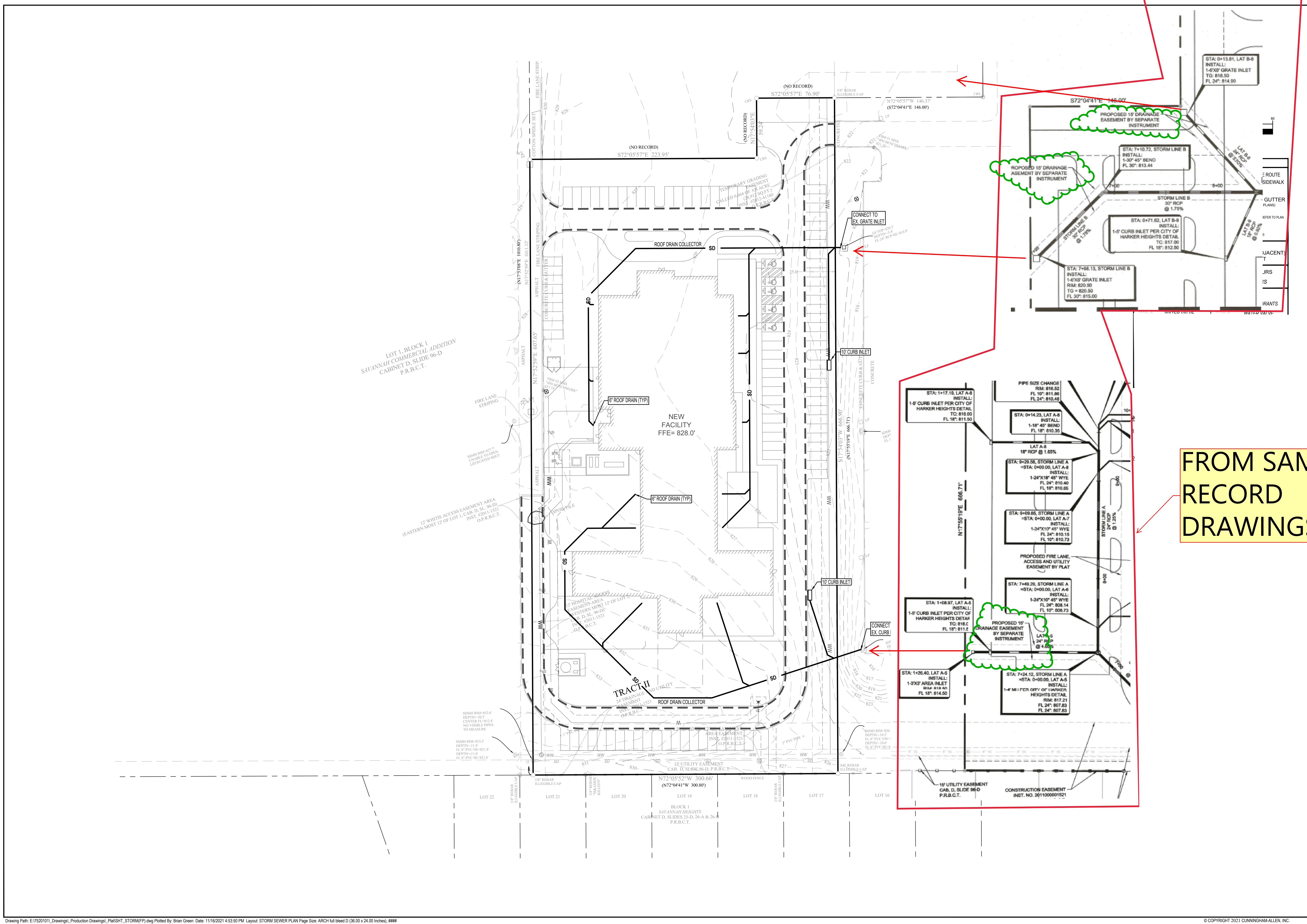
TEL: (512) 327-2946

FAX: (512) 327-2973

www.cunningham-allen.com

TBPLS Reg. No. F-284

TBPLS Firm No. 10000900



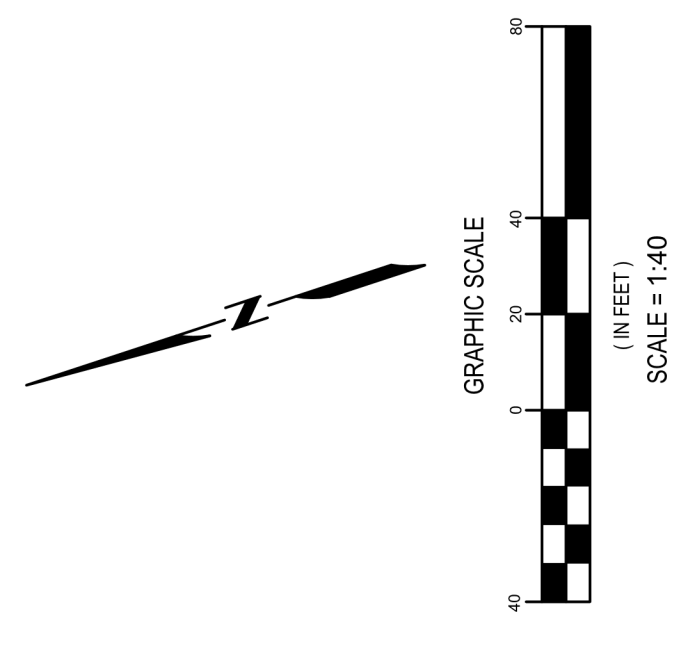
FROM SAM'S RECORD DRAWINGS.

REVISION DESC.	DATE
000000	



DISCLAIMER
 THIS IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION

**CLARSKY REHABILITATION FACILITY
 OF HARKER HEIGHTS**
 LOT 1 - SAVANNAH COMMERCIAL ADDITION, REPLAT 2
 HARKER HEIGHTS, BELL COUNTY, TEXAS 76548
 FINAL PLAT STORM PLAN



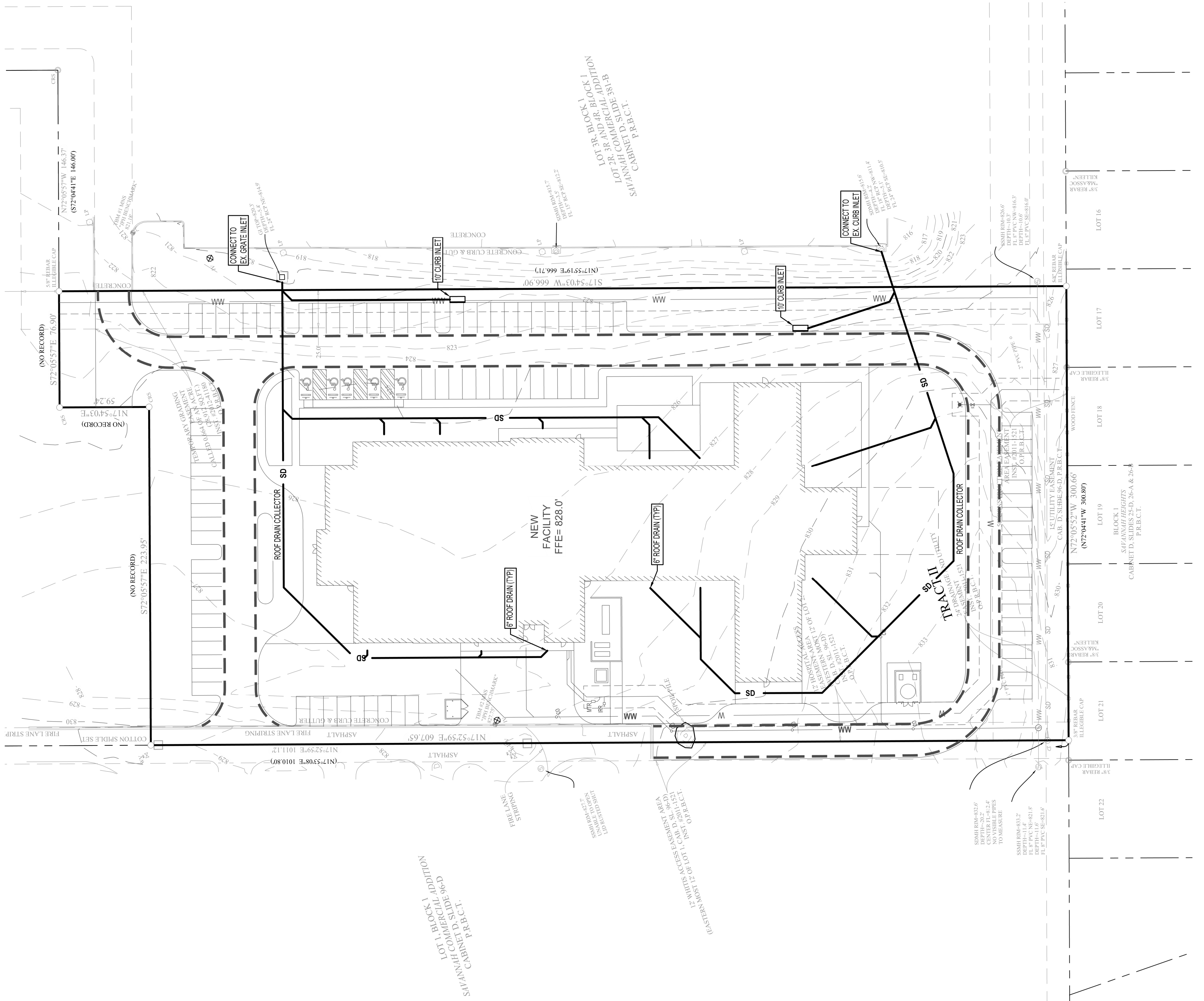
LEGEND	
.....	PROPOSED ACCESSIBLE ROUTE
-----	PROPOSED CONCRETE SIDEWALK (AS SHOWN)
-----	PROPOSED CURB & GUTTER (UNLESS OTHERWISE NOTED PLANS)
-----	PROPOSED FIRE LANE (REFER TO PLAN FOR STOPPING NOTES)
-----	L.O.C. (LIMIT OF CONSTRUCTION)
-----	PROPERTY LINE
-----	PROPERTY LINE (ADJACENT) EXISTING EASEMENT
-----	PROPOSED CONTOURS
-----	EXISTING CONTOURS
PROPOSED UTILITIES:	
W	FIRE HYDRANTS
WV	WATER VALVE
WM	MANHOLE (STORM)
WM	MANHOLE (WW)
INLET	INLET
W	WATER
WV	WATER VALVE
WM	MANHOLE (STORM)
WM	MANHOLE (WW)
INLET	INLET
W	WATER
WV	WATER VALVE
WM	MANHOLE (STORM)
WM	MANHOLE (WW)
INLET	INLET

- NOTES:**
- SAVANNAH HEIGHTS DETENTION POND WAS DESIGNED TO INCLUDE FILL DEVELOPMENT OF THIS PROPERTY (2004 REPORT BY JAY MANNING, PE)
 - THERE ARE NO PUBLIC STORM DRAIN IMPROVEMENTS.

**FINAL PLAT EXHIBIT
 NOT FOR CONSTRUCTION**

!!! CAUTION !!!
 EXISTING OVERHEAD UTILITIES IN VICINITY CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR ELECTRICAL FACILITIES

!!! WARNING !!!
 THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED FOR THIS PROJECT. THE USER SHALL BE RESPONSIBLE FOR LOCATION AND ADDING ALL EXISTING UTILITIES BY CALLING THE "ONE CALL" LOCATOR SERVICE AT (800) 344-8377 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

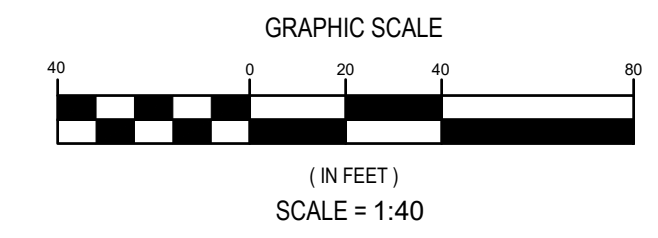


LOT 1, BLOCK 1, ADD. 4R, BLOCK 1, LOT 2R, 3R, ADD. 4R, BLOCK 1, LOT 2R, 3R, ADD. 4R, SLIDE 81-B SAVANNAH COMMERCIAL ADDITION, REPLAT 2, P.R.D.C.T.

LOT 3R, ADD. 4R, BLOCK 1, LOT 2R, 3R, ADD. 4R, SLIDE 81-B SAVANNAH COMMERCIAL ADDITION, REPLAT 2, P.R.D.C.T.

CONCRETE CURB & GUTTER DEPTH = 2.0' TO 2.5' NO VISIBLE PIPES TO EXHIBIT

SMALL DRAIN (TYP.) DEPTH = 2.0' TO 2.5' NO VISIBLE PIPES TO EXHIBIT



LEGEND	
.....	PROPOSED ACCESSIBLE ROUTE
-----	PROPOSED CONCRETE SIDEWALK (SEE PLAN FOR WIDTH)
-----	PROPOSED CURB & GUTTER (UNLESS OTHERWISE NOTED PLANS)
-----	PROPOSED FIRE LANE (REFER TO PLAN FOR STRIPING NOTES)
-----	L.O.C. (LIMITS OF CONSTRUCTION)
-----	PROPERTY LINE
-----	PROPERTY LINE (ADJACENT)
-----	EXISTING EASEMENT
(100)	PROPOSED CONTOURS
-----	EXISTING CONTOURS
PROPOSED UTILITIES:	
	FIRE HYDRANTS
	WATER VALVE
	MANHOLE (STORM)
	MANHOLE (WW)
	INLET
EXISTING UTILITIES:	
	FIRE HYDRANTS
	WATER VALVE
	MANHOLE (STORM)
	MANHOLE (WW)
	INLET
W	WATER
WW	WASTEWATER
SD	STORM SEWER

NOTES:

- SAVANNAH HEIGHTS DETENTION POND WAS DESIGNED TO INCLUDE FULL DEVELOPMENT OF THIS PROPERTY (2004 REPORT BY JAY MANNING, PE)
- THERE ARE NO PUBLIC STORM DRAIN IMPROVEMENTS.

**FINAL PLAT EXHIBIT
NOT FOR CONSTRUCTION**

!!! CAUTION !!!
EXISTING OVERHEAD UTILITIES IN VICINITY
CONTRACTOR SHALL EXERCISE EXTREME CAUTION
WHEN WORKING NEAR ELECTRIC FACILITIES

!!! WARNING !!!
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY
OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR
SHALL BE RESPONSIBLE FOR LOCATION AND AVOIDING ALL
EXISTING UTILITIES BY CALLING THE "ONE CALL" LOCATOR SERVICE
AT (800) 344-8377 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

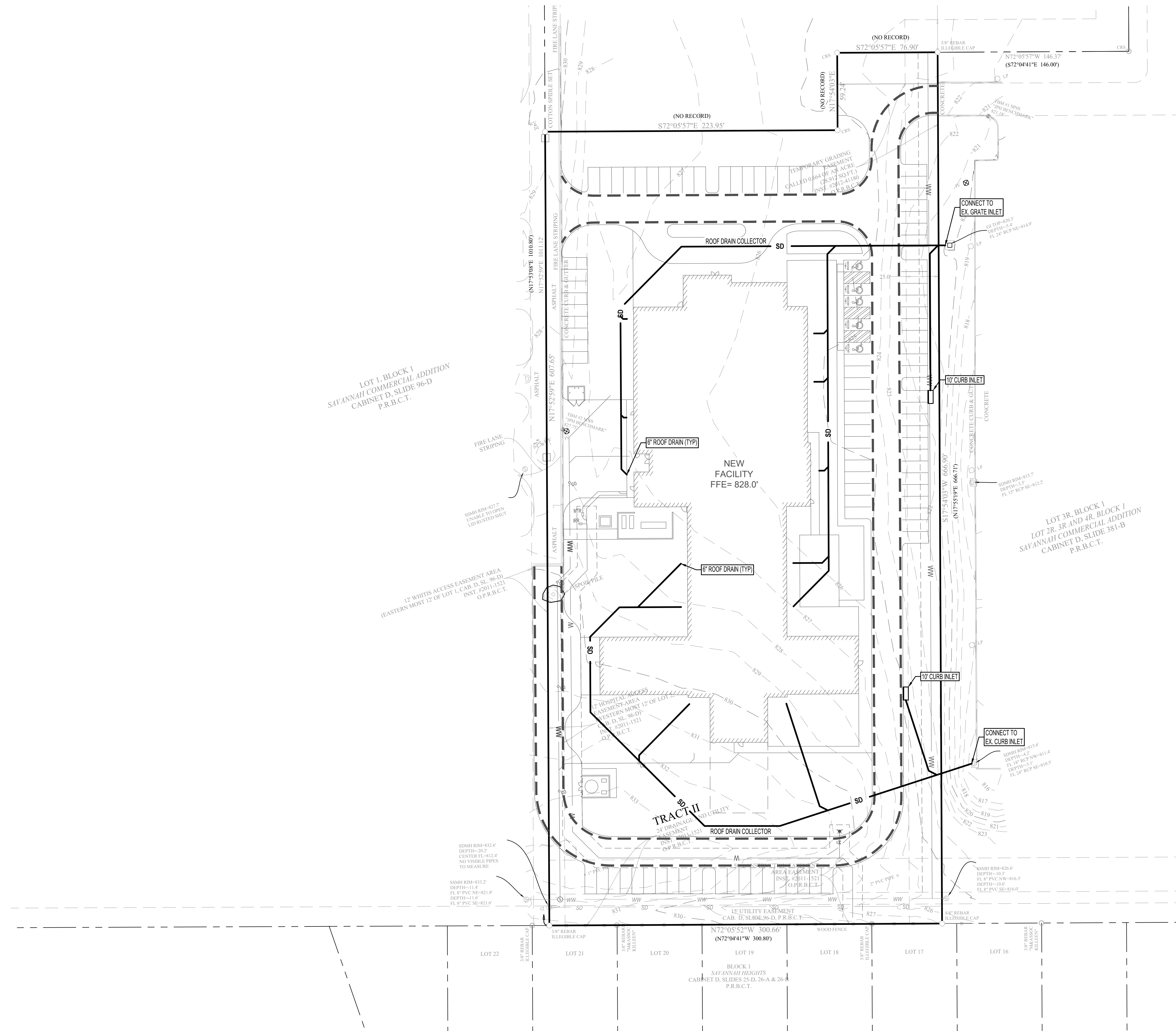


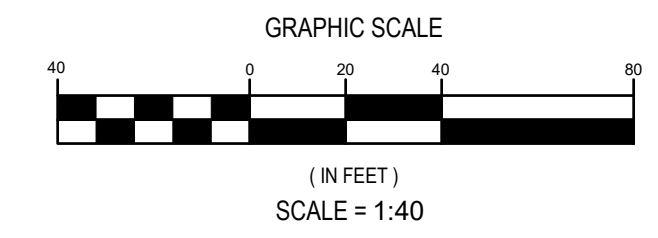
DISCLAIMER
This document is released for the purpose of information and review under the authority of Sean Friend, P.E. #99671 on 11/16/2021. THIS IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION.

**CLEARSKY REHABILITATION FACILITY
OF HARKER HEIGHTS**
LOT 2R SAVANNAH COMMERCIAL ADDITION
HARKER HEIGHTS, BELL COUNTY, TEXAS 76548
FINAL PLAT STORM PLAN

DATE: PD
PROJECT No.: 7520101
CREW & P.B.:
DRAWN BY: 2
PDB
ALT. SHEET NO. C19
OF 2

PERMIT#





LEGEND	
	PROPOSED CONCRETE SIDEWALK (SEE PLAN FOR WIDTH)
	PROPOSED CURB & GUTTER (UNLESS OTHERWISE NOTED PLANS)
	PROPOSED FIRE LANE (REFER TO PLAN FOR STRIPING NOTES)
	L.O.C. (LIMITS OF CONSTRUCTION)
	PROPERTY LINE (PROPERTY LINE (ADJACENT) EXISTING EASEMENT)
	PROPOSED CONTOURS
	EXISTING CONTOURS
PROPOSED UTILITIES:	
	FIRE HYDRANTS
	WATER VALVE
	MANHOLE (STORM)
	MANHOLE (WW)
	INLET
EXISTING UTILITIES:	
	FIRE HYDRANTS
	WATER VALVE
	MANHOLE (STORM)
	MANHOLE (WW)
	INLET
	WATER
	WASTEWATER
	STORM SEWER

NOTES:

1. WASTEWATER CAPACITY ANALYSIS IS BEING COORDINATED WITH THE CITY
2. PUBLIC IMPROVEMENTS INCLUDE WATER LINE, AND WASTEWATER LINE ALONG EAST PROPERTY LINE.

**FINAL PLAT EXHIBIT
NOT FOR CONSTRUCTION**

!!! CAUTION !!!
EXISTING OVERHEAD UTILITIES IN VICINITY
CONTRACTOR SHALL EXERCISE EXTREME CAUTION
WHEN WORKING NEAR ELECTRIC FACILITIES

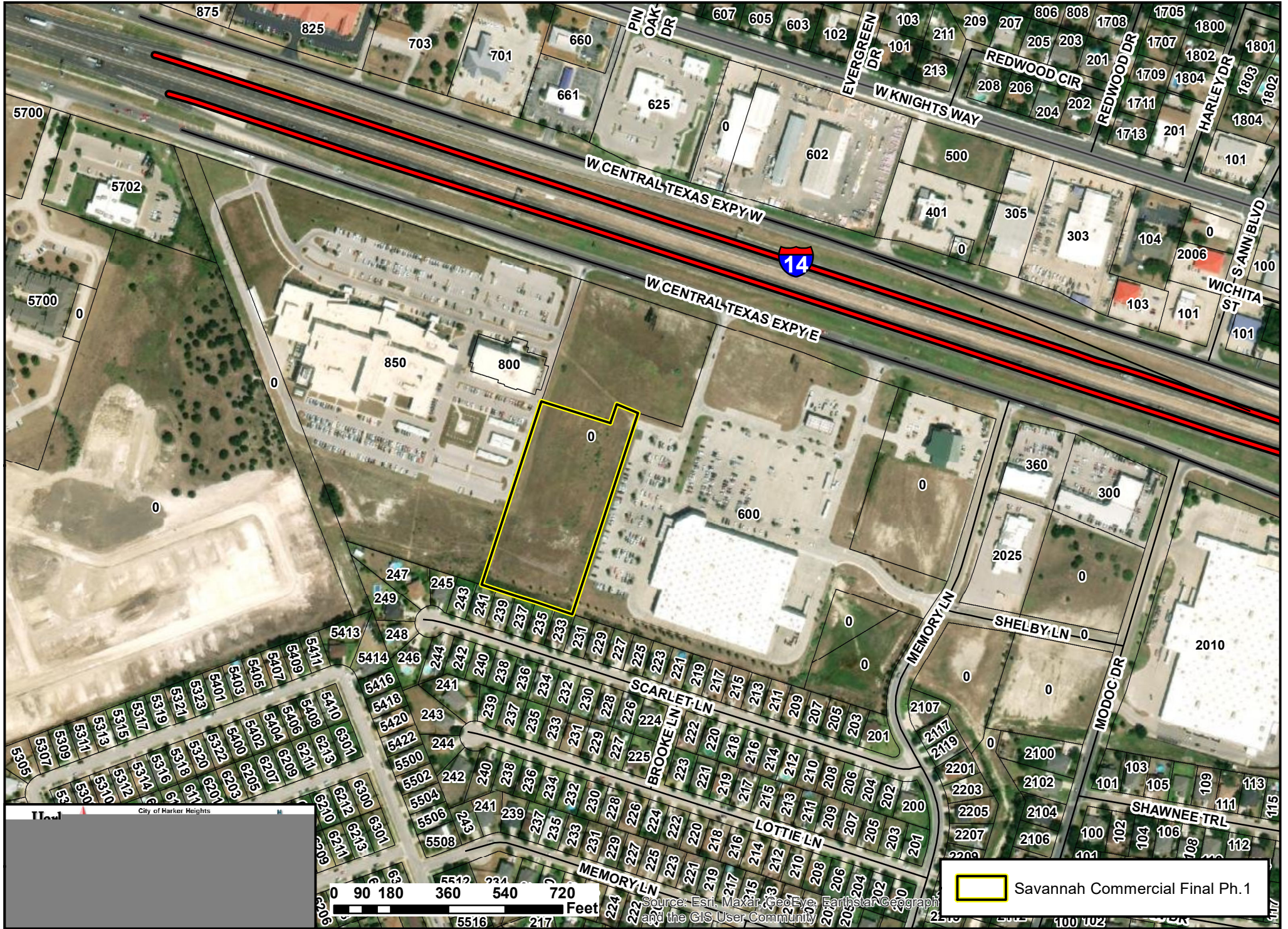
!!! WARNING !!!
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AT (800) 344-8377 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.



DISCLAIMER
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**CLEARSKY REHABILITATION FACILITY
OF HARKER HEIGHTS
LOT 2R SAVANNAH COMMERCIAL ADDITION
HARKER HEIGHTS, BELL COUNTY, TEXAS 76548
FINAL PLAT UTILITY PLAN**

DATE:	PD
PROJECT No.:	7620101
CREW & P.B.:	-
DRAWN BY:	1
POB	OF 2
ALT. SHEET NO.	C13



SAVANNAH COMMERCIAL ADDITION

P21-36 Final Plat – Savannah Commercial Addition Replat 2 Phase 1

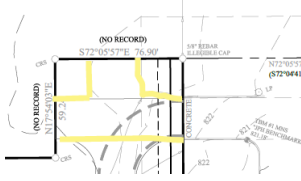
Plat Distributed to HH Staff: **November 15, 2021**

Comments Returned to JPH Land Surveying Inc: **November 22, 2021**

Revisions Received: **November 29, 2021**

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Applicant is advised that additional comments from all reviewers may be forthcoming after the submission of revisions. This is because some reviews began prior to this common plan of development being broken up into two projects. **To aid with clarity, comments that are slightly different for this review versus the Preliminary Plat review are bolded and underlined so the difference between the two cases become apparent.**
2. Per §154.21 (C) (1) (k) (k) Adjacent property information including present ownership, legal descriptions (recorded volume and page) and property lines within 100 feet; (identify and label all neighboring property owners within 100')
3. Rename plat to: Savannah Commercial Addition, Replat 2 **Phase 1**
4. **Rename Lot 2 to Lot 1.**
5. The layout of the plat dedication page does not meet city requirements. The plat being amended needs to be one small inset, a general location map can be a second small inset and the proposed replat needs to at 1:100.
6. Applicant shall annotate and illustrate on the plat dedication page the called 15' utility easement for the proposed wastewater line to be installed by others that will be required to service the northern remainder tract.
7. Applicant shall annotate and illustrate a 15' drainage easement for a stormsewer main that will be required to service the northern remainder tract.
8. Applicant shall **provide** offsite drainage easements for the proposed connections to the existing stormwater inlets on Lot 3R of the Savannah Commercial Addition replat.
9. Staff recommends that the offsite access easement be extended through the northeast corner of Lot 1 Block 1.



10. On the Utility Sheet add to Nots #2: Installation of said public improvements is being coordinated with the City.

Public Works, Mark Hyde

Section 154.36(F)(8) requires utility extensions as follows: Extending requirements. All utilities shall be required to extend across the full width of the development lot (defined by plat or lot of record) in such an alignment that it can be extended to the next property. Properties already served by water and sewer shall not be required to install additional facilities unless the current lines are not of adequate capacity to serve the proposed development in which case the developer will be required to install adequate facilities. Once a utility meter is installed, movement required due to changes in grade/landscape will be the responsibility of the developer/builder.

Extend the storm sewer line to the north property line.

1. For final plat approval, the 6-inch wastewater line to the north property line must be constructed and accepted by the City of Harker Heights -or- a performance bond or performance letter of credit in the amount of the improvements verified by the City Engineer can be submitted.

The City of Harker Heights would enter into an oversizing agreement at a later date for the cost of upsizing the 6-inch diameter line to an 8-inch diameter line.

§ 154.23 GUARANTEE OF PERFORMANCE.

(A) General. In order to record an approved final plat in which public infrastructure improvements are required, the developer shall construct the improvements to the approval of the city or file a guarantee of performance in lieu of completing the infrastructure prior to recordation of the plat. All such construction shall be inspected while in progress by the Public Works Department and must be approved upon completion by the Public Works Director or his or her designee.

(B) Filing a guarantee. If the developer elects to file a guarantee of performance in lieu of completing construction prior to recording the plat, one of the following methods of posting security shall be used, while the city does reserve the right to select which of the following guarantees of performance is utilized.

(1) Unconditional letter of credit from a local bank, local federally insured Savings and Loan Association or other financial institution in a form acceptable to the city and signed by a principal officer of the institution, agreeing to pay to the city, on demand, a stipulated sum of money to apply

to the estimated costs of completion of all required improvements, cost of completion of the required improvements being verified by the City Engineer.

The letter of credit shall be dated to expire not less than one year from the recordation of the final plat. If the required infrastructure is not complete within six months of acceptance of the letter of credit, the city shall use the funds to construct the improvements.

(2) Performance bond submitted with the city by a surety company holding a license to do business in the State of Texas, in a form acceptable to the city, in an amount equal to the estimated costs of completion of required improvements verified by the City Engineer. It shall be dated to expire not less than one year from the recordation of the final plat. If the required infrastructure is not complete within six months of acceptance of the letter of credit, the city shall use the funds to construct the improvements.

(C) Guarantee of performance. For the guarantee of performance, as described in this section, the Engineer whose stamp and signature are found on the final plat and final engineering drawings shall prepare a detailed estimate of outstanding infrastructure items to include the cost of each item, the cost of installation of each item and the total cumulative cost of all outstanding infrastructure items. This detailed estimate should be stamped and signed by the Engineer. The city's Engineer shall review this detailed estimate to ensure that all items are accounted for and are valued at costs that are reasonable given the market at the time of which the project occurs. The city may request that the developer make modifications to the detailed estimate to reflect comments from the city's Engineer. Once approved by the city's Engineer, the city will accept the guarantee of performance, as described in this section, for the total cumulative cost as shown on the detailed estimate, and the final plat shall be filed with the county.

(Ord. 2010-08, passed 3-9-10)

City Engineer, Otto Wiederhold: Approved, no comments.

Fire Marshal, Brad Alley: Approved, no comments.

Building Official, Mike Beard: No comments.

ONCOR, Steven Huggins

1. Oncor will keep PUE and existing facilities.

Century Link, Chris McGuire

1. Will possibly need a 10' UE along the West side of the property. Unsure where utilities will enter the building.

Time Warner Cable/Spectrum

The City has not heard back from reviewing entity and comments may be forthcoming.

ATMOS

The City has not heard back from reviewing entity and comments may be forthcoming.

TXDOT: No comments at this time.

Utility Franchise Agreement, Kenny Robertsen: Approved, no comments.



PLANNING AND ZONING COMMISSION MEMORANDUM

P21-37

AGENDA ITEM X-5

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: DECEMBER 8, 2021

DISCUSS AND CONSIDER A REQUEST FOR A MINOR PLAT REFERRED TO AS BROKEN BOW ADDITION, ON PROPERTY DESCRIBED AS AN 0.438-ACRE TRACT OF LAND IN THE CITY OF HARKER HEIGHTS, TEXAS, AND BEING ALL OF LOTS 8 AND 9, BLOCK 6, COMANCHE LAND FIRST UNIT AS RECORDED IN CABINET A, SLIDE 183-D, BELL COUNTY PLAT RECORDS, AND BEING THE SAME LAND CONVEYED TO ARROWHEAD DEVELOPERS LLC BY DEED AS RECORDED IN INSTRUMENT NO. 2021048053, REAL PROPERTY RECORDS OF BELL COUNTY.

PROJECT DESCRIPTION:

The applicant submitted an application for minor plat approval for approximately 0.438 acres of land located near the intersection of Indian Trail Dr. and Pima Trail.

As of December 2, 2021 staff had reviewed the submitted preliminary plat and engineering plans and made comments to address safety, drainage, water and wastewater utilities and other pertinent requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

STAFF RECOMMENDATION:

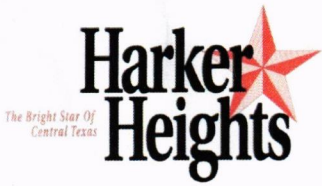
On November 22, 2021, staff returned comments to the applicant. On November 24, 2021, the applicant submitted revisions based on the November 22, 2021 comments. Comments on revisions have been substantially met, therefore staff recommends approval of the Minor Plat referred to as Broken Bow Addition.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to **approve, approve with conditions, or disapprove with explanation** a request for a Minor Plat referred to as Broken Bow Addition, on property described as an 0.438-Acre tract of land in the City of Harker Heights, Texas, and being all of Lots 8 and 9, Block 6, Comanche Land First Unit as recorded in Cabinet A, Slide 183-D, Bell County Plat Records, and being the same land conveyed to Arrowhead Developers LLC by Deed as recorded in Instrument No. 2021048053, Real Property Records of Bell County.
2. Any other action desired.

ATTACHMENTS:

1. Application
2. Field notes
3. Dedication
4. Minor Plat
5. Location Map
6. Staff Comments with Responses (Comments sent 11/22/2021, Revisions received 11/24/2021)



Minor/Amending Plat Application

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

This application must be completed and returned to the Planning and 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 \$150.00 + \$3.00 per acre
3. Signed & Original Field Notes and Dedication

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: Broken Bow Addition **Date Submitted:** Nov 10, 2021

Existing Lot Count: 2 **Proposed Lot Count:** 2 **Acreage:** 0.438

Site Address or General Location: 1515 & 1517 Indian Trail, Harker Heights, TX 76548

Reason for Amendment/Description of Subdivision:

Zoning Classification: R-2, R-1 **Existing Land Use:** Residential

Located in Overlay District?: Yes No

Owner Information/Authorization:

Property Owner: Arrowhead Developers, Inc.

Address: 1875 FM 3170, Kempner, TX 76539

Phone: 254-289-8282 E-mail: jkgomer1@gmail.com

Developer: Arrowhead Developers, Inc.

Address: 1875 FM 3170, Kempner, TX 76539

Phone: 254-289-8282 E-mail: jkgomer1@gmail.com

Engineer/Surveyor: Mitchell & Associates, Inc.

Address: 102 N. College/P.O. Box 1088 Killeen, TX 76540

Phone: 254-634-5541 E-mail: jkriegel@mitchellinc.net; areneau@mitchellinc.net

I HEREBY UNDERSTAND AND ACKNOWLEDGE:
 THE MINOR PLAT INVOLVES **FOUR OR FEWER LOTS** FRONTING ONTO AN EXISTING STREET WHERE THE CREATION OF A NEW STREET OR THE EXTENSION OF MUNICIPAL FACILITIES ARE NOT REQUIRED
OR
 THE AMENDEND PLAT DOES NOT INCREASE THE NUMBER OF LOTS AND DOES NOT REQUIRE A NEW STREET OR EXTENSION OF MUNICIPAL FACILITIES.

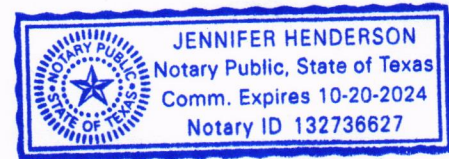
Jerome Gomer

PRINTED NAME OF OWNER:

OWNER SIGNATURE:

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 9th DAY OF November, 2021

MY COMMISSION EXPIRES: 10/20/2024
 NOTARY PUBLIC SIGNATURE



STAFF ONLY -- DO NOT FILL OUT BELOW

Date Submitted: 11-10-21 Receipt #: 01761210
 Received By: C. Jye Case #: _____
 Pre-Application Meeting

BROKEN BOW ADDITION
(0.438 ACRES)

FIELD NOTES for a 0.438-Acre tract of land in the City of Harker Heights, Texas, and being all of Lots 8 and 9, Block 6, Comanche Land First Unit as recorded in Cabinet A, Slide 183-D, Bell County Plat Records, and being the same land conveyed to Arrowhead Developers LLC by Deed as recorded in Instrument No. 2021048053, Real Property Records of Bell County;

BEGINNING at a 3/8-inch iron rod found for the Southwest corner of 9, on the East line of Indian Trail, called 80-foot Right-of-Way, at the Northwest corner of Lot 10, Block 6;

THENCE, **N 13° 12' 08" W, 139.75 Feet**, (Plat calls N 10° 44' 00" W, 140.0 Feet), along the East line of Indian Trail to a 1/2-inch iron rod found for the Northwest corner of Lot 8, Block 6, being the Southwest corner of Lot 7, Block 6;

THENCE, **N 78° 45' 58" E, 136.78 Feet**, (Plat calls 140.0 Feet), along the line common to Lots 7 and 8 to a 60d Nail found for the Southeast corner of this tract, on the North line of a called 0.688-Acre tract of land described in Deed to Daniel Patterson as recorded in Instrument No. 2008-28611, Real Property Records of Bell County;

THENCE, **S 12° 55' 16" E, 140.00 Feet**, (Plat calls S 10° 44' 00" E, 140.0 feet), along the North line of said 0.688-Acre tract of land;

THENCE, **S 78° 52' 56" E, 136.10 Feet**, (Plat 140.0 feet), along the North line of said Lot 10, Block 6 to the Point of Beginning, containing 0.438-Acre of land.

The bearings for the above description are based on the Texas Plane Coordinate System, Central Zone, NAD 83 (CORS 96), per Leica Texas SmartNet GPS observations.


See accompanying drawing.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS, that I, Mike W. Kriegel, Registered Professional Land Surveyor, do hereby certify that the above described tract was surveyed on the ground and that this description is true and correct to the best of my knowledge and belief.

COUNTY OF BELL

IN WITNESS THEREOF, my hand and seal this the 28th day of October, 2021.


Mike W. Kriegel
Registered Professional
Land Surveyor, No. 4330



DEDICATION

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BELL §

That **Arrowhead Developers, LLC**, being the **sole owners** of that certain **0.438-Acre tract of land in the City of Harker Heights, Texas, and being all of Lots 8 and 9, Block 6, Comanche Land First Unit as recorded in Cabinet A, Slide 183-D, Bell County Plat Records, and being the same land conveyed to Arrowhead Developers LLC by Deed as recorded in Instrument No. 2021048053, Real Property Records of Bell County**, shown and attached hereto and incorporated herein for all purposes, **does** hereby subdivide the herein described property into lots and blocks, according to the plat hereof, to be known as **BROKEN BOW ADDITION**, to the City of Harker Heights, Bell County, Texas, as shown by the plat hereof, attached hereto, and made apart hereof, and approved by the City of Harker Heights, Bell County, Texas, and **Arrowhead Developers, LLC**, **does** hereby adopt said **BROKEN BOW ADDITION** as an addition to the City of Harker Heights, Bell County, Texas, and for the purpose of selling lots and blocks of land with reference thereto and for the property development of said land by its owners and for all other purposes; and do hereby dedicate to **the City of Harker Heights**, all streets, avenues, roads, drives, alleys and associated potable water, sanitary sewer, and storm sewer systems as shown on said plat, and final construction drawings the same to be used as public thoroughfares and public utilities when and as authorized by **the City of Harker Heights, Texas**.

The utility and drainage easements shown on said plat are dedicated to **the City of Harker Heights** for installation and maintenance of any and all public utilities, which the **city** may elect to install and maintain or permit to be installed or maintained.

W I T N E S S the execution hereof, on this _____ day of _____, 2021.

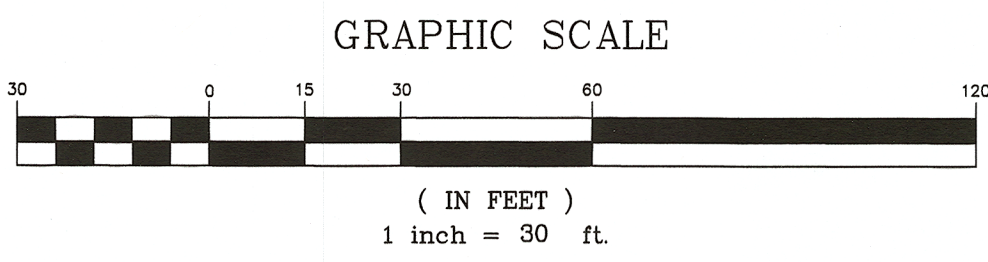
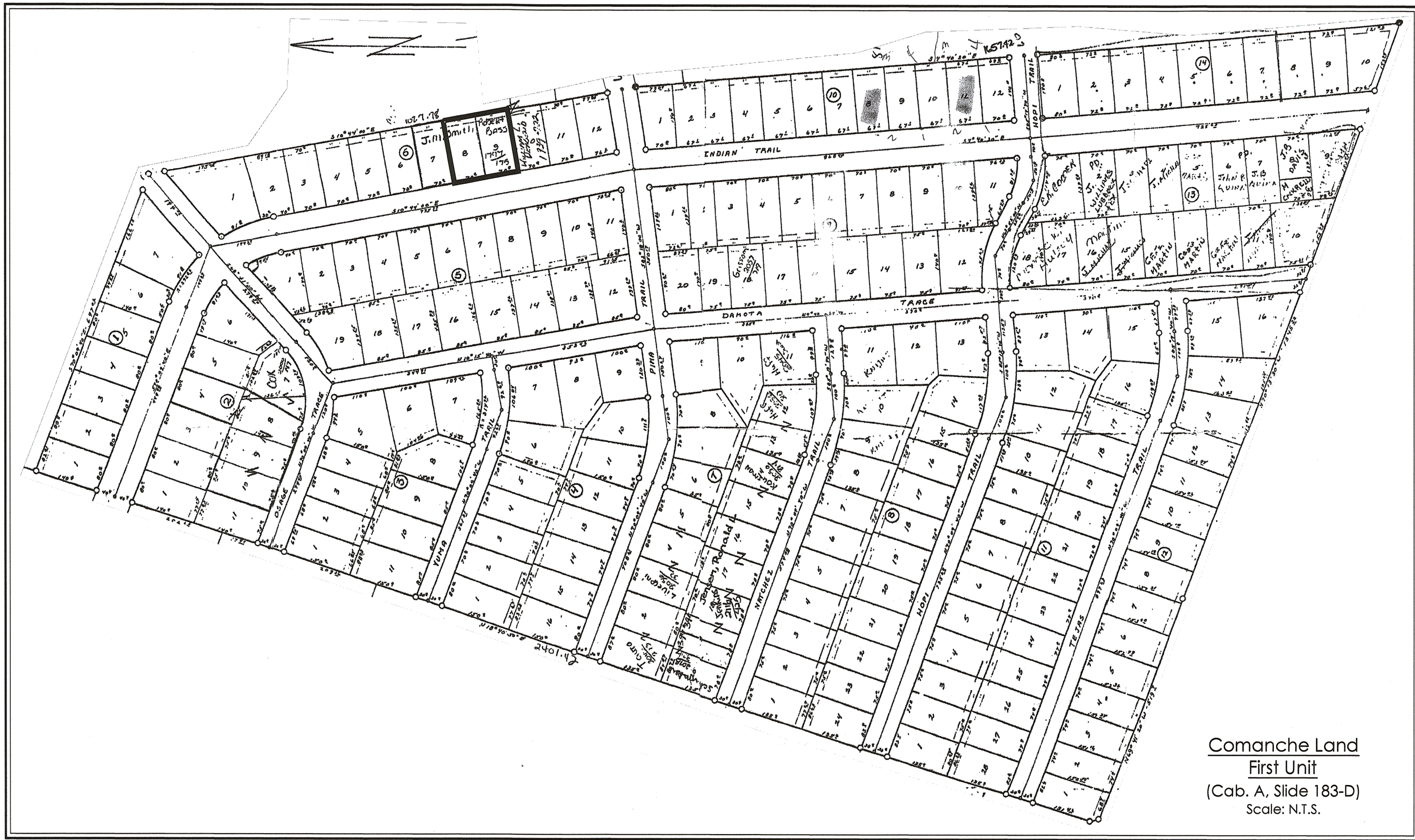
For: Arrowhead Developers, LLC

Jerome Gomer

Before me, the undersigned authority, on this day personally appeared **Jerome Gomer** known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that **he** executed the foregoing instrument as the owner of the property described hereon.

NOTARY PUBLIC STATE OF TEXAS

My Commission Expires: _____

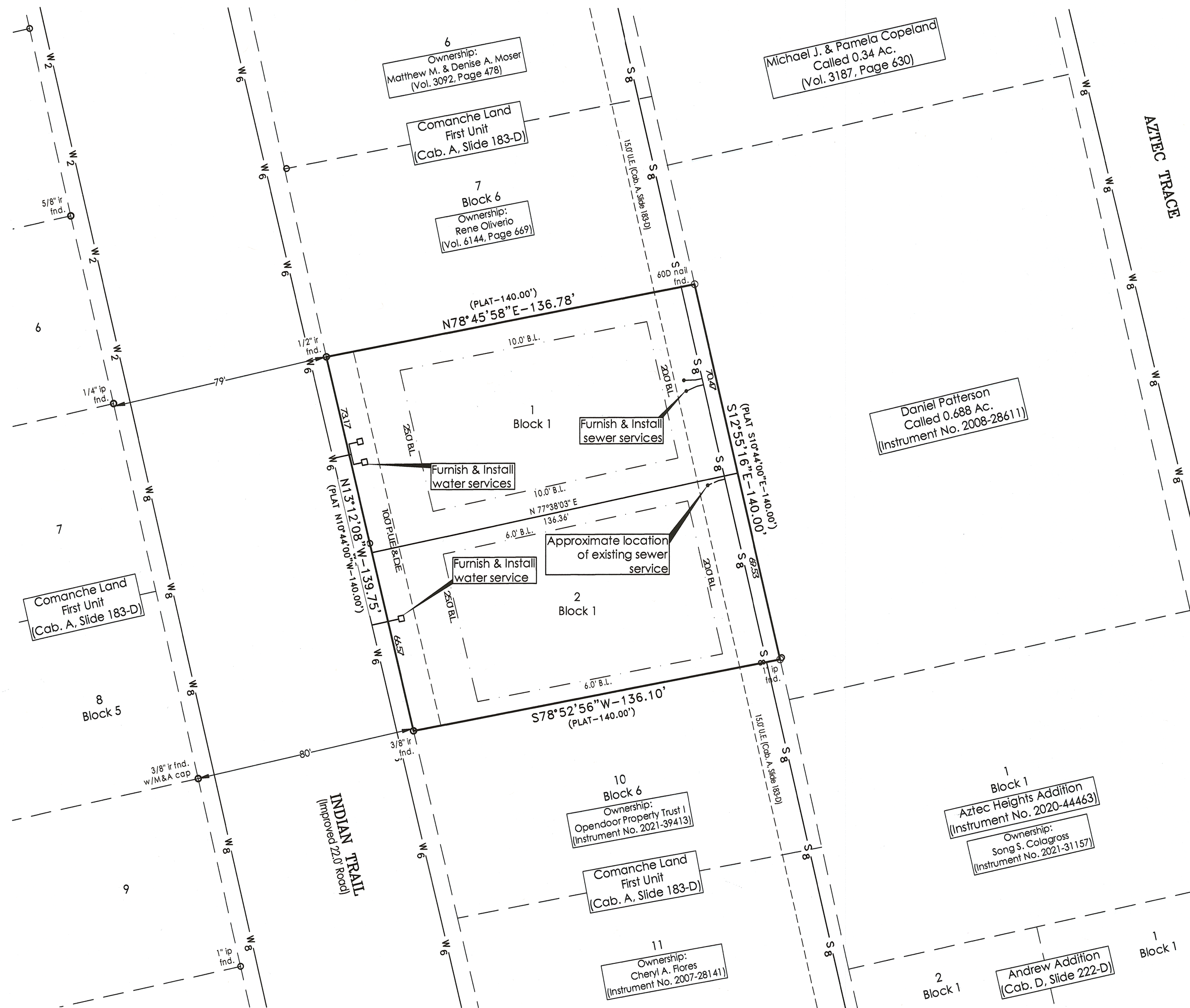
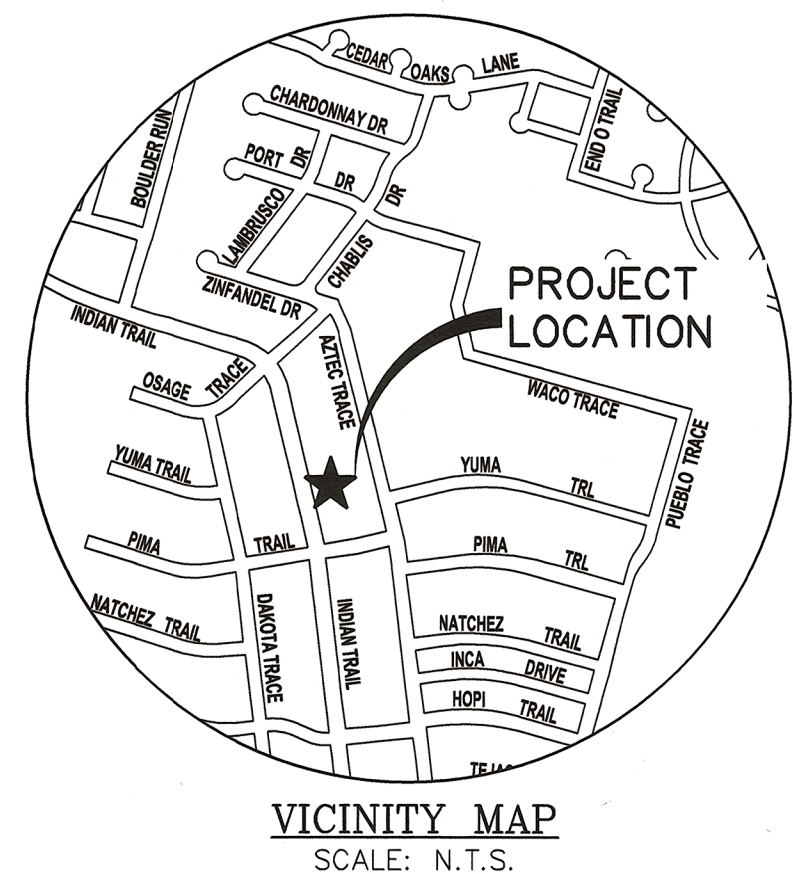


Comanche Land
First Unit
(Cab. A, Slide 183-D)
Scale: N.T.S.

PROPERTY OWNER:
Arrowhead Developers LLC
810 S WS Young Dr.
Killeen, TX 76543

SURVEYOR/ENGINEER:
Mitchell & Associates, Inc.
P.O. Box 1088
Killeen, TX 76540

- NOTES:**
- All bearings are based upon the Texas Coordinate System, NAD 83 (CORS 96), Texas Central Zone as determined by Leica Texas Smartnet GPS observations. All distances are surface distance. Combined scale factor=1.0001168.
 - This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C0285E, effective date September 26, 2008 for Bell County, Texas.



BROKEN BOW ADDITION

KNOW ALL MEN BY THESE PRESENTS, that Arrowhead Developers, LLC, whose address is 1875 FM 3170, KEMPNER, TX 76539, being the sole owners of that certain 0.438-Acre tract of land in the City of Harker Heights, Texas, and being all of Lots 8 and 9, Block 6, Comanche Land First Unit as recorded in Cabinet A, Slide 183-D, Bell County Plat Records, and being the same land conveyed to Arrowhead Developers LLC by Deed as recorded in Instrument No. 2021048053, Real Property Records of Bell County, which is more fully described in the dedication of BROKEN BOW ADDITION, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City of Harker Heights, Bell County, Texas, Arrowhead Developers, LLC, does hereby adopt said BROKEN BOW ADDITION, as an addition to the City of Harker Heights, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives and alleys shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities when and as authorized by the City of Harker Heights, Bell County, Texas. The utility and drainage easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

WITNESSE the execution hereof, on this _____ day of _____, 2021.

For: Arrowhead Developers, LLC

Jerome Gomer

Before me, the undersigned authority, on this day personally appeared Jerome Gomer known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the owner of the property described herein.

NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: _____

APPROVED this _____ day of _____, 2021, by the Director of Planning and Development of the City of Harker Heights, Bell County, Texas.

DIRECTOR OF PLANNING AND DEVELOPMENT

ATTEST: CITY SECRETARY

KNOW ALL MEN BY THESE PRESENTS,

That I, Mike W. Kriegel, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Subdivision and Property Development Regulations of the City of Harker Heights, Texas, and this subdivision is within the City Limits of Harker Heights, Texas.



Mike W. Kriegel
Mike W. Kriegel
Registered Professional
Land Surveyor, No. 4330

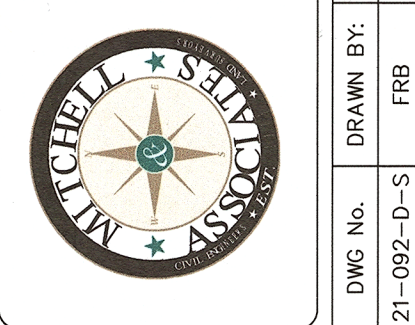
AFFIDAVIT:
The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.
Dated this the _____ day of _____, 20__ A. D.
By: _____
Bell County Tax Appraisal District

FILED FOR RECORD this _____ day of _____, 20____,
Plat Records of Bell County, Texas, and Dedication Instrument # _____,
Official Records of Real Property, Bell County, Texas

BROKEN BOW ADDITION
BEING AN AMENDING PLAT OF ALL OF LOTS 8 & 9, BLOCK 6,
COMANCHE LAND, FIRST UNIT
HARKER HEIGHTS, BELL COUNTY, TEXAS

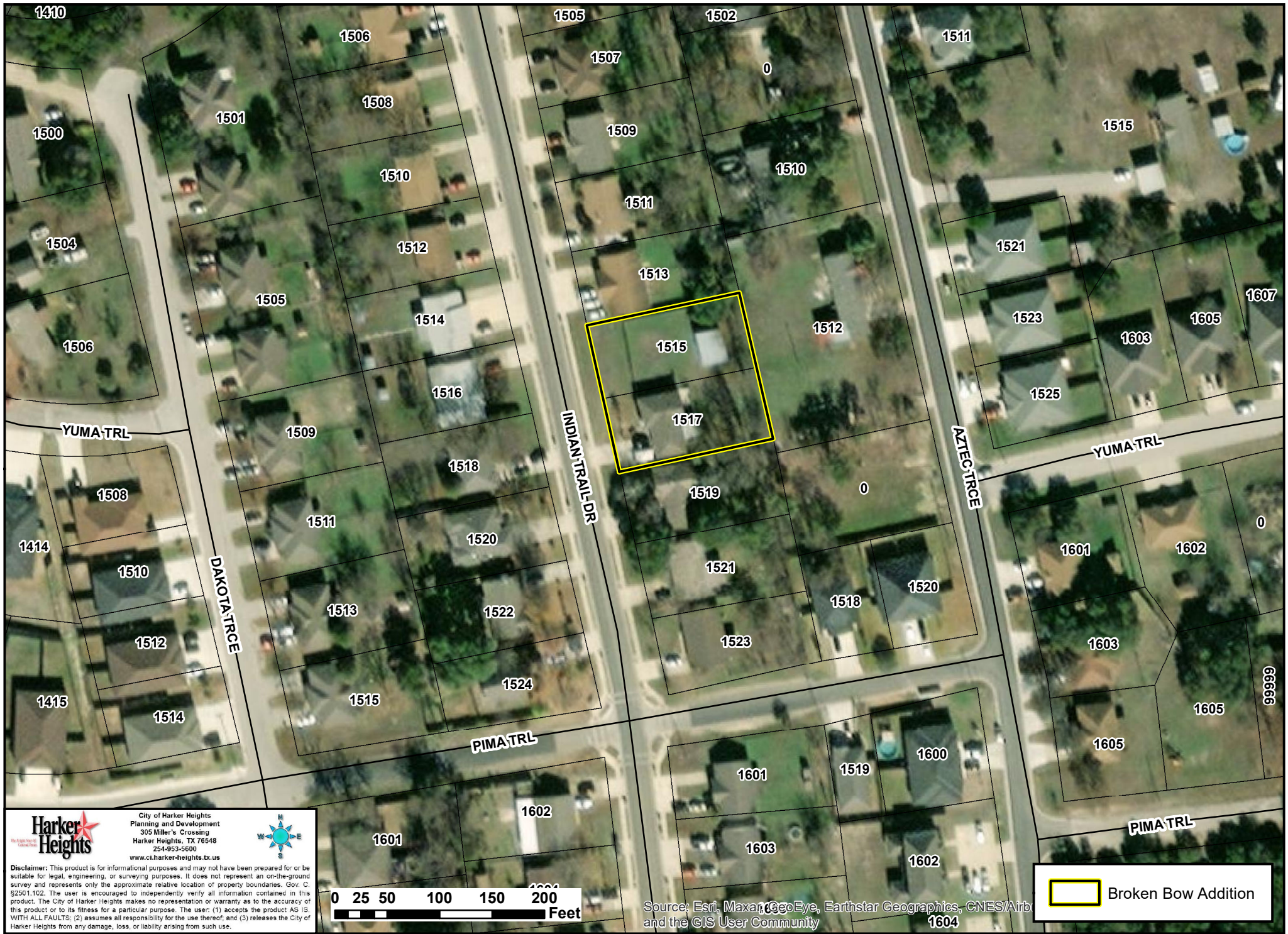
ADMINISTRATIVE PLAT

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
1027 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
P. O. BOX 1088, KILLEEN, TEXAS 76540



REVISIONS
DATE BY
1 11/23/2021 CITY OF HARKER HEIGHTS COMMENTS: RB
No. DATE

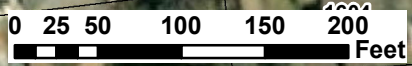
DWG No.: 21-092-D-S
DATE: OCTOBER 2021
DRAWN BY: AS SHOWN
SCALE: AS SHOWN
SHEET TITLE: ADMINISTRATIVE PLAT
AREA: 0.438 AC
2 LOTS
1 BLOCK




City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
www.ci.harker-heights.tx.us



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.



 Broken Bow Addition

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus, and the GIS User Community

BROKEN BOW ADDITION

P21-36 Minor Plat – Broken Bow Addition

Plat Distributed to HH Staff: **November 15, 2021**
Comments Returned to Mitchell and Associates: **November 22, 2021**
Comments Response: **November 23, 2021**

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Per §154.21 (C) (1) (k) plat shall include following elements: Adjacent property information including present ownership, legal descriptions (recorded volume and page) and property lines within 100 feet.
[Property information has been shown.](#)
2. Provide a site plan showing existing structure located at 1517 Indian Trail will be fully located within the proposed setbacks indicated on the submitted plat.
[The existing structure located at 1517 Indian Trail has been shown.](#)

Public Works, Mark Hyde

1. Provide a 10' public utility & drainage easement along Indian Trail
[Public utility & drainage easement has been added.](#)
2. Applicant is advised if a duplex is constructed on Lot 2, an additional water and sanitary sewer service will be required.
[Single family house to remain.](#)

City Engineer, Otto Wiederhold: Approved, no comments.

Fire Marshal, Brad Alley: Approved, no comments.

Building Official, Mike Beard: No comments.

ONCOR, Steven Huggins

1. Oncor will keep PUE and existing facilities.

Century Link

The City has not heard back from this reviewing entity and comments may be forthcoming.

Time Warner Cable/Spectrum

The City has not heard back from this reviewing entity and comments may be forthcoming.

ATMOS

The City has not heard back from this reviewing entity and comments may be forthcoming.

Unite Private Networks, Kenny Robertsen: Approved, no comments.

Clearwater UWCD

The City has not heard back from this reviewing entity and comments may be forthcoming.



PLANNING AND ZONING COMMISSION MEMORANDUM

P21-31

AGENDA ITEM X-6

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: DECEMBER 8, 2021

DISCUSS AND CONSIDER A REQUEST FOR AN AMENDED PLAT REFERRED TO AS FAMILY DOLLAR ADDITION, 1ST AMENDMENT, ON PROPERTY DESCRIBED AS BEING ALL OF LOT 1, BLOCK A OF THE FAMILY DOLLAR ADDITION RECORDED IN CABINET D, SLIDE 311D OF THE PLAT RECORDS OF BELL COUNTY, TEXAS.

PROJECT DESCRIPTION:

The applicant submitted an application to abandon an existing easement on the property due to the building encroaching into the easement. Staff made contact with appropriate utility companies to ensure no utilities were located within this easement.

As of December 2, 2021 staff had reviewed the submitted plat and made comments to address safety, and other pertinent requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

STAFF RECOMMENDATION:

On November 22, 2021, staff returned comments to the applicant. On November 24, 2021, the applicant submitted revisions based on the November 29, 2021 comments. Comments on revisions have been substantially met, therefore staff recommends approval with conditions of the Amending Plat referred to as Family Dollar Addition, 1st Amendment, subject to the following conditions:

1. Amend annotations to correspond with staff comments.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to **approve, approve with conditions, or disapprove with explanation** a request for an Amending Plat referred to as Family Dollar Addition, 1st Amendment, on property described as being all of Lot 1, Block A of the Family Dollar Addition recorded in Cabinet D, Slide 311D of the Plat Records of Bell County, Texas.
2. Any other action desired.

ATTACHMENTS:

1. Application
2. Field notes
3. Dedication
4. Minor Plat
5. Location Map
6. Staff Comments with Responses (Comments sent 11/22/2021, Revisions received 11/29/2021)



Minor/Amending Plat Application

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

*** Requirements - APPLICATION MUST BE FULLY COMPLETED OR WILL NOT BE ACCEPTED ***
This application must be completed and returned to the Planning and 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 \$150.00 - \$3.00 per acre
3. Signed & Original Field Notes and Dedication

Property Information:

Plat Name: Family Dollar Addition, 1st Amendment Date Submitted: 9/29/21

Existing Lot Count: 1 Proposed Lot Count: 1 Acreage: .994

Site Address or General Location: 660 E FM 2410 Rd, Harker Heights, TX 76548

Reason for Amendment/
Description of Subdivision: Updating for PUE conflict.

Zoning Classification: B-4 Existing Land Use: Commercial

Located in Overlay District?: Yes No

Owner Information/Authorization:

Property Owner: CTV Texas, LLC

Address: 2873 East Plama Way, Cottonwood Heights, UT 84121

Phone: [REDACTED] E-mail: [REDACTED]

Developer: _____

Address: _____

Phone: _____ E-mail: _____

Engineer/Surveyor: Triad Surveying, Inc - Kimley-Horn & associates

Address: 528 County Road P.O. Box 1489, Rockdale, TX. 76567

Phone: 5124463457 512 720 5303 E-mail: brad@triadsurveying.com heather.pearl@kimley-horn.com

I HEREBY UNDERSTAND AND ACKNOWLEDGE:
THE MINOR PLAT INVOLVES FOUR OR FEWER LOTS FRONTING ONTO AN EXISTING STREET WHERE THE CREATION OF A NEW STREET OR THE EXTENSION OF MUNICIPAL FACILITIES ARE NOT REQUIRED
OR
THE AMENDEND PLAT DOES NOT INCREASE THE NUMBER OF LOTS AND DOES NOT REQUIRE A NEW STREET OR EXTENSION OF MUNICIPAL FACILITIES

Cristy Terry
PRINTED NAME OF OWNER: _____ OWNER SIGNATURE: Cristy Terry

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 23rd DAY OF September 20 21

[Signature] MY COMMISSION EXPIRES: 08/10/2022
NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC
ALEXANDROS VLAMAKIS
COMM. # 701718
COMMISSION EXPIRES
AUGUST 10, 2022
STATE OF UTAH

STAFF ONLY - DO NOT FILL OUT BELOW
Date Submitted: _____ Receipt #: _____
Received by: _____ Pre-Application Meeting Case #: _____



In Re: 0.994 Acres
All of Lot 1, Block A
Family Dollar Addition
City of Harker Heights
Bell County, Texas

All that certain tract or parcel of land situated in the City of Harker Heights, Bell County, Texas, being all of Lot 1, Block a of the Family Dollar Addition recorded in Cabinet D, Slide 311D of the Plat Records of Bell County, Texas, being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found ½” iron rod with red plastic cap marked “KILLEEN” on the southwest Right-of-Way line of F.M. Highway 2410 (Knights Way), at the east corner of a tract conveyed to the Shawnee McCue Limited Partnership in Volume 5769, Page 695, for the north corner of this tract;

THENCE along the said southwest Right-of-Way line of F.M. Highway 2410 for the following courses and distances:

S35°03'24"E - 70.82' to a set ½” iron rod with red plastic cap marked “TRIAD RPLS 5952” for an interior ell corner of this tract;

S40°29'11"E - 114.60' to a found ½” iron rod at the north corner of Lot 1, Block 1 of the Charvick Addition 2nd Replat recorded in Year 2019, Number 3 of the said Plat Records of Bell County, for the east corner of this tract;

THENCE S54°50'12"W - 241.46' along the northwest line of the said Lot 1, Block 1 of the Charvick Addition 2nd Replat to a found ½” iron rod with a red cap (illegible) on the northeast line of Phase Four of the Skipcha Mountain Estates recorded in Cabinet B, Slide 232-A of the said Plat Records of Bell County, at the west corner of the said Lot 1, Block 1 of the Charvick Addition 2nd Replat, for the south corner of this tract;

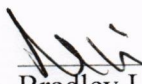
THENCE N35°08'12"W - 184.86' along the said northeast line of Phase Four of the Skipcha Mountain Estates to a found ½” iron rod with red plastic cap marked “KILLEEN” at the south corner of the said Shawnee McCue Limited Partnership tract, for the west corner of this tract;

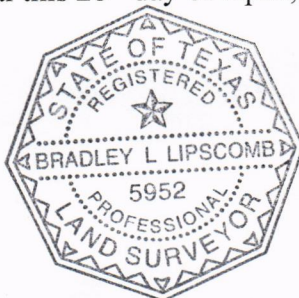
THENCE N54°49'06"E - 230.87' along the southeast line of the said Shawnee McCue Limited Partnership tract to the **POINT OF BEGINNING** containing within these metes and bounds 0.994 Acres of land.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 28th day of April, 2021.


Bradley L. Lipscomb RPLS



Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, TX 76567
(512) 446-3457

Project No. S21-125

DEDICATION

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BELL §

That **CTV Texas, LLC**, being the sole owner of that certain 0.994 acre tract of land in Bell County, Texas, the land herein described being all of a called 0.994 acre tract of land conveyed to **CTV Texas, LLC**, being of record in Volume 12037, Page 684, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), shown and attached hereto and incorporated herein for all purposes, does hereby subdivide the herein described property into lots and blocks, according to the plat hereof, to be known as **FAMILY DOLLAR ADDITION**, to the City of Harker Heights, Bell County, Texas, as shown by the plat hereof, attached hereto, and made apart hereof, and approved by the Director of Planning and Development of the City of Harker Heights, Bell County, Texas, and **CTV Texas, LLC**, does hereby adopt said **FAMILY DOLLAR ADDITION** as an addition to the City of Harker Heights, Bell County, Texas, and for the purpose of selling lots and blocks of land with reference thereto and for the property development of said land by its owners and for all other purposes; and do hereby dedicate to the City of Harker Heights, all streets, avenues, roads, drives, alleys and associated potable water, sanitary sewer, and storm sewer systems as shown on said plat, and final construction drawings the same to be used as public thoroughfares and public utilities when and as authorized by the City of Harker Heights, Bell County, Texas.

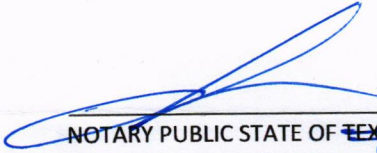
The utility and drainage easements shown on said plat are dedicated to the City of Harker Heights for installation and maintenance of any and all public utilities, which the city may elect to install and maintain or permit to be installed or maintained.

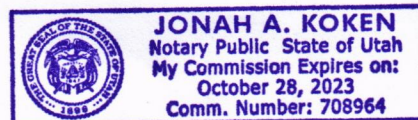
WITNESS the execution hereof, on this 12th day of October, 2021.

Cristy Terry

Cristy Terry, CTV Texas, LLC Authorized Signer

Before me, the undersigned authority, on this day personally appeared Cristy Terry known to me to be the persons whose name is subscribed to the foregoing instrument. It has been acknowledged to me that she executed the foregoing instrument as the owner of the property described hereon.


NOTARY PUBLIC STATE OF ~~TEXAS~~ Utah
My Commission Expires: 10/28/2023



**FAMILY DOLLAR ADDITION, 1ST AMENDMENT
BEING AN AMENDMENT OF LOT 1, BLOCK A
OF THE FAMILY DOLLAR ADDITION**



VICINITY MAP
SCALE: 1"=1500'

OWNER/DEVELOPER:
CTV TEXAS, LLC
2873 EAST PLAMA WAY
COTTONWOOD HEIGHTS, UT 84121
SURVEYOR:
TRIAD SURVEYING, INC.
PO BOX 1489
ROCKDALE, TX 76567
ENGINEER:
KIMLEY-HORN
10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 200
AUSTIN, TX 78759

KNOW ALL MEN BY THESE PRESENTS, THAT CTV TEXAS, LLC WHOSE ADDRESS IS 2873 EAST PLAMA WAY, COTTONWOOD HEIGHTS, UT 84121, BEING THE SOLE OWNER OF LOT 1, BLOCK A OF THE FAMILY DOLLAR ADDITION, AS SHOWN BY THE PLAT HEREOF AND APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, DOES HEREBY ADOPT THE FAMILY DOLLAR FIRST AMENDMENT, BEING AN AMENDMENT OF LOT 1, BLOCK A OF THE FAMILY DOLLAR ADDITION, AS AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, AND HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, ROADS, DRIVES, ALLEYS AND EASEMENTS SHOWN ON SAID PLAT, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHAN AND AS AUTHORIZED BY THE CITY OF HARKER HEIGHTS. THE UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

FOR: CTV TEXAS, LLC

BY: _____
CRISTY TERRY, MEMBER

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____ BY
CRISTY TERRY, MEMBER OF CTV TEXAS, LLC.

NOTARY PUBLIC, STATE OF TEXAS

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

DIRECTOR, PLANNING AND DEVELOPMENT

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

CHAIRPERSON, PLANNING AND ZONING COMMISSION

SECRETARY, PLANNING AND ZONING COMMISSION

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

MAYOR

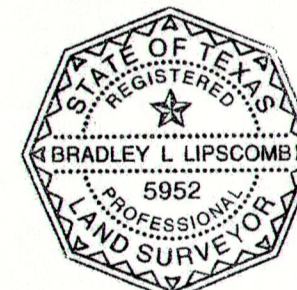
CITY SECRETARY

KNOW ALL MEN BY THESE PRESENTS:

THAT I, BRADLEY L. LIPSCOMB, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED OR FOUND UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF HARKER HEIGHTS, TEXAS.

Bradley L. Lipscomb

BRADLEY L. LIPSCOMB, RPLS 5952



TAX CERTIFICATE

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 DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS _____ DAY OF _____, 20____ A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

BY: _____

FILED FOR RECORD THIS _____ DAY OF _____, 20____ A.D.

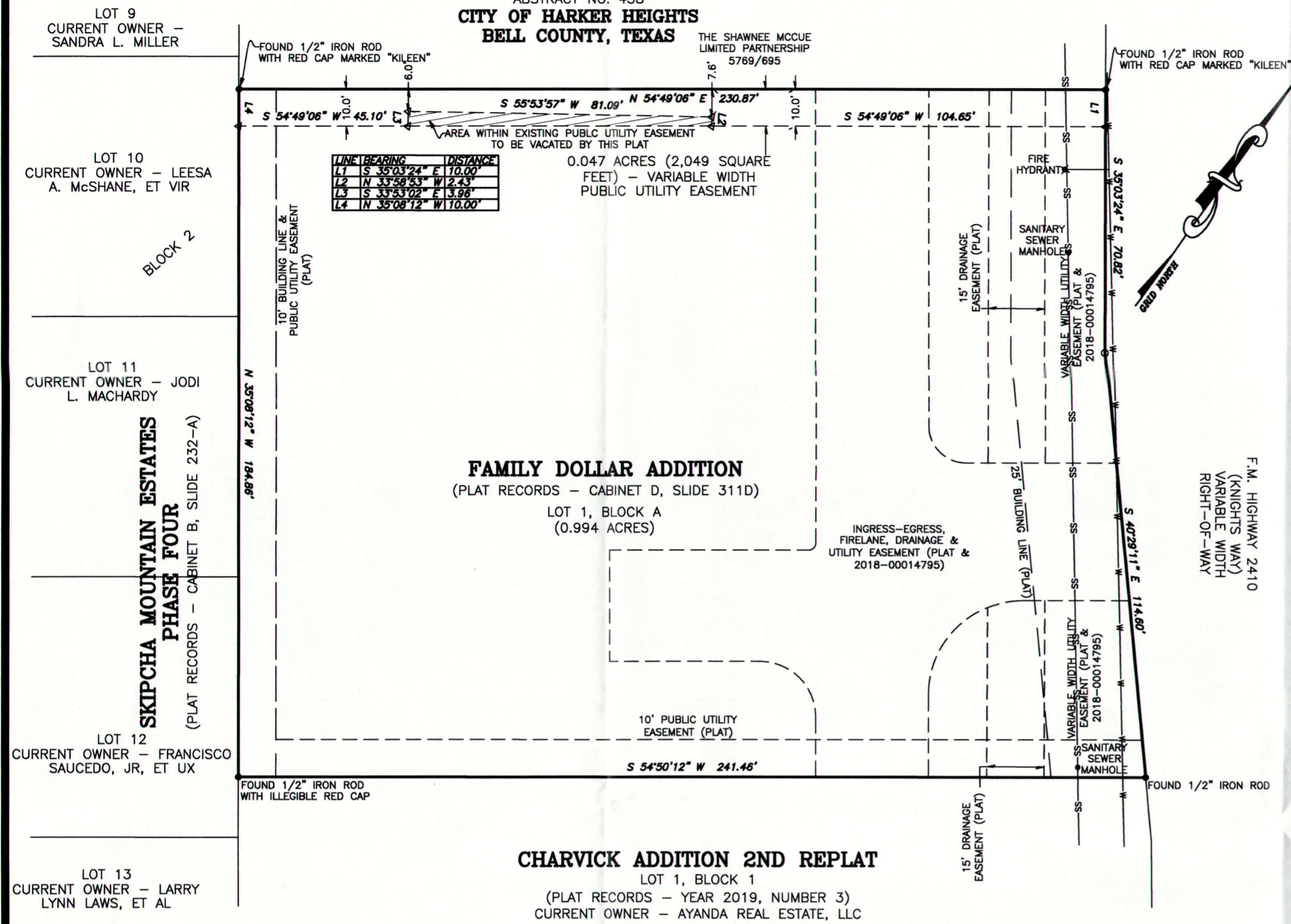
IN CABINET _____, SLIDE(S) _____ PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT IN INSTRUMENT NO. _____ OFFICIAL RECORDS OF BELL COUNTY, TEXAS.

		SHEET 1 OF 2	
SURVEYING, INC.		FIRM REGISTRATION NO. 10007900	
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567			
FAMILY DOLLAR ADDITION, 1ST AMENDMENT BEING AN AMENDMENT OF LOT 1, BLOCK A (0.994 ACRES) OF THE FAMILY DOLLAR ADDITION CITY OF HARKER HEIGHTS BELL COUNTY, TEXAS			
Completion Date: 4/28/21	Drawn by: BL		
Scale: N/A	Surveyed by: LS		
PROJECT NO. S21-125	Checked by: BL		

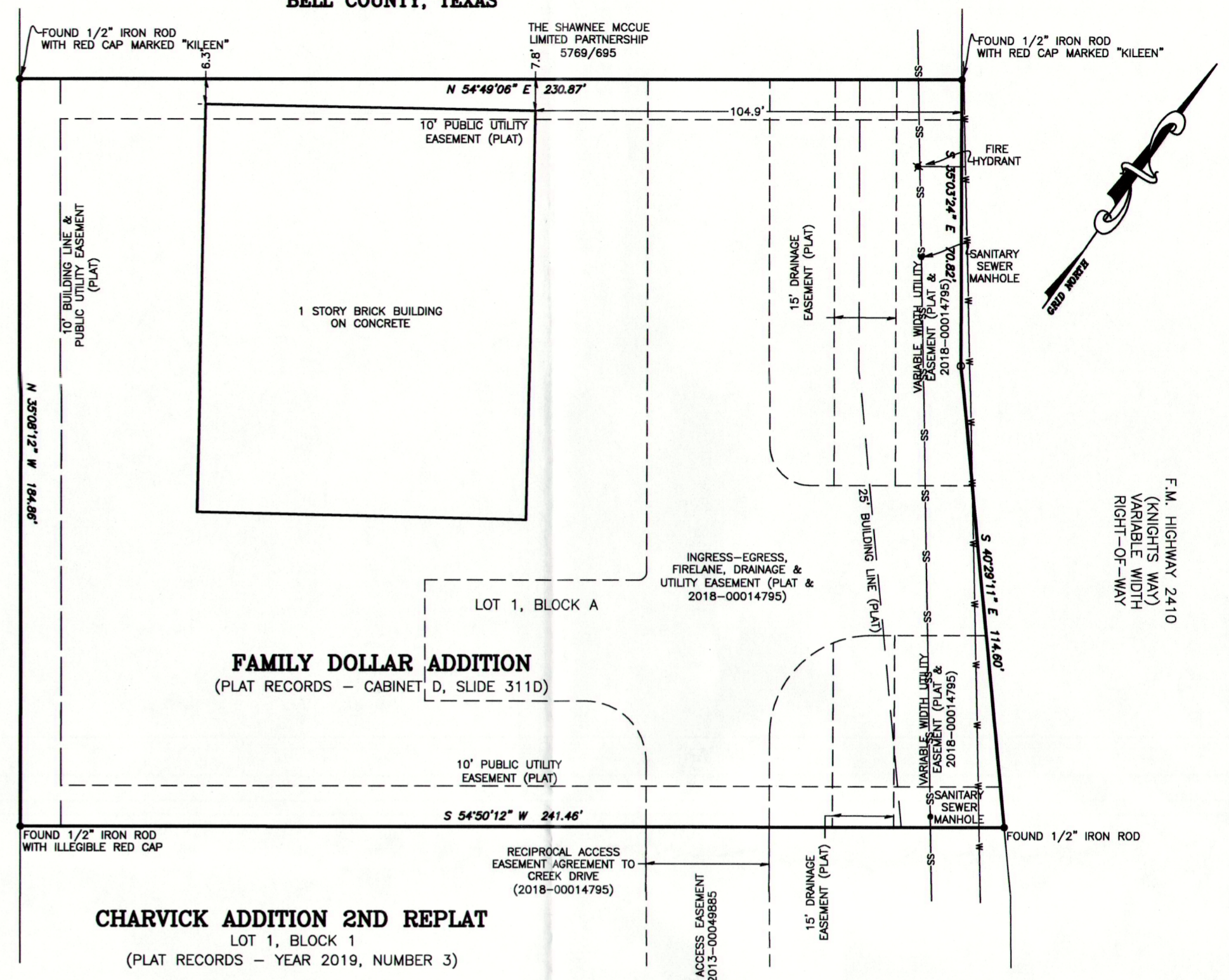
**FAMILY DOLLAR ADDITION, 1ST AMENDMENT
BEING AN AMENDMENT OF LOT 1, BLOCK A
OF THE FAMILY DOLLAR ADDITION**

W.F. HUNT SURVEY
ABSTRACT NO. 458
CITY OF HARKER HEIGHTS
BELL COUNTY, TEXAS



"INSET 1"
PLAT SUBMITTED AS AMENDING PLAT

W.F. HUNT SURVEY
ABSTRACT NO. 458
CITY OF HARKER HEIGHTS
BELL COUNTY, TEXAS



"INSET 2"
PLAT SUBMITTED AS INITIAL FINAL PLAT

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO MAKE REVISION TO THE EXISTING 10' WIDE PUBLIC UTILITY EASEMENT (P.U.E.) - HEREBY ABATED AND REPLACED BY THIS PLAT - ALONG THE NORTH LINE OF LOT 1, BLOCK A OF THE FAMILY DOLLAR ADDITION TO ACCOMMODATE AN EXISTING STRUCTURE.
2. THE EXISTING LOT LINES HAVE NOT BEEN ALTERED BY THIS PLAT.

METES AND BOUNDS DESCRIPTION:

All that certain tract or parcel of land situated in the City of Harker Heights, Bell County, Texas, being all of Lot 1, Block A of the Family Dollar Addition recorded in Cabinet D, Slide 311D of the Plat Records of Bell County, Texas, being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found 1/2" iron rod with red plastic cap marked "KILLEEN" on the southwest Right-of-Way line of F.M. Highway 2410 (Knights Way), at the east corner of a tract conveyed to the Shawnee McCue Limited Partnership in Volume 5769, Page 695, for the north corner of this tract;

THENCE along the said southwest Right-of-Way line of F.M. Highway 2410 for the following courses and distances:

S35°03'24"E - 70.82' to a set 1/2" iron rod with red plastic cap marked "TRIAD RPLS 5952" for an interior ell corner of this tract;
S40°29'11"E - 114.60' to a found 1/2" iron rod at the north corner of Lot 1, Block 1 of the Charvick Addition 2nd Replat recorded in Year 2019, Number 3 of the said Plat Records of Bell County, for the east corner of this tract;

THENCE S54°50'12"W - 241.46' along the northwest line of the said Lot 1, Block 1 of the Charvick Addition 2nd Replat to a found 1/2" iron rod with a red cap (illegible) on the northeast line of Phase Four of the Skipcha Mountain Estates recorded in Cabinet B, Slide 232-A of the said Plat Records of Bell County, at the west corner of the said Lot 1, Block 1 of the Charvick Addition 2nd Replat, for the south corner of this tract;

THENCE N35°08'12"W - 184.86' along the said northeast line of Phase Four of the Skipcha Mountain Estates to a found 1/2" iron rod with red plastic cap marked "KILLEEN" at the south corner of the said Shawnee McCue Limited Partnership tract, for the west corner of this tract;

THENCE N54°49'06"E - 230.87' along the southeast line of the said Shawnee McCue Limited Partnership tract to the **POINT OF BEGINNING** containing within these metes and bounds 0.994 Acres of land.

OWNER/DEVELOPER:

CTV TEXAS, LLC
2873 EAST PLAMA WAY
COTTONWOOD HEIGHTS, UT 84121
SURVEYOR:

TRIAD SURVEYING, INC.
PO BOX 1489
ROCKDALE, TX 76567

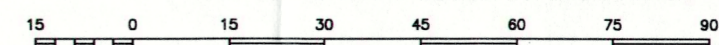
ENGINEER:

KIMLEY-HORN
10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 200
AUSTIN, TX 78759

LEGEND

- - IRON ROD FOUND (AS NOTED)
- - 1/2" IRON ROD SET WITH RED CAP MARKED "TRIAD RPLS 5952"
- W— - UNDERGROUND WATERLINE
- SS— - UNDERGROUND SEWERLINE

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE



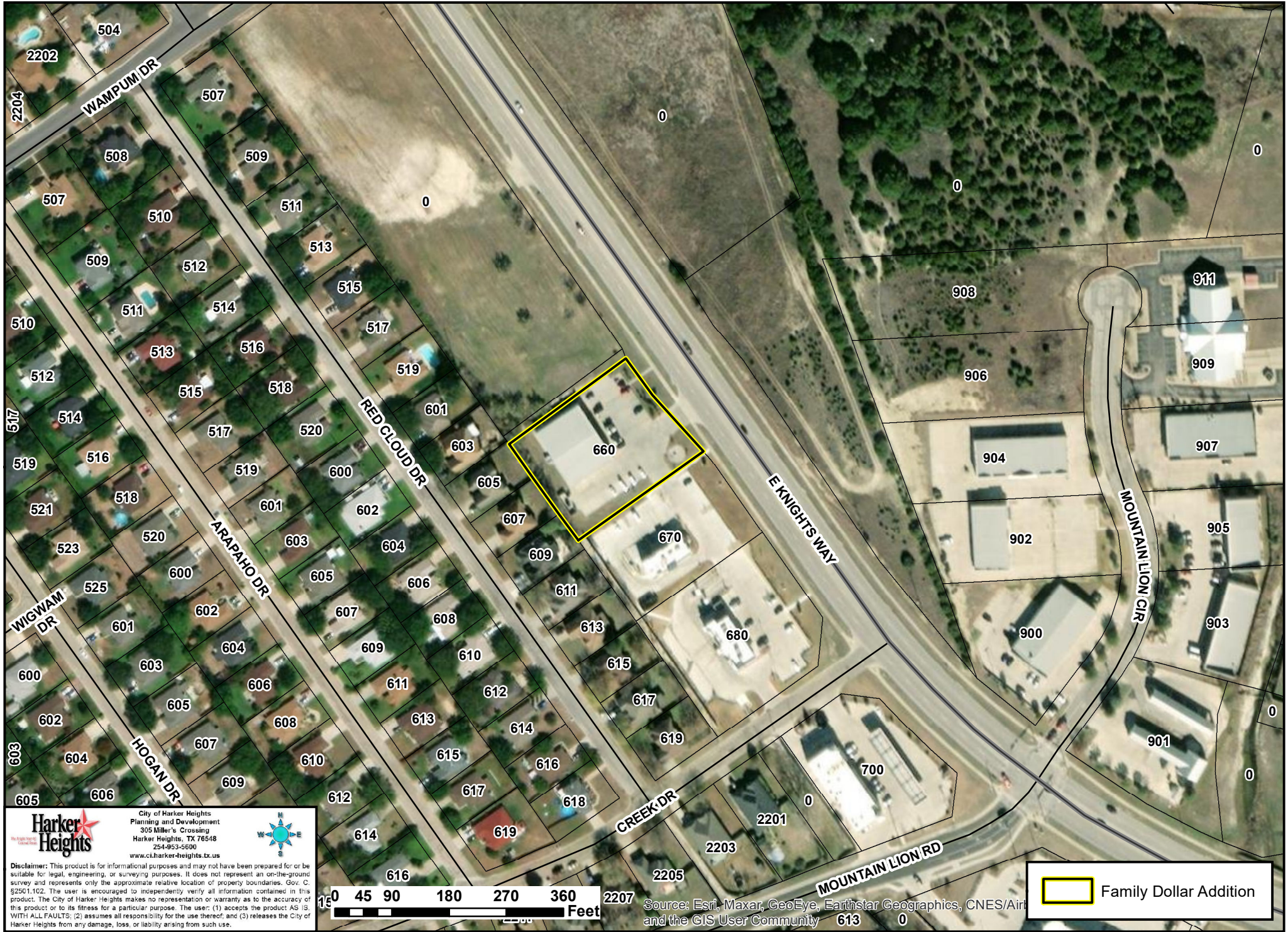
SCALE: 1" = 30 FEET

TRIAD SURVEYING
SURVEYING, INC. FIRM REGISTRATION NO. 10007900
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567

SHEET 2 OF 2

**FAMILY DOLLAR ADDITION, 1ST AMENDMENT
BEING AN AMENDMENT OF LOT 1, BLOCK A
(0.994 ACRES) OF THE FAMILY DOLLAR ADDITION
CITY OF HARKER HEIGHTS
BELL COUNTY, TEXAS**

Completion Date: 4/28/21	Drawn by: BL
Scale: 1" = 30'	Surveyed by: LS
PROJECT NO. S21-125	Checked by: BL




Harker Heights
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
www.ci.harker-heights.tx.us



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus and the GIS User Community

 Family Dollar Addition

FAMILY DOLLAR ADDITION 1ST AMENDMENT

P21-31 Minor Plat – Family Dollar Addition 1st Amendment

Plat Distributed to HH Staff: **November 15, 2021**

Comments Returned to Kimley Horn and Associates: **November 22, 2021**

Received revisions from Kimley Horn and Associates: **November 29, 2021**

Planning & Development, Kristina Ramirez & Yvonne Spell

1. The applicant shall provide clarifying labels to re-dedicate the called “Ingress-Egress, Fire Lane, Drainage & Utility Easement” such that it is clear that it is accepted and not “Proposed” as shown on the referenced Plat & Document # 2018-00014795.
2. The layout of the plat dedication pages do not meet city requirements. The plat being vacated needs to be one small inset, a general location map can be a second small inset and the proposed replat needs to be at 1:100. We have marked up the dedication page replacing the inset that is not needed with the original plat. This mark up is in line with what is required but it doesn't need to be the same size. It is optional to include the field notes on the plat dedication page. If you can get all the plat dedication information on one page that would be ideal.
3. Applicant shall address why the dedication statement and the dedication language on the face of the plat are different and make changes in order to convey the same language.
4. Applicant is advised that they may want to reach out directly to the utility companies that have not responded or are not making a recommendation for approval of this amending plat.
5. Per §154.21 (C) (1) (k) (k) Adjacent property information including present ownership, legal descriptions (recorded volume and page) and property lines within 100 feet; (identify and label all neighboring property owners within 100')

Public Works, Mark Hyde

1. Obtain written approval from all franchise utility companies for the proposed partial utility easement abandonment.
2. Atmos and Spectrum utility companies have not provided written approval to date.
12/1/2021

City Engineer, Otto Wiederhold: Approved, no comments.

Fire Marshal, Brad Alley: Approved, no comments.

Building Official, Mike Beard: Approved, no comments.

ONCOR, Steven Huggins

Oncor will keep PUE and existing facilities. I am in agreement with the abandonment of the PUE.
11/29/2021

Century Link

Lumen (CenturyLink) agrees with amending the easement in question due to the building encroachment. 11/23/2021

Time Warner Cable/Spectrum

Spectrum is in agreement and does not have a problem with abandoning the easement in question. (12/3/2021)

ATMOS

We do not have any projects in the works for this area. We have gas in the nearby but not along FM 2410 at this location. (Rusty Fischer, 12/3/2021)

TXDOT

1. TxDOT is requesting a 1' non access easement across the property in front of FM 2410.

Unite Private Network, Kenny Robertsen: Approved, no comments.