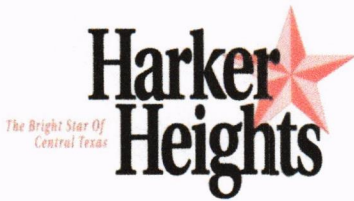


**Harker Heights
Planning and Zoning
Commission
Workshop and Meeting**

**Wednesday,
May 29, 2019
5:30 P.M.**



**PLANNING & ZONING COMMISSION
WORKSHOP AND MEETING AGENDA
HARKER HEIGHTS CITY HALL
WEDNESDAY, MAY 29, 2019 – 5:30 P.M.**

Notice is hereby given that, beginning at 5:30 P.M. on May 29, 2019, the Planning and Zoning Commission (P&Z) of the City of Harker Heights will hold a Workshop; then, beginning at 6:30 P.M. on May 29, 2019, and continuing from day to day thereafter if necessary the Planning and Zoning Commission (P&Z) of the City of Harker Heights, Texas will hold a Meeting, both being in the Kitty Young Council Chambers of the Harker Heights City Hall at 305 Millers Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following Agenda:

WORKSHOP AGENDA

- I.** Convene Workshop at 5:30 P.M.
- II.** Continue Discussion of Revised Sign Code
- III.** Adjournment of Workshop.

MEETING AGENDA

- IV.** **CALL TO ORDER** – Convene Regular Meeting of the Planning and Zoning Commission and establish a quorum.
- V.** **INVOCATION**
- VI.** **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.

- VII.** **CONSENT AGENDA**

- 1.** Approval of Minutes from the Regular Planning and Zoning Meeting held on April 24, 2019.
- VIII.** Report on City Council actions results from the May 14, 2019 and May 28, 2019 meetings.
- IX.** Recognition of Affidavits for Conflict of Interest.
- X.** Report on Development Activity.

XI. PUBLIC HEARINGS:

- 1. Z19-10** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) to R2-I (Two-Family Infill Dwelling District) on properties described as Kern Terrace 2nd Extension Block 2, Lots 1-8, 11; Block 3, Lots 6-7; Block 3 Lots 8-14 & Strips Adjacent 70'x30'; and Block 4, Lots 1-16; generally located at 205, 207, 209, 210, 214, 216, 218, 219, 220, 221, 222, 224, 226, 227 Jamie Road; 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411 N Juanita Drive; and 504, 506, 508 W Nolan Trail, Harker Heights, Bell County, Texas.
- 2. Z19-12** 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 5.461 acres, being part of the H.B. Littlefield Survey, Abstract No. 511, being all of a called 5.44 acre tract of record in Volume 1380, Page 255, Deed Records of Bell County, Texas, also being known as all of Lots 6 thru 13, Block 35, all of Lots 6 thru 13, Block 36, and a portion of Kiowa Trace, of Comanche Land, an unrecorded subdivision in Bell County, Texas, generally located at the corner of Ute Trail and Warriors Path Road, Harker Heights, Bell County, Texas.

XII. NEW BUSINESS:

- 1. CP19-01** Discuss and consider a request by Jerome and Rachel Gomer for concept plan approval of 5.461 acre tract of land to accommodate single family residences in a R-1 (One Family Residential Dwelling District) on property described as 5.461 acres, being part of the H.B. Littlefield Survey, Abstract No. 511, being all of a called 5.44 acre tract of record in Volume 1380, Page 255, Deed Records of Bell County, Texas, also being known as all of Lots 6 thru 13, Block 35, all of Lots 6 thru 13, Block 36, and a portion of Kiowa Trace, of Comanche Land, an unrecorded subdivision in Bell County, Texas, generally located at the corner of Ute Trail and Warriors Path Road, Harker Heights, Bell County, Texas.
- 2. P19-03** Discuss and consider a request by Jerome and Rachel Gomer for preliminary plat approval for the proposed Sapiyah Plains Addition, on property described as 5.461 acres, being part of the H.B. Littlefield Survey, Abstract No. 511, being all of a called 5.44 acre tract of record in Volume 1380, Page 255, Deed Records of Bell County, Texas, also being known as all of Lots 6 thru 13, Block 35, all of Lots 6 thru 13, Block 36, and a portion of Kiowa Trace, of Comanche Land, an unrecorded subdivision in Bell County, Texas, generally located at the corner of Ute Trail and Warriors Path Road, Harker Heights, Bell County, Texas.
- 3. P19-04** Discuss and consider a request by UBET Investments, LLC for preliminary plat approval for a proposed re plat of property described as Lot One (1), Block Fifteen (15), and Lot One (1) and part of Lot Two (2), Block Twenty-One (21), an addition to the City of Harker Heights in Bell County, Texas, as it appears upon the map recorded in Cabinet A, Slide 184-A of the Bell County Plat Records, and embracing the tract described to UBET Investments, LLC, Series

102, Property #2, recorded in Document Number 2018-00031165 of the Bell County Official Public Records, generally located at 1300 Chiricahua Trace and 1416 Shoshoni Trail, Harker Heights, Bell County, Texas.

XIII. PUBLIC COMMENTS:

1. At this time, comments will be taken from the audience on non-agenda related topics, for a length of time not to exceed three minutes per person. To address the Planning and Zoning Commission, please submit a Citizen's Comment Form to the Planning & Development Administrative Assistant prior to the start of the meeting. *No action may be taken by the Planning and Zoning Commission during Public Comments.*

XIV. REPORTS FROM COMMISSIONERS

XV. STAFF COMMENTS

XVI. ADJOURNMENT

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Harker Heights, Texas, was posted at the Harker Heights Municipal Building, which is readily accessible to the public at all times, by **10:00 A.M. on Friday, May 24, 2019.**

Tiffany Dake

Tiffany Dake
Planning and Development Administrative Assistant



Minutes of the Regular Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
April 24, 2019

Present:

Larry Robison	Chairman
Robert Robinson III	Vice Chair
Adam Parker	Secretary
Stephen Watford	Commissioner
Kay Carey	Commissioner
Jan Anderson	Commissioner
Joshua McCann	Commissioner
Noel Webster	Commissioner
Darrel Charlton	Commissioner
Nuala Taylor	Alternate Commissioner
Rodney Shine	Alternate Commissioner

Absent:

Jan Anderson	Commissioner
Kendall Cox	Alternate Commissioner
Dustin Hallmark	Alternate Commissioner

Staff:

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

A quorum was established and the meeting was called to order at 6:32 P.M.

The first item on the agenda was the approval of the minutes from the February 27, 2019 meeting. Commissioner Parker made the motion to approve the meeting minutes and Commissioner Watford seconded the motion. The motion passed (8-0).

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

Next, Mrs. Pate presented the update on development activity for the City.

Next was the report on City Council actions regarding recommendations resulting from the February 27, 2019 Planning and Zoning Commission meeting.

Next under Public Hearings, Mr. Molis presented **Z19-08** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R-3 (Multi-Family Dwelling District) on property described as Lot Sixteen (16), Block Twelve (12), Kern Acres, Second Extension and Revision, according to a map or plat of record in Cabinet A, Slide 224-B, Plat Records of Bell County, Texas, generally located at 132 E. Ruby, Harker Heights, Bell County, Texas.

The applicant, Mr. Eddie Bass, of 106 Concho Court, Harker Heights, TX 76548 spoke. Mr. Bass did state the rezone was for a four-plex. He has owned the property across the street for fourteen (14) years and 132 E. Ruby for about ten (10) years. Mr. Bass stated he did want to build a six-plex however he did not have the lot size to do so. He said the four-plex would face Ruby, parking would face Ruby and Amy would be left as a landscaped area.

Chairman Robison then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. There were two (2) people to speak against the agenda item.

Mrs. Melvina Hart of 121 E. Ruby Rd., Harker Heights, TX 76548 asked for denial of this zoning, she said she expected it to be a one family dwelling. "This is a family area with kids that walk to and from school and it would make an already busy street busier." She asked why the owner cannot build a single family home instead. When asked how long she had lived at her property she stated about 50 years, since 1972.

Mr. Burl Lewis of 115 E. Ruby Rd., Harker Heights, TX 76548 also asked for denial of this zoning. He stated the east end of Amy to Ruby is zoned R-1 if you allowed this to be rezoned it would diminish the integrity of the east end of the street. 129 Ruby is a vacant lot, if bought then it could be rezoned as well. Mr. Lewis is afraid that by allowing this it would create a domino effect on the street and then you would start seeing rezonings for duplexes.

Mrs. Dierdre Bass of 106 Concho Court, Harker Heights, TX 76548 did ask about lot 700 the apartment complex and wanted to know how it was zoned since they are apartments. Chairman Robison stated they could not answer that since it was done a long time ago.

Chairman Robison then closed the public hearing. A motion was made by Commissioner Robinson to deny the rezoning of this property. Commissioner Carey seconded the motion. The motion passed unanimously (8-0).

Next under Public Hearings, Mrs. Pate presented **Z19-09** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R2-I (Two Family Infill Dwelling District) on property described as Lot Twenty-Two (22), Block Three (3), Kern Acres, First Extension and Revision, according to a map or plat of record in Cabinet A, Slide 223-D, Plat Records of Bell County, Texas, generally located at 504 S. Juanita Drive, Harker Heights, Bell County, Texas.

The applicant Mr. Tim Boose of P.O. Box 2434, Harker Heights, TX 76548 was present to answer questions. He was asked if he would cut down the tree in the yard. He stated he did not know, he is not a "tree killer" but would remove if it became a problem.

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

Chairman Robison closed the Public Hearing. A motion to approve was made by Commissioner Parker and second motion was made by Commissioner Watford. The motion passed (7-1), with Commission Webster voting against.

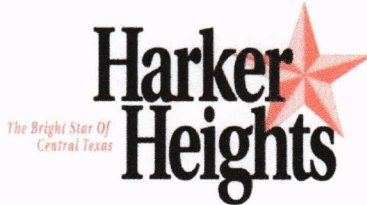
Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 7:13 P.M.

Larry Robison, Chairman

DATE:

Adam Parker, Secretary

DATE:



PLANNING AND ZONING COMMISSION MEMORANDUM

Z19-10

AGENDA ITEM XI-1

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: MAY 29, 2019

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1(M) (ONE-FAMILY MANUFACTURED HOME DWELLING DISTRICT) TO R2-I (TWO-FAMILY INFILL DWELLING DISTRICT) ON PROPERTIES DESCRIBED AS KERN TERRACE 2ND EXTENSION BLOCK 2, LOTS 1-8, 11; BLOCK 3, LOTS 6-7; BLOCK 3 LOTS 8-14 & STRIPS ADJACENT 70'X30'; AND BLOCK 4, LOTS 1-16; GENERALLY LOCATED AT 205, 207, 209, 210, 214, 216, 218, 219, 220, 221, 222, 224, 226, 227 JAMIE ROAD; 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411 N JUANITA DRIVE; AND 504, 506, 508 W NOLAN TRAIL, HARKER HEIGHTS, BELL COUNTY, TEXAS.

EXPLANATION:

The applicant has met with staff to discuss the future use of the property and an appropriate zoning class to develop duplexes. The applicant is requesting a change from the current zoning of R-1(M) (One-Family Manufactured Home Dwelling District) to R2-I (Two Family Infill Dwelling District) on properties along Jamie Road, N. Juanita Drive, and W. Nolan Trail. The zoning request will act to rezone approximately twenty-nine (29) properties and roughly 8.5 acres of land.

Existing Use:

The subject properties are currently vacant, having been cleared by the applicant. Surrounding land uses consist of a mixture of Single Family, Single-Wide Trailers, Double-Wide Trailers and Duplexes. Staff believes the proposed duplex zoning will be of greater value for the land, neighborhood, and the City.

Zoning:

Current zoning for the property is R-1(M) (One-Family Manufactured Home Dwelling District). Surrounding zonings include R-1(M) (One-Family Manufactured Home Dwelling District), R-MH (Manufactured Home Park District), and R-3 (Multi-Family Dwelling District). Taking into consideration the existing uses in the neighborhood, the proposed rezoning from R-1(M) to R2-I district will not likely have any adverse effects on the surrounding zoning districts.

Future Land Use:

Per the City's Future Land Use Map, the subject property is currently located in an area designated as Mixed Residential (MR) to allow for single family housing, duplex housing and manufactured homes. Surrounding properties are also designated as Mixed Residential as well as property designated as a Mobile Home Park (MHP) to the west of



AGENDA ITEM #1

219-18

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & ZONING
DATE: MAY 29, 2019

CONVEY A PUBLIC HEARING TO DISCUSS AND CONSIDER
REPEALING AN ORDINANCE TO CHANGE ZONING DESIGNATION
FROM SINGLE-FAMILY MANUFACTURED HOME DWELLING DISTRICT
TO TWO-FAMILY DWELLING DISTRICT OF PROPERTIES
KNOWN AS KIM TERRACE AND LEXTERAY BLOCK 2, LOTS 211, 212, 213,
214, 215 & 216 & 217 & 218 & 219 & 220 & 221 & 222 & 223 & 224 & 225 & 226 & 227 & 228 & 229 & 230 & 231 & 232 & 233 & 234 & 235 & 236 & 237 & 238 & 239 & 240 & 241 & 242 & 243 & 244 & 245 & 246 & 247 & 248 & 249 & 250 & 251 & 252 & 253 & 254 & 255 & 256 & 257 & 258 & 259 & 260 & 261 & 262 & 263 & 264 & 265 & 266 & 267 & 268 & 269 & 270 & 271 & 272 & 273 & 274 & 275 & 276 & 277 & 278 & 279 & 280 & 281 & 282 & 283 & 284 & 285 & 286 & 287 & 288 & 289 & 290 & 291 & 292 & 293 & 294 & 295 & 296 & 297 & 298 & 299 & 300 & 301 & 302 & 303 & 304 & 305 & 306 & 307 & 308 & 309 & 310 & 311 & 312 & 313 & 314 & 315 & 316 & 317 & 318 & 319 & 320 & 321 & 322 & 323 & 324 & 325 & 326 & 327 & 328 & 329 & 330 & 331 & 332 & 333 & 334 & 335 & 336 & 337 & 338 & 339 & 340 & 341 & 342 & 343 & 344 & 345 & 346 & 347 & 348 & 349 & 350 & 351 & 352 & 353 & 354 & 355 & 356 & 357 & 358 & 359 & 360 & 361 & 362 & 363 & 364 & 365 & 366 & 367 & 368 & 369 & 370 & 371 & 372 & 373 & 374 & 375 & 376 & 377 & 378 & 379 & 380 & 381 & 382 & 383 & 384 & 385 & 386 & 387 & 388 & 389 & 390 & 391 & 392 & 393 & 394 & 395 & 396 & 397 & 398 & 399 & 400 & 401 & 402 & 403 & 404 & 405 & 406 & 407 & 408 & 409 & 410 & 411 & 412 & 413 & 414 & 415 & 416 & 417 & 418 & 419 & 420 & 421 & 422 & 423 & 424 & 425 & 426 & 427 & 428 & 429 & 430 & 431 & 432 & 433 & 434 & 435 & 436 & 437 & 438 & 439 & 440 & 441 & 442 & 443 & 444 & 445 & 446 & 447 & 448 & 449 & 450 & 451 & 452 & 453 & 454 & 455 & 456 & 457 & 458 & 459 & 460 & 461 & 462 & 463 & 464 & 465 & 466 & 467 & 468 & 469 & 470 & 471 & 472 & 473 & 474 & 475 & 476 & 477 & 478 & 479 & 480 & 481 & 482 & 483 & 484 & 485 & 486 & 487 & 488 & 489 & 490 & 491 & 492 & 493 & 494 & 495 & 496 & 497 & 498 & 499 & 500 & 501 & 502 & 503 & 504 & 505 & 506 & 507 & 508 & 509 & 510 & 511 & 512 & 513 & 514 & 515 & 516 & 517 & 518 & 519 & 520 & 521 & 522 & 523 & 524 & 525 & 526 & 527 & 528 & 529 & 530 & 531 & 532 & 533 & 534 & 535 & 536 & 537 & 538 & 539 & 540 & 541 & 542 & 543 & 544 & 545 & 546 & 547 & 548 & 549 & 550 & 551 & 552 & 553 & 554 & 555 & 556 & 557 & 558 & 559 & 560 & 561 & 562 & 563 & 564 & 565 & 566 & 567 & 568 & 569 & 570 & 571 & 572 & 573 & 574 & 575 & 576 & 577 & 578 & 579 & 580 & 581 & 582 & 583 & 584 & 585 & 586 & 587 & 588 & 589 & 590 & 591 & 592 & 593 & 594 & 595 & 596 & 597 & 598 & 599 & 600 & 601 & 602 & 603 & 604 & 605 & 606 & 607 & 608 & 609 & 610 & 611 & 612 & 613 & 614 & 615 & 616 & 617 & 618 & 619 & 620 & 621 & 622 & 623 & 624 & 625 & 626 & 627 & 628 & 629 & 630 & 631 & 632 & 633 & 634 & 635 & 636 & 637 & 638 & 639 & 640 & 641 & 642 & 643 & 644 & 645 & 646 & 647 & 648 & 649 & 650 & 651 & 652 & 653 & 654 & 655 & 656 & 657 & 658 & 659 & 660 & 661 & 662 & 663 & 664 & 665 & 666 & 667 & 668 & 669 & 670 & 671 & 672 & 673 & 674 & 675 & 676 & 677 & 678 & 679 & 680 & 681 & 682 & 683 & 684 & 685 & 686 & 687 & 688 & 689 & 690 & 691 & 692 & 693 & 694 & 695 & 696 & 697 & 698 & 699 & 700 & 701 & 702 & 703 & 704 & 705 & 706 & 707 & 708 & 709 & 710 & 711 & 712 & 713 & 714 & 715 & 716 & 717 & 718 & 719 & 720 & 721 & 722 & 723 & 724 & 725 & 726 & 727 & 728 & 729 & 730 & 731 & 732 & 733 & 734 & 735 & 736 & 737 & 738 & 739 & 740 & 741 & 742 & 743 & 744 & 745 & 746 & 747 & 748 & 749 & 750 & 751 & 752 & 753 & 754 & 755 & 756 & 757 & 758 & 759 & 760 & 761 & 762 & 763 & 764 & 765 & 766 & 767 & 768 & 769 & 770 & 771 & 772 & 773 & 774 & 775 & 776 & 777 & 778 & 779 & 780 & 781 & 782 & 783 & 784 & 785 & 786 & 787 & 788 & 789 & 790 & 791 & 792 & 793 & 794 & 795 & 796 & 797 & 798 & 799 & 800 & 801 & 802 & 803 & 804 & 805 & 806 & 807 & 808 & 809 & 810 & 811 & 812 & 813 & 814 & 815 & 816 & 817 & 818 & 819 & 820 & 821 & 822 & 823 & 824 & 825 & 826 & 827 & 828 & 829 & 830 & 831 & 832 & 833 & 834 & 835 & 836 & 837 & 838 & 839 & 840 & 841 & 842 & 843 & 844 & 845 & 846 & 847 & 848 & 849 & 850 & 851 & 852 & 853 & 854 & 855 & 856 & 857 & 858 & 859 & 860 & 861 & 862 & 863 & 864 & 865 & 866 & 867 & 868 & 869 & 870 & 871 & 872 & 873 & 874 & 875 & 876 & 877 & 878 & 879 & 880 & 881 & 882 & 883 & 884 & 885 & 886 & 887 & 888 & 889 & 890 & 891 & 892 & 893 & 894 & 895 & 896 & 897 & 898 & 899 & 900 & 901 & 902 & 903 & 904 & 905 & 906 & 907 & 908 & 909 & 910 & 911 & 912 & 913 & 914 & 915 & 916 & 917 & 918 & 919 & 920 & 921 & 922 & 923 & 924 & 925 & 926 & 927 & 928 & 929 & 930 & 931 & 932 & 933 & 934 & 935 & 936 & 937 & 938 & 939 & 940 & 941 & 942 & 943 & 944 & 945 & 946 & 947 & 948 & 949 & 950 & 951 & 952 & 953 & 954 & 955 & 956 & 957 & 958 & 959 & 960 & 961 & 962 & 963 & 964 & 965 & 966 & 967 & 968 & 969 & 970 & 971 & 972 & 973 & 974 & 975 & 976 & 977 & 978 & 979 & 980 & 981 & 982 & 983 & 984 & 985 & 986 & 987 & 988 & 989 & 990 & 991 & 992 & 993 & 994 & 995 & 996 & 997 & 998 & 999 & 1000

EXPLANATION:

The applicant has not yet started to discuss the future use of the property and is requesting zoning class to be changed. The applicant is requesting a change from the current zoning of R-1(M) (One-Family Manufactured Home Dwelling District) to R-2(M) (Two-Family Dwelling District) on properties along James Road, W. Nolan Drive and W. Nolan Trail. The zoning request will act to reduce approximately 17.5 acres of R-1(M) properties and roughly 8.7 acres of land.

Existing Use:

The subject properties are currently vacant having been cleared by the applicant. Remaining land use consist of a mixture of Single-Family, Single-Wide, Double-Wide Trailers and Duplexes. Staff believes the proposed duplex zoning will be of greater value for the land, neighborhood, and the City.

zoning:

Current zoning for the property is R-1(M) (One-Family Manufactured Home Dwelling District). Surrounding zoning includes R-1(M) (One-Family Manufactured Home Dwelling District), R-2(M) (Two-Family Dwelling District), and R-2(M) (Two-Family Dwelling District). Taking into consideration the existing uses in the neighborhood, the proposed rezoning from R-1(M) to R-2(M) will not likely have any adverse effects on the surrounding zoning districts.

Future Land Use:

For the City's Future Land Use Map, the subject property is currently located in an area designated as Mixed Residential (M). This area allows for single-family houses, duplexes, and manufactured homes. Surrounding properties are also designated as Mixed Residential as well as property designated as a Medium-Density Park (MDP) to the west of

the subject property. Per the 2007 Comprehensive Plan, MR is an acceptable replacement for aging manufactured housing or for new development in areas zoned appropriately for such within the City. The proposed rezoning from R-1(M) to R2-I will allow for the construction of duplexes which will be a new development and are considered a medium density residential use. Therefore, the proposed rezoning and intended use would be consistent with the 2007 City of Harker Heights Comprehensive Plan and Future Land Use Map.

Flood Damage Prevention:

Portions of the development area are within the Base Floodplain and Floodway defined as areas subject to inundation by the 1-percent-annual-change flood event. Reference attached FEMA Flood Map.

Notices:

Staff sent out fourteen (14) notices to property owners within the 400 foot notification area. There were zero (0) responses received in favor of the request, and zero (0) responses received in opposition of the request.

RECOMMENDATION:

Staff recommends approval of an ordinance to change the zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) to R2-I (Two-Family Infill Dwelling District) on properties described as Kern Terrace 2nd Extension Block 2, Lots 1-8, 11; Block 3, Lots 6-7; Block 3 Lots 8-14 & Strips Adjacent 70'x30'; and Block 4, Lots 1-16; generally located at 205, 207, 209, 210, 214, 216, 218, 219, 220, 221, 222, 224, 226, 227 Jamie Road; 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411 N Juanita Drive; and 504, 506, 508 W Nolan Trail, Harker Heights, Bell County, Texas, based on the following:

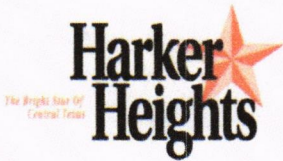
1. The proposed use and rezoning is compatible with existing uses in the area.
2. The proposed use and rezoning would not likely have any adverse impact on adjoining uses and zoning districts.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval an ordinance to change the zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) to R2-I (Two-Family Infill Dwelling District) on properties described as Kern Terrace 2nd Extension Block 2, Lots 1-8, 11; Block 3, Lots 6-7; Block 3 Lots 8-14 & Strips Adjacent 70'x30'; and Block 4, Lots 1-16; generally located at 205, 207, 209, 210, 214, 216, 218, 219, 220, 221, 222, 224, 226, 227 Jamie Road; 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411 N Juanita Drive; and 504, 506, 508 W Nolan Trail, Harker Heights, Bell County, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Application
2. Survey
3. Location Map
4. Existing Land Use Map
5. Zoning Map
6. Future Land Use Map
7. FEMA Flood Map
8. Notification Area Map



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: Roy Reynolds Estates LLC (Michael Burton) Date: 4/17/19

Address: 268 D N Watts Ln

City/State/Zip: Belton TX 76513

Phone: 512 680 1403 E-mail: mburton451@gmail.com

Legal Description of Property:

Location of Property (Address if available): 200-217 Jan Cir & 202-228 N. Mary Jo Dr.

Lot: 0001 Block: 001 Subdivision: Woodlawn Addition

Acres: 8.023 Property ID: _____ 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.

Proposed Use: Duplex Lots Conversion from RMH1 to R2I

Current Zoning Classification: _____ Proposed Zoning: _____

Current Land Use: RMH1 Proposed Land Use: R2I

Applicant's Representative (if applicable):

Applicant's Representative: Henry Moore

Phone: 512 621 8407 E-Mail: Henry1021@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 Henry Moore will represent the owner.

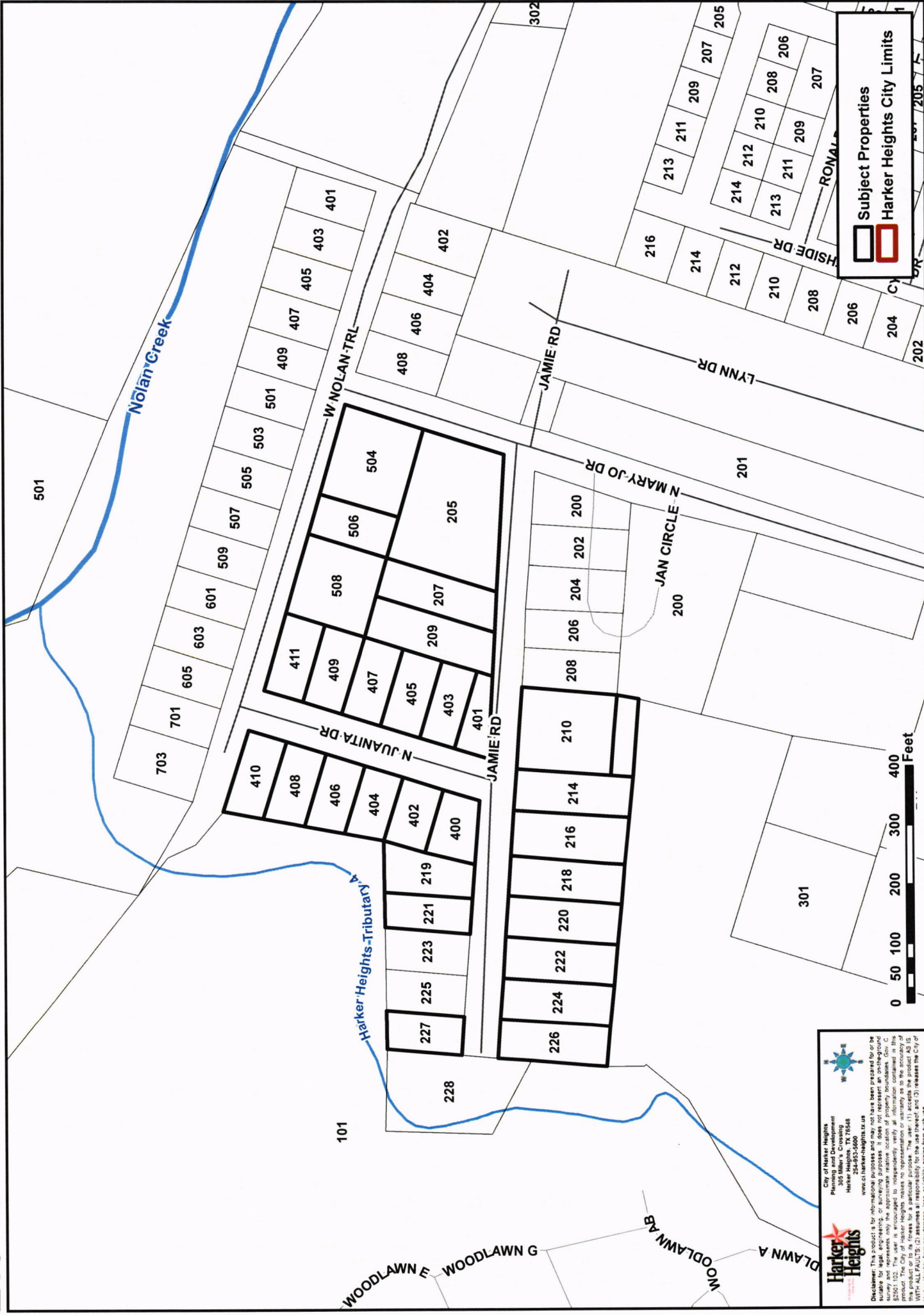
Roy Reynolds Estates LLC
 Printed Name of Property Owner

[Signature]
 Signature of Property Owner

Henry L. Moore
 Printed Name of Representative

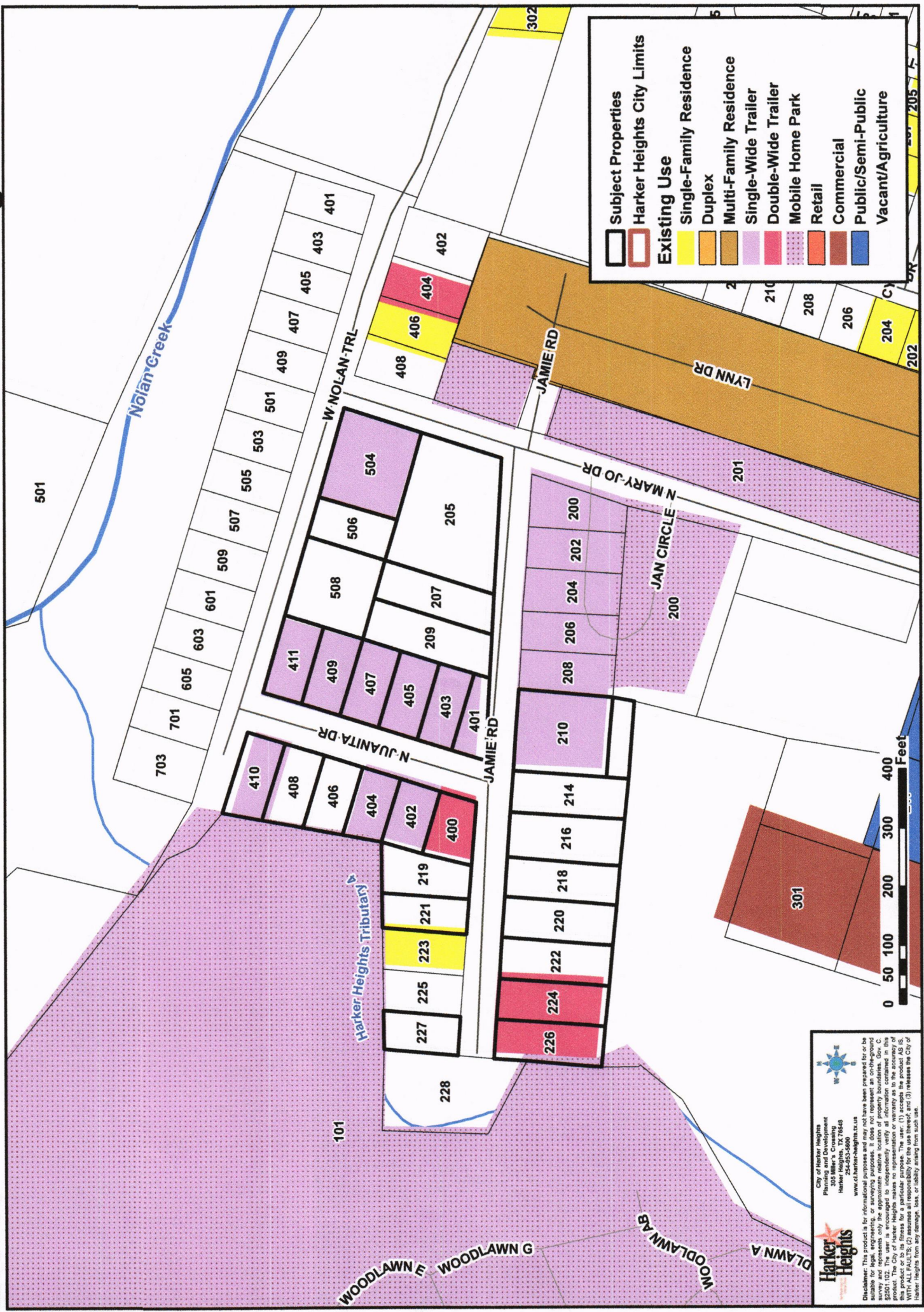
[Signature]
 Signature of Representative

Date Submitted: 4/18/19 **STAFF ONLY - DO NOT FILL OUT BELOW** Receipt #: 01451245
 Received By: [Signature] Pre-Application Meeting Case #: 219-10
 Revised: 2/28/18



City of Harker Heights
 Planning and Development
 305 Baker's Crossing
 Harker Heights, TX 76546
www.ci.harkerheights.tx.us

Disclaimer: This product is for informational purposes and may not have been prepared for or be used for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate location of the subject property. The City of Harker Heights makes no representation or warranty as to the accuracy of 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 and liability for any use of the product; and (3) releases the City of Harker Heights from any and all liability arising from such use.



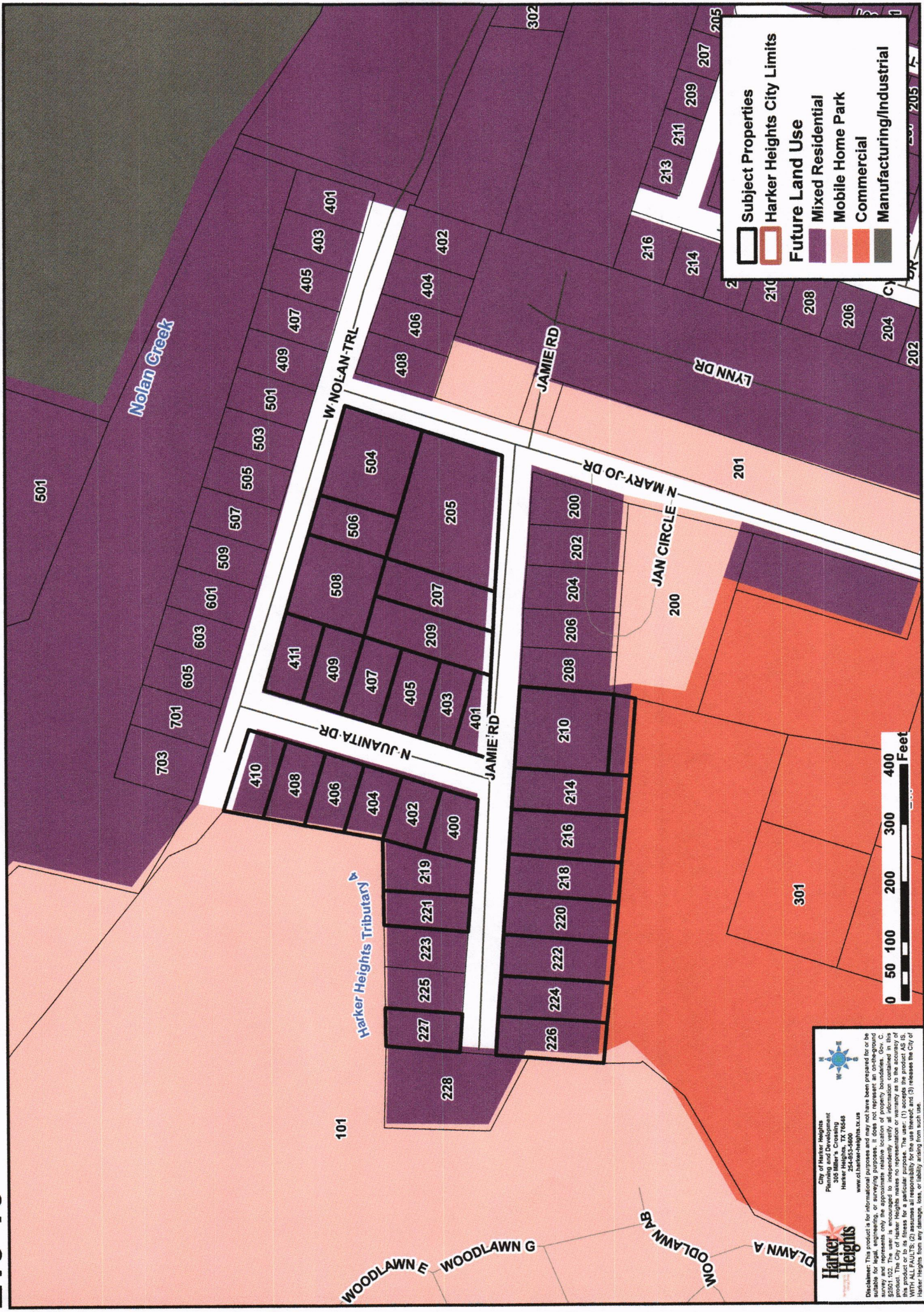
City of Harker Heights
 Planning and Development
 305 Miller's Crossing
 Harker Heights, TX 76648
 www.ci.harker-heights.tx.us

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City of Harker Heights
 Planning and Development
 Harker Heights, TX 76648
 254-853-5800
 www.cityofharkerheights.tx.us

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Subject Properties

- Subject Properties
- Harker Heights City Limits

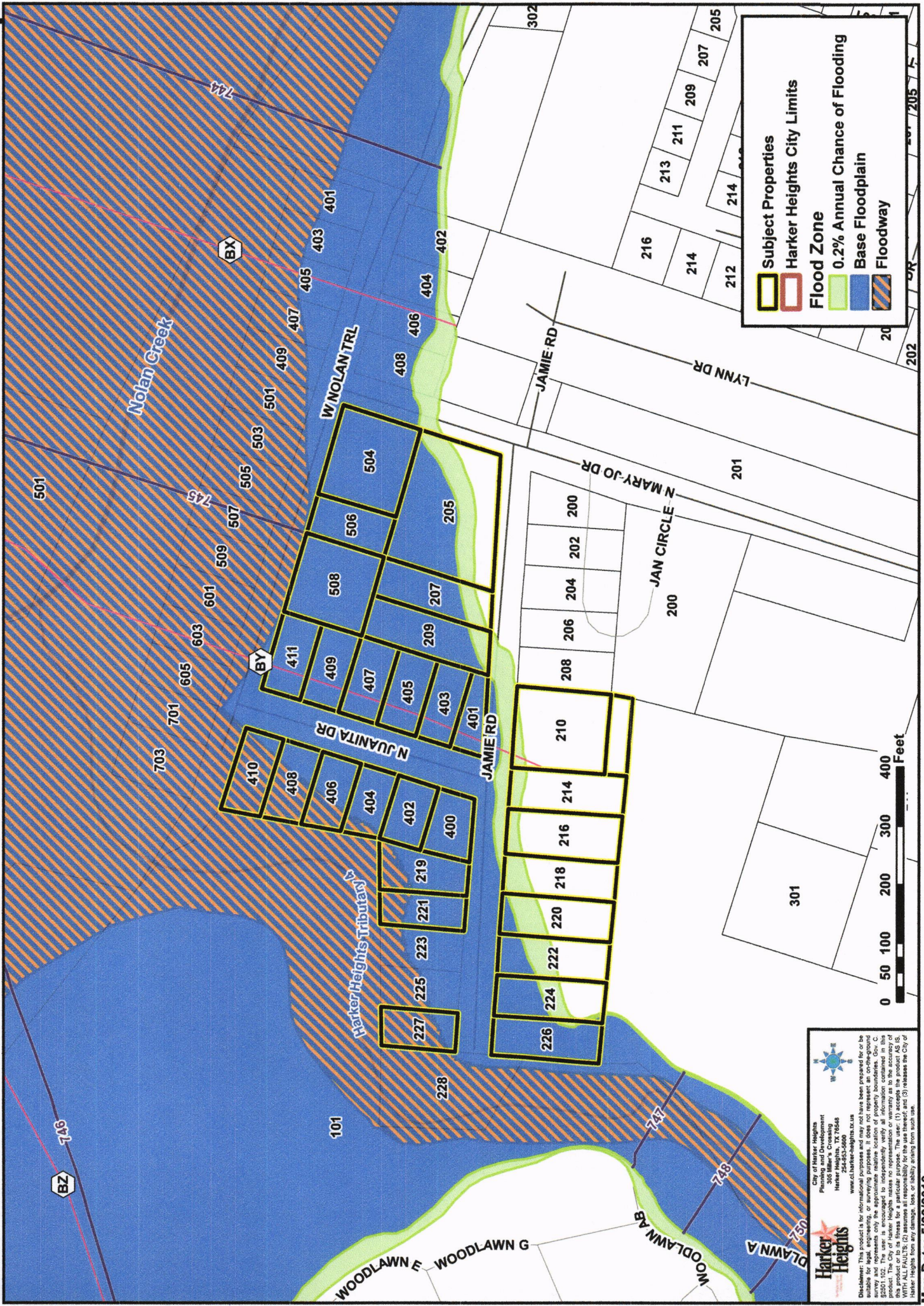
Future Land Use

- Mixed Residential
- Mobile Home Park
- Commercial
- Manufacturing/Industrial

City of Harker Heights
 Planning and Development
 Harker Heights, TX 76548
 254-853-5800
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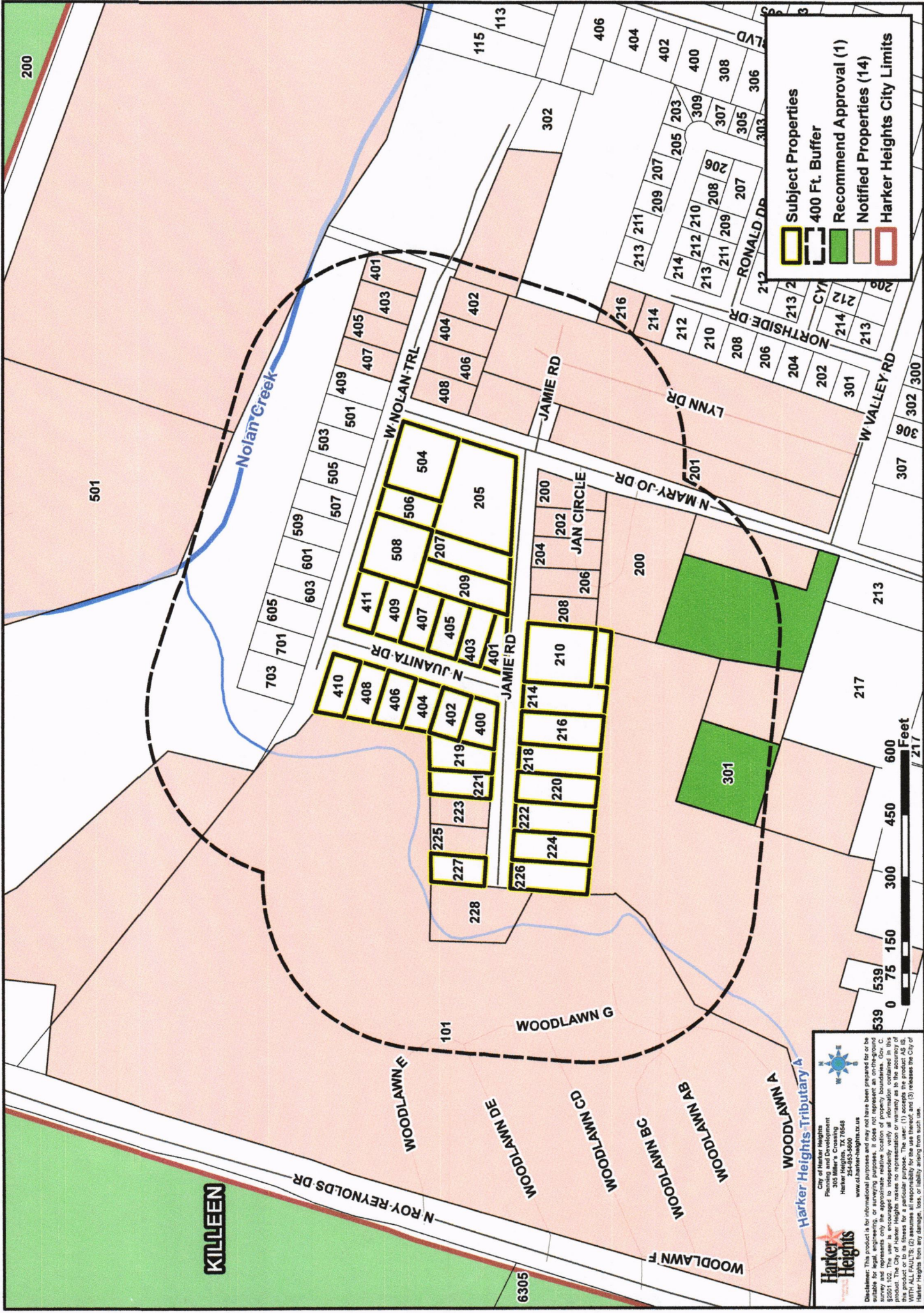
Harker Heights

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City of Harker Heights
 Planning and Development
 305 Miller's Crossing
 Harker Heights, TX 76848
 www.ci.harker-heights.tx.us

Harker Heights



Legend

- Subject Properties (Yellow outline)
- 400 Ft. Buffer (Dashed black line)
- Recommend Approval (1) (Green fill)
- Notified Properties (14) (Pink fill)
- Harker Heights City Limits (Red outline)

Harker Heights
 City of Harker Heights
 Planning and Development
 300 Miller's Crossing
 Harker Heights, TX 76048
 254-892-5400
 www.ci.harker-heights.tx.us

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

FROM: 2519 LEVY CROSSIN

(Address of Your Property that Could
Be **Impacted** by this Request)

RE: An application has been made to consider a from R-1(M) (One-Family Manufactured Home Dwelling District) to R2-I (Two-Family Infill Dwelling District) on described as Kern Terrace 2nd Extension Block 2, Lots 1-8, 11; Block 3, Lots 6-7; Block 3 Lots 8-14 & Strips Adjacent 70'x30'; and Block 4, Lots 1-16; generally located at 205, 207, 209, 210, 214, 216, 218, 219, 220, 221, 222, 224, 226, 227 Jamie Road; 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411 N Juanita Drive; and 504, 506, 508 W Nolan Trail, Harker Heights, Bell County, Texas (see attached notification map).

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

Comments:

Samuel H. Meyer
Printed Name

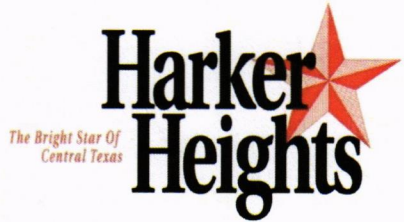
Samuel H. Meyer
Signature

5-17-19
Date

Received

MAY 23 2019

Planning & Development



PLANNING AND ZONING COMMISSION MEMORANDUM

Z19-12

AGENDA ITEM XI-2

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: MAY 29, 2019

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 5.461 ACRES, BEING PART OF THE H.B. LITTLEFIELD SURVEY, ABSTRACT NO. 511, BEING ALL OF A CALLED 5.44 ACRE TRACT OF RECORD IN VOLUME 1380, PAGE 255, DEED RECORDS OF BELL COUNTY, TEXAS, ALSO BEING KNOWN AS ALL OF LOTS 6 THRU 13, BLOCK 35, ALL OF LOTS 6 THRU 13, BLOCK 36, AND A PORTION OF KIOWA TRACE, OF COMANCHE LAND, AN UNRECORDED SUBDIVISION IN BELL COUNTY, TEXAS, GENERALLY LOCATED AT THE CORNER OF UTE TRAIL AND WARRIORS PATH ROAD, HARKER HEIGHTS, 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 generally located at the corner of Ute Trail and Warriors Path. The property consists of roughly 5.461 acres, on which the applicant desires to construct approximately twenty-one (21) duplexes within a two phased development. Phase one will consist of nine (9) duplexes along Ute Trail and phase two will consist of twelve (12) duplexes along new internal road. Phase one will not require the extension of any public utilities or infrastructure. However, phase two will require the extension of Ponca Trace and an additional cul-de-sac road off of Ponca Trace to accommodate the additional twelve (12) duplex units. KISD is constructing Nolan Middle School north of their property along Warriors Path

Existing Use:

The subject property is currently vacant and was previously occupied by a double-wide manufactured home. Surrounding land uses include single-family properties, double-wide manufactured home properties, and various vacant properties. Generally, the area is comprised of mixed residential uses of duplexes, manufactured homes, and vacant land. Staff believes the proposed duplex zoning will be of greater value for the land, neighborhood and the city than the existing use. There are existing duplexes in the neighborhood and as such the proposed use will be compatible with the neighborhood.

Zoning:

Current zoning for the property is R-1 (One-Family Dwelling District). Surrounding zonings include R-1(M) (One-Family Manufactured Home Dwelling District) and R-MH (Manufactured Home Park District) to the South, R-1 (One-Family Dwelling District) to

the North, R-MU (Mixed Use Dwelling District) to the West. Due to the presence of existing R-2 districts in the general vicinity of the property, the proposed rezoning from R-1 to the R-2 district would be compatible with the neighborhood, and would likely not have any adverse impacts on surrounding residential zoning districts.

Future Land Use:

Per the City's Future Land Use Map, the subject property is currently located in an area designated as Single Family Residential (SFR). Properties to the North and East are also designated as SFR and properties to the West are designated as Mixed Residential (MR). Per the 2007 Comprehensive Plan, MDR is an acceptable replacement for aging manufactured housing or for new development in areas zoned appropriately for such within the City. The proposed rezoning from R-1 to R-2 will allow for the construction of duplexes which will be a new development and are considered a medium density residential use. The construction of duplexes on Ute Trail, Tru Trail, and Tru Circle, coupled with the construction of the New Middle School are changing the dynamics of the area.

Flood Damage Prevention:

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

Notices:

Staff sent out thirty (30) notices to property owners within the 400 foot notification area. There were zero (0) responses received in favor of the request, and zero (0) responses received in opposition of the request.

RECOMMENDATION:

Because of the changing nature of the area, staff recommends approval 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 5.461 acres, being part of the H.B. Littlefield Survey, Abstract No. 511, being all of a called 5.44 acre tract of record in Volume 1380, Page 255, Deed Records of Bell County, Texas, also being known as all of Lots 6 thru 13, Block 35, all of Lots 6 thru 13, Block 36, and a portion of Kiowa Trace, of Comanche Land, an unrecorded subdivision in Bell County, Texas, generally located at the corner of Ute Trail and Warriors Path Road, Harker Heights, Bell County, Texas based on the following:

1. The proposed use and rezoning is compatible with existing uses in the neighborhood.
2. The proposed use and rezoning would not likely have any adverse impact on adjoining uses and zoning districts.

ACTION BY PLANNING AND ZONING COMMISSION:

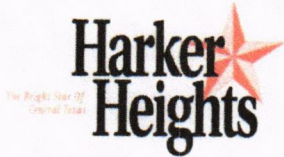
1. Motion to recommend approval/disapproval of an ordinance to change the zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as 5.461 acres, being part of the H.B. Littlefield Survey, Abstract No. 511, being all of a called 5.44 acre tract of record in Volume 1380, Page 255, Deed Records of Bell County, Texas, also being

known as all of Lots 6 thru 13, Block 35, all of Lots 6 thru 13, Block 36, and a portion of Kiowa Trace, of Comanche Land, an unrecorded subdivision in Bell County, Texas, generally located at the corner of Ute Trail and Warriors Path Road, 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. Existing Land Use Map
4. Zoning Map
5. Future Land Use Map
6. Notification Area Map



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: Jerome Gomer and Rachel Gomer **Date:** _____

Address: 1524 Indian Trail

City/State/Zip: Harker Heights, Bell County, Texas 76548

Phone: 254-289-8282 **E-mail:** jkgomer1@gmail.com

Legal Description of Property:

Location of Property (Address if available): 1810 Ute

Lot: _____ Block: _____ Subdivision: _____

Acres: 4.49 Property ID: 4555, 468016 Survey: H B Littlefield

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: Develop Duplexes

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

Current Land Use: Vacant **Proposed Land Use:** Duplexes

Applicant's Representative (if applicable):

Applicant's Representative: Ace Reneau

Phone: 254-634-5541 **E-Mail:** areneau@mitchellinc.net

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 Mitchell & Associates, Inc. will represent the owner.

Jerome Gomer, Owner

Printed Name of Property Owner

Signature of Property Owner

Ace Reneau, E.I.T

Printed Name of Representative

Signature of Representative

Date Submitted: 5/3/19

STAFF ONLY -- DO NOT FILL OUT BELOW

Received By: JO

Pre-Application Meeting

Receipt #: 01456371

Revised: 2/28/18


Case #: 219-12



 Subject Property



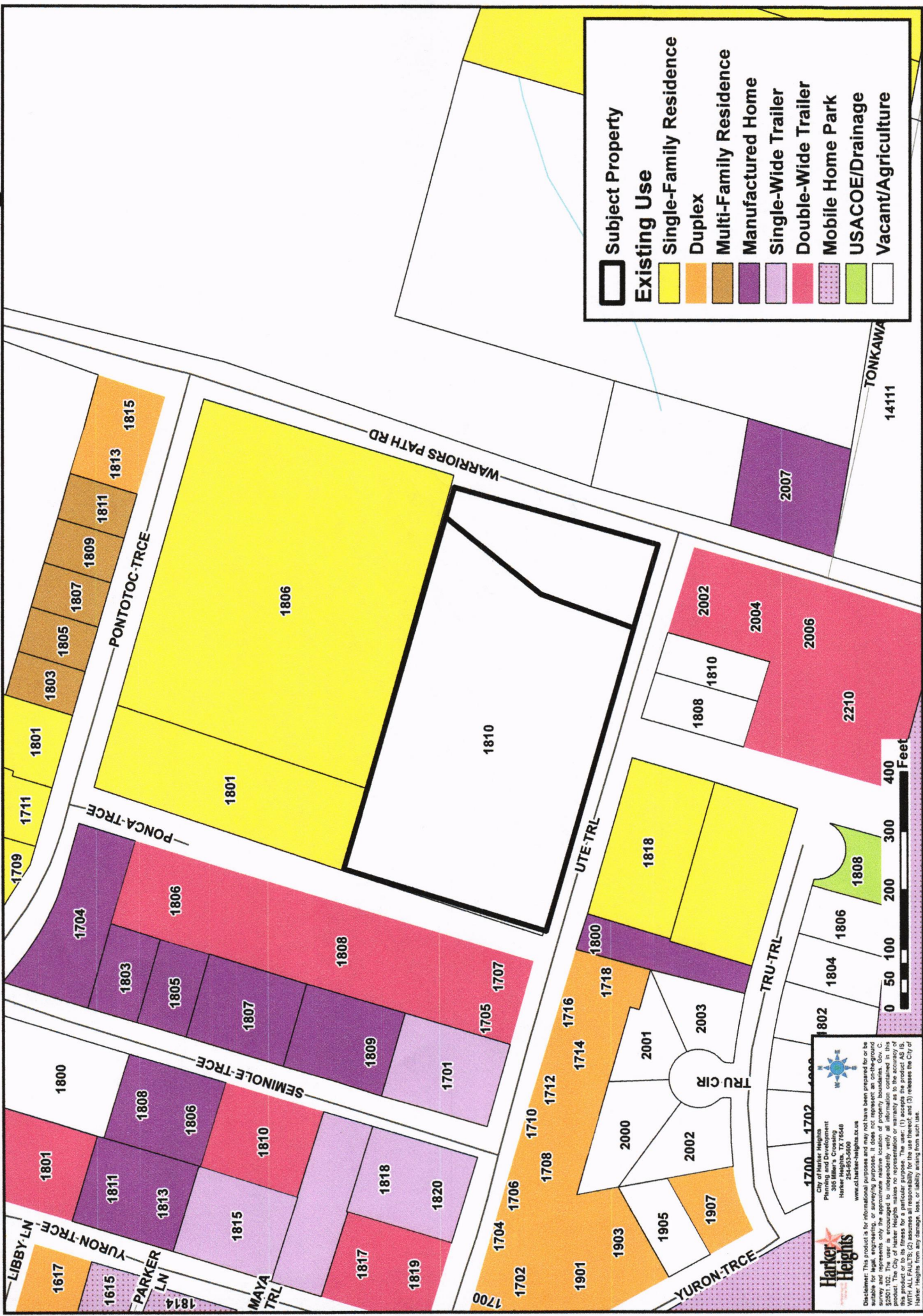
Harker Heights
 City of Harker Heights
 Planning Department
 305 Main St, Crossing
 Harker Heights, TX 78648
 254-855-5600
 www.ci.harkerheights.tx.us



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Z19-12

Existing Land Use



	Subject Property
	Single-Family Residence
	Duplex
	Multi-Family Residence
	Manufactured Home
	Single-Wide Trailer
	Double-Wide Trailer
	Mobile Home Park
	USACOE/Drainage
	Vacant/Agriculture

City of Harter Heights
 Planning and Development
 302 Millers Crossing
 Harter, Texas 75848
 www.ci.harter-heights.tx.us

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Map Date: 5/20/2019



Subject Property

Knight's Way Overlay District

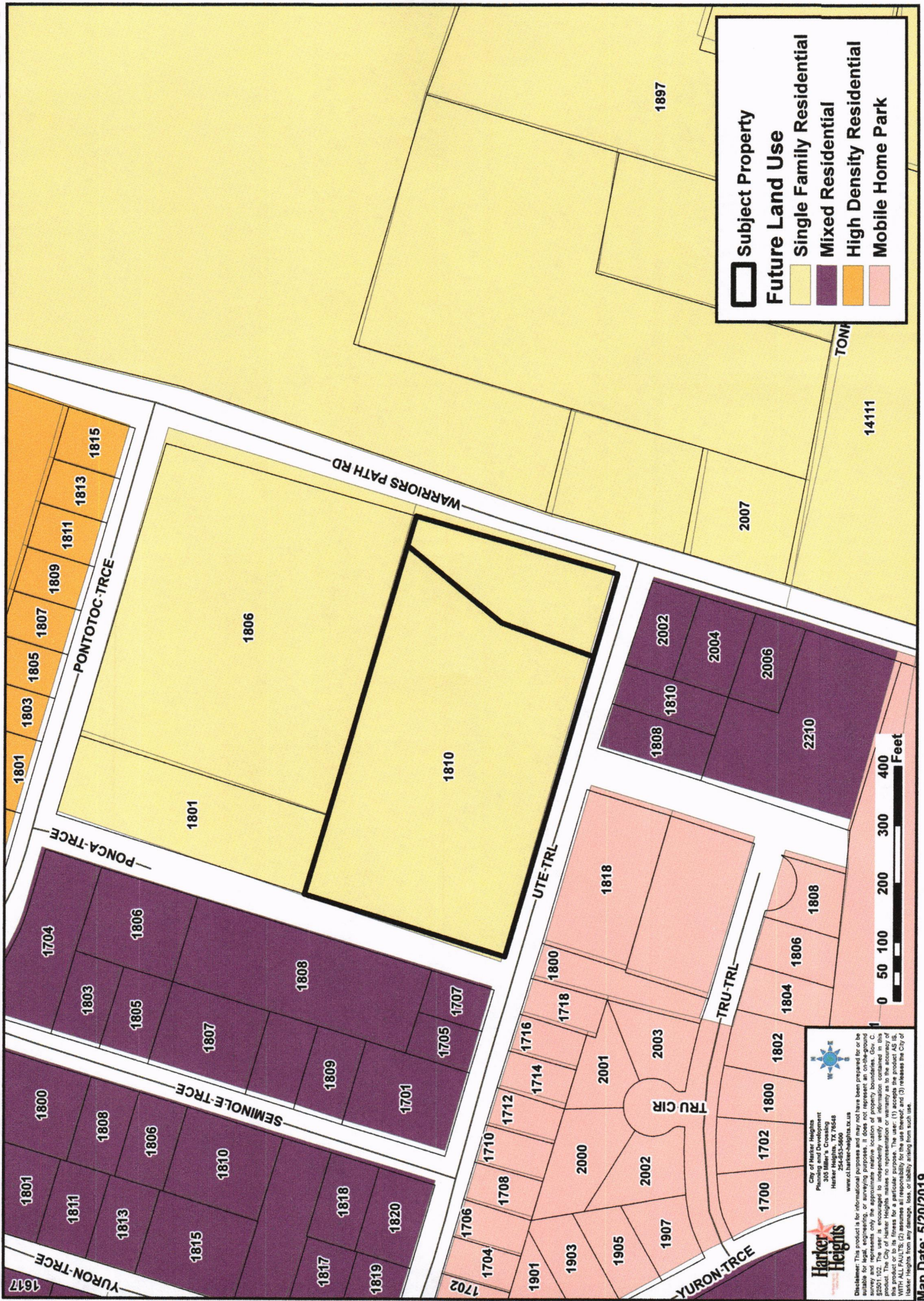
Zoning Districts

- R-1 One-Family Dwelling District
- R-1 (M) One-Family Manufactured Home Dwelling District
- R-2 Two-Family Dwelling District
- R-3 Multi-Family Dwelling District
- R-MH Manufactured Home Park District
- R-MU Mixed Use Residential

Harker Heights

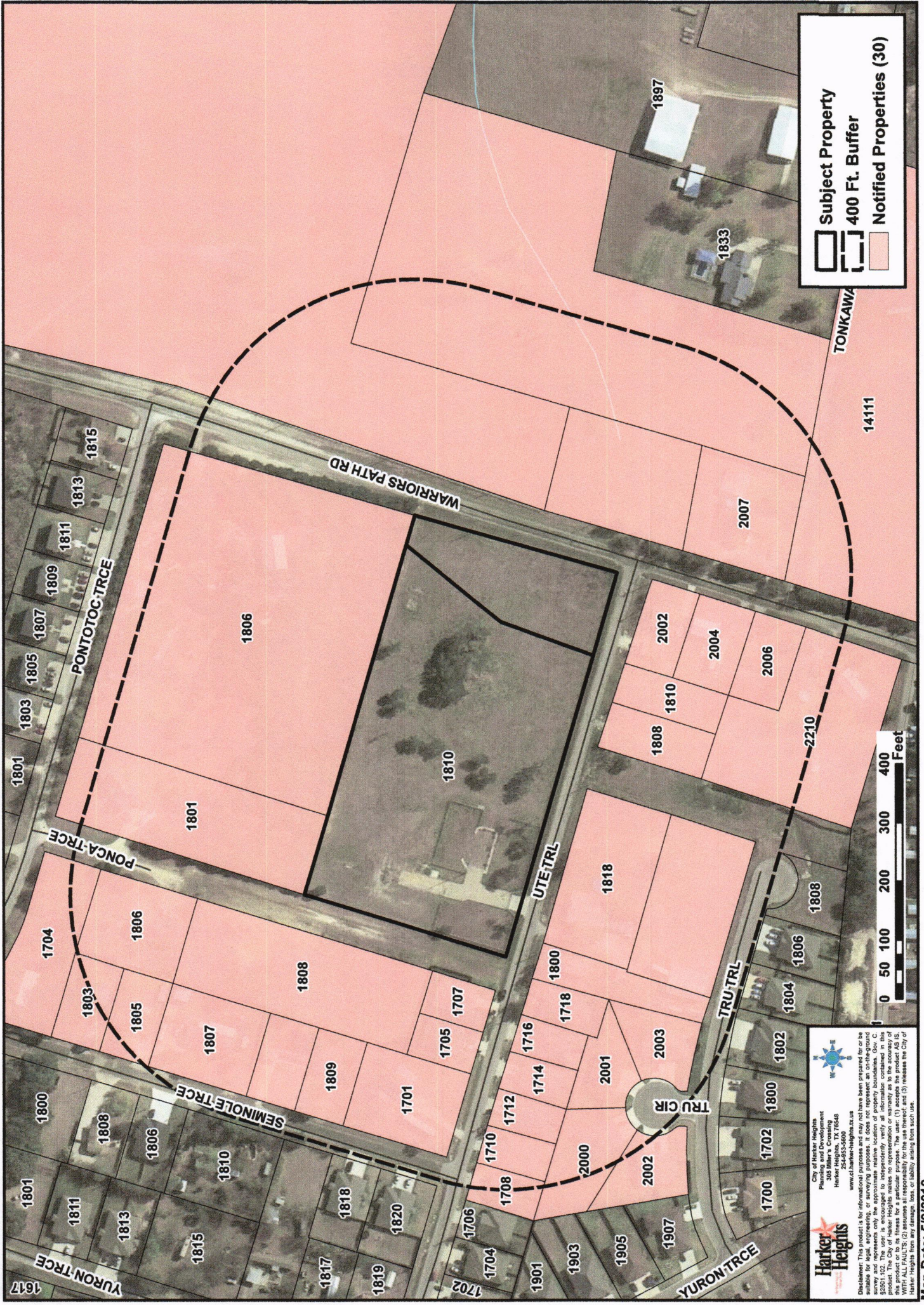
City of Harker Heights
 Planning and Development
 300 Miller's Crossing
 Harker Heights, TX 76048
 254-552-5400
www.ci.harker-heights.tx.us

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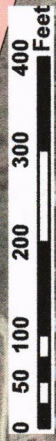


City of Harker Heights
 Planning and Development Department
 305 Main Street, Crossing
 Harker Heights, TX 76548
 www.ci.harkerheights.tx.us
 254-853-5000

North Arrow

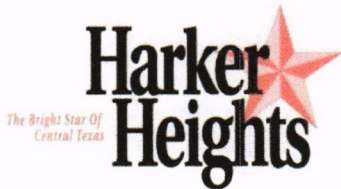


Subject Property
400 Ft. Buffer
Notified Properties (30)



City of Harker Heights
 Planning and Development
 300 Miller's Crossing
 Harker Heights, TX 76048
www.ci.harker-heights.tx.us

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PLANNING AND ZONING COMMISSION MEMORANDUM

CP19-01

AGENDA ITEM XII-1

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: MAY 29, 2019

DISCUSS AND CONSIDER A REQUEST BY JEROME AND RACHEL GOMER FOR CONCEPT PLAN APPROVAL OF 5.461 ACRE TRACT OF LAND TO ACCOMMODATE DUPLEX RESIDENCES ON PROPERTY DESCRIBED AS 5.461 ACRES, BEING PART OF THE H.B. LITTLEFIELD SURVEY, ABSTRACT NO. 511, BEING ALL OF A CALLED 5.44 ACRE TRACT OF RECORD IN VOLUME 1380, PAGE 255, DEED RECORDS OF BELL COUNTY, TEXAS, ALSO BEING KNOWN AS ALL OF LOTS 6 THRU 13, BLOCK 35, ALL OF LOTS 6 THRU 13, BLOCK 36, AND A PORTION OF KIOWA TRACE, OF COMANCHE LAND, AN UNRECORDED SUBDIVISION IN BELL COUNTY, TEXAS, GENERALLY LOCATED AT THE CORNER OF UTE TRAIL AND WARRIORS PATH ROAD, HARKER HEIGHTS, BELL COUNTY, TEXAS.

PROJECT DESCRIPTION:

The applicants, Jerome and Rachel Gomer, have submitted an application for concept plan approval for approximately 5.461 acres of land currently zoned R-1 (One Family Dwelling District) located near the corner of Ute Trail and Warriors Path. The Concept Plan called Sapiah Plains outlines a two phase development consisting of twenty-one (21) duplex lots to be zoned R-2 (Two Family Dwelling District).

Phase one of the development will consist of nine (9) duplexes and a total of eighteen (18) units to face Ute Trail. Phase one will not require the extension of any City utilities or infrastructure. Phase two, to be constructed at a later date, will consist of twelve (12) duplexes and a total of twenty-four (24) units. Phase two will require the construction of a city street (Ponca Trace) to the edge of the applicant's property. Phase two will also provide a cul-de-sac street to be built to city standards. The second phase will also require the extension of city water and wastewater utilities. Platting for phase one is currently ongoing.

Staff has reviewed the submitted concept plan, and have made comments to address safety, connectivity, drainage and other pertinent requirement to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

RECOMMENDATION

The comments provided by Staff have been addressed or will be resolved during the platting process, and the submitted concept plan meets the standards and ordinances of

the City of Harker Heights. Staff recommends approval of the concept plan request by Jerome and Rachel Gomer for Concept Plan approval on a 5.461 acre tract of land to accommodate a two phase development to construct twenty-one duplex residences on property described as 5.461 acres, being part of the H.B. Littlefield Survey, Abstract No. 511, being all of a called 5.44 acre tract of record in Volume 1380, Page 255, Deed Records of Bell County, Texas, also being known as all of Lots 6 thru 13, Block 35, all of Lots 6 thru 13, Block 36, and a portion of Kiowa Trace, of Comanche Land, an unrecorded subdivision in Bell County, Texas, generally located at the corner of Ute Trail and Warriors Path Road, Harker Heights, Bell County, Texas

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to approve/disapprove a request for Concept Plan approval on property described as 5.461 acres, being part of the H.B. Littlefield Survey, Abstract No. 511, being all of a called 5.44 acre tract of record in Volume 1380, Page 255, Deed Records of Bell County, Texas, also being known as all of Lots 6 thru 13, Block 35, all of Lots 6 thru 13, Block 36, and a portion of Kiowa Trace, of Comanche Land, an unrecorded subdivision in Bell County, Texas, generally located at the corner of Ute Trail and Warriors Path Road, Harker Heights, Bell County, Texas.
2. Any other action desired.

ATTACHMENTS:

1. Application
2. Concept Plan
3. Staff Comments
4. Location Map



APPLICATION FOR DEVELOPMENT CONCEPT PLAN APPROVAL

Application Fee \$ 50.00

City of Harker Heights Planning & Development 305 Millers Crossing Harker Heights, TX 76548 Phone: 254-953-5600

SUBDIVISION NAME: Sapiah Plains

NUMBER OF LOTS: (if known) 9 NUMBER OF ACRES 1.773

PROPERTY OWNER: Jerome Gomer and Rachel Gomer

ADDRESS: 1524 Indian Trail, Harker Heights, Bell County, Texas 76548
PHONE: 254-289-8282

DEVELOPER: Jerome Gomer

ADDRESS: 1524 Indian Trail, Harker heights, Bell County, Texas 76548
PHONE: 254-289-8282

SURVEYOR/ENG: Rex Haas

ADDRESS: 102 N. College/ P.O. Box 1088, Killeen, Bell County, Texas 76541
PHONE: 254-634-5541

THIS IS TO CERTIFY THAT I/WE, THE UNDERSIGNED, AM/ARE THE SOLE OWNER(S) OF THE PROPERTY COMBINED WITH THE ABOVE DESCRIBED PLAT

Jerome Gomer
NAME (PRINT) SIGNATURE
1524 Indian Trail, Harker Heights, Bell County, Texas 76548
ADDRESS

Rachel Gomer
NAME (PRINT) SIGNATURE
1524 Indian Trail, Harker Heights, Bell County, Texas 76548
ADDRESS

TO BE USED FOR CORPORATION/PARTNERSHIP

NAME (PRINT) CORP/PARTNERSHIP

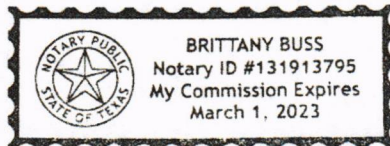
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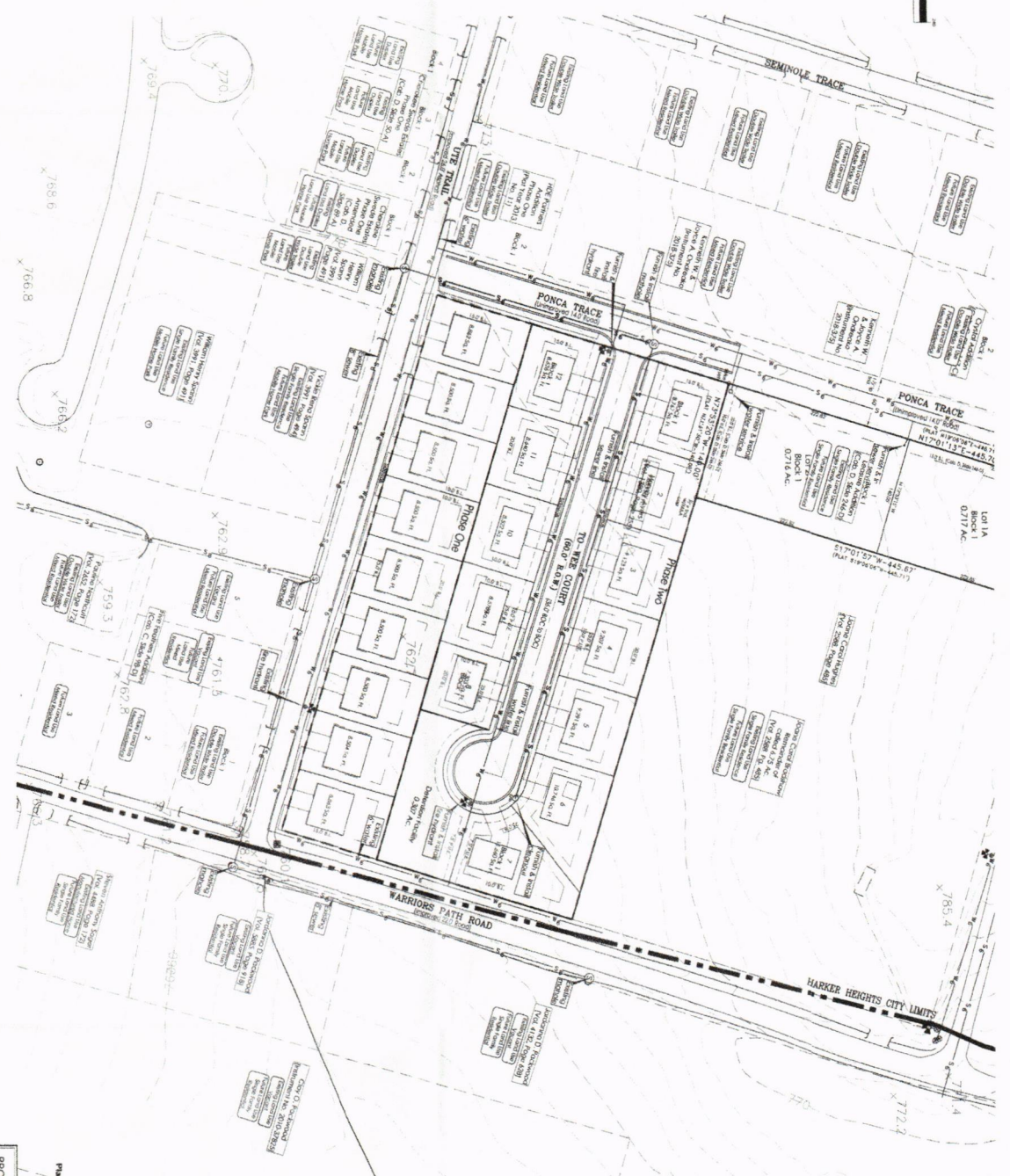
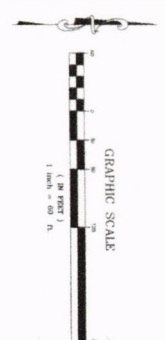
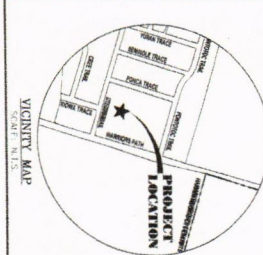
BY: AUTHORIZED AGENT TELEPHONE NO.

- THE DEVELOPER, THROUGH HIS ENGINEER OR AUTHORIZED REPRESENTATIVE, SHALL ACQUIRE ALL REQUIRED NATIONWIDE PERMITS, SUCH AS 401, 402 AND/OR 404, AS APPROPRIATE FROM ENVIRONMENTAL PROTECTIVE AGENCY, THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION AND/OR THE U.S ARMY CORPS OF ENGINEERS.
The developer 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 before the Planning and Zoning Commission or City Council during a meeting on which the plan or plat is on the agenda for discussion or action may be deemed a withdrawal of the plat or plan.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 11th DAY OF April, 2019.

Brittany Buss MY COMMISSION EXPIRES: March 1, 2023
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





NOTES
 Existing Land Use: Vacant
 Proposed Land Use: Multi Family Residential (P1) (L148)

PROPERTY OWNER:
 Jerome Kenneth Gormer &
 Richard K. Gormer
 3225 S. GORMER
 HARKER HEIGHTS, TX 76548

SURVEYOR/ENGINEER:
 Mitchell & Associates, Inc.
 P.O. Box 1088
 Killeen, TX 76540

Received
 MAY 22 2018
 Planning & Development

MITCHELL & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 102 N. COLLEGE
 KILLEEN, TEXAS 76541
 PHONE: (254) 634-5541
 FAX: (254) 634-2141

TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION NO. 6241
 P. & C. E. & P. REGISTRATION NO. 10004-07



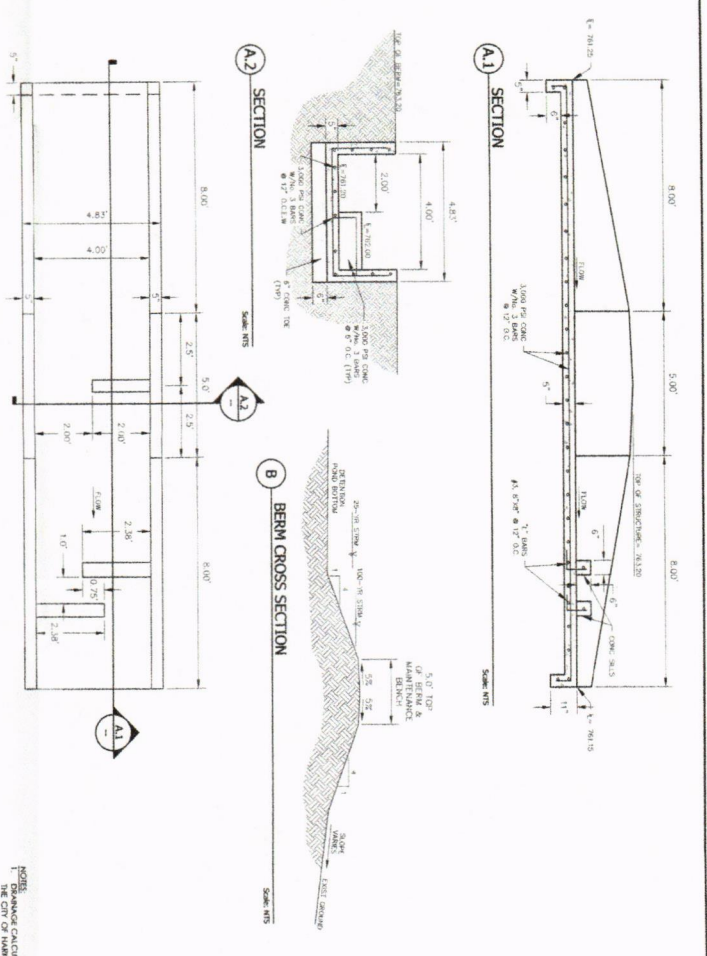
SAPIAH PLAINS
 HARKER HEIGHTS, BELL COUNTY, TEXAS

CONCEPT PLAN

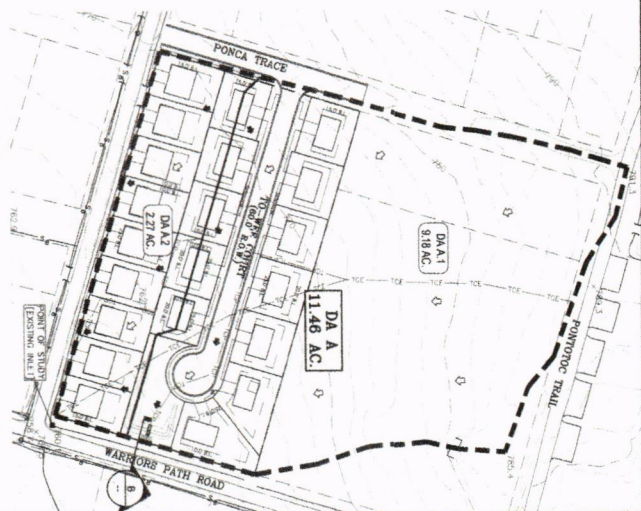
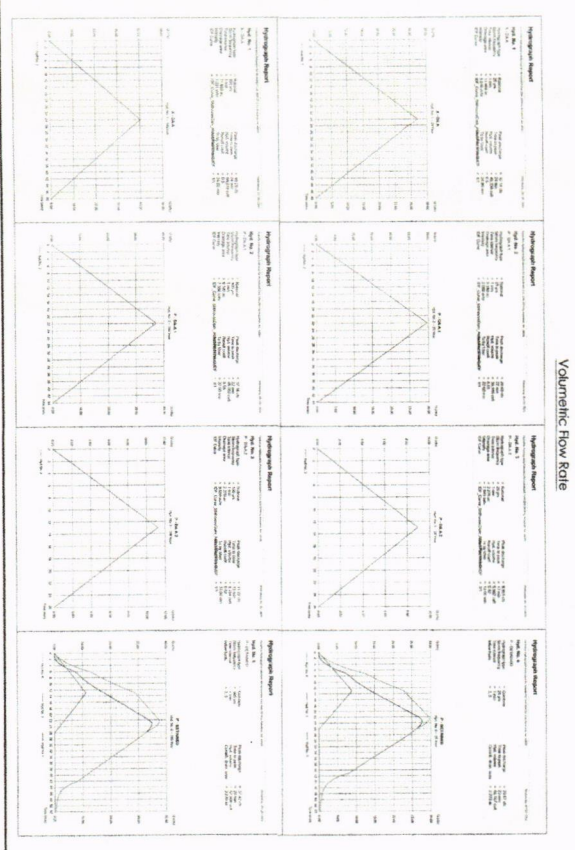
SHEET P1

NO.	DATE	REVISIONS	BY
1	5/22/2018	CITY COMMENT STREET NAME	PH
2	5/14/2018	EXISTING FIRE HYDRANT LOCATION	PH
3	5/22/2018	CITY OF HHT COMMENTS	PH
4		REVISIONS	PH

Area	Area (Ac)	Runoff Coefficient (C)	Time of Concentration (Tc) (Min)	Runoff (Q) (CFS)
DA A	11.46	0.45	15	150
DA A.1	8.19	0.45	15	100
DA A.2	2.27	0.45	15	30
DA A.3	0.94	0.45	15	12
DA A.4	0.60	0.45	15	8
DA A.5	0.40	0.45	15	5
DA A.6	0.20	0.45	15	2.5
DA A.7	0.10	0.45	15	1.25
DA A.8	0.05	0.45	15	0.625
DA A.9	0.02	0.45	15	0.3125
DA A.10	0.01	0.45	15	0.15625
DA A.11	0.005	0.45	15	0.078125
DA A.12	0.002	0.45	15	0.03125
DA A.13	0.001	0.45	15	0.015625
DA A.14	0.0005	0.45	15	0.0078125
DA A.15	0.0002	0.45	15	0.003125
DA A.16	0.0001	0.45	15	0.0015625
DA A.17	0.00005	0.45	15	0.00078125
DA A.18	0.00002	0.45	15	0.0003125
DA A.19	0.00001	0.45	15	0.00015625
DA A.20	0.000005	0.45	15	0.000078125



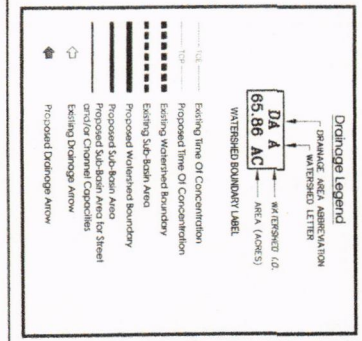
A POND OUTLET STRUCTURE
Volumetric Flow Rate
Scale: 1/8\"/>



NOTES:

- DRAINAGE CALCULATIONS FOR THE POND ARE BASED ON THE 100 YEAR STORM EVENT. THE TIME OF CONCENTRATION IS 15 MINUTES. THE TIME OF TRAVEL FROM THE POND TO THE POINT OF STUDY (DRAINAGE AREA) IS 15 MINUTES. THE TIME OF TRAVEL FROM THE POND TO THE POINT OF STUDY (DRAINAGE AREA) IS 15 MINUTES.
- THE POND IS DESIGNED TO STORE THE EXCESS FLOW FROM THE 100 YEAR STORM EVENT. THE POND IS DESIGNED TO STORE THE EXCESS FLOW FROM THE 100 YEAR STORM EVENT.
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Storm Water Discharge Summary	
25 Year Storm Event	32.18
Existing (cfs)	28.67
Change (cfs)	+ 3.51
100 Year Storm Event	40.79
Existing (cfs)	37.42
Change (cfs)	+ 3.37



GRAPHIC SCALE
1" = 100'

Received
MAR 22 2005

Planning & Development

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. 102
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-5542
TXS BOARD OF PROFESSIONAL ENGINEERS REG. NO. 00852-00
P. E. & L. E. FIRM REGISTRATION NO. 00852-00

SAPIAH PLAINS CONCEPT PLAN
HARKER HEIGHTS, BELL COUNTY, TEXAS

DRAINAGE ANALYSIS

SHEET TITLE

NO. DATE REMARKS

SAPIAH PLAINS ADDITION

CP19-01 — Concept Plan

Comments Sent: May 16, 2019

Planning & Development

1. Please provide a different street name. The street name provided, Buckskin Charley, too closely resembles a street name existing in the City of Harker Heights: Buckskin Trail.

Public Works, Mark Hyde

1. We will request adding 6-inch isolation gate valves on the Preliminary Plat utility layout submission. Public Works has no further comments on the Concept Plan.

Consulting Engineer, Otto Wiederhold

1. No further comments.

Fire Marshal, Brad Alley

1. Approval

Century Link, Chris McGuire

1. Approval

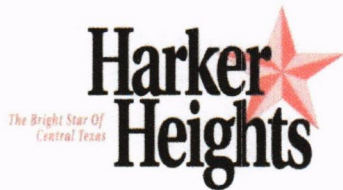


 Subject Property



Harker Heights
 City of Harker Heights
 Planning Department
 305 Miller Crosspoint
 Harker Heights, TX 76648
 254-833-5600
 www.ci.harkerheights.tx.us

Disclaimer: This product is for informational purposes only. It has been prepared for or by the City of Harker Heights and represents only the approximate relative location of property boundaries. Gov. C. 9501.102. The user is encouraged to independently verify all information contained in 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.



PLANNING AND ZONING COMMISSION MEMORANDUM

P19-03

AGENDA ITEM XII-2

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: MAY 29, 2019

DISCUSS AND CONSIDER A REQUEST BY JEROME AND RACHEL GOMER FOR PRELIMINARY PLAT APPROVAL FOR THE PROPOSED SAPIAH PLAINS ADDITION, ON PROPERTY DESCRIBED AS 5.461 ACRES, BEING PART OF THE H.B. LITTLEFIELD SURVEY, ABSTRACT NO. 511, BEING ALL OF A CALLED 5.44 ACRE TRACT OF RECORD IN VOLUME 1380, PAGE 255, DEED RECORDS OF BELL COUNTY, TEXAS, ALSO BEING KNOWN AS ALL OF LOTS 6 THRU 13, BLOCK 35, ALL OF LOTS 6 THRU 13, BLOCK 36, AND A PORTION OF KIOWA TRACE, OF COMANCHE LAND, AN UNRECORDED SUBDIVISION IN BELL COUNTY, TEXAS, GENERALLY LOCATED AT THE CORNER OF UTE TRAIL AND WARRIORS PATH ROAD, HARKER HEIGHTS, BELL COUNTY, TEXAS.

PROJECT DESCRIPTION:

The applicants, Jerome and Rachel Gomer, have submitted an application for preliminary plat approval for approximately 5.461 acres of land currently zoned R-1 (One Family Dwelling District) located near the corner of Ute Trail and Warriors Path. The Concept Plan called Sapiyah Plains outlines a two phase development consisting of twenty-one (21) duplex lots to be zoned R-2 (Two Family Dwelling District). The preliminary plat presented outlines the development of phase one only.

Phase one of the development will consist of nine (9) duplexes and a total of eighteen (18) units to face Ute Trail. Phase one will not require the extension of any City utilities or infrastructure.

Staff has reviewed the submitted preliminary plat and engineering plans and have made comments to address safety, connectivity, drainage and other pertinent requirement to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

RECOMMENDATION

The comments provided by Staff have been addressed, the required concept plan has been approved, and the submitted preliminary plat meets the standards and ordinances of the City of Harker Heights. Staff recommends approval of the Preliminary Plat by Jerome and Rachel Gomer for preliminary plat approval for the proposed Sapiyah Plains Addition, on property described as 5.461 acres, being part of the H.B. Littlefield Survey, Abstract No. 511, being all of a called 5.44 acre tract of record in Volume 1380, Page 255, Deed Records of Bell County, Texas, also being known as all of Lots 6 thru 13, Block 35, all of

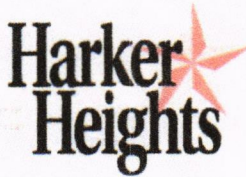
Lots 6 thru 13, Block 36, and a portion of Kiowa Trace, of Comanche Land, an unrecorded subdivision in Bell County, Texas, generally located at the corner of Ute Trail and Warriors Path Road, Harker Heights, Bell County, Texas.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to approve/disapprove a request for preliminary plat approval for the proposed Sapiah Plains Addition, on property described as 5.461 acres, being part of the H.B. Littlefield Survey, Abstract No. 511, being all of a called 5.44 acre tract of record in Volume 1380, Page 255, Deed Records of Bell County, Texas, also being known as all of Lots 6 thru 13, Block 35, all of Lots 6 thru 13, Block 36, and a portion of Kiowa Trace, of Comanche Land, an unrecorded subdivision in Bell County, Texas, generally located at the corner of Ute Trail and Warriors Path Road, Harker Heights, Bell County, Texas.
2. Any other action desired.

ATTACHMENTS:

1. Application
2. Location Map
3. Wastewater Map
4. Water Map
5. Plat
6. Utility Plans (Water/Wastewater)
7. Staff Comments



Preliminary Plat Application

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

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

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

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

Property Information:

Plat Name: Sapiah Plains Date Submitted: _____

Existing Lot Count: 1 Proposed Lot Count: 9 Proposed Units: 9 Acreage: 1.773

Existing Land Use: Vacant/Agriculture Proposed Land Use: Single-Family Residence

Site Address or General Location: 1810 Ute

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

Owner Information & Authorization:

Property Owner: Jerome Gomer and Rachel Gomer

Address: 1524 Indian Trail, Harker Heights, Bell County, Texas 76548

Phone: 254-289-8282 E-Mail: jkgomer1@gmail.com

Developer: Jerome Gomer

Address: 1524 Indian Trail, Harker Heights, Bell County, Texas 76548

Phone: 254-289-8282 E-Mail: jkgomer1@gmail.com

Engineer/Surveyor: Rex Haas

Address: 102 N. College/ P.O. Box 1088, Killeen, Bell County, Texas 76541

Phone: 254-634-5541 E-Mail: rhaas@mitchellinc.net

CHECK ONE OF THE FOLLOWING:

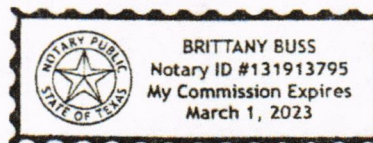
- I will represent the application myself.
- I hereby designate ACE RENEAU (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application.

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

OWNER SIGNATURE: [Signature]

SWORN AND SUBSCRIBED BEFORE ME THIS 16th DAY OF April, 2019.

Brittany Buss
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: March 1, 2023



STAFF ONLY -- DO NOT FILL OUT

Date Submitted: 4/17/19 Received By: [Signature] Receipt #: 01451265

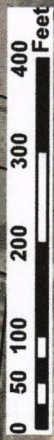
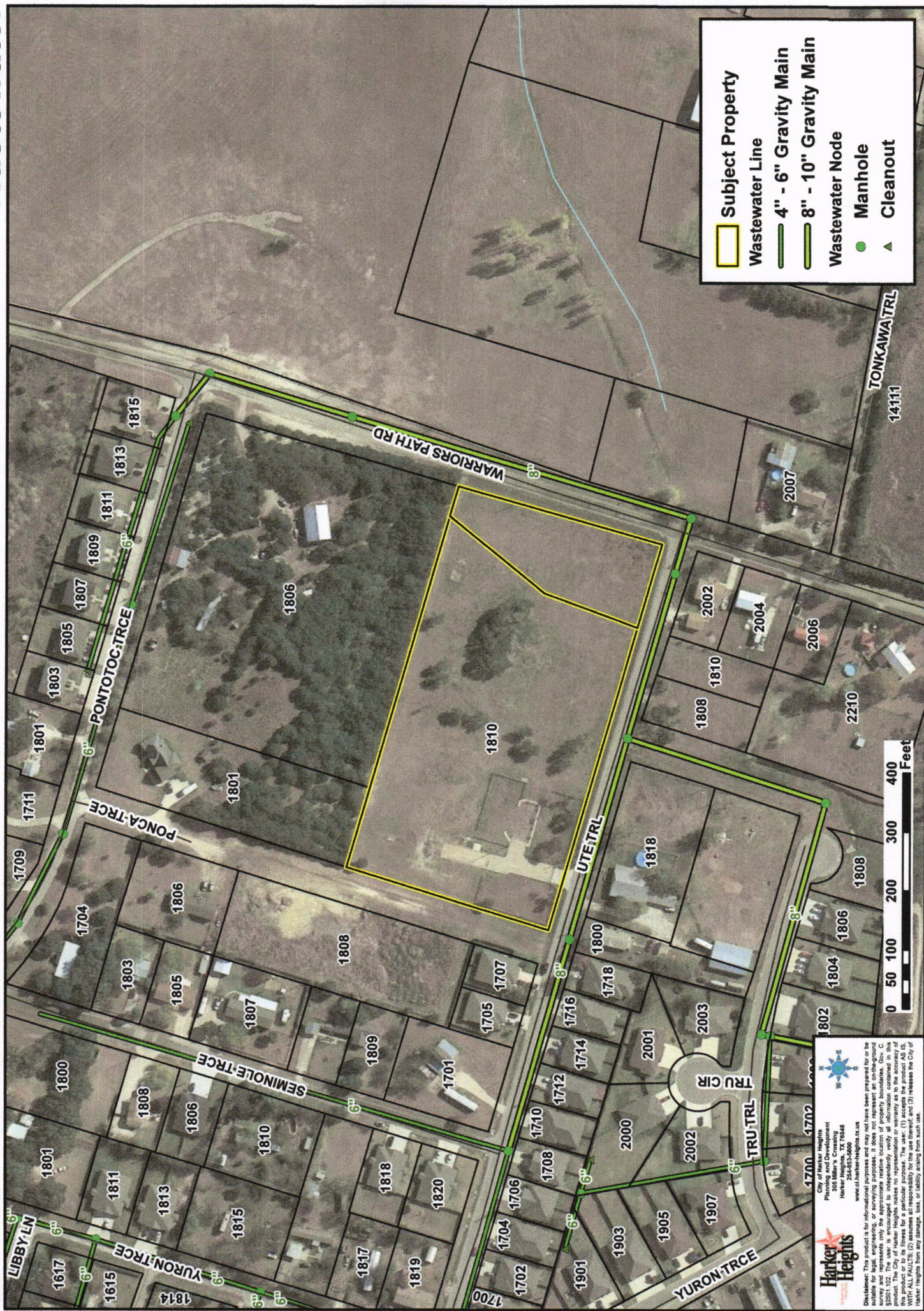


 Subject Property



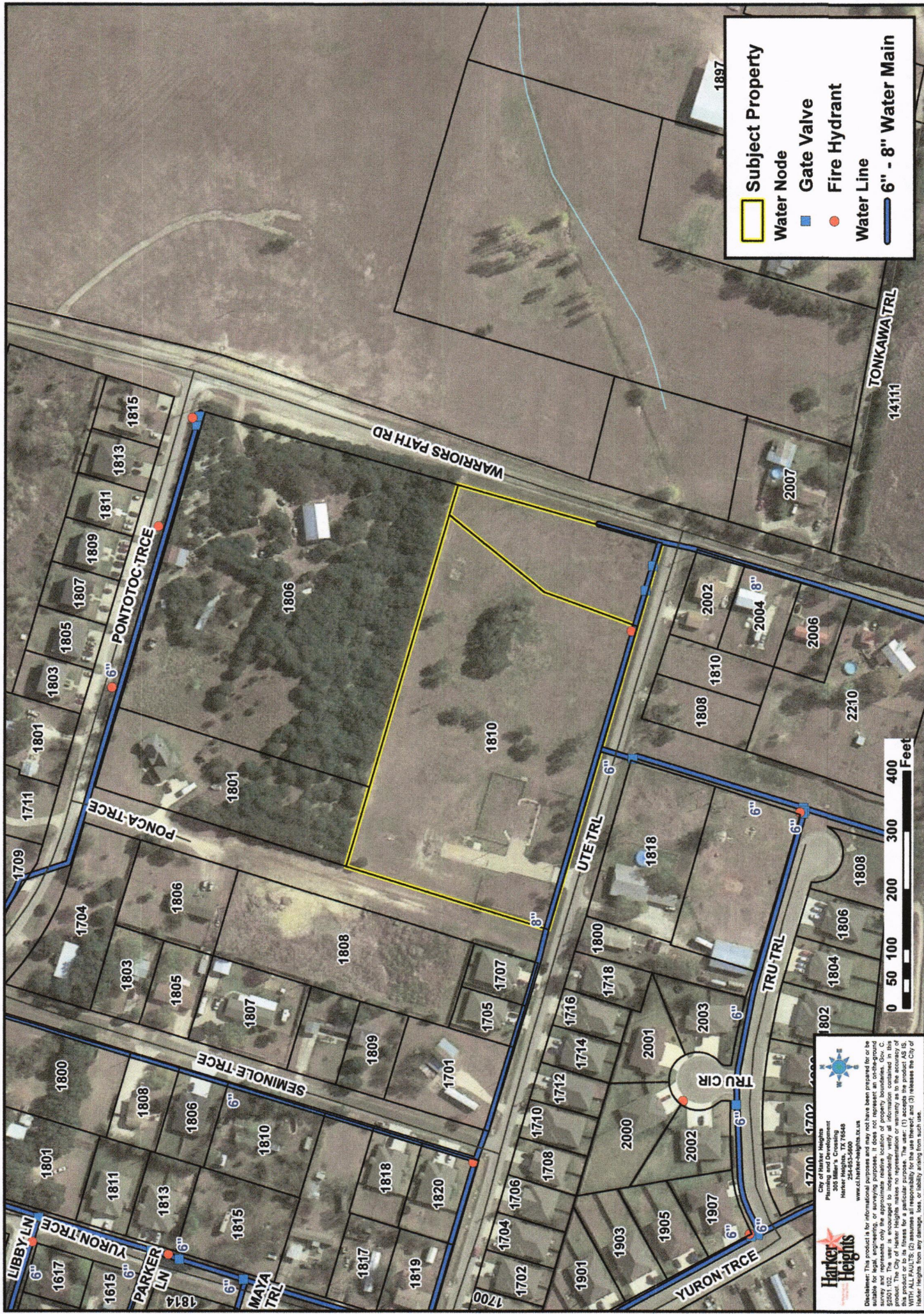
Harker Heights
 City of Harker Heights
 Planning and Development
 305 Baker's Cove
 Harker Heights, TX 76744
 254-453-5400
www.ci.harker-heights.tx.us

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Harker Heights
 City of Harker Heights
 Planning and Development
 300 Harker's Crossing
 Harker Heights, TX 76788
 www.harkerheights.tx.us

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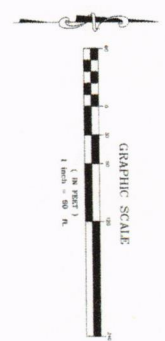
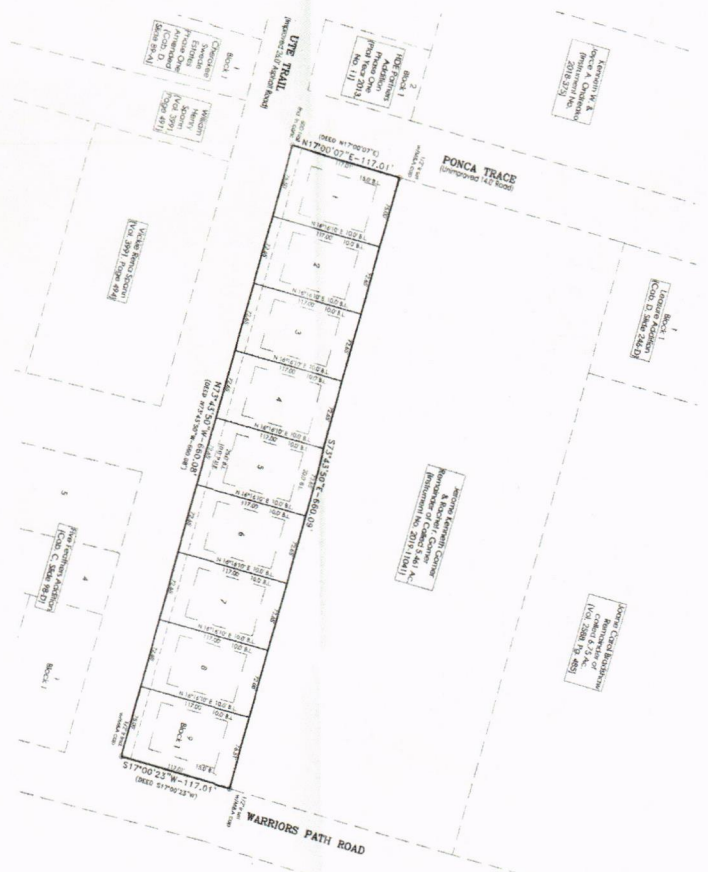
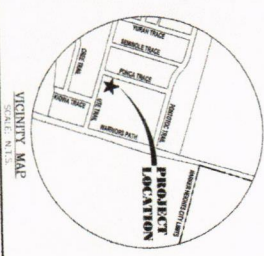
	Subject Property
	Water Node
	Gate Valve
	Fire Hydrant
	Water Line
	6" - 8" Water Main



Harker Heights

City of Harker Heights
 Planning and Development
 300 Miller's Crossing
 Harker Heights, TX 76048
 www.ci.harker-heights.tx.us

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- NOTE:**
- All easements are based upon the latest County's Survey. All easements are shown in red. All easements are shown in red. All easements are shown in red.
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APPROVED FOR RECORD:

City of Harker Heights, Bell County, Texas

City Clerk: _____

City Manager: _____

City Engineer: _____

City Auditor: _____

City Attorney: _____

City Public Works Director: _____

City Public Safety Director: _____

City Parks and Recreation Director: _____

City Planning and Development Director: _____

City Public Health Director: _____

City Public Works Director: _____

City Public Safety Director: _____

City Parks and Recreation Director: _____

City Planning and Development Director: _____

City Public Health Director: _____

APPROVED FOR RECORD:

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City Clerk: _____

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City Engineer: _____

City Auditor: _____

City Attorney: _____

City Public Works Director: _____

City Public Safety Director: _____

City Parks and Recreation Director: _____

City Planning and Development Director: _____

City Public Health Director: _____

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City Planning and Development Director: _____

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City Public Safety Director: _____

City Parks and Recreation Director: _____

City Planning and Development Director: _____

City Public Health Director: _____

MITCHELL & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 102 W. COLLEGE
 KILLEEN, TEXAS 76541
 PHONE: (254) 634-5541
 FAX: (254) 634-2141
 TEXAS BOARD OF SURVEYING PROFESSIONAL REGISTRATION NO. 3241
 I. & P. L. L. P. REGISTRATION NO. 100299-00

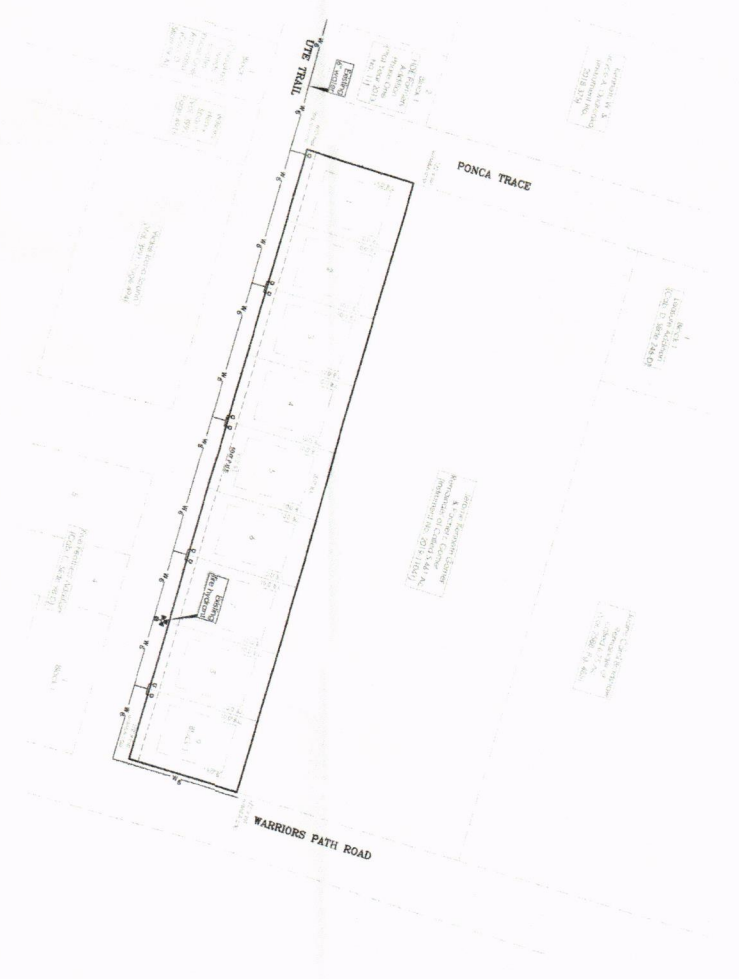
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 MAY 22 2019
 Planning & Development

SAPIAH PLAINS PHASE ONE
 HARKER HEIGHTS, BELL COUNTY, TEXAS

PRELIMINARY PLAT

SHEET #1

NO.	DATE	BY	REVISIONS
1	5/20/2019	AR	CITY COMMENTS
2	4/22/2019	FRB	FROM FINAL TO PRELIMINARY



- WARNINGS:**
- All work indicated on these plans shall be conducted to the satisfaction of the Director of Public Works, Harker Heights, Texas. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Harker Heights.
 - Contractor shall comply with all TCEQ rules and regulations regarding trench safety and erosion control.
 - Contractor shall coordinate with all utility companies for water locations on per IAC Chapter 200.
 - All materials used in water system to be approved by the D.W.
 - Contractor shall install manholes for all 18" water services. Service shall be 4" P.V.C. and shall be extended to 2' in diameter back of curb.
 - Utility lines have been located by record drawings and utility appearances. Contractor to verify locations to one (1) foot.
 - Final hydrant symbols are for representation only. Please refer to water detail sheet for the final hydrant symbols.
 - Final hydrant size shall be indicated with final velocity or flow rate of any water service. Final hydrant size shall be indicated on the water service sheet for the water service system are for representation only.

MITCHELL & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 102 N. COLLEGE
 KILLEEN, TEXAS 76541
 PHONE: (254) 634-5541
 FAX: (254) 634-2141
 TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION NO. 2671
 I. & P. L. & P. INC. REGISTRATION NO. 74334-02

DWG. NO.	DRAWN BY	DATE	SCALE	FB/DB	# LOTS	AREA
18-01-0-5	PHB	APRIL 2019	AS SHOWN	**	1 BLOCK	1,773 Ac.



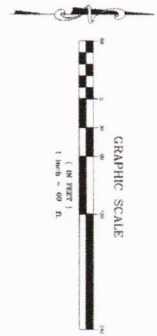
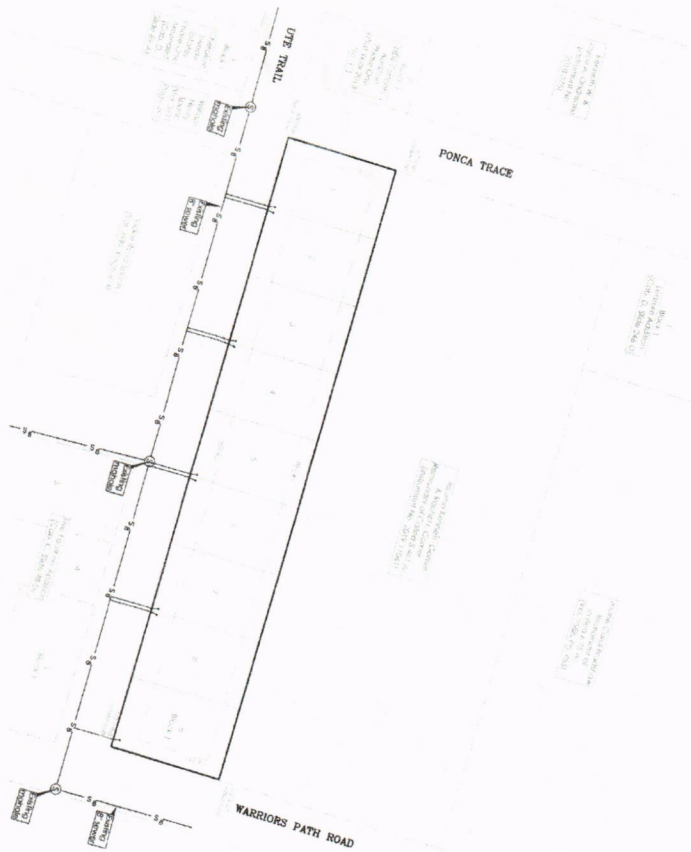
**SAPIAH PLAINS
 PHASE ONE
 HARKER HEIGHTS, BELL COUNTY, TEXAS**

WATER LAYOUT

SHEET TITLE

1	5/22/2019	CITY COMMENTS	AS
2	4/22/2019	FROM PLAN TO PRELIMINARY	PHB
3	DATE	BY	REV.
		REVISIONS	

SHEET W1



SEWER NOTES:

1. All work detailed on these plans shall be constructed to the satisfaction of the City of Harker Heights, Texas, and shall conform to the standards and specifications of the Texas Department of Transportation (TxDOT) and the City of Harker Heights, Texas. All work shall be done in accordance with the standards and specifications of the City of Harker Heights, Texas.
2. Contractor shall comply with all current OSHA requirements regarding trench safety and shoring.
3. Contractor shall comply with Texas Administrative Code, Title 30, Chapter 217, Subchapter C, Section 217.101 through 217.109.
4. All sewer mains to be 30" x 7.25" V.C. pipe unless otherwise noted.
5. All manholes used in these plans to be approved 4' x 4' V.C. bins located in the center of the manhole.
6. Double sewer systems shall consist of two separate 4' x 4' V.C. bins located in the center of the manhole.
7. Utilities have been located by record drawings and utility accommodations. Contractor to verify location prior to construction.
8. Sewer services symbols are for representation only.

Received
APR 28 2018
Planning & Development

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS' NEW REGISTRATION NO. 12417
REG. EXPIRES 12/31/2019

DWG. NO.	DATE	SCALE	PL. NO.	AREA
18-01-01-S	APRIL 2018	AS SHOWN	1	1,772 AC.



**SAPIAH PLAINS
PHASE ONE**
HARKER HEIGHTS, BELL COUNTY, TEXAS

SEWER LAYOUT

SHEET TITLE

DATE	FROM FINAL TO PRELIMINARY	BY
4/22/2018		
DATE	REVISION	BY

SAPIAH PLAINS PHASE ONE

P19-03 —Preliminary Plat Sapiah Plains Phase One

Plat Distributed to HH Staff: April 29, 2019
Comments Returned to Mitchell and Associates: May 10, 2019

Planning & Development, Courtney Pate

1. Rear 20' setback is measuring at ~17'. Please revise!
2. Please show interior side yard setbacks of 10' (for duplex lots).
3. In the plat notes please add the following:
 - Zoning: R-2 (Two Family Dwelling District)*
4. Please show the side-yard setbacks (10')

Public Works, Mark Hyde

1. The storm water detention facility must be constructed and operational in Phase 1 of the development.
2. Provide drainage calculations for Phase 1 and Phase 2 along with the design data for the storm water detention facility.

Consulting Engineer, Otto Wiederhold

- Reconstruction of Warrior's Path may require additional R.O.W. on Warrior's Path

Fire Marshal, Brad Alley

- Existing hydrant is not on the corner

Building Official, Steve Philen or Michael Beard

- Side yard setbacks not shown on plat

ONCOR, Jay Walthall

Century Link, Chris McGuire

Charter/Spectrum, Shaun Whitehead

ATMOS, Shawn Kelley

- Atmos does not show to have gas facilities for this property in question.

Atmos cannot warrant the accuracy of these locations without field verification of our assets relative to the property. Final verification of gas main locations can best be obtained through the Statewide One Call System at 1-800-545-6005.

If the developer/owner/city would like a map of our underground facilities in this area, they can complete the attached Map Release document and send to the Atmos Map Request email on the form.



PLANNING AND ZONING COMMISSION MEMORANDUM

P19-04

AGENDA ITEM XII-3

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: MAY 29, 2019

DISCUSS AND CONSIDER A REQUEST BY UBET INVESTMENTS, LLC FOR PRELIMINARY PLAT APPROVAL FOR A PROPOSED RE PLAT OF PROPERTY DESCRIBED AS LOT ONE (1), BLOCK FIFTEEN (15), AND LOT ONE (1) AND PART OF LOT TWO (2), BLOCK TWENTY-ONE (21), AN ADDITION TO THE CITY OF HARKER HEIGHTS IN BELL COUNTY, TEXAS, AS IT APPEARS UPON THE MAP RECORDED IN CABINET A, SLIDE 184-A OF THE BELL COUNTY PLAT RECORDS, AND EMBRACING THE TRACT DESCRIBED TO UBET INVESTMENTS, LLC, SERIES 102, PROPERTY #2, RECORDED IN DOCUMENT NUMBER 2018-00031165 OF THE BELL COUNTY OFFICIAL PUBLIC RECORDS, GENERALLY LOCATED AT 1300 CHIRICAHUA TRACE AND 1416 SHOSHONI TRAIL, HARKER HEIGHTS, BELL COUNTY, TEXAS.

EXPLANATION:

The applicant has submitted a preliminary plat for residential property consisting of 0.82 acres generally located near the intersection of Chiricahua Trail and Shoshoni Trail. The property is zoned as R-MU (Mixed Residential) and the applicant intends on developing three (3) R-2 (Two Family Dwelling District) lots and one (1) R1-I (Single Family Infill Dwelling District) and will therefore need to subdivide the subject property into four individual lots.

For this proposed development, the applicant will be required to extend a 6-inch wastewater line from Chiricahua Trace across Shoshoni Trail and westward along property currently addressed as 1416 Shoshoni Trail.

Preliminary engineering plans provided to staff have been reviewed to meet the requirements set out by the City Code of Harker Heights, Harker Heights 2007 Comprehensive Plan, and various adopted National Codes. Further review of the development will be finalized during the permitting process to ensure applicable elements to the site are carried throughout the development of the property.

RECOMMENDATIONS:

The proposed preliminary plat has been revised to address all staff comments. Staff recommends approval of a preliminary plat for property described as Lot One (1), Block Fifteen (15), and Lot One (1) and part of Lot Two (2), Block Twenty-One (21), an addition to the City of Harker Heights in Bell County, Texas, as it appears upon the map recorded in Cabinet A, Slide 184-A of the Bell County Plat Records, and embracing the

tract described to UBET Investments, LLC, Series 102, Property #2, recorded in Document Number 2018-00031165 of the Bell County Official Public Records, generally located at 1300 Chiricahua Trace and 1416 Shoshoni Trail, Harker Heights, Bell County, Texas, for the following reasons:

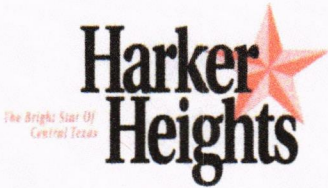
- The plat is consistent with zoning requirements as outlined in §155.024 (Mixed Residential).
- The proposed provision and configuration of roads, water, wastewater, drainage and utility easements, and rights-of-way are adequate to serve the lot provided.

ACTION BY PLANNING AND ZONING COMMISSION

1. Motion to approve/disapprove a preliminary plat for property described as Lot One (1), Block Fifteen (15), and Lot One (1) and part of Lot Two (2), Block Twenty-One (21), an addition to the City of Harker Heights in Bell County, Texas, as it appears upon the map recorded in Cabinet A, Slide 184-A of the Bell County Plat Records, and embracing the tract described to UBET Investments, LLC, Series 102, Property #2, recorded in Document Number 2018-00031165 of the Bell County Official Public Records, generally located at 1300 Chiricahua Trace and 1416 Shoshoni Trail, Harker Heights, Bell County, Texas.
2. Any other action desired.

ATTACHMENTS:

1. Application
2. Location Map
3. Plat
4. Comment Responses
5. Utility Plan



Preliminary Plat Application

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

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

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

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

Property Information:

Plat Name: COMANCHE LAND SECOND UNIT Date Submitted: Apr 15, 2019

Existing Lot Count: 2 Proposed Lot Count: 4 Proposed Units: 4 Acreage: 0.8437

Existing Land Use: Vacant/Agriculture RM-U Proposed Land Use: Multi-Family Residence R2-A

Site Address or General Location: 1416 Shoshoni Trl and 1300 Mohican Trl Harker Heights, TX

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

Owner Information & Authorization:

Property Owner: UBET Investments, LLC

Address: 1201 S WS Young Drive Ste F Killeen, TX 76543

Phone: 254-289-9006 E-Mail: lackmeyerhomes@hotmail.com

Developer: UBET Investments, LLC - Jeff Lackmeyer

Address: 1201 S WS Young Drive Ste F Killeen, TX 76543

Phone: 254-716-6135 E-Mail: lackmeyerhomes@hotmail.com

Engineer/Surveyor: Ronald Carroll Surveyors, INC

Address: 5302 South 31st Street Temple, TX 76502

Phone: 254-773-1447 E-Mail: ron@rcsurveyors.com

CHECK ONE OF THE FOLLOWING:

I will represent the application myself.

I hereby designate _____ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application.

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

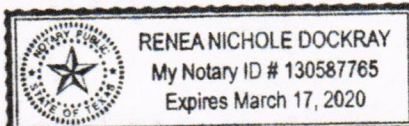
OWNER SIGNATURE: Jeff Lackmeyer

SWORN AND SUBSCRIBED BEFORE ME THIS 15 DAY OF April, 2019.

R. Nichole Dockray

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: Mar 17, 2020



STAFF ONLY - DO NOT FILL OUT

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



Subject Properties

FM 2410 Community Park

Harker Heights
 City of Harker Heights
 Planning and Development
 303 Miller's Crossing
 Harker Heights, TX 76788
 254-853-5600
 www.ci.harker-heights.tx.us

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Comanche Land 2nd Unit

Replat of Lot 1, Block 15 and Lot 1 and Part of Lot 2, Block 21,

Comanche Land Second Unit

Preliminary Plat 19-04

Comments Sent: April 17, 2019

Planning & Development

1. Plat Note 3 comments appear incorrect: Lot 1A Block 15 should be R-2 and Lot 1B Block 15 should be R1-I.
 - **Lot 1A, Block 15: R-2 (Two Family Dwelling District)**
 - **Lot 1B, Block 15: R1-I (Single Family Infill Dwelling District)**
 - Lot 1A, Block 21: R-2 (Two Family Dwelling District)
 - Lot 1B, Block 21: R-2 (Two Family Dwelling District)
2. Please show all setbacks for lots.
 - **Lot 1B, Block 15:**
 - i. Front – Not less than 20’ if there is a garage in the front; 10’ in all other circumstances.
 - ii. Side – The minimum side yard setback for any corner lot shall be ten feet. Other residences may be located such that one of the side yards will be zero; that is, the building may be constructed on the property line, provided that:
 - a) A five foot wide maintenance easement, shown on an approved subdivision plat, shall be provided across the full depth of the adjacent lot abutting the wall on the property line; and
 - b) There is required a minimum ten foot separation between neighboring residences.
 - iii. Rear – 10’
 - **R-2 Lots:**
 - i. Front – 25’
 - ii. Side – 10’; 15 feet adjacent to a side street
 - iii. Rear – 20’
3. Please show how Lots 1A for both Blocks 15 and 21 will access sewer infrastructure. Identify existing and proposed.
4. Sewer and water infrastructure will be required to extend the length of the entire property frontage (unless Public Works Director states otherwise).
5. Recordation Signature line states, “Plat Year 2018”, please change to 2019.
6. Two Dedication Signature Blocks will require two separate dedication pages when recorded with Bell County.

Public Works, Mark Hyde

Show how each of the four lots will connect to sanitary sewer. If the extension of public infrastructure (sanitary sewer) is required, platting through the preliminary plat process will be required.

Century Link, Chris McGuire

Approval

Time Warner Cable, Shaun Whitehead

