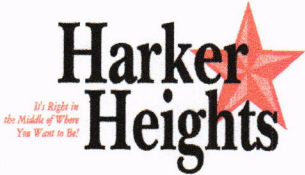




**Harker Heights  
Planning and Zoning  
Commission  
Workshop and Meeting**

**Wednesday,  
May 30, 2018  
5:30 P.M.**





**PLANNING & ZONING COMMISSION  
WORKSHOP AND MEETING AGENDA  
HARKER HEIGHTS CITY HALL  
WEDNESDAY, MAY 30, 2018 - 5:30 P.M.**

Notice is hereby given that, beginning at 5:30 P.M. on May 30, 2018, the Planning and Zoning Commission (P&Z) of the City of Harker Heights, Texas, will hold a Workshop; then, beginning at 6:30 P.M. on May 30, 2018, 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 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.** New Business:
  1. Receive & discuss a presentation by Staff regarding the Veteran's Memorial Boulevard Overlay District.
- III.** Adjourn Workshop.

**MEETING AGENDA**

- I.** Convene Regular Meeting of the Planning and Zoning Commission and establish a quorum.
- II.** Approval of Minutes from the Regular Planning and Zoning Meeting held on April 25, 2018.
- III.** Recognition of Affidavits for Conflict-of Interest.
- IV.** Report on Development Activity.
- V.** Report on City Council actions results of the May 8, 2018 meeting.
- VI.** Public Hearings:
  1. **Z18-07** Conduct a public hearing to discuss and consider a rezoning request from R-1 (One Family Dwelling District) to R1-R (One Family Rural Dwelling District) on properties described as WITHERS WAY, BLOCK 001, LOT 0001, 3.391AC, identified as Property ID# 467874 generally located at 3200 Comanche Gap Road and property described as A1049BC W H RUSSELL, 2, ACRES 3.3, identified as Property ID# 424038, generally located at 3202 Comanche Gap Road, Harker Heights, Bell County, Texas.

**VII.** New Business:

1. **P18-107** Discuss and consider a request for Preliminary/Final Plat approval for the purpose of extending City infrastructure on property described as A1086BC W E HALL, ACRES 1.033, further identified with Property ID# 130894, generally located at 331 Indian Trail, Harker Heights, Bell County, Texas.

**VIII.** Citizens to be heard.

**IX.** Reports from Commissioners.

**X.** Staff Comments.

**XI.** Adjournment.

**Posted: May 25, 2018**

**Time: 10:00 A.M.**

*Ty Hendrick*

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***Ty Hendrick***

***Planning & Development Administrative Assistant – City of Harker Heights***



Minutes of the Regular Meeting of the Harker Heights  
Planning & Zoning Commission held at the City Hall Building,  
April 25, 2018

Present:	Larry Robison	Chairman
	Darrel Charlton	Vice-Chair
	Noel Webster	Secretary
	Stephen Watford	Commissioner
	Colen Wilson	Commissioner
	Joseph Welch	Commissioner
	Joshua McCann	Commissioner
	Jan Anderson	Commissioner
Absent:	Kendall Cox	Alternate-Commissioner
	Kay Carey	Commissioner
Staff:	Joseph Molis	Director of Planning & Development
	Ty Hendrick	Planning Administrative Assistant
	Courtney Peres	Senior Planner
	Brad Alley	Fire Marshal
	Mark Hyde	Public Works Director

A quorum was established and the meeting was called to order at 6:36 P.M.

The First item on the agenda was the approval of the minutes from the March 28, 2018 meeting. Commissioner Welch made the motion to approve the minutes and Commissioner Wilson seconded the motion. The motion passed unanimously (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, Ms. Peres presented the update on development activity for the City. She stated the City issued (0) zero commercial construction permits, fourteen (14) single-family residential construction permits, and zero (0) duplex permits have been issued for the month of April.

Next was the report on City Council action regarding recommendations resulting from the March 28, 2018 Planning and Zoning Commission meeting.

Under Public Hearings, Ms. Peres presented Z18-05; Conduct a public hearing to discuss and consider a rezoning request from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as WILDEWOOD ACRES, BLOCK 001, LOT 0009, & 20' STRIP ADJ ON N, identified as Property ID# 32902, generally located at 917 Ramblewood Drive and property described as WILDEWOOD ACRES, BLOCK 001, LOT 0008, & 20' STRIP ADJ ON N, identified as Property ID # 32901, generally located at 915 Ramblewood Drive, Harker Heights, Bell County, Texas.

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

Chairman Robison then closed the public meeting. Members of the commission then discussed the request with City Staff. Chairman Robison asked for a motion to approve or disapprove agenda item Z18-05. Commissioner Wilson made a motion for approval based upon staff's recommendations. Commissioner Charlton seconded the motion. The motion passed (7-1) with Commissioner Webster recommending denial.

Under Public Hearings, Mr. Molis presented Z18-06; Conduct a public hearing to discuss and consider a Conditional Use Permit (CUP) request to allow an accessory dwelling unit on property described as Whitten Place, Block 001, and Lot 0009, Property ID #90800, generally located at 1107 Old Oak Road, Harker Heights, Bell County, Texas.

Chairman Robison asked if there was anyone present to represent the request. The applicant Jackeline Fountain, from 1107 Old Oak Road was present to answer any questions. No one was present to speak for or against the request.

Chairman Robison and members of the commission then discussed the request with the applicant and Mr. Molis. Chairman Robison asked for a motion to approve or disapprove agenda item Z18-06. Commissioner Anderson made a motion to approve the agenda item. Commissioner Watford seconded the motion. The motion passed unanimously (8-0).

Chairman Robison asked if there were any staff comments. Mr. Molis stated that there were no staff comments.

Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 7:16 P.M.

**Chairman**

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**ATTEST:**

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**PLANNING AND ZONING  
COMMISSION MEMORANDUM**

**AGENDA ITEM #III**

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FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: MAY 30, 2018

Recognize Affidavits for Conflict-of-Interest – Joseph Molis, Director of Planning & Development



**PLANNING AND ZONING  
COMMISSION MEMORANDUM**

**AGENDA ITEM #IV**

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FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: MAY 30, 2018

Report on Development Activity – Courtney Peres.





## PLANNING AND ZONING COMMISSION MEMORANDUM

### AGENDA ITEM #V

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FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: May 30, 2018

At the regular called meeting of the Planning and Zoning Commission held April 25, 2018, the Commission forwarded the items below to the City Council at their regular meeting on May 8, 2018.

**Z18-05** Conduct a public hearing to discuss and consider a rezoning request from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as WILDEWOOD ACRES, BLOCK 001, LOT 0009, & 20' STRIP ADJ ON N, identified as Property ID# 32902, generally located at 917 Ramblewood Drive and property described as WILDEWOOD ACRES, BLOCK 001, LOT 0008, & 20' STRIP ADJ ON N, identified as Property ID # 32901, generally located at 915 Ramblewood Drive, Harker Heights, Bell County, Texas.

**Planning and Zoning Commission – Approved (7-1)**  
**City Council – Approved (5-0)**

**Z18-06** Conduct a public hearing to discuss and consider a Conditional Use Permit (CUP) request to allow an accessory dwelling unit on property described as Whitten Place, Block 001, and Lot 0009, Property ID #90800, generally located at 1107 Old Oak Road, Harker Heights, Bell County, Texas.

**Planning and Zoning Commission – Approved (8-0)**  
**City Council – Approved (4-0)**

**PLANNING AND ZONING  
COMMISSION MEMORANDUM  
Z18-07 AGENDA ITEM VI-1**

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: MAY 30, 2018

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER A REZONING REQUEST FROM R-1 (ONE-FAMILY DWELLING DISTRICT) TO R1-R (RURAL-ONE FAMILY DWELLING DISTRICT), ON PROPERTIES DESCRIBED AS WITHERS WAY, BLOCK 001, LOT 0001, 3.391AC, IDENTIFIED AS PROPERTY ID# 467874 GENERALLY LOCATED AT 3200 COMANCHE GAP ROAD AND PROPERTY DESCRIBED AS A1049BC W H RUSSELL, 2, ACRES 3.3, IDENTIFIED AS PROPERTY ID# 424038, GENERALLY LOCATED AT 3202 COMANCHE GAP 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 R1-R (Rural One Family Dwelling) on property located at 3200 and 3202 Comanche Gap Road. This request is to enable the applicant to construct an accessory structure that is larger than permitted in the R-1 zoning district. The R1-R zoning district was created to allow residents in the rural portions of the City to develop their properties with non-commercial agricultural uses and for construction of larger accessory structures. Per the City's Code of Ordinance Section 155.021 of the R1-R zoning district, the applicant must have a minimum of two acres which will allow for an accessory structure no greater than 5,000 square feet in size.

The applicant wishes to use the accessory structure for gardening/storage. The applicant's property consists of two (2) lots and approximately 6.69 total acres of land. One lot (3200 Comanche Gap Road) consists of the primary residence while the second lot (3202 Comanche Gap Road) remains vacant. Harker Heights Code of Ordinances §155.040(C) (8) states:

*Multiple adjacent lots owned by same owner(s).* A side or rear property line of an unimproved adjacent lot may be encroached upon by a primary structure or accessory structure, if the lots are owned by the same owner(s) and a primary structure exists or is being constructed on one lot. The two platted lots will be considered as one lot, with all the rights and restrictions/regulations that govern a single platted lot. No building permits will be issued for construction of a primary building on the encroached upon lot unless it is replatted to meet the minimum requirements.

Staff has discussed the applicant's options and the applicant understands that an accessory structure cannot be placed completely on 3202 Comanche Gap Road but must either straddle the lot line of 3200 and 3202 Comanche Gap Road or be placed so that the structure is completely on 3200 Comanche Gap Road.

**Existing Use:**

The property at 3200 Comanche Gap Road consist of the applicant's residence. Surrounding properties include single family residences to the east of the property. The subject property is surrounded by vacant land to the south, west and north. A survey of the area shows that most of the properties along Comanche Gap Road consists of larger lots with various sized accessory structures. Staff therefore believes the proposed rezoning with its intended use will not likely have any adverse impacts on the community.

Zoning:

Current zoning for the property is R-1 (One-Family Dwelling District). Adjacent and surrounding properties are zoned R-1 (One-Family Dwelling District). The City zoning map shows existing R1-R zoned properties in the surrounding vicinity; hence this property, if rezoned, will not be the first R1-R zoned property in the area. It is therefore likely the proposed rezoning from R-1 to R-1 R will not have any adverse impacts on the surrounding zoning districts.

Future Land Use:

The subject properties are currently located in an area designated as Single Family Residential. The proposed use of the properties will not affect the property's use as a single family residence. The rezoning, if approved, will also not alter the use of the property's primary function as a residence. The proposed use and rezoning will therefore maintain the ideals of the neighborhood's designation as Single Family Residential. Therefore the proposed rezoning and intended use would be consistent with the 2007 City of Harker Heights Comprehensive Plan.

Flood Damage Prevention:

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

Notices:

Staff sent out twenty (20) notices to property owners within the 400 foot notification area. Zero (0) responses were received in favor of the request, and One (1) response was received in opposition of the request.

**RECOMMENDATION:**

Staff recommends approval of a rezoning request from R-1 (One-Family Dwelling District) to R1-R (Rural-One Family Dwelling District), on property described as Withers Way, Block 001, Lot 0001, 3.391AC, identified as property ID 467874, generally located at 3200 Comanche Gap Road and property described as A1049BC W H Russell, 2, Acres 3.3, identified as Property ID# 424038, generally located at 3202 Comanche Gap Road, Harker Heights, Bell County, Texas based on the following;

1. The rezoning request is consistent with the Future Land Use Plan.
2. The proposed use would not likely have any adverse impacts on adjoining uses.
3. The property is in an area intended for R1-R zoning and uses.

**ACTION BY PLANNING AND ZONING COMMISSION:**

1. Motion to recommend approval/disapproval of a rezoning request from R-1 (One-Family Dwelling District) to R1-R (Rural-One Family Dwelling District), on property described as Withers Way, Block 001, Lot 0001, 3.391AC, identified as property ID 467874, generally located at 3200 Comanche Gap Road and property described as A1049BC W H Russell, 2, Acres 3.3, identified as Property ID# 424038, generally located at 3202 Comanche Gap 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. Zoning Map
4. Existing Land Use Map
5. Future Land Use Map
6. Notification Area Map
7. Citizen 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:** Michael A. Withers **Date:** 04/09/2018

**Address:** 3200 Comanche Gap Road

**City/State/Zip:** Harker Heights, TX 76548

**Phone:** 254-535-5703 **E-mail:** michaelawithers@yahoo.com

**Legal Description of Property:**

Location of Property (Address if available): 3202 ~~3200~~ Comanche Gap Road

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Acres: 3.3 Property ID: 424038 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:** Gardening for family use

**Current Zoning Classification:** r-1 **Proposed Zoning:** R1-R Rural One-Family Dwelling

**Current Land Use:** None **Proposed Land Use:** Gardening

**Applicant's Representative (if applicable):**

**Applicant's Representative:** \_\_\_\_\_

**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.

Michael A. Withers

Michael A. Withers  
Printed Name of Property Owner

[Signature]  
Signature of Property Owner

Printed Name of Representative

Signature of Representative

Date Submitted: 4/12/18

**STAFF ONLY -- DO NOT FILL OUT BELOW**

Pre-Application Meeting

Receipt #: 01333911

Received By: [Signature]

Revised: 2/28/18

Case #: \_\_\_\_\_



# 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: Michael A. Withers Date: 04/09/2018

Address: 3200 Comanche Gap Road

City/State/Zip: Harker Heights, TX 76548

Phone: 254-535-5703 E-mail: michaelawithers@yahoo.com

**Legal Description of Property:**

Location of Property (Address if available): 3200 Comanche Gap Road

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Acres: 3.3 Property ID: ~~424036~~ 108499 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: Gardening for family use

Current Zoning Classification: r-1 Proposed Zoning: R1-R Rural One-Family Dwelling

Current Land Use: None Proposed Land Use: Gardening

**Applicant's Representative (if applicable):**

Applicant's Representative: \_\_\_\_\_

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.

Michael A. Withers

Michael Withers  
 Printed Name of Property Owner

[Signature]  
 Signature of Property Owner

Printed Name of Representative \_\_\_\_\_

Signature of Representative \_\_\_\_\_

Date Submitted: 4/12/18

Received By: [Signature]

**STAFF ONLY -- DO NOT FILL OUT BELOW**

Pre-Application Meeting

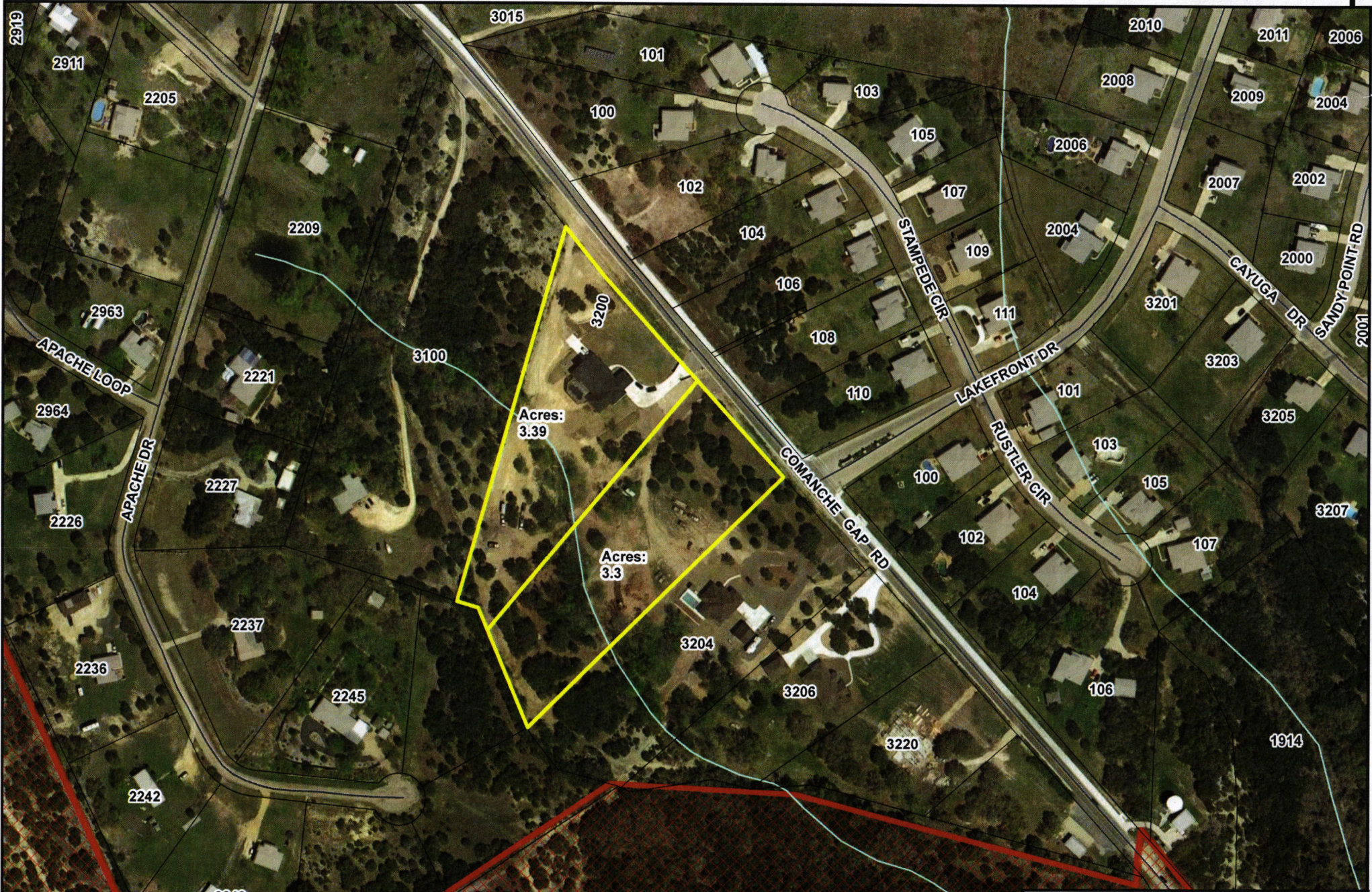
Revised: 2/28/18

Receipt #: 01333911

Case #: \_\_\_\_\_

# Z18-07 Location Map

Map Date: 5/8/2018



Acres:  
3.39

Acres:  
3.3

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

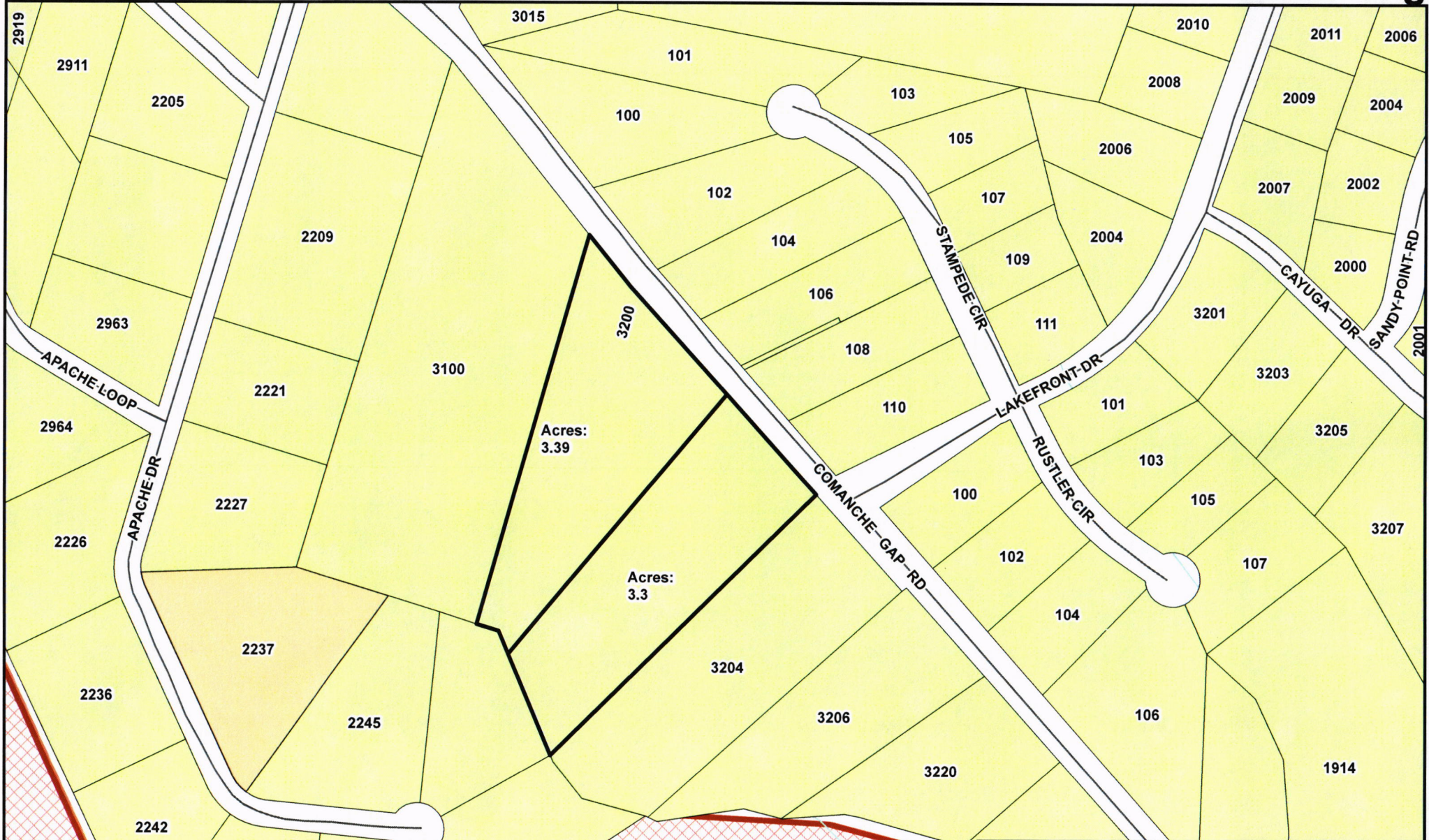
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. (See C 32501-102) The user 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," (2) "WITH ALL FAULTS," (3) assumes all responsibility for the use thereof, and (3) releases the City of Harker Heights from any damages, loss, or liability arising from such use.



- 3200 & 3202 Comanche Gap Rd.
- Harker Heights City Limits
- Harker Heights ETJ

# Z18-07 Zoning

Map Date: 5/8/2018



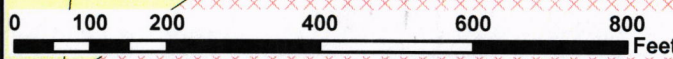
**3200 & 3202 Comanche Gap Rd.**

**Zoning Districts**

- R-1 One-Family Dwelling District
- R-1 (R) Rural One-Family Dwelling District
- Harker Heights City Limits
- Harker Heights ETJ

**Harker Heights**  
 City of Harker Heights  
 Planning and Development  
 305 Miller Crossing  
 Harker Heights, TX 76548  
 254-923-5998  
 www.ci.harkerheights.tx.us

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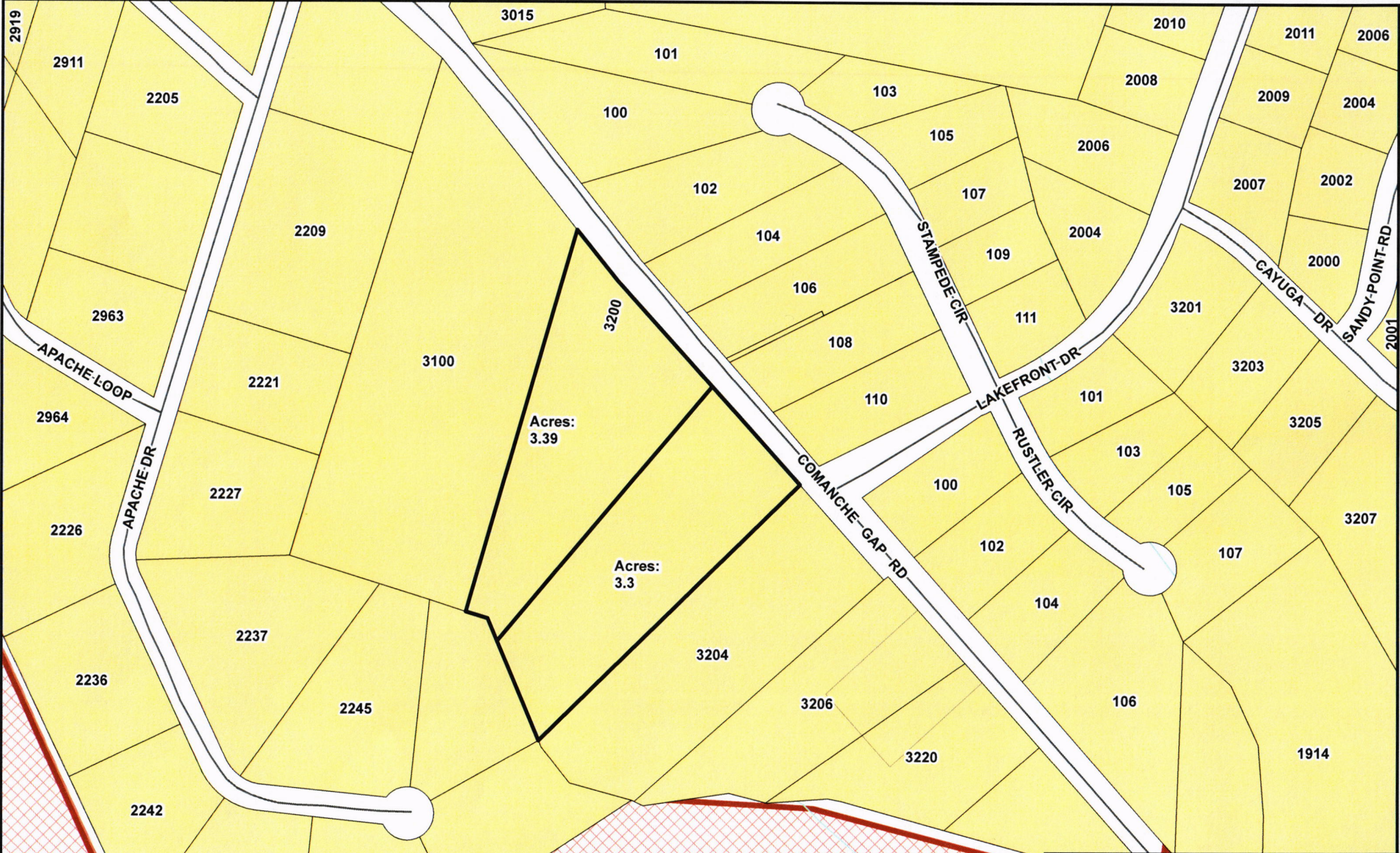






# Z18-07 Future Land Use

Map Date: 5/8/2018

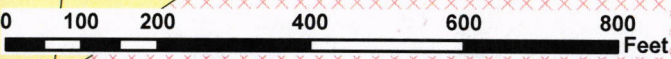


**3200 & 3202 Comanche Gap Rd. Future Land Use**

- Single Family Residential
- Harker Heights City Limits
- Harker Heights ETJ

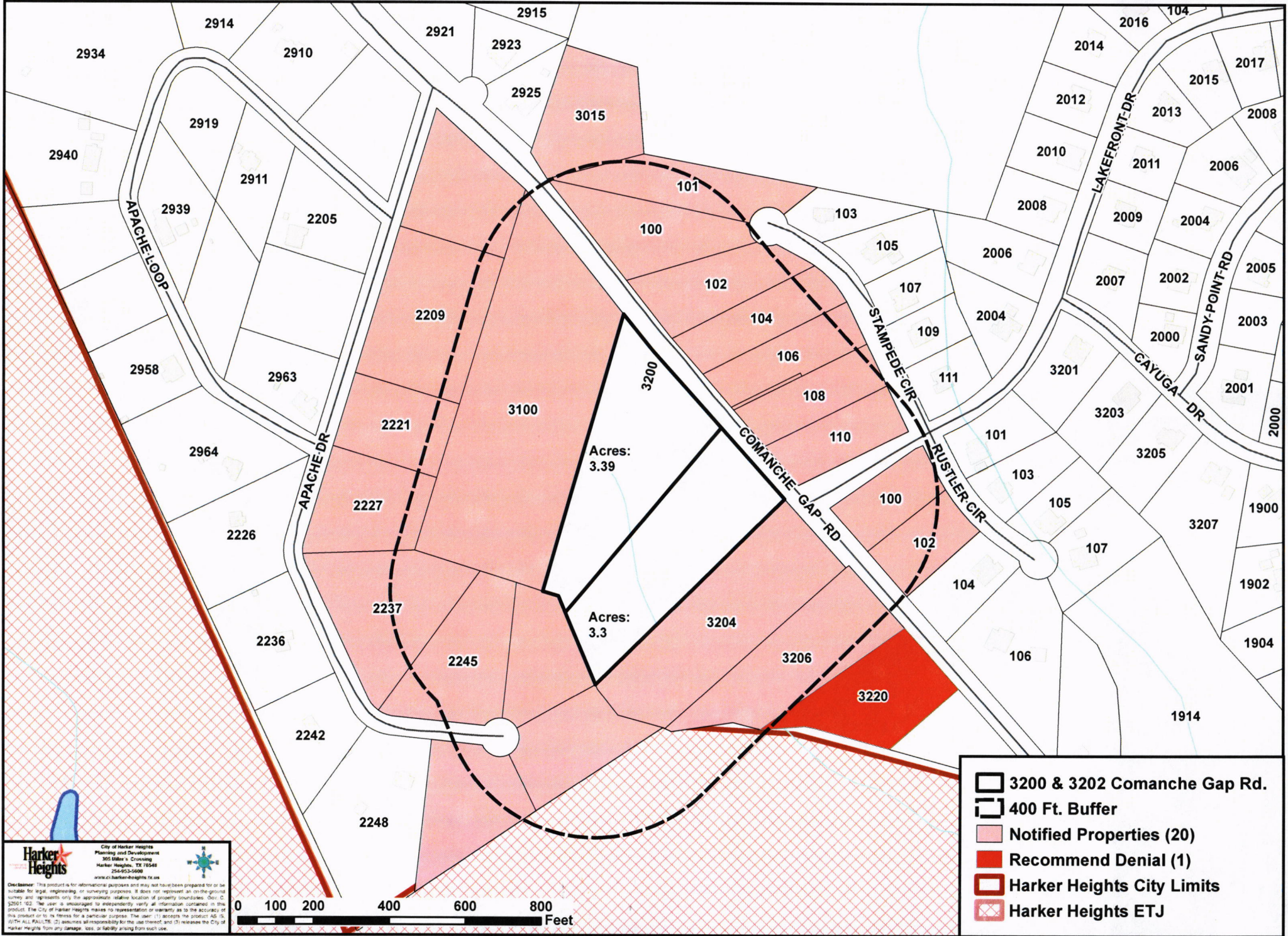
**Harker Heights**  
 City of Harker Heights  
 Planning and Development  
 300 Miller's Crossing  
 Harker Heights, TX 78548  
 254-953-5800  
 www.ci.harker-heights.tx.us

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# Z18-07 Notification

Map Date: 5/23/2018



- 3200 & 3202 Comanche Gap Rd.
- 400 Ft. Buffer
- Notified Properties (20)
- Recommend Denial (1)
- Harker Heights City Limits
- Harker Heights ETJ

**Harker Heights**  
 City of Harker Heights  
 Planning and Development  
 300 Miller's Crossing  
 Harker Heights, TX 78748  
 254-953-5600  
 www.ci.harkerheights.tx.us

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**Received**

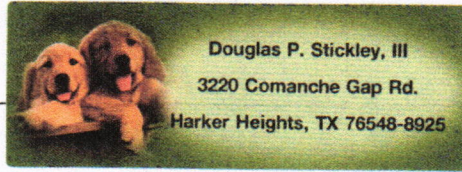
SENT: WEDNESDAY, MAY 16, 2018  
DUE BACK NO LATER THAN MAY 25, 2018

MAY 23 2018

**Planning & Development**  
TO:

**City of Harker Heights**

FROM:



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

RE: An application has been made to consider recommending a rezoning request from **R-1 (One-Family Dwelling District)** to **R1-R (Rural One-Family Dwelling District)** on properties described as **WITHERS WAY, BLOCK 001, LOT 0001, 3.391AC**, identified as Property ID# 467874 generally located at 3200 Comanche Gap Road and property described as **A1049BC W H RUSSELL, 2, ACRES 3.3**, identified as Property ID# 424038, generally located at 3202 Comanche Gap Road, Harker Heights, Bell County, Texas (see attached location map).

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

Comments:

*We would like to see this neighborhood/street stay upscale & nice. We have invested much into our property and would like it to retain it's value for years to come.*

*Thank you*

Douglas Stickley  
Printed Name

Douglas P. Stickley  
Signature

05-19-18  
Date



## PLANNING AND ZONING COMMISSION MEMORANDUM

**P18-107**

**AGENDA ITEM #VII-1**

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FROM: THE DEPARTMENT OF PLANNING AND DEVELOPMENT

DATE: MAY 30, 2018

DISCUSS AND CONSIDER A REQUEST BY, FOR PRELIMINARY/FINAL PLAT APPROVAL FOR THE PURPOSE OF EXTENDING CITY INFRASTRUCTURE ON PROPERTY DESCRIBED AS ABSTRACT 1086 BELL COUNTY W E HALL, ACRES 1.033, FURTHER IDENTIFIED WITH PROPERTY ID# 130894, GENERALLY LOCATED AT 331 INDIAN TRAIL, HARKER HEIGHTS, BELL COUNTY TEXAS.

**EXPLANATION:**

The applicant has submitted a preliminary/final plat for commercial property consisting of 1.033 acres located off Indian Trail neighboring existing commercial property. In order for the applicant to further construction for additional commercial lease space they must extend a water line to service a new fire hydrant. Current requirements state that fire hydrants for commercial property must be located at a maximum spacing of three hundred (300) feet, as measured along the length of the roadway or as determined by the Fire Code Official. No part of the structure shall be further than five hundred (500) feet from the fire hydrant, as measured by the route that a fire hose would be laid (§150.02 (J) (55)).

The property was rezoned to B-4 (Secondary and Highway Business District) on April 10, 2018. The rezone and plat will aid in accommodating the applicant's desire for higher intensity commercial development. The site will access the City of Harker Heights water and wastewater utilities and will be required to extend utilities the length of their property.

The applicant has proposed a request for a waiver per Harker Heights Code of Ordinance §154.60 for the reduction of the front yard setback from twenty-five (25) feet to twenty (20) feet. The existing building on the property currently encroaches into the 25' front setback and is considered existing non-conforming. Staff's investigation of the property determined that construction potentially occurred prior to the adoption of the 25' front yard setback, or that the Indian Trail ROW was expanded when the road was widened. The proposed construction of a new building will be at the rear of the property and will not further obstruct the standard for front yard setbacks. In the near future the Planning Department intends for Indian Trail to be considered as part of the Veterans Memorial

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/final plat has been revised to address all staff comments. Staff recommends approval of a preliminary/final plat for property described as Abstract 1086 Bell County W E Hall Acres 1.033, further identified with Property ID# 130894, generally located at 331 Indian Trail, for the following reasons:

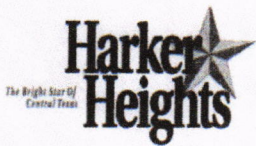
- The plat is consistent with zoning requirements as outlined in §155.031 B-4 (Secondary and Highway Business District) with the addition of a waiver for front yard setbacks.
- The proposed provision and configuration of roads, water, wastewater, drainage and utility easements, and rights-of-way are adequate to serve the lot provided.

**ACTION BY PLANNING AND ZONING COMMISSION**

1. Motion to approve/disapprove a preliminary/final plat for property described as Abstract 1086 W E Hall Acres 1.033, further identified with Property ID# 130894, generally located at 331 Indian Trail.
2. Any other action desired.

**ATTACHMENTS:**

1. Application
2. Site Plan
3. Comment Responses (dated 05/17/18)
4. Location Map
5. Plat
6. Utility Plan



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

**APPLICATION FOR FINAL PLAT APPROVAL**  
**Application Fee \$ 150.00**

PLAT NAME: MILLER ADDITION

NUMBER OF LOTS: 1 NUMBER OF ACRES 1.032

DATE OF PRELIMINARY APPROVAL: \_\_\_\_\_

PROPERTY OWNER: JAMES MICHAEL MILLER

ADDRESS: 331 INDIAN TRAIL HARKER HEIGHTS TX  
PHONE: \_\_\_\_\_

DEVELOPER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_

SURVEYOR/ENG: KILLEEN ENGINEERING & SURVEYING, LTD

ADDRESS: 2901 E. STAN SCHLUETER LOOP KILLEEN, TX 76542  
PHONE: 254-526-3981

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 THE PRELIMINARY LAYOUT AS APPROVED. THE SUBDIVIDER WILL BE REQUIRED TO INSTALL AT HIS/HER OWN EXPENSE ALL WATER LINES, STREETS, SEWER LINES, STORM SEWER LINES, DRAINAGE FACILITIES AND STRUCTURES WITHIN THE SUBDIVISION ACCORDING TO SECTION 154.45 OF THE HARKER HEIGHTS CODE OF ORDINANCES.

ALL REQUIRED IMPROVEMENTS HAVE BEEN COMPLETED UNLESS A BOND OR LETTER OF CREDIT HAS BEEN POSTED AND ATTACHED IN SUFFICIENT AMOUNT TO ASSURE COMPLETION.

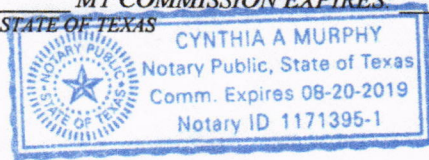
A MAINTENANCE BOND OR SURETY INSTRUMENT HAS BEEN FURNISHED TO ASSURE THE QUALITY OF MATERIALS AND WORKMANSHIP AND MAINTENANCE OF ALL REQUIRED IMPROVEMENTS INCLUDING THE CITY'S COSTS FOR COLLECTING THE GUARANTEED FUNDS AND ADMINISTERING THE CORRECTION AND/OR REPLACEMENT OF COVERED IMPROVEMENTS IN THE EVENT THE SUBDIVIDER DEFAULTS. (BONDS OR OTHER INSTRUMENT MUST BE FOR 20% OF THE COST OF IMPROVEMENTS FOR ALL PUBLIC WORKS IMPROVEMENTS LESS STREETS AND SHALL RUN FOR A PERIOD OF ONE CALENDAR YEAR.) (BONDS AND OTHER INSTRUMENTS MUST BE FOR 40% OF THE COST OF IMPROVEMENTS FOR STREETS AND SHALL RUN FOR A PERIOD OF TWO CALENDAR YEARS.)

*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.*

SIGNED: James Michael Miller OWNER AUTHORIZED AGENT (CORPORATION/PARTNERSHIP)

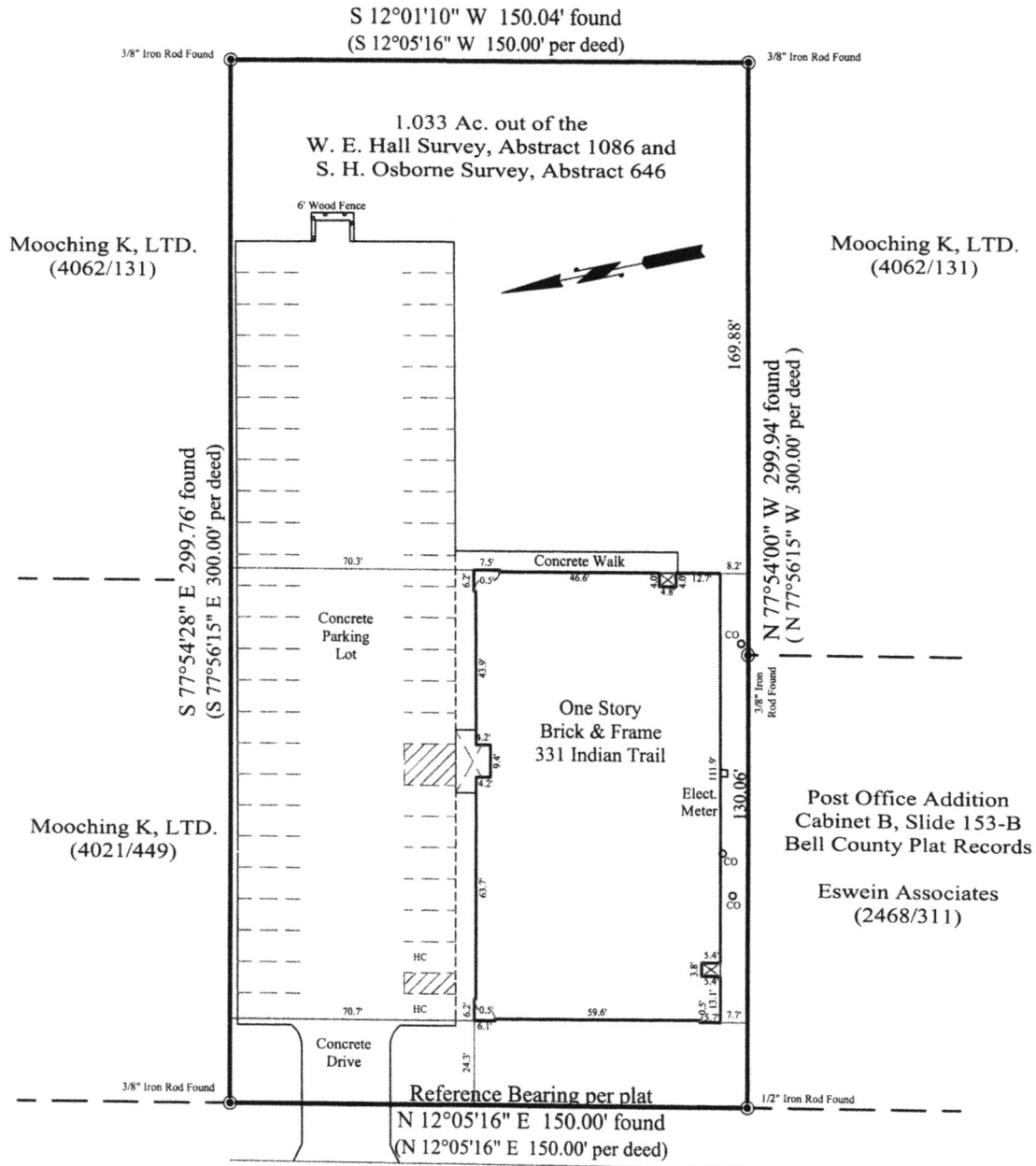
SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF April, 2018

Cynthia A. Murphy MY COMMISSION EXPIRES: 8-20-19  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



- LEGEND**
- Indicates Iron Rod Found
  - Indicates Iron Rod Set

Setback lines established by city ordinances or subdivision restrictions not shown.



## INDIAN TRAIL

(Right-of-way varies asphalt pavement varies)

NOTE: This survey was made without the benefit of a title commitment. No easements or other matters not known, not shown on the plat of record or observed on the ground, have been shown, noted or located.

KNOW ALL MEN BY THESE PRESENTS, that I, A. W. Kessler, a Registered Professional Land Surveyor (TX 1852), do hereby certify that on December 01, 2003, a survey was made on the ground of a certain tract of land located at 331 Indian Trail, Harker Heights, Texas; said property being the 1.033 acres out of the W. E. Hall Survey, Abstract 1086, and S. H. Osborne Survey, Abstract 646, Bell County, Texas, described in Volume 4180, Page 131, Deed Records of Bell County, Texas. The drawing hereon is a true and accurate representation of the property as determined by said survey. The improvements as shown and are within the boundaries of the property as shown hereon.

THERE ARE NO VISIBLE ENCROACHMENTS OR CONFLICTS, EXCEPT AS SHOWN HEREON

This survey is for the exclusive use of BEB Investments, LLC to convey title and may not be used for any other purpose.

DATE: December 2, 2003

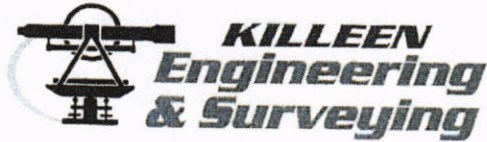
SCALE: 1" = 40'

**KILLEEN ENGINEERING  
& SURVEYING, LTD**

2901 E. STAN SCHLUETER LOOP  
KILLEEN, TEXAS 76542  
(254) 526-3981 FAX (254) 526-4351



*A. W. Kessler*  
12-4-03



2901 East Stan Schlueter Loop, Killeen, Texas 76542 Phone: (254) 526-3981 Fax: (254) 526-4351  
Visit our website at: [www.kesltd.com](http://www.kesltd.com)

May 17, 2018

Ty Hendrick  
Planning & Development Administrative Assistant  
City of Harker Heights  
305 Millers Crossing  
Harker Heights, TX 76548

**Re: Miller Addition**

Below are the comments responses for the above referenced plat.

Planning & Development

1. Please provide FEMA information. (Note has been added to the plat as requested)
2. Please identify a point of beginning on the plat. (Added as requested)
3. Please include 25' front building setback and 10' rear building setback. (Added as requested, the developer requests a 20-foot front building line so that the proposed building setback line does not encroach into the existing building)
4. Ensure we have signed, original field notes and dedication. (Original signed field notes and dedication were delivered to the City.)

Fire Marshall, Brad Alley

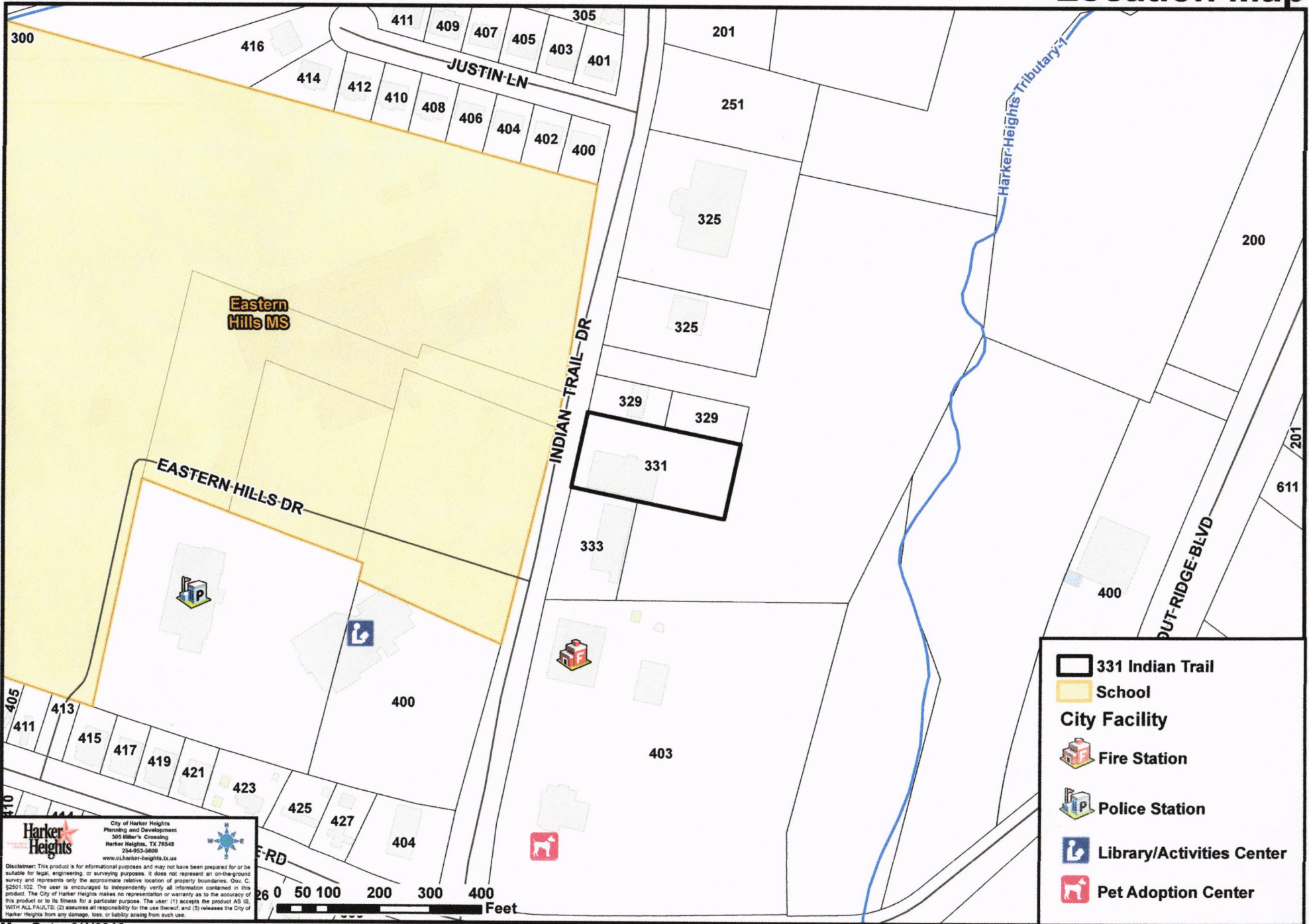
1. Fire Lane required. Dead-End fire lanes are not allowed (IFC Amendment Sec. 508.2.5) some form of approved turn around will be required. (Hammer-head fire lane added as requested)

Respectfully,

Michelle E. Lee, PE, RPLS, CFM, CPESC  
Killeen Engineering & Surveying, Ltd.  
2901 E Stan Schlueter Loop  
Killeen, TX 76542  
[mlee@kesltd.com](mailto:mlee@kesltd.com)



# Location Map



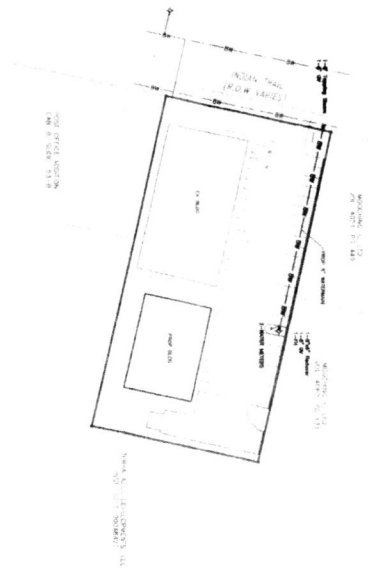
	331 Indian Trail
	School
	City Facility
	Fire Station
	Police Station
	Library/Activities Center
	Pet Adoption Center

**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. 05501.102. 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 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.

Map Date: 3/1/2018





**LEGEND**

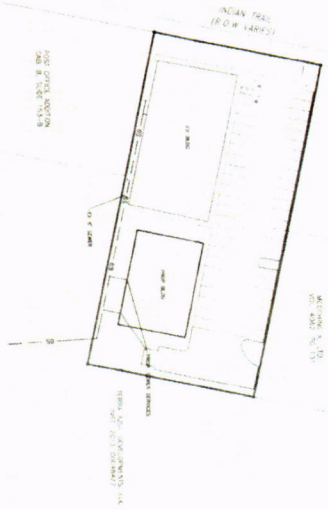
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- 2976" P.C. Water Line
- 2988" P.C. Water Line
- 3000" P.C. Water Line



Project No.:	2018-004
Acres:	1.032
No. of Lots:	1
Scale:	1" = 50'
Date:	4/23/2018
Design By:	AKN / BCC
Sheet No.:	3.00

**DOMESTIC WATER LAYOUT**  
**MILLER ADDITION**  
**HARKER HEIGHTS, BELL COUNTY, TEXAS**

**KILLEEN ENGINEERING & SURVEYING, LTD**  
 2901 E. Stan Schlueter Loop  
 Killeen, Texas 76542  
 OFFICE: (254) 526-3981 FAX: (254) 526-4351  
 TBPE REGISTRATION NO. F-4200  
 TBPLS REGISTRATION NO. 100144-00



**LEGEND**

Property Boundary  
 Manhole Location  
 E.O.M. Survey Line



Project No.:	2018-004
Acres:	1.032
No. of Lots:	1
Scale:	1" = 50'
Date:	4/23/2018
Design By:	AEH / BGC
Sheet No.:	400



**SANITARY SEWER LAYOUT  
 MILLER ADDITION  
 HARKER HEIGHTS, BELL COUNTY, TEXAS**

**KILLEEN ENGINEERING  
 & SURVEYING, LTD**

2901 E. Ston Schluter Loop  
 Killeen, Texas 76542  
 OFFICE: (254) 526-3981 FAX: (254) 526-4351

TPE REGISTRATION NO. F-4200  
 TSPS REGISTRATION NO. 100144-00