

The background of the entire page is a map of Harker Heights. The map shows a complex street grid with various areas shaded in different patterns and colors, including a cross-hatch pattern, a solid light gray, and a solid dark gray. The text is overlaid on the central part of the map.

**Harker Heights
Planning and Zoning
Commission Meeting &
Workshop
Wednesday,
January 26, 2022**



**PLANNING & ZONING COMMISSION MEETING & WORKSHOP
HARKER HEIGHTS CITY HALL
WEDNESDAY, JANUARY 26, 2022**

Notice is hereby given that on Wednesday, January 26, 2022, and continuing from day to day thereafter if necessary, the Planning and Zoning Commission (P&Z) of the City of Harker Heights will conduct a regular meeting, to be immediately followed by a workshop. The Meeting will be held in the Kitty Young Council Chambers of the Harker Heights City Hall located at 305 Miller's Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following Agenda:

MEETING AGENDA

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

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

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

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

IV. APPROVAL OF AGENDA

1. Consider approval of the agenda for the regular meeting of the Planning and Zoning Commission for January 26, 2022.

V. CONSENT AGENDA

1. Consider approval of Minutes from the Regular Planning and Zoning Meeting held on December 8, 2021 and on January 12, 2022.

VI. Report on City Council results from the December 8, 2021 meeting.

VII. Recognition of Affidavits for Conflict of Interest.

VIII. PUBLIC COMMENTS

1. At this time, comments will be taken from the audience on non-agenda related topics, for a length of time not to exceed three minutes per person. To address the Planning and Zoning Commission, please clearly state your name and address for the Planning & Development Administrative Assistant prior to making a comment. *No action may be taken by the Planning and Zoning Commission during Public Comments.*

IX. PUBLIC HEARING

- 1. Z21-35** Conduct a public hearing to discuss and consider a request to amend conditions of Ordinance 2019-16, allowing for a Planned Development at property described as A0288BC, V.L. Evans, Woodlawn Mobile Home Park, Acres 28.867, generally located at 101 N. Roy Reynolds Dr., Harker Heights, Bell County, Texas
- 2. Z21-36** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to B-1 (Office District) on property described as Forest Hills Addition, Block 016, Lot 0004, generally located at 203 E. Knight's Way/E. FM 2410, Harker Heights, Texas
- 3. Z21-37** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from B-4 (Secondary and Highway Business District) to R-2 (Two-Family Dwelling District) on property described as Kern Acres 2nd Extension & Revision, Block 003, Lot 0012, Property ID 11455, generally located at 106 W. Kathey Rd., Harker Heights, Texas
- 4. Z21-37-F** Conduct a public hearing to discuss and consider recommending an ordinance to change land use designation from Community Center to Medium Density Residential on property described as Kern Acres 2nd Extension & Revision, Block 003, Lot 0012, Property ID 11455, generally located at 106 W. Kathey Rd., Harker Heights, Bell County, Texas
- 5. Z21-38** 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 Kern Acres 2nd Extension & Revision, Block 003, Lot 0010, Property ID 11453, generally located at 110 W. Kathey Rd., Harker Heights, Bell County, Texas
- 6. Z21-38-F** Conduct a public hearing to discuss and consider recommending an ordinance to change land use designation from Community Center to Medium Density Residential on property described as Kern Acres 2nd Extension & Revision, Block 003, Lot 0010, Property ID 11453, generally located at 110 W. Kathey Rd., Harker Heights, Bell County, Texas
- 7. Z21-39** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling District) on property described as Lakeside Hills Section Two, Lot Tract 111, Acres 10.06, Property ID #38147, generally located at 10485 Highview Drive, Harker Heights, Texas and locally known as 10485 Highview Drive, Belton, Texas
- 8. Z21-40** 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 R-2 (Two-Family Dwelling District) on property described as Valley View Second Ext, Block 007, Lot 0003, Property ID #111315, generally located at 116 E. Turnbo Road, Harker Heights, Texas

9. **Z21-41** 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 R-2 (Two-Family Dwelling District) on property described as Wildewood Acres, Block 001, Lot 0001, & 25' Strip ADJ on N, Property ID #60753, generally located at 901 Ramblewood Dr., Harker Heights, Texas
10. **Z21-42** 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 R-2 (Two-Family Dwelling District) on property described as Wildewood Acres, Block 002, Lot 0002, & 10' Strip ADJ on S, Property ID #17693, generally located at 902 Ramblewood Dr., Harker Heights, Texas
11. **Z21-43** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R1-R (Rural One-Family Dwelling District) to R-1 (One-Family Dwelling District) on property described as a portion of A1049BC W H Russell, 2, Acres 3.3, Property ID #424038, generally located at 3202 Comanche Gap Road, Harker Heights, Texas

X. NEW BUSINESS

1. **P21-40** Discuss and consider a request for a Minor Plat referred to as Dunyasha Place, on property described as 5.806 acres, situated in the W.H. Russell Survey, Abstract 1019, Bell County, Texas, embracing all of Lot 1, Block 1, Withers Way, an addition within the City of Harker Heights, Bell County, Texas, according to the plat of record in plat year 2016, plat #20, plat records of Bell County, Texas, and embracing all of a called 3.30 acre tract conveyed to Michael Withers and Dunyasha Withers in Document No. 2016-00036332, Official Public Records of Real Property, Bell County, Texas
2. **P21-38** Discuss and consider a request for a Preliminary Plat referred to as Becca Ramos Addition, on property described as a 12.768 acre tract of land out of the Urial Hunt Survey, Abstract No. 401, Bell County, Texas, being that tract of land conveyed to Donna Wham as recorded in Instrument No. 2020-068934, Official Public Records of Bell County, Texas
3. **P21-41** Discuss and consider a request for a Preliminary Plat for the subdivision referred to as referred to as Freedom Park Subdivision Phase 2, on property described as a 2.488 acre tract of land situated in the Vincent L. Evans Survey, Abstract No. 288, in Bell County, Texas, being all of Lots 1-5 in Block Three Of Kern Terrace Extension 2 as recorded in Cabinet A, Slide 225A of the plat records of Bell County, Texas and also being a part of a 51.161 acre tract, designated as Tract One in a deed to Roy Reynolds Estates, LLC in Document #2019-2238 of the Official Public Records Of Bell County, Texas, save and except Lot One (1), Block A, Lot Nine (9), Block B and Lot Eight (8), Block A, Freedom Park Subdivision, Phase 1, Harker Heights, Bell County, Texas, plat of record filed in Instrument Number 2020069308, Official Public Record Of Real Property Of Bell County, Texas

4. **P21-39** Discuss and consider a request for a Final Plat for the subdivision referred to as referred to as Freedom Park Subdivision Phase 2, on property described as a 2.488 acre tract of land situated in the Vincent L. Evans Survey, Abstract No. 288, in Bell County, Texas, being all of Lots 1-5 in Block Three Of Kern Terrace Extension 2 as recorded in Cabinet A, Slide 225A of the plat records of Bell County, Texas and also being a part of a 51.161 acre tract, designated as Tract One in a deed to Roy Reynolds Estates, LLC in Document #2019-2238 of the Official Public Records Of Bell County, Texas, save and except Lot One (1), Block A, Lot Nine (9), Block B and Lot Eight (8), Block A, Freedom Park Subdivision, Phase 1, Harker Heights, Bell County, Texas, plat of record filed in Instrument Number 2020069308, Official Public Record Of Real Property Of Bell County, Texas

XI. REPORTS FROM COMMISSIONERS

XII. STAFF COMMENTS

XIII. ADJOURNMENT OF PLANNING & ZONING COMMISSION MEETING

MEETING WORKSHOP

- I. Convene Workshop immediately following the Planning and Zoning Commission (P&Z) Meeting.
- II. Presentations by Staff:
 1. Receive & discuss update regarding the update to the Mobility 2030 Plan.
- III. Adjournment of Workshop.

I, the undersigned authority, do hereby certify that pursuant to the Texas Open Meetings Act, the above Notice of Meeting of the Planning and Zoning Commission of the City of Harker Heights, Texas, was posted at the Harker Heights Municipal Building, and the City of Harker Heights website which is readily accessible to the public at all times, by **10:00 A.M. on Friday, January 21, 2022**. Please contact the Planning and Development Department at (254) 953-5648 for further information.

Wilson Everett

Wilson Everett, Planning & Development Administrative Assistant

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



**Minutes of the Harker Heights Planning & Zoning Commission Meeting
December 8, 2021**

Present:

Commission

Larry Robison	Chairman
Robert Robinson III	Vice Chairman
Noel Webster	Commissioner
Rodney Shine	Commissioner
Joshua McCann	Commissioner
Kay Carey	Commissioner

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

Staff

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

Absent:

Adam Parker	Secretary
Nuala Taylor	Commissioner
Stephen Watford	Commissioner

Meeting Agenda:

Agenda Item I: A quorum was established, and the regular meeting for the Planning and Zoning Commission was called to order at 6:40 P.M.

Agenda Item II: Invocation

Agenda Item III: Pledge of Allegiance

Agenda Item IV: The next agenda item was approval of the agenda from the regular Planning and Zoning Meeting for December 8, 2021. Commissioner McCann made a motion to approve the agenda and to remove New Public Hearing Items 1. Z21-30, 2. Z21-30-F, 3. Z21-31, and New Business Item 5. P21-37. Commissioner Carey seconded the motion. **The motion was approved (6-0).**

Agenda Item V: The next agenda item was approval of the meeting minutes from the regular Planning and Zoning Meeting held on October 27, 2021. Commissioner Shine made a motion to approve the meeting minutes. Commissioner Webster seconded the motion. **The motion was approved (6-0).**

Agenda Item VI: Mrs. Spell provided a summary of the City Council results from the November 9, 2021, 2021 meeting.

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

Agenda Item VIII: Public Comments: Raymond Hamden, PO Box 2008, Harker Heights, Texas 76548, was present to address the Planning and Zoning Commission.

Agenda Item IX: Public Hearing:

1. Z21-30 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as A0401BC U Hunt, 1-8, Acres 10.0, Property ID #23915, generally located at 5130 Quanah Valley Road, Harker Heights, Texas, and locally known as 5130 Quanah Valley Road, Belton, Bell County, Texas.

This case was withdrawn in writing.

2. Z21-30-F Conduct a public hearing to discuss and consider recommending an ordinance to change land use designation from Low Density Residential to Medium Density Residential on property described as A0401BC U Hunt, 1-8, Acres 10.0, Property ID #23915, generally located at 5130 Quanah Valley Road, Harker Heights, Texas, and locally known as 5130 Quanah Valley Road, Belton, Bell County, Texas.

This case was withdrawn in writing.

3. Z21-31 Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow for a restaurant with drive-thru only services on property described as Market Heights Addition, Block 00A, Lot 0012, Acres 1.165, Property ID #403042, generally located at 201 E. Central Texas Expressway, Building 2000, Harker Heights, Texas.

This case was withdrawn in writing.

4. Z21-32 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from B-3 (Local Business District) to R-2 (Two-Family Dwelling District) on property described as A1086BC W E Hall, Acres 3.517, Property ID #58974, generally located at 600 Enclave Blvd., Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicants to change zoning designation from B-3 (Local Business District) to R-2 (Two-Family Dwelling District). She noted that the 2021 Future Land Use Plan identifies this area is designated for Community Center. However, the adopted Concept Plan for The Enclave at Indian Trail subdivision (Ordinance No. 2021-09) annotates this parcel as duplex development. Staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood.

Christopher Doose, 616 Algerita Dr., Georgetown, Texas 78628 was present to represent the case.

Commissioner Carey made a motion to approve an ordinance to change zoning designation from B-3 (Local Business District) to R-2 (Two-Family Dwelling District) on property described as A1086BC W E Hall, Acres 3.517, Property ID #58974, generally located at 600 Enclave Blvd., Harker Heights, Bell County, Texas. Commissioner McCann seconded the motion. **The motion was approved (6-0).**

5. Z21-32-F Conduct a public hearing to discuss and consider recommending an ordinance to change land use designation from Community Center use to Medium Density Residential use (PD-R with R-2 (Two-Family Dwelling District)) on property described as A1086BC W E Hall, Acres 3.517, Property ID #58974, generally located at 600 Enclave Blvd., Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicant's request to change from the current land use designation of Community Center to Medium Density Residential was to keep the zoning district change requested in case Z21-32 compatible with the land use plan. She explained that the 2021 Future Land Use Map identifies this area being designated as Community Center. The zoning designations included in Community Center land use include: B-1 (Office District), B-2 (Neighborhood Business District), B-3 (Local Business District and PD-B (Planned Development Business)). The zoning designations included in Medium Density Residential land use include: R-1 M (Manufactured Homes), R1-I (Single-Family Infill Dwelling District), R1-A (Single-Family Garden Home Residential District), R-2 (Two-Family Dwelling District), R2-I (Two-Family Infill Dwelling District), RT-1 (Townhouse Single-Family Dwelling District), R-MU (Mixed Residential), and R-MH (Manufactured Home Park District).

Staff represented the request.

Vice Chairman Robinson made a motion to approve an ordinance to change land use designation from Community Center use to Medium Density Residential use (PD-R with R-2 (Two-Family Dwelling District)) on property described as A1086BC W E Hall, Acres 3.517, Property ID #58974, generally located at 600 Enclave Blvd., Harker Heights, Bell County, Texas. Commissioner Shine seconded the motion. **The motion was approved (6-0).**

6. Z21-33 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to B-2 (Neighborhood Retail District) on property described as A0413BC J T & W J Hallmark, 8, Acres 3.296, Property ID #433988, generally located at 1340 E. Knight's Way (E. FM 2410), Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicants request to change the current zoning from R-1 (One Family Dwelling District) to B-2 (Neighborhood Retail District). She explained that the most recent use of this property was a church/place of worship; the 2021 Future Land Use Plan identifies this area being designated as Community Center; staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood and would be consistent with the 2021 updates to the City of Harker Heights Comprehensive Plan and Land Use Plan.

James Magill and Ernst Jacques of 1246 FM 3219 were present to represent the case.

Commissioner Webster made a motion to approve an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to B-2 (Neighborhood Retail District) on property described as A0413BC J T & W J Hallmark, 8, Acres 3.296, Property ID #433988, generally located at 1340 E. Knight's Way (E. FM 2410), Harker Heights, Bell County, Texas. Commissioner McCann seconded the motion. **The motion was approved (6-0).**

7. Z21-34 Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Lakeside Hills Section Two, Lot Tract PT 63, (N PT of 63), Acres 0.608, Property ID #489292, and Lakeside Hills Section Two, Lot Tract PT 63, (63, less N PT), Acres 4.982, Property ID #489291, generally located at 11511 Highview Drive, Harker Heights, Bell County, Texas, and locally known as 11511 Highview Drive, Belton, Texas.

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

Staff represented the case.

Commissioner Shine made a motion to approve a revision to last months ordinance to include this property with the previous property granting a Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Lakeside Hills Section Two, Lot Tract PT 63, (N PT of 63), Acres 0.608, Property ID #489292, and Lakeside Hills Section Two, Lot Tract PT 63, (63, less N PT), Acres 4.982, Property ID #489291, generally located at 11511 Highview Drive, Harker Heights, Bell County, Texas, and locally known as 11511 Highview Drive, Belton, Texas and allowing for a single accessory dwelling unit between the two parcels with the following conditions:

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

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

Agenda Item X: New Business:

1. P21-33 Discuss and consider a request for a Preliminary Plat referred to as Chaparral Road Addition on property described as Peter Williamson Survey, Abstract No. 1099 and the land herein described being a portion of that certain 3.79 acre tract conveyed to Rena

Chang Hoot by Gift Deed recorded in Volume 3475, Page 616, Official Public Records of Bell County, Texas, generally located at the intersection of Chaparral Road and F.M. 3481 (Stillhouse Lake Road), Harker Heights, Bell County, Texas.

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

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

Commissioner McCann made a motion to approve a Preliminary Plat referred to as Chaparral Road Addition on property described as Peter Williamson Survey, Abstract No. 1099 and the land herein described being a portion of that certain 3.79 acre tract conveyed to Rena Chang Hoot by Gift Deed recorded in Volume 3475, Page 616, Official Public Records of Bell County, Texas, generally located at the intersection of Chaparral Road and F.M. 3481 (Stillhouse Lake Road), Harker Heights, Bell County, Texas. Commissioner Carey seconded the motion. **The motion was approved (4-2).** Vice Chairman Robinson and Commissioner Webster disapproved the motion.

2. P21-34 Discuss and consider a request for a Preliminary Plat referred to as Cedar Trails on property described as lying and situated in the Uriah Hunt Survey, Abstract No. 401 and the land herein described being a portion of the remainder tract, of an overall called 390 acre tract (comprising of what was formerly four tracts of land, of 80 acres, 80 acres, 100 acres, and 130 acres) conveyed to Susan K. Wilson and Gary L. Moore by Affidavit of Heirship recorded in Document No. 2017-00025863, Official Public Records of Bell County, Texas (OPRBCT).

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

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

Commissioner Webster made a motion to approve a Preliminary Plat referred to as Cedar Trails on property described as lying and situated in the Uriah Hunt Survey, Abstract No. 401 and the land herein described being a portion of the remainder tract, of an overall called 390 acre tract (comprising of what was formerly four tracts of land, of 80 acres, 80 acres, 100 acres, and 130 acres) conveyed to Susan K. Wilson and Gary L. Moore by Affidavit of Heirship recorded in Document No. 2017-00025863, Official Public Records of Bell County, Texas (OPRBCT). Vice Chairman Robinson seconded the motion. **The motion was approved (6-0).**

3. P21-35 Discuss and consider a request for a Preliminary Plat referred to as Savannah Commercial Addition Replat 2 on property described as an 8.135 acre tract of land, being Lot 2R, Block 1, Lot 2R, 3R and 4R, Block 1 Savannah Commercial Addition, an addition to the City of Harker Heights, Bell County, Texas according to the plat recorded in Cabinet D, Slide 381-B of the Plat Records of Bell County, Texas; same being a portion of those tracts conveyed to WB Whitis Investments, LTD, a Texas limited partnership, recorded under Instrument Number 2008-00034660 of the Official Public Records of Bell County, Texas.

Mrs. Spell explained the applicants request for a preliminary plat for approximately 8.15 acres of vacant land located between 850 W. Central Texas Expressway (Seton Medical Center) and 600 W. Central Texas Expressway (Sam's Club). The proposed development will be a 40,000 square foot building that will contain a 30 bed, single-story physical rehabilitation center.

Wesley Johnston, 8821 Kingsley Road, Dallas, Texas 75231, was present to represent the request.

Commissioner Webster made a motion to approve a Preliminary Plat review for Savannah Commercial Addition Replat 2, on property described as an 8.135 acre tract of land, being Lot 2R, Block 1, Lot 2R, 3R AND 4R, Block 1 Savannah Commercial Addition, an addition to the City of Harker Heights, Bell County, Texas according to the plat recorded in Cabinet D, Slide 381-B of the Plat Records of Bell County, Texas; same being a portion of those tracts conveyed to WB Whitis Investments, LTD, a Texas limited partnership, recorded under Instrument Number 2008-00034660 of the Official Public Records of Bell County, Texas with the following conditions:

1. Extend the 6-inch sanitary sewer line to the southern property boundary of the property to the north.
2. Amend annotations to correspond with staff comments.
3. Remaining comments to be adequately addressed per staff.
4. Applicant shall amend the language on the plat dedication page to conform to local standards.

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

4. P21-36 Discuss and consider a request for a Final Plat referred to as Savannah Commercial Addition Replat 2 Phase 1, on property described as a 4.300 acre tract of land, being a portion of Lot 2R, Block 1, LOT 2R, 3R AND 4R, BLOCK 1 SAVANNAH COMMERCIAL ADDITION, an addition to the City of Harker Heights, Bell County, Texas, according to the plat recorded in Cabinet D, Slide 381-B of the Plat Records of Bell County, Texas; same being a portion of those tracts conveyed to WB Whitis Investments, LTD, a Texas limited partnership, recorded under Instrument Number 2008-00034660 of the Official Public Records of Bell County, Texas.

Mrs. Spell explained the applicant's request for a final plat for approximately 4.3 acres of vacant land located between 850 W. Central Texas Expressway (Seton Medical Center) and 600 W. Central Texas Expressway (Sam's Club). The proposed development will be a 40,000 square foot building that will contain a 30 bed, single-story physical rehabilitation center. She explained

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

Wesley Johnston, 8821 Kingsley Road, Dallas, Texas 75231, was present to represent the request.

Vice Chairman Robinson made a motion to approve a request for a Final Plat referred to as Savannah Commercial Addition Replat 2 Phase 1, on property described as a 4.300 acre tract of land, being a portion of Lot 2R, Block 1, LOT 2R, 3R AND 4R, BLOCK 1 SAVANNAH COMMERCIAL ADDITION, an addition to the City of Harker Heights, Bell County, Texas, according to the plat recorded in Cabinet D, Slide 381-B of the Plat Records of Bell County, Texas; same being a portion of those tracts conveyed to WB Whitis Investments, LTD, a Texas limited partnership, recorded under Instrument Number 2008-000034660 of the Official Public Records of Bell County, Texas with the following conditions:

1. Prior to release of vertical construction permits, the 6-inch wastewater line to the north property line must be constructed and accepted by the City of Harker Heights or a performance bond or performance letter of credit in the amount of the improvements verified by the City Engineer can be submitted, in accordance with City codes.
2. Amend annotations to correspond with staff comments.
3. Remaining comments to be adequately addressed per staff.
4. Applicant shall amend the language on the plat dedication page to conform to local standards.

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

5. P21-37 Discuss and consider a request for a Minor Plat referred to as Broken Bow Addition, on property described as a 0.438-Acre tract of land in the City of Harker Heights, Texas, and being all of Lots 8 and 9, Block 6, Comanche Land First Unit as recorded in Cabinet A, Slide 183-D, Bell County Plat Records, and being the same land conveyed to Arrowhead Developers LLC by Deed as recorded in Instrument No. 2021048053, Real Property Records of Bell County.

This case was administratively approved.

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

Mrs. Spell explained the applicants request to abandon an existing easement on the property due to the building encroaching into the easement. She explained that staff had contacted appropriate utility companies to ensure no utilities were located within this easement. As of December 2, 2021 staff had reviewed the submitted plat and made comments to address safety, and other

pertinent requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

Jason Reece, 10814 Jollyville Road, Austin, Texas 78759, was present to represent the request.

Commissioner McCann made a motion to approve a Minor Plat referred to as Family Dollar Addition, 1st Amendment on property described as being all of Lot 1, Block a of the Family Dollar Addition recorded in Cabinet D, Slide 311D of the Plat Records of Bell County, Texas, generally located at 660 E. Knight's Way (E. FM 2410), Harker Heights, Bell County, Texas with the following conditions:

1. Amend annotations to correspond with staff comments.

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

Agenda Item XI: Reports from commissioners

Agenda Item XII: Staff comments

Agenda Item XIII: Adjournment of P&Z Meeting. **Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 8:07 P.M.**

Larry Robison, Chairman

DATE:

Michael Stegmeyer, Secretary

DATE:



**Minutes of the Harker Heights Planning & Zoning Commission Meeting
January 12, 2022**

Present:

Commission

Larry Robison	Chairman
Robert Robinson III	Vice Chairman
Rodney Shine	Commissioner
Stephen Watford	Commissioner
Michael Stegmeyer	Secretary
Bary Heidtbrink	Commissioner
Natalie Austin	Commissioner
Jerry Bess	Commissioner
Allen Strickland	Alternate Commissioner
Elizabeth McDaniel	Alternate Commissioner
Monica Washington	Alternate Commissioner

Staff

Kristina Ramirez	Planning and Development Director
Yvonne K. Spell	City Planner
Gary Bates	IT Director
Wilson Everett	Planning and Development Administrative Assistant
Courtney Fye	Building Official Secretary
Eric Moree	Building Inspector
Calvin Fleming	Code Enforcement Officer

Absent:

Joshua McCann	Commissioner
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Meeting Agenda:

Agenda Item I: A quorum was established, and meeting for the Planning and Zoning Commission was called to order at 5:34 P.M.

Agenda Item II: Invocation & Pledge of Allegiance

Agenda Item III: Swear in Members and Alternates of the Planning and Zoning Commission (as needed). There were no additional members who needed to be sworn in at this time.

Agenda Item IV: IV. Elect Planning and Zoning Commission Officers: Chairman, Vice Chairman, and Secretary. Commissioner Robinson made a motion to elect Larry Robison as the Chairman, Robert Robinson as the Vice Chairman, and Michael Stegmeyer as the Secretary. Commissioner Heidtbrink seconded the motion. Chairman Robinson amended the motion, Vice Chairman agreed to the amendment, and Commissioner Heidtbrink agreed to second the amendment. **The motion was approved (8-0).**

Agenda Item V: Turn over to Building & Standards Commission- A quorum was established, and the meeting for the Building and Standards Commission was called to order at 5:40 P.M.

The next item was to swear in members and alternates of the Building & Standards Commission (as needed). There were no additional members who needed to be sworn in at this time.

The next item following was to elect Building & Standards Commission Officers: Chairman, Vice Chairman, and Secretary. Commissioner Shine made a motion to keep the officers of the Building and Standards Commission the same as the Planning and Zoning Commission as follows: Larry Robison as Chairman, Robert Robinson as Vice Chairman, and Michael Stegmeyer as the Secretary. Commissioner Bess seconded the motion. **The motion was approved (8-0).**

Agenda Item VI: Turn over to Capital Improvements Advisory Committee- A quorum was established, and the meeting for the Capital Improvements Advisory Committee was called to order at 5:43 P.M.

The next item was to swear in members and alternates of the Capital Improvement Advisory Committee (as needed). There were no additional members who needed to be sworn in at this time.

The next item following was to elect Capital Improvement Advisory Committee Officers: Vice Chairman, and Secretary. Commissioner Austin made a motion to keep the officers of the Capital Improvement Advisory the same as the officers of the Planning and Zoning Commission. Commissioner Austin made a motion to elect Robert Robinson as the Vice Chairman and Michael Stegmeyer as the Secretary. Commissioner Shine seconded the motion. **The motion was approved (8-0).**

The next item was Public Hearings.

CIAC-21-03-A Conduct a public hearing to discuss and consider amended Impact Fee Calculations and recommendations under which an impact fee may be imposed for wastewater facilities for the 2022 wastewater impact fee area and take the appropriate action.

Chairman Robison opened the public hearing. There was no one present who wished to speak in favor or in opposition of the public hearing item. Chairman Robison then closed the public hearing.

Secretary Stegmeyer made a motion to amend the December 8, 2021 recommendations to City Council and recommend approval of the Impact Fee Calculations and recommendations under which an impact fee may be imposed for wastewater facilities for the 2022 wastewater impact fee area for the maximum allowable amount for the ¾” meter at \$6,133.00. Vice Chairman Robinson seconded the motion. **The motion was approved (8-0).**

Agenda Item VII: Turn over to Zoning Board of Adjustment- A quorum was established, and the meeting for the Zoning Board of Adjustment was called to order at 5:49 P.M. by Thomas Wilson.

The next item was to swear in members and alternates of the Zoning Board of Adjustment (as needed). There were no additional members who needed to be sworn in at this time.

The next item following was to elect Zoning Board of Adjustment Officers: Chairman, Vice Chairman, and Secretary. Commissioner McClure made a motion to elect Thomas Wilson as the Chairman, David McClure as the Vice Chairman, and Pasquale Anthony Canterino as the Secretary. Commissioner Hermosillo seconded the motion. The motion was approved (5-0).

Agenda Item IX: Public Comment:

Larry Robison then opened the **Public Comment** period.

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, Building & Standards Commission, Zoning Board of Adjustment, and the Capital Improvement Advisory Committee please clearly state your name and address for the Planning & Development Administrative Assistant prior to making a comment. No action may be taken by the Planning and Zoning Commission, Building & Standards Commission, Zoning Board of Adjustment, and the Capital Improvement Advisory Committee during Public Comments.

There was no one present who wanted to address the Planning and Zoning Commission, Building & Standards Commission, Zoning Board of Adjustment, or the Capital Improvement Advisory Committee.

Agenda Item X: Presentations by Staff:

- 1. Introductions**
- 2. City issued email accounts**
- 3. Public Information and Open Records**
- 4. Open Meeting Regulations & Roberts Rules of Order**
- 5. Commission roles and responsibilities**
- 6. Recent applicable changes in State Law**

Agenda Item XI: Chairman Wilson then adjourned the meeting of the Zoning Board of Adjustment at 7:11 P.M.

Agenda Item XII: Chairman Robison then adjourned the meeting of the Capital Improvements Advisory Committee at 7:14 P.M.

Agenda Item XIII: Chairman Robison then adjourned the meeting of the Building and Standards Commission at 7:14 P.M.

Agenda Item XIV: Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 7:14 P.M.

Larry Robison, Chairman

DATE:

Michael Stegmeyer, Secretary

DATE:



PLANNING AND ZONING COMMISSION MEMORANDUM

Z21-35

AGENDA ITEM IX-1

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: JANUARY 26, 2022

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER A REQUEST TO AMEND CONDITIONS OF ORDINANCE 2019-16, ALLOWING FOR A PLANNED DEVELOPMENT AT PROPERTY DESCRIBED AS A0288BC, V.L. EVANS, WOODLAWN MOBILE HOME PARK, ACRES 28.867, GENERALLY LOCATED AT 101 N. ROY REYNOLDS DR., HARKER HEIGHTS, BELL COUNTY, TEXAS

EXPLANATION:

Applicant indicated during construction slight changes were necessary in order to conserve existing trees within the RV Park and to avoid existing large public utilities. These changes resulted in some of the utility pedestals being constructed such that the distance between recreational vehicles was less than thirty-three (33) feet as required in Condition #1 of Ordinance 2019-16. Additionally, upon completion of the sidewalk, staff discovered the constructed sidewalk width was five (5) foot instead of the six (6) foot as required in Condition #11 of Ordinance 2019-16. The applicant cited current conditions, such as utility boxes, along N. Roy Reynolds Dr. that constricted the available area in which to construct the larger sidewalk.

The applicant is requesting the following revisions to Conditions #1 and #11 of Ordinance 2019-16:

- **Condition #1:** Recreational Vehicle Housing shall be so harbored on each lot that there shall be at least a thirty-three (33) foot distance between recreational vehicles, measured from utility pedestal to utility pedestal.
 - **Requested Amendment:** Recreational Vehicle Housing shall be so harbored on each lot that there shall be at least a thirty-three (33) foot distance between recreational vehicles, measured from utility pedestal to utility pedestal. The twenty-one (21) spaces indicated in the attached Exhibit 2 - Pedestal Exhibit are allowed to have less than thirty-three (33) foot distance between recreational vehicles as illustrated and annotated.
- **Condition #11:** The planned development must comply with the City's sidewalk network. At the time of the development a six (6) foot sidewalk must extend from the corner of Roy Reynolds Boulevard and Veterans Memorial Boulevard to the main entrance of the park.
 - **Requested Amendment:** At the time of the development a five (5) foot sidewalk must extend from the corner of Roy Reynolds Boulevard and Veterans Memorial Boulevard to the main entrance of the park.

Surrounding Land Uses

Adjacent land uses include:

	Existing Land Use	Land Use Plan	Zoning
North	Medium Density Residential	Parks & Open Space	R-MH (Manufactured Home Park District) R-1M (One-Family Manufactured Home Dwelling District)
South	High Density Residential Regional Centers	Parks & Open Space	R-3 (Multi-Family Dwelling District) B-4 (Secondary and Highway Business District)
East	Medium Density Residential High Density Residential	Parks & Open Space Medium Density Residential	R2-I (Two-Family Infill Dwelling District) R-1M (One-Family Manufactured Home Dwelling District) R-3 (Multi-Family Dwelling District)
West	Outside City Limits	Outside City Limits	Outside City Limits

The most recent use of this property was a mobile home park; the 2021 Land Use Plan identifies this area being designated as Medium Density Residential.

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. Applicant is aware of the Special Flood Hazard Area requirements for RV’s within the designated inundation areas.

Notices:

Staff sent out fifty-five (55) notices to property owners within the 400-foot notification area. As of January 20, 2022, zero (0) responses were received in favor of the request, and zero (0) responses were received in opposition of the request. Any additional responses received after the above date will be provided during the meeting.

RECOMMENDATION:

Staff recommends approval of an ordinance to amend conditions of Ordinance 2019-16, allowing for a Planned Development at property described as A0288BC, V.L. Evans, Woodlawn Mobile Home Park, Acres 28.867, generally located at 101 N. Roy Reynolds Dr., Harker Heights, Bell County, Texas, with the original conditions and the following revisions:

1. Ordinance 2019-16 Condition #1 be amended to read as follows:
Recreational Vehicle Housing shall be so harbored on each lot that there shall be at least a thirty-three (33) foot distance between recreational vehicles, measured from utility pedestal to utility pedestal. The twenty-one (21) spaces indicated in the attached Exhibit 2 - Pedestal Exhibit are allowed to have less than thirty-three (33) foot distance between recreational vehicles as illustrated and annotated.
2. Ordinance 2019-16 Condition #11 be amended to read as follows:
At the time of the development a five (5) foot sidewalk must extend from the corner of Roy Reynolds Boulevard and Veterans Memorial Boulevard to the main entrance of the park.

3. Ordinance 2019-16 be amended to add Condition #14 as follows:

At the time of the development, the owner shall have a private backflow prevention assembly installed on the customer side of the meter.

The above recommendation is based on the following:

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

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to amend conditions of Ordinance 2019-16, allowing for a Planned Development at property described as A0288BC, V.L. Evans, Woodlawn Mobile Home Park, Acres 28.867, generally located at 101 N. Roy Reynolds Dr., Harker Heights, Bell County, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Application
2. Proposed Ordinance
3. Ordinance #2019-16
4. Site Plan
5. Location Map
6. Zoning Map
7. Existing Land Use Map
8. Land Use Plan Map
9. FEMA Flood Map
10. Notification Area Map
11. Public Responses
None received as of 1/20/2022

ORDINANCE NO. _____

AN ORDINANCE AMENDING CONDITIONS OF ORDINANCE 2019-16, ALLOWING FOR A PLANNED DEVELOPMENT AT PROPERTY DESCRIBED AS A0288BC, V.L. EVANS, WOODLAWN MOBILE HOME PARK, ACRES 28.867, GENERALLY LOCATED AT 101 N. ROY REYNOLDS DR., HARKER HEIGHTS, BELL COUNTY, TEXAS

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

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

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

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

SECTION 2: The hereinafter-described property, as previously zoned of PD-C (Planned Development Commercial) with conditions is rezoned to PD-C (Planned Development Commercial) with amended conditions listed in “Exhibit 1 – Revised Conditions” and “Exhibit 2 –Pedestal Exhibit” as attached:

A0288BC, V.L. Evans, Woodlawn Mobile Home Park, Acres 28.867,
generally located at 101 N. Roy Reynolds Drive, Harker Heights, Bell
County, Texas

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

<u>Ord. No.</u>	<u>Date Passed</u>	<u>Description</u>
	2/8/2022	Amending conditions of Ordinance 2019-16 on property located at 101 N. Roy Reynolds Drive, Harker Heights, Texas.

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

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

PASSED AND APPROVED on February 8, 2022.

Spencer H. Smith, Mayor

ATTEST:

Juliette Helsham, City Secretary

Revised Conditions

Planned Development – Commercial (PD-C)
101 N. Roy Reynolds – Open Air Resorts - RV Park

1. Recreational Vehicle Housing shall be so harbored on each lot that there shall be at least a thirty-three (33) foot distance between recreational vehicles, measured from utility pedestal to utility pedestal. The twenty-one (21) spaces indicated in the attached Exhibit 2 - Pedestal Exhibit are allowed to have less than thirty-three (33) foot distance between recreational vehicles as illustrated and annotated.
2. No recreation vehicle or accessory building shall be located closer than ten (10) feet from any building, roadway, lot line, or from any property line bounding the park.
3. A minimum of one (1) parking space constructed of asphalt or concrete will be provided for off-street parking for each recreational vehicle.
4. All park lots shall abut upon an internal road way of not less than twenty-four (24) feet in width, which shall have unobstructed access to any public street, alley, or highway.
5. All internal roadways shall be well marking in the daytime and lighted at night.
6. All streets and internal roadways within the parks will be a minimum of one-inch hot asphalt cement on a four-inch base of crushed stone.
7. Any interior roadway not connected to a public street on both ends must have a turn around with a minimum radius of eighty (80) feet.
8. Recreational vehicles may occupy the park lot for no more than twelve (12) months. Request of occupancy for any period exceeding six months should be submitted in writing to the Harker Heights Building Official.
9. A recreational vehicle may be placed on a 1,300 square foot lot.
10. The planned development will have a full-time, onsite management. Full- time is defined as seven days a week, eight hours each day.
11. At the time of the development a five (5) foot sidewalk must extend from the corner of Roy Reynolds Boulevard and Veterans Memorial Boulevard to the main entrance of the park.
12. Parking – no on street parking with be allowed. Additional parking shall be provided at the entrance of the park consisting of five (5) recreational vehicle parking spaces for the purpose of check-in only.
13. The development shall adhere to all other commercial requirements as directed from the City of Harker Heights Code of Ordinances and all current, adopted building codes.
14. At the time of the development, the owner shall have a private backflow prevention assembly installed on the customer side of the meter.



9.14.2020

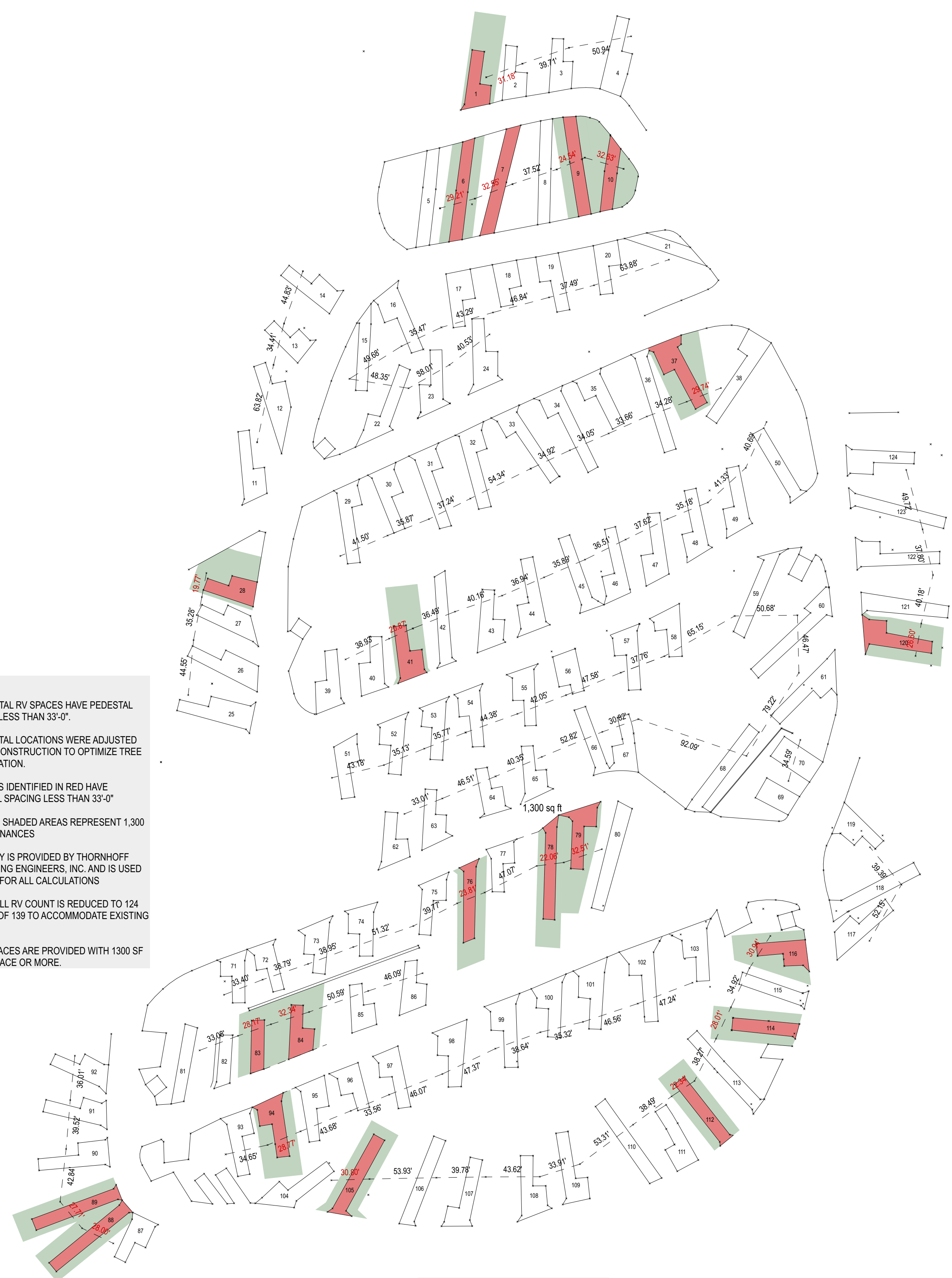
STRUCTURAL
GREENTH ENGINEERING, INC.
2500 W. WILLIAM CANON #201
AUSTIN, TX
www.ge-eng.com

MEP
KO DESIGN
1327 W. MAIN STREET
SUITE 7
TOMBALL, TX 77375

/Users/robertshelton/Library/Mobile Documents/shelton architecture/projects/Harker Heights RV/Harker Heights RV 15.pln

TREE LIST (AFTER CONSTRUCTION COMPLETE 12.31.21)			
TAG #	SIZE	SPECIES	COMMENTS
101	20"	LIVE OAK	
102	10" x 14" x 10"	LIVE OAK	LOAD
103	14"	CEDEAR ELM	
104	18"	CEDEAR ELM	
105	18"	CEDEAR ELM	
106	15"	LIVE OAK	
107	18"	LIVE OAK	
108	14"	PECAN	
109	20"	LIVE OAK	
110	18"	SPANISH OAK	
111	18"	CEDEAR ELM	
112	18"	CEDEAR ELM	
113	20" x 14"	CEDEAR ELM	
114	18"	CEDEAR ELM	
115	20" x 14"	CEDEAR ELM	
116	20" x 14"	CEDEAR ELM	
117	20" x 14"	CEDEAR ELM	
118	20" x 14"	CEDEAR ELM	
119	20" x 14"	CEDEAR ELM	
120	18"	SPANISH OAK	CUT BACK BY POWER CO
121	18"	SPANISH OAK	CUT BACK BY POWER CO
122	24"	LIVE OAK	
123	14"	LIVE OAK	
124	14"	LIVE OAK	
125	14"	LIVE OAK	
126	18"	LIVE OAK	
127	14"	LIVE OAK	
128	18"	LIVE OAK	
129	18"	LIVE OAK	
130	10" x 10"	CEDEAR ELM	TWIN
131	10" x 10"	CEDEAR ELM	TWIN
132	10" x 10"	CEDEAR ELM	TWIN
133	18"	PECAN	
134	18"	SPANISH OAK	
135	18"	CEDEAR ELM	
136	18"	CEDEAR ELM	
137	18"	SPANISH OAK	
138	18"	CEDEAR ELM	
139	18"	SPANISH OAK	
140	18"	CEDEAR ELM	
141	18"	SPANISH OAK	
142	20" x 14"	CEDEAR ELM	
143	20" x 14"	CEDEAR ELM	
144	20" x 14"	CEDEAR ELM	
145	20" x 14"	CEDEAR ELM	
146	22"	LIVE OAK	
147	18"	LIVE OAK	
148	20" x 14"	CEDEAR ELM	
149	12" x 11"	LIVE OAK	
150	20" x 14"	CEDEAR ELM	
151	18" x 14"	LIVE OAK	
152	18"	SPANISH OAK	
153	18"	CEDEAR ELM	
154	18"	CEDEAR ELM	
155	18"	CEDEAR ELM	
156	18"	CEDEAR ELM	
157	18"	CEDEAR ELM	
158	20"	CEDEAR ELM	
159	20"	SPANISH OAK	
160	20" x 14"	LIVE OAK	
161	18" x 14"	CEDEAR ELM	
162	18" x 14"	CEDEAR ELM	
163	18" x 14"	CEDEAR ELM	
164	18" x 14"	CEDEAR ELM	
165	18" x 14"	CEDEAR ELM	
166	18" x 14"	CEDEAR ELM	
167	18" x 14"	CEDEAR ELM	
168	18" x 14"	CEDEAR ELM	
169	18" x 14"	CEDEAR ELM	
170	18" x 14"	CEDEAR ELM	
171	18" x 14"	CEDEAR ELM	
172	18" x 14"	CEDEAR ELM	
173	18" x 14"	CEDEAR ELM	
174	18" x 14"	CEDEAR ELM	
175	18" x 14"	CEDEAR ELM	
176	18" x 14"	CEDEAR ELM	
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186	18" x 14"	CEDEAR ELM	
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189	18" x 14"	CEDEAR ELM	
190	18" x 14"	CEDEAR ELM	
191	18" x 14"	CEDEAR ELM	
192	18" x 14"	CEDEAR ELM	
193	18" x 14"	CEDEAR ELM	
194	18" x 14"	CEDEAR ELM	
195	18" x 14"	CEDEAR ELM	
196	18" x 14"	CEDEAR ELM	
197	18" x 14"	CEDEAR ELM	
198	18" x 14"	CEDEAR ELM	
199	18" x 14"	CEDEAR ELM	
200	22"	LIVE OAK	

- NOTES:
- (21) TOTAL RV SPACES HAVE PEDESTAL SPACING LESS THAN 33'-0".
 - PEDESTAL LOCATIONS WERE ADJUSTED DURING CONSTRUCTION TO OPTIMIZE TREE PRESERVATION.
 - SPACES IDENTIFIED IN RED HAVE PEDESTAL SPACING LESS THAN 33'-0".
 - GREEN SHADED AREAS REPRESENT 1,300 SF CLEARANCES
 - SURVEY IS PROVIDED BY THORNHOFF CONSULTING ENGINEERS, INC. AND IS USED AS BASIS FOR ALL CALCULATIONS
 - OVERALL RV COUNT IS REDUCED TO 124 INSTEAD OF 139 TO ACCOMMODATE EXISTING TREES
 - ALL SPACES ARE PROVIDED WITH 1300 SF CLEAR SPACE OR MORE.



PEDESTAL SPACING EXHIBIT

2 TREE LIST (POST-CONSTRUCTION)
SCALE: 1" = 1'-0"

1 PEDESTAL EXHIBIT
SCALE: 1:720

OPEN AIR RESORTS
HARKER HEIGHTS, TX

- ASI #1 (2.24.2021) CITY COMMENTS 1
- ASI #2 (3.31.2021) CITY COMMENTS 2
- ASI #3 (4.27.2021) PLUMBING LAYOUT DIMENSIONS 3
- ASI #4 (6.28.2021) COURTYARD RAMP AND STEPS 4
- ASI #5 (7.7.2021) POOL RAILING HEIGHT REVISION 5
- ASI #6 (10.12.2021) COUNTER SUPPORT REVISION 6
- ASI #7 (12.13.2021) DUMPSTER REVISIONS LANDSCAPE REVISIONS PEDESTAL EXHIBIT 7R

AN ORDINANCE GRANTING PD-B ZONING ON PROPERTY LOCATED AT 101 N. ROY REYNOLDS DRIVE, HARKER HEIGHTS, BELL COUNTY, TEXAS.

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

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

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

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

SECTION 2: The hereinafter-described property, as previously zoned of R-MH (Manufactured Home Park District) is rezoned to PD-B (Planned Development Business) with conditions listed in "Exhibit 1 – Conditions" as attached:

A0288BC, V.L. Evans, Woodlawn Mobile Home Park, Acres 28.867, generally located at 101 N. Roy Reynolds Drive, Harker Heights, Bell County, Texas

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

<u>Ord. No.</u>	<u>Date Passed</u>	<u>Description</u>
2019-16	6/11/2019	Granting PD-B zoning on property located at 101 N. Roy Reynolds Drive, Harker Heights, Texas.

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

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

PASSED AND APPROVED on June 11, 2019.


Spencer H. Smith, Mayor

ATTEST:


Patricia Brunson, City Secretary

Exhibit 1 - Conditions

Planned Development – Business (PD-B)
101 N. Roy Reynolds – Luxury RV Park

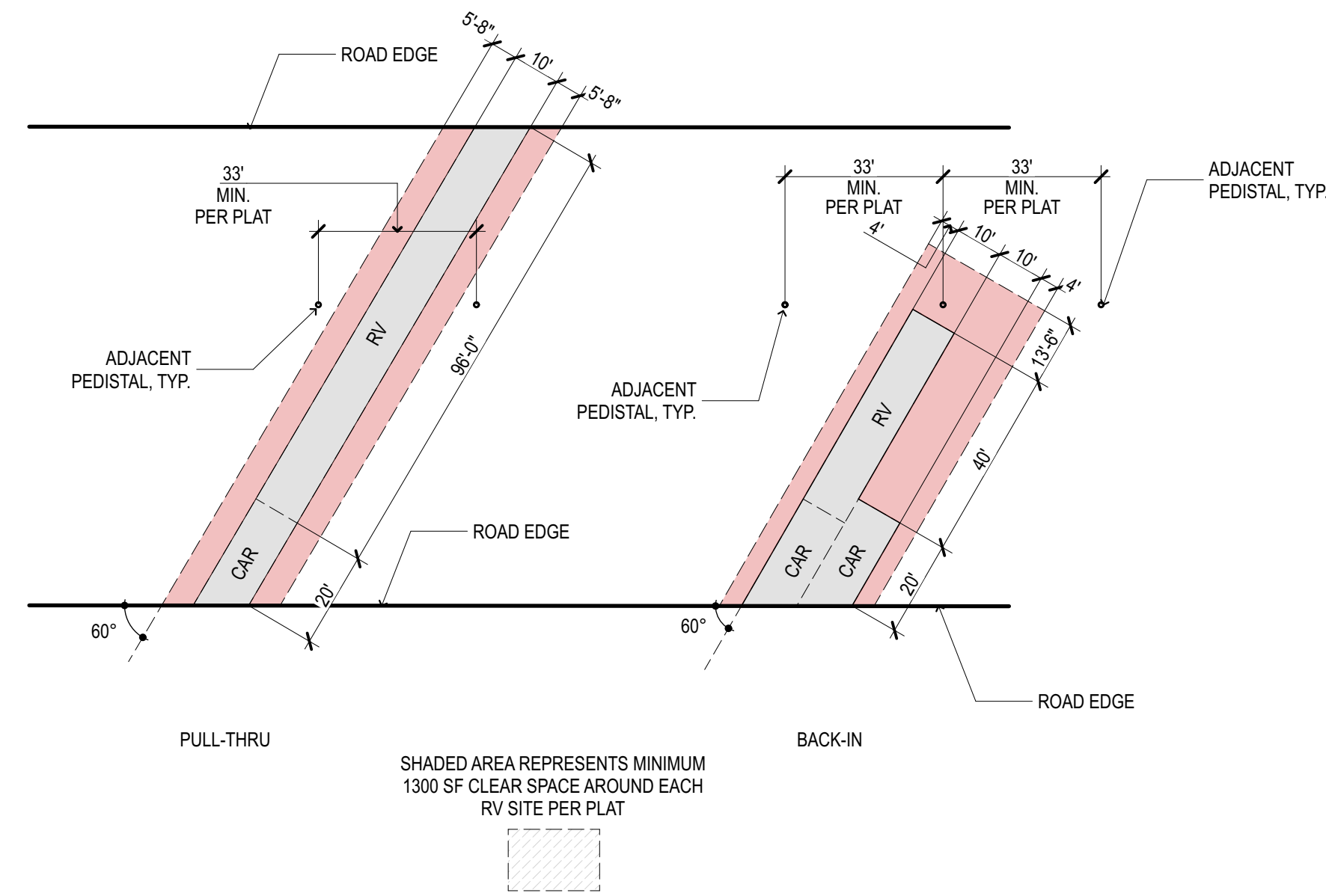
1. Recreation Vehicle housing shall be so harbored on each lot that there shall be at least a thirty-three (33) foot distance between recreational vehicles, measured from utility pedestal to utility pedestal.
2. No recreation vehicle or accessory building shall be located closer than ten (10) feet from any building, roadway, lot line, or from any property line bounding the park.
3. A minimum of one (1) parking space constructed of asphalt or concrete will be provided for off-street parking for each recreational vehicle.
4. All park lots shall abut upon an internal road way of not less than twenty-four (24) feet in width, which shall have unobstructed access to any public street, alley, or highway.
5. All internal roadways shall be well marked in the daytime and lighted at night.
6. All streets and internal roadways within the parks will be a minimum of one-inch hot asphalt cement on a four-inch base of crushed stone.
7. Any interior roadway not connected to a public street on both ends must have a turn around with a minimum radius of eighty (80) feet.
8. Recreational vehicles may occupy the park lot for no more than twelve (12) months. Request of occupancy for any period exceeding six months should be submitted in writing to the Harker Heights Building Official.
9. A recreational vehicle may be placed on a 1,300 square foot lot.
10. The planned development will have a full-time, onsite management.
11. The planned development must comply with the City's sidewalk network. At the time of development a six (6) foot sidewalk must extend from the corner of Roy Reynolds Boulevard and Veterans Memorial Boulevard to the main entrance of the park.
12. Parking – no on street parking will be allowed. Additional parking shall be provided at the entrance of the park consisting of five (5) recreational vehicle parking spaces for the purpose of check-in only.
13. The development shall adhere to all other commercial requirements as directed from the City of Harker Heights Code of Ordinances and all current, adopted building codes.



9.14.2020

STRUCTURAL
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AUSTIN, TX
www.ge-eng.com

MEP
KO DESIGN
1327 W. MAIN STREET
SUITE 7
TOMBALL, TX 77375



2 RV SITE MINIMUMS (PER PLAT)

SCALE: 1" = 30'

CONTRACTOR SHOULD VERIFY THE EXACT LOCATIONS AND CLEARANCES AS INDICATED DURING LAYOUT OF RV SITES. THE ABOVE DIAGRAM IS INTENDED FOR REFERENCE TO ENSURE THE MINIMUM CLEARANCES AND AREAS AS REQUIRED BY THE CITY OF HARKER HEIGHTS

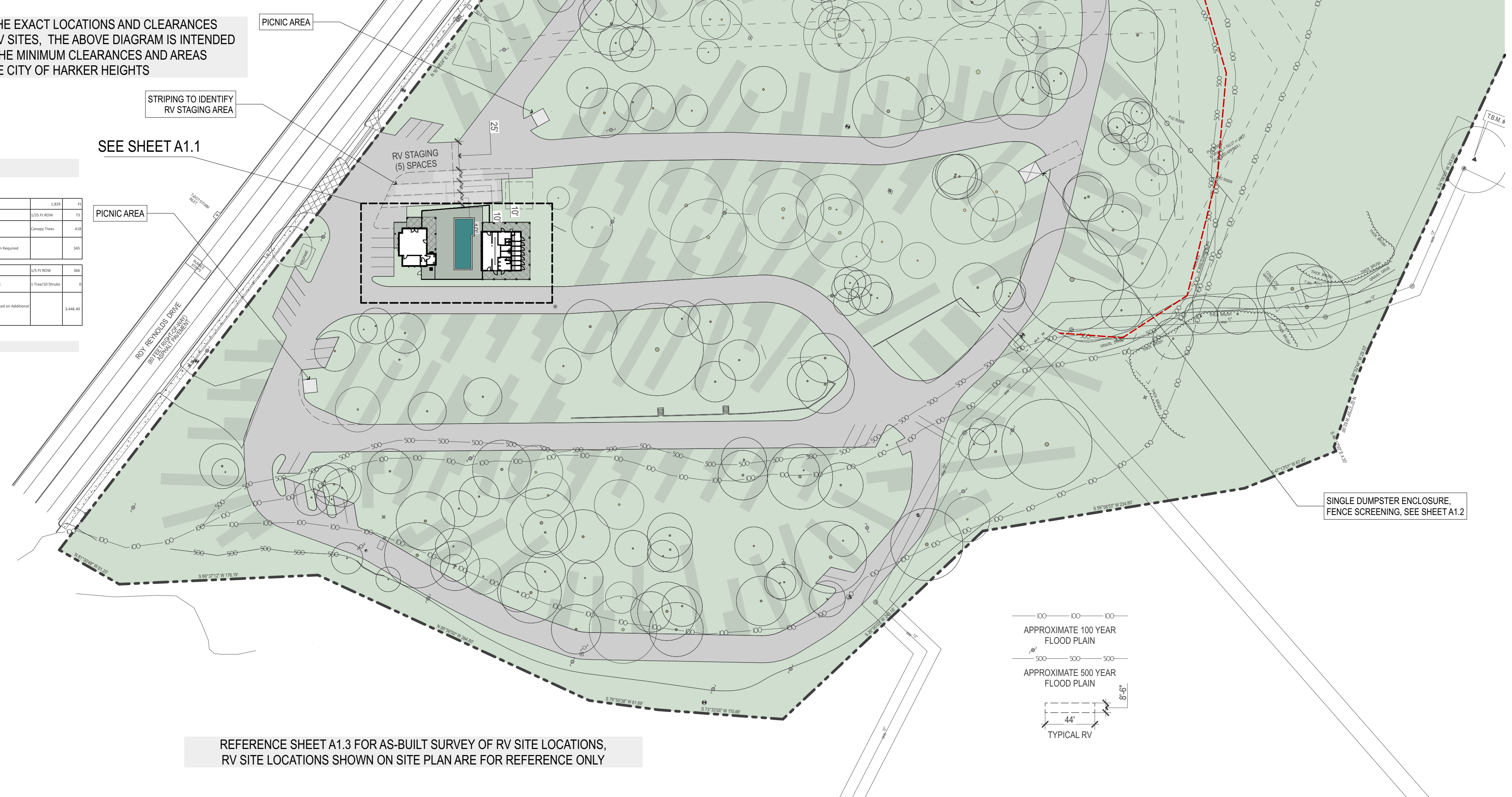
LANDSCAPE CALCULATIONS

As of 02.22.21		As of 02.22.21	
Length of Drive	1,620	Length of Drive	1,620
Required Trees	125 (1/4" DBH)	Required Trees	125 (1/4" DBH)
Existing Trees (Count)	224	Existing Trees (Count)	224
Additional Trees than Required	103	Additional Trees than Required	99
Required Shrubs	125 (1/4" DBH)	Required Shrubs	125 (1/4" DBH)
Additional Trees Calc.	1 (1/4" DBH)	Additional Trees Calc.	1 (1/4" DBH)
Tree Reduction based on Additional Trees	1,528	Tree Reduction based on Additional Trees	1,499.01

SEE SHEET A1.3 FOR TREE LIST POST-CONSTRUCTION

1 OVERALL SITE PLAN

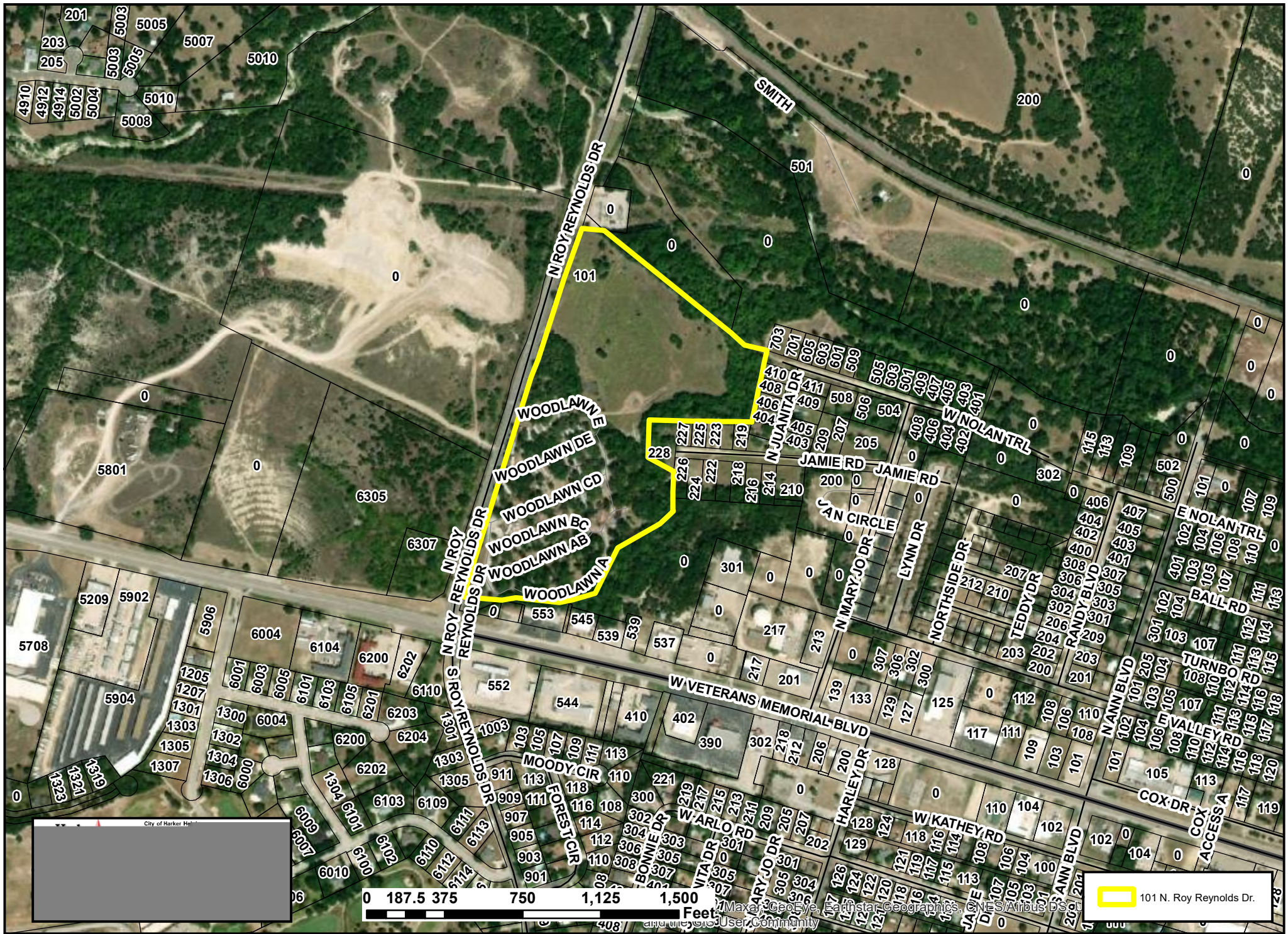
SCALE: 1" = 20'



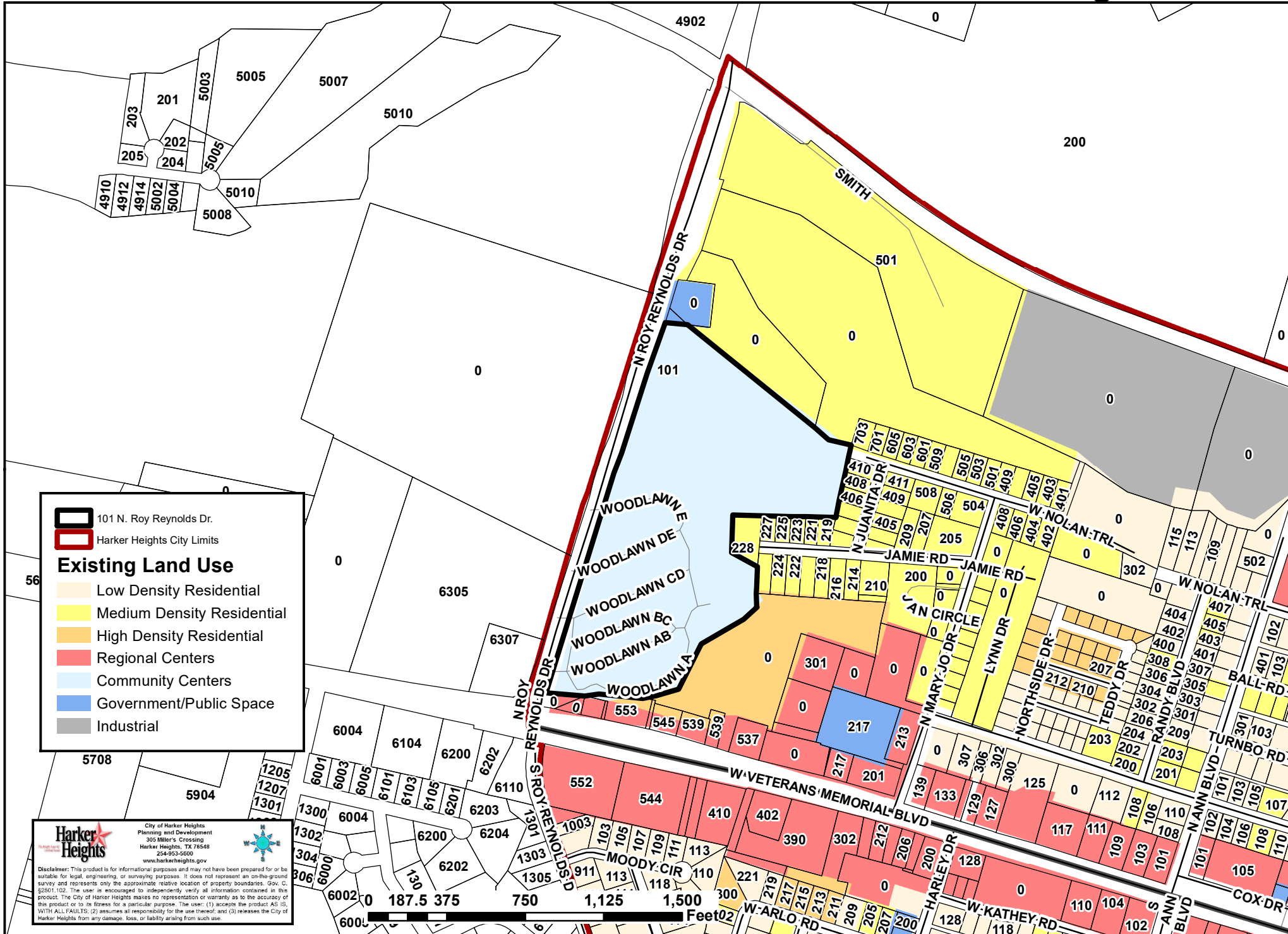
REFERENCE SHEET A1.3 FOR AS-BUILT SURVEY OF RV SITE LOCATIONS. RV SITE LOCATIONS SHOWN ON SITE PLAN ARE FOR REFERENCE ONLY

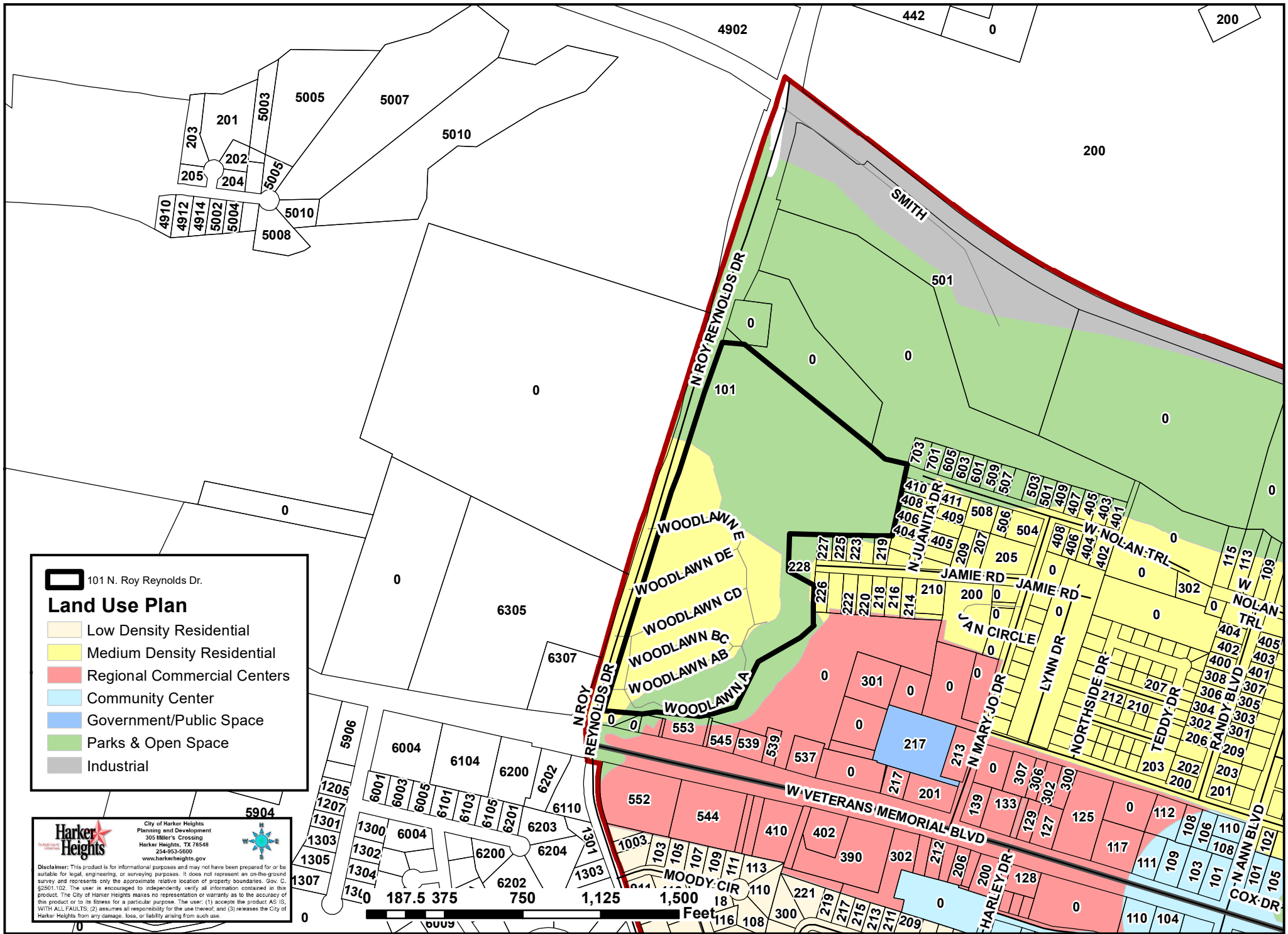
OPEN AIR RESORTS
HARKER HEIGHTS, TX

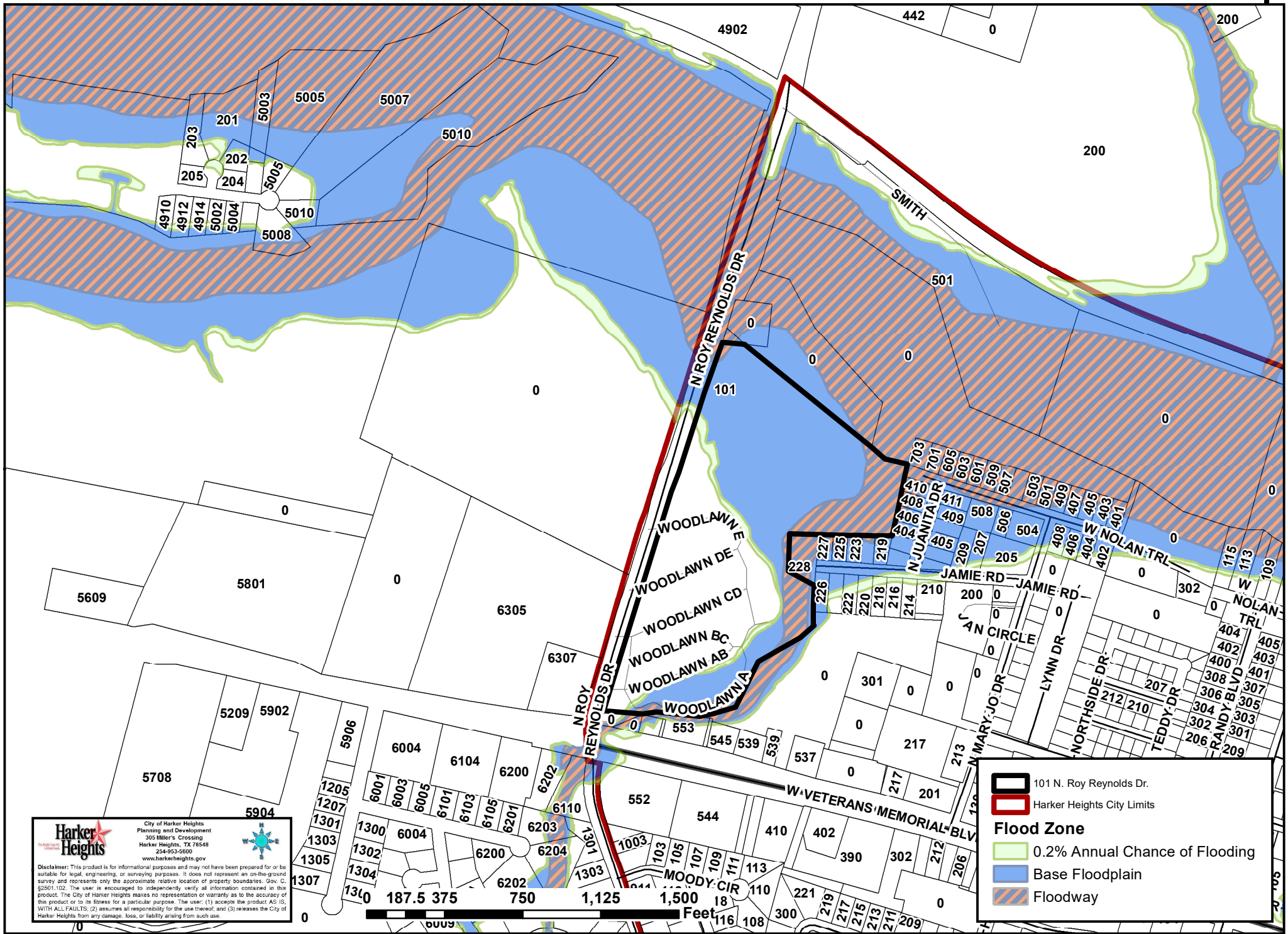
- ASI #1 (2.24.2021) CITY COMMENTS 1
- ASI #2 (3.31.2021) CITY COMMENTS 2
- ASI #3 (4.27.2021) PLUMBING LAYOUT DIMENSIONS 3
- ASI #4 (6.28.2021) COURTYARD RAMP AND STEPS 4
- ASI #5 (7.7.2021) POOL RAILING HEIGHT REVISION 5
- ASI #6 (10.12.2021) COUNTER SUPPORT REVISION 6
- ASI #7 (12.13.2021) DUMPSTER REVISIONS LANDSCAPE REVISIONS PEDESTAL EXHIBIT 7R



101 N. Roy Reynolds Dr.







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

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101 N. Roy Reynolds Dr.
 Harker Heights City Limits

Flood Zone

- 0.2% Annual Chance of Flooding
- Base Floodplain
- Floodway



PLANNING AND ZONING COMMISSION MEMORANDUM

Z21-36

AGENDA ITEM IX-2

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: JANUARY 26, 2022

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER A REQUEST TO CHANGE ZONING DESIGNATION FROM R-1 (ONE FAMILY DWELLING DISTRICT) TO B-1 (OFFICE DISTRICT) ON PROPERTY DESCRIBED AS FOREST HILLS ADDITION, BLOCK 016, LOT 0004, GENERALLY LOCATED AT 203 E. KNIGHT'S WAY/E. FM 2410, HARKER HEIGHTS, TEXAS

EXPLANATION:

The applicant is requesting a change from the current zoning of R-1 (One-Family Dwelling District) to B-1 (Office District) on property described as Forest Hills Addition, Block 016, Lot 0004, generally located at 203 E. FM/Knight's Way, Bell County, Texas. According to the Bell County Property Tax Records, the property consists of approximately 0.34 acres, with an existing residential structure built in 1969, consisting of 2,050 square feet.

Surrounding Land Uses

Adjacent land uses include:

	Existing Land Use	Land Use Plan	Zoning
North	Low Density Residential	Low Density Residential	R-1 (One-Family Dwelling District)
South	Regional Center	Regional Center	B-4 (Secondary and Highway Business District)
East	Low Density Residential	Community Center	R-1 (One-Family Dwelling District)
West	Low Density Residential	Low Density Residential	R-1 (One-Family Dwelling District)

The 2021 Land Use Plan identifies this area is designated for Community Center. Therefore, the proposed rezoning is consistent with the 2021 updates to the City of Harker Heights Comprehensive Plan and Land Use Plan.

Flood Damage Prevention:

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

Notices:

Staff sent out thirty-eight (38) notices to property owners within the 400-foot notification area. As of January 19, 2022, zero (0) responses were received in favor of the request, and one (1) response was received in opposition of the request. Any additional responses received after the above date will be provided during the meeting.

RECOMMENDATION:

Staff recommends approval of an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-1 (Office District) on property described as Forest Hills Addition, Block 016, Lot 0004, generally located at 203 E. Knight's Way/E. FM 2410, Harker Heights, Texas, based on the following:

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

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change zoning designation from R-1 (One Family Dwelling District) to B-1 (Office District) on property described as Forest Hills Addition, Block 016, Lot 0004, generally located at 203 E. Knight's Way/E. FM 2410, Harker Heights, 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. Land Use Plan Map
6. Notification Area Map
7. Public Responses



Rezoning Request Application

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

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

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

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

Property Owner(s) Name: James E & Doreen Barton **Date:** 12/29/2021

Address: 6002 Whispering Forest Cir

City/State/Zip: Killeen, TX 76543

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

Legal Description of Property:

Location of Property (Address if available): 203 East FM2410 RD H/H 76548

Lot: 4 **Block:** 14 **Subdivision:** Forest Hills

Acres: _____ **Property ID:** 125563 **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: Bakery Shop

Current Zoning Classification: R1V **Proposed Zoning:** B1

Current Land Use: Single Family Home **Proposed Land Use:** _____

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.

Doreen Barton
 Printed Name of Property Owner

[Signature]
 Signature of Property Owner

Printed Name of Representative

Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 29 DAY OF December, 2021.

Wilson Everett
 SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/22/2025

Date Submitted: 12/29/21

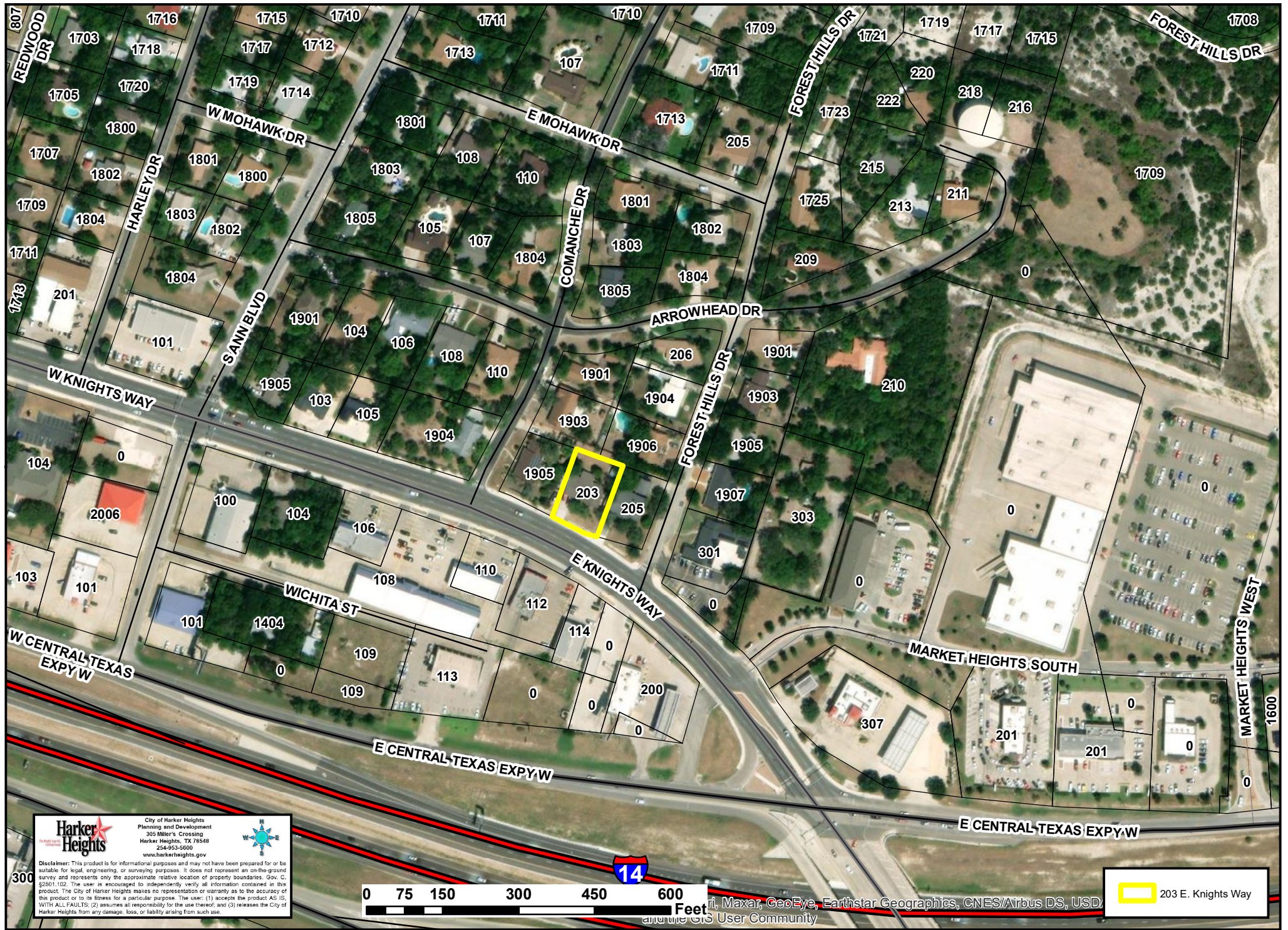
STAFF ONLY -- DO NOT FILL OUT BELOW

Received By: WEVRETT

Pre-Application Meeting

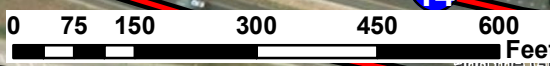
Receipt #: 01777211

Case #: _____



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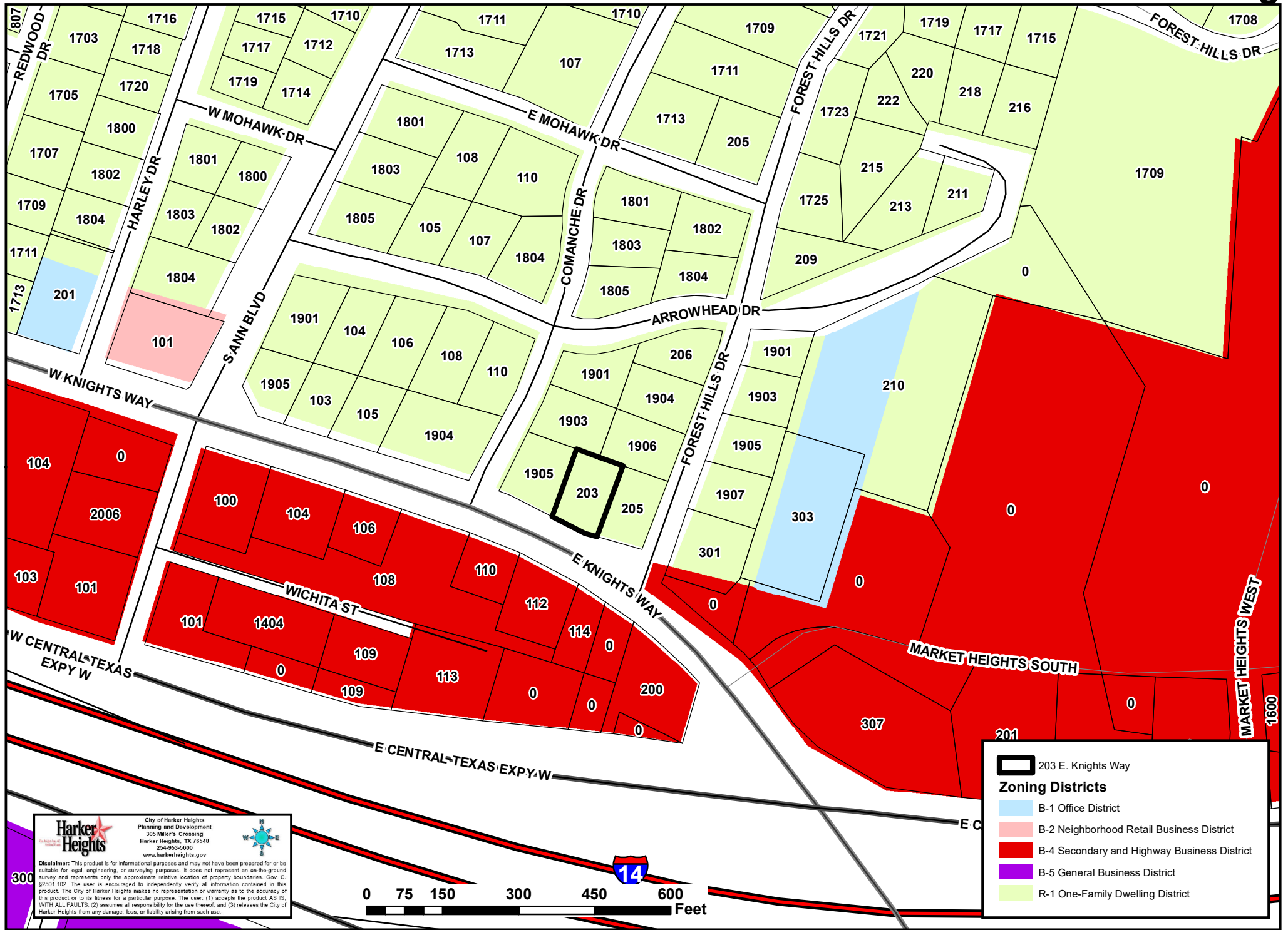
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 203 E. Knights Way



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



203 E. Knights Way

Zoning Districts

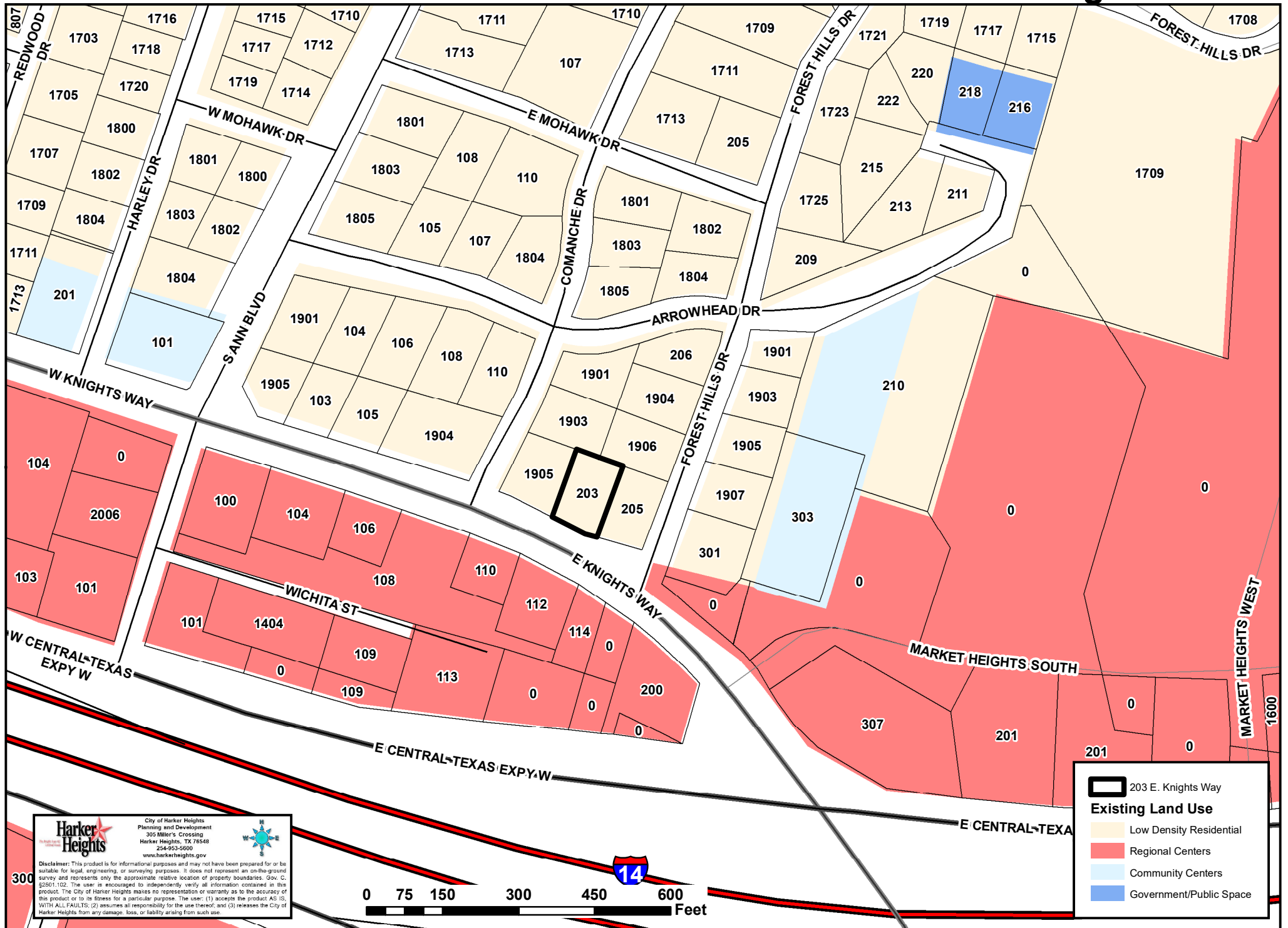
- B-1 Office District
- B-2 Neighborhood Retail Business District
- B-4 Secondary and Highway Business District
- B-5 General Business District
- R-1 One-Family Dwelling District

Harker Heights

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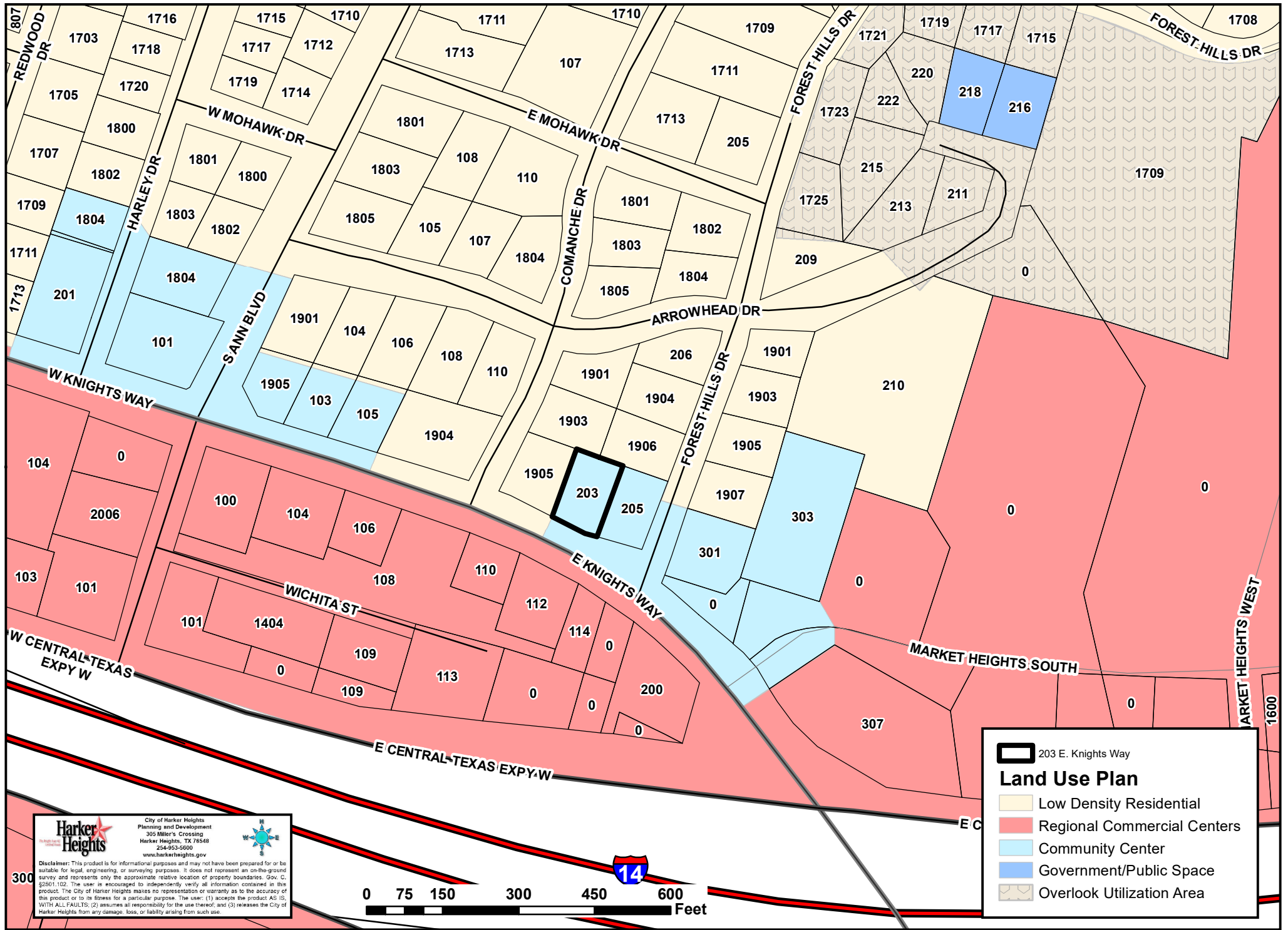
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203 E. Knights Way

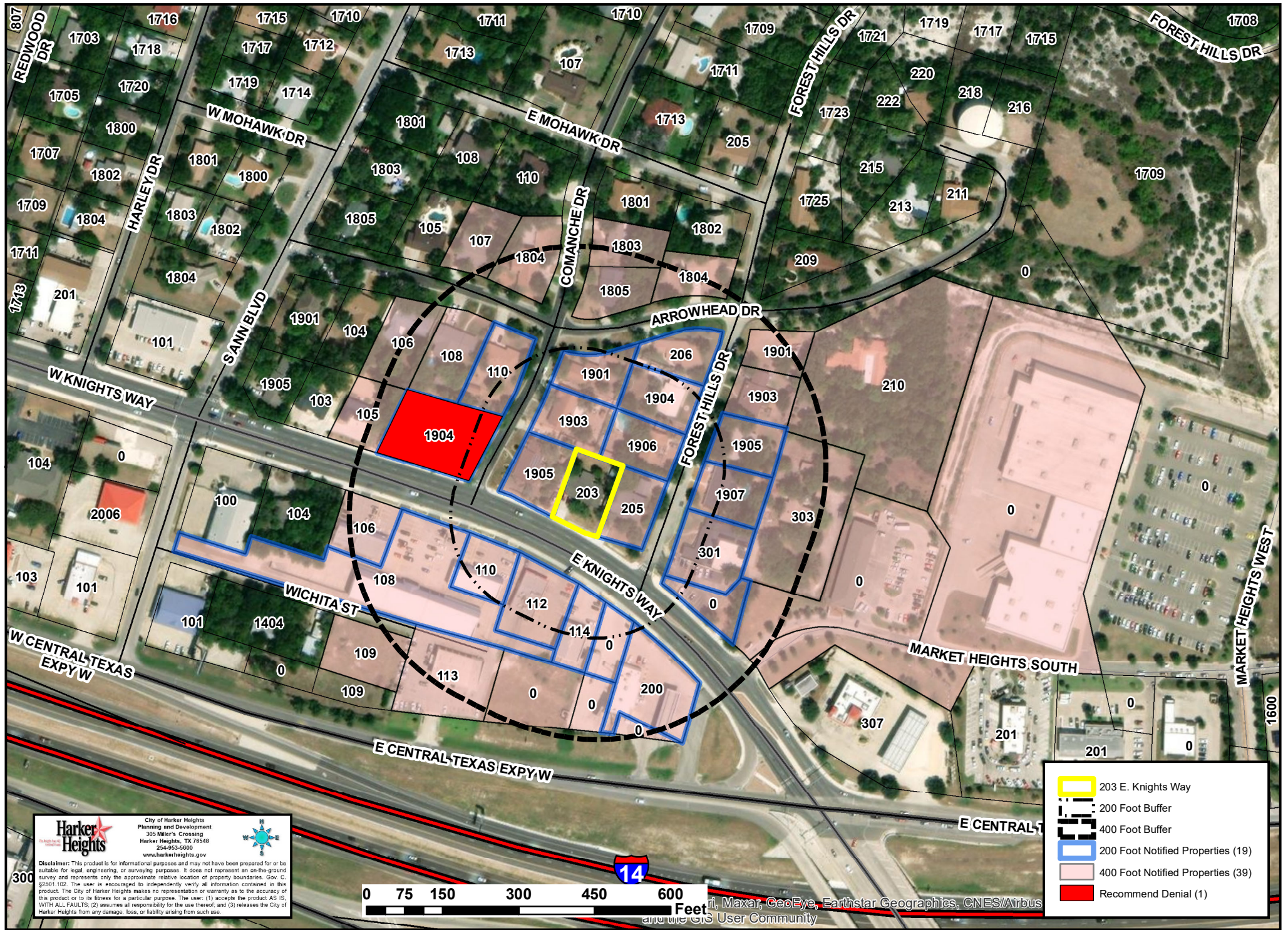
Existing Land Use

- Low Density Residential
- Regional Centers
- Community Centers
- Government/Public Space



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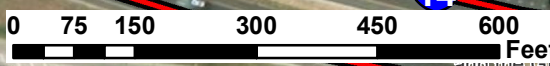




- 203 E. Knights Way
- 200 Foot Buffer
- 400 Foot Buffer
- 200 Foot Notified Properties (19)
- 400 Foot Notified Properties (39)
- Recommend Denial (1)

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

SENT: JANUARY 7, 2022
DUE BACK: JANUARY 19, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON JANUARY 19, 2022 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

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

FROM: BEARDEN, DORIS J

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

Physical Address	Property ID
1904 COMANCHE DR	7361

RE: application has been made to consider a request to change zoning designation from **R-1 (One Family Dwelling District)** to **B-1 (Office District)** on property described as *Forest Hills Addition, Block 016, Lot 0004, generally located at 203 E. Knight's Way/E. FM 2410* (see attached notification map).

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

Comments:

No, No, No!

Printed Name

Doris J. Bearden
Signature

1-17-22

Date

Received

JAN 18 2022

Planning & Development



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

Z21-37

AGENDA ITEM IX-3

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: JANUARY 26, 2022

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER A REQUEST TO CHANGE ZONING DESIGNATION FROM B-4 (SECONDARY AND HIGHWAY BUSINESS DISTRICT) TO R-2 (TWO-FAMILY DWELLING DISTRICT) ON PROPERTY DESCRIBED AS KERN ACRES 2ND EXTENSION & REVISION, BLOCK 003, LOT 0012, PROPERTY ID 11455, GENERALLY LOCATED AT 106 W. KATHEY RD., HARKER HEIGHTS, BELL COUNTY, TEXAS

EXPLANATION:

The applicant is requesting a change from the current zoning of B-4 (Secondary and Highway Business District) to R-2 (Two-Family Dwelling District) on property described as Kern Acres 2nd Extension & Revision, Block 003, Lot 0012, Property ID 11455, generally located at 106 W. Kathey Rd., Harker Heights, Bell County, Texas. According to the Bell County Property Tax Records, the property consists of approximately 8,840 square feet of vacant land.

Surrounding Land Uses

Adjacent land uses include:

	Existing Land Use	Land Use Plan	Zoning
North	Regional Center	Community Center	B-4 (Secondary and Highway Business District)
South	Low Density Residential	Low Density Residential	R-1 (One-Family Dwelling District)
East	Regional Center	Community Center	B-4 (Secondary and Highway Business District)
West	Low Density Residential	Community Center	R-1 (One-Family Dwelling District)

The 2021 Future Land Use Map identifies this area is designated as Community Center; staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood.

Flood Damage Prevention:

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

Notices:

Staff sent out thirty-seven (37) notices to property owners within the 400-foot notification area. As of January 19, 2022, zero (0) responses were received in favor of the request, and zero (0) responses

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

RECOMMENDATION:

Staff recommends approval of an ordinance to change zoning designation from B-4 (Secondary and Highway Business District) to R-2 (Two-Family Dwelling District) on property described as Kern Acres 2nd Extension & Revision, Block 003, Lot 0012, Property ID 11455, generally located at 106 W. Kathey Rd., Harker Heights, Bell County, Texas based on the following:

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

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change zoning designation from B-4 (Secondary and Highway Business District) to R-2 (Two-Family Dwelling District) on property described as Kern Acres 2nd Extension & Revision, Block 003, Lot 0012, Property ID 11455, generally located at 106 W. Kathey Rd, 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. Public Responses
(None received as of 1/20/2022)



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: Central Texas Heating & Air Conditioning Holdings, LLC Date: 12/13/21

Address: P.O. Box 2910

City/State/Zip: Harker Heights, TX 76548

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

Legal Description of Property:

Location of Property (Address if available): 106 W Kathy Rd, Harker Heights, TX 76548

Lot: 0012 Block: 003 Subdivision: Kern Acres 2nd Extension & Revision

Acres: Kern Property ID: 11455 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

Current Zoning Classification: B4 Com. Proposed Zoning: RZ (Duplex)

Current Land Use: Vacant Proposed Land Use: Duplex - Medium Density

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.

Central Texas Heating & Air Conditioning, LLC
 Printed Name of Property Owner

[Signature] Member
 Signature of Property Owner

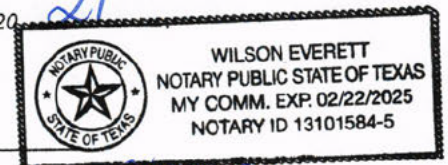
Printed Name of Representative

Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 29 DAY OF December, 2021

Wilson Everett
 SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/22/2025



Date Submitted: 12/29/2021

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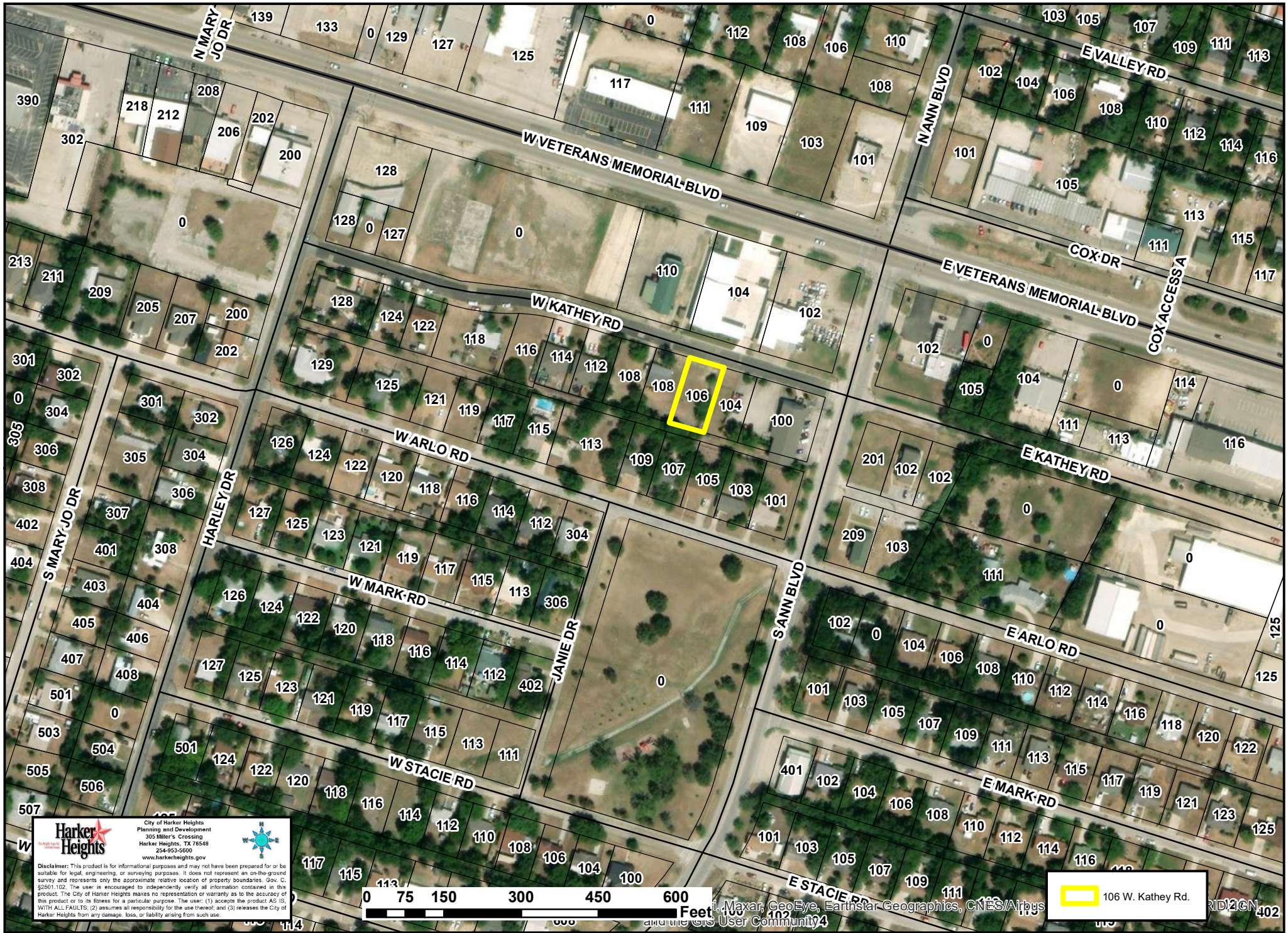
Pre-Application Meeting

Receipt #: 01777341

Received By: [Signature]

Revised: 5/2020


Case #: _____



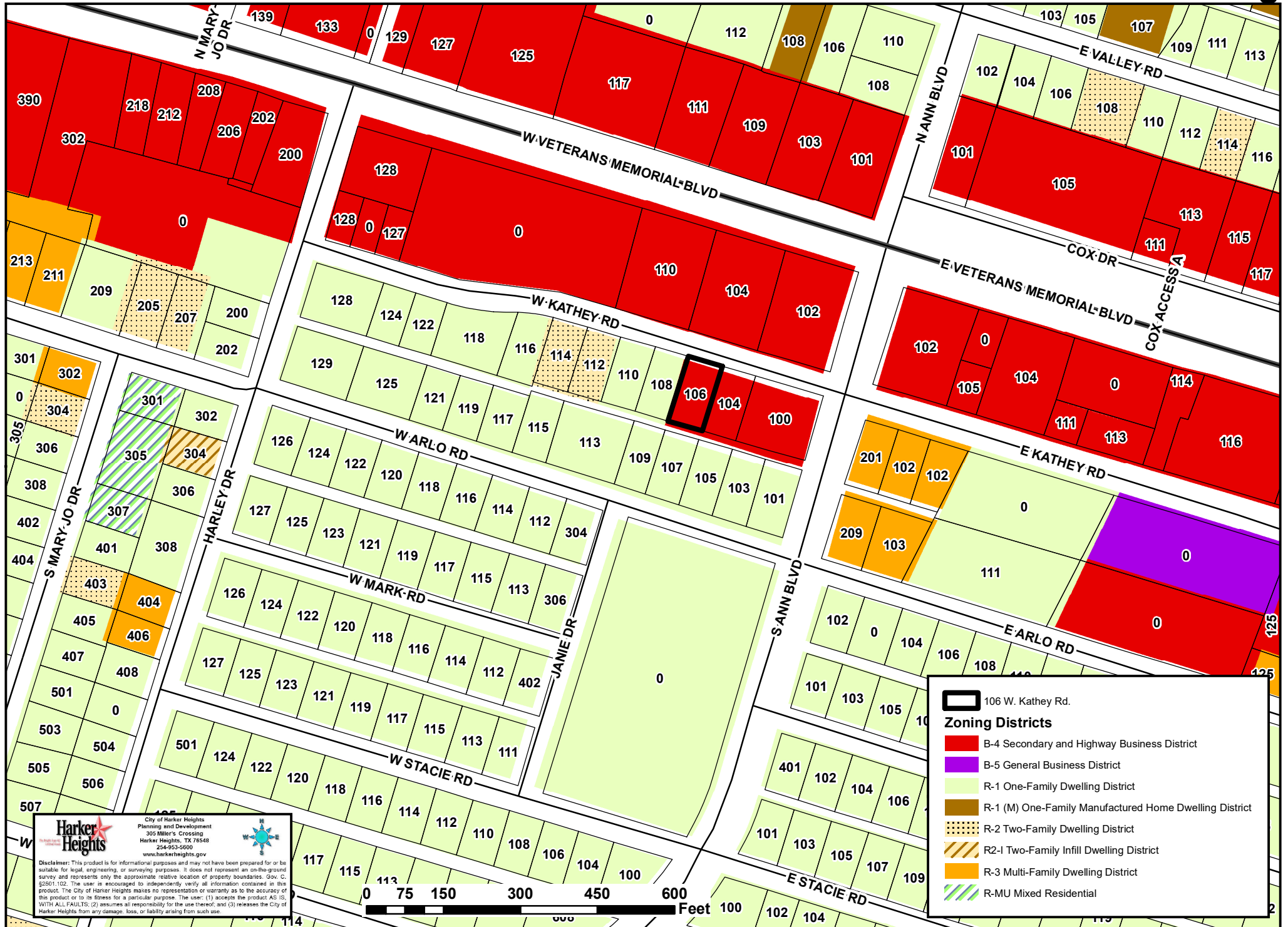
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300 Miller's Crossing
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 106 W. Kathey Rd.

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



106 W. Kathey Rd.

Zoning Districts

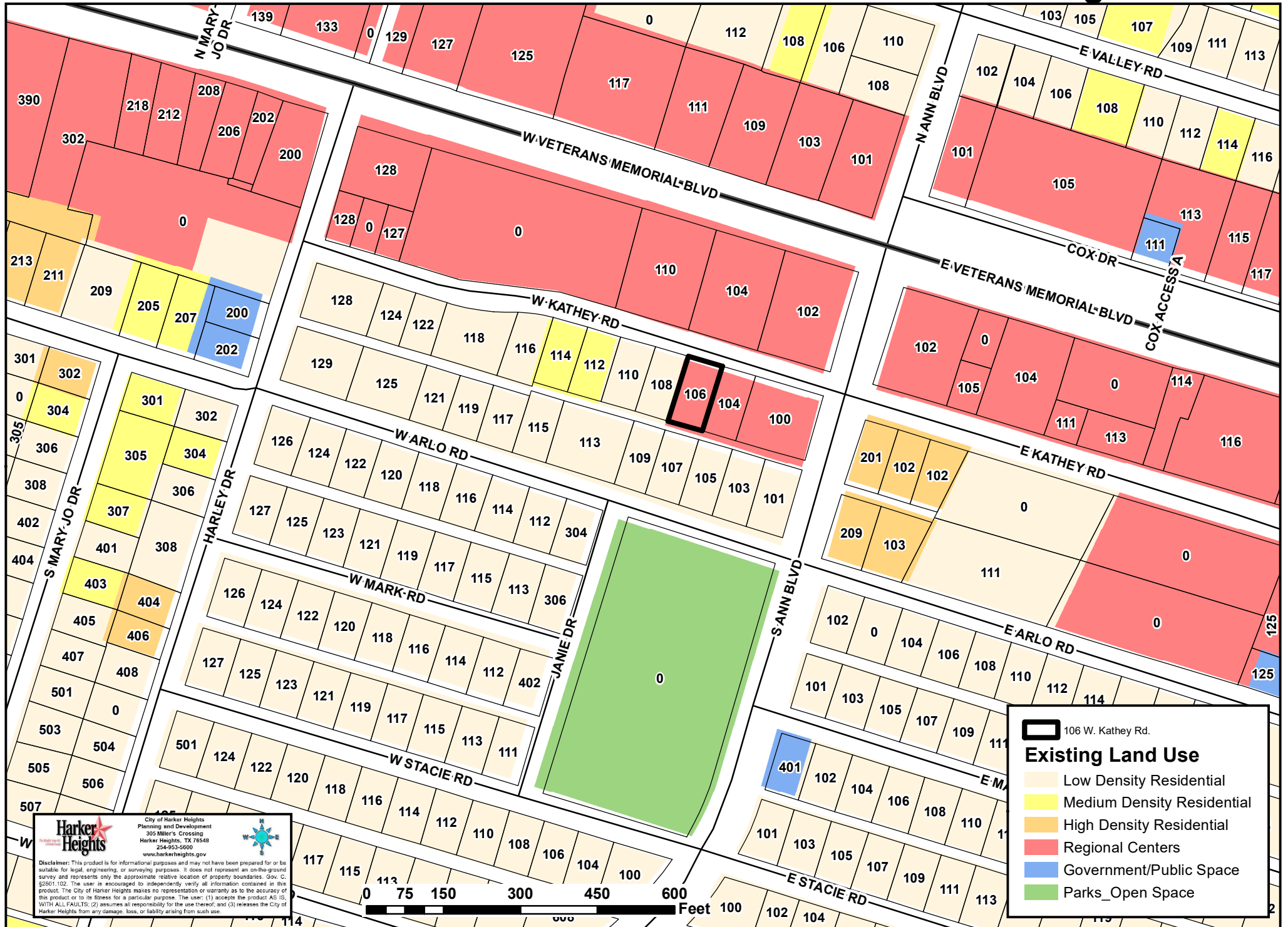
- B-4 Secondary and Highway Business District
- B-5 General Business District
- R-1 One-Family Dwelling District
- R-1 (M) One-Family Manufactured Home Dwelling District
- R-2 Two-Family Dwelling District
- R2-I Two-Family Infill Dwelling District
- R-3 Multi-Family Dwelling District
- R-MU Mixed Residential

Harker Heights

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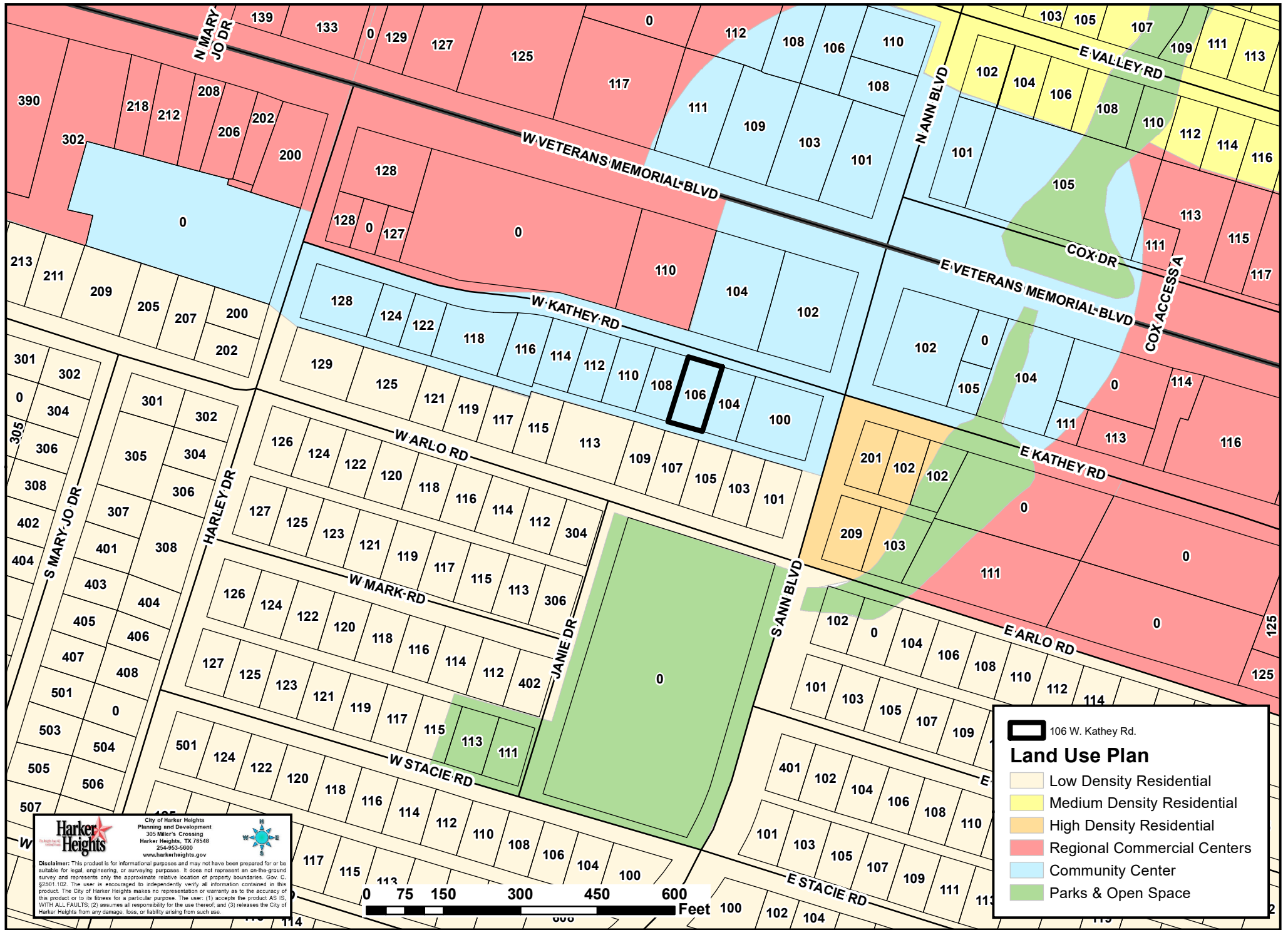
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




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 106 W. Kathey Rd.

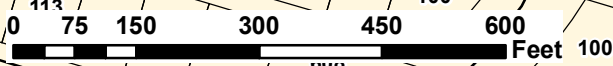
Land Use Plan

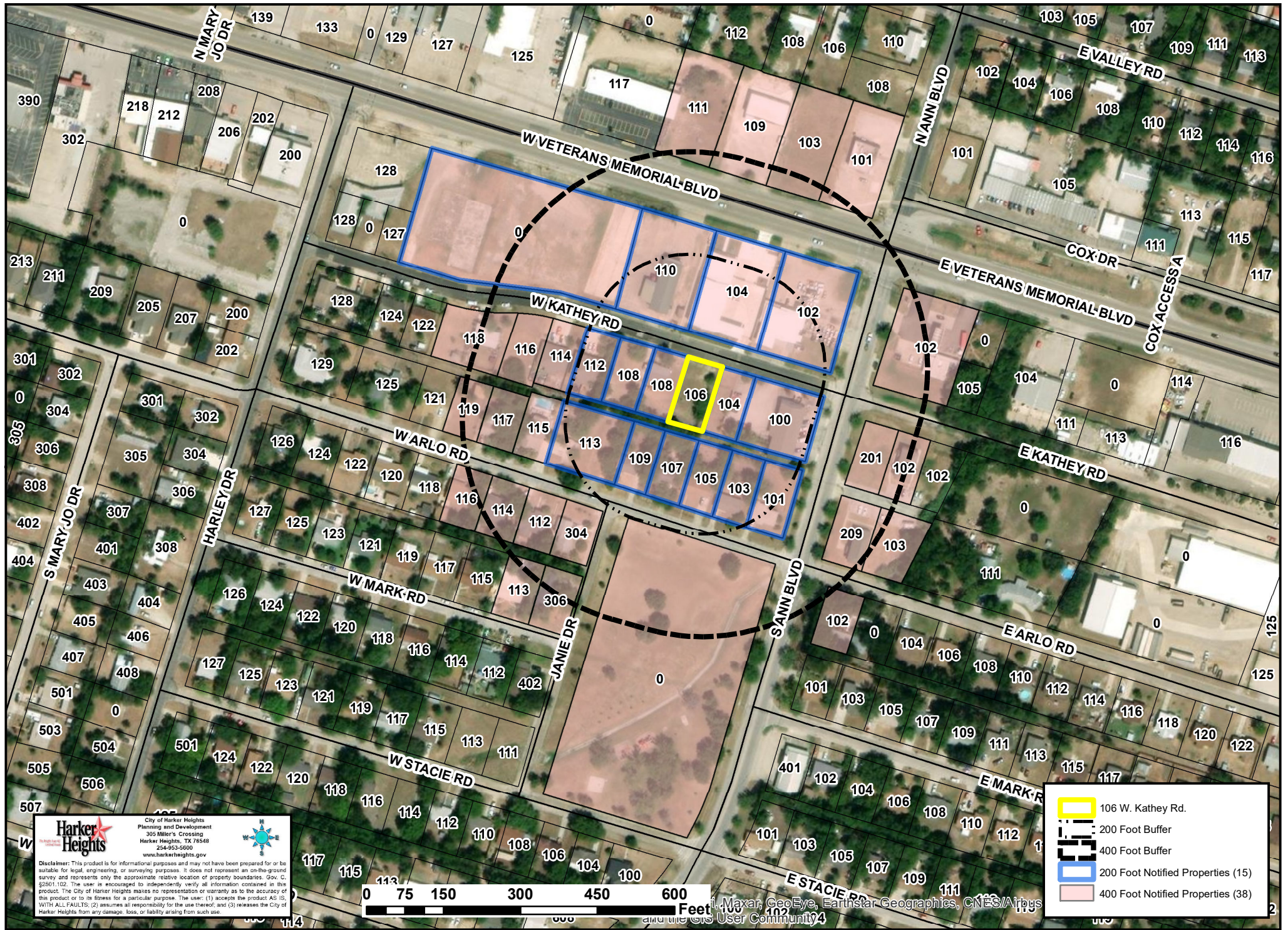
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Regional Commercial Centers
-  Community Center
-  Parks & Open Space

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



PLANNING AND ZONING COMMISSION MEMORANDUM

Z21-37-F

AGENDA ITEM IX-4

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: JANUARY 26, 2022

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER A REQUEST TO CHANGE LAND USE DESIGNATION FROM COMMUNITY CENTER TO MEDIUM DENSITY RESIDENTIAL ON PROPERTY DESCRIBED AS KERN ACRES 2ND EXTENSION & REVISION, BLOCK 003, LOT 0012, PROPERTY ID 11455, GENERALLY LOCATED AT 106 W. KATHEY RD., HARKER HEIGHTS, BELL COUNTY, TEXAS

EXPLANATION:

The applicant is requesting a change from the current land use designation of Community Center to Medium Density Residential on property described as Kern Acres 2nd Extension & Revision, Block 003, Lot 0012, Property ID 11455, generally located at 106 W. Kathey Rd., Harker Heights, Bell County, Texas. According to the Bell County Property Tax Records, the property consists of approximately 8,840 square feet of vacant land.

Surrounding Land Uses

Adjacent land uses include:

	Future Land Use Plan
North	Community Center
South	Low Density Residential
East	Community Center
West	Community Center

The 2021 Future Land Use Plan identifies this area is designated for Community Center.

The zoning designations included in Community Center land use include:

- B-1 (Office District), B-2 (Neighborhood Business District)
- B-3 (Local Business District)
- PD-B (Planned Development Business)

The zoning designations included in Medium Density Residential land use include:

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

Flood Damage Prevention:

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

Notices:

Staff sent out thirty-seven (37) notices to property owners within the 400-foot notification area. As of January 19, 2022, zero (0) responses were received in favor of the request, and zero (0) responses were received in opposition of the request. Any additional responses received after the above date will be provided during the meeting.

RECOMMENDATION:

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

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

If the R-2 zoning classification case for this parcel is recommended for approval by the Planning & Zoning Commission, then staff recommends approval of an ordinance to change the Land Use Plan designation from Community Center use to Medium Density Residential use on property described as Kern Acres 2nd Extension & Revision, Block 003, Lot 0012, Property ID 11455, generally located at 106 W. Kathey Rd., Harker Heights, Texas, based on the following:

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

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change land use designation from Community Center to Medium Density Residential on property described as Kern Acres 2nd Extension & Revision, Block 003, Lot 0012, Property ID 11455, generally located at 106 W. Kathey Rd., Harker Heights, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Application
2. Location Map
3. Zoning Map
4. Proposed Land Uses (Community Center, Medium Density Residential)
5. Existing Land Use Map
6. Land Use Plan Map
7. Notification Area Map
8. Public Responses
(None received as of 1/20/2022)



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: Central Texas Heating & Air Conditioning Holdings, LLC Date: 12/13/21

Address: P.O. Box 2910

City/State/Zip: Harker Heights, TX 76548

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

Legal Description of Property:

Location of Property (Address if available): 106 W Kathy Rd, Harker Heights, TX 76548

Lot: 0012 Block: 003 Subdivision: Kern Acres 2nd Extension & Revision

Acres: Kern Property ID: 11455 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

Current Zoning Classification: B4 Com. Proposed Zoning: RZ (Duplex)

Current Land Use: Vacant Proposed Land Use: Duplex - Medium Density

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.

Central Texas Heating & Air Conditioning, LLC
 Printed Name of Property Owner

[Signature] Member
 Signature of Property Owner

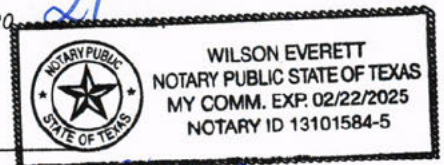
Printed Name of Representative

Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 29 DAY OF December, 2021

Wilson Everett
 SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/22/2025



Date Submitted: 12/29/2021

STAFF ONLY -- DO NOT FILL OUT BELOW

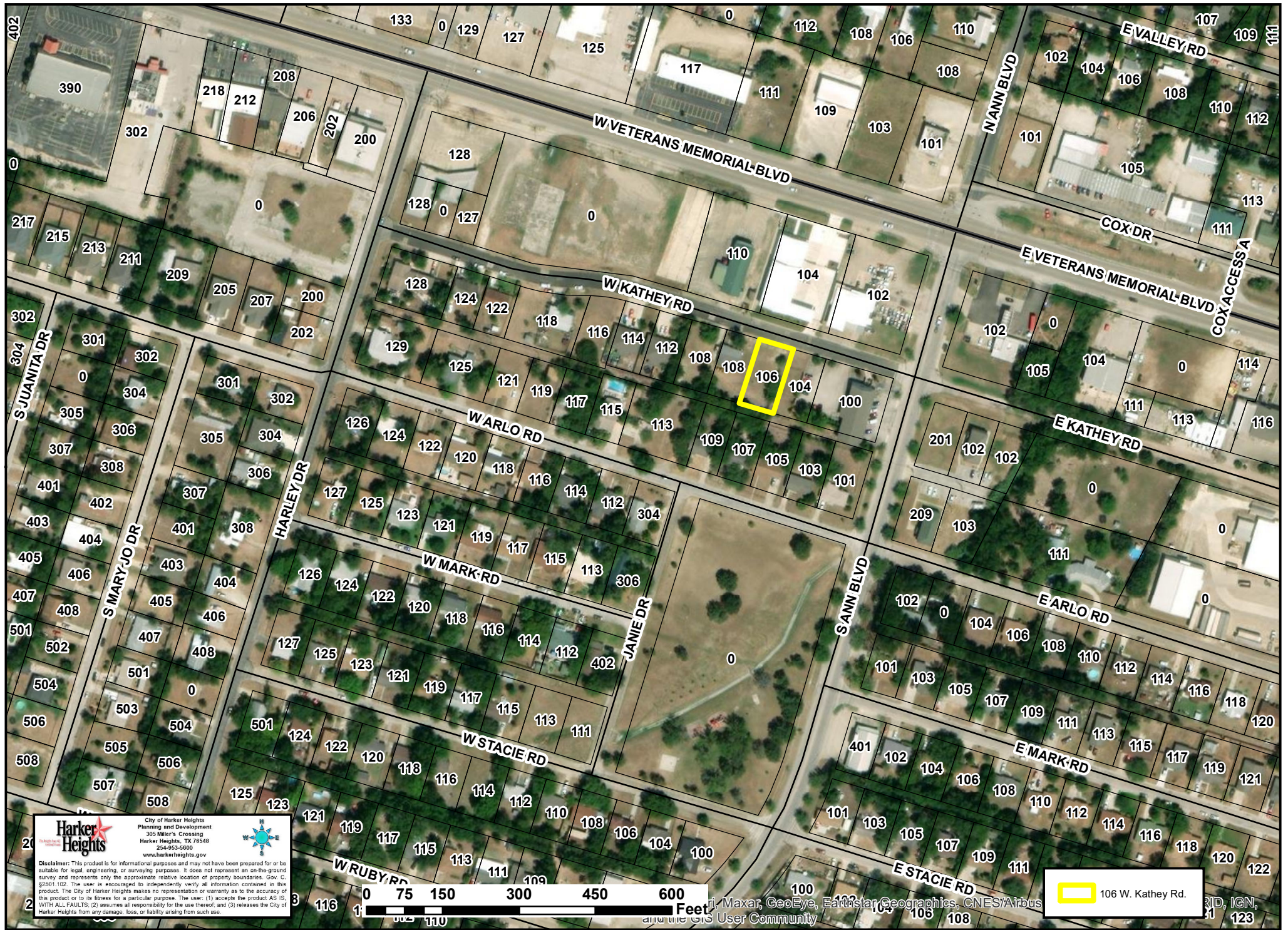
Pre-Application Meeting

Receipt #: 01177341

Received By: [Signature]

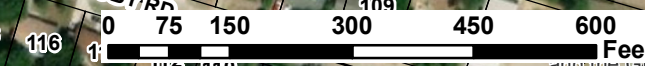
Revised: 5/2020

Case #: _____



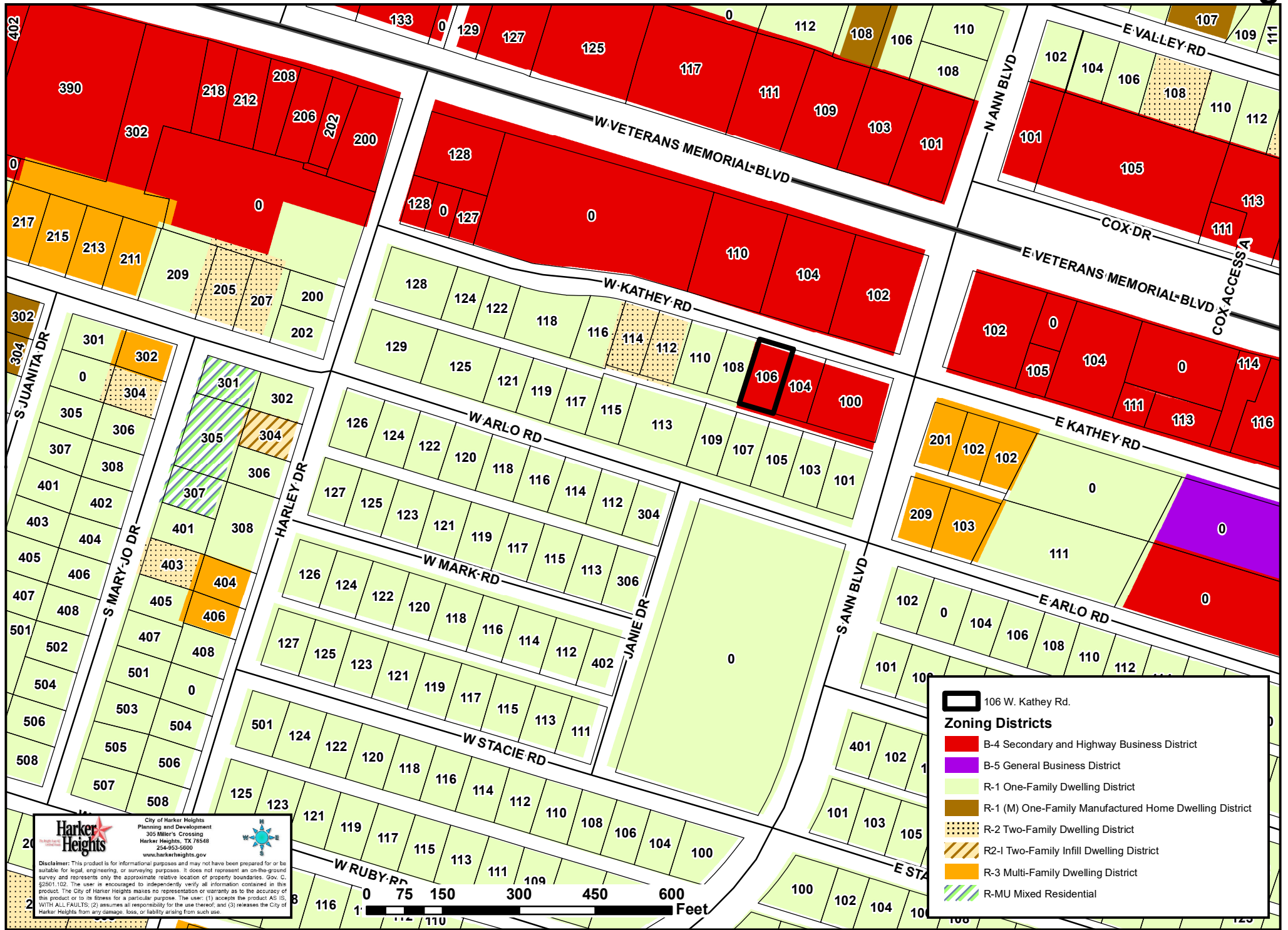
Harker Heights
City of Harker Heights
Planning and Development
300 Miller's Crossing
Harker Heights, TX 78548
254-953-5600
www.harkerheights.gov

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106 W. Kathey Rd.

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



106 W. Kathey Rd.

Zoning Districts

- B-4 Secondary and Highway Business District
- B-5 General Business District
- R-1 One-Family Dwelling District
- R-1 (M) One-Family Manufactured Home Dwelling District
- R-2 Two-Family Dwelling District
- R-2-1 Two-Family Infill Dwelling District
- R-3 Multi-Family Dwelling District
- R-MU Mixed Residential

Harker Heights

City of Harker Heights
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PROPOSED LAND USES

Community Centers

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

Appropriate Zoning District

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



PROPOSED LAND USES

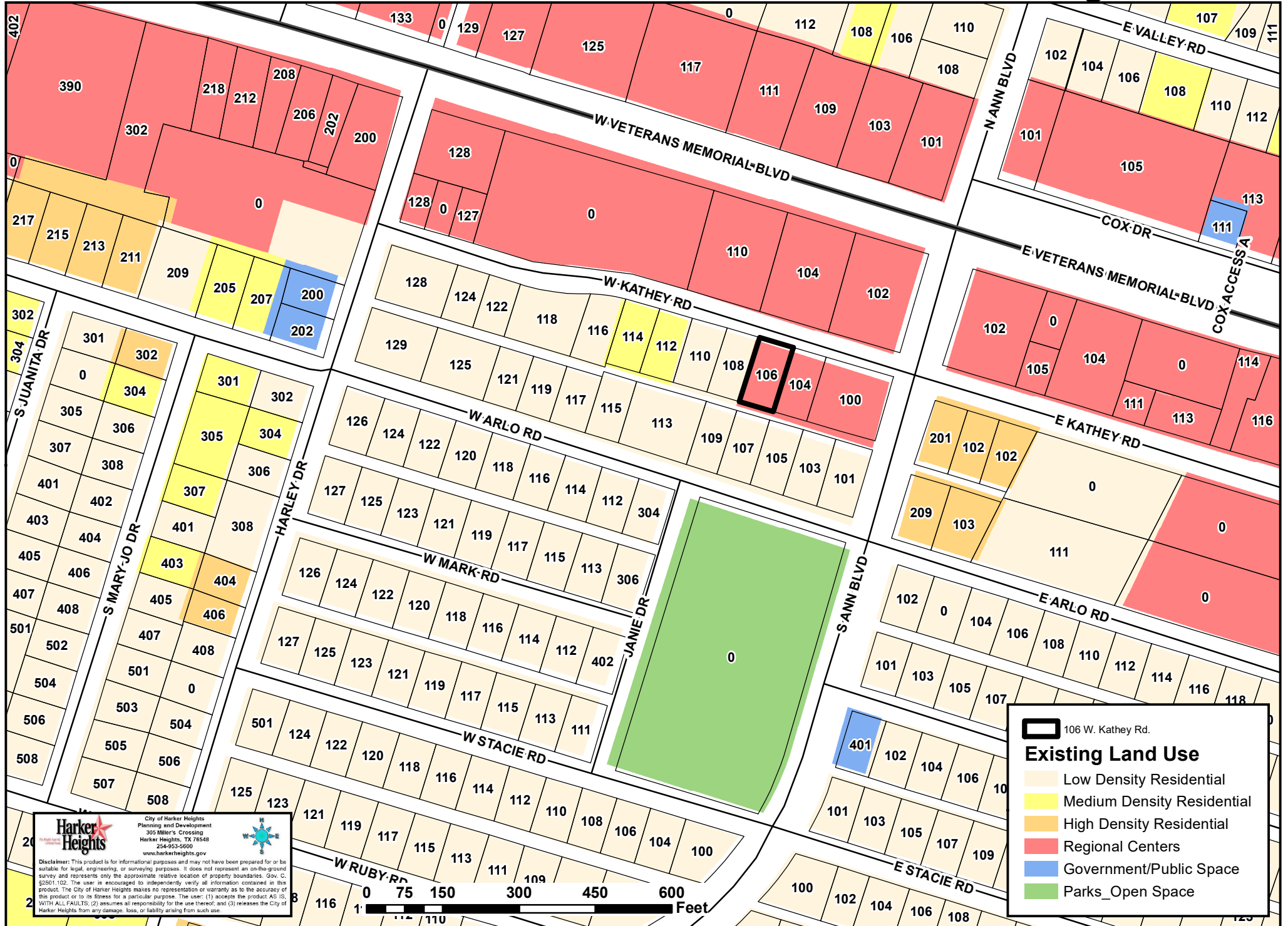
Medium Density Residential

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

Appropriate Zoning District

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





106 W. Kathey Rd.

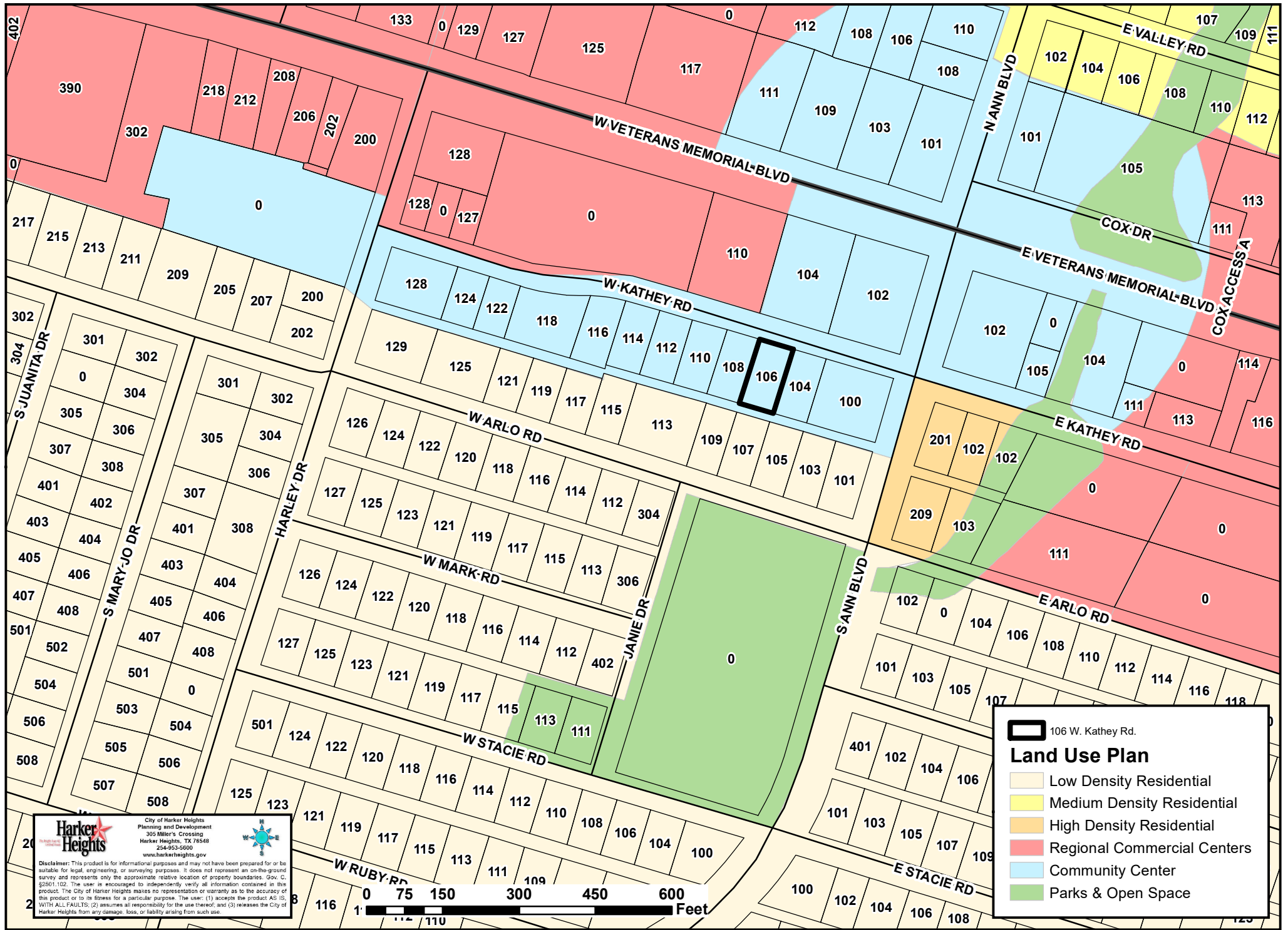
Existing Land Use


- Low Density Residential
- Medium Density Residential
- High Density Residential
- Regional Centers
- Government/Public Space
- Parks_Open Space

Harker Heights







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 Planning and Development
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 254-933-5600
 www.harkerheights.gov


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 106 W. Kathey Rd.

Land Use Plan

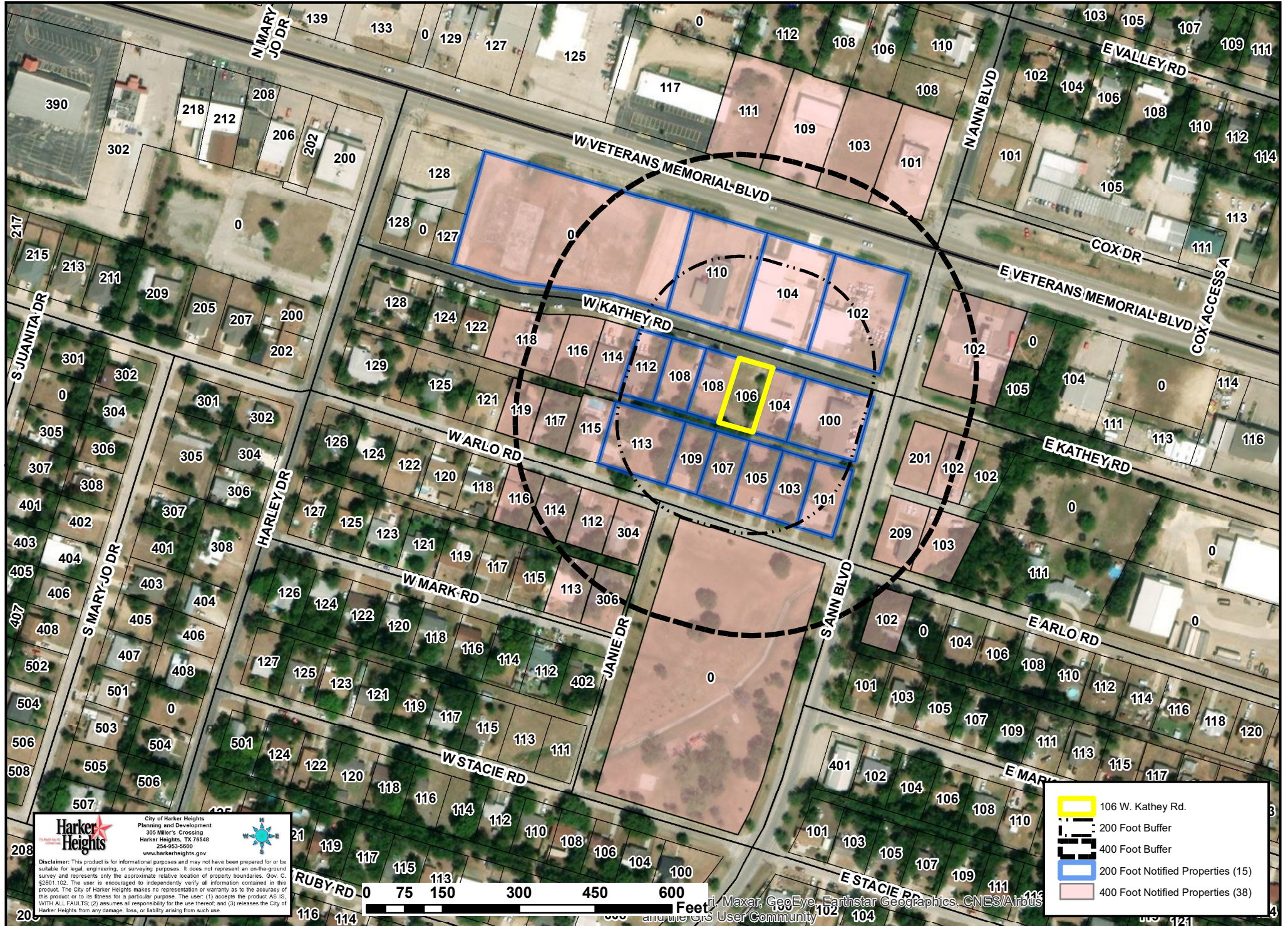
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Regional Commercial Centers
-  Community Center
-  Parks & Open Space

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Planning and Development
305 Miller's Crossing
Harker Heights, TX 78548
254-953-5600
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0 75 150 300 450 600 Feet





**PLANNING AND ZONING
COMMISSION MEMORANDUM**

Z21-38

AGENDA ITEM IX-5

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: JANUARY 26, 2022

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER A REQUEST TO CHANGE ZONING DESIGNATION FROM R-1 (ONE-FAMILY DWELLING DISTRICT) TO R-2 (TWO-FAMILY DWELLING DISTRICT) ON PROPERTY DESCRIBED AS KERN ACRES 2ND EXTENSION & REVISION, BLOCK 003, LOT 0010, PROPERTY ID 11453, GENERALLY LOCATED AT 110 W. KATHEY RD., HARKER HEIGHTS, BELL COUNTY, TEXAS

EXPLANATION:

The applicant is requesting a change from the current zoning R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Kern Acres 2nd Extension & Revision, Block 003, Lot 0010, Property ID 11453, generally located at 110 W. Kathey Rd., Harker Heights, Bell County, Texas. According to the Bell County Property Tax Records, the property consists of approximately 8,840 square feet of vacant land.

Surrounding Land Uses

Adjacent land uses include:

	Existing Land Use	Future Land Use	Zoning
North	Regional Center	Regional Center	B-4 (Secondary and Highway Business District)
South	Low Density Residential	Low Density Residential	R-1 (One-Family Dwelling District)
East	Low Density Residential	Community Center	R-1 (One-Family Dwelling District)
West	Medium Density Residential	Community Center	R-2 (Two-Family Dwelling District)

The 2021 Future Land Use Map identifies this area is designated as Community Center; staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood.

Flood Damage Prevention:

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

Notices:

Staff sent out thirty-eight (38) notices to property owners within the 400-foot notification area. As of January 19, 2022, one (1) response was received in favor of the request, and one (1) response was received in opposition of the request. Any additional responses received after the above date will be provided during the meeting.

RECOMMENDATION:

Staff recommends approval of an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Kern Acres 2nd Extension & Revision, Block 003, Lot 0010, Property ID 11453, generally located at 110 W. Kathey Rd., Harker Heights, Bell County, Texas, based on the following:

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

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Kern Acres 2nd Extension & Revision, Block 003, Lot 0010, Property ID 11453, generally located at 110 W. Kathey Rd., 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. Public Responses



Rezoning Request Application

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

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

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

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

Property Owner(s) Name: Central Texas Heating & Air Conditioning Holdings, LLC Date: 12/13/21

Address: P.O. Box 2910

City/State/Zip: Harker Heights, TX 76548

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

Legal Description of Property:

Location of Property (Address if available): 100 W Kathy Rd., Harker Heights, TX 76548

Lot: 0010 Block: 003 Subdivision: Kern Acres 2nd Extension & Revision

Acres: Kern Property ID: 11453 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

Current Zoning Classification: R1 Proposed Zoning: R2 (Duplex)

Current Land Use: Vacant Proposed Land Use: Duplex - Medium Density

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.

Central Texas Heating & Air Conditioning Holdings, LLC
Printed Name of Property Owner

[Signature] Member
Signature of Property Owner

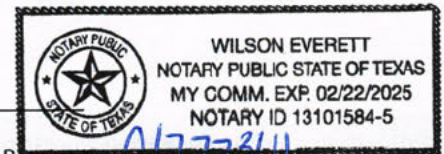
Printed Name of Representative _____

Signature of Representative _____

SWORN AND SUBSCRIBED BEFORE ME ON THIS 29 DAY OF December, 2021.

Wilson Everett
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/22/2025



Date Submitted: 12/29/2021

STAFF ONLY -- DO NOT FILL OUT BELOW

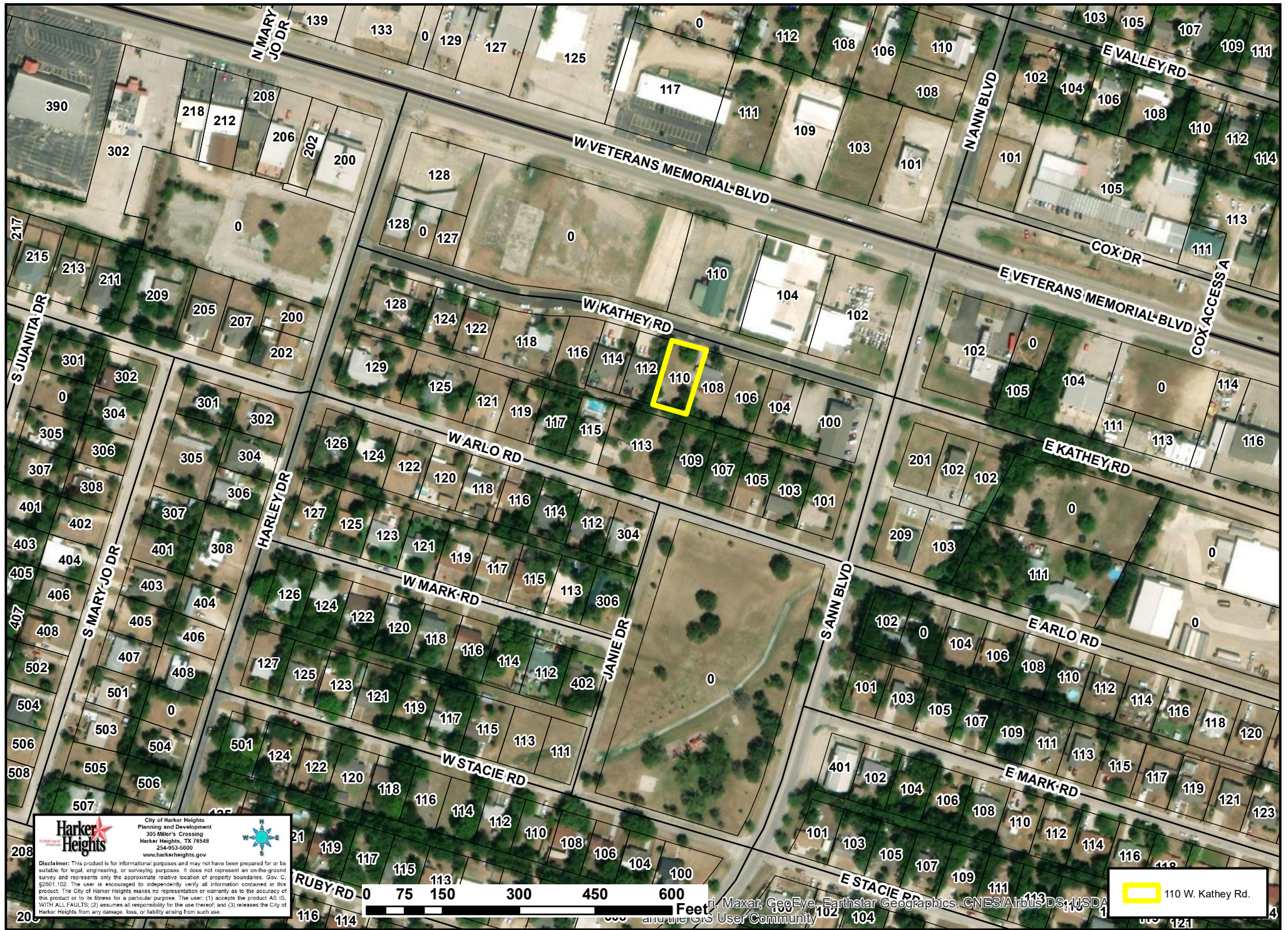
Received By: [Signature]

Pre-Application Meeting

Receipt #: 01777811

Revised: 5/2020

Case #: _____

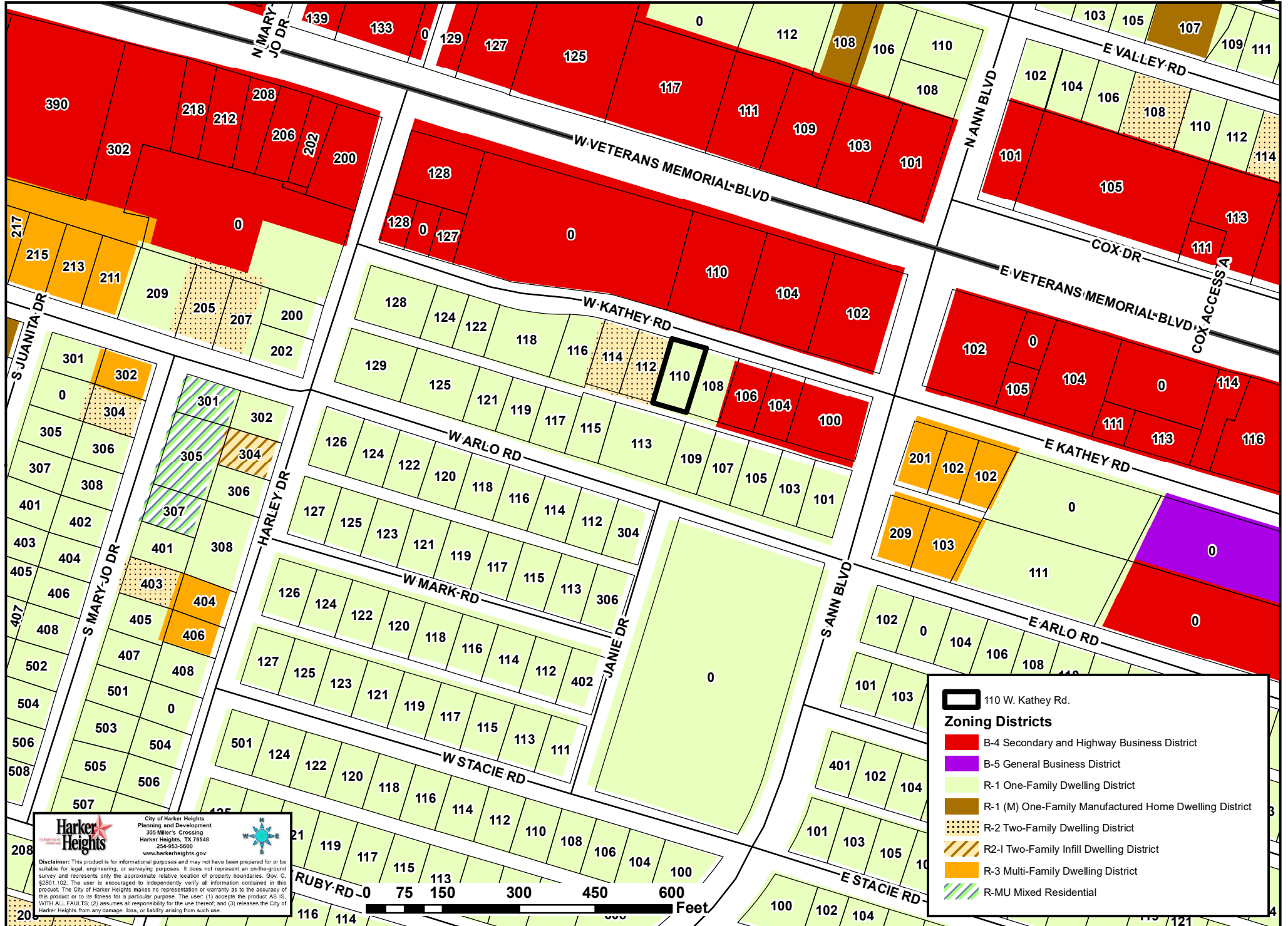


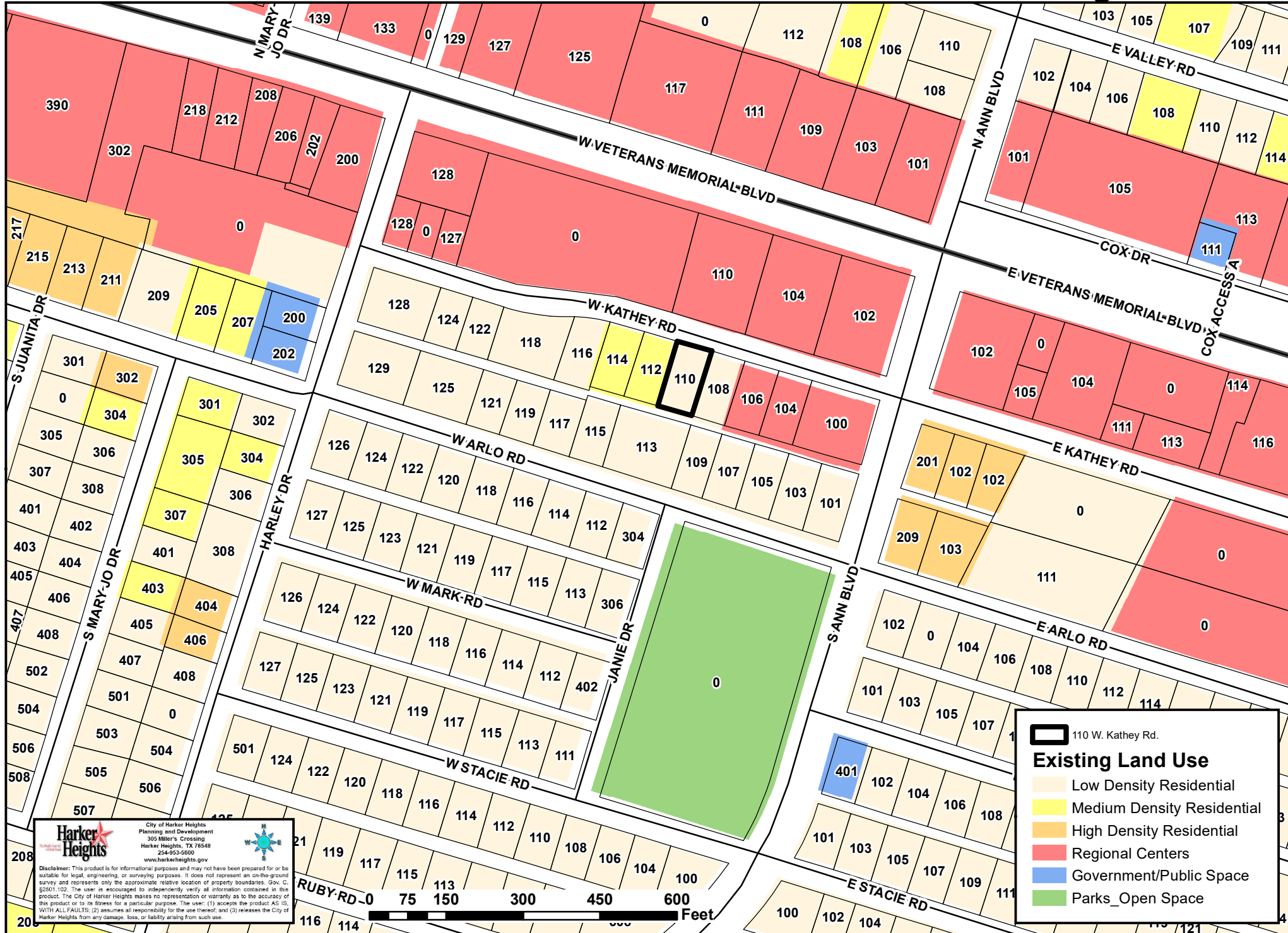
Harker Heights
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 78548
254-953-5600
www.harkerheights.gov


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110 W. Kathey Rd.







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





 110 W. Kathey Rd.

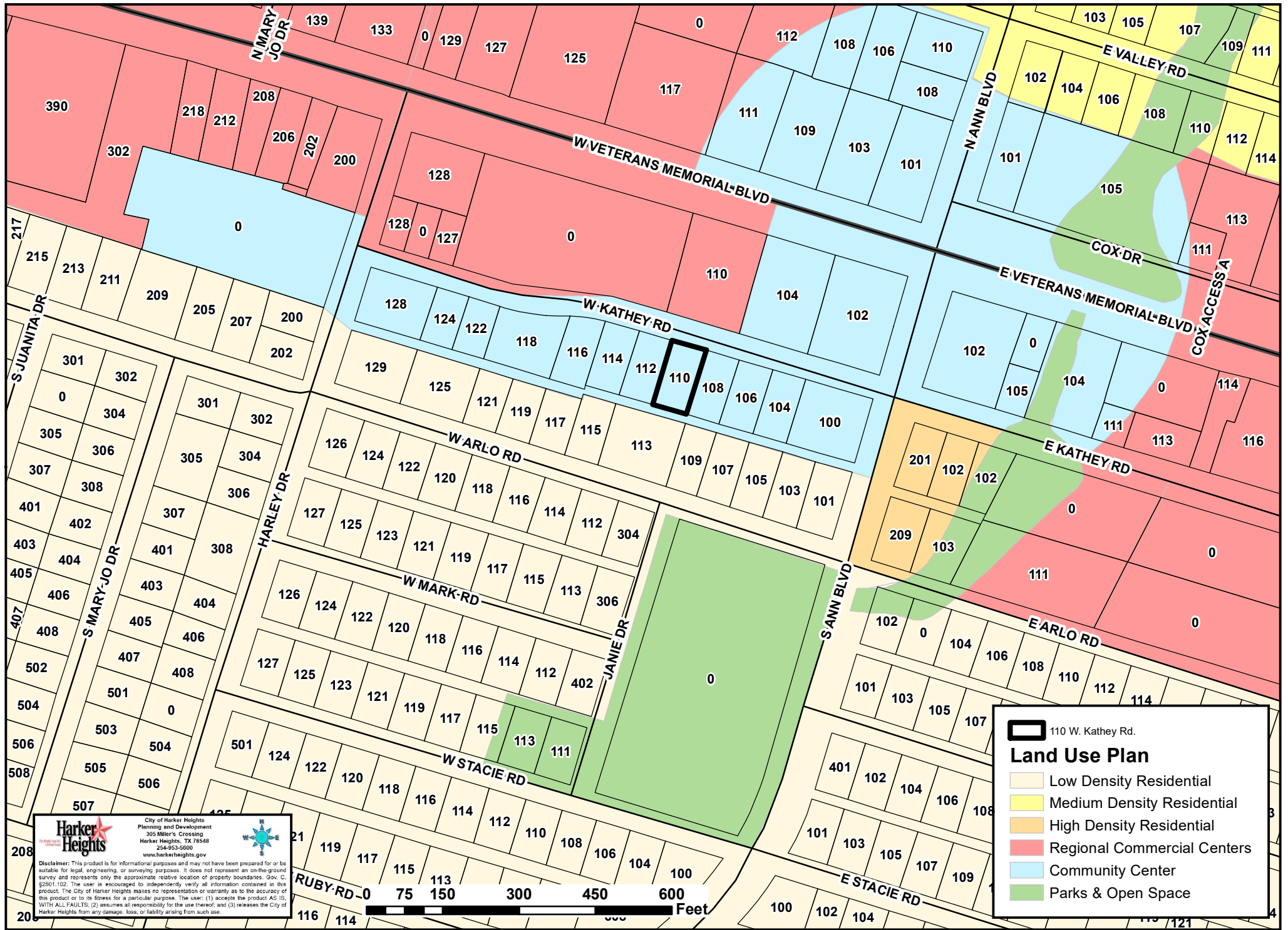
Existing Land Use

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Regional Centers
-  Government/Public Space
-  Parks_Open Space

Harker Heights
 City of Harker Heights
 Planning and Development
 305 Miller's Crossing
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110 W. Kathey Rd.

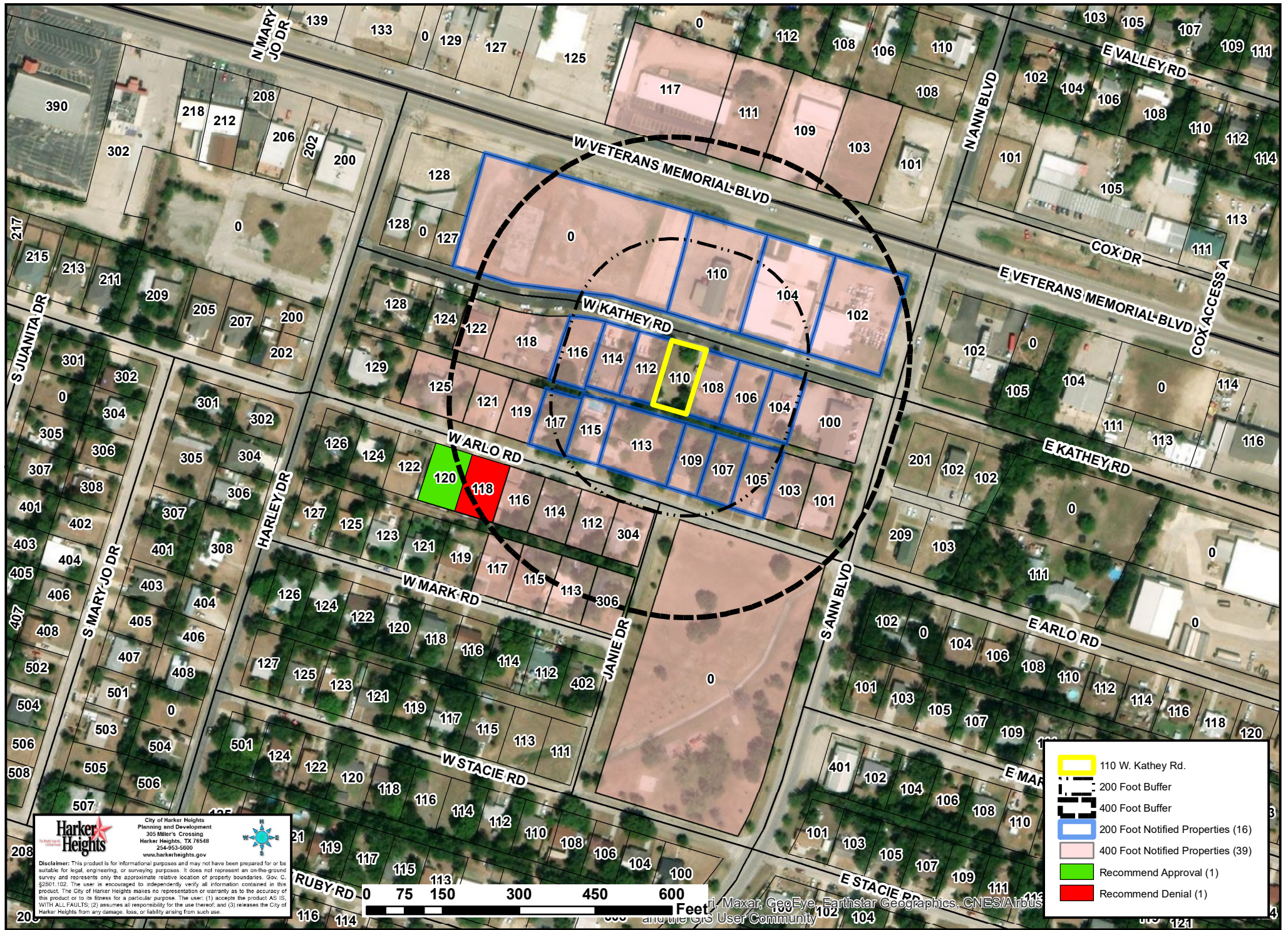
Land Use Plan

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Regional Commercial Centers
- Community Center
- Parks & Open Space

Harker Heights

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

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SENT: JANUARY 7, 2022
DUE BACK: JANUARY 19, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON JANUARY 19, 2022 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

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

FROM: JAKUBOWICZ, STEPHEN J

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

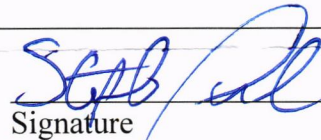
Physical Address	Property ID
118 W ARLO RD	54957

RE: application has been made to consider a request to change zoning designation from **R-1 (One-Family Dwelling District)** to **R-2 (Two-Family Dwelling District)** on property described as *Kern Acres 2nd Extension & Revision, Block 003, Lot 0010, Property ID 11453, generally located at 110 W. Kathey Rd., Harker Heights, TX* (see attached notification map).

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

Comments:

Stephen J Jakubowicz
Printed Name


Signature

1-14-22
Date

Received
JAN 19 2022
Planning & Development

SENT: JANUARY 7, 2022
DUE BACK: JANUARY 19, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON JANUARY 19, 2022 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

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

FROM: ECKRICH, ILONA H

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

Physical Address	Property ID
120 W ARLO RD	32274

RE: application has been made to consider a request to change zoning designation from **R-1 (One-Family Dwelling District)** to **R-2 (Two-Family Dwelling District)** on property described as *Kern Acres 2nd Extension & Revision, Block 003, Lot 0010, Property ID 11453, generally located at 110 W. Kathey Rd., Harker Heights, TX* (see attached notification map).

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

Comments:

Ilona Eckrich
Printed Name

[Signature]
Signature

1-19-22
Date

Received
JAN 19 2022
Planning & Development



PLANNING AND ZONING COMMISSION MEMORANDUM

Z21-38-F

AGENDA ITEM IX-6

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR

DATE: JANUARY 26, 2022

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE LAND USE DESIGNATION FROM COMMUNITY CENTER TO MEDIUM DENSITY RESIDENTIAL ON PROPERTY DESCRIBED AS KERN ACRES 2ND EXTENSION & REVISION, BLOCK 003, LOT 0010, PROPERTY ID 11453, GENERALLY LOCATED AT 110 W. KATHEY RD., HARKER HEIGHTS, BELL COUNTY, TEXAS

EXPLANATION:

The applicant is requesting a change from the current land use designation of Community Center to Medium Density Residential on property described as Kern Acres 2nd Extension & Revision, Block 003, Lot 0010, Property ID 11453, generally located at 110 W. Kathey Rd., Harker Heights, Bell County, Texas. According to the Bell County Property Tax Records, the property consists of approximately 8,840 square feet of vacant land.

Surrounding Land Uses

Adjacent land uses include:

	Future Land Use Plan
North	Community Center
South	Low Density Residential
East	Community Center
West	Community Center

The 2021 Future Land Use Plan identifies this area is designated for Community Center.

The zoning designations included in Community Center land use include:

- B-1 (Office District), B-2 (Neighborhood Business District)
- B-3 (Local Business District)
- PD-B (Planned Development Business)

The zoning designations included in Medium Density Residential land use include:

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

Flood Damage Prevention:

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

Notices:

Staff sent out thirty-eight (38) notices to property owners within the 400-foot notification area. As of January 19, 2022, zero (0) responses were received in favor of the request, and two (2) responses were received in opposition of the request. Any additional responses received after the above date will be provided during the meeting.

RECOMMENDATION:

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

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

If the R-2 zoning classification case for this parcel is recommended for approval by the Planning & Zoning Commission, then staff recommends approval of an ordinance to change the Land Use Plan designation from Community Center use to Medium Density Residential use on property described Kern Acres 2nd Extension & Revision, Block 003, Lot 0010, Property ID 11453, generally located at 110 W. Kathey Rd., Harker Heights, Bell County, Texas, based on the following:

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

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change land use designation from Community Center to Medium Density Residential on property described Kern Acres 2nd Extension & Revision, Block 003, Lot 0010, Property ID 11453, generally located at 110 W. Kathey Rd., 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. Proposed Land Uses (Community Center, Medium Density Residential)
5. Existing Land Use Map
6. Land Use Plan Map
7. Notification Area Map
8. Public Responses



Rezoning Request Application

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

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

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

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

Property Owner(s) Name: Central Texas Heating & Air Conditioning Holdings, LLC Date: 12/13/21

Address: P.O. Box 2910

City/State/Zip: Harker Heights, TX 76548

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

Legal Description of Property:

Location of Property (Address if available): 100 W Kathy Rd., Harker Heights, TX 76548

Lot: 0010 Block: 003 Subdivision: Kern Acres 2nd Extension & Revision

Acres: Kern Property ID: 11453 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

Current Zoning Classification: R1 Proposed Zoning: R2 (Duplex)

Current Land Use: Vacant Proposed Land Use: Duplex - Medium Density

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.

Central Texas Heating & Air Conditioning Holdings, LLC
Printed Name of Property Owner

[Signature] Member
Signature of Property Owner

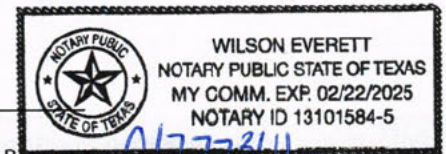
Printed Name of Representative _____

Signature of Representative _____

SWORN AND SUBSCRIBED BEFORE ME ON THIS 29 DAY OF December, 2021.

Wilson Everett
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/22/2025



Date Submitted: 12/29/2021

STAFF ONLY -- DO NOT FILL OUT BELOW

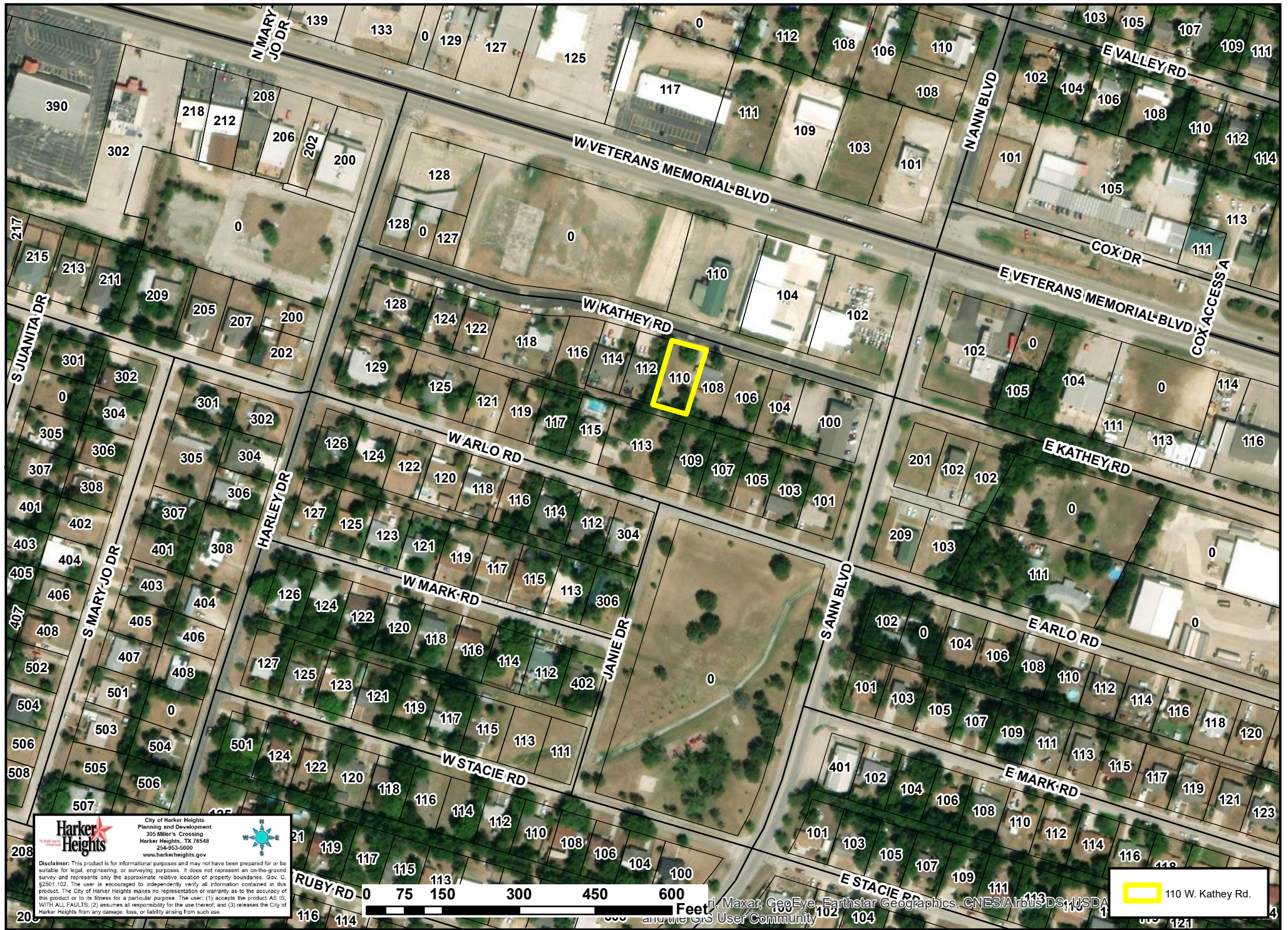
Received By: [Signature]

Pre-Application Meeting

Receipt #: 017778111

Revised: 5/2020

Case #: _____

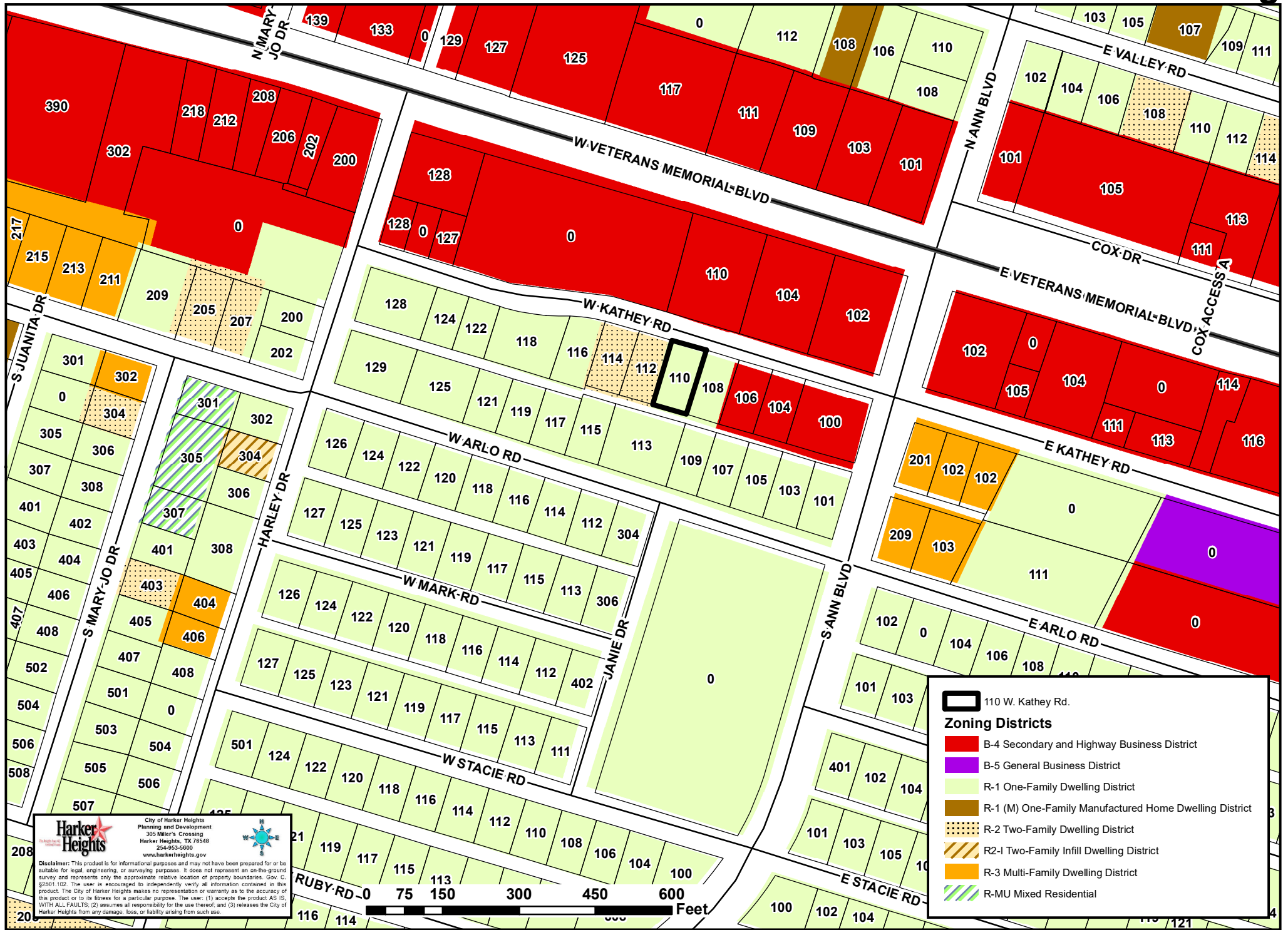


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Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA and the GIS User Community

110 W. Kathey Rd.



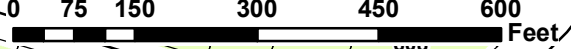
110 W. Kathey Rd.

Zoning Districts

- B-4 Secondary and Highway Business District
- B-5 General Business District
- R-1 One-Family Dwelling District
- R-1 (M) One-Family Manufactured Home Dwelling District
- R-2 Two-Family Dwelling District
- R2-1 Two-Family Infill Dwelling District
- R-3 Multi-Family Dwelling District
- R-MU Mixed Residential

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PROPOSED LAND USES

Community Centers

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

Appropriate Zoning District

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



PROPOSED LAND USES

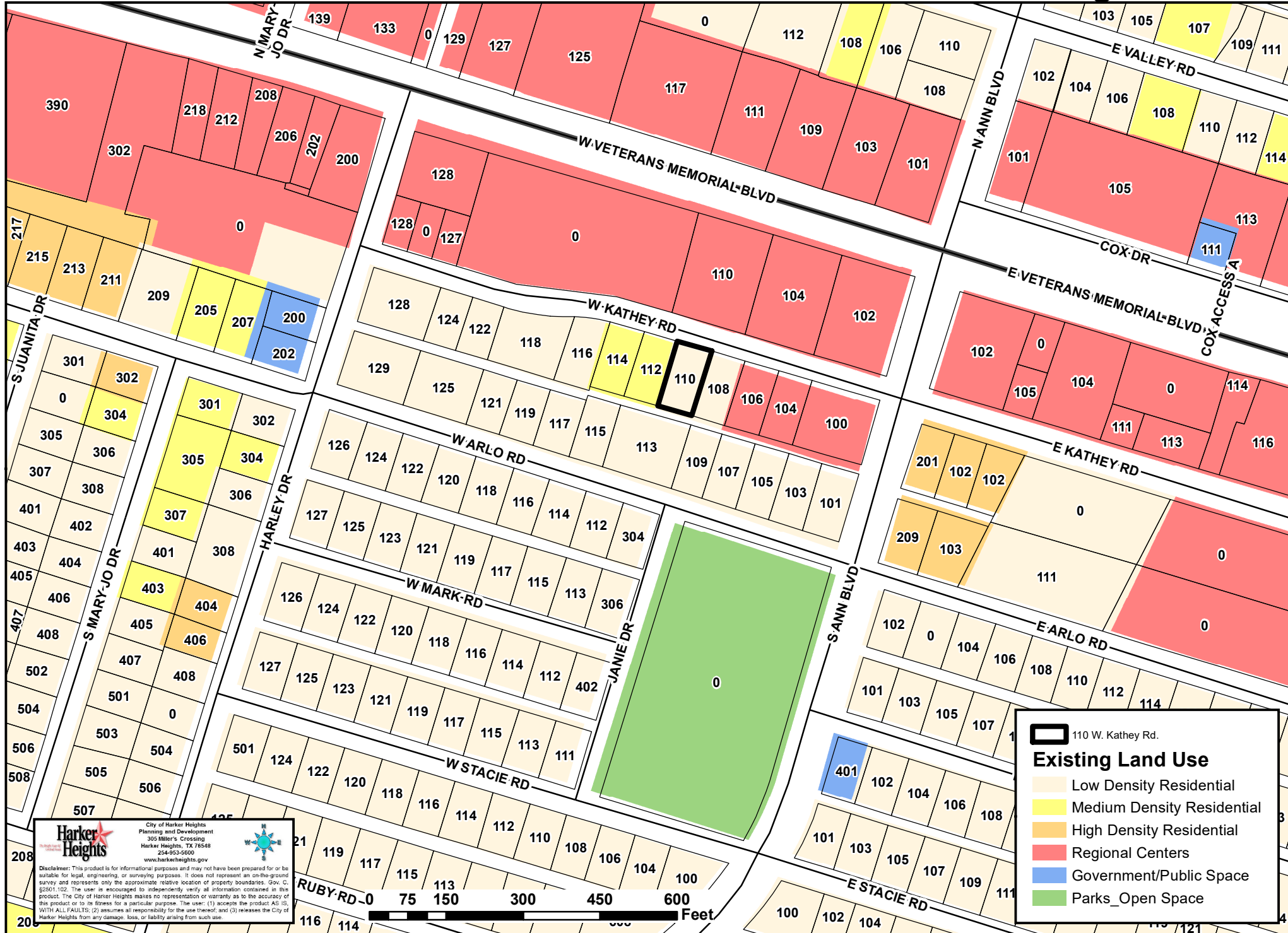
Medium Density Residential

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

Appropriate Zoning District

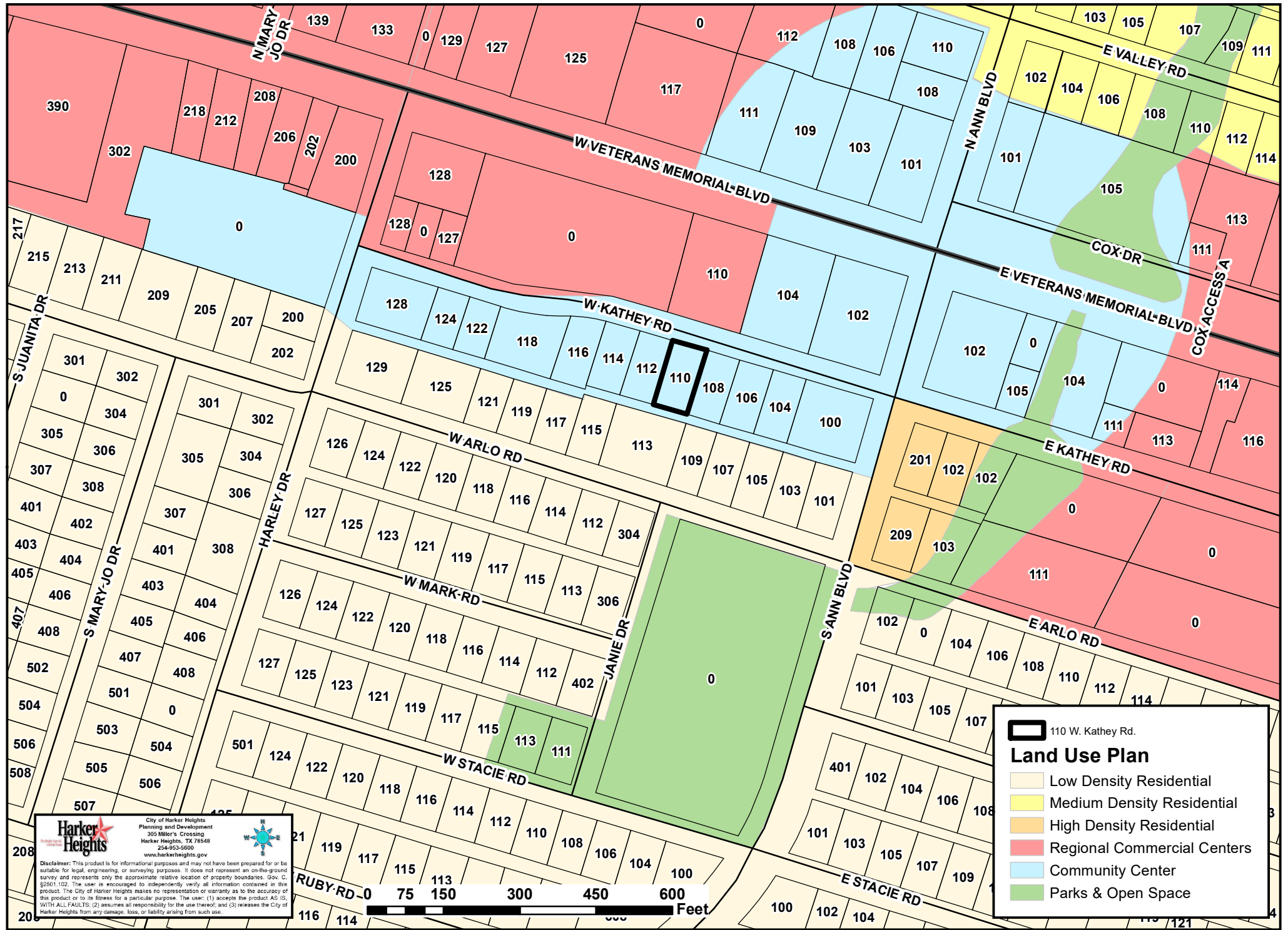
- **R1-M** Manufactured Homes
- **R1-I** Single Family Infill Dwelling*
- **R1-A** Single Family Garden Home
- **R-2** Two Family Dwelling
- **R2-I** Two Family Infill Dwelling*
- **RT-1** Townhouse Single Family Dwelling
- **R-MU** Mixed Use Residential
- **R-MH** Manufactured Home Park












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City of Harker Heights
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300 Miller's Crossing
Harker Heights, TX 78548
254-953-5600
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 110 W. Kathey Rd.

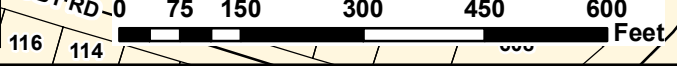
Land Use Plan

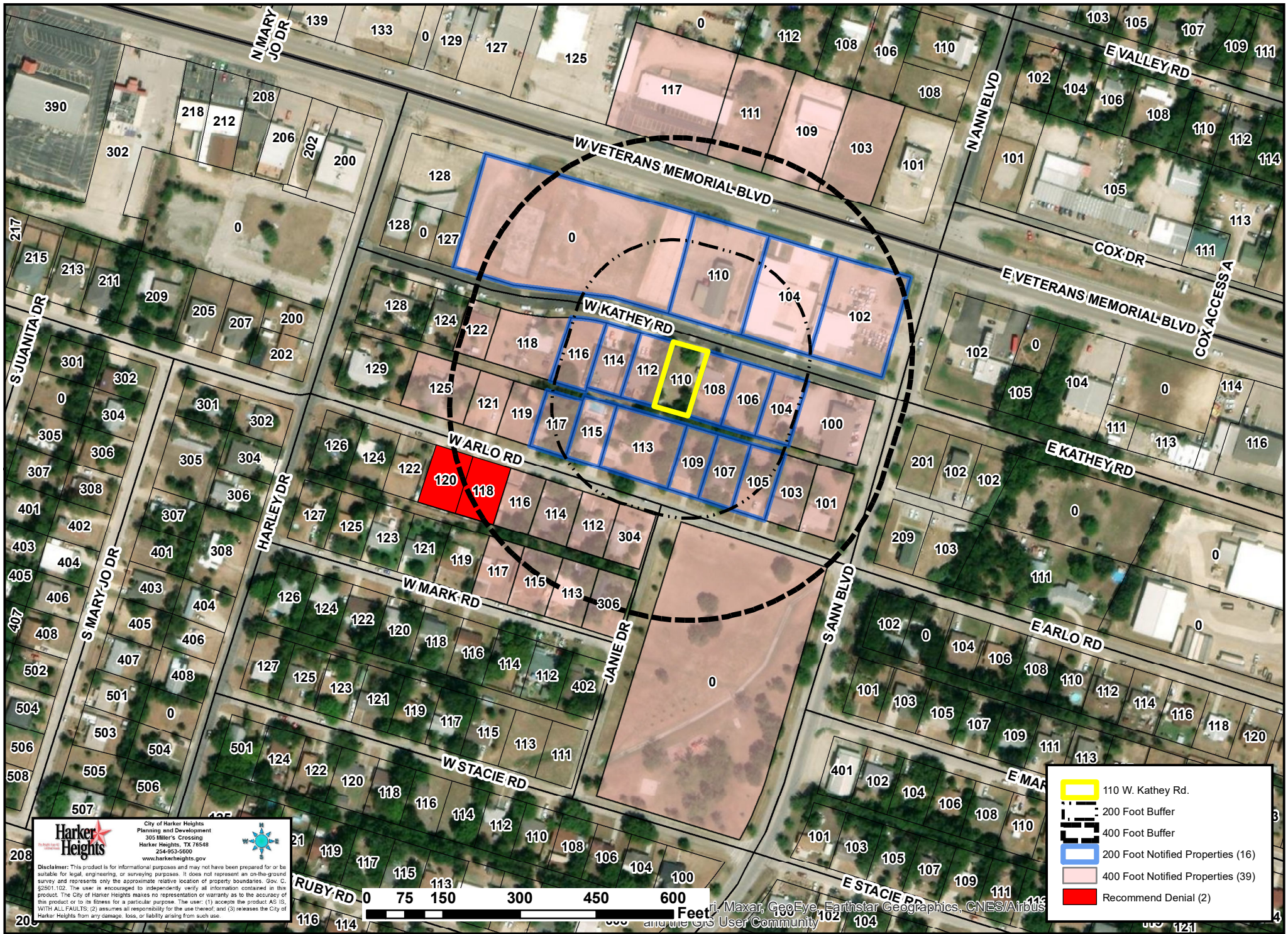
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Regional Commercial Centers
-  Community Center
-  Parks & Open Space


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- 110 W. Kathey Rd.
- 200 Foot Buffer
- 400 Foot Buffer
- 200 Foot Notified Properties (16)
- 400 Foot Notified Properties (39)
- Recommend Denial (2)

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

SENT: JANUARY 7, 2022
DUE BACK: JANUARY 19, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON JANUARY 19, 2022 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

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

FROM: JAKUBOWICZ, STEPHEN J

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

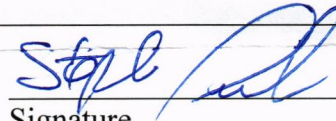
Physical Address	Property ID
118 W ARLO RD	54957

RE: application has been made to consider a request to change land use designation from **Community Center** to **Medium Density Residential** on property described as *Kern Acres 2nd Extension & Revision, Block 003, Lot 0010, Property ID 11453, generally located at 110 W. Kathey Rd.* (see attached notification map).

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

Comments:

STEPHEN J. JAKUBOWICZ
Printed Name


Signature

1-14-22
Date

Received
JAN 19 2022
Planning & Development

SENT: JANUARY 7, 2022
DUE BACK: JANUARY 19, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON JANUARY 19, 2022 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

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

FROM: ECKRICH, ILONA H

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

Physical Address	Property ID
120 W ARLO RD	32274

RE: application has been made to consider a request to change land use designation from **Community Center to Medium Density Residential** on property described as *Kern Acres 2nd Extension & Revision, Block 003, Lot 0010, Property ID 11453, generally located at 110 W. Kathey Rd.* (see attached notification map).

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

Comments:

Ilona Eckrich
Printed Name

Ilona Eckrich
Signature

1/19/22
Date

Received
JAN 19 2022
Planning & Development



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

Z21-39

AGENDA ITEM IX-7

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: JANUARY 26, 2022

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE-FAMILY DWELLING DISTRICT) TO R1-R (RURAL ONE-FAMILY DWELLING DISTRICT) ON PROPERTY DESCRIBED AS LAKESIDE HILLS SECTION TWO, LOT TRACT 111, ACRES 10.06, PROPERTY ID #38147, GENERALLY LOCATED AT 10485 HIGHVIEW DRIVE, HARKER HEIGHTS, TEXAS AND LOCALLY KNOWN AS 10485 HIGHVIEW DRIVE, BELTON, 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 District) on property described as Lakeside Hills Section Two, Lot Tract 111, Acres 10.06, Property ID #38147, generally located at 10485 Highview Drive, Harker Heights, Texas and locally known as 10485 Highview Drive, Belton, Texas.

Surrounding Land Uses

Adjacent land uses include:

	Existing Land Use	Land Use Plan	Zoning
North	Low Density Residential	Residential Estate	R-1 (One-Family Dwelling District)
South	Parks & Open Space	Parks & Open Space	ETJ Area
East	ETJ Area Parks & Open Space	ETJ Area Parks & Open Space	ETJ Area
West	Low Density Residential	Residential Estate	R-1 (One-Family Dwelling District)

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

Flood Damage Prevention:

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

Notices:

Staff sent out twelve (12) notices to property owners within the 400-foot notification area. As of January 19, 2022, two (2) responses were received in favor of the request, and zero (0) responses

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

RECOMMENDATION:

Staff recommends approval of an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling District) on property described as Lakeside Hills Section Two, Lot Tract 111, Acres 10.06, Property ID #38147, generally located at 10485 Highview Drive, Harker Heights, Texas and locally known as 10485 Highview Drive, Belton, Texas, based on the following:

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

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling District) on property described as Lakeside Hills Section Two, Lot Tract 111, Acres 10.06, Property ID #38147, generally located at 10485 Highview Drive, Harker Heights, Texas and locally known as 10485 Highview Drive, Belton, 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. Land Use Plan Map
6. Notification Area Map
7. Public Responses



Rezoning Request Application

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

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

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

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

Property Owner(s) Name: Justin Hawn Date: 12-22-21

Address: 198 Mountain Ridge Dr

City/State/Zip: Belton TX 76513

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

Legal Description of Property:

Location of Property (Address if available): 10485 Highview

Lot: 111 Block: _____ Subdivision: Lakeside Hills Section 2

Acres: 10.06 Property ID: 35147 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: Residential R1R

Current Zoning Classification: R1 Proposed Zoning: R1R

Current Land Use: Vacant Proposed Land Use: Homesite

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.

Justin Hawn
 Printed Name of Property Owner

[Signature]
 Signature of Property Owner

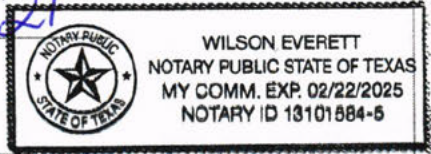
Printed Name of Representative

Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 29 DAY OF December, 2021

Wilson Everett
 SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/22/2025



Date Submitted: 12/29/21

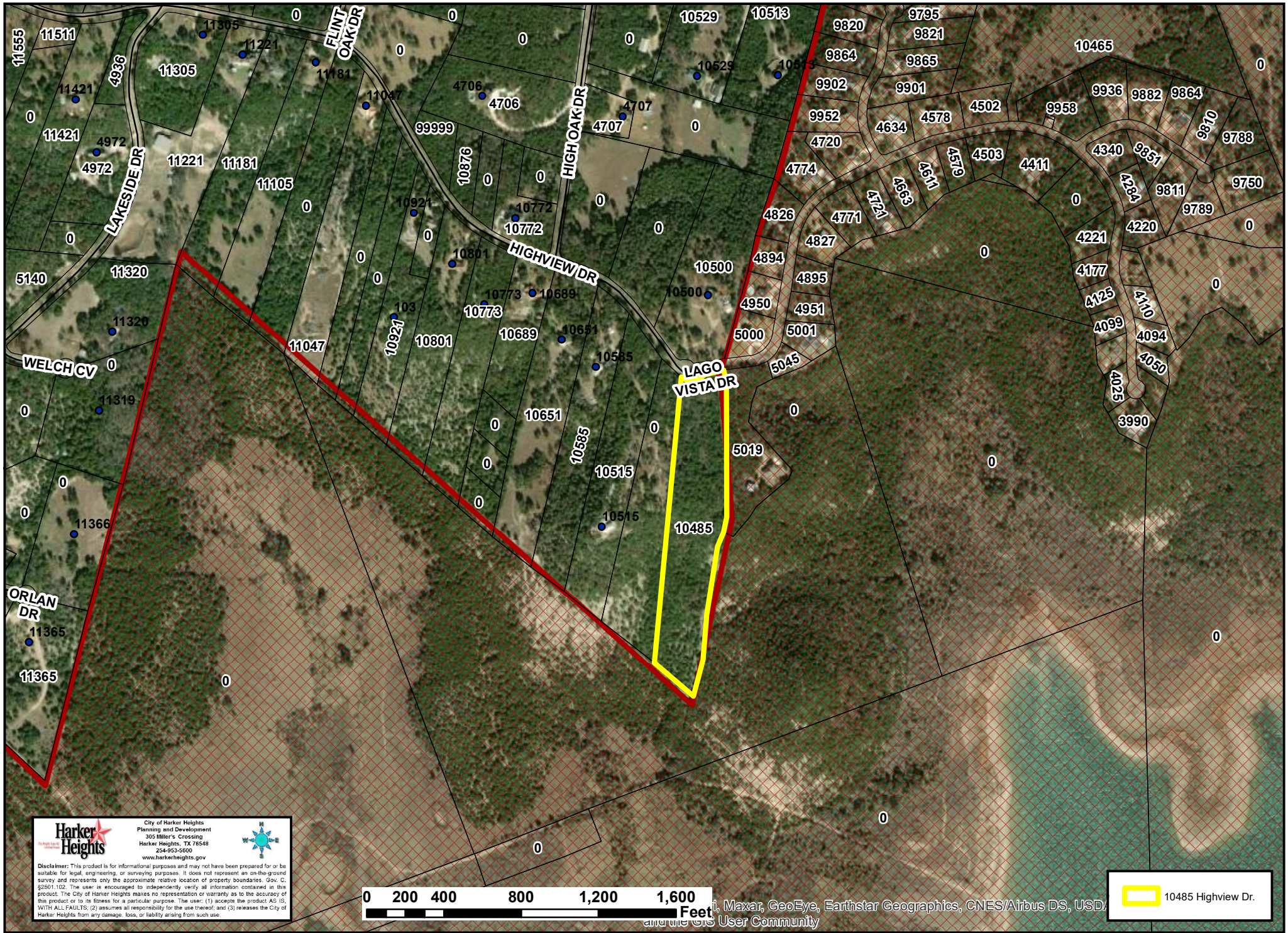
STAFF ONLY -- DO NOT FILL OUT BELOW

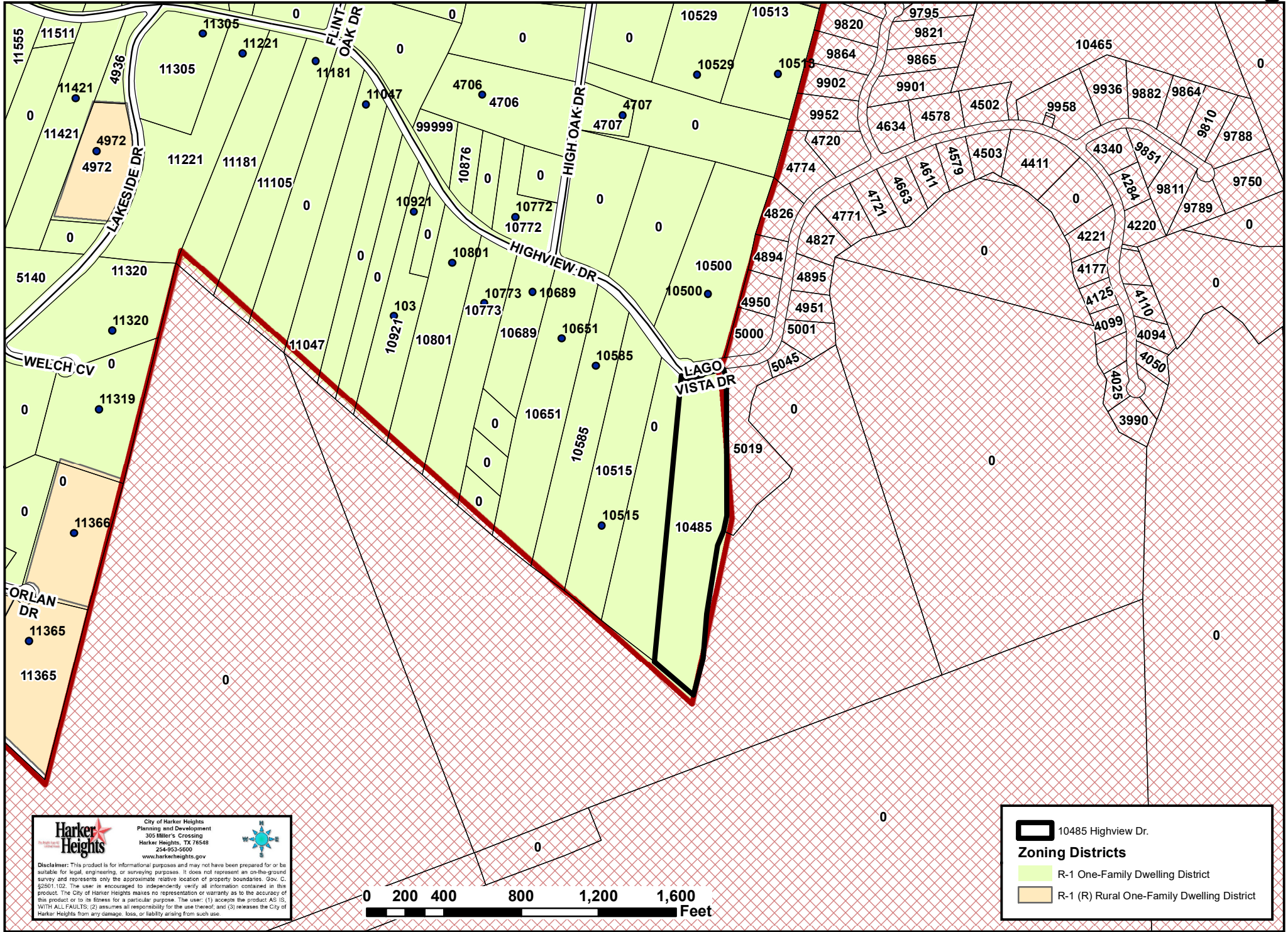
Received By: WEverett

Pre-Application Meeting

Receipt #: 01771527


Case #: _____







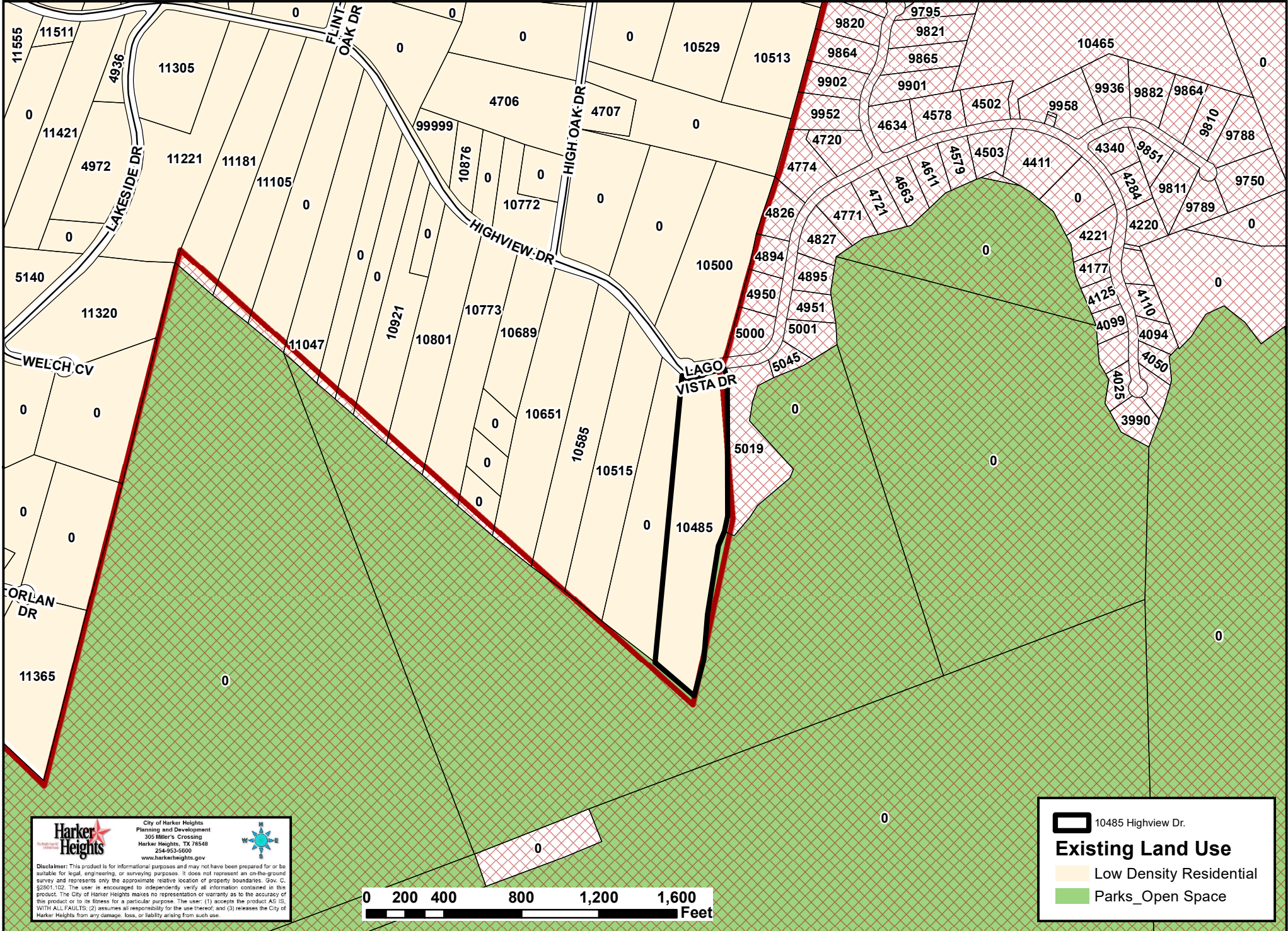
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 10485 Highview Dr.



Zoning Districts

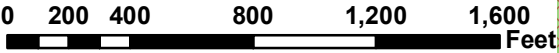
-  R-1 One-Family Dwelling District
-  R-1 (R) Rural One-Family Dwelling District

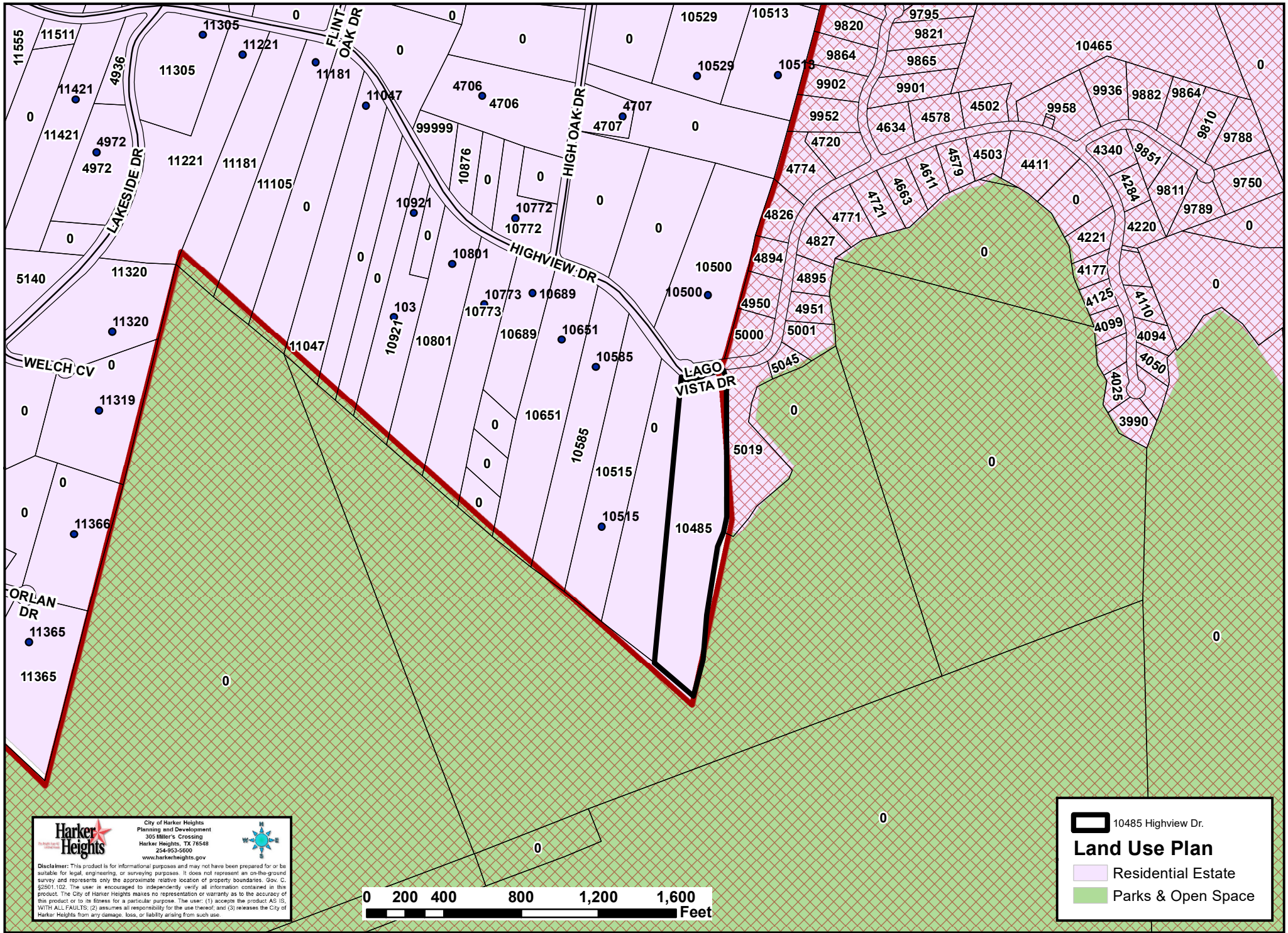


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 10485 Highview Dr.
Existing Land Use
 Low Density Residential
 Parks_Open Space





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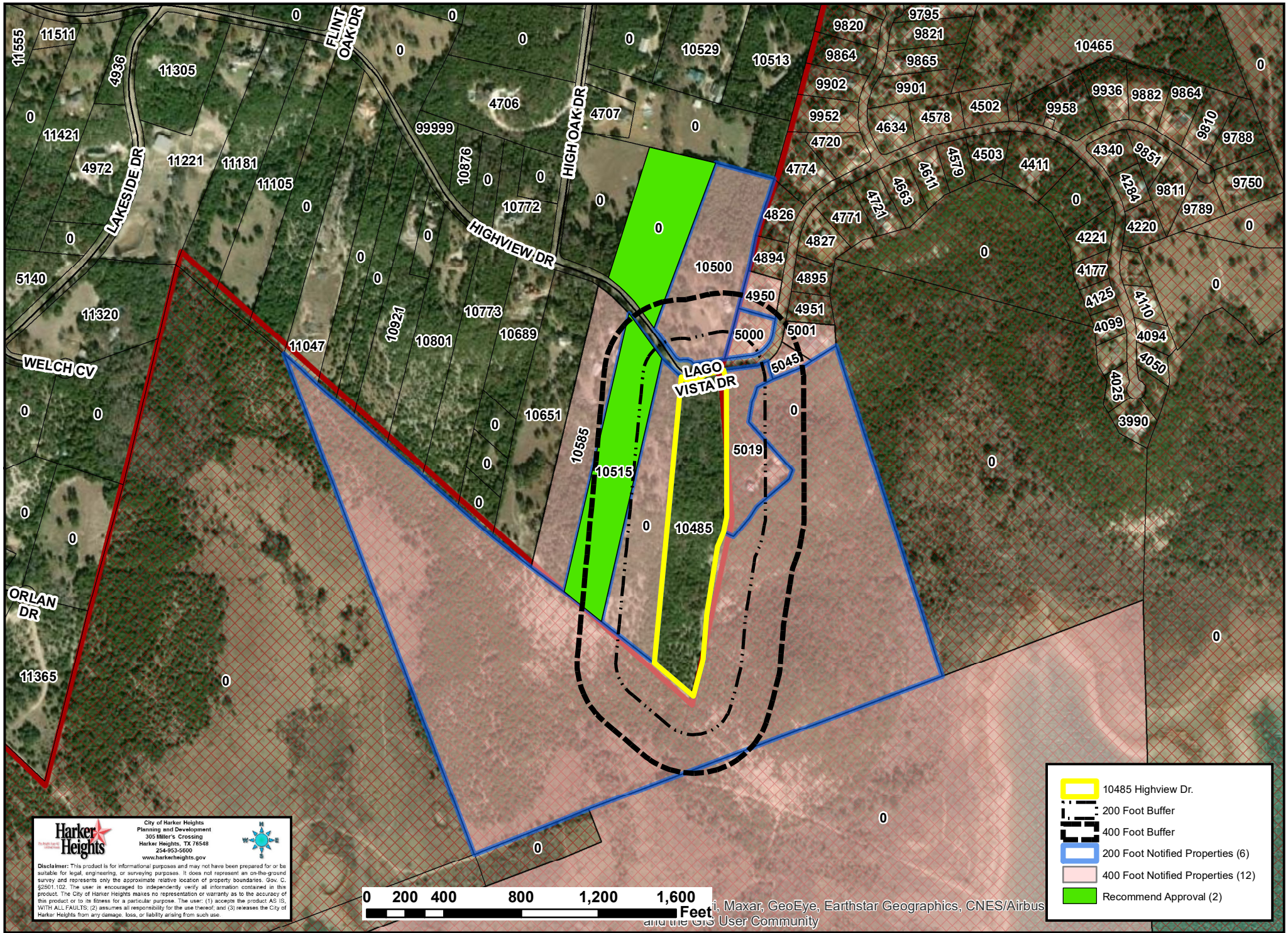
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10485 Highview Dr.

Land Use Plan

- Residential Estate
- Parks & Open Space



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City of Harker Heights
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	10485 Highview Dr.
	200 Foot Buffer
	400 Foot Buffer
	200 Foot Notified Properties (6)
	400 Foot Notified Properties (12)
	Recommend Approval (2)

SENT: JANUARY 7, 2022
DUE BACK: JANUARY 19, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON JANUARY 19, 2022 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

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

FROM: GLOVER, WILLIAM T & JANE S

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

Physical Address	Property ID
10515 HIGHVIEW DR	41334

RE: application has been made to consider a request to change zoning designation from **R-1 (One-Family Dwelling District)** to **R1-R (Rural One-Family Dwelling District)** on property described as *Lakeside Hills Section Two, Lot Tract 111, Acres 10.06, Property ID #38147 generally located at 10485 Highview Drive, Harker Heights, TX and locally known as 10485 Highview Drive, Belton, TX* (see attached notification map).

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

Comments:

Wm. Terry Glover
Printed Name
Jane S. Glover
Jan 17, 2022
Date

Wm. Terry Glover
Signature
Jane S. Glover

Received

JAN 18 2022

Planning & Development

SENT: JANUARY 7, 2022
DUE BACK: JANUARY 19, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON JANUARY 19, 2022 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

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

FROM: HANUSCH, MICHAEL J & MONIKA

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

Physical Address	Property ID
HIGHVIEW DR	38157

RE: application has been made to consider a request to change zoning designation from **R-1 (One-Family Dwelling District)** to **R1-R (Rural One-Family Dwelling District)** on property described as *Lakeside Hills Section Two, Lot Tract 111, Acres 10.06, Property ID #38147 generally located at 10485 Highview Drive, Harker Heights, TX and locally known as 10485 Highview Drive, Belton, TX* (see attached notification map).

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

But NO Antkeys or mules
They are excessively loud

Monika Hanusch
Printed Name

Monika Hanusch
Signature

1/14/22
Date

Received
JAN 14 2021
Planning & Development



PLANNING AND ZONING COMMISSION MEMORANDUM

Z21-40

AGENDA ITEM IX-8

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: JANUARY 26, 2022

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 R-2 (TWO-FAMILY DWELLING DISTRICT) ON PROPERTY DESCRIBED AS VALLEY VIEW SECOND EXT, BLOCK 007, LOT 0003, PROPERTY ID #111315 GENERALLY LOCATED AT 116 E. TURNBO ROAD, HARKER HEIGHTS, TX

EXPLANATION:

The applicant is requesting a change from the current zoning of R-1(M) (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Valley View Second Ext, Block 007, Lot 0003, Property ID #111315 generally located at 116 E. Turnbo Road, Harker Heights, TX. The last known use of this property was a mobile home; the property is currently vacant.

Surrounding Land Uses

Adjacent land uses include:

	Existing Land Use	Land Use Plan	Zoning
North	Low Density Residential	Medium Density Residential	R-1 (One-Family Dwelling District)
South	Low Density Residential	Medium Density Residential	R-1 (One-Family Dwelling District)
East	Low Density Residential	Medium Density Residential	R-1 (One-Family Dwelling District)
West	Medium Density Residential	Medium Density Residential	R-1 (M) (One-Family Manufactured Home Dwelling District)

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

Flood Damage Prevention:

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

Notices:

Staff sent out sixty-eight (68) notices to property owners within the 400-foot notification area. As of January 19, 2022, one (1) response was received in favor of the request, and zero (0) responses

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

RECOMMENDATION:

Staff recommends approval of an ordinance to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Valley View Second Ext, Block 007, Lot 0003, Property ID #111315 generally located at 116 E. Turnbo Road, Harker Heights, TX, based on the following:

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

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Valley View Second Ext, Block 007, Lot 0003, Property ID #111315 generally located at 116 E. Turnbo Road, Harker Heights, TX, 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. Land Use Plan Map
6. FEMA Flood Area Map
7. Notification Area Map
8. Public Responses



Rezoning Request Application

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

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

1. Pre-Application Meeting Scheduled
2. Payment of \$200.00 to the City of Harker Heights
3. If zoning change will require amendment to the Land Use Plan (aka FLUM), there will be an additional fee of \$100.00.

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

Property Owner(s) Name: Hearne Enterprises LLC **Date:** 12/29/2021

Address: 17282 Stillman Valley Road

City/State/Zip: Killeen, TX 76542

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

Legal Description of Property:

Location of Property (Address if available): 116 E Turnbo, Harker Heights, TX 76548

Lot: 3 Block: 7 Subdivision: 2nd ext. Valley View Addition

Acres: _____ Property ID: 111315 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: R-2~~4~~ (duplex)

Current Zoning Classification: R-1M **Proposed Zoning:** R-2~~4~~

Current Land Use: vacant **Proposed Land Use:** duplex Med. Density

Applicant's Representative (if applicable):

Applicant's Representative: Raymond Hamden

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

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.

Hearne Enterprises LLC, Kirt Hearne
 Printed Name of Property Owner

[Signature]
 Signature of Property Owner

Raymond Hamden
 Printed Name of Representative

[Signature]
 Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 29th DAY OF Dec., 2021

[Signature]
 SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-12-23



Date Submitted: 12/29/2021

STAFF ONLY -- DO NOT FILL OUT BELOW

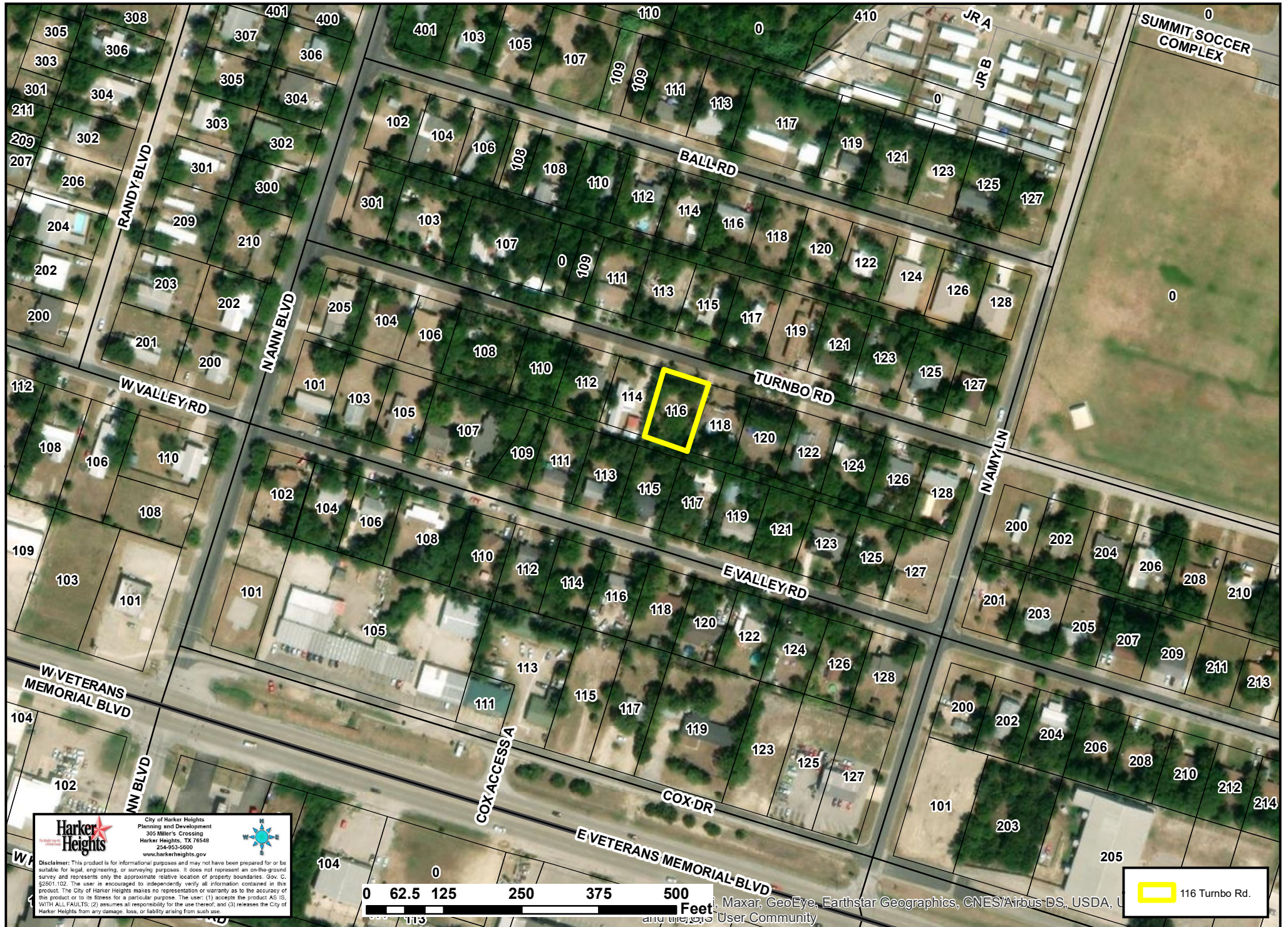
Received By: [Signature]

Pre-Application Meeting

Receipt #: 01777502

Revised: 10/2021


Case #: _____

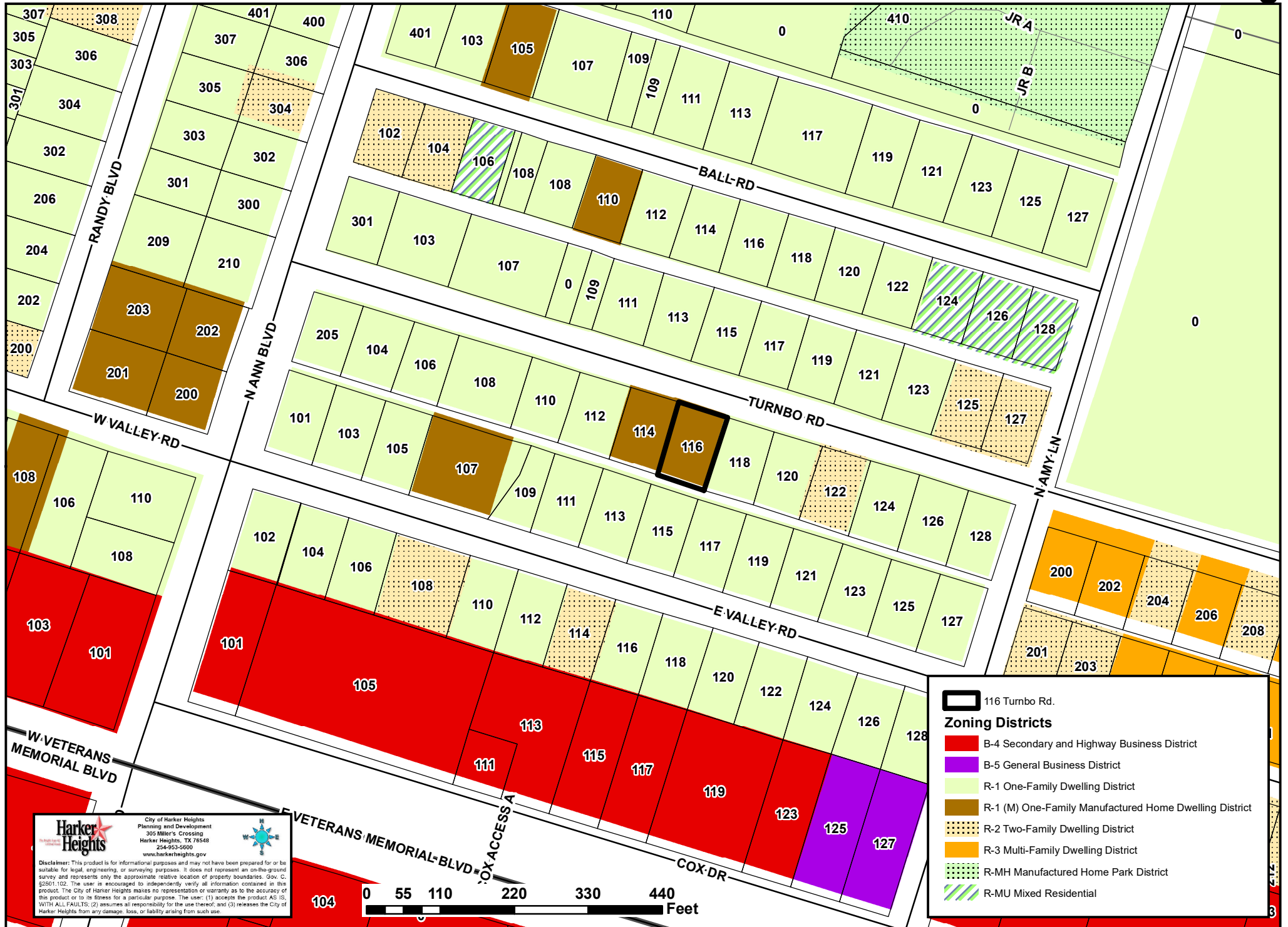


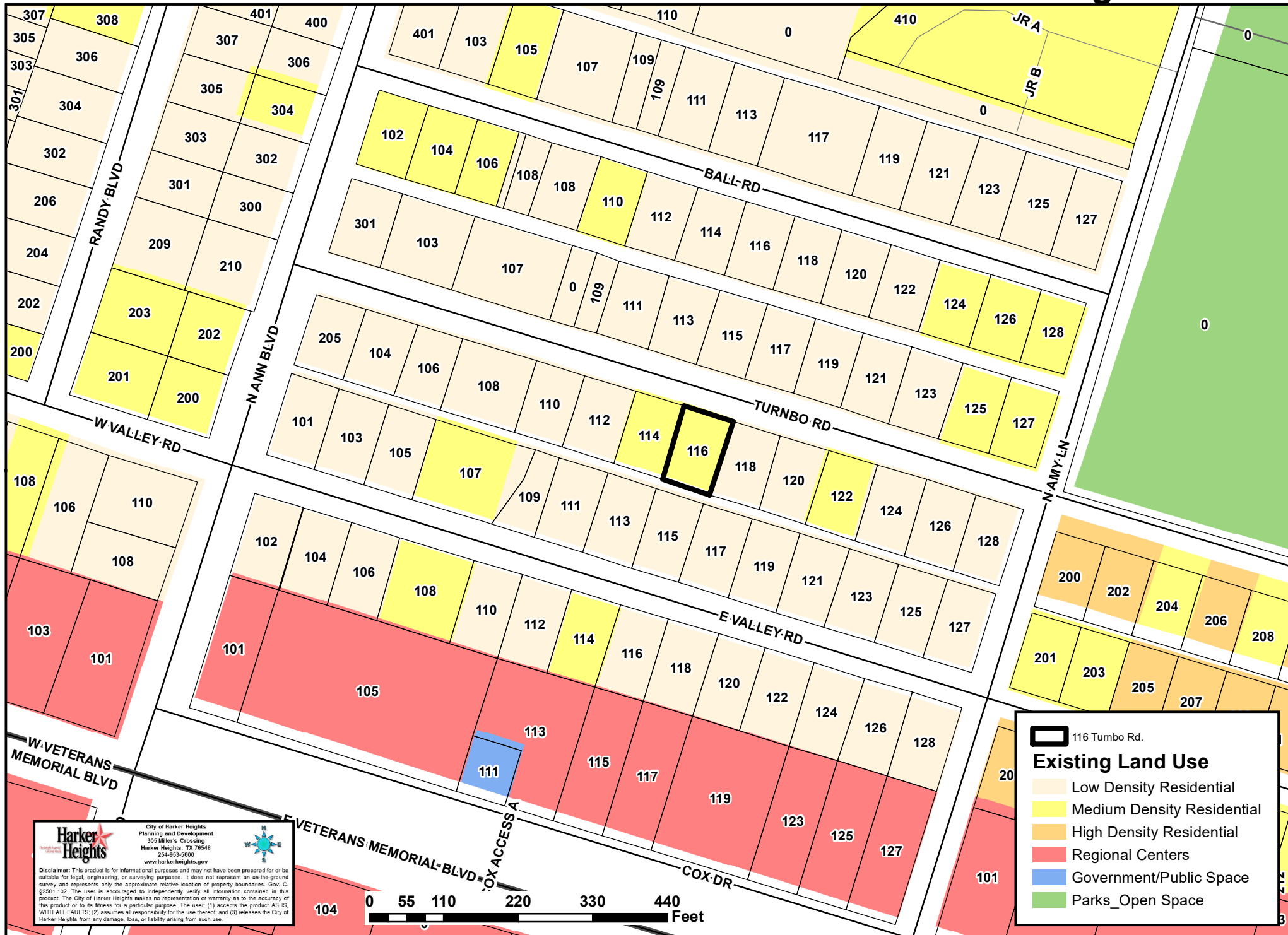
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City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 78548
254-953-5600
www.harkerheights.gov

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 116 Turnbo Rd.



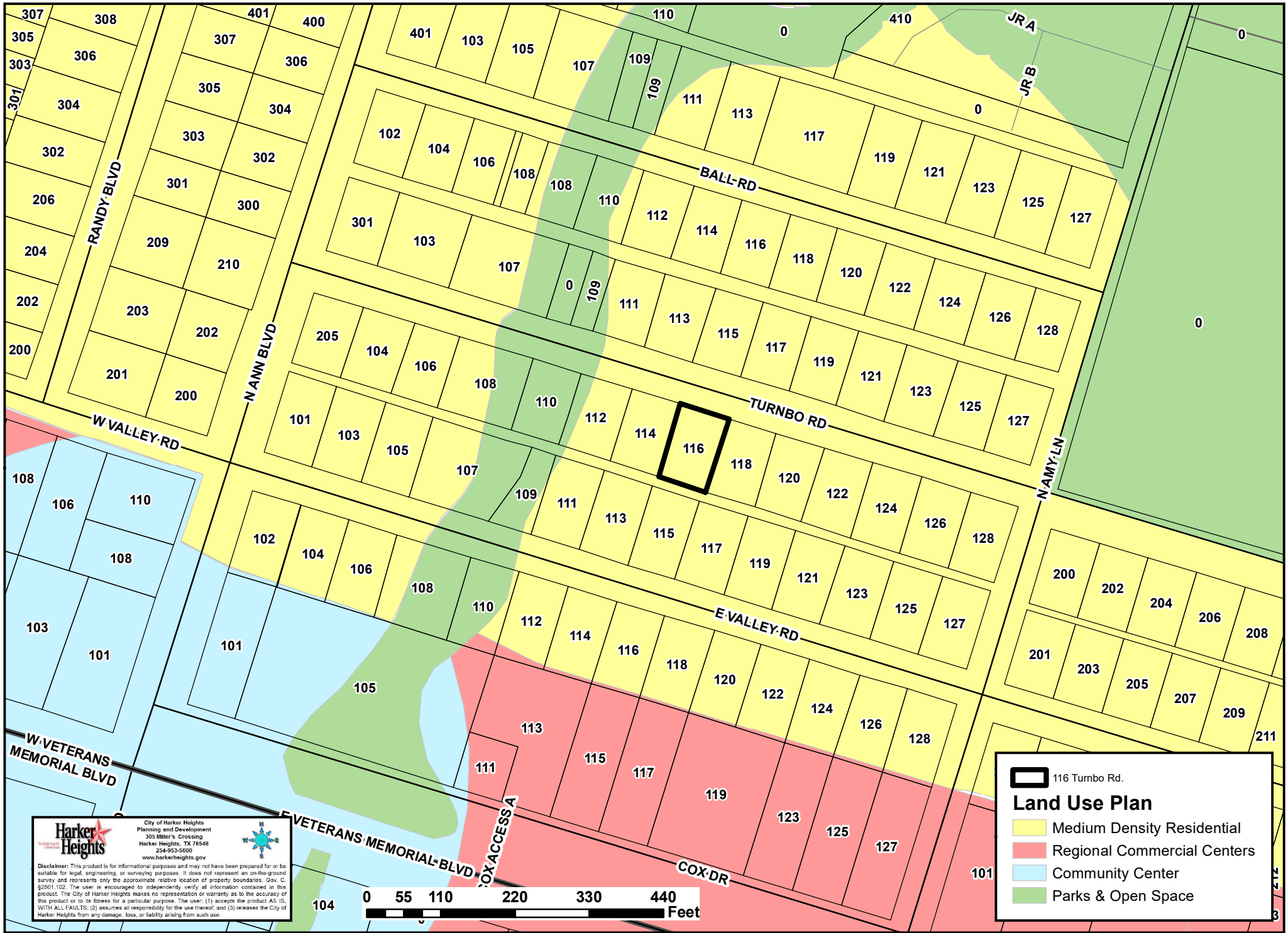


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 Planning and Development
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 254-953-5600
 www.harkerheights.gov

0 55 110 220 330 440 Feet

Existing Land Use

- 116 Turnbo Rd.
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Regional Centers
- Government/Public Space
- Parks_Open Space



 116 Turnbo Rd.

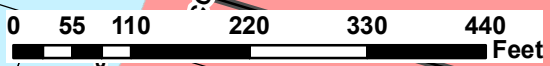
Land Use Plan

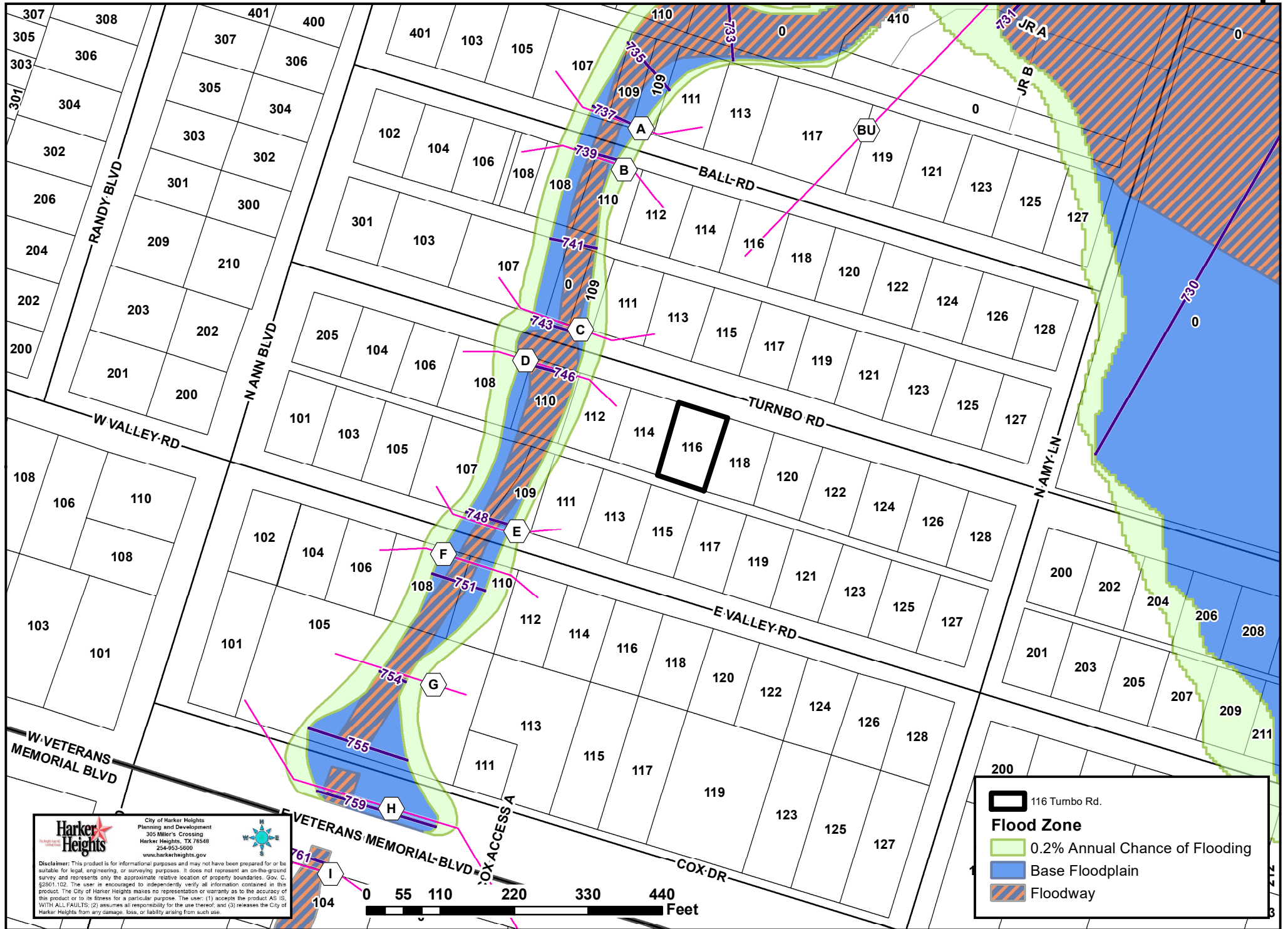
-  Medium Density Residential
-  Regional Commercial Centers
-  Community Center
-  Parks & Open Space

Harker Heights

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305 Miller's Crossing
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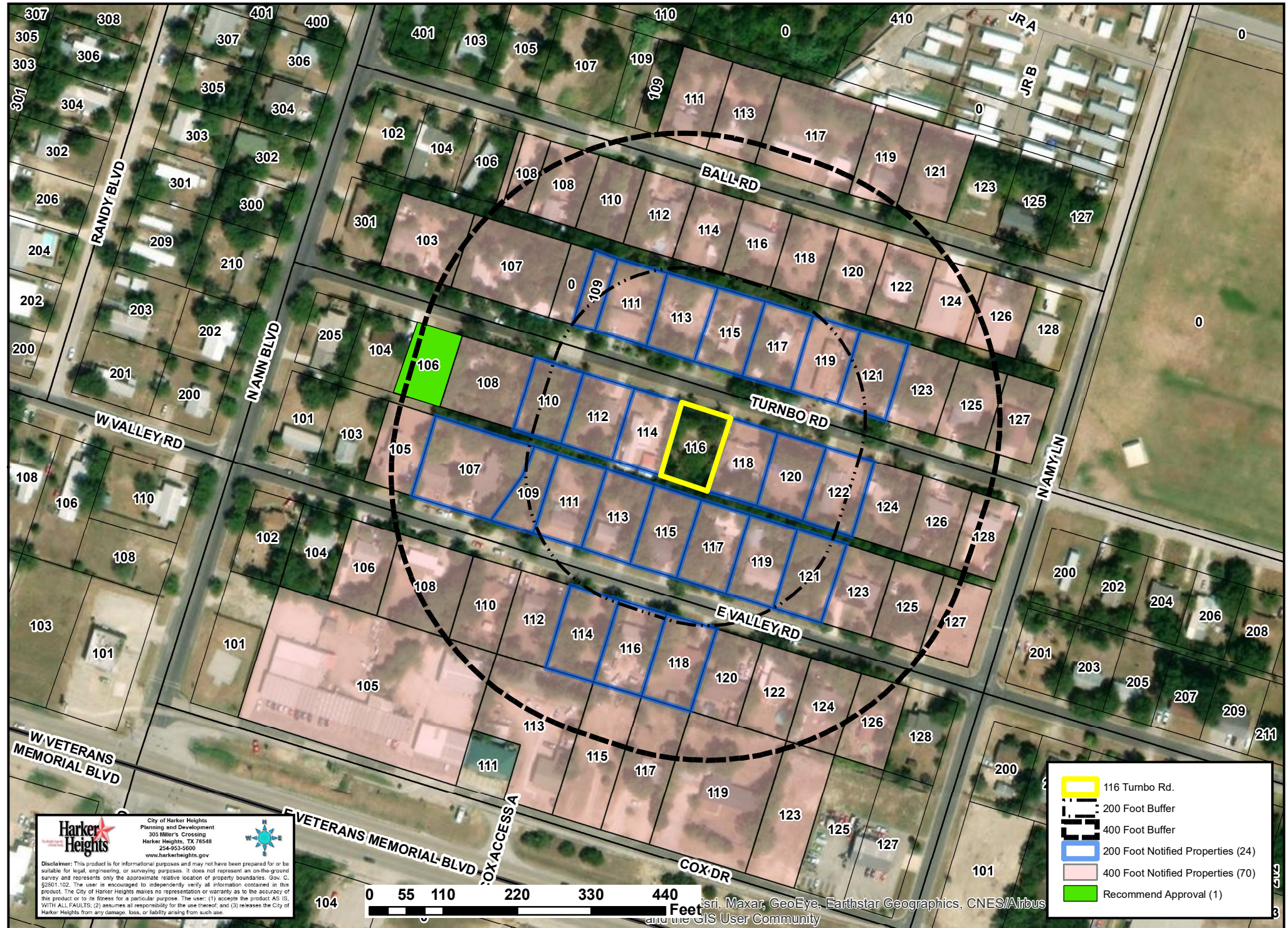
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Harker Heights, TX 78548
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116 Turnbo Rd.

Flood Zone

- 0.2% Annual Chance of Flooding
- Base Floodplain
- Floodway



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

116 Turnbo Rd.
200 Foot Buffer
400 Foot Buffer
200 Foot Notified Properties (24)
400 Foot Notified Properties (70)
Recommend Approval (1)

SENT: JANUARY 7, 2022
DUE BACK: JANUARY 19, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON JANUARY 19, 2022 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

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

FROM: MOORE, DONALD D

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

Physical Address	Property ID
106 E TURNBO RD	75853

RE: application has been made to consider a request to change zoning designation from **R-1(M) (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District)** on property described as *Valley View Second Ext, Block 007, Lot 0003, Property ID #111315 generally located at 116 E. Turnbo Road, Harker Heights, TX* (see attached notification map).

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

Comments:

DON MOORE
Printed Name

Don Moore
Signature

Jan. 15, 2022
Date

Received

JAN 18 2022

Planning & Development



PLANNING AND ZONING COMMISSION MEMORANDUM

Z21-41

AGENDA ITEM IX-9

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: JANUARY 26, 2022

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 R-2 (TWO-FAMILY DWELLING DISTRICT) ON PROPERTY DESCRIBED AS WILDEWOOD ACRES, BLOCK 001, LOT 0001, & 25' STRIP ADJ ON N, PROPERTY ID #60753 GENERALLY LOCATED AT 901 RAMBLEWOOD DR., HARKER HEIGHTS, TX

EXPLANATION:

The applicant is requesting a change from the current zoning of from R-1(M) (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Wildewood Acres, Block 001, Lot 0001, & 25' Strip ADJ on N, Property ID #60753 generally located at 901 Ramblewood Dr., Harker Heights, TX. The last known use of this property was a mobile home; the property is currently vacant.

Surrounding Land Uses

Adjacent land uses include:

	Existing Land Use	Land Use Plan	Zoning
North	Low Density Residential	Low Density Residential	R-1 (One-Family Dwelling District)
South	Low Density Residential	Medium Density Residential	R-1 (One-Family Dwelling District)
East	Low Density Residential	Medium Density Residential	R-1 (One-Family Dwelling District)
West	Medium Density Residential	Medium Density Residential	R-2 (Two-Family Dwelling District)

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

Flood Damage Prevention:

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

Notices:

Staff sent out fifty-nine (59) notices to property owners within the 400-foot notification area. As of January 19, 2022, six (6) responses were received in favor of the request, and one (1) response was received in opposition of the request. Any additional responses received after the above date will be provided during the meeting.

RECOMMENDATION:

Staff recommends approval of an ordinance to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Wildewood Acres, Block 001, Lot 0001, & 25' Strip ADJ on N, Property ID #60753 generally located at 901 Ramblewood Dr., Harker Heights, TX, based on the following:

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

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Wildewood Acres, Block 001, Lot 0001, & 25' Strip ADJ on N, Property ID #60753 generally located at 901 Ramblewood Dr., Harker Heights, TX, 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. Land Use Plan Map
6. Notification Area Map
7. Public Responses



Rezoning Request Application

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

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

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

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

Property Owner(s) Name: Rayham LLC Date: 12-29-2021
 Address: RD Box 2008
 City/State/Zip: Harker Heights, TX 76548
 Phone: [REDACTED] E-mail: [REDACTED]

Legal Description of Property:

Location of Property (Address if available): 901 Ramblewood
 Lot: 1 Block: 1 Subdivision: Wildewood Acres
 Acres: _____ Property ID: 60753 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: R-2 single family (duplex)
 Current Zoning Classification: R-1 Proposed Zoning: R-2
 Current Land Use: vacant Proposed Land Use: duplex Med. Density

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.

Rayham LLC, Raymond Hamden
 Printed Name of Property Owner

[Signature]
 Signature of Property Owner

Printed Name of Representative _____

Signature of Representative _____

SWORN AND SUBSCRIBED BEFORE ME ON THIS 29 DAY OF December, 2021.

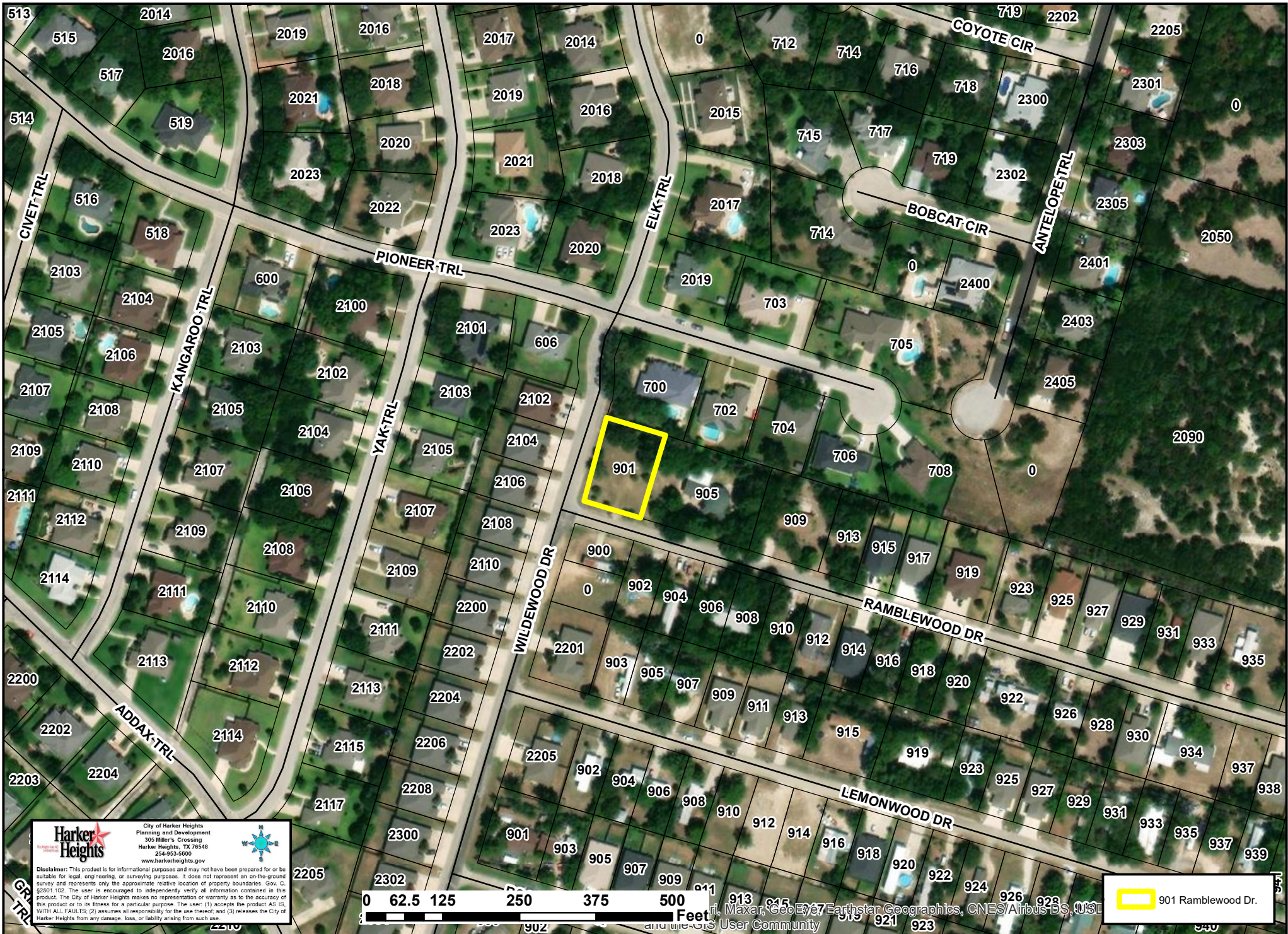
Wilson Everett
 SIGNATURE OF NOTARY PUBLIC

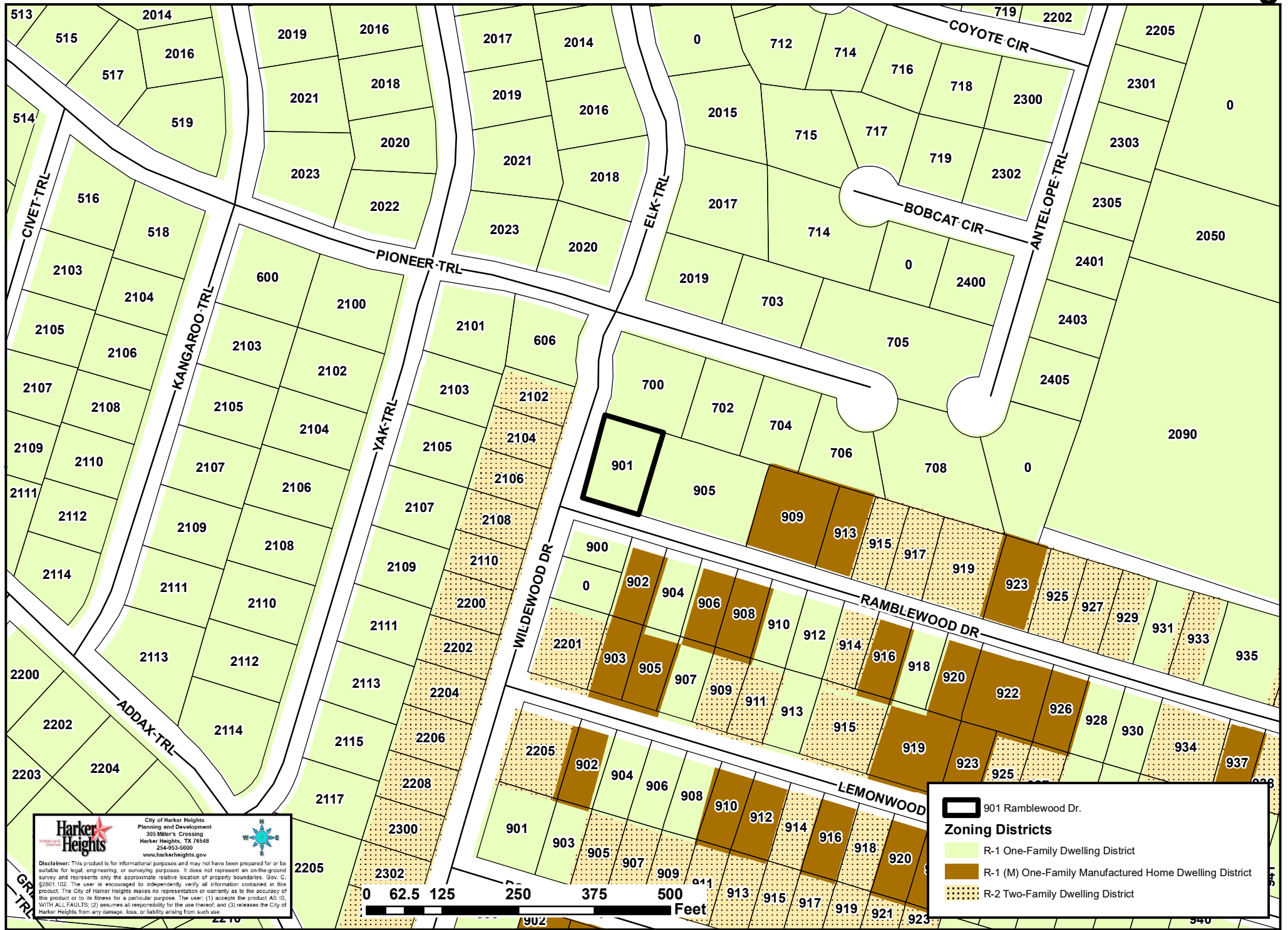
MY COMMISSION EXPIRES: 2/22/2025

Date Submitted: 12/29/21
 Received By: WEverett

STAFF ONLY -- DO NOT FILL OUT BELOW
 Pre-Application Meeting

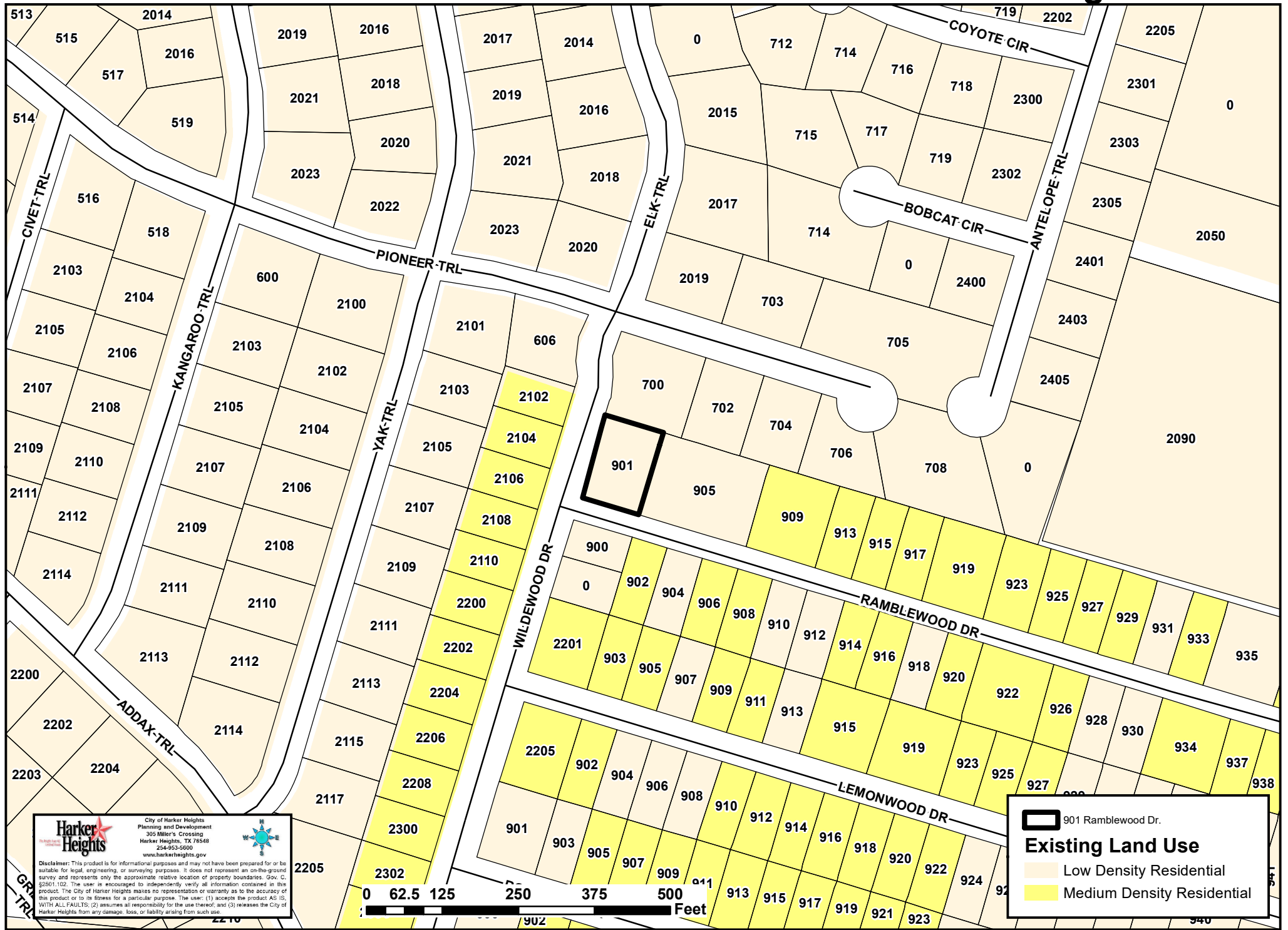
Receipt #: 01777526
 Case #: _____






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



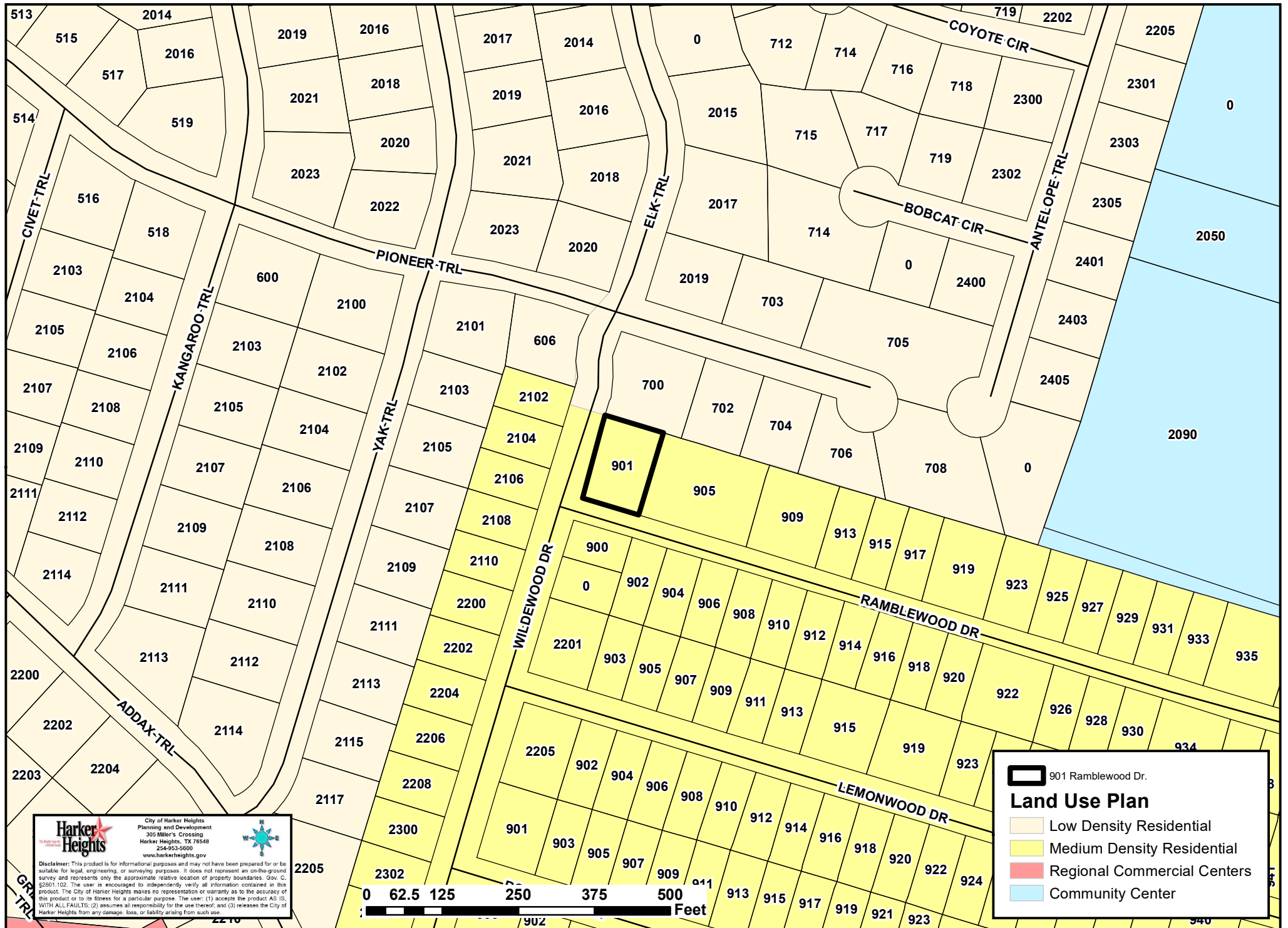
Harler Heights
City of Harler Heights
Planning and Development
305 Miller's Crossing
Harler Heights, TX 78548
254-953-5600
www.harlerheights.gov

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 901 Ramblewood Dr.

Existing Land Use

-  Low Density Residential
-  Medium Density Residential



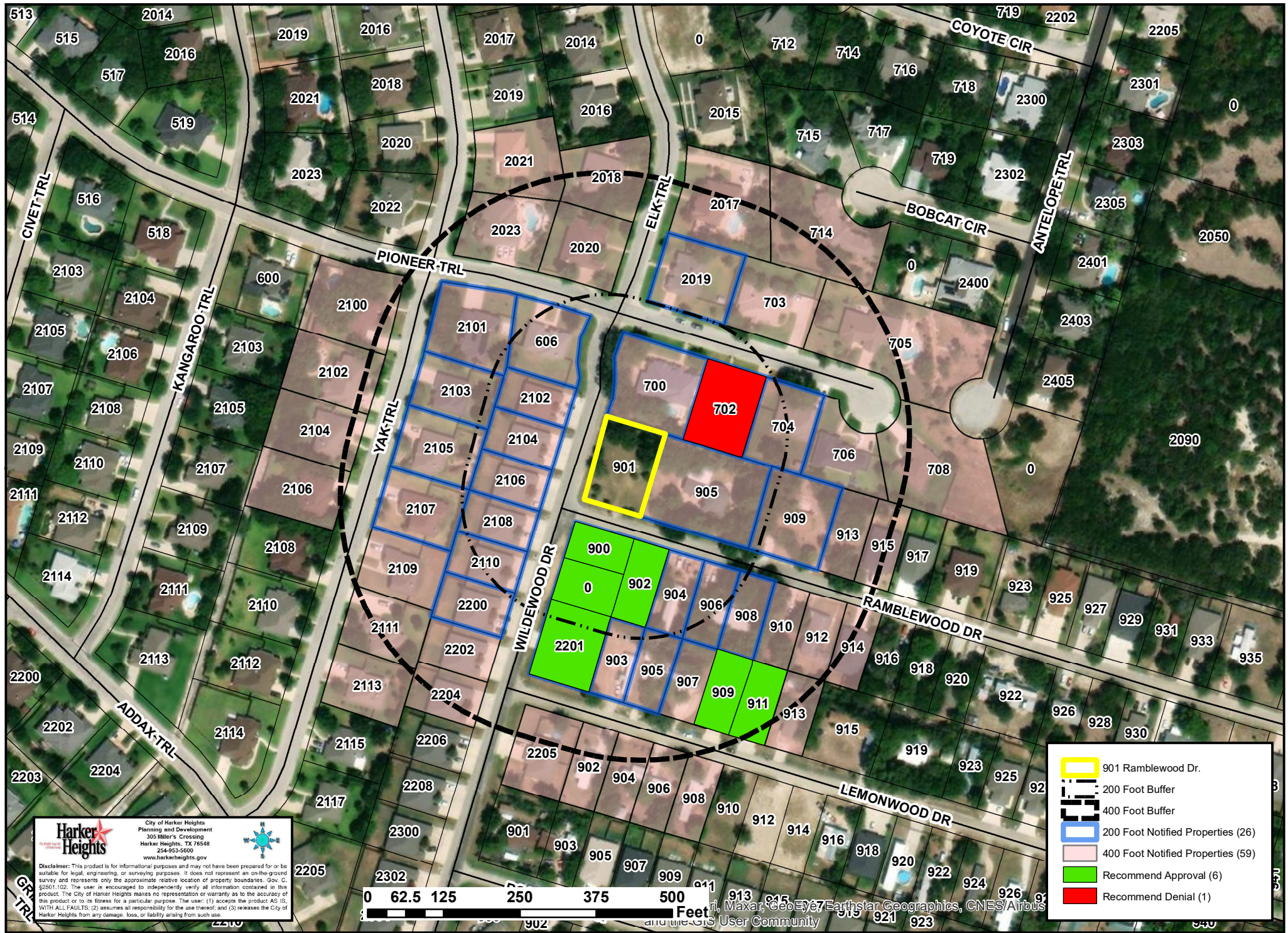
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901 Ramblewood Dr.

Land Use Plan

- Low Density Residential
- Medium Density Residential
- Regional Commercial Centers
- Community Center



Harker Heights
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 78548
254-933-5600
www.harkerheights.gov

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	901 Ramblewood Dr.
	200 Foot Buffer
	400 Foot Buffer
	200 Foot Notified Properties (26)
	400 Foot Notified Properties (59)
	Recommend Approval (6)
	Recommend Denial (1)

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

SENT: JANUARY 7, 2022
DUE BACK: JANUARY 19, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON JANUARY 19, 2022 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

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

FROM: SALAZAR, ANGELICA MARIA

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

Physical Address	Property ID
702 PIONEER TRL	238759

RE: application has been made to consider a request to change zoning designation from **R-1(M) (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District)** on property described as *Wildewood Acres, Block 001, Lot 0001, & 25' Strip ADJ on N, Property ID #60753 generally located at 901 Ramblewood Dr., Harker Heights, TX* (see attached notification map).

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

Comments:

I am NOT in agreement nor recommend approval of this request. Changing specified area to R-2 will impact the value of my home & my neighborhood. Wildewood Acres & Ramblewood Dr are already an "eyesore". I do not like the way that area looks and more so how it joins my subdivision. Please do not change to R-2. there is also an increase in traffic & thru traffic.

Angelica Salazar
Printed Name

Angelica Salazar *an increase in traffic & thru traffic.*
Signature **MAS, RET**

1-13-2022
Date

Received

JAN 18 2022

Planning & Development

SENT: JANUARY 7, 2022
DUE BACK: JANUARY 19, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON JANUARY 19, 2022 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

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

FROM: BOOSE PROPERTY MANAGEMENT LC

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

Physical Address	Property ID
909 LEMONWOOD DR	102626
2201 WILDEWOOD DR	7269
911 LEMONWOOD DR	34829

RE: application has been made to consider a request to change zoning designation from **R-1(M) (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District)** on property described as *Wildewood Acres, Block 001, Lot 0001, & 25' Strip ADJ on N, Property ID #60753 generally located at 901 Ramblewood Dr., Harker Heights, TX* (see attached notification map).

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

Comments:

TIM BOOSE
Printed Name

[Signature]
Signature

1/13/22
Date

Received
JAN 18 2022
Planning & Development

SENT: JANUARY 7, 2022
DUE BACK: JANUARY 19, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON JANUARY 19, 2022 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

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

FROM: RAYHAM LLC - SERIES 111

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

Physical Address	Property ID
900 RAMBLEWOOD DR	17688
0 RAMBLEWOOD DR	55770
902 RAMBLEWOOD DR	17693

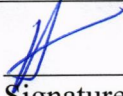
RE: application has been made to consider a request to change zoning designation from **R-1(M) (One-Family Manufactured Home Dwelling District)** to **R-2 (Two-Family Dwelling District)** on property described as *Wildewood Acres, Block 001, Lot 0001, & 25' Strip ADJ on N, Property ID #60753 generally located at 901 Ramblewood Dr., Harker Heights, TX* (see attached notification map).

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

R. Hamden
Printed Name


Signature

1.15.22
Date

Received

JAN 18 2022

Planning & Development



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

Z21-42

AGENDA ITEM IX-10

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: JANUARY 26, 2022

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 R-2 (TWO-FAMILY DWELLING DISTRICT) ON PROPERTY DESCRIBED AS WILDEWOOD ACRES, BLOCK 002, LOT 0002, & 10' STRIP ADJ ON S, PROPERTY ID #17693 GENERALLY LOCATED AT 902 RAMBLEWOOD DR., HARKER HEIGHTS, TX

EXPLANATION:

The applicant is requesting a change from the current zoning of from R-1(M) (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Wildewood Acres, Block 002, Lot 0002, & 10' Strip ADJ on S, Property ID #17693 generally located at 902 Ramblewood Dr., Harker Heights, TX. The last known use of this property was a mobile home.

Surrounding Land Uses

Adjacent land uses include:

	Existing Land Use	Land Use Plan	Zoning
North	Low Density Residential	Medium Density Residential	R-1 (One-Family Dwelling District)
South	Medium Density Residential	Medium Density Residential	R-1(M) (One-Family Manufactured Home Dwelling District)
East	Low Density Residential	Medium Density Residential	R-1 (One-Family Dwelling District)
West	Low Density Residential	Medium Density Residential	R-1 (One-Family Dwelling District)

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

Flood Damage Prevention:

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

Notices:

Staff sent out sixty-five (65) notices to property owners within the 400-foot notification area. As of January 19, 2022, six (6) responses were received in favor of the request, and zero (0) responses

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

RECOMMENDATION:

Staff recommends approval of an ordinance to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Wildewood Acres, Block 002, Lot 0002, & 10' Strip ADJ on S, Property ID #17693 generally located at 902 Ramblewood Dr., Harker Heights, TX, based on the following:

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

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Wildewood Acres, Block 002, Lot 0002, & 10' Strip ADJ on S, Property ID #17693 generally located at 902 Ramblewood Dr., Harker Heights, TX, 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. Land Use Plan Map
6. Notification Area Map
7. Public Responses



Rezoning Request Application

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

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

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

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

Property Owner(s) Name: Rayham LLC Date: 12-29-2021
 Address: PO Box 2008
 City/State/Zip: Harker Heights TX 76548
 Phone: [REDACTED] E-mail: [REDACTED]

Legal Description of Property:

Location of Property (Address if available): 902 Ramblewood
 Lot: 2 Block: 2 Subdivision: Wildewood Acres
 Acres: _____ Property ID: 17693 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
 Current Zoning Classification: R-1M Proposed Zoning: R-2
 Current Land Use: Mobile home Proposed Land Use: duplex Med. Density

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.

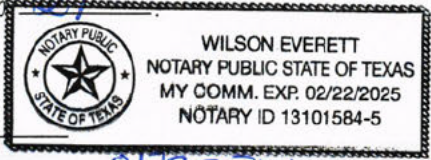
Rayham LLC (Raymond Hamden) _____
 Printed Name of Property Owner Signature of Property Owner

 Printed Name of Representative Signature of Representative

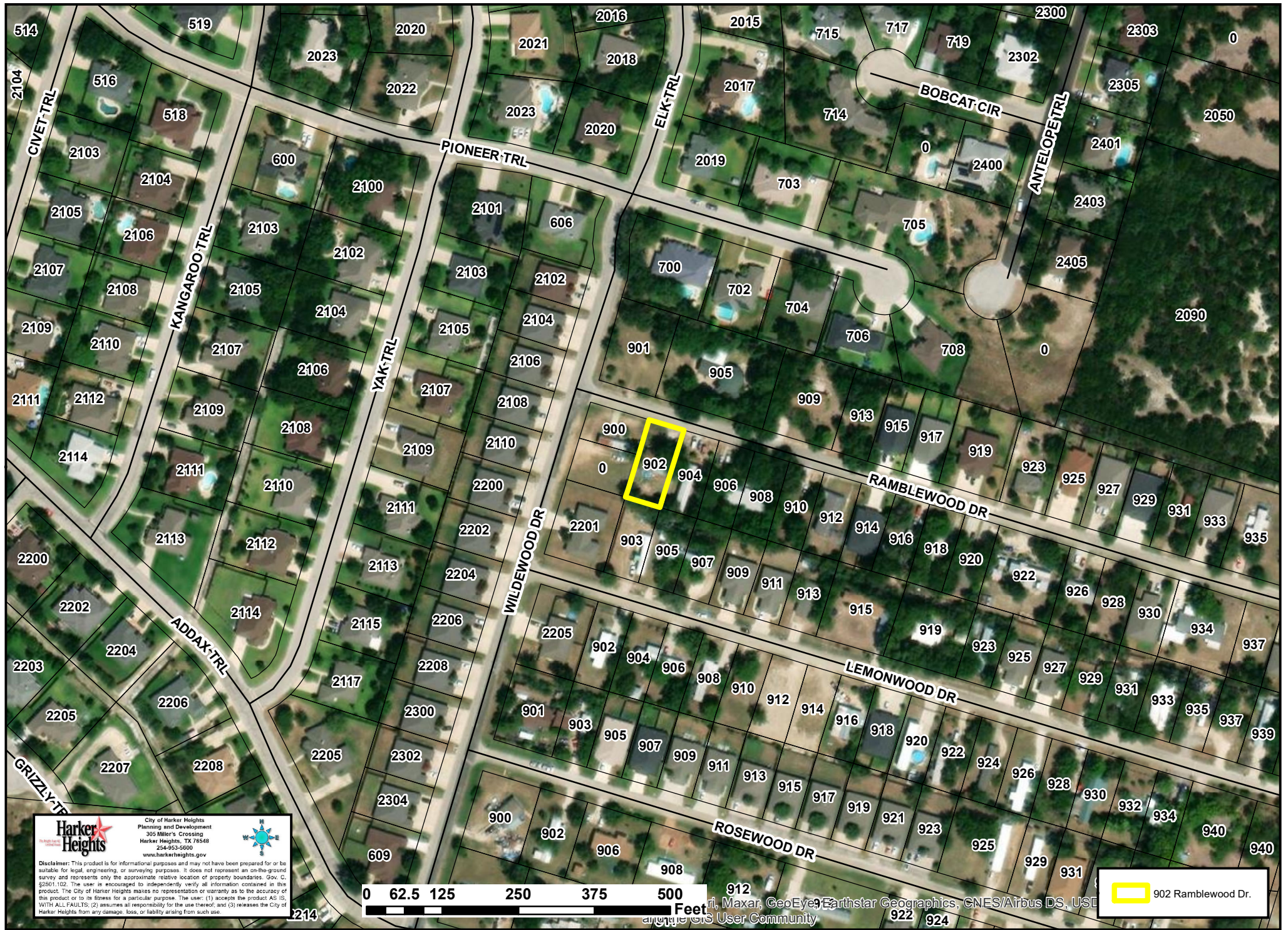
SWORN AND SUBSCRIBED BEFORE ME ON THIS 29 DAY OF December, 2021

Wilson Everett
 SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 22 / 2025



Date Submitted: 12/29/21 Pre-Application Meeting Receipt #: 01177514
 Received By: W Everett Case #: _____
 Revised: 5/2020



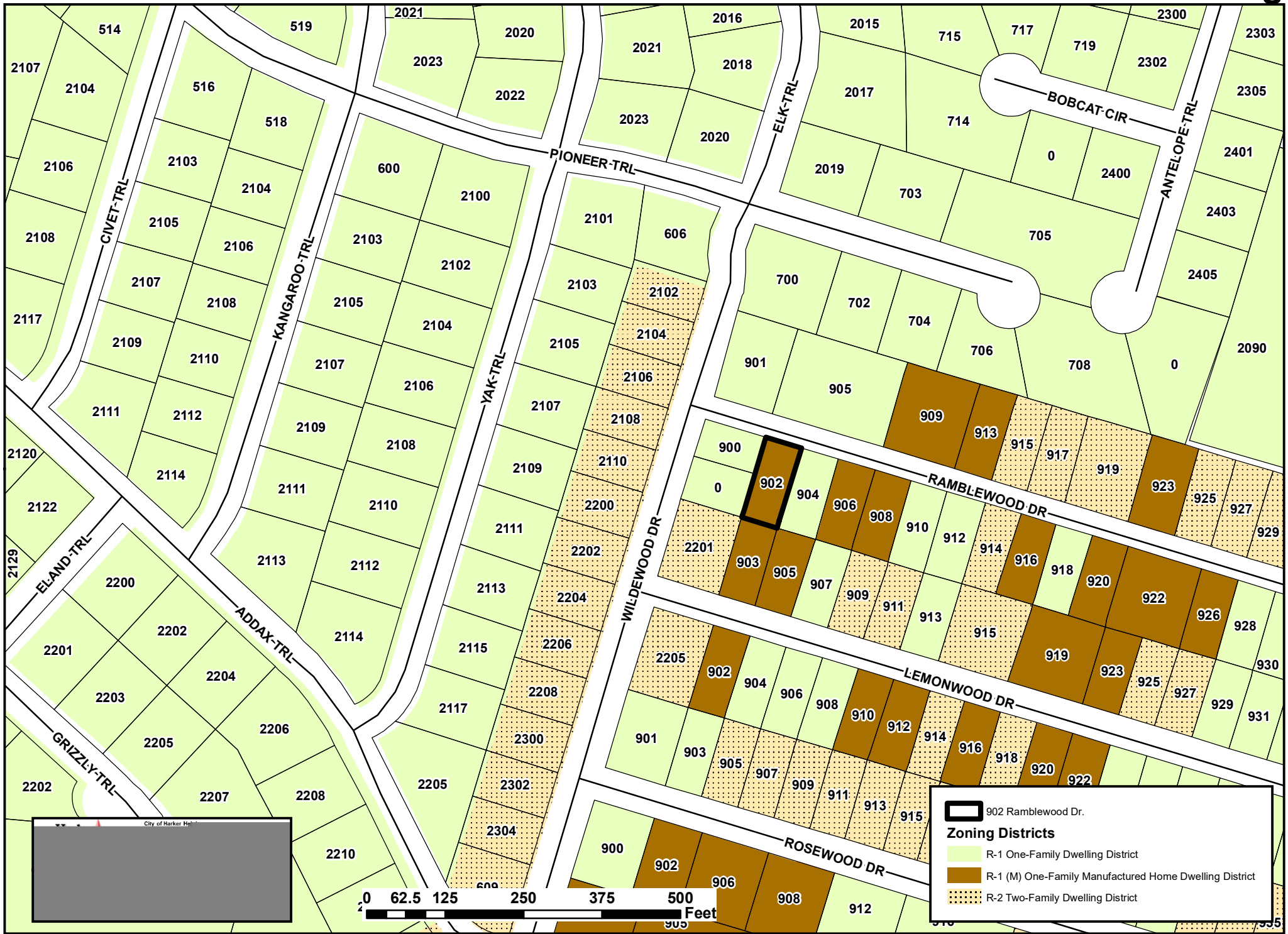
Harker Heights
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 78548
254-953-5600
www.harkerheights.gov

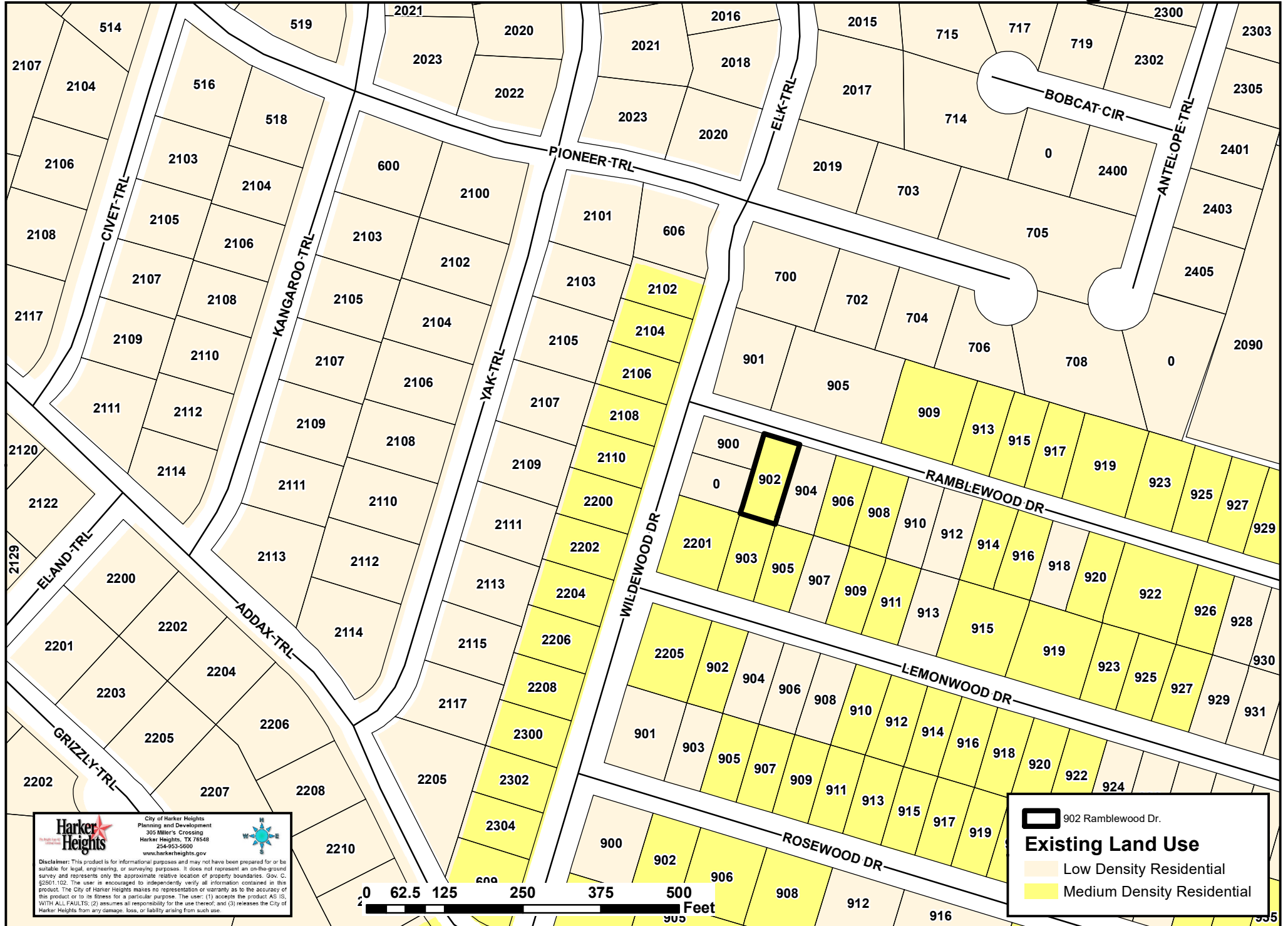
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2001.102. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.

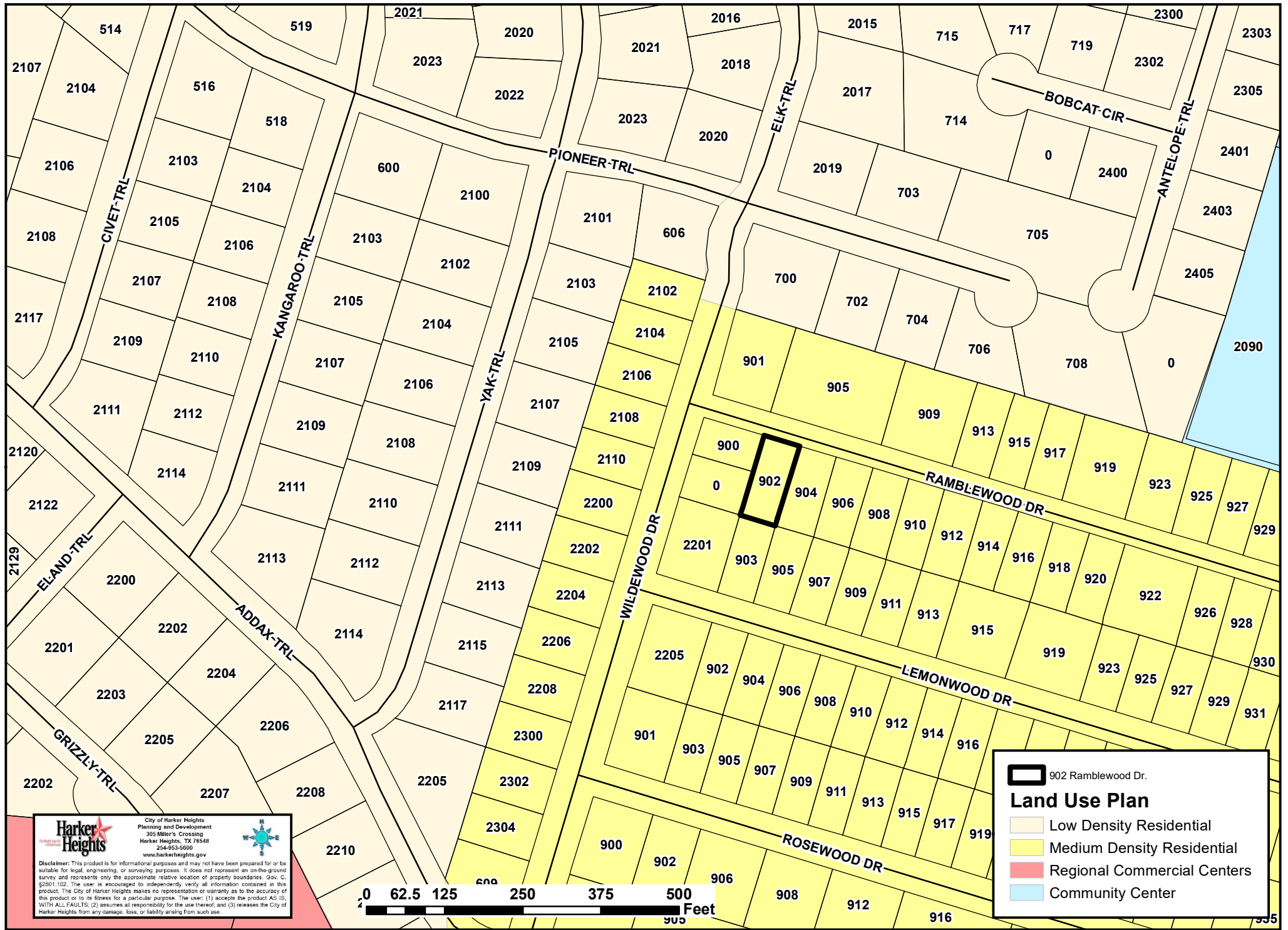


902 Rambleswood Dr.

© 2014 Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community








 902 Ramblewood Dr.

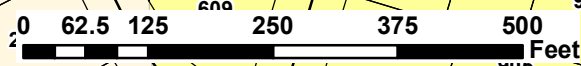
Land Use Plan

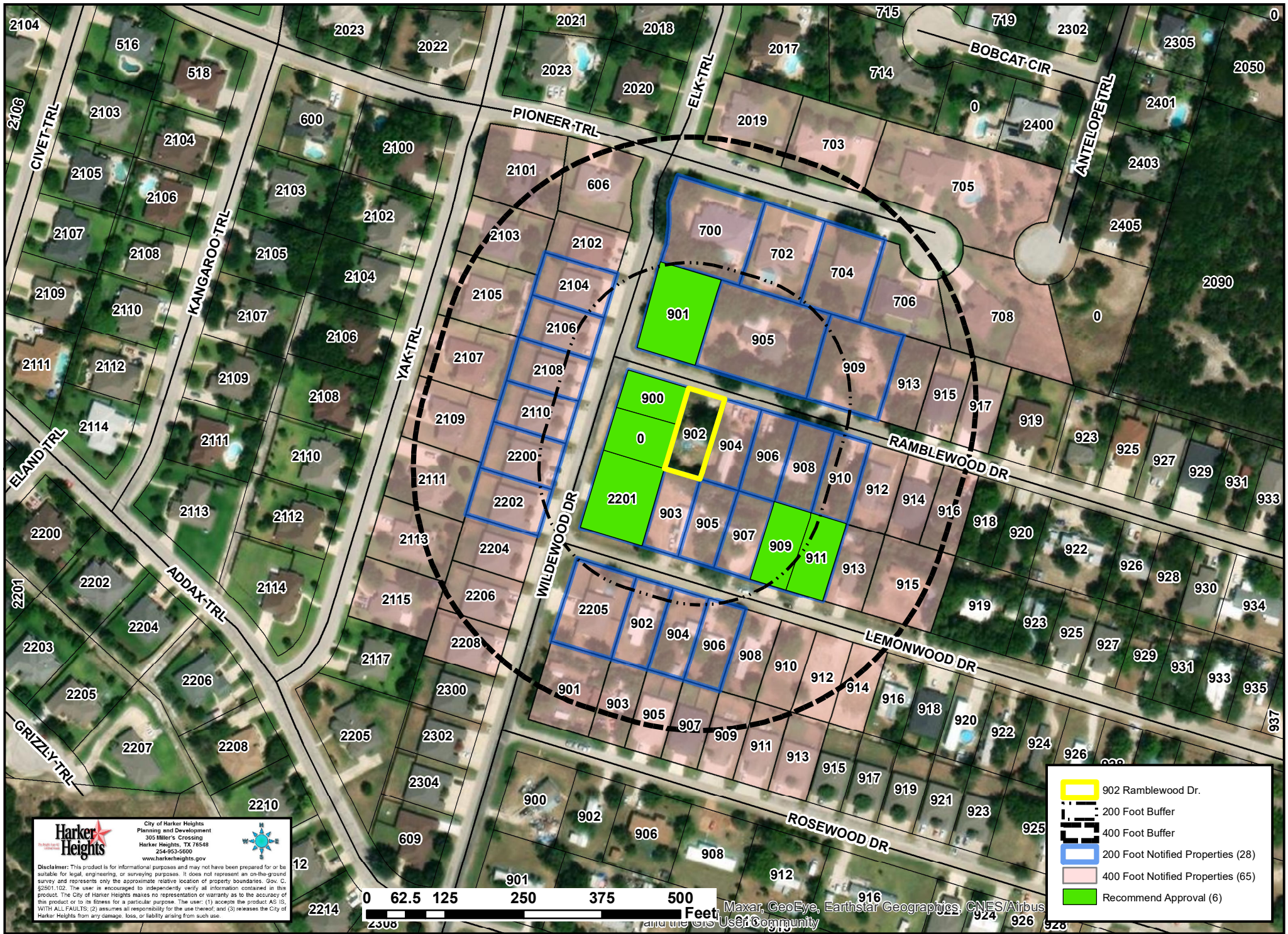
-  Low Density Residential
-  Medium Density Residential
-  Regional Commercial Centers
-  Community Center



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

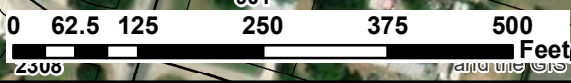
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C, §2001.102. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.





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

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SENT: JANUARY 7, 2022
DUE BACK: JANUARY 19, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON JANUARY 19, 2022 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

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

FROM: RAYHAM LLC - SERIES 111

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

Physical Address	Property ID
900 RAMBLEWOOD DR	17688
RAMBLEWOOD DR	55770
901 RAMBLEWOOD DR	60753

RE: application has been made to consider a request to change zoning designation from **R-1(M) (One-Family Manufactured Home Dwelling District)** to **R-2 (Two-Family Dwelling District)** on property described as *Wildewood Acres, Block 002, Lot 0002, & 10' Strip ADJ on S, Property ID #17693 generally located at 902 Ramblewood Dr., Harker Heights, TX* (see attached notification map).

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

Comments:

R. Hamden
Printed Name

[Signature]
Signature

1.15.22
Date

Received
JAN 18 2022
Planning & Development

SENT: JANUARY 7, 2022
DUE BACK: JANUARY 19, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON JANUARY 19, 2022 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

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

FROM: BOOSE PROPERTY MANAGEMENT LC

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

Physical Address	Property ID
909 LEMONWOOD DR	102626
911 LEMONWOOD DR	34829
2201 WILDEWOOD DR	7269

RE: application has been made to consider a request to change zoning designation from **R-1(M) (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District)** on property described as *Wildewood Acres, Block 002, Lot 0002, & 10' Strip ADJ on S, Property ID #17693 generally located at 902 Ramblewood Dr., Harker Heights, TX* (see attached notification map).

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

Comments:

Tim Boose
Printed Name

[Signature]
Signature

1/13/22
Date

Received

JAN 18 2022

Planning & Development



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

Z21-43

AGENDA ITEM IX-11

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: JANUARY 26, 2022

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R1-R (RURAL ONE-FAMILY DWELLING DISTRICT) TO R-1 (ONE-FAMILY DWELLING DISTRICT) ON PROPERTY DESCRIBED AS A PORTION OF A1049BC W H RUSSELL, 2, ACRES 3.3, PROPERTY ID #424038 GENERALLY LOCATED AT 3202 COMANCHE GAP ROAD, HARKER HEIGHTS, TEXAS

EXPLANATION:

The applicant is requesting a change from the current zoning of R1-R (Rural One-Family Dwelling District) to R-1 (One-Family Dwelling District) on property described as a portion of A1049BC W H Russell, 2, Acres 3.3, Property ID #424038 generally located at 3202 Comanche Gap Road, Harker Heights, Texas. The property owner has submitted a minor plat for this property indicating the proposed lot size will be 1.00 acres. Staff advised the property owner the lot would need to have zoning designation changed from R1-R (Rural One-Family Residential Dwelling District) to R-1 (One-Family Dwelling District); R1-R zoning is allowed only on lots 5 acres or larger.

Surrounding Land Uses

Adjacent land uses include:

	Existing Land Use	Land Use Plan	Zoning
North	Low Density Residential	Residential Estate	R1-R (Rural One-Family Dwelling District)
South	Low Density Residential	Residential Estate	R-1 (One-Family Dwelling District)
East	Low Density Residential	Residential Estate	R-1 (One-Family Dwelling District)
West	Low Density Residential	Residential Estate	R-1 (One-Family Dwelling District)

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

Flood Damage Prevention:

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

Notices:

Staff sent out eighteen (18) notices to property owners within the 400-foot notification area. As of January 19, 2022, one (1) response was received in favor of the request, and three (3) responses were received in opposition of the request. Out of the written recommendations for denial received, three (3) were within the 200-foot regulatory buffer. This exceeds the 20% opposition threshold. Therefore, per Texas Local Government Code Section 211.006(d), a super majority vote is required. Any additional responses received after the above date will be provided during the meeting.

RECOMMENDATION:

Staff recommends approval of an ordinance to change zoning designation from R1-R (Rural One-Family Dwelling District) to R-1 (One-Family Dwelling District) on property described as a portion of A1049BC W H Russell, 2, Acres 3.3, Property ID #424038 generally located at 3202 Comanche Gap Road, Harker Heights, Texas, based on the following:

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

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change zoning designation from R1-R (Rural One-Family Dwelling District) to R-1 (One-Family Dwelling District) on property described as a portion of A1049BC W H Russell, 2, Acres 3.3, Property ID #424038 generally located at 3202 Comanche Gap Road, Harker Heights, 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. Land Use Plan Map
6. Notification Area Map
7. Public Responses



Rezoning Request Application

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

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

1. Pre-Application Meeting Scheduled
2. Payment of \$200.00 to the City of Harker Heights
3. If zoning change will require amendment to the Land Use Plan (aka FLUM), there will be an additional fee of \$100.00.

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

Property Owner(s) Name: Michael A. Withers **Date:** 30 Dec 2021

Address: 3200 Comanche Gap

City/State/Zip: Harker Heights, TX 76548

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

Legal Description of Property:

Location of Property (Address if available): 3202 Comanche Gap Harker Heights, TX 76548

Lot: _____ **Block:** _____ **Subdivision:** _____

Acres: 1 **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: _____

Current Zoning Classification: R1R **Proposed Zoning:** R1

Current Land Use: _____ **Proposed Land Use:** _____

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
 Printed Name of Property Owner

[Signature]
 Signature of Property Owner

Printed Name of Representative

Signature of Representative

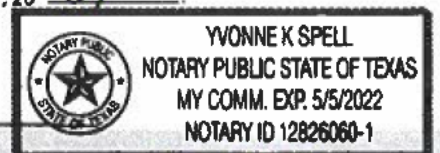
SWORN AND SUBSCRIBED BEFORE ME ON THIS 30 DAY OF December, 2021

[Signature]
 SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: May 5, 2022

STAFF ONLY - DO NOT FILL OUT BELOW

Pre-Application Meeting

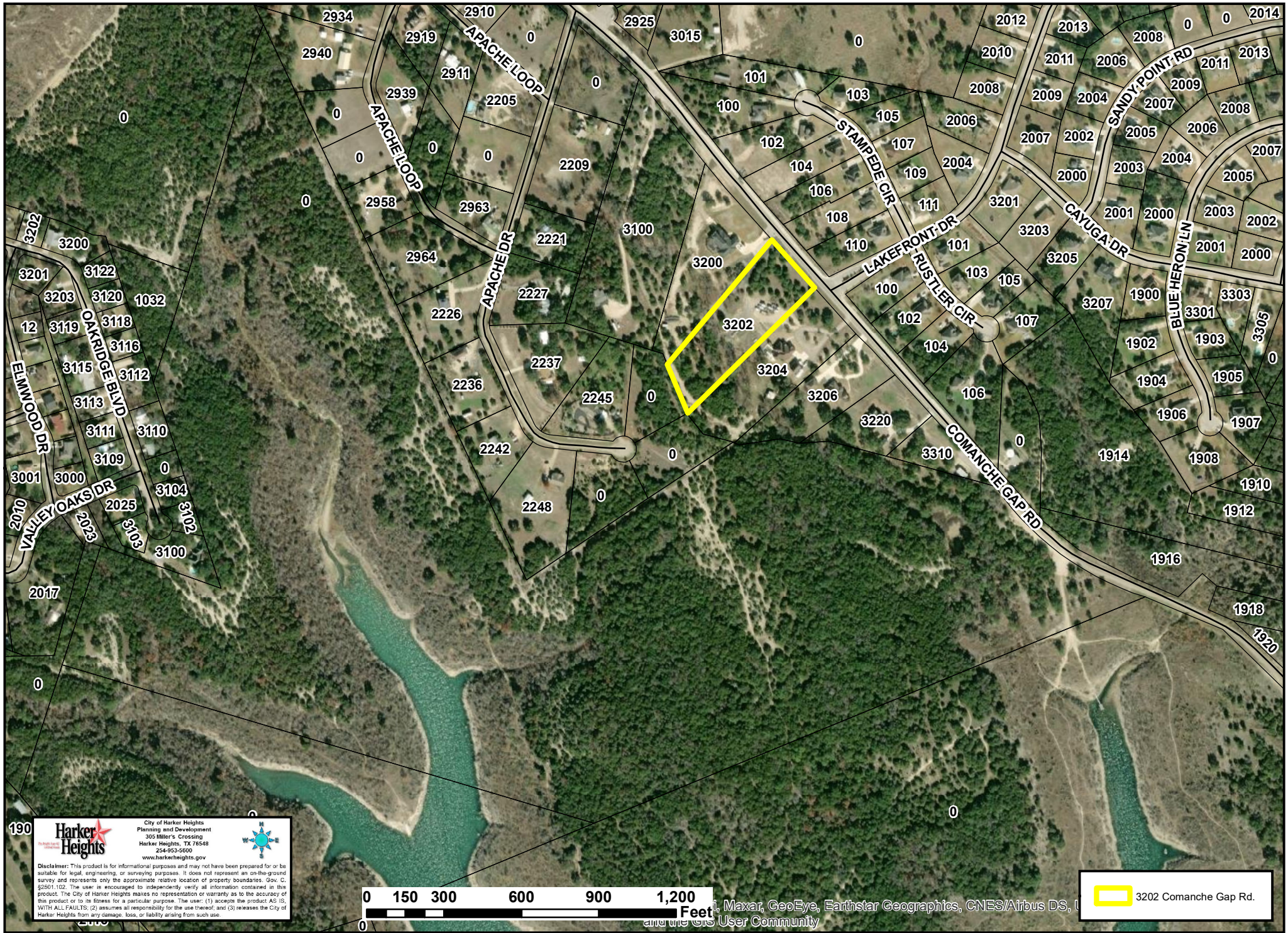


Date Submitted: 12/30/2021

Receipt #: 01777930

Received By: [Signature]


Case #: 221

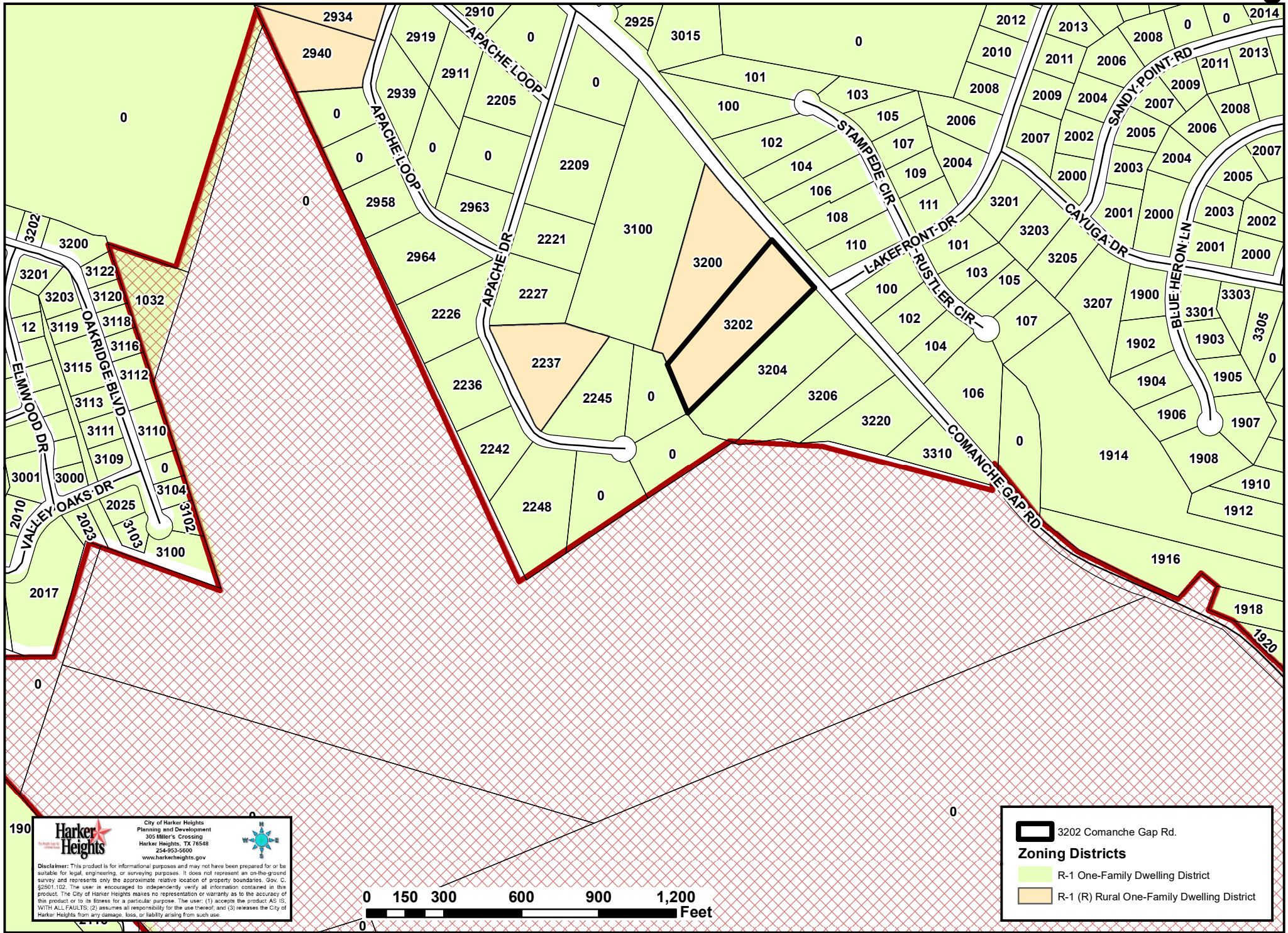


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254-953-5600
www.harkerheights.gov

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 3202 Comanche Gap Rd.





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302 Miller's Crossing
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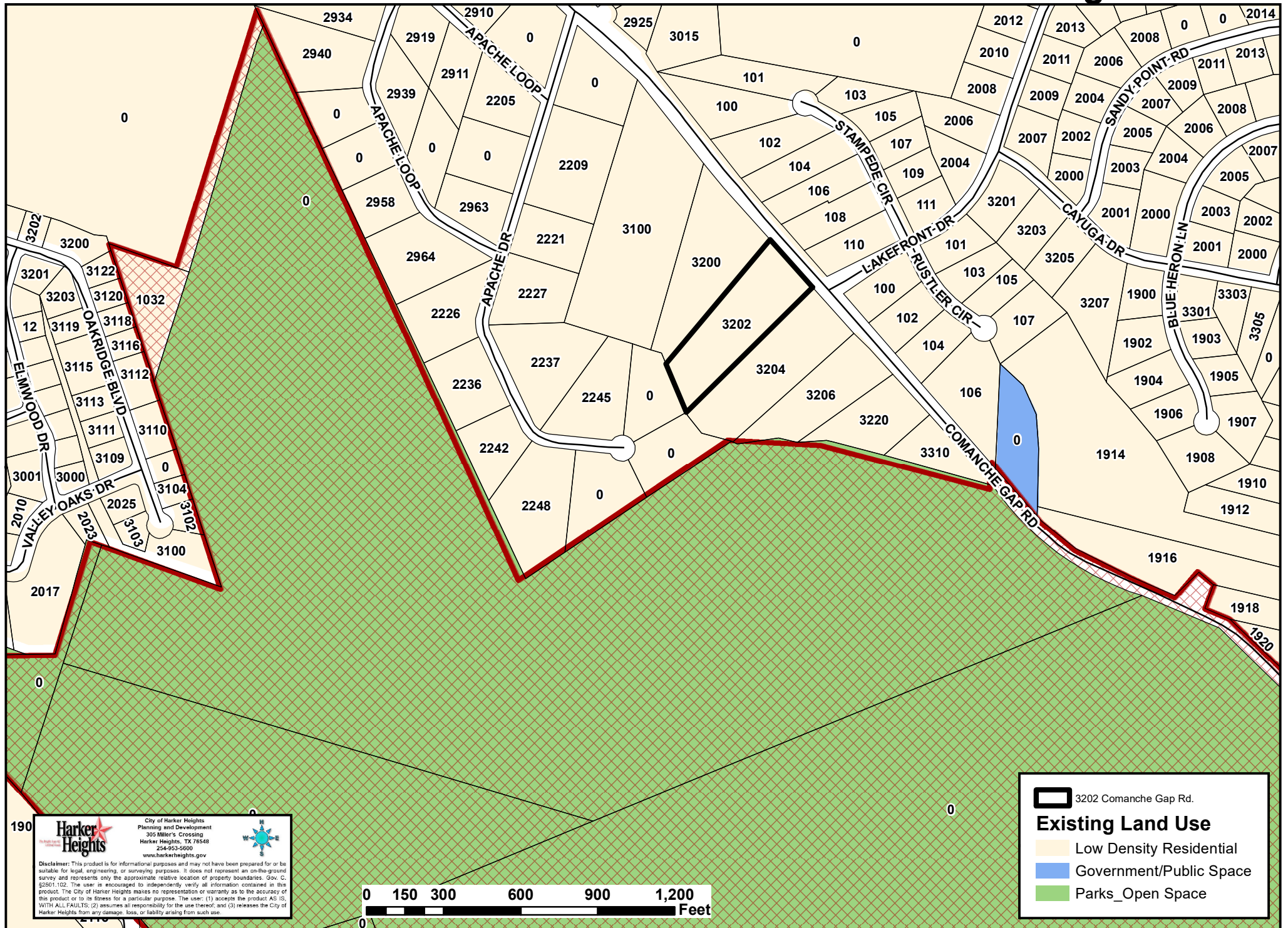
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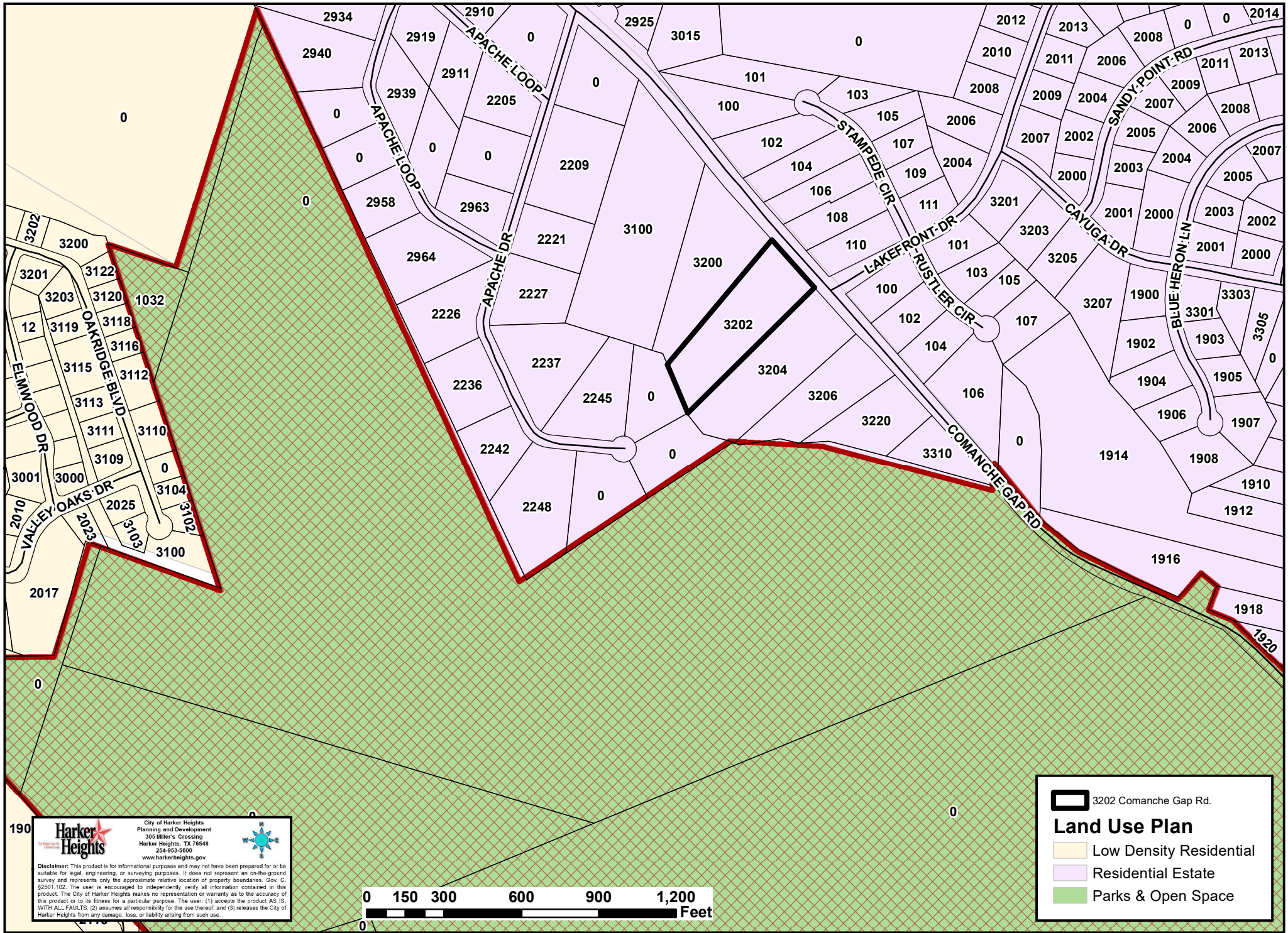
 3202 Comanche Gap Rd.

Zoning Districts


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

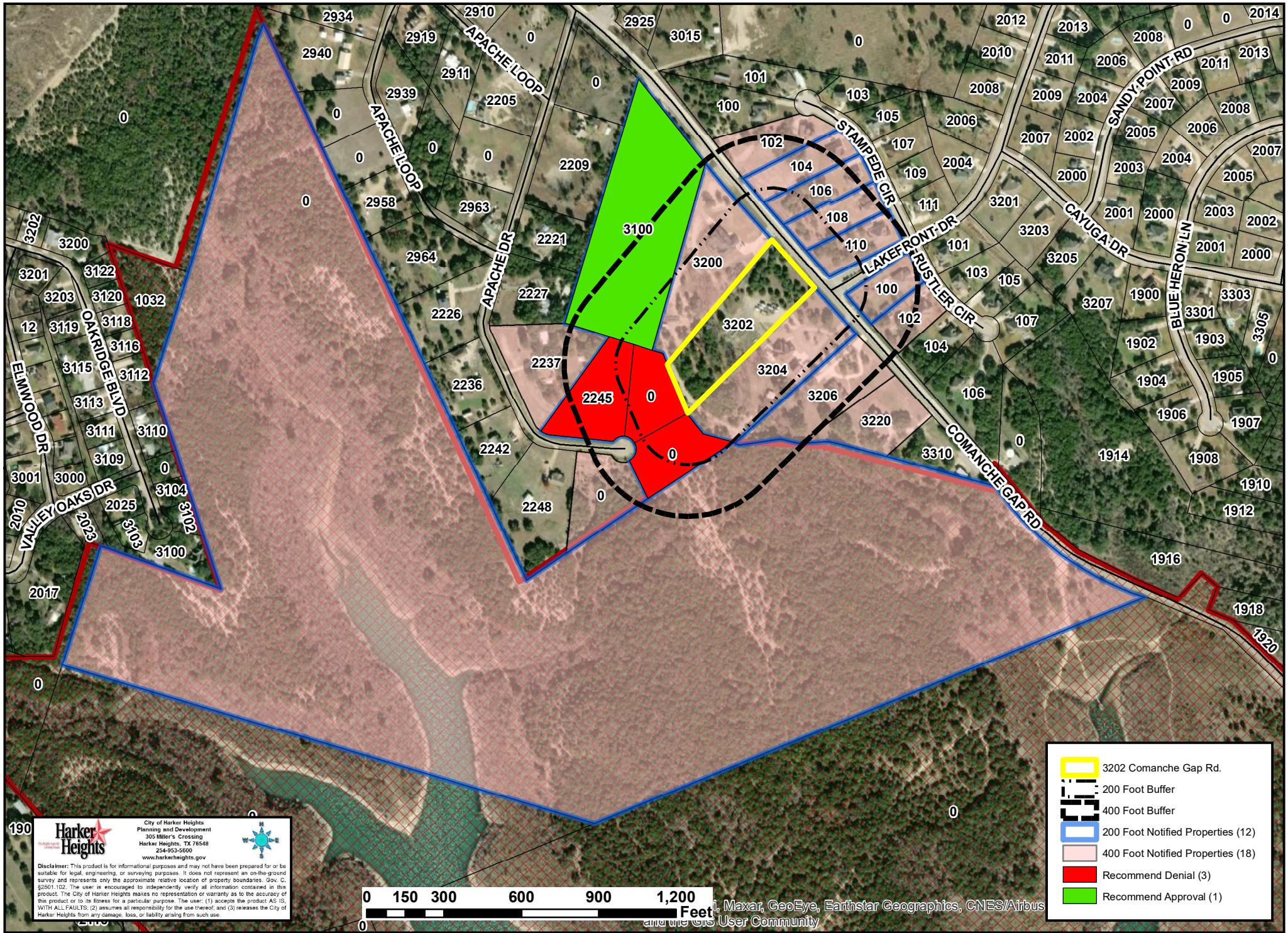






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Maxar, GeoEye, Earthstar Geographics, CNES/Airbus and the GIS User Community

SENT: JANUARY 7, 2022
DUE BACK: JANUARY 19, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON JANUARY 19, 2022 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

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

FROM: HAMMOND, FRANK A ETUX ELFI K H

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

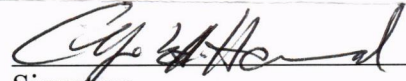
Physical Address	Property ID
3100 COMANCHE GAP RD	45511

RE: application has been made to consider a request to change zoning designation from **R1-R (Rural One-Family Dwelling District)** to **R-1 (One-Family Dwelling District)** on property described as a portion of *A1049BC W H Russell, 2, Acres 3.3, Property ID #424038 generally located at 3202 Comanche Gap Road, Harker Heights, TX* (see attached notification map).

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

Comments:

ELFi Hammond
Printed Name


Signature

01-16-2022
Date

Received
JAN 18 2022
Planning & Development

SENT: JANUARY 7, 2022
DUE BACK: JANUARY 19, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON JANUARY 19, 2022 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

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

FROM: GARCIA, RAUL ETUX CASSIE

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

Physical Address	Property ID
2245 APACHE DR	6863
APACHE DR	116761
APACHE DR	116762

RE: application has been made to consider a request to change zoning designation from **R1-R (Rural One-Family Dwelling District)** to **R-1 (One-Family Dwelling District)** on property described as a portion of *A1049BC W H Russell, 2, Acres 3.3, Property ID #424038 generally located at 3202 Comanche Gap Road, Harker Heights, TX* (see attached notification map).

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

The property is presently used for storage of commercial vehicle parking, metal storage containers, heavy duty equipment. There is always noise coming from the property. It should be clean up before anything is removed.

Raul G. Garcia
Printed Name

Raul G. Garcia
Signature

1-18-22
Date

Received
JAN 19 2022
Planning & Development



PLANNING AND ZONING COMMISSION MEMORANDUM

P21-40

AGENDA ITEM X-1

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: JANUARY 26, 2022

DISCUSS AND CONSIDER A REQUEST FOR A MINOR PLAT REFERRED TO AS DUNYASHA PLACE ON PROPERTY DESCRIBED AS 5.806 ACRES, SITUATED IN THE W.H. RUSSELL SURVEY, ABSTRACT 1019, BELL COUNTY, TEXAS, EMBRACING ALL OF LOT 1, BLOCK 1, WITHERS WAY, AN ADDITION WITHIN THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN PLAT YEAR 2016, PLAT #20, PLAT RECORDS OF BELL COUNTY, TEXAS, AND EMBRACING ALL OF A CALLED 3.30 ACRE TRACT CONVEYED TO MICHAEL WITHERS AND DUNYASHA WITHERS IN DOCUMENT NO. 2016-00036332, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS

PROJECT DESCRIPTION:

The applicant submitted an application for minor plat approval for approximately 5.806 acres of residential and vacant land located on Comanche Gap Road. The proposed development will consist of 2 (two) lots, one of which is currently zoned R1-R (Rural One-Family Dwelling District), and the other is pending zoning approval from R1-R (Rural One-Family Dwelling District) to R-1 (One-Family Dwelling District). The 2021 Land Use Plan indicates this parcel to be designated as Residential Estate land use, which is appropriate for the intended use.

As of January 19, 2022 staff had reviewed the submitted minor plat plans and made comments to address safety, and other pertinent requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

STAFF RECOMMENDATION:

On January 10, 2022, staff returned comments to the applicant. On January 18, 2022, the applicant submitted revisions based on the January 10, 2022 comments. Comments on revisions have been fully met; staff therefore recommends approval of the Minor Plat for the subdivision referred to as Dunyasha Place.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to **approve, approve with conditions, or disapprove with explanation** a request for a minor plat referred to as Dunyasha Place on property described as 5.806 acres, situated in the W.H. Russell Survey, Abstract 1019, Bell County, Texas, embracing all of Lot 1, Block 1, Withers Way, an addition within the City of Harker Heights, Bell County, Texas, according to the plat of record in Plat Year 2016, Plat #20, Plat Records of Bell County, Texas, and embracing all of a called 3.30 acre tract conveyed to Michael Withers and Dunyasha Withers in Document No. 2016-00036332, Official Public Records of Real Property, Bell County, Texas

2. Any other action desired.

ATTACHMENTS:

1. Application
2. Field notes
3. Dedication
4. Existing Conditions
5. Dunyasha Place - Minor Plat
6. Location Map
7. Staff Comments with Responses (Comments sent January 10, 2022, and January 19, 2022; Revisions received January 17, 2022)



Minor/Amending Plat Application

City of Harker Heights
Planning & Development
305 Millers Crossing
Harker Heights, TX 76548
Phone: (254) 953-5647
Email:
planning@harkerheights.gov

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

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

1. Pre-Application Meeting with Staff to ensure applicability
2. Payment of \$150.00 +\$3.00 per acre
3. Signed & Original Field Notes and Dedication

Property Information:

Plat Name: DUNYASHA PLACE Date Submitted: 12/29/21

Existing Lot Count: 1 Proposed Lot Count: 2 Acreage: 3.30

Site Address or General Location: COMANCHE GAP ROAD (BellCAD ID: 424038)

Reason for Amendment/
Description of Subdivision:

Zoning Classification: R-1R Existing Land Use: VACANT LAND WITHOUT BUILDINGS

Located in Overlay District?: Yes No

Owner Information/Authorization:

Property Owner: MICHAEL WITHERS

Address: 3200 COMANCHE GAP ROAD, HARKER HEIGHTS, TEXAS

Phone: 254-535-5703 E-mail: MICHAELAWITHERS@YAHOO.COM

Developer: MICHAEL WITHERS

Address: 3200 COMANCHE GAP ROAD, HARKER HEIGHTS, TEXAS

Phone: 254-535-5703 E-mail: MICHAELAWITHERS@YAHOO.COM

Engineer/Surveyor: ALL COUNTY SURVEYING, INC.

Address: 4330 S. 5TH STREET, TEMPLE, TEXAS

Phone: 254-778-2272 E-mail: ANNA@ALLCOUNTYSURVEYING.COM

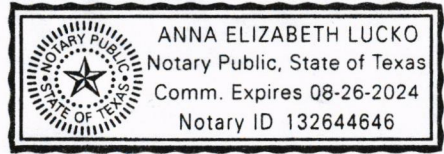
I HEREBY UNDERSTAND AND ACKNOWLEDGE:
 THE MINOR PLAT INVOLVES **FOUR OR FEWER LOTS** FRONTING ONTO AN EXISTING STREET WHERE THE CREATION OF A NEW STREET OR THE EXTENSION OF MUNICIPAL FACILITIES ARE NOT REQUIRED
OR
 THE AMENDEND PLAT DOES NOT INCREASE THE NUMBER OF LOTS AND DOES NOT REQUIRE A NEW STREET OR EXTENSION OF MUNICIPAL FACILITIES.

Michael A. Withers
PRINTED NAME OF OWNER:

[Signature]
OWNER SIGNATURE:

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 28 DAY OF December, 20 21

[Signature] MY COMMISSION EXPIRES: 8.26.24
NOTARY PUBLIC SIGNATURE



STAFF ONLY -- DO NOT FILL OUT BELOW

Date Submitted: _____ Receipt #: _____

Received By: _____ Pre-Application Meeting Case #: _____

FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

January 14, 2022

Surveyor's Field Notes for:

5.806 ACRE, situated in the **W.H. RUSSELL SURVEY, ABSTRACT 1049**, Bell County, Texas, embracing all of Lot 1, Block 1, Withers Way, an addition within the City of Harker Height, Bell County, Texas, according to the plat of record in Plat Year 2016, Plat # 20, Plat Records of Bell County, Texas, and embracing all of a called 3.30 acre tract conveyed to Michael Withers and Dunyasha Withers in Document No. 2016-00036332, Official Public Records of Real Property, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a railroad spike found on the western line of Comanche Gap Road, being the easterly corner of said 3.30 acre tract, same being the northerly corner of Lot 1, Block 1, Mathes Estates an addition in the City of Harker Heights, Bell County, Texas, according to the plat of record in Plat Yr., 2016, #73, Plat Records of Bell County, Texas, for the easterly corner of the herein described tract, which bears $N 41^{\circ}16'46'' W - 240.09'$, from a $\frac{1}{2}$ " iron rod found at the northeast corner of said Lot 1;

THENCE, in a southwesterly direction, with the north line of said Lot 1, $S 45^{\circ}56'01'' W - 691.92'$, to a $\frac{1}{2}$ " iron rod with cap stamped "RPLS 2475" found on the east line of Lot 8, Block 1, Comanche Gap Estates, an addition in Bell County, Texas, according to the plat of record in Cabinet A, Slide 192-D, of said plat records, being the southerly corner of said 3.30 acre tract, same being the westerly corner of said Lot 1, for the southeast corner of the herein described tract, which bears $N 20^{\circ}54'09'' W - 13.26'$, from a 1-1/2" metal pipe found at the northeast corner of said Lot 8;

THENCE, in a northwesterly direction, with the east line of said Lot 8, the following courses and distances follow:

1. $N 22^{\circ}19'12'' W$, passing a railroad spike found at the westerly corner of said 3.30 acre tract, same being the southerly corner of Lot 1, Block 1, Withers Way an addition in the City of Harker Heights, Bell County, Texas, according to the plat of record in Plat Yr., 2016, #20, of said plat records, at a distance of $204.70'$, and continuing for a total distance of $251.41'$, to a 1-1/2" metal pipe found at an interior corner of said Lot 1, Block 1, Withers Way, and
2. $N 72^{\circ}30'20'' W - 42.69'$, to a 3/8" iron rod found at the southwest corner of said Lot 1, same being the southeast corner of a called 7.00 acre tract conveyed to Frank A. Hammond and wife, Elfi K. H. Hammond in Volume 2418, Page 116, Deed Records of Bell County, Texas, for the southwest corner of the herein described tract;

THENCE, northeasterly direction, with the west line of said Lot 1, Block 1, Withers Way, $N 25^{\circ}03'37'' E - 689.20'$, to a 3/8" iron rod with cap stamped "M&A" found on the western line of said Comanche Gap Road, being the northeast corner of said 7.00 acre tract, same being the northwest corner of said Lot 1, for the northwest corner of the herein described tract;

THENCE, in a southeasterly direction, with the western line of said Comanche Gap Road, $S 41^{\circ}17'51'' E - 517.22'$, to the **POINT OF BEGINNING** and containing 5.806 Acres of Land.

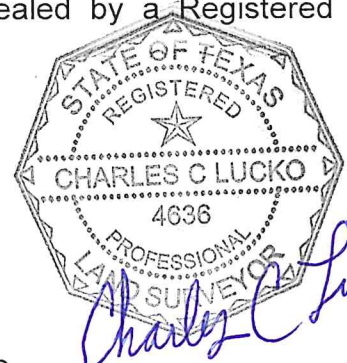
Horizontal Control based upon the Texas State Plane Coordinate System, Central Zone, NAD83, as per GPS observations. Scale Factor=1.0001470909, scaled about CP-100 (N:10,350,872.64 E:3,144,175.55).

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

Surveyed December 23, 2021

ALL COUNTY SURVEYING, INC.
1-800-749-PLAT
TX. Firm Lic. No. 10023600

server/projects/pro210000/212000/212097/212097.1P.doc



Charles C. Lucko
Registered Professional Land Surveyor
Registration No. 4636

**DEDICATION OF
DUNYASHA PLACE
within the City of Harker Heights,
Bell County, Texas.**

STATE OF TEXAS)
COUNTY OF BELL)

That **Michael Withers**, owner of that certain tract of land containing 5.806 acre described in Field Notes prepared by Charles C. Lucko, RPLS No. 4636, dated January 14, 2022 which Field Notes are attached hereto as Exhibit A and made a part hereof as fully as if written verbatim, do hereby name and designate said 5.806 acre tract as **DUNYASHA PLACE**, a subdivision in the City of Harker Heights, Bell County, Texas, and do hereby adopt the attached map and plat thereof and do hereby agree that all future sales and conveyances of said property shall be by reference to said plat and dedication.

Grantor, does hereby give, grant and convey to the **CITY OF HARKER HEIGHTS, TEXAS**, its assignees and franchisees furnishing public utilities in said subdivision, the easements as shown on said plat for drainage and for the installation, operation, maintenance, repair, use and replacement of all public utility lines, including electric power, water, sewer, gas and telephone, and reference is hereby made to such plat for the location of such easements.

To have and to hold said easements unto said Grantee, and the undersigned hereby binds itself, its heirs, administrators, executors, successors and assigns, to warrant and forever defend all and singular said premises unto the said Grantee against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS THE EXECUTION HEREOF, on this ____ day of _____, 20_____.

Michael Withers

ACKNOWLEDGMENT

STATE OF TEXAS)
COUNTY OF **BELL**)

BEFORE ME, the undersigned authority, on this day personally appeared **Michael Withers**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

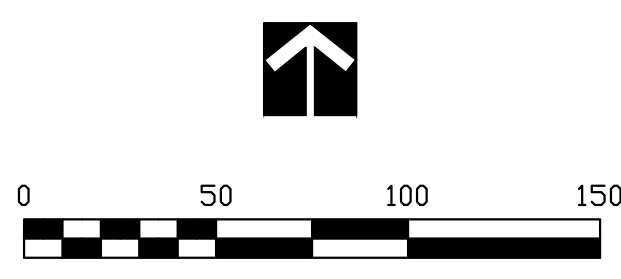
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____,
20_____.

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:
All County Surveying, Inc.
4330 South 5th Street
Temple, Texas 76502

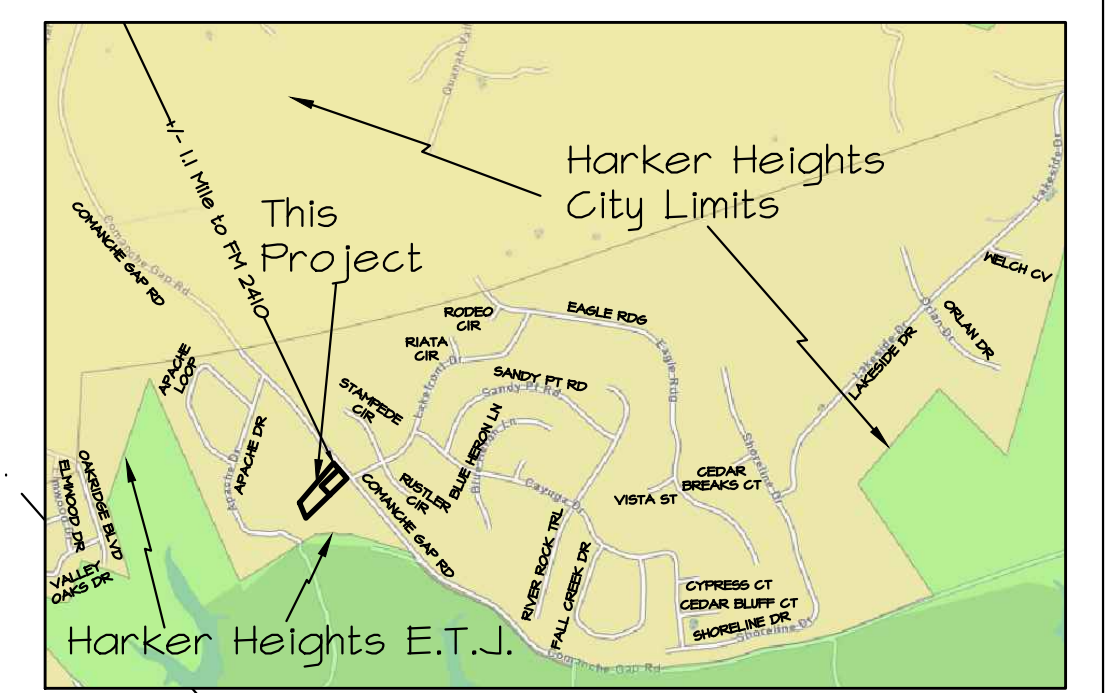
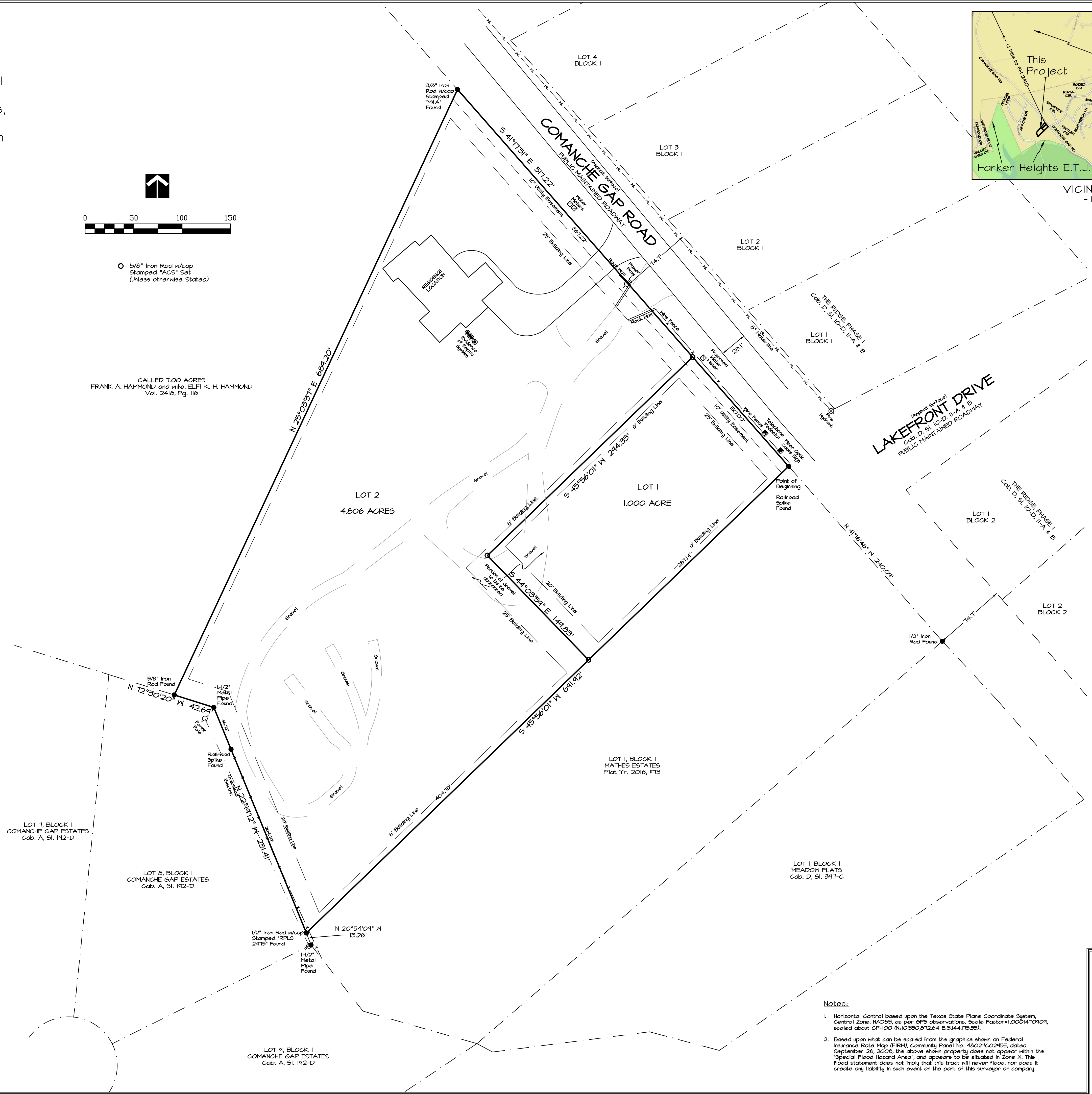
EXISTING CONDITIONS OF DUNYASHA PLACE

5.806 ACRES total, being a 3.300 Acre tract that is situated in the W.H. RUSSELL SURVEY, ABSTRACT 1049, Bell County, Texas, and all of Lot 1, Block 1, Withers Way, an addition within the City of Harker Heights, Bell County, Texas, according to the plat of record in Plat Year 2016, Plat #20, Plat Records of Bell County, Texas, a subdivision within the City of Harker Heights, Bell County, Texas.



○ 5/8" Iron Rod w/cap
Stamped "ACS" Set
(Unless otherwise Stated)

CALLED 7.00 ACRES
FRANK A. HAMMOND and wife, ELFI K. H. HAMMOND
Vol. 2418, Pg. 116



VICINITY MAP
- N.T.S. -

LOTS - TWO (2)
BLOCKS - ONE (1)
AREA - 3.300 ACRES

OWNER:
MICHAEL WITHERS

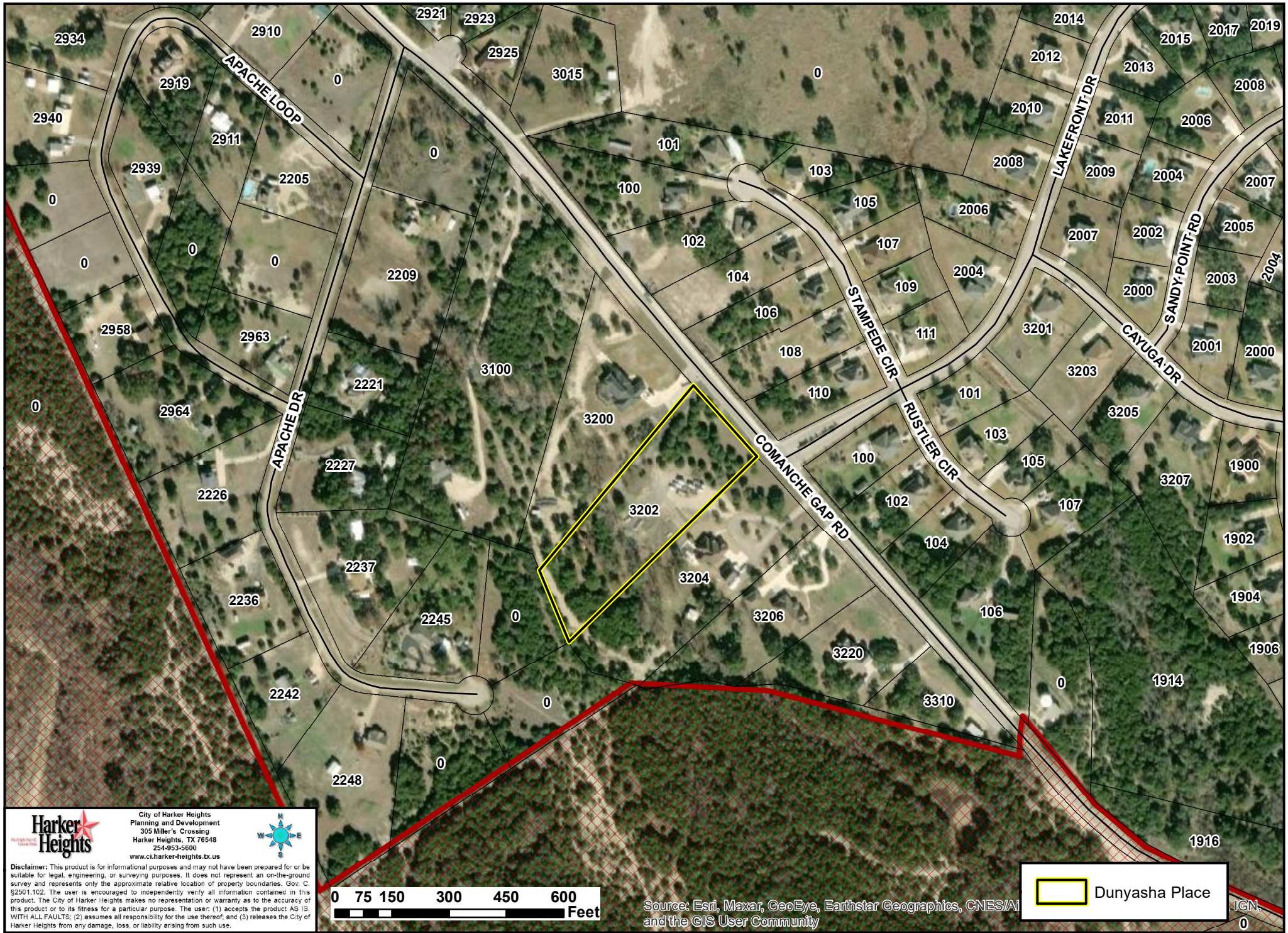
EXISTING CONDITIONS OF DUNYASHA PLACE

5.806 ACRES total, being a 3.300 Acre tract that is situated in the W.H. RUSSELL SURVEY, ABSTRACT 1049, Bell County, Texas, and all of Lot 1, Block 1, Withers Way, an addition within the City of Harker Heights, Bell County, Texas, according to the plat of record in Plat Year 2016, Plat #20, Plat Records of Bell County, Texas, a subdivision within the City of Harker Heights, Bell County, Texas.

Plot Date: 01-11-2022
Survey completed: 12-23-2021
Scale: 1" = 50'
Job No.: 21209111
Dwg No.: 21209111
Drawn by: SLV/JEM
Surveyor: CCL # 4636
Copyright 2022 All County Surveying, Inc.

- Notes:**
- Horizontal Control based upon the Texas State Plane Coordinate System, Central Zone, NAD83, as per GPS observations, Scale Factor=1.000410404, scaled about CP=100 (NAD83/92.64 E:314475.93).
 - Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48021C0295E, dated September 26, 2008, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.

ALL COUNTY SURVEYING, INC.
Tx. Firm No. 10023600
4330 South 5th Street
Temple, Texas 76702
254-778-2212, Killeen 254-634-4636
www.allcountysurveying.com




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



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



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

 Dunyasha Place

IGN.

DUNYASHA PLACE

P21-40 Minor/Amending Plat – Dunyasha Place

Plat Distributed to HH Staff: December 29, 2021
Comments Returned to All County Surveying: January 10, 2022
Revisions Received Back: January 17, 2022
Comments Returned to All County Surveying: January 19, 2022

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Applicant met with staff for a predevelopment meeting after submission of this plat request. During that meeting the applicant clarified what is being proposed. As a result staff recommended that the plat request be revised to include Lot 1, Block 1 of the Withers Way subdivision with the proposed Lot 2. Please revise the application (dedication, plat dedication page, utilities, etc.) to reflect said change. **1/19/2022 Met.**
2. Applicant shall clarify what will happen to the existing driveway that encroaches upon the proposed Lot 1. Provide a passage easement if one will be required. **1/19/2022 Met.**
3. Applicant shall clarify how the proposed Lot 1 will be serviced (i.e. septic, etc.). **1/19/2022 Met.**
4. All owners must sign the plat dedication statement and plat dedication page. In the predevelopment meeting, the applicant indicated that he was in the process of clarifying ownership of the estate. Said paperwork must be submitted and the dedication language revised accordingly prior to approval of the minor plat. **1/19/2022 Met.**

Public Works, Mark Hyde

1. Show the location of the existing 8-inch water line across the street. **1/19/2022 Met.**
2. Provide the location of the proposed water meter. **1/19/2022 Met.**

City Engineer, Otto Wiederhold

Comments have not been received from reviewing entity and may be forthcoming. **1/19/2022 No comments provided.**

Fire Marshal, Brad Alley

Comments have not been received and may be forthcoming. **1/18/2022 No comments.**

Building Official, Mike Beard

1. No comments at this time. **1/19/2022 No comments provided.**

ONCOR, Steven Huggins

1. Oncor to keep existing lines and easements. **1/19/2022 No comments provided.**

Century Link, Chris McGuire

Comments have not been received from reviewing entity and may be forthcoming. **1/19/2022 No comments provided.**

Spectrum, Shaun Whitehead

Comments have not been received from reviewing entity and may be forthcoming. **1/19/2022 No comments provided.**

ATMOS, Rusty Fischer

Comments have not been received and may be forthcoming. **1/18/2022 No comments.**

Bell County Public Health

Comments have not been received from reviewing entity and may be forthcoming. **1/19/2022 No comments provided.**

Clear Water UWCD

Comments have not been received from reviewing entity and may be forthcoming. **1/19/2022 NEW COMMENTS WITH NO ACTION NEEDED - Clearwater UWCD (CUWCD) has completed a desktop geodatabase investigation and records review for groundwater wells per your request. The Bell CAD properties reviewed were PIDs #467874 (3.391 acres), and 424038 (3.3 acres), based on the proposed subdivision known as the Dunyasha Place Subdivision.**

Item 1: Database review and site visit (19 Jan 22) determined no wells exist on the proposed subdivision known as the Dunyasha Place Subdivision.

Item 2: Once the subdivision replat is approved and subdivided as requested, future drilling of a non-exempt permitted well will be possible for beneficial use on Lot 2 of the subdivision known as the Dunyasha Place Subdivision. Non-exempt permitted wells on tracts less than 10 acres and greater than or equal to 2 acres is possible under district rules if the purpose is of the well meets the definition of beneficial use. Lot 1 would not be eligible for a groundwater production well, as it will be smaller than 2 acres.

Item 3: The proposed subdivision lies in the City of Harker Height's CCN #13709, thus public water supply to the proposed subdivision is solely the responsibility of the City of Harker Heights.

Item 4: CUWCD is the regulatory authority for groundwater wells in Bell County and hereby certifies that this proposed subdivision has been evaluated for on-site groundwater production wells. In its current condition, the proposed subdivision meets our expectations described by District Policy and affirmed by District Staff, and thus requires no signature block.



PLANNING AND ZONING COMMISSION MEMORANDUM

P21-38

AGENDA ITEM X-2

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: JANUARY 26, 2022

DISCUSS AND CONSIDER A REQUEST FOR A FINAL PLAT REFERRED TO AS BECCA RAMOS ADDITION, ON PROPERTY DESCRIBED AS A 12.768 ACRE TRACT OF LAND OUT OF THE URIAH HUNT SURVEY, ABSTRACT NO. 401, BELL COUNTY, TEXAS, BEING THAT TRACT OF LAND CONVEYED TO DONNA WHAM AS RECORDED IN INSTRUMENT NO. 2020-068934, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS

PROJECT DESCRIPTION:

The applicant submitted an application for preliminary plat approval for approximately 12.768 acres of vacant land located west of Warrior's Path Rd. on E. Knight's Way/E. F.M. 2410. The proposed development will consist of 2 (two) lots that are currently zoned R-1 (One-Family Dwelling District). The applicant indicated that currently the proposed use for both Lots is residential. The 2021 Land Use Plan indicates this parcel to be designated as a Low-Density Residential land use, which is appropriate for the current intended use.

As of January 19, 2022 staff had reviewed the submitted preliminary plat and engineering plans and made comments to address safety, drainage, water and wastewater utilities and other pertinent requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

STAFF RECOMMENDATION:

On January 10, 2022, staff returned comments to the applicant. On January 18, 2022, the applicant submitted revisions based on the January 10, 2022 comments. On January 19, 2022, staff returned comments to the applicant. Comments on revisions have not yet been fully met; however, staff believes remaining comments could be fully addressed. Staff therefore recommends approval of the Preliminary Plat for the subdivision referred to as Becca Ramos Addition with the following conditions:

1. Dedicate half of the required remaining right of way for Knight's Way (FM 2410) along the frontage of this subdivision.
2. Annotate the centerline of the existing ONCOR infrastructure on the plat dedication page.
3. Provide a 30-foot passage easement for the joint driveway access that allows for maneuverability between Lots and meets fire lane requirements.
4. Amend the dedication language on the plat dedication page and the separate dedication instrument to accurately reflect what is being offered and dedicated to the City.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to **approve, approve with conditions, or disapprove with explanation** a request for Preliminary Plat for the subdivision referred to as referred to as Becca Ramos Addition, on property described as a 12.768 acre tract of land out of the Uriah Hunt Survey, Abstract No. 401, Bell County, Texas, being that tract of land conveyed to Donna Wham as recorded in Instrument No. 2020-068934, Official Public Records of Bell County, Texas

2. Any other action desired.

ATTACHMENTS:

1. Application
2. Field notes
3. Dedication
4. Becca Ramos Addition - Preliminary Plat
5. Becca Ramos Addition - Preliminary Engineering Documents
6. Location Map
7. Staff Comments with Responses (Comments sent 1/10/22 & 1/19/22; Revisions received January 18, 2022)



Preliminary Plat Application

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

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

1. Pre-Application Meeting with Staff to ensure applicability
2. Payment of \$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) 953-5600
 Email:
 planning@harkerheights.gov

Property Information:

Plat Name: Becca Ramos Addition **Date Submitted:** 12/29/21
Existing Lot Count: 1 **Proposed Lot Count:** 2 **Proposed Units:** _____ **Acreage:** _____
Existing Land Use: vacant **Proposed Land Use:** R1

Site Address or General Location: Approx. 1700ft East of Warriors Path Rd., on North side of FM2410

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

Owner Information & Authorization:

Property Owner: Donna Wham

Address: 4603 Regency Dr., Killeen, TX 76542

Phone: 302-265-8392 **E-Mail:** donnawham@yahoo.com

Developer: Same as above

Address: _____

Phone: _____ **E-Mail:** _____

Engineer/Surveyor: Killeen Engineering & Surveying, Ltd.

Address: 2901 E. Stan Schlueter Loop

Phone: 254-526-3981 **E-Mail:** aneagu@kesltd.com

CHECK ONE OF THE FOLLOWING:

- I will represent the application myself.
- I hereby designate Anca Neagu (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.

Donna Wham

Printed Name of Owner

Donna Wham

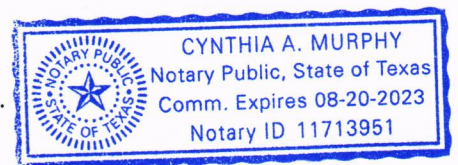
Signature of Owner

SWORN AND SUBSCRIBED BEFORE ME ON THIS 29 DAY OF December, 2021.

Cynthia A. Murphy

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 8-20-2023



STAFF ONLY -- DO NOT FILL OUT

Date Submitted: 12/29/21 Received By: Worrell Receipt #: 01777446

Exhibit A

Being a 12.768 acre tract of land out of the Uriah Hunt Survey, Abstract No. 401, Bell County, Texas, being that tract of land conveyed to Donna Wham as recorded in Instrument No. 2020-068934, Official Public Records of Real Property of Bell County, Texas; said 12.768 acre tract being more particularly described as follows:

BEGINNING at a 3/8" iron rod found in the North margin of FM 2410, said rod being the Southeast corner of a tract of land conveyed to Sarah Elizabeth Sammons as recorded in Instrument No. 2020-005060, said county records, and being the Southwest corner of said Wham tract for the Southwest corner of the herein described tract;

THENCE, N 16° 46' 02" E, 823.70' feet with the East line of said Sammons tract, the West line of said Wham tract and the West line of the herein described tract to a 5/8" iron rod found with ACS cap, said rod being in the East line of said Sammons tract, and being the Southwest corner of a tract of land conveyed to Susan K. Wilson and Gary L. Moore as recorded in Instrument No. 2017-00025863, said county records, and being the Northwest corner of said Wham tract for the Northwest corner of the herein described tract;

THENCE, N 79° 17' 26" E, 623.30 feet with the South line of said Wilson tract, the North line of said Wham tract and the North line of herein described tract to a 1/2" iron rod found with Harmon cap in the South line of said Wilson tract, said rod being the Northeast corner of said Wham tract for the Northeast corner of the herein described tract;

THENCE, S 2° 26' 32" E, 739.96 feet with the South line of said Wilson tract and the West line of a tract of land conveyed to Eduardo Sanchez as recorded in Instrument No. 2020-065575, said county records, with the East line of said Wham tract and the East line of herein described tract to a 3/8" iron rod found with M&A cap in the North margin of F.M. 2410, said rod being the Southwest corner of said Sanchez tract and the Southeast corner of said Wham tract for the Southeast corner of the herein described tract;

THENCE, S 79° 24' 42" W, 291.61 feet with the North margin of F.M. 2410, the South line of said Wham tract and the South line of herein described tract to a 1/2" iron rod found for a point on the South line of herein described tract;

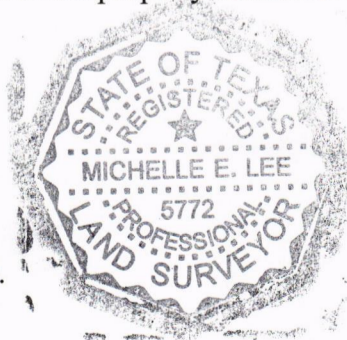
THENCE, S 79° 10' 39" W, 502.47 feet with the North margin of F.M. 2410, the South line of said Wham tract and the South line of herein described tract to a TxDOT Monument Found for a point in the South line of herein described tract;

THENCE, following an arc to the right with length of 102.90', radius of 2807.33' and chord bearing and distance of **S 80° 19' 28" W, 102.89 feet** to the **POINT OF BEGINNING**, containing 12.768 acre of land, more or less.

The Bearings for the above description are based on the Texas Coordinate System, Central Zone, NAD 83 per Leica SmartNet GPS observations.

I, Michelle E. Lee, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from a survey made on the ground of the property described herein.

Michelle E. Lee
Michelle E. Lee, RPLS *12-29-2021*
No. 5772, Texas



KILLEEN ENGINEERING & SURVEYING, LTD.
2901 E. STAN SCHLUETER LOOP
KILLEEN, TEXAS 76542
(254) 526-3981/ FAX (254) 526-4351
TBPE Registration No. F-4200, TBPLS Registration No. 10194541

DEDICATION

STATE OF TEXAS §
CITY OF HARKER HEIGHTS §
COUNTY OF BELL §

KNOW ALL MEN BY THESE PRESENTS:

That **DONNA WHAM**, being the sole owner of that **12.768** acre tract of land described in Exhibit A attached hereto, and incorporated herein for all purposes, does hereby subdivide the herein described property into lots and blocks according to the plat thereof, to be known as **BECCA RAMOS ADDITION** to the City of Harker Heights, Bell County, Texas, as approved by the City of Harker Heights Director of Planning and Development. **DONNA WHAM** does hereby adopt the said plat of **BECCA RAMOS ADDITION** as an addition to the City of Harker Heights for the purpose of selling lots and blocks of land with reference thereto, for the development of said land by its owner, and for all other purposes. **DONNA WHAM** does hereby dedicate to the City of Harker Heights all streets, avenues, roads, alleys, and associated potable water, sanitary sewer, and storm sewer systems as shown on said plat, and final construction drawings; the same to be used as public thoroughfares and public utilities when and as authorized by the City of Harker Heights, Bell County, Texas.

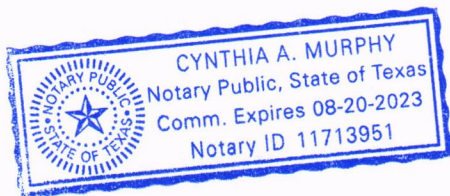
The utility easements shown on the said plat are dedicated to the City of Harker Heights for the installation and maintenance of any and all public utilities, which the city may elect to install and maintain or permit to be installed and maintained.

WITNESS the execution hereof on this 29 day of December, 2021 A.D.

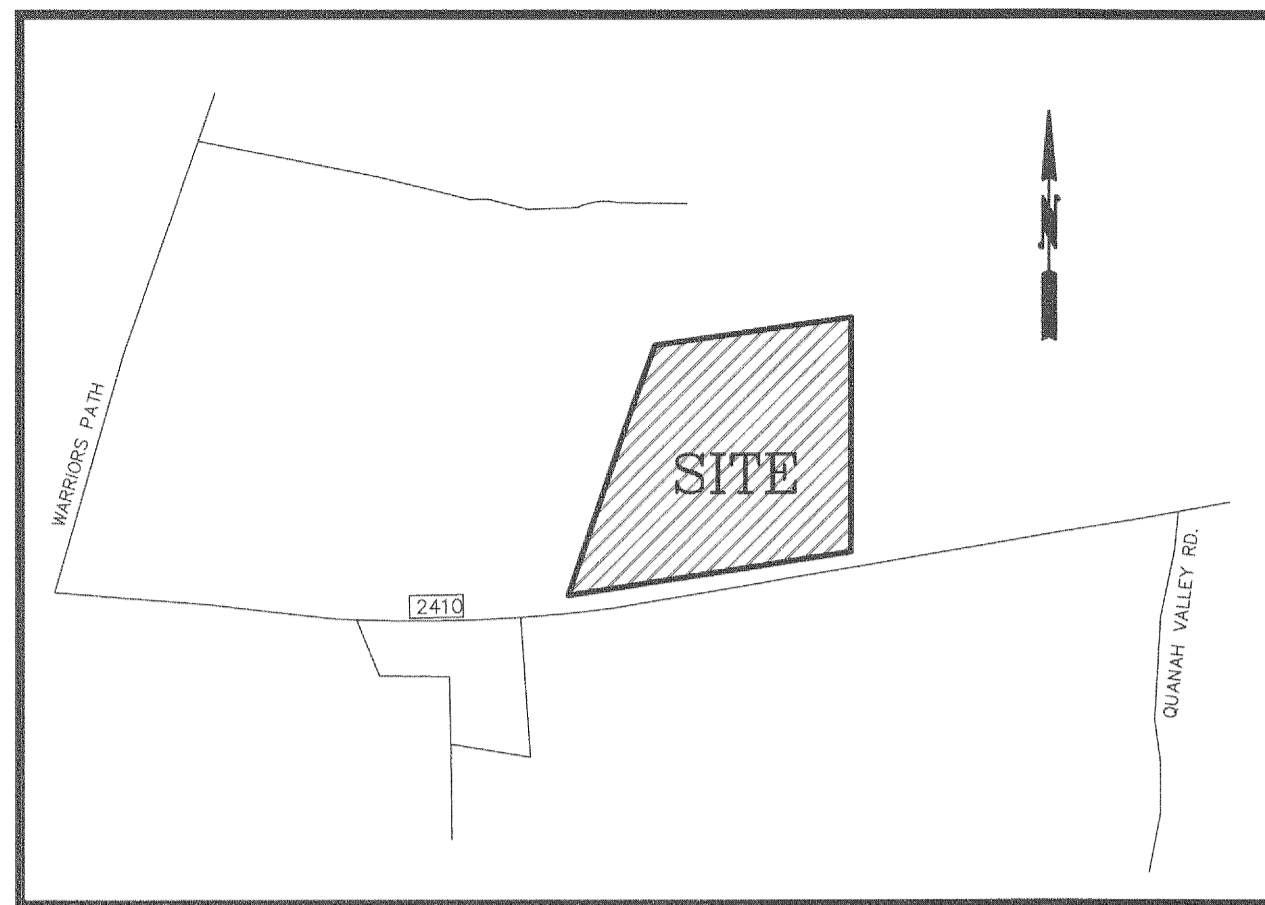
Donna Wham
DONNA WHAM

State of Texas §
County of Bell §

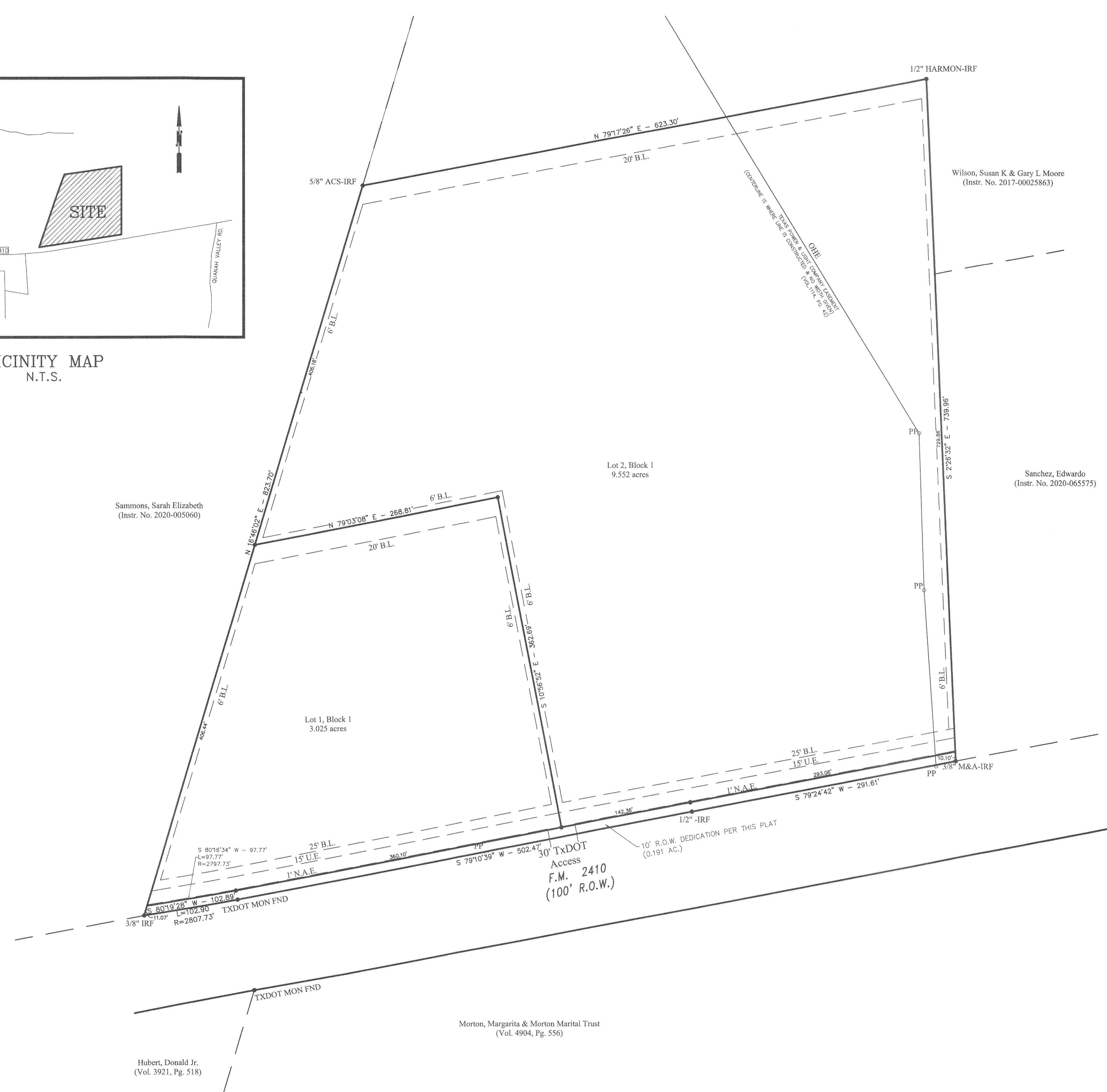
This instrument was acknowledged before me on this 29 day of December, 2021 A.D. by **DONNA WHAM**.



Cynthia A. Murphy
Notary Public State of Texas
My Commission Expires 8-20-2023



VICINITY MAP
N.T.S.

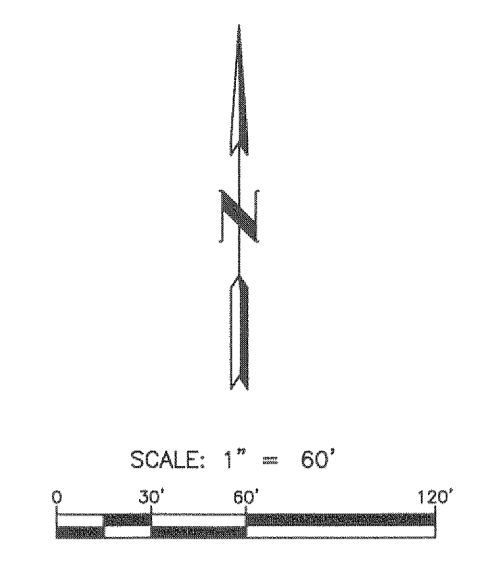


- SURVEY NOTES:**
- ALL CORNERS SHOWN ARE 1/2" IRON ROD SET WITH KILLEEN ENGINEERING CAP UNLESS OTHERWISE NOTED.
 - BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, AS PER LEICA SMARTNET GPS OBSERVATIONS.
 - THIS SUBDIVISION IS LOCATED IN ZONE X, BY THE U.S. FEMA AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), MAP NO. 48027C0295E AND MAP NO. 48027C0325E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR BELL COUNTY, TEXAS.
 - BENCHMARK - TxDOT MONUMENT ON SOUTH PROPERTY LINE N 10356615.68, E 3144096.43, ELEV=802.15' (NAVD88)

I, THE UNDERSIGNED, A REGISTERED SANITARIAN IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH APPLICABLE STATE AND COUNTY REGULATIONS GOVERNING ON-SITE SEWAGE FACILITIES AND IS HEREBY RECOMMENDED FOR APPROVAL.

SIGNATURE: _____ DATE: _____

TITLE: _____ BELL COUNTY PUBLIC HEALTH DISTRICT



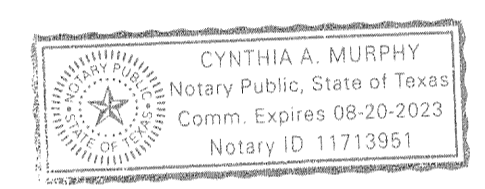
LEGEND	
IRF	IRON ROD FOUND
BL	BUILDING LINE
UE	UTILITY EASEMENT
VOL.	VOLUME
PG.	PAGE
INSTR. NO.	INSTRUMENT NUMBER
OHE	OVERHEAD ELECTRIC
PP	POWER POLE
R.O.W.	RIGHT-OF-WAY

KNOW ALL MEN BY THESE PRESENTS, that Donna Wham, whose address is 9501 N. F.M. 620 Rd Apt. 5101, Austin, Texas 78726, being the sole owner of that 12.768 acre tract of land in Bell County, Texas, part of the Uriah Hunt Survey, Abstract No. 401, which is more fully described in the dedication of BECCA RAMOS ADDITION, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City Council of the City of Harker Heights, Bell County, Texas, does hereby adopt said BECCA RAMOS ADDITION, as an addition to the City of Harker Heights, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives, and alleys shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities when and as authorized by the City of Harker Heights. The utility easements shown on said plat are dedicated to said city for installation and maintenance of any and all public utilities which the city may install or permit to be installed or maintained.

Donna Wham
Donna Wham

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 29 day of December, 2021 by Donna Wham.



Cynthia A. Murphy
Notary Public, State of Texas

APPROVED this ___ day of ___, 20___, by the Planning and Zoning Commission of the City of Harker Heights, Texas.

Chairperson, Planning and Zoning Commission

Secretary, Planning and Zoning Commission

APPROVED this ___ day of ___, 20___, by the City Council of the City of Harker Heights, Texas.

Mayor

City Secretary

APPROVED this ___ day of ___, 20___, by the Director of Planning and Development of the City of Harker Heights, Bell County, Texas.

Director of Planning and Development

FILED FOR RECORD this ___ day of ___, 20___ A.D.

Dedication Instrument in Instrument No. _____, Official Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, Michelle E. Lee, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments shown hereon were properly placed or found under my personal supervision, in accordance with the Subdivision Regulations of the City of Harker Heights, Texas. This subdivision, BECCA RAMOS ADDITION, is located within the City Limits of Harker Heights, Texas.

Michelle E. Lee 1-17-2022
Michelle E. Lee, RPLS (TX 5772)

TAX CERTIFICATE

The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

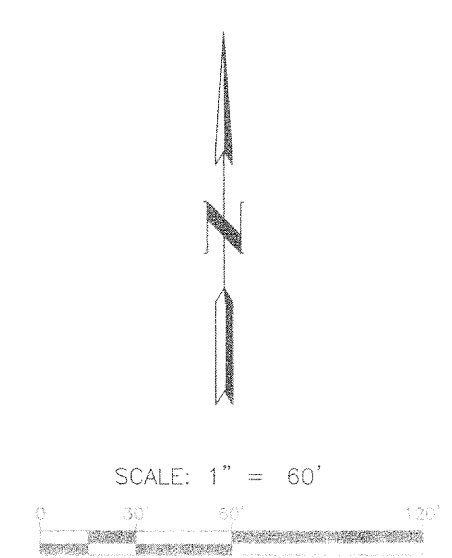
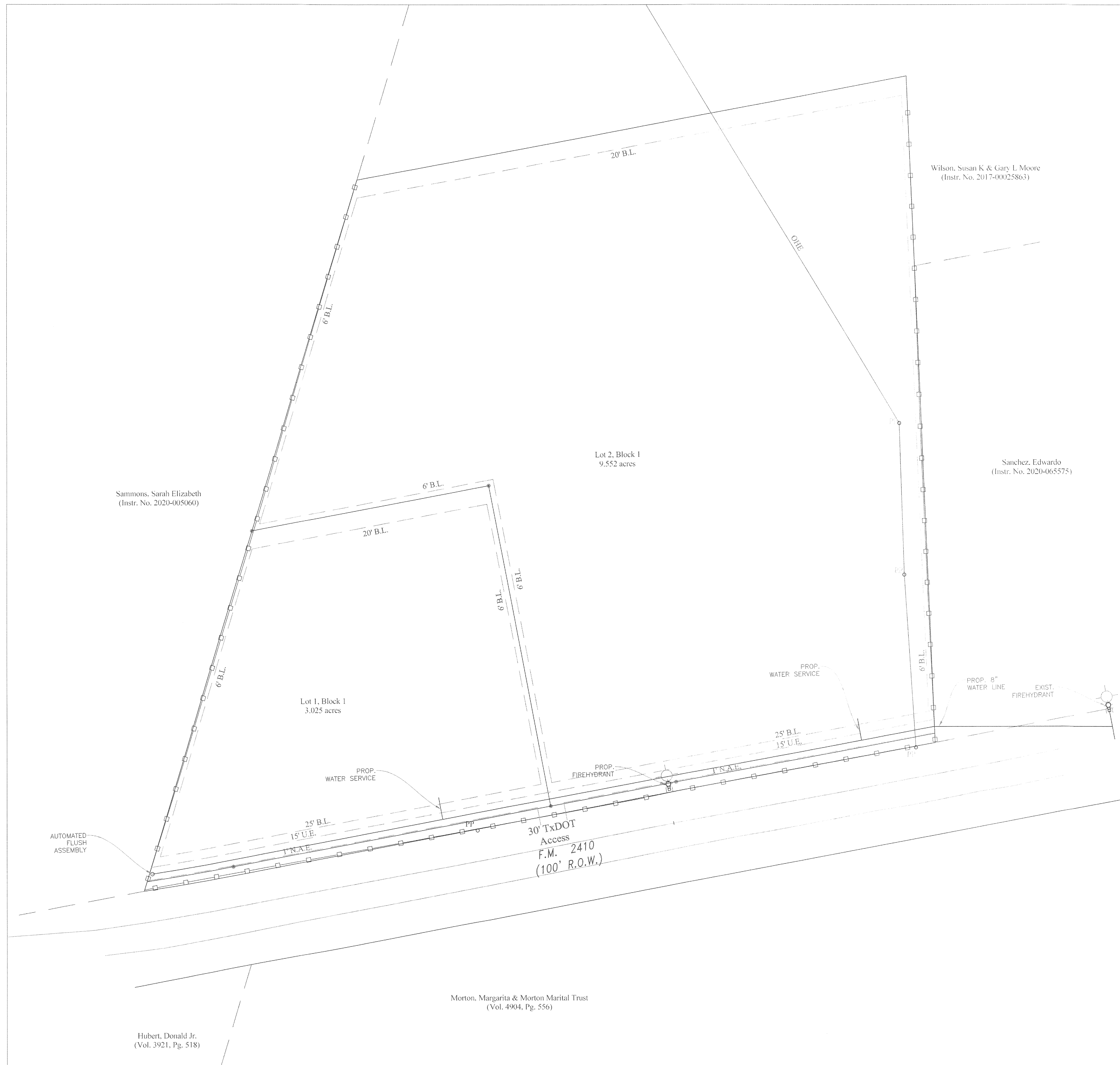
Dated this ___ day of ___, 20___ A.D.
BELL COUNTY TAX APPRAISAL DISTRICT
By: _____

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. 10194541

Δ	DATE	SHEETS

**PRELIMINARY PLAT
BECCA RAMOS ADDITION
HARKER HEIGHTS, BELL COUNTY, TEXAS**

Project No.:	2021-028
Acres:	12.768
No. of Lots:	2
Scale:	1" = 60'
Date:	12/29/2021
Design By:	MEL/AEN
Sheet No.:	1 OF 1



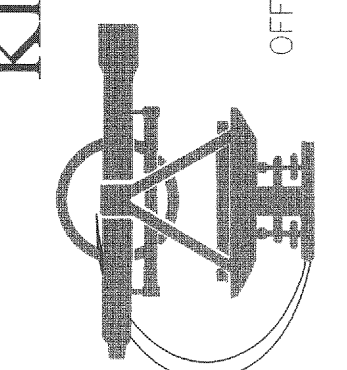
WATER NOTES:

- UTILITIES HAVE BEEN LOCATED BY RECORD DRAWINGS AND VISIBLE APPURTENANCES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.

SEWER NOTES:

- LOT 1 AND LOT 2 WILL BE SERVICED BY SEPTIC TANKS.

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
TBPE'S REGISTRATION NO. 10194541

DATE	SHEETS

UTILITY PLAN
BECCA RAMOS ADDITION
HERKER HEIGHTS, BELL COUNTY, TEXAS



1/17/22
Anca Neagu

Project No.:	2021-028
Acres:	12.768
No. of Lots:	2
Scale:	1" = 60'
Date:	12/29/2021
Design By:	AEN/AEN
Sheet No.:	

Sammons, Sarah Elizabeth
(Instr. No. 2020-005060)

Wilson, Susan K & Gary L Moore
(Instr. No. 2017-00025863)

Lot 2, Block 1
9.552 acres

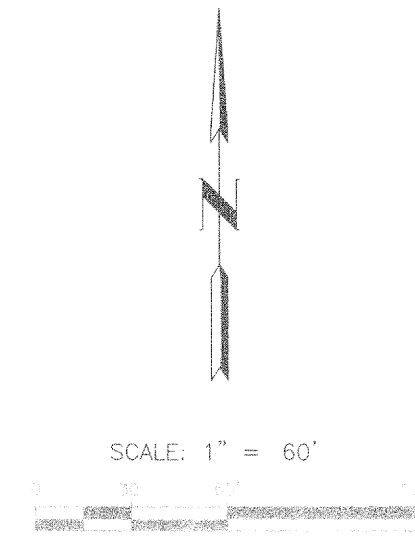
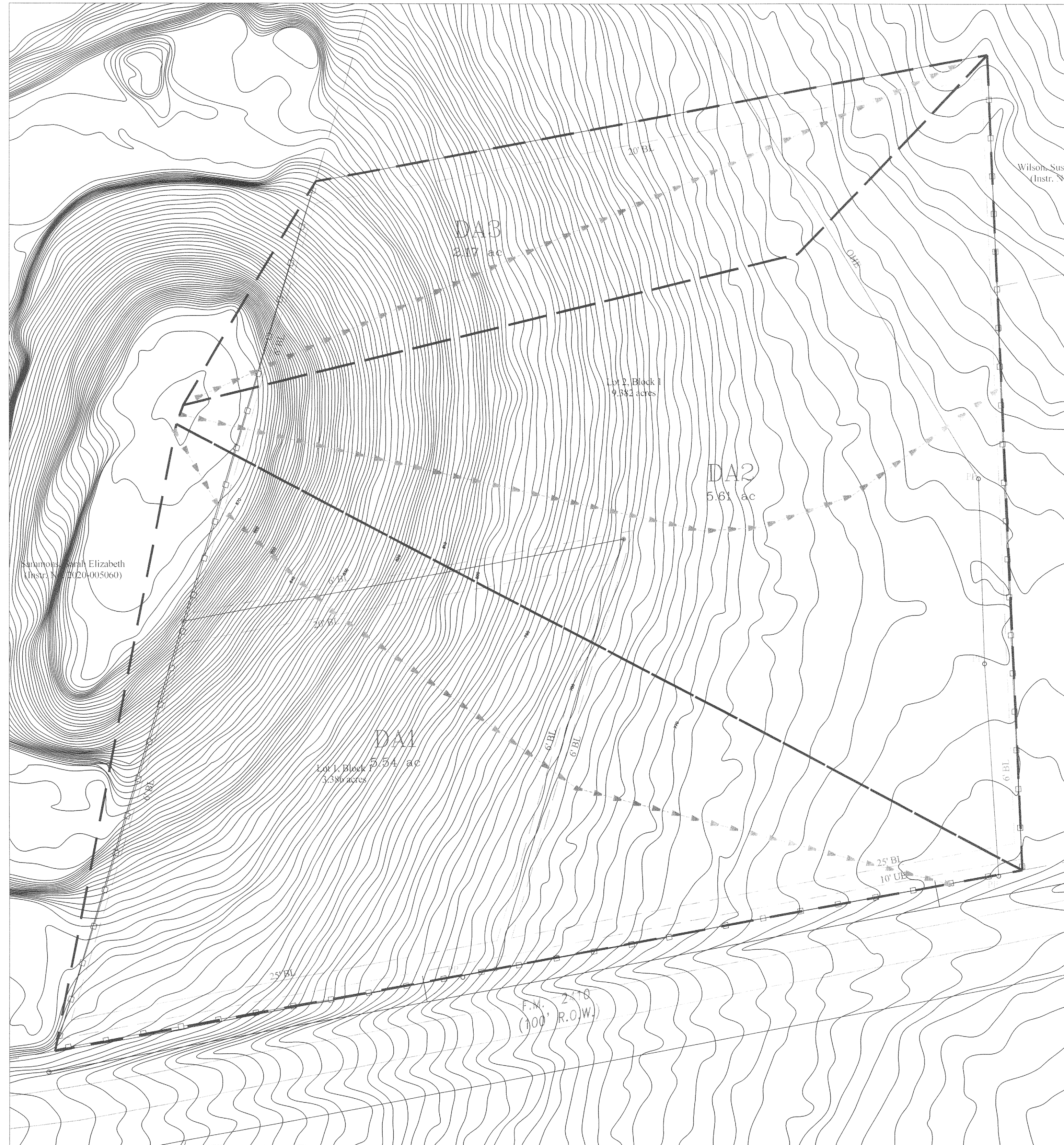
Sanchez, Eduardo
(Instr. No. 2020-065575)

Lot 1, Block 1
3.025 acres

Morton, Margarita & Morton Marital Trust
(Vol. 4904, Pg. 556)

Hubert, Donald Jr.
(Vol. 3921, Pg. 518)

30' TxDOT
Access
F.M. 2410
(100' R.O.W.)



NOTES:

1. NO DEVELOPMENT IS PROPOSED AT THE TIME OF PLATTING. EXISTING DRAINAGE CONDITIONS REMAIN UNCHANGED.

Time of Concentration, Existing Conditions (TR-55 Method)

Drainage Area Data	Sheet Flow t_t					Shallow Concentrated Flow t_t					Computed t_t (min)
	n	Length, L_e (ft)	P2, 2-yr, 24 hr rain (in)	Slope, S ft/ft	t_t (min)	n	Length (ft)	Slope, S ft/ft	Velocity, V (fps)	t_t (min)	
DA1	0.15	80.0	3.85	0.040	5.7	16.13	769	0.100	5.10	2.5	8.2
DA2	0.15	80.0	3.85	0.040	5.7	16.13	717	0.140	6.04	2.0	7.6
DA3	0.15	80.0	3.85	0.040	5.7	16.13	671	0.080	4.56	2.5	8.1

Existing Conditions Drainage Calculations

Contributing DA's	Contributing Flows (cfs)	AREA (acres)	T_c (min.)	C_{25}	I_{25} (in./hr.)	Q_{25} (cfs)	C_{100}	I_{100} (in./hr.)	Q_{100} (cfs)
DA1	5.54	8.2	0.46	9.02	22.98	0.53	12.61	37.0	
DA2	5.61	7.6	0.46	9.24	23.84	0.53	12.91	38.4	
DA3	2.17	8.1	0.46	9.04	9.03	0.53	12.64	14.5	

KILLEEN ENGINEERING & SURVEYING, LTD
 2901 E. Stan Schlueter Loop
 Killeen, Texas 76542
 OFFICE: (254) 526-3981 FAX: (254) 526-4351
 TBPES REGISTRATION NO. F-4200
 TBPES REGISTRATION NO. 10194541

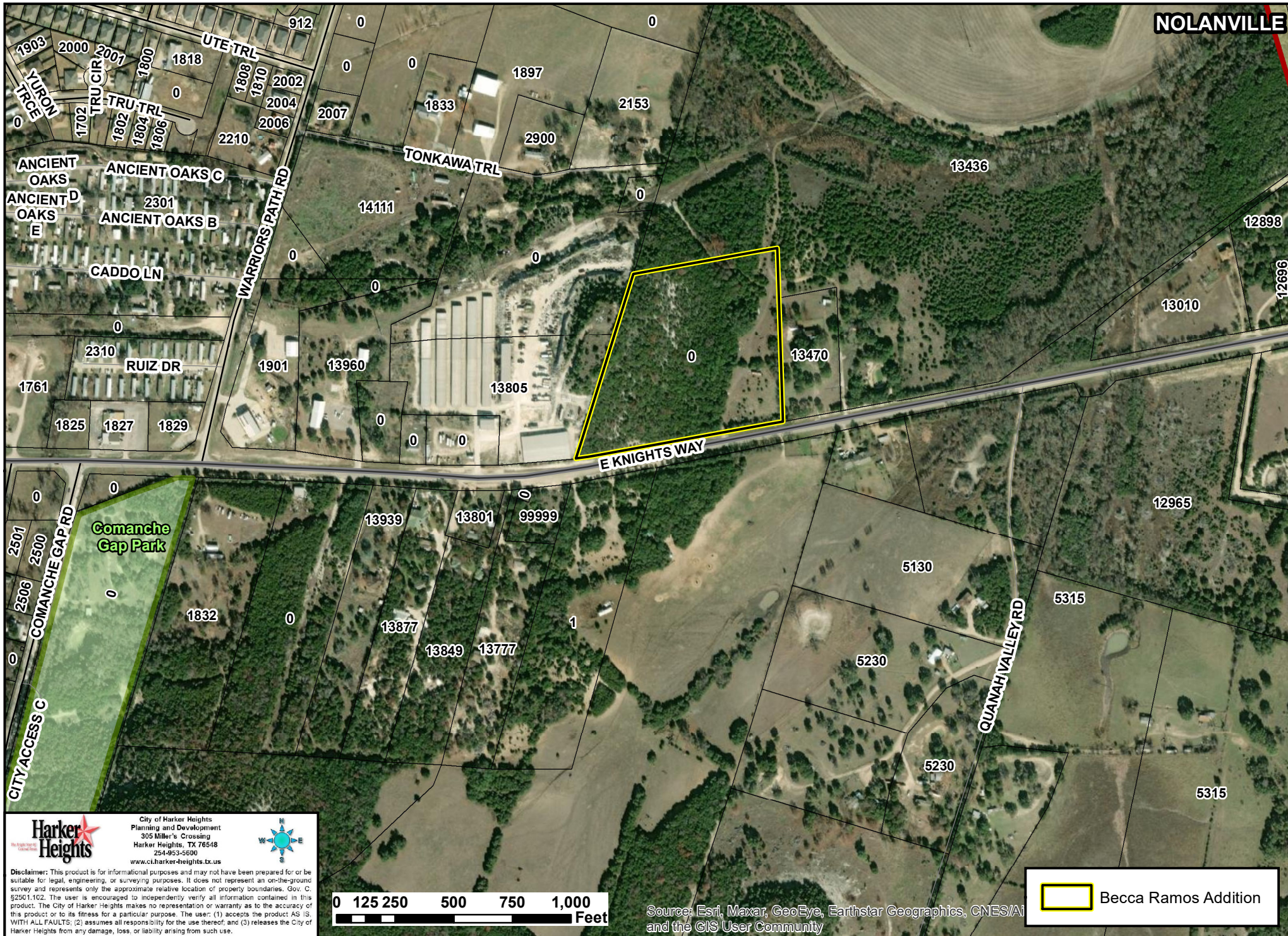
DATE	SCALE

DRAINAGE PLAN
BECCA RAMOS ADDITION
HERKER HEIGHTS, BELL COUNTY, TEXAS

12/29/21
Anca Neagu

Project No.:	2021-028
Address:	12.768
No. of Lots:	2
Scale:	1" = 60'
Date:	12/29/2021
Design By:	AEN/AEN
Sheet No.:	

NOLANVILLE




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



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



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus, DigitalGlobe, GeoEye, IGN, Aerogrid, IGN, Swire, Heliobase, GeoEye, Japan Aerospace Exploration Agency (JAXA), DAVID R. Johnson, USDA, ESA, Landsat, Planet Labs, CNES/Airbus, and the GIS User Community

 Becca Ramos Addition

BECCA RAMOS ADDITION

P21-38 Preliminary Plat – Becca Ramos Addition

Plat Distributed to HH Staff: December 29, 2021

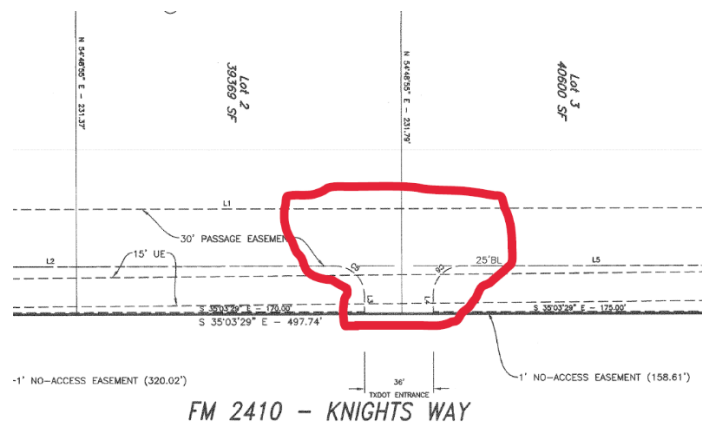
Comments Returned to Killeen Engineering and Surveying: January 10, 2022

Revisions Received Back: January 18, 2022

Comments Returned to Killeen Engineering and Surveying: January 19, 2022

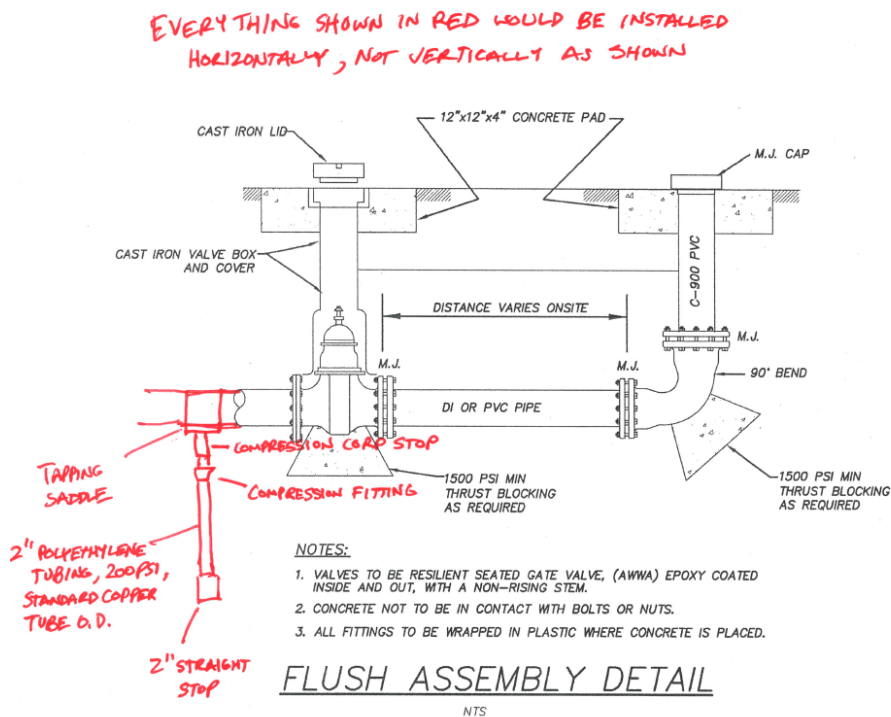
Planning & Development, Kristina Ramirez & Yvonne Spell

1. Applicant shall verify that the existing ROW along FM 2410 is 120 feet in width in front of this subdivision. If not then provide half of the width needed to reach a total of 120 feet as part of this plat dedication. **1/19/2022 Partially Met. Applicant shall annotate the dimension of the existing ROW and provide half of the distance needed to reach 120 feet in ROW.**
2. Applicant shall provide a copy of the called TP&L existing easement. In addition, applicant shall verify that said easement does not cover the entire parcel. **1/19/2022 Partially Met. Applicant shall annotate the centerline of the existing electrical infrastructure on the plat dedication page such that it can be located in the field (i.e. Distance from property line at poles and distance from property corner where crossing lot line).**
3. **1/19/2022 NEW COMMENT – With the addition of the 1 ft NAE as requested by TXDOT the applicant has added a 30' TXDOT access point for a joint driveway between proposed Lots. The applicant shall provide an access easement into each parcel such that the joint ingress/egress can be utilized by both Lots and meets the fire lane requirements. An example has been provided below. Note that this residential subdivision does not require the 30' passage easement to extend across the entire frontage.**



Public Works, Mark Hyde

1. On the Dedication, remove the dedication of streets, avenues, roads, drives, alleys and storm sewer systems to the City of Harker Heights. All of those facilities will be privately maintained. **1/19/2022 Not Met. Applicant shall revise the plat dedication page to reflect what is being dedicated to the City (or provide an additional clarification note under the dedication language) and provide an updated separate dedication instrument prior to recordation of the final plat.**
2. Annotate the water line as 8-inch diameter. **1/19/2022 Met.**
3. Increase the 10' utility easement to 15'. Center the 8-inch water line within the 15' easement. **1/19/2022 Met.**
4. Provide a 6-inch end of line flush assembly and an automated flush box. See attached detail. **1/19/2022 Met. Applicant shall provide for an automated flush box on the construction plans.**



City Engineer, Otto Wiederhold

1. No comments. **1/19/2022 No comments provided.**

Fire Marshal, Brad Alley

1. The extension of the water line and at least 1 hydrant will be required. **1/19/2022 Met. No further comments.**

Building Official, Mike Beard

Comments have not been received and may be forthcoming. **1/19/2022 No comments provided.**

ONCOR, Steven Huggins

1. Oncor to keep existing facilities and easements. **1/19/2022 No comments provided.**

Century Link, Chris McGuire

No comments. **1/19/2022 No comments provided.**

Spectrum, Shaun Whitehead

Comments have been not been received from reviewing entity and may be forthcoming. **1/19/2022 No comments provided.**

ATMOS, Rusty Fischer

1. Atmos does not have any comments on the proposed plat. **1/18/2022 No comments.**

TXDOT

1. I have not seen a driveway permit come in on these yet but TxDOT requests that there be a 1' non-access easement placed along the frontage of this property except for where the driveways are going to be located. The driveways will need to have proper spacing and that will limit where the driveways can be located. **1/18/2022 Met.**

Bell County Public Health

Comments have been not been received from reviewing entity and may be forthcoming. **1/19/2022 No comments provided.**

Clear Water UWCD

Clearwater UWCD (CUWCD) has completed a desktop geodatabase investigation and records review for groundwater wells per your request. The Bell CAD property reviewed was PIDs #468009 (12.79 acres), based on the proposed subdivision known as the Becca Ramos Addition.

Item 1: Database review and site visit (04 JAN 22) determined no wells exist on the proposed subdivision known as the Becca Ramos Addition.

Item 2: Once the subdivision replat is approved and subdivided as requested, future drilling of a non-exempt permitted well will be possible for beneficial use on both lots of the subdivision known as the Becca Ramos Addition. Non-exempt permitted wells on tracts less than 10 acres and greater than or equal to 2 acres is possible under district rules if the purpose is of the well meets the definition of beneficial use.

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

Item 4: CUWCD is the regulatory authority for groundwater wells in Bell County and hereby certifies that this proposed subdivision has been evaluated for on-site groundwater production wells. In its current condition, the proposed subdivision meets our expectations described by District Policy and affirmed by District Staff, and thus requires no signature block.

1/19/2022 No comments provided



PLANNING AND ZONING COMMISSION MEMORANDUM

P21-41

AGENDA ITEM X-3

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: JANUARY 26, 2022

DISCUSS AND CONSIDER A REQUEST FOR A PRELIMINARY PLAT REFERRED TO AS FREEDOM PARK SUBDIVISION PHASE 2, ON PROPERTY DESCRIBED AS A 2.488 ACRE TRACT OF LAND SITUATED IN THE VINCENT L. EVANS SURVEY, ABSTRACT NO. 288, IN BELL COUNTY, TEXAS, BEING ALL OF LOTS 1-5 IN BLOCK THREE OF KERN TERRACE EXTENSION 2 AS RECORDED IN CABINET A, SLIDE 225A OF THE PLAT RECORDS OF BELL COUNTY, TEXAS AND ALSO BEING A PART OF A 51.161 ACRE TRACT, DESIGNATED AS TRACT ONE IN A DEED TO ROY REYNOLDS ESTATES, LLC IN DOCUMENT #2019-2238 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, SAVE AND EXCEPT LOT ONE (1), BLOCK A, LOT NINE (9), BLOCK B AND LOT EIGHT (8), BLOCK A, FREEDOM PARK SUBDIVISION, PHASE 1, HARKER HEIGHTS, BELL COUNTY, TEXAS, PLAT OF RECORD FILED IN INSTRUMENT NUMBER 2020069308, OFFICIAL PUBLIC RECORD OF REAL PROPERTY OF BELL COUNTY, TEXAS.

PROJECT DESCRIPTION:

The applicant submitted an application for preliminary plat approval for approximately 12.768 acres of land on Jan Circle located west of N. Mary Jo and south of Jamie Road. The proposed development will consist of 8 (eight) lots of no less than 6,000 square feet as allowed by the R2-I district (Two Family Infill Dwelling District) and one Lot that will function as a private road (Jan Circle). This is the second phase of this proposed common plan of development. This phase will require the upsizing of all of the existing two (2") inch public water lines and the installation of a six (6") inch public sewer line within Jan Circle. The 2021 Land Use Plan indicates this parcel to be designated as a Medium-Density Residential land use, which is appropriate for the current intended use.

As of January 20, 2022 staff had reviewed the submitted preliminary plat and engineering plans and made comments to address safety, accessibility, water and wastewater utilities and other pertinent requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

STAFF RECOMMENDATION:

On January 10, 2022, staff returned comments to the applicant. On January 18, 2022, the applicant submitted revisions based on the January 10, 2022 comments. On January 20, 2022, staff returned additional comments to the applicant. Comments on revisions have not yet been fully met;

however, staff believes remaining comments could be fully addressed. Staff therefore recommends approval of the Preliminary Plat for the subdivision referred to as Freedom Park Subdivision Phase 2 with the following conditions:

1. Hard copies of the submission shall be provided prior to recordation.
2. The dedication language on the plat dedication page and in the separate dedication instrument shall be amended as stated by city staff.
3. All outstanding staff comments be addressed such that code requirements are met as determined by city staff.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to **approve, approve with conditions, or disapprove with explanation** a request for Preliminary Plat for the subdivision referred to as referred to as Freedom Park Subdivision Phase 2, on property described as a 2.488 acre tract of land situated in the Vincent L. Evans Survey, Abstract No. 288, in Bell County, Texas, being all of Lots 1-5 in Block Three Of Kern Terrace Extension 2 as recorded in Cabinet A, Slide 225A of the plat records of Bell County, Texas and also being a part of a 51.161 acre tract, designated as Tract One in a deed to Roy Reynolds Estates, LLC in Document #2019-2238 of the Official Public Records Of Bell County, Texas, save and except Lot One (1), Block A, Lot Nine (9), Block B and Lot Eight (8), Block A, Freedom Park Subdivision, Phase 1, Harker Heights, Bell County, Texas, plat of record filed in Instrument Number 2020069308, Official Public Record Of Real Property Of Bell County, Texas, as presented by staff.
2. Any other action desired.

ATTACHMENTS:

1. Application
2. Location Map
3. Field notes
4. Dedication
5. Freedom Park Addition – 2020 Preliminary Plat
6. Freedom Park Addition Phase 1– Final Plat
7. Freedom Park Addition Phase 2– Preliminary Plat
8. Freedom Park Addition Phase 2- Preliminary Engineering Documents
9. Staff Comments with Responses (Comments sent 1/10/22 & 1/20/22; Revisions received January 18, 2022)



Preliminary Plat Application

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

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

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

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

Property Information:

Plat Name: Freedom Park Subdivision Phase II Date Submitted: 14 Jan, 2022
 Existing Lot Count: 1 Proposed Lot Count: 9 Proposed Units: 8 Acreage: 1.679
 Existing Land Use: R-2I Proposed Land Use: R-2I

Site Address or General Location: Lots are located along Jan Circle. Jan Circle is intersecting with North Mary Jo Drive.

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

Owner Information & Authorization:

Property Owner: Manish Bhakta with Yellow Lilly, Inc.

Address: [REDACTED]
Phone: [REDACTED]

Developer: Yellow Lilly, Inc.

Address: [REDACTED]
Phone: [REDACTED]

Engineer/Surveyor: Matthew Chu with Thonhoff Consulting Engineers, Inc.

Address: 1301 South Capital of Texas Highway, Suite A236, Austin, TX 78746
Phone: 512-328-6736 E-Mail: mchu@tcetx.com

CHECK ONE OF THE FOLLOWING:

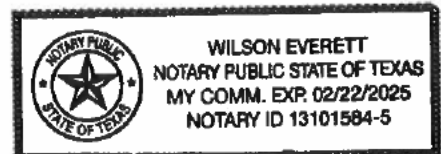
- I will represent the application myself.
- I hereby designate _____ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application.

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.

Manish Bhakta of Yellow Lilly, Inc.

Printed Name of Owner

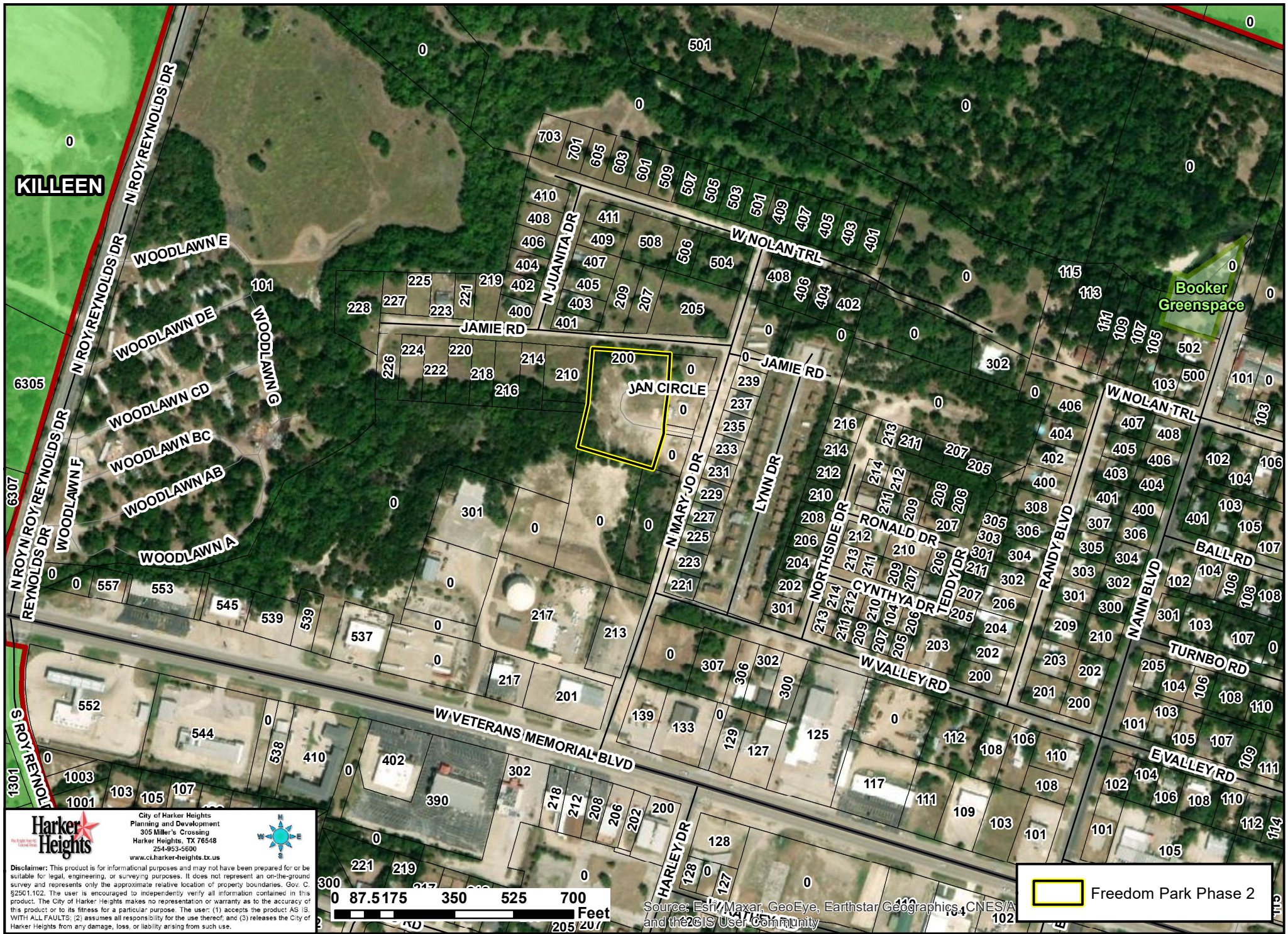
[Signature]
Signature of Owner



SWORN AND SUBSCRIBED BEFORE ME ON THIS 14 DAY OF January, 22.
Wilson Everett
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: 02/22/2025

STAFF ONLY - DO NOT FILL OUT

Date Submitted: 1/14/2022 Received By: W. Everett Receipt #: _____



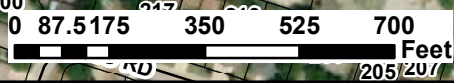
KILLEEN

Booker Greenspace

JAN CIRCLE
200

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

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



Freedom Park Phase 2

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus, DigitalGlobe, GeoEye, IGN, Aerogis, AeroVista, and the GIS User Community

AUSTIN SURVEYORS

P.O. BOX 180243
AUSTIN, TEXAS 78718
(512) 454-6605

FIELD NOTES FOR 1.679 ACRES

Page 1

All of that certain tract or parcel of land situated in V.L. Evans Survey, Abstract No. 288, and being all of Lots 3,4 & 5 in Block Three of Kern Terrace Extension 2 as recorded in Cabinet A, Slide 225A of the Plat Records of Bell County, Texas and also being the remainder of a 2.488-acre tract of land conveyed to Advanced Specialty Services recorded in Document # 20200025486 of the Official Public Records of Bell County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a iron pin found on the south right-of-way line of Jamie Road, being the northwest corner of the above said 2.488-acre Advanced Specialty Services tract and the northwest corner of this tract;

THENCE S 85°42'53" E 228.79 feet to an capped iron pin found at the northwest corner of Lot 1, Block "A" of the Freedom Park Phase 1 Subdivision, a subdivision not yet recorded, and being the northeast corner of this tract;

THENCE with the west line of said Freedom Park Phase 1 Subdivision for the following five (5) course and distances:

- 1) THENCE S 03°18'41" W 82.10 feet to a iron pin found for an angle point of this tract;
- 2) THENCE S 04°10'28" W 27.00 feet to an iron pin found being an angle point of this tract;
- 3) THENCE S 06°41'51" W 97.11 feet to an iron pin found being an angle point of this tract;
- 4) THENCE S 01°42'18" W 27.28 feet to an iron pin found being an angle point of this tract;
- 5) THENCE S 17°13'37" W 108.82 feet to an iron pin found being the southwest corner of Lot 8, Block "A" of said Freedom Park Phase 1 Subdivision and being the southeast corner of this tract;

THENCE N 73°29'47" W 229.00 feet to an iron pin found being the southwest corner of said 2.488-acre Advanced Specialty Services tract and of this tract;

THENCE N 13°19'06" E 102.26 feet to an iron pin found being an angle point of this tract;

THENCE N 13°20'39" E 30.30 feet to an iron pin found being an angle point of this tract;

AUSTIN SURVEYORS

P.O. BOX 180243
AUSTIN, TEXAS 78718
(512) 454-6605

FIELD NOTES FOR 1.679 ACRES

Page 2

THENCE N 04°17'07" E 160.02 feet to the POINT OF BEGINNING of this tract and containing 1.679-ACRES of land, more or less.

I, Claude F. Hinkle, Jr., a Registered Professional Land Surveyor, do hereby certify that these field notes were prepared from on-the-ground surveys and calculations made under my supervision and are correct to the best of my knowledge and belief.

Claude F. Hinkle, Jr.
Registered Professional Land Surveyor
Texas Registration No. 4629

Date 2020

DEDICATION

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BELL §

That **Yellow Lilly, Inc.** being the sole owner of all of that certain **tract of land situated in the Vincent L. Evans Survey, Abstract No. 288, in Bell County, Texas, being all of Lots 1 and 2 in Block Three of Kern Terrace Extension 2 as recorded in Cabinet A, Slide 225A of the Plat Records of Bell County, Texas and also being a part of a 2.488 acres of tract subtract Lot One (1), Block A, Lot Nine (9), Block B, and Lot eight (8), Block A of Freedom Park Subdivision, Phase 1, conveyed to Yellow Lilly, Inc., recorded in Document #2021085670 of the Official Public Records of Bell County, Texas,** shown and attached hereto and incorporated herein for all purposes, does hereby subdivide the herein described property into lots according to the plat hereof, to be known as the **FREEDOM PARK SUBDIVISION, PHASE II** to the City of Harker Heights, Bell County, Texas, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the Director of Planning and Development of the City of Harker Heights, Bell County, Texas, and **Yellow Lilly, Inc.**, does hereby adopt said **FREEDOM PARK SUBDIVISION, PHASE II** as an addition to the City of Harker Heights, Bell County, Texas, and for the purpose of selling lots with reference thereto and for the property development of said land by its owner and for all other purposes; and does hereby dedicate to the City of Harker Heights all potable water, and sanitary sewer as shown on said plat, and final construction drawings the same to be used as public thoroughfares and public utilities when and as authorized by the City of Harker Heights, Bell County, Texas.

The utility and drainage easement shown on said plat are dedicated to the City of Harker Heights for installation and maintenance of any and all public utilities which the city may elect to install and maintain or permit to be installed or maintained.

W I T N E S S the execution hereof, on this _____ day of _____, 2022.

For: Yellow Lilly, Inc.

Manish Bhakta, Owner

Before me, the undersigned authority, on this day personally appeared Justin Hernandez, known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: _____

PRELIMINARY PLAT of FREEDOM PARK SUBDIVISION CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS

BEING ALL OF THE CERTAIN 2,488 TRACT OF LAND CONVEYED TO MARK A, MAYORAS BY DEED RECORDED IN DOCUMENT NUMBER 2020009343, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS



SCALE 1" = 50'

- PLAT NOTES:
1. LAND USE: DUPLEX, ZONE: R04
 2. PHASE 1 DEVELOPMENT - 3 LOTS - LOT 1, LOT 8, AND LOT 9
 3. PHASE 2 DEVELOPMENT - 10 LOTS - LOT 2 TO LOT 7, AND LOT 10
 4. PHASE 3 DEVELOPMENT - 10 LOTS - LOT 3 TO LOT 7, AND LOT 10
 5. AN HOA WILL BE ESTABLISHED AND FUNDED TO MAINTAIN AN ORACLE AND ANY OTHER COMMON AREAS NOT DEDICATED TO THE CITY

Pre-Filed, Elected, All
Trust
City of Harker Heights
City of Harker Heights, Texas



MARK	14.4498
BLOCK A	14.4498
MAYOR	14.4498
1 AREA (SF)	14.4498
2 AREA (SF)	14.4498
3 AREA (SF)	14.4498
4 AREA (SF)	14.4498
5 AREA (SF)	14.4498
6 AREA (SF)	14.4498
7 AREA (SF)	14.4498
8 AREA (SF)	14.4498
9 AREA (SF)	14.4498
10 AREA (SF)	14.4498
11 AREA (SF)	14.4498
12 AREA (SF)	14.4498
13 AREA (SF)	14.4498
14 AREA (SF)	14.4498
15 AREA (SF)	14.4498
16 AREA (SF)	14.4498
17 AREA (SF)	14.4498
18 AREA (SF)	14.4498
19 AREA (SF)	14.4498
20 AREA (SF)	14.4498

APPROVED THIS _____ DAY OF _____, 2020, BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS,

MAYOR _____

CITY SECRETARY _____

APPROVED THIS _____ DAY OF _____, 2020, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, TEXAS,

CHAIRMAN, PLANNING AND ZONING COMMISSION _____

SECRETARY, PLANNING AND ZONING COMMISSION _____

APPROVED THIS _____ DAY OF _____, 2020, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, TEXAS, BELL COUNTY, TEXAS.

DIRECTOR OF PLANNING AND DEVELOPMENT _____

THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL ENTITIES IN BELL COUNTY, TEXAS DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT, DATED THIS _____ DAY OF _____, 2020, A.D.

BELL COUNTY TAX APPRAISAL DISTRICT _____

BY _____

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

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 2020, A.D. SHELLEY GOSTON, COUNTY CLERK BELL COUNTY, TEXAS

BY _____ DEPUTY

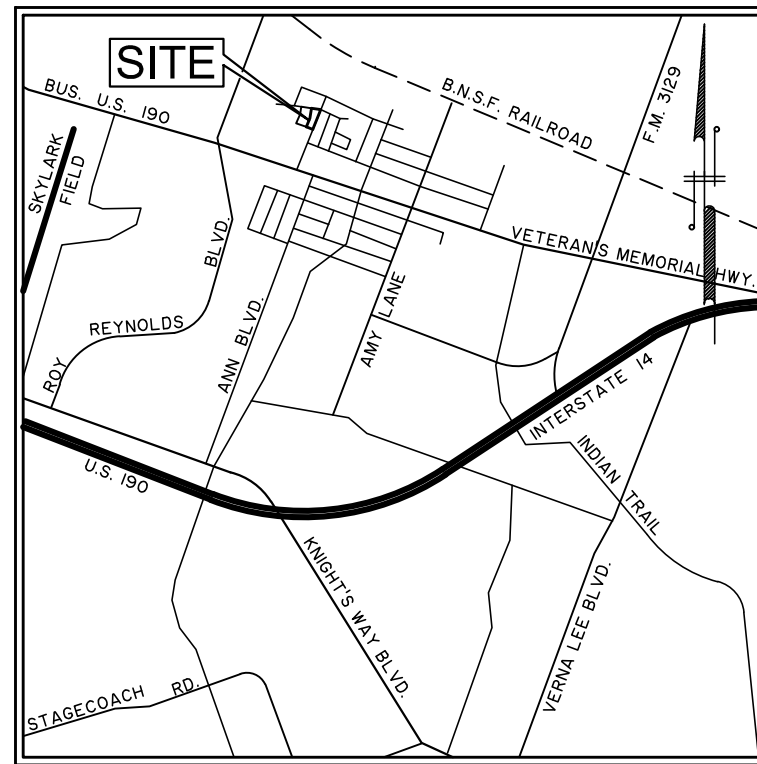
KNOW ALL MEN BY THESE PRESENTS:

THAT I, CLAUDE F. HINKLE, JR., DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF HARKER HEIGHTS, TEXAS.

MARK A. MAYORAS, BEING THE OWNER OF ALL OF THE LAND DESCRIBED IN THIS PLAT, BY DOCUMENT RECORDED IN BELL COUNTY, TEXAS, AS SHOWN BY THE PLANNING AND DEVELOPMENT OF THE FREEDOM PARK SUBDIVISION, AN HOA, AND HEREBY DEDICATES TO THE CITY OF HARKER HEIGHTS, TEXAS, AND HEREBY DEDICATES TO THE CITY OF HARKER HEIGHTS, TEXAS, THE SAME AND MAINTENANCE OF THE SAME AS SHOWN ON SAID PLAT, THE SAME AS AUTHORIZED BY THE CITY OF HARKER HEIGHTS, TEXAS. ALL PUBLIC UTILITIES ARE DEDICATED TO THE CITY OF HARKER HEIGHTS, TEXAS, AND ALL PUBLIC UTILITIES SHALL BE MAINTAINED OR REPAIRED BY THE CITY OF HARKER HEIGHTS, TEXAS.

FINAL PLAT of FREEDOM PARK SUBDIVISION, PHASE 1 CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS

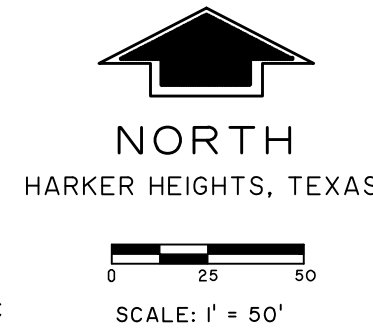
BEING 0.809 ACRES OUT OF AND A PART OF A 2.488 TRACT OF LAND CONVEYED TO
ADVANCED SPECIALTY SERVICES BY DEED RECORDED IN DOCUMENT NUMBER 2020025486,
OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS



VICINITY MAP
NO SCALE

PLAT NOTES:

1. LAND USE: DUPLEX, ZONE: R2-1
2. EXISTING PRIVATE DRIVEWAY (JAN CIRCLE) TO REMAIN
3. PHASE 1 DEVELOPMENT - 3 LOTS - LOT 1, LOT 8, AND LOT 9
4. PHASE 2 DEVELOPMENT - REMAINING 7 LOTS - LOT 2 TO LOT 7, AND LOT 10
5. JAN CIRCLE IS DESIGNATED AND MARKED AS FIRE LANE
6. AN H.O.A. WILL BE ESTABLISHED AND FUNDED TO MAINTAIN JAN CIRCLE AND ANY OTHER COMMON AREAS NOT DEDICATED TO THE CITY



Roy Reynolds Estates, LLC
Tract 2
3.943 Acres
DOC. # 2019-2238 O.P.R.B.C.T.

Kern Terrace Extension 2
Block Three
Cab. A, Sl. 225A

0.381 Acres
Adelheid K. Moss
V. 2957, P. 608
O.P.R.B.C.T.

APPROVED THIS _____ DAY OF _____, 2020, BY THE CITY COUNCIL OF
THE CITY OF HARKER HEIGHTS, TEXAS.

MAYOR

CITY SECRETARY

APPROVED THIS _____ DAY OF _____, 2020, BY THE PLANNING AND ZONING
COMMISSION OF THE CITY OF HARKER HEIGHTS, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION

SECRETARY, PLANNING AND ZONING COMMISSION

APPROVED THIS _____ DAY OF _____, 2020, BY THE DIRECTOR OF PLANNING AND
DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, TEXAS, BELL COUNTY, TEXAS.

DIRECTOR OF PLANNING AND DEVELOPMENT

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

DATED THIS _____ DAY OF _____, 2020, A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

BY _____

FILED FOR RECORD THIS _____ DAY OF _____, 20____, IN YEAR _____

PLAT # _____, PLAT RECORDS OF BELL COUNTY, TEXAS. DEDICATION INSTRUMENT
_____, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

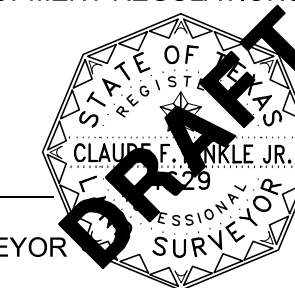
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 2020, A.D.

SHELLEY COSTON, COUNTY CLERK
BELL COUNTY, TEXAS

BY _____
DEPUTY

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CLAUDE F. HINKLE, JR. DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM
AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS
WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH
THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF
HARKER HEIGHTS, TEXAS.

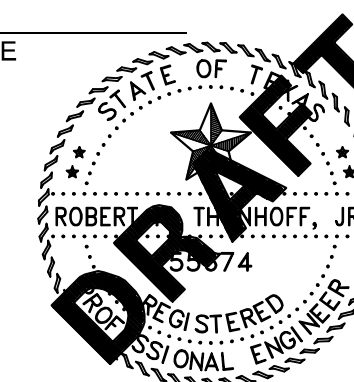


CLAUDE F. HINKLE, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 4629
P.O. BOX 180243
AUSTIN, TEXAS 78758
PH: (512) 454-6605

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA
AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP
NO. 48027C 0285 C, COMMUNITY PANEL NO. 480029 0285 E, CITY OF HARKER HEIGHTS, TEXAS, BEARING
AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

ROBERT H. THONHOFF, JR., P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 55674
THONHOFF CONSULTING ENGINEERS, INC.
100 WEST KATHEY ROAD
SUITE B
HARKER HEIGHTS, TEXAS 76548
PH: (512) 328-6736
BTHONHOFF@TCETX.COM

DATE



TCE THONHOFF CONSULTING ENGINEERS, INC.
MUNICIPAL ENVIRONMENTAL WATER & WASTEWATER
FIRM REGISTRATION NO. F-002921

1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78746
(512) 328-6736 FAX (512) 328-6848

- LEGEND**
- IRON ROD W/ PLASTIC CAP STAMPED "AUSTIN SURVEYORS" SET
 - IRON ROD W/ NO IDENTIFYING CAP FOUND
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS
R.O.W. RIGHT-OF-WAY
V. P. VOLUME, PAGE
DOC. # DOCUMENT NUMBER
() RECORD INFORMATION
P.U.E. PUBLIC UTILITY EASEMENT
S.B. SETBACK

FREEDOM PARK PHASE 1 SUBDIVISION, LOT SUMMARY	
LOT #	LOT AREA (SF)
1	10,229.09
8	9,316.67
9	10,284.48
LOT 11 (PRIVATE ROAD)	5,393.08
TOTAL	35,233.32

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN THESE PRESENTS, THAT I, JUSTIN HERNANDEZ, BEING THE OWNER OF ALL OF THAT CERTAIN 2.488 ACRE TRACT OF LAND CONVEYED TO ME BY DOCUMENT RECORDED IN DOCUMENT NUMBER 2020-025486, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, AS SHOWN BY THE PLAT HEREOF, AND APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, TEXAS, DOES HEREBY ADOPT FREEDOM PARK SUBDIVISION PHASE 1, AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY ALL STREETS, AVENUES, ROADS, DRIVES AND ALLEYS SHOWN ON SAID PLAT, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE FACILITIES WHEN AND AS AUTHORIZED BY THE CITY OF HARKER HEIGHTS, TEXAS, THE UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE CITY OF HARKER HEIGHTS, TEXAS FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS _____ DAY OF _____, 2020.

JUSTIN HERNANDEZ, Owner
Advanced Specialty Services
P.O. Box 162
Temple, Texas 76503

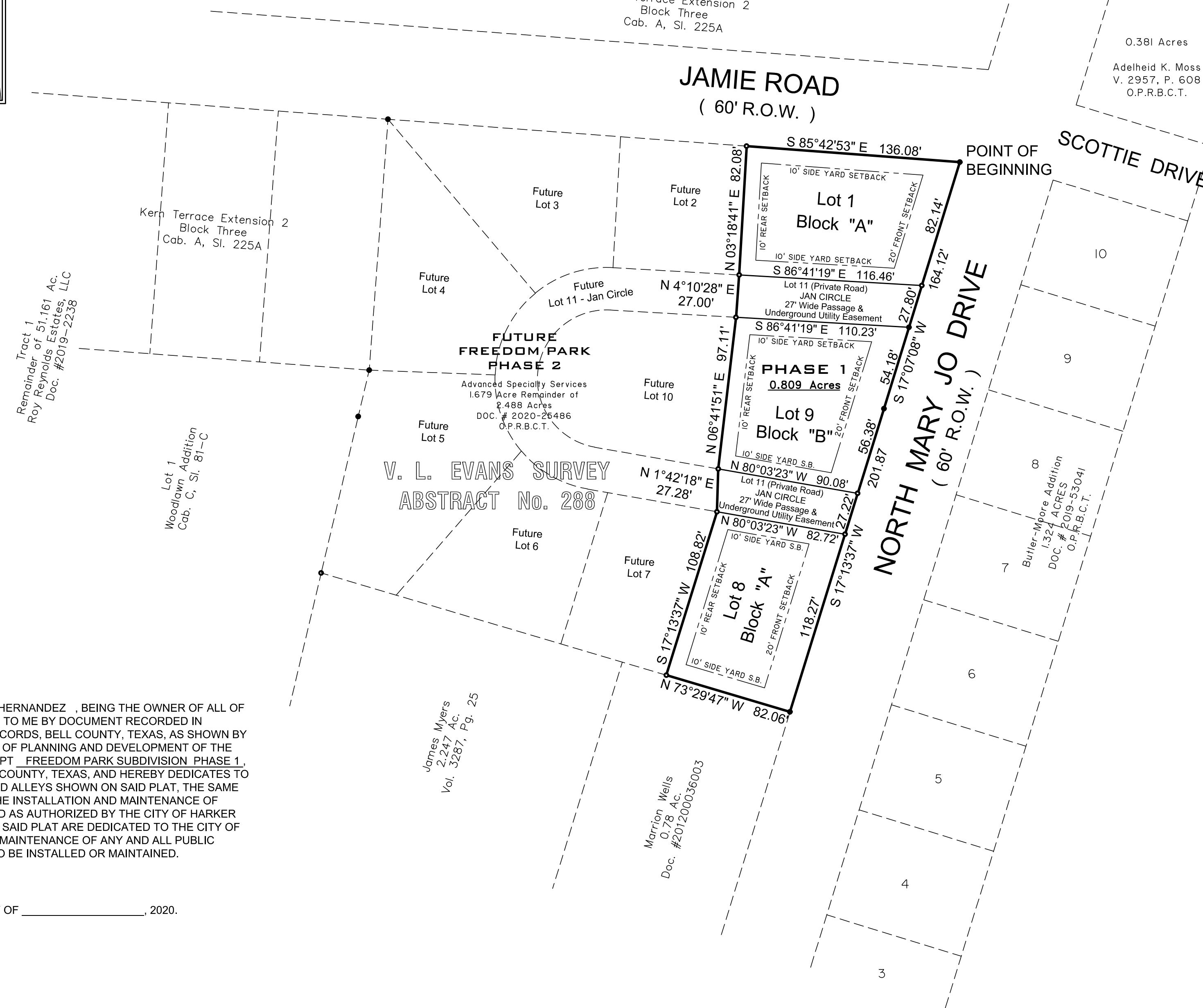
STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2020, A.D., NOTARY PUBLIC FOR BELL COUNTY, TEXAS.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____



Tract 1
Remainder of 51.161 Ac.
Roy Reynolds Estates, LLC
Doc. # 2019-2238

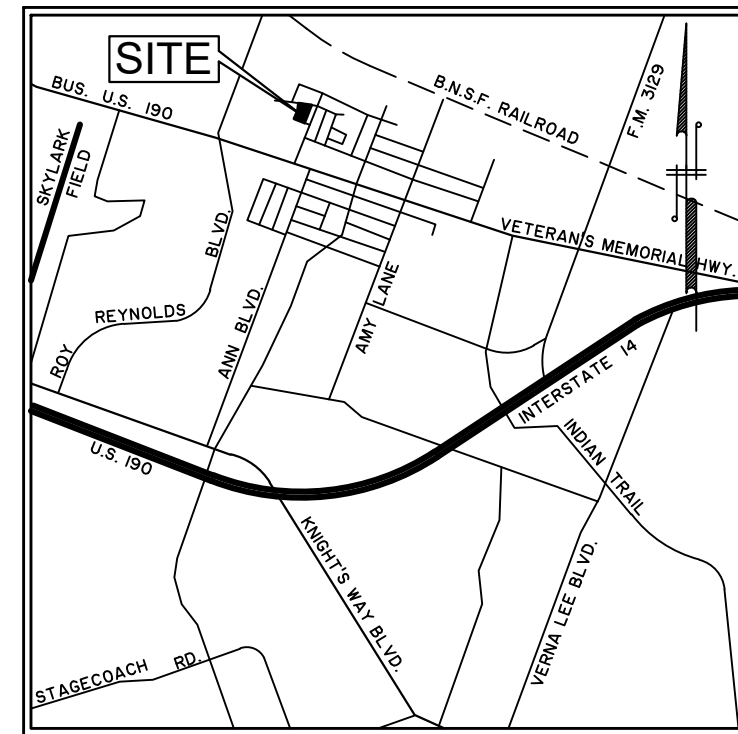
Lot 1
Woodlawn Addition
Cab. C, Sl. 81-C

V. L. EVANS SURVEY
ABSTRACT No. 288

James Myers
2.247 Ac.
Vol. 3287, Pg. 25

Merrion Wells
0.78 Ac.
Doc. # 20120036003

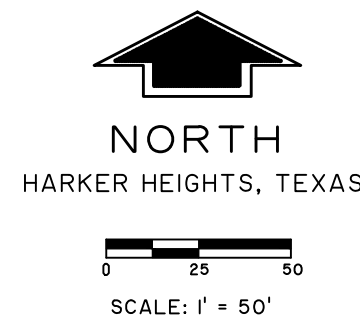
Butler-Moore Addition
1.321 ACRES
Doc. # 2019-83041
O.P.R.B.C.T.



VICINITY MAP
NO SCALE

PLAT NOTES:

1. LAND USE: DUPLEX, ZONE: R2-1
2. EXISTING PRIVATE DRIVEWAY (JAN CIRCLE) TO REMAIN
3. PHASE 1 DEVELOPMENT - 3 LOTS - LOT 1, LOT 8, AND LOT 9
4. PHASE 2 DEVELOPMENT - REMAINING 7 LOTS - LOT 2, LOT 3, LOT 4A, LOT 4B, LOT 5, LOT 6, LOT 7, AND LOT 10
5. JAN CIRCLE IS DESIGNATED AND MARKED AS FIRE LANE
6. AN H.O.A. WILL BE ESTABLISHED AND FUNDED TO MAINTAIN JAN CIRCLE AND ANY OTHER COMMON AREAS NOT DEDICATED TO THE CITY



PRELIMINARY PLAT OF FREEDOM PARK SUBDIVISION, PHASE 2 CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS

BEING 1.679 ACRES OUT OF AND A PART OF A 2.488 TRACT OF LAND CONVEYED TO YELLOW LILLY, INC. BY DEED RECORDED IN DOCUMENT NUMBER 2021085670, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS

APPROVED THIS _____ DAY OF _____, 2022, BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS.

MAYOR

CITY SECRETARY

APPROVED THIS _____ DAY OF _____, 2022, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION

SECRETARY, PLANNING AND ZONING COMMISSION

APPROVED THIS _____ DAY OF _____, 2022, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, TEXAS, BELL COUNTY, TEXAS.

DIRECTOR OF PLANNING AND DEVELOPMENT

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

DATED THIS _____ DAY OF _____, 2022, A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

BY _____

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

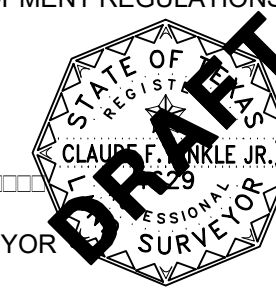
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 2022, A.D.

SHELLEY COSTON, COUNTY CLERK
BELL COUNTY, TEXAS

BY _____
DEPUTY

KNOW ALL MEN BY THESE PRESENTS:

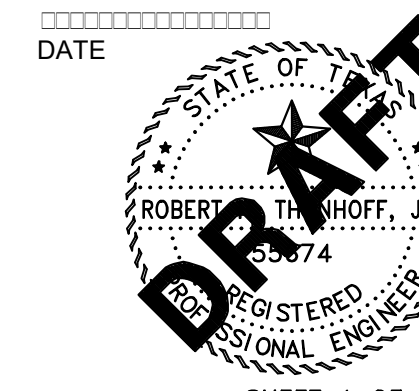
THAT I, CLAUDE F. HINKLE, JR. DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF HARKER HEIGHTS, TEXAS.



CLAUDE F. HINKLE, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 4629
P.O. BOX 180243
AUSTIN, TEXAS 78758
PH: (512) 454-6605

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48027C 0285 C, COMMUNITY PANEL NO. 480029 0285 E, CITY OF HARKER HEIGHTS, TEXAS, BEARING AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

ROBERT H. THONHOFF, JR., P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 55674
THONHOFF CONSULTING ENGINEERS, INC.
100 WEST KATHEY ROAD
SUITE B
HARKER HEIGHTS, TEXAS 76548
PH: (512) 328-6736
BTHONHOFF@TCETX.COM



DATE

Tce THONHOFF CONSULTING ENGINEERS, INC.
MUNICIPAL ENVIRONMENTAL WATER & WASTEWATER
FIRM REGISTRATION NO. F-002921

1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78746
(512) 328-6736 FAX (512) 328-6848

- LEGEND
- IRON ROD W/ PLASTIC CAP STAMPED "AUSTIN SURVEYORS" SET
 - IRON ROD W/ NO IDENTIFYING CAP FOUND
- O.R.B.C.T. OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- V., P. VOLUME, PAGE
- DOC. # DOCUMENT NUMBER
- () RECORD INFORMATION
- P.U.E. PUBLIC UTILITY EASEMENT
- O.H.U. OVERHEAD UTILITY LINE

LINE	BEARING	DISTANCE
L1	N 13°20'39" E	30.30'
L2	N 80°03'23" W	5.42'
L3	S 86°41'19" E	2.44'

CURVE	CH. BEARING	DISTANCE	ARC	RADIUS
C1	N 6°37'39" E	87.85'	131.14'	44.00'
C2	N 6°37'39" E	141.76'	214.84'	71.00'
C3	S 84°03'08" E	39.07'	39.58'	71.00'
C4	S 32°46'57" E	37.55'	38.00'	71.00'
C5	N 04°44'32" E	53.64'	59.69'	71.00'
C6	N 43°21'23" E	40.14'	40.70'	71.00'
C7	N 76°32'35" E	40.97'	41.58'	71.00'

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN THESE PRESENTS, THAT I, MANISH BHAKTA OF YELLOW LILLY, INC., BEING THE OWNER OF ALL OF THE REMAINDER OF THAT CERTAIN 2.488 ACRE TRACT OF LAND SUBTRACT LOT ONE (1), BLOCK A, LOT NINE (9), BLOCK B, AND LOT EIGHT (8), BLOCK A, FREEDOM PARK SUBDIVISION PHASE 1, CONVEYED TO ME BY DOCUMENT RECORDED IN DOCUMENT NUMBER 2021-085670, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, AS SHOWN BY THE PLAT HEREOF, AND APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, TEXAS, DOES HEREBY ADOPT FREEDOM PARK SUBDIVISION PHASE 2, AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY ALL PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF HARKER HEIGHTS, TEXAS. THE UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE CITY OF HARKER HEIGHTS, TEXAS, FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS _____ DAY OF _____, 2020.

Manish Bhakta, Owner
Yellow Lilly, Inc.
2557 Jan Circle Drive
Harker Heights, Texas 76548

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2020, A.D., NOTARY PUBLIC FOR BELL COUNTY, TEXAS.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

FREEDOM PARK PHASE 2 SUBDIVISION LOT SUMMARY	
LOT #	LOT AREA (SF)
2	6,453.62
3	6,675.91
4A	9,176.12
4B	6,029.31
5	9,570.26
6	7,802.72
7	8,157.80
10	10,197.60
LOT 11 (PRIVATE ROAD)	9,084.33
TOTAL:	73,147.65

V. L. EVANS SURVEY
ABSTRACT No. 288

James Morris
2.247 Ac.
Vol. 3287, Pg. 25

Mary Ann Wells
0.179 Ac.
Doc. #2020036003

0.381 Acres
Adelheid K. Moss
V. 2957, P. 608
O.P.R.B.C.T.

JAMIE ROAD
(60' R.O.W.)

SCOTTIE DRIVE

NORTH MARY JO DRIVE
(60' R.O.W.)

Lot 1
Woodlane Addition
Cab. C, Sl. 61-C

Tract 1
Remainder of 51.161 Ac.
Roy Reynolds Estates, LLC
Doc. #2019-2238

Kern Terrace Extension 2
Block Three
Cab. A, Sl. 225A

Roy Reynolds Estates, LLC
Tract 2
3.943 Acres
Doc. # 2019-2238 O.P.R.B.C.T.

Kern Terrace Extension 2
Block Three
Cab. A, Sl. 225A

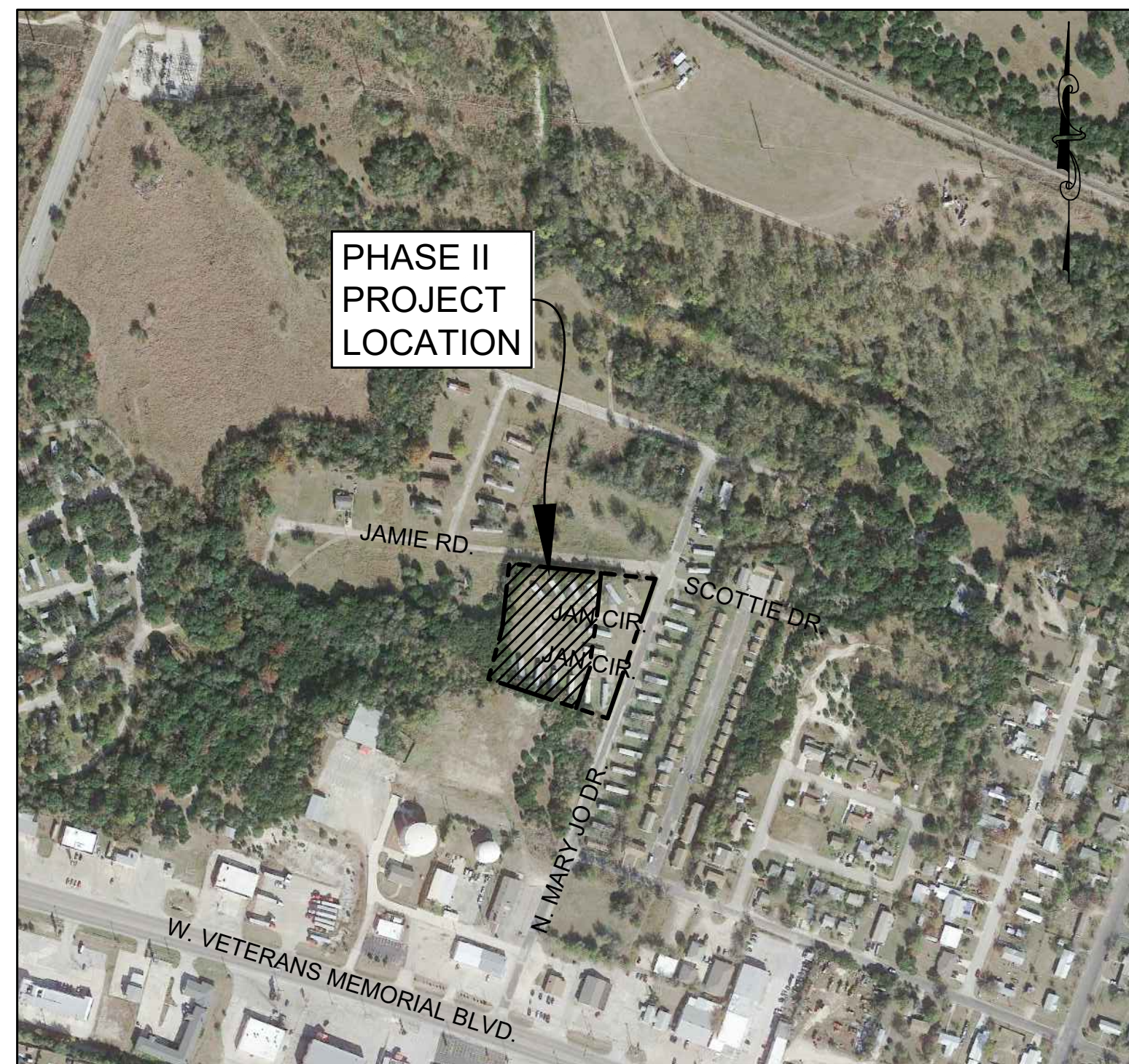
Lot 10
0.809 Acres
DOC. # 2020069308
P.R.B.C.T.

Billingsmore Addition
1.321 Acres
Doc. # 2018-53041
O.P.R.B.C.T.

FREEDOM PARK SUBDIVISION, PHASE II HARKER HEIGHTS, BELL COUNTY TEXAS ENGINEERING PLAN

GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR SHALL CALL TEXAS 811 FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W. 48 HOURS BEFORE YOU DIG.
2. CONTRACTOR OR OWNER'S REPRESENTATIVE SHALL SUBMIT A STORMWATER POLLUTION PREVENTION PLAN THAT COMPLIES WITH CHAPTER 156 OF THE CITY OF HARKER HEIGHTS' CODE OF ORDINANCES PRIOR TO CONSTRUCTION.
3. ALL PIPELINE WITHIN STREETS SHALL BE BACKFILLED WITH TxDOT BASE MATERIAL AS PER CITY OF HARKER HEIGHTS STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION.

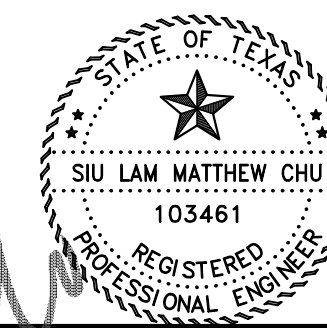


LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

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4	WATER PLAN 1
5	WATER PLAN 2
6	WASTEWATER PLAN 1
7	WASTEWATER PLAN 2
8	DRAINAGE PLAN
9	STANDARD DETAILS
10	STANDARD DETAILS
11	STANDARD DETAILS

SUBMITTED FOR APPROVAL BY:



1/14/2022

THONHOFF CONSULTING ENGINEERS, INC.

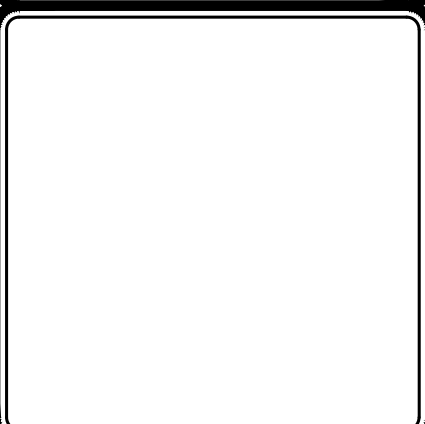
Date

APPROVED BY:

CITY OF HARKER HEIGHTS PUBLIC WORKS

Date

REVISIONS		
REV. NO.	REVISION DESCRIPTION	APPROVED BY / DATE



TCE
THONHOFF CONSULTING ENGINEERS, INC.
MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER
FIRM REGISTRATION NO. P-002921

AUSTIN, TEXAS 78748
SUITE A-236
FAX (512) 328-6648

1301 CAPITAL OF TEXAS HWY. SOUTH
SUITE A-236
AUSTIN, TEXAS 78748
(512) 328-6736

**FREEDOM PARK SUBDIVISION
PHASE II
HARKER HEIGHTS
BELL COUNTY, TEXAS**

COVER SHEET

JOB NO. 22001.1.200

DESIGNED	SMC
DRAWN BY	SMC
APPROVED	RHT
DATE	JAN 2022
SCALE	AS NOTED

SHEET
1 OF 11
REVISION NO.
DATE

SPILL PREVENTION AND CONTROL NOTES
(BASED ON TAC 30.327)

327.3 NOTIFICATION REQUIREMENTS:

A DISCHARGE OR SPILL IS AN ACT OR OMISSION BY WHICH OIL, HAZARDOUS SUBSTANCES, WASTE, OR OTHER SUBSTANCES ARE SPILLED, LEAKED, PUMPED, POURED, EMITTED, ENTERED, OR DUMPED ONTO OR INTO WATERS IN THE STATE OF TEXAS OR BY WHICH THOSE SUBSTANCES ARE DEPOSITED WHERE, UNLESS CONTROLLED OR REMOVED, THEY MAY DRAIN, SEEP, RUN, OR OTHERWISE ENTER WATER IN THE STATE OF TEXAS.

A. REPORTABLE DISCHARGE OR SPILL. A REPORTABLE DISCHARGE OR SPILL IS A DISCHARGE OR SPILL OF OIL, PETROLEUM PRODUCT, USEFUL HAZARDOUS SUBSTANCES, INDUSTRIAL SOLID WASTE, OR OTHER SUBSTANCES INTO THE ENVIRONMENT IN A QUANTITY EQUAL TO OR GREATER THAN THE REPORTABLE QUANTITY LISTED IN SECTION 327.4 OF THIS TITLE (RELATING TO REPORTABLE QUANTITIES) IN ANY 24-HOUR PERIOD.

B. INITIAL NOTIFICATION. UPON THE DETERMINATION THAT A REPORTABLE DISCHARGE OR SPILL HAS OCCURRED, THE CONTRACTOR SHALL NOTIFY THE TCEQ AS SOON AS POSSIBLE BUT NOT LATER THAN 24 HOURS AFTER THE DISCOVERY OF THE SPILL OR DISCHARGE.

C. METHOD OF NOTIFICATION. THE CONTRACTOR SHALL NOTIFY THE TCEQ IN ANY REASONABLE MANNER INCLUDING BY TELEPHONE, IN PERSON, OR BY ANY OTHER METHOD APPROVED BY THE TCEQ. IN ALL CASES, THE INITIAL NOTIFICATION SHALL PROVIDE, TO THE EXTENT KNOWN, THE INFORMATION LISTED IN SUBSECTION (D) OF THIS SECTION. NOTICE PROVIDED UNDER THIS SECTION SATISFIES THE FEDERAL REQUIREMENT TO NOTIFY THE STATE EMERGENCY RESPONSE COMMISSION IN THE STATE OF TEXAS. THE CONTRACTOR SHALL NOTIFY ONE OF THE FOLLOWING:

- (1) THE STATE EMERGENCY RESPONSE CENTER AT 1-800-832-8224;
- (2) DURING NORMAL BUSINESS HOURS ONLY, THE REGIONAL OFFICE FOR THE TCEQ REGION IN WHICH THE DISCHARGE OR SPILL OCCURRED; OR
- (3) THE TCEQ AT THE TCEQ 24-HOUR SPILL REPORTING NUMBER (512) 239-2507 OR (512) 463-7727.

D. INFORMATION REQUIRED IN INITIAL NOTIFICATION. THE INITIAL NOTIFICATION SHALL PROVIDE, TO THE EXTENT KNOWN, THE INFORMATION IN THE FOLLOWING LIST. COPIES OF SPILL REPORTS PREPARED FOR OTHER GOVERNMENTAL AGENCIES SHALL SATISFY THIS REQUIREMENT IF THEY CONTAIN, OR ARE SUPPLEMENTED TO CONTAIN, ALL THE INFORMATION REQUIRED BY THIS SUBSECTION. THE INITIAL NOTIFICATION SHALL CONTAIN:

- (1) THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE PERSON MAKING THE TELEPHONE REPORT;
- (2) THE DATE, TIME, AND LOCATION OF THE SPILL OR DISCHARGE;
- (3) A SPECIFIC DESCRIPTION OR IDENTIFICATION OF THE OIL, PETROLEUM PRODUCT, HAZARDOUS SUBSTANCES OR OTHER SUBSTANCES DISCHARGED OR SPILLED;
- (4) AN ESTIMATE OF THE QUANTITY DISCHARGED OR SPILLED;
- (5) THE DURATION OF THE INCIDENT;
- (6) THE NAME OF THE SURFACE WATER OR A DESCRIPTION OF THE WATERS IN THE STATE AFFECTED OR THREATENED BY THE DISCHARGE OR SPILL;
- (7) THE SOURCE OF THE DISCHARGE OR SPILL;
- (8) A DESCRIPTION OF THE EXTENT OF ACTUAL OR POTENTIAL WATER POLLUTION OR HARMFUL IMPACTS TO THE ENVIRONMENT AND AN IDENTIFICATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR NATURAL RESOURCES AT RISK;
- (9) IF DIFFERENT FROM SUBSECTION (1) OF THIS SUBSECTION, THE NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF THE CONTRACTOR AND THE CONTACT PERSON AT THE LOCATION OF THE DISCHARGE OR SPILL;
- (10) A DESCRIPTION OF ANY ACTIONS THAT HAVE BEEN TAKEN, ARE BEING TAKEN, AND WILL BE TAKEN TO CONTAIN AND RESPOND TO THE DISCHARGE OR SPILL;
- (11) ANY KNOWN OR ANTICIPATED HEALTH RISKS;
- (12) THE IDENTITY OF ANY GOVERNMENTAL REPRESENTATIVES, INCLUDING LOCAL AUTHORITIES OR THIRD PARTIES, RESPONDING TO THE DISCHARGE OR SPILL; AND
- (13) ANY OTHER INFORMATION THAT MAY BE SIGNIFICANT TO THE RESPONSE ACTION.

E. UPDATE NOTIFICATION. THE CONTRACTOR SHALL NOTIFY THE TCEQ AS SOON AS POSSIBLE WHENEVER NECESSARY TO PROVIDE INFORMATION THAT WOULD TRIGGER A CHANGE IN THE RESPONSE TO THE SPILL OR DISCHARGE.

F. CORRECTION OF RECORDS. NOTIFYING THE TCEQ THAT A REPORTABLE DISCHARGE OR SPILL HAS OCCURRED SHALL NOT BE CONSTRUED AS AN ADMISION THAT POLLUTION HAS OCCURRED. FURTHERMORE, IF THE CONTRACTOR DETERMINES, AFTER NOTIFICATION, THAT A REPORTABLE DISCHARGE OR SPILL DID NOT OCCUR, THE CONTRACTOR MAY SEND A LETTER TO THE TCEQ DOCUMENTING THAT DETERMINATION. IF THE EXECUTIVE DIRECTOR AGREES WITH THAT DETERMINATION, THE EXECUTIVE DIRECTOR WILL NOTE THE DETERMINATION IN COMMISSION RECORDS. IF THE EXECUTIVE DIRECTOR DISAGREES WITH THAT DETERMINATION, THE EXECUTIVE DIRECTOR WILL NOTIFY THE CONTRACTOR WITHIN 30 DAYS.

G. NOTIFICATION OF LOCAL GOVERNMENTAL AUTHORITIES. IF THE DISCHARGE OR SPILL CREATES AN IMMINENT HEALTH THREAT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY AND COOPERATE WITH LOCAL EMERGENCY AUTHORITIES (FIRE DEPARTMENT, FIRE MARSHAL, LAW ENFORCEMENT AUTHORITY, HEALTH AUTHORITY, OR LOCAL EMERGENCY PLANNING COMMITTEE (LEPC), AS APPROPRIATE). THE RESPONSIBLE PARTY WILL COOPERATE WITH THE LOCAL EMERGENCY AUTHORITY IN PROVIDING SUPPORT TO PERMIT OR OTHER LOCAL, STATE, OR FEDERAL LAW. THE CONTRACTOR SHOULD CONTACT THE LOCAL AUTHORITIES TO DETERMINE IF ANY ADDITIONAL NOTIFICATION IS REQUIRED AND SHOULD CONSULT WITH THE TCEQ AS TO WHETHER ANY ADDITIONAL STATE OR FEDERAL NOTIFICATION IS REQUIRED.

H. NOTIFICATION TO PROPERTY OWNER AND RESIDENTS. AS SOON AS POSSIBLE, BUT NO LATER THAN TWO WEEKS AFTER DISCOVERY OF THE SPILL OR DISCHARGE, THE CONTRACTOR SHALL REASONABLY ATTEMPT TO NOTIFY THE OWNER (IF IDENTIFIABLE) OR OCCUPANT OF THE PROPERTY UPON WHICH THE DISCHARGE OR SPILL OCCURRED AS WELL AS THE OCCUPANTS OF ANY PROPERTY THAT THE CONTRACTOR REASONABLY BELIEVES IS ADVERSELY AFFECTED.

I. ADDITIONAL NOTIFICATION REQUIRED.

- (1) NOTICE PROVIDED UNDER THIS SECTION SATISFIES THE FEDERAL REQUIREMENT TO NOTIFY THE STATE EMERGENCY RESPONSE COMMISSION IN THE STATE OF TEXAS. HOWEVER, COMPLYING WITH THE NOTIFICATION REQUIREMENTS SET FORTH IN THIS SECTION DOES NOT RELIEVE, SATISFY, OR FULFILL ANY OTHER NOTIFICATION REQUIREMENTS IMPOSED BY PERMIT OR OTHER LOCAL, STATE, OR FEDERAL LAW. THE CONTRACTOR SHOULD CONTACT THE LOCAL AUTHORITIES TO DETERMINE IF ANY ADDITIONAL NOTIFICATION IS REQUIRED AND SHOULD CONSULT WITH THE TCEQ AS TO WHETHER ANY ADDITIONAL STATE OR FEDERAL NOTIFICATION IS REQUIRED.

J. ALTERNATIVE NOTIFICATION PLANS.

- (1) CONTRACTORS IN CHARGE OF ACTIVITIES AND FACILITIES MAY SUBMIT AND IMPLEMENT AN ALTERNATIVE NOTIFICATION PLAN. THIS ALTERNATIVE NOTIFICATION PLAN SHALL COMPLY WITH THE TEXAS WATER CODE, SECTION 26.039. CONTRACTORS SHALL OBTAIN THE TCEQ'S WRITTEN APPROVAL BEFORE IMPLEMENTING ANY ALTERNATIVE NOTIFICATION PLAN.
- (2) UPON APPROVAL OF THE TCEQ REGIONAL MANAGER, CONTRACTORS MAY PROVIDE THE INITIAL NOTIFICATION BY FACSIMILE TO THE REGIONAL OFFICE DURING NORMAL BUSINESS HOURS.

GENERAL NOTES

1. INFORMATION SHOWN ON THESE DRAWINGS INDICATING TYPE AND LOCATION OF UNDERGROUND, SURFACE AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT TYPE AND LOCATION OF ALL UTILITIES AFFECTED BY THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR DAMAGED UTILITIES, AND PAY FOR SAME.
2. CONTRACTOR SHALL TELEPHONE "TEXAS 811" AT 811 OR 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS BEFORE BEGINNING CONSTRUCTION.
3. BEFORE BEGINNING ACTUAL EXCAVATION AND CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING FACILITIES IN THE AREA SO THESE COMPANIES CAN DETERMINE IF THE PROPOSED CONSTRUCTION WILL CONFLICT WITH THEIR FACILITIES.
4. CONSTRUCTION OPERATIONS SHALL BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ROADWAY FACILITIES AT ALL TIMES.
5. NO EXPLOSIVES SHALL BE USED FOR THIS PROJECT.
6. CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A SAFE, NEAT AND WORKMAN-LIKE MANNER AT ALL TIMES. JOB SITE SAFETY SHALL NOT BE COMPROMISED. ANY OBSTRUCTIVE MATERIALS SHALL BE REMOVED OR CAMOUFLAGED BY CONTRACTOR WHEN DIRECTED BY THE OWNER OR ENGINEER.
7. CONTRACTOR SHALL OBSERVE ALL APPLICABLE MATERIALS, SPECIFICATIONS AND INSTALLATION REQUIREMENTS INCLUDING SPECIAL ATTENTION TO MAINTAINING PROPER DIMENSIONS AND ALIGNMENT.
8. ALL HOLES, TRENCHES AND OTHER HAZARDOUS AREAS SHALL BE ADEQUATELY PROTECTED BY BARRICADES, FENCING, LIGHTS AND/OR OTHER PROTECTIVE DEVICES AT ALL TIMES.

327.4 REPORTABLE QUANTITIES (RQ)

A. HAZARDOUS SUBSTANCES. THE REPORTABLE QUANTITIES FOR HAZARDOUS SUBSTANCES SHALL BE:

- (1) FOR SPILLS OR DISCHARGES ONTO LAND--THE QUANTITY DESIGNATED AS THE FINAL REPORTABLE QUANTITY (RQ) IN TABLE 302.4 IN 40 CFR SECTION 302.4; OR
- (2) FOR SPILLS OR DISCHARGES INTO WATERS IN THE STATE--THE QUANTITY DESIGNATED AS THE FINAL RQ IN TABLE 302.4 IN 40 CFR SECTION 302.4, EXCEPT WHERE THE FINAL RQ IS GREATER THAN 100 POUNDS IN WHICH CASE THE RQ SHALL BE 100 POUNDS.

B. OIL, PETROLEUM PRODUCT, AND USED OIL.

- (1) THE RQ FOR CRUDE OIL AND OIL OTHER THAN THAT DEFINED AS PETROLEUM PRODUCT OR USED OIL SHALL BE:
 - a. FOR SPILLS OR DISCHARGES ONTO LAND--210 GALLONS (FIVE BARRELS); OR
 - b. OR SPILLS OR DISCHARGES DIRECTLY INTO WATER IN THE STATE--QUANTITY SUFFICIENT TO CREATE A SHEEN.
- (2) THE RQ FOR PETROLEUM PRODUCT AND USED OIL SHALL BE:
 - a. EXCEPT AS NOTED IN SUBPARAGRAPH (B) OF THIS PARAGRAPH, FOR SPILLS OR DISCHARGES ONTO LAND--25 GALLONS;
 - b. FOR SPILLS OR DISCHARGES TO LAND FROM PST EXEMPTED FACILITIES--210 GALLONS (FIVE BARRELS); OR
 - c. FOR SPILLS OR DISCHARGES DIRECTLY INTO WATER IN THE STATE--QUANTITY SUFFICIENT TO CREATE A SHEEN.
- (3) INDUSTRIAL SOLID WASTE OR OTHER SUBSTANCES. THE RQ FOR SPILLS OR DISCHARGES INTO WATER IN THE STATE SHALL BE 100 POUNDS.

C. INDUSTRIAL SOLID WASTE OR OTHER SUBSTANCES. THE RQ FOR SPILLS OR DISCHARGES INTO WATER IN THE STATE SHALL BE 100 POUNDS.

327.4 ACTIONS REQUIRED

A. THE CONTRACTOR SHALL IMMEDIATELY ABATE AND CONTAIN THE SPILL OR DISCHARGE AND COOPERATE FULLY WITH THE EXECUTIVE DIRECTOR AND THE LOCAL INCIDENT COMMAND SYSTEM. THE CONTRACTOR SHALL ALSO BEGIN REASONABLE RESPONSE ACTIONS WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING ACTIONS:

- (1) ARRIVAL OF THE CONTRACTOR OR RESPONSE PERSONNEL HIRED BY THE CONTRACTOR AT THE SITE OF THE DISCHARGE OR SPILL;
- (2) INITIATING EFFORTS TO STOP THE DISCHARGE OR SPILL;
- (3) MINIMIZING THE IMPACT TO THE PUBLIC HEALTH AND THE ENVIRONMENT;
- (4) NEUTRALIZING THE EFFECTS OF THE INCIDENT;
- (5) REMOVING THE DISCHARGED OR SPILLED SUBSTANCES; AND
- (6) MANAGING THE WASTES.

B. UPON REQUEST OF THE LOCAL GOVERNMENT RESPONDERS OR THE EXECUTIVE DIRECTOR, THE CONTRACTOR SHALL PROVIDE A VERBAL OR WRITTEN DESCRIPTION, OR BOTH, OF THE PLANNED RESPONSE ACTIONS AND ALL ACTIONS TAKEN BEFORE THE LOCAL GOVERNMENTAL RESPONDERS OR THE EXECUTIVE DIRECTOR ARRIVE. WHEN THE TCEQ ON-SCENE COORDINATOR REQUESTS THIS INFORMATION, IT IS SUBJECT TO POSSIBLE ADDITIONAL RESPONSE ACTION REQUIREMENTS BY THE EXECUTIVE DIRECTOR. THE INFORMATION WILL SERVE AS A BASIS FOR THE EXECUTIVE DIRECTOR TO DETERMINE THE NEED FOR:

- (1) FURTHER RESPONSE ACTIONS BY THE CONTRACTOR;
- (2) INITIATING STATE FUNDED ACTIONS FOR WHICH THE CONTRACTOR MAY BE HELD LIABLE TO THE MAXIMUM EXTENT ALLOWED BY LAW; AND
- (3) SUBSEQUENT REPORTS ON THE RESPONSE ACTIONS.

C. EXCEPT FOR DISCHARGES OR SPILLS OCCURRING DURING THE NORMAL COURSE OF TRANSPORTATION ABOUT WHICH CARRIERS ARE REQUIRED TO FILE A WRITTEN REPORT WITH THE U.S. DEPARTMENT OF TRANSPORTATION UNDER 49 CFR SECTION 171.6, THE CONTRACTOR SHALL SUBMIT WRITTEN INFORMATION, SUCH AS A LETTER, DESCRIBING THE DETAILS OF THE DISCHARGE OR SPILL AND SUPPORTING THE ADEQUACY OF THE RESPONSE ACTION, TO THE APPROPRIATE TCEQ REGIONAL MANAGER WITHIN 30 WORKING DAYS OF THE DISCOVERY OF THE REPORTABLE DISCHARGE OR SPILL. THE REGIONAL MANAGER HAS THE DISCRETION TO EXTEND THE DEADLINE. THE DOCUMENTATION SHALL CONTAIN ONE OF THE FOLLOWING ITEMS:

- (1) A STATEMENT THAT THE DISCHARGE OR SPILL RESPONSE ACTION HAS BEEN COMPLETED AND A DESCRIPTION OF HOW THE RESPONSE ACTION WAS CONDUCTED. THE STATEMENT SHALL INCLUDE THE INITIAL REPORT INFORMATION REQUIRED BY SECTION 327.3(C) OF THIS TITLE (RELATING TO NOTIFICATION REQUIREMENTS). THE EXECUTIVE DIRECTOR MAY REQUEST ADDITIONAL INFORMATION. APPROPRIATE RESPONSE ACTIONS AT ANY TIME FOLLOWING THE DISCHARGE OR SPILL INCLUDE USE OF THE TEXAS RISK REDUCTION PROGRAM RULES IN CHAPTER 350 OF THIS TITLE (RELATING TO TEXAS RISK REDUCTION PROGRAM).
- (2) A REQUEST FOR AN EXTENSION OF TIME TO COMPLETE THE RESPONSE ACTION, ALONG WITH THE REASONS FOR THE REQUEST. THE REQUEST SHALL ALSO INCLUDE A PROJECTED WORK SCHEDULE OUTLINING THE TIME REQUIRED TO COMPLETE THE RESPONSE ACTION. THE EXECUTIVE DIRECTOR MAY GRANT AN EXTENSION UP TO SIX MONTHS FROM THE DATE THE SPILL OR DISCHARGE WAS REPORTED, UNLESS OTHERWISE NOTIFIED BY THE APPROPRIATE REGIONAL MANAGER OR THE EMERGENCY RESPONSE TEAM. THE CONTRACTOR SHALL PROCEED ACCORDING TO THE TERMS OF THE PROJECTED WORK SCHEDULE.
- (3) A STATEMENT THAT THE DISCHARGE OR SPILL RESPONSE ACTION HAS NOT BEEN COMPLETED NOR IS IT EXPECTED TO BE COMPLETED WITHIN THE MAXIMUM ALLOWABLE SIX MONTH EXTENSION. THE STATEMENT SHALL EXPLAIN WHY COMPLETION OF THE RESPONSE ACTION IS NOT FEASIBLE AND INCLUDE A PROJECTED WORK SCHEDULE OUTLINING THE REMAINING TASKS TO COMPLETE THE RESPONSE ACTION. THIS INFORMATION WILL ALSO SERVE AS NOTIFICATION THAT THE RESPONSE ACTIONS TO THE DISCHARGE OR SPILL WILL BE CONDUCTED UNDER THE TEXAS RISK REDUCTION PROGRAM RULES IN CHAPTER 350 OF THIS TITLE (RELATING TO TEXAS RISK REDUCTION PROGRAM).

NOTES ON CONSTRUCTION MATERIALS

1. ALL FITTINGS UNLESS SPECIFICALLY NOTED OTHERWISE SHALL BE DUCTILE IRON, MECHANICAL JOINT FITTINGS.
2. ALL FITTINGS SHALL BE ENCASED IN LLDPE POLYETHYLENE, HAVING A MINIMUM THICKNESS OF 0.008 INCHES.
3. ALL FITTINGS ON PRESSURE PIPING SHALL UTILIZE JOINT RESTRAINT (SEE BELOW) AND CONCRETE THRUST BLOCKING.
4. GLANDS FOR MECHANICAL JOINT PRESSURE PIPE FITTINGS SHALL BE EBAA IRON INC. SERIES 2000PV MEGALUGS OR ENGINEER APPROVED EQUAL.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
WATER DISTRIBUTION SYSTEM
GENERAL CONSTRUCTION NOTES

REVISED FEBRUARY 2019

1. THIS WATER DISTRIBUTION SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 290 SUBCHAPTER D. WHEN CONFLICTS ARE NOTED WITH LOCAL STANDARDS, THE MORE STRINGENT REQUIREMENT SHALL BE APPLIED. AT A MINIMUM, CONSTRUCTION FOR PUBLIC WATER SYSTEMS MUST ALWAYS MEET TCEQ'S RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS.
2. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)/NSF INTERNATIONAL STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI (§290.44(A)(1)).
3. PLASTIC PIPE FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NSF INTERNATIONAL SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 150 PSI OR A STANDARD DIMENSION RATIO OF 26 OR LESS (§290.44(A)(2)).
4. NO PIPE WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE IN ANY PUBLIC DRINKING WATER SUPPLY (§290.44(A)(3)).
5. ALL WATER LINE CROSSINGS OF WASTEWATER MAINS SHALL BE PERPENDICULAR (§290.44(E)(4)(B)).
6. WATER TRANSMISSION AND DISTRIBUTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. HOWEVER, THE TOP OF THE WATER LINE MUST BE LOCATED BELOW THE FROST LINE AND IN NO CASE SHALL THE TOP OF THE WATER LINE BE LESS THAN 24 INCHES BELOW GROUND SURFACE (§290.44(A)(4)).
7. THE MAXIMUM ALLOWABLE LEAD CONTENT OF PIPES, PIPE FITTINGS, PLUMBING FITTINGS, AND FIXTURES IS 0.25 PERCENT (§290.44(B)).
8. THE CONTRACTOR SHALL INSTALL APPROPRIATE AIR RELEASE DEVICES WITH VENT OPENINGS TO THE ATMOSPHERE COVERED WITH 16-MESH OR FINER, CORROSION RESISTANT SCREENING MATERIAL OR AN ACCEPTABLE EQUIVALENT (§290.44(D)(1)).
9. THE CONTRACTOR SHALL NOT PLACE THE PIPE IN WATER OR WHERE IT CAN BE FLOODED WITH WATER OR SEWAGE DURING ITS STORAGE OR INSTALLATION (§290.44(F)(1)).
10. WHEN WATERLINES ARE LAID UNDER ANY FLOWING OR INTERMITTENT STREAM OR SEMI-PERMANENT BODY OF WATER THE WATERLINE SHALL BE INSTALLED IN A SEPARATE WATERTIGHT PIPE ENCASEMENT. VALVES MUST BE PROVIDED ON EACH SIDE OF THE CROSSING WITH FACILITIES TO ALLOW THE UNDERWATER PORTION OF THE SYSTEM TO BE ISOLATED AND TESTED (§290.44(F)(2)).
11. PURSUANT TO 30 TAC §290.44(A)(5), THE HYDROSTATIC LEAKAGE RATE SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY THE MOST CURRENT AWWA FORMULAS FOR PVC PIPE, CAST IRON AND DUCTILE IRON PIPE. INCLUDE THE FORMULAS IN THE NOTES ON THE PLANS.

• THE HYDROSTATIC LEAKAGE RATE FOR POLYVINYL CHLORIDE (PVC) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-605 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE:

$$Q = \frac{LD\sqrt{P}}{148,000}$$

WHERE:

- Q = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
- L = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
- D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
- P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).

• THE HYDROSTATIC LEAKAGE RATE FOR DUCTILE IRON (DI) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-600 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE:

$$L = \frac{SD\sqrt{P}}{148,000}$$

WHERE:

- L = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
- S = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
- D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
- P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).

12. THE CONTRACTOR SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE IN ALL DIRECTIONS OF NINE FEET BETWEEN THE PROPOSED WATERLINE AND WASTEWATER COLLECTION FACILITIES INCLUDING MANHOLES. IF THIS DISTANCE CANNOT BE MAINTAINED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROJECT ENGINEER FOR FURTHER DIRECTION. SEPARATION DISTANCES, INSTALLATION METHODS, AND MATERIALS UTILIZED MUST MEET §290.44(E)(1)-(4).
13. THE SEPARATION DISTANCE FROM A POTABLE WATERLINE TO A WASTEWATER MAIN OR LATERAL MANHOLE OR CLEANOUT SHALL BE A MINIMUM OF NINE FEET. WHERE THE NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE POTABLE WATERLINE SHALL BE ENCASED IN A JOINT OF AT LEAST 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE-FOOT INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHALL BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEALANT (§290.44(E)(5)).
14. FIRE HYDRANTS SHALL NOT BE INSTALLED WITHIN NINE FEET VERTICALLY OR HORIZONTALLY OF ANY WASTEWATER LINE, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE REGARDLESS OF CONSTRUCTION (§290.44(E)(6)).
15. SUCTION MAINS TO PUMPING EQUIPMENT SHALL NOT CROSS WASTEWATER MAINS, WASTEWATER LATERALS, OR WASTEWATER SERVICE LINES. RAW WATER SUPPLY LINES SHALL NOT BE INSTALLED WITHIN FIVE FEET OF ANY TILE OR CONCRETE WASTEWATER MAIN, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE (§290.44(E)(7)).
16. WATERLINES SHALL NOT BE INSTALLED CLOSER THAN TEN FEET TO SEPTIC TANK DRAINFIELDS (§290.44(E)(8)).
17. THE CONTRACTOR SHALL DISINFECT THE NEW WATERLINES IN ACCORDANCE WITH AWWA STANDARD C-651-14 OR MOST RECENT, THEN FLUSH AND SAMPLE THE LINES BEFORE BEING PLACED INTO SERVICE. SAMPLES SHALL BE COLLECTED FOR MICROBIOLOGICAL ANALYSIS TO CHECK THE EFFECTIVENESS OF THE DISINFECTION PROCEDURE WHICH SHALL BE REPEATED IF CONTAMINATION PERSISTS. A MINIMUM OF ONE SAMPLE FOR EACH 1,000 FEET OF COMPLETED WATERLINE WILL BE REQUIRED OR AT THE NEXT AVAILABLE SAMPLING POINT BEYOND 1,000 FEET AS DESIGNATED BY THE DESIGN ENGINEER (§290.44(F)(3)).
18. DECHLORINATION OF DISINFECTING WATER SHALL BE IN STRICT ACCORDANCE WITH CURRENT AWWA STANDARD C655-09 OR MOST RECENT.

GENERAL NOTES
EROSION/SEDIMENTATION CONTROL

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH CURRENT TCEQ REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED DURING AND AFTER CONSTRUCTION IF DURING SUBSEQUENT RUNOFF EVENTS EROSION OR SEDIMENT DAMAGE IS DOCUMENTED AS A VIOLATION OF TCEQ REGULATIONS OR CITY ORDINANCE BY CITY STAFF.
3. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/CITY OF HARKER HEIGHTS STAFF AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE CONTRACTOR SHALL NOTIFY THE CITY OF HARKER HEIGHTS AT LEAST THREE DAYS PRIOR TO THE MEETING DATE.
4. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE CITY OF HARKER HEIGHTS. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE CITY OF HARKER HEIGHTS STAFF DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.
5. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER RAINFALL EVENTS IN EXCESS OF 0.5" TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF THE CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
6. PRIOR TO FINAL ACCEPTANCE BY THE CITY OF HARKER HEIGHTS, HAUL ROAD CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
7. PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW.

- A. A MINIMUM OF FOUR INCHES OF TOPSOIL SHALL BE PLACED ON ALL DISTURBED AREAS (EXCEPT ROCK OUTCROPS). SALVAGED TOPSOIL FROM THE SITE SHOULD BE USED WHENEVER POSSIBLE. IMPORTED TOPSOIL SHALL BE WEED FREE WITH A MINIMUM 20% ORGANIC CONTENT. TOPSOIL PLACED ON SLOPES EXCEEDING 5 HORIZONTAL TO 1 VERTICAL SHALL HAVE A RELATIVELY HIGH RESISTIVITY TO EROSION.
- B. THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS FOLLOWS (SELECT ONE OF THE THREE SEED COMBINATIONS LISTED BELOW):

DATES YEAR ROUND	CLIMATE PERMANENT COOL/WARM SEASONS (NATIVE SPECIES)	SPECIES (LB/AC)	
		PURPLE THREE-AWN (ARISTIDA PURPUREA)	1.4
		SIDEOTS GRAMA (BOUTELLOUA CURTIPENDULA)	2.0
		SILVER BLUESTEM (BOTHRIOCHLOA LAGUROIDES)	6.0
		BUFFALOGRASS (BUCHLOE DACTYLOIDES)	1.4
		CANADIAN WILDRYE (ELOYMUS CANADENSIS)	1.4
		ENGELMANN'S DAISY (ENGELMANNIA PINNATIF)	0.6
		GREEN SPRANGLETOP (LEPTOCHLOA DUBIA)	2.6
		MEXICAN HAT (RATHBIDA COLUMMIFERA)	1.0
		LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM)	1.8
		INDIANGRASS (SORGHASTRUM NUTANS)	1.8
		TEXAS WINTERGRASS (NASSELLA LEUCOTRICHIA) 15_0	
		TOTAL	35.0
MAR 30 - OCT 1	PERMANENT WARM SEASON	BERMUDA (CYNODON DACTYLON) (HULLED)	45.0
OCT 1 - MAR 30	PERMANENT COOL/WARM SEASON	BERMUDA (CYNODON DACTYLON) (UNHULLED) * CERERAL RYE (SECALE CEREALE) TOTAL	79.0 90.0 160.0

* TAKE CARE TO DISTRIBUTE SEED EVENLY. BY SOWING FINE AND LARGE SEEDS SEPARATELY OR BY USING A FINE SEED BOX WHEN BROADCASTING SEEDING, THE APPLICATION RATE SHOULD BE DOUBLED AND THE AREA ROLLED TO ENSURE A GOOD SEED/SOIL CONTACT.

* FROM SEPTEMBER 15 TO MARCH 1, OATS (21 LB/ACRE) AND WINTER WHEAT (30 LB/ACRE) MAY BE SUBSTITUTED FOR RYE.

MULCH TYPE USED SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 2500 LB/ACRE (HAY), 4500 LB/ACRE (STRAW) OR 2500 LB/ACRE (HYDRAULIC MULCH). TACKIFIER, IF USED, SHALL BE BIODEGRADABLE.

C. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT TEN-DAY INTERVALS DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF 1/8 INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK.

D. RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 1/2 INCHES HIGH WITH 70% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST. CRITICAL AREAS INCLUDING CREEK CROSSINGS, SLOPES, AND STORMWATER DISCHARGE POINTS MUST BE COMPLETELY STABILIZED. PERMANENT WATER QUALITY BMPs MUST ATTAIN 80% COVERAGE.

B. DEVELOPER INFORMATION:

OWNER: MANISH BHAKTA
YELLOW LILLY, INC. PHONE: 254-702-7070
ADDRESS: 2557 JUBILATION DRIVE, HARKER HEIGHTS, TX 76548
OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:
SIU LAM MATTHEW CHU, P.E. PHONE: 512-328-6736
PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE:
TBA PHONE: _____
PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE:
TBA PHONE: _____

9. THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE CITY OF HARKER HEIGHTS STAFF AT LEAST 48 HOURS PRIOR WITH THE LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.

REVISIONS	
REV. NO.	REVISION DESCRIPTION



THONHOFF CONSULTING ENGINEERS, INC.
MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER

FIRM REGISTRATION NO. P-002921

TCE

1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-238
AUSTIN, TEXAS 78748
(512) 328-6736

01/14/2022

FREEDOM PARK SUBDIVISION

PHASE II

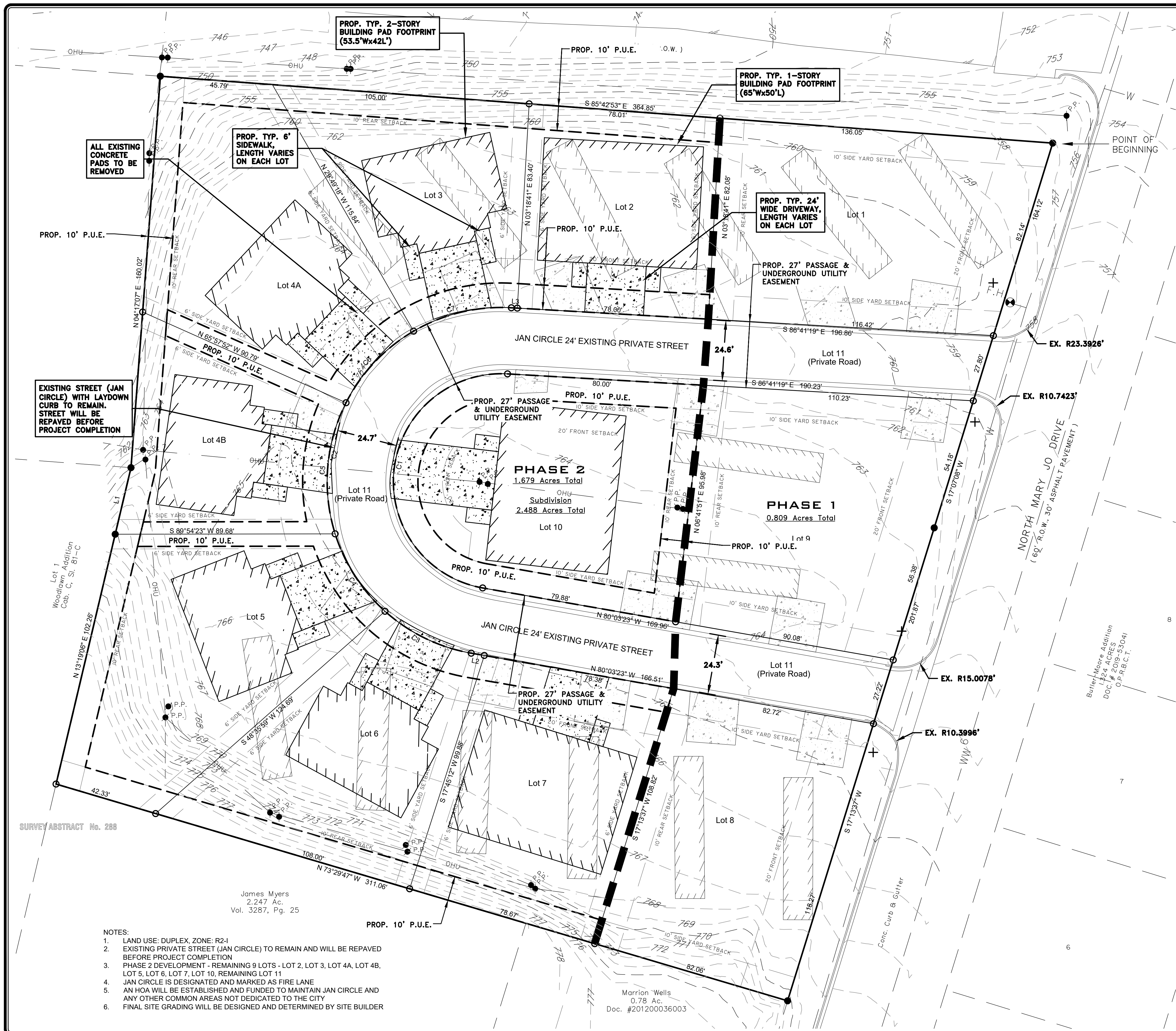
HARKER HEIGHTS

BELL COUNTY, TEXAS

GENERAL NOTES

JOB NO.	22001.1.200
DESIGNED	SMC
DRAWN BY	SMC
APPROVED	RHT
DATE	JAN 2022
SCALE	AS NOTED

SHEET
2 OF 10
REVISION NO.
DATE



LEGEND

R.O.W. OR PROPERTY LINE
 EXISTING WASTEWATER LINE
 EXISTING WATER LINE
 EXISTING FIRE HYDRANT
 EXISTING WASTEWATER MANHOLE
 EXISTING EDGE OF PAVEMENT
 EXISTING CURB AND GUTTER

EXISTING OVERHEAD CABLE/ELECTRIC
 EXISTING CABLE OR POWER POLE
 EXISTING LOT LINE
 EXISTING MAJOR TOPO
 EXISTING MINOR TOPO

EXISTING CONCRETE PAD

PROPOSED PROPERTY LINE
 PROPOSED SETBACK
 CONSTRUCTION PHASE LINE

LINE	BEARING	DISTANCE
L1	N 13°20'39" E	30.30'
L2	N 80°03'23" W	5.42'
L3	S 86°41'19" E	2.44'

CURVE	CH. BEARING	DISTANCE	ARC	RADIUS
C1	N 6°37'39" E	87.85'	131.14'	44.00'
C2	N 6°37'39" E	141.76'	214.84'	71.00'
C3	S 64°05'08" E	39.07'	39.58'	71.00'
C4	S 32°46'57" E	37.55'	38.00'	71.00'
C5	N 04°44'32" E	53.64'	59.69'	71.00'
C6	N 43°21'23" E	40.14'	40.70'	71.00'
C7	N 76°32'35" E	40.97'	41.56'	71.00'

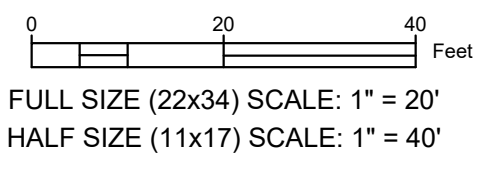
FREEDOM PARK SUBDIVISION PHASE II, LOT SUMMARY

LOT #	LOT AREA (SF)
2	6,453.62
3	6,675.91
4A	9,176.12
4B	6,029.31
5	9,570.26
6	7,802.72
7	8,157.80
10	10,197.60
11 (PRIVATE ROAD)	19,281.93

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF HARKER HEIGHTS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

!!!CAUTION!!!
 EXISTING OVERHEAD UTILITIES IN VICINITY CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR ELECTRIC FACILITIES

!!!WARNING!!!
 THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND AVOIDING ALL EXISTING UTILITIES BY CALLING THE "TEXAS 811" 811 OR 800-344-8377 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.



REVISIONS

REV. NO.	REVISION DESCRIPTION	APPROVED BY	DATE

THONHOFF CONSULTING ENGINEERS, INC.
 MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER
 FIRM REGISTRATION NO. P-002921

TCE

1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78748
 (512) 328-6736 FAX (512) 328-6848

FREEDOM PARK SUBDIVISION PHASE II HARKER HEIGHTS BELL COUNTY, TEXAS

SITE PLAN

JOB NO. 22001.1.200

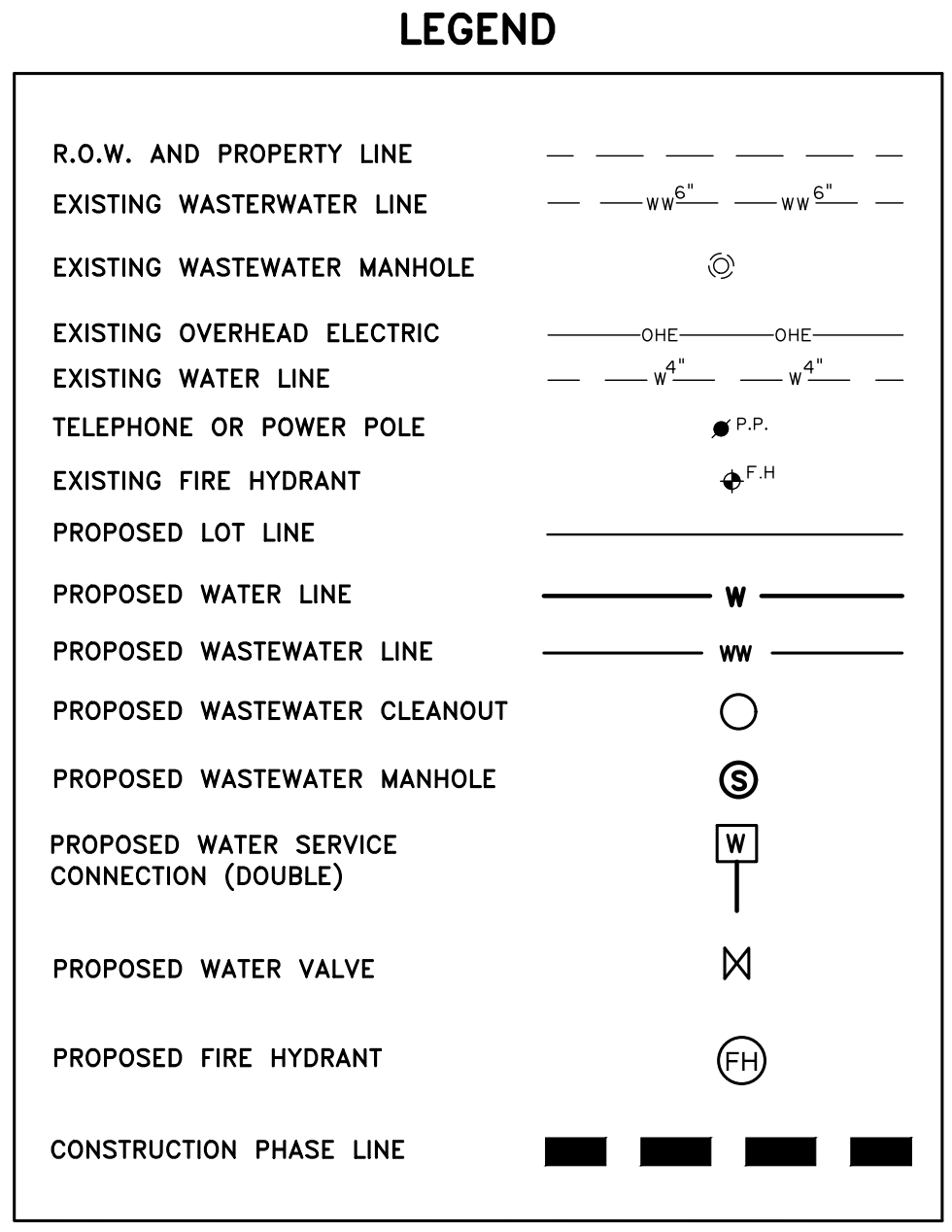
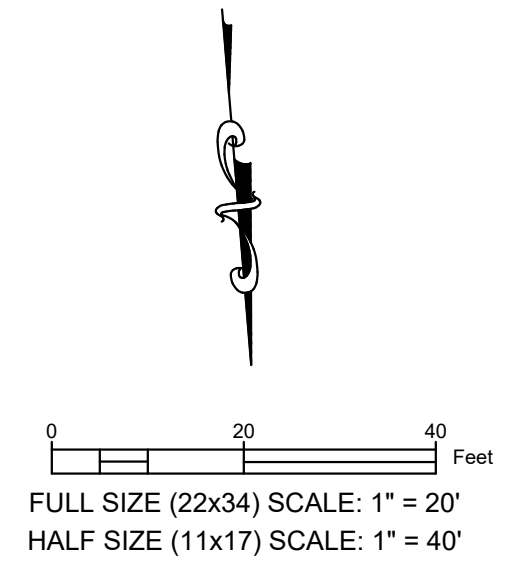
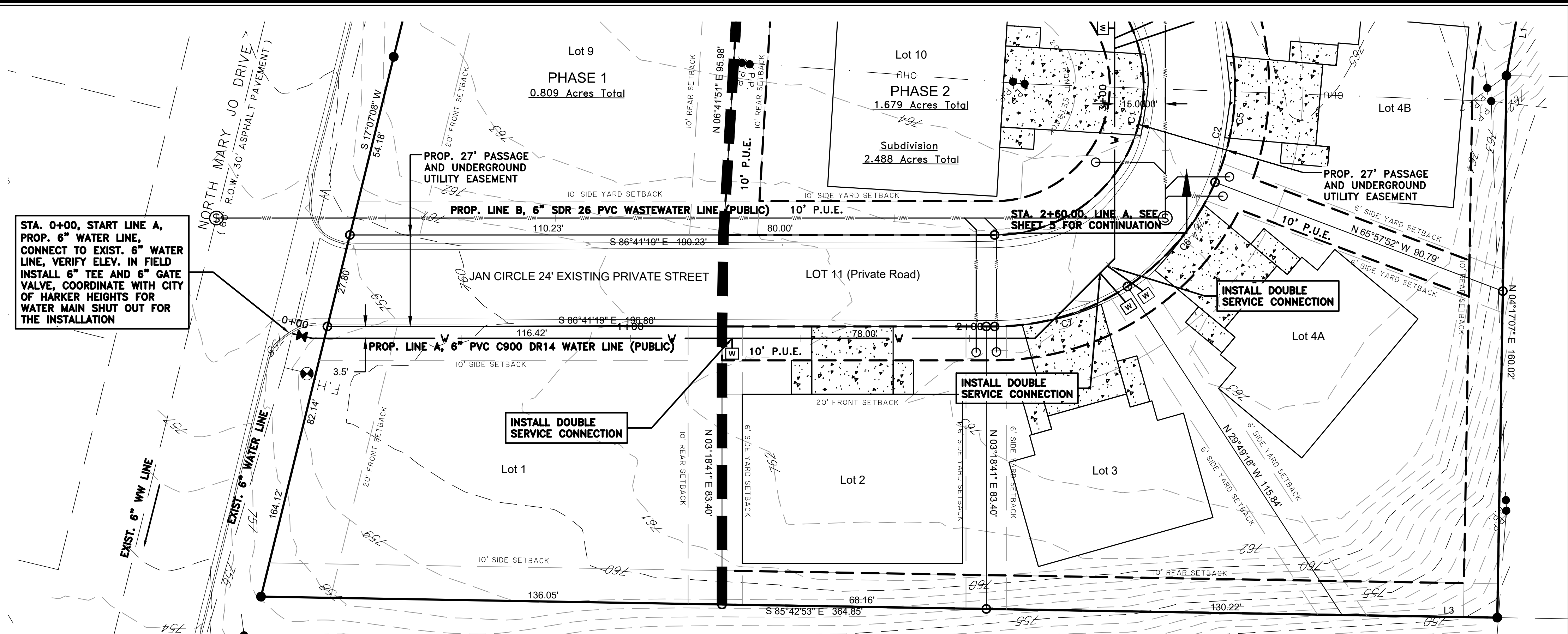
DESIGNED	SMC
DRAWN BY	SMC
APPROVED	RHT
DATE	JAN 2022
SCALE	AS NOTED

SHEET
3 OF 11
 REVISION NO.
 DATE

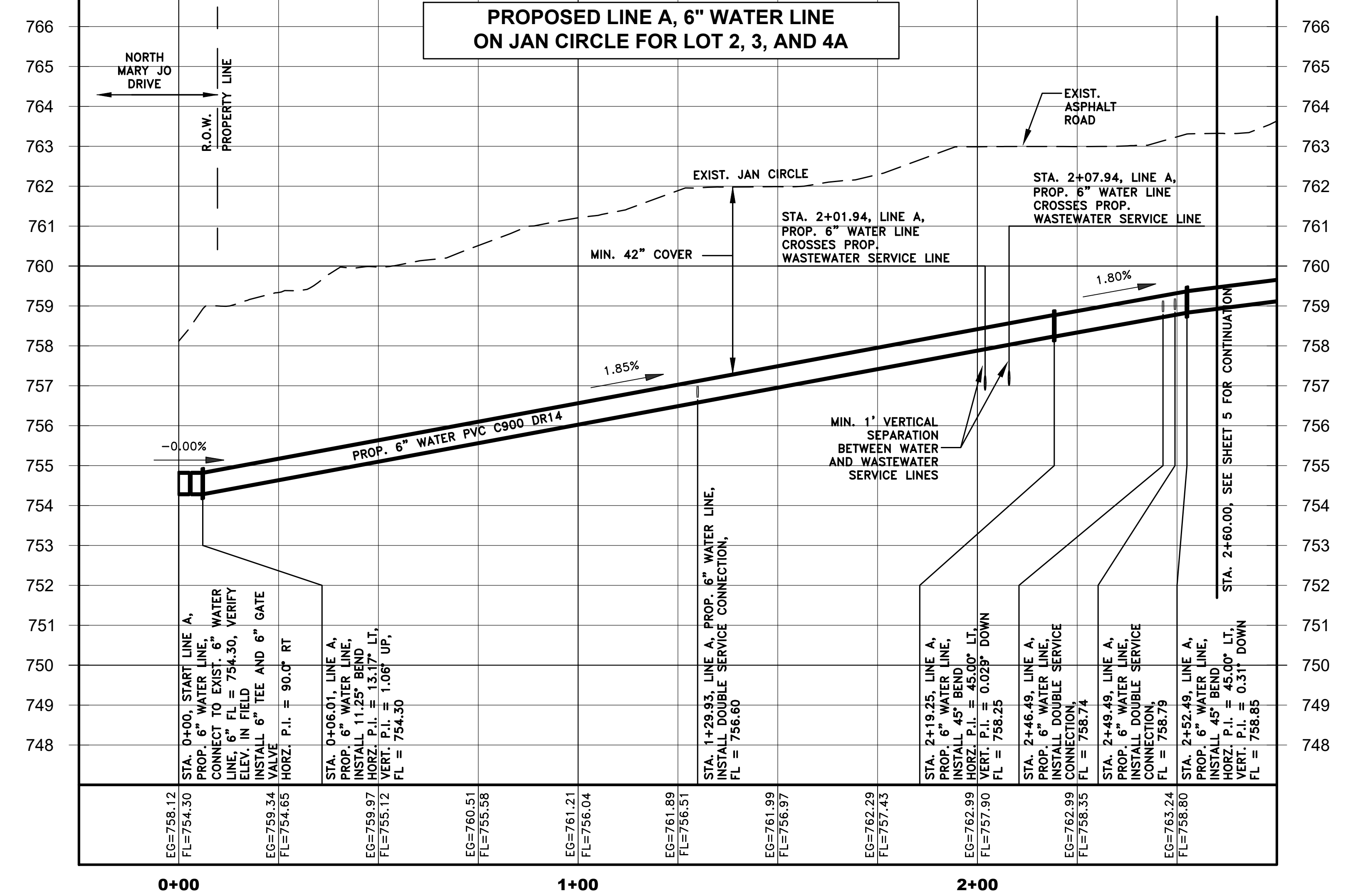
- NOTES:**
- LAND USE: DUPLEX, ZONE: R2-1
 - EXISTING PRIVATE STREET (JAN CIRCLE) TO REMAIN AND WILL BE REPAVED BEFORE PROJECT COMPLETION
 - PHASE 2 DEVELOPMENT - REMAINING 9 LOTS - LOT 2, LOT 3, LOT 4A, LOT 4B, LOT 5, LOT 6, LOT 7, LOT 10, REMAINING LOT 11
 - JAN CIRCLE IS DESIGNATED AND MARKED AS FIRE LANE
 - AN HOA WILL BE ESTABLISHED AND FUNDED TO MAINTAIN JAN CIRCLE AND ANY OTHER COMMON AREAS NOT DEDICATED TO THE CITY
 - FINAL SITE GRADING WILL BE DESIGNED AND DETERMINED BY SITE BUILDER

James Myers
 2.247 Ac.
 Vol. 3287, Pg. 25

Marrison Wells
 0.78 Ac.
 Doc. #201200036003



- NOTES:
1. HYDROSTATIC TEST SHALL BE PERFORMED ON THE PROPOSED 6" WATER BEFORE PLACING FOR SERVICE.
 2. RECORD SHOWS EXISTING 2" WATER ON SITE SHALL BE ABANDONED IN PLACE, VERIFY LOCATION IN FIELD.
 3. WATER LINE SHALL BE PVC C900 DR14 UNLESS SPECIFIED OTHERWISE.
 4. WATER LINE SHALL HAVE A MINIMUM OF 42" COVER.
 5. ALL MATERIALS SHALL BE U.S.A. DOMESTIC ONLY.
 6. A PVC SLEEVE IS REQUIRED ON WATER SERVICE CONNECTION ACROSS PAVEMENT. PVC SLEEVE SHALL BE 4" SCH. 40 PVC OR 4" C900 PVC DR14.
 7. ALL UTILITY CONSTRUCTION INSIDE CITY ROW SHALL BE BACKFILLED WITH TxDOT BASE MATERIAL PER CITY OF HARKER HEIGHTS STANDARD DETAILS

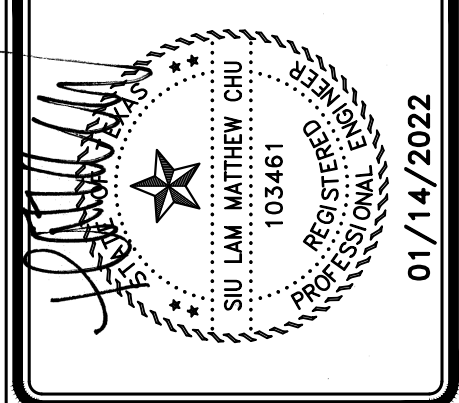


ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF HARKER HEIGHTS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

!!!CAUTION!!!
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REVISIONS	
REV. NO.	DESCRIPTION



THONHOFF CONSULTING ENGINEERS, INC.
MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER

1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78746
(512) 328-6726 FAX (512) 328-6848

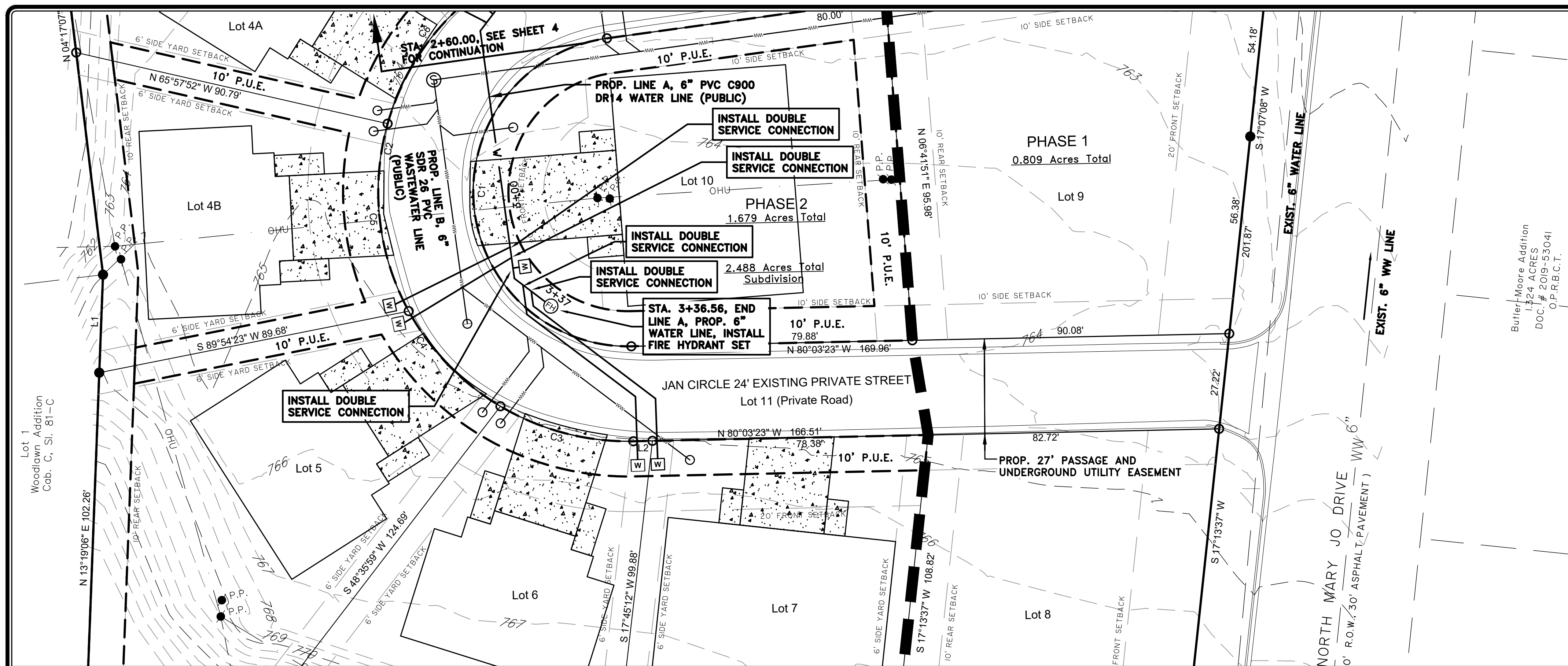
FIRM REGISTRATION NO. F-020921

TCE

**FREEDOM PARK SUBDIVISION
PHASE II
HARKER HEIGHTS
BELL COUNTY, TEXAS**

WATER PLAN 1

JOB NO.	22001.1.200
DESIGNED	SMC
DRAWN BY	SMC
APPROVED	RHT
DATE	JAN 2022
SCALE	AS NOTED
SHEET	4 OF 11
REVISION NO.	
DATE	



REVISIONS

REV. NO.	DESCRIPTION	DATE

APPROVED BY: _____

REVISIONS

REV. NO. _____

DESCRIPTION _____

DATE _____

LEGEND

- R.O.W. AND PROPERTY LINE: ---
- EXISTING WASTEWATER LINE: ---WW---
- EXISTING WASTEWATER MANHOLE: (M)
- EXISTING OVERHEAD ELECTRIC: ---OHE---
- EXISTING WATER LINE: ---W---
- TELEPHONE OR POWER POLE: P.P.
- EXISTING FIRE HYDRANT: F.H.
- PROPOSED LOT LINE: ---
- PROPOSED WATER LINE: ---W---
- PROPOSED WASTEWATER LINE: ---WW---
- PROPOSED WASTEWATER CLEANOUT: (C)
- PROPOSED WASTEWATER MANHOLE: (M)
- PROPOSED WATER SERVICE CONNECTION (DOUBLE): ---W---
- PROPOSED WATER VALVE: (V)
- PROPOSED FIRE HYDRANT: (FH)
- CONSTRUCTION PHASE LINE: [Thick Dashed Line]

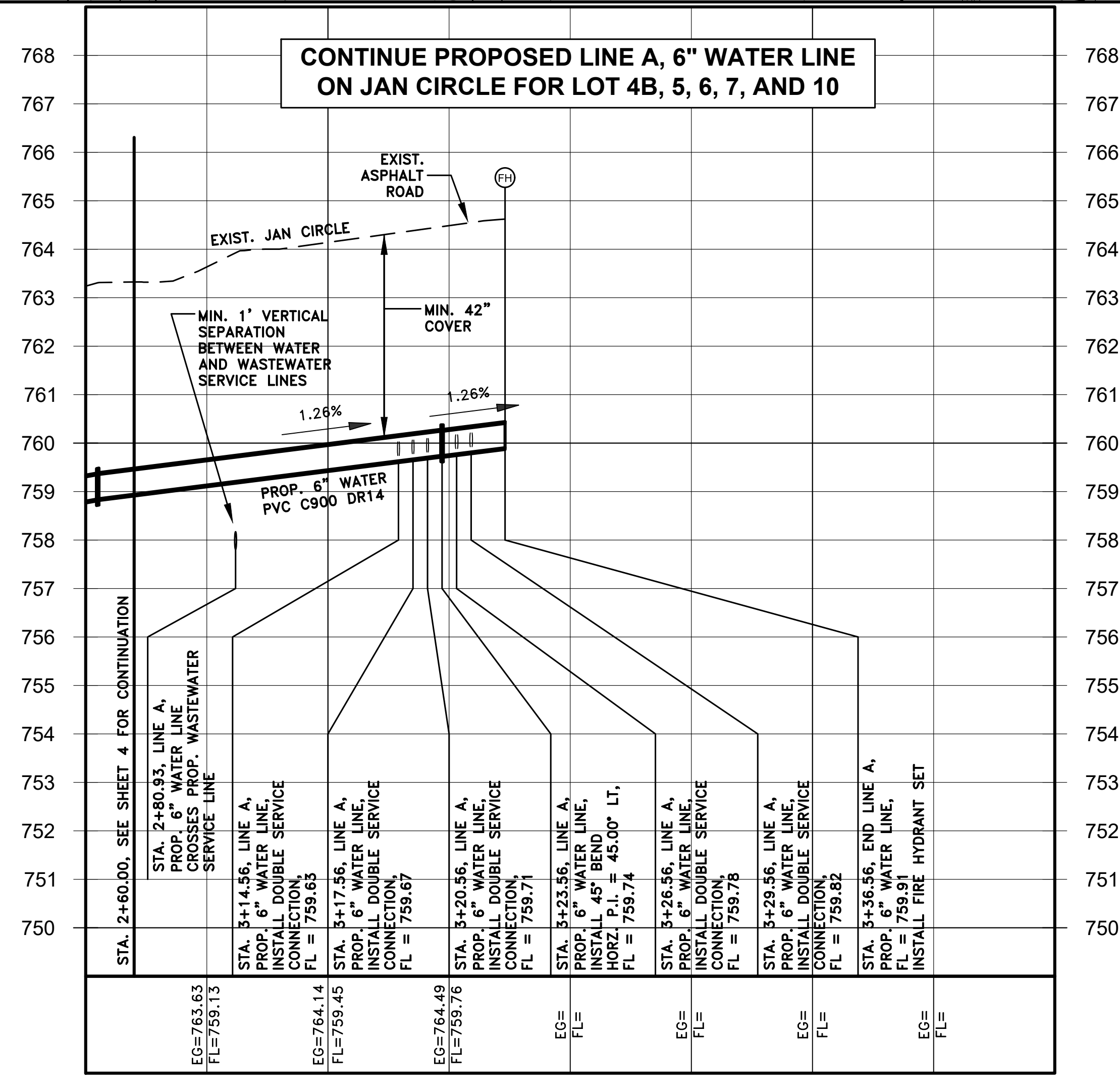
NOTES:

- HYDROSTATIC TEST SHALL BE PERFORMED ON THE PROPOSED 6" WATER BEFORE PLACING FOR SERVICE.
- RECORD SHOWS EXISTING 2" WATER ON SITE, IT SHALL BE ABANDONED IN PLACE, VERIFY LOCATION IN FIELD.
- WATER LINE SHALL BE PVC C900 DR14 UNLESS SPECIFIED OTHERWISE.
- WATER LINE SHALL HAVE A MINIMUM OF 42" COVER.
- ALL MATERIALS SHALL BE U.S.A. DOMESTIC ONLY.
- A PVC SLEEVE IS REQUIRED ON WATER SERVICE CONNECTION ACROSS PAVEMENT. PVC SLEEVE SHALL BE 4" SCH. 40 PVC OR 4" C900 PVC DR14.
- ALL UTILITY CONSTRUCTION INSIDE CITY ROW SHALL BE BACKFILLED WITH TxDOT BASE MATERIAL PER CITY OF HARKER HEIGHTS STANDARD DETAILS.

THONHOFF CONSULTING ENGINEERS, INC.
 MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER
 FIRM REGISTRATION NO. F-002921

1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78748
 (512) 328-6736 FAX (512) 328-6648

01/14/2022



PROFILE SCALE
 FULL SIZE (22X34)
 HORZ.: 1" = 20'
 VERT.: 1" = 2'
 HALF SIZE (11X17)
 HORZ.: 1" = 40'
 VERT.: 1" = 4'

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF HARKER HEIGHTS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

!!!CAUTION!!!
 EXISTING OVERHEAD UTILITIES IN VICINITY CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR ELECTRIC FACILITIES

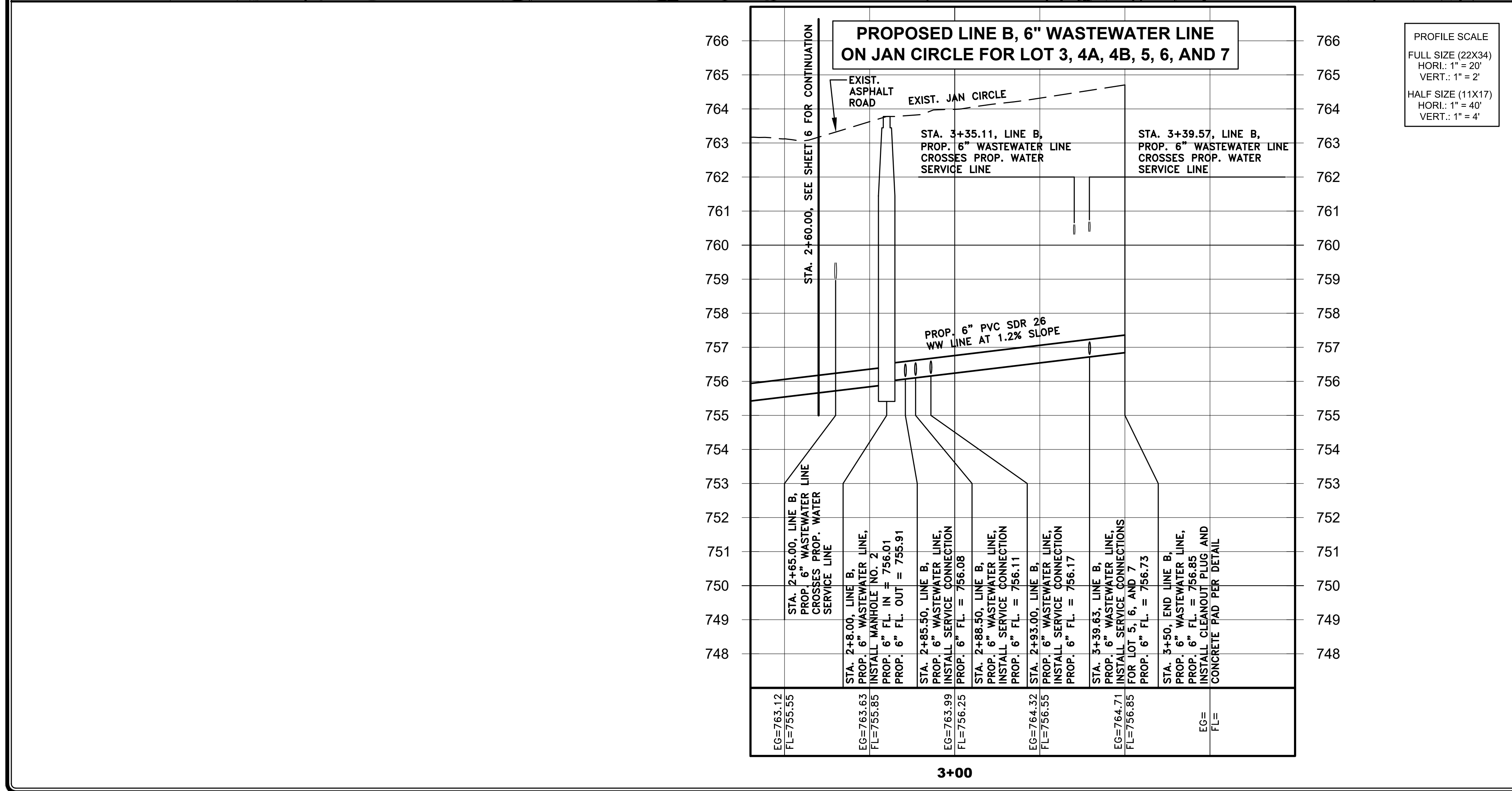
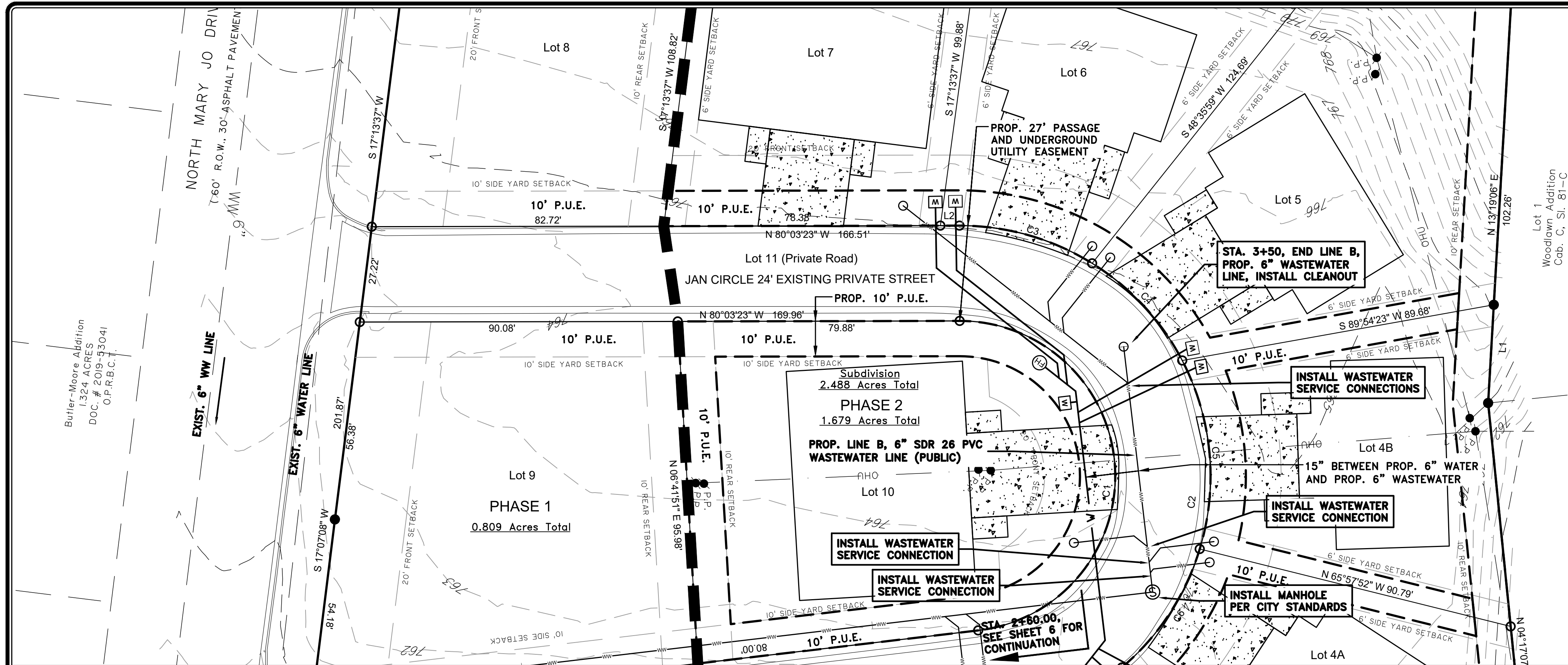
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FREEDOM PARK SUBDIVISION
 PHASE II
 HARKER HEIGHTS
 BELL COUNTY, TEXAS

JOB NO. 22001.1.200

DESIGNED	SMC
DRAWN BY	SMC
APPROVED	RHT
DATE	JAN 2022
SCALE	AS NOTED

SHEET
5 OF 11
 REVISION NO. _____
 DATE _____



0 20 40 Feet

FULL SIZE (22x34) SCALE: 1" = 20'
 HALF SIZE (11x17) SCALE: 1" = 40'

LEGEND

R.O.W. AND PROPERTY LINE	---
EXISTING WASTEWATER LINE	--- WW 6" --- WW 6" ---
EXISTING WASTEWATER MANHOLE	⊙
EXISTING OVERHEAD ELECTRIC	— OHE — OHE —
EXISTING WATER LINE	— W 4" — W 4" —
TELEPHONE OR POWER POLE	• P.P.
EXISTING FIRE HYDRANT	• F.H.
PROPOSED LOT LINE	---
PROPOSED WATER LINE	— W —
PROPOSED WASTEWATER LINE	--- WW ---
PROPOSED WASTEWATER CLEANOUT	○
PROPOSED WASTEWATER MANHOLE	⊙
PROPOSED WATER SERVICE CONNECTION (DOUBLE)	⊞
PROPOSED WATER VALVE	⊞
PROPOSED FIRE HYDRANT	⊞
CONSTRUCTION PHASE LINE	▬▬▬

NOTES:

1. ALL UTILITY CONSTRUCTION INSIDE CITY ROW SHALL BE BACKFILLED WITH TxDOT BASE MATERIAL PER CITY OF HARKER HEIGHTS STANDARD DETAILS

!!!CAUTION!!!

EXISTING OVERHEAD UTILITIES IN VICINITY CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR ELECTRIC FACILITIES

!!!WARNING!!!

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THONHOFF CONSULTING ENGINEERS, INC.
 MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER
 FIRM REGISTRATION NO. F-002921

1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78748
 (512) 328-6736 FAX (512) 328-6648

**FREEDOM PARK SUBDIVISION
 PHASE II
 HARKER HEIGHTS
 BELL COUNTY, TEXAS**

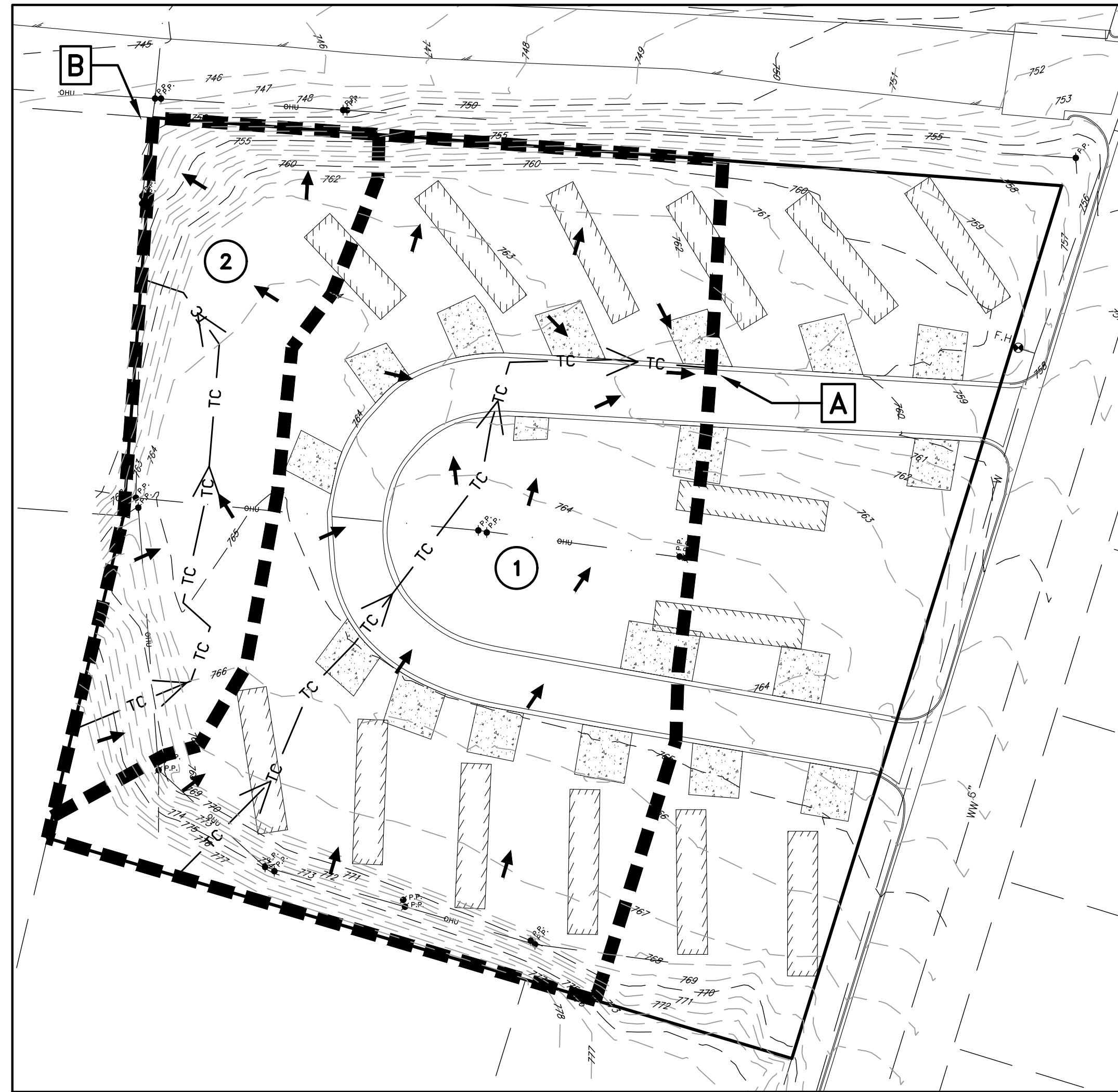
WASTEWATER PLAN 2

JOB NO. 22001.1.200	
DESIGNED	SMC
DRAWN BY	SMC
APPROVED	RHT
DATE	JAN 2022
SCALE	AS NOTED

SHEET	
7 OF 11	
REVISION NO.	△
DATE	

REVISIONS

REV. NO.	REVISION DESCRIPTION	APPROVED BY	DATE



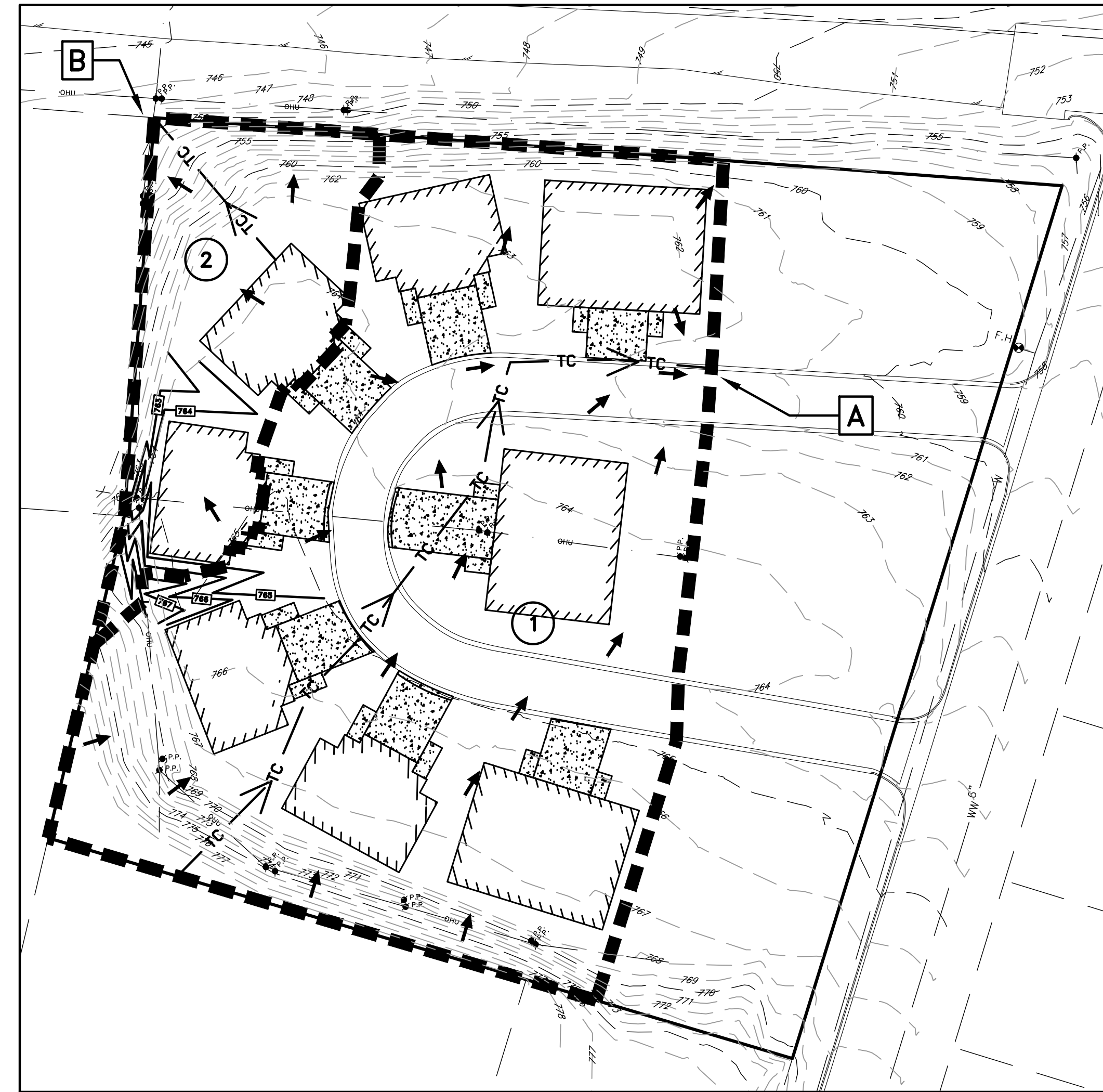
PRE-DEVELOP DRAINAGE PLAN

TIME OF CONCENTRATION (Tc) IS LESS THAN 5 MINS., THEREFORE 5 MINS. IS USED

PRE-DEVELOP DRAINAGE CALCULATIONS (HEC-HMS MODEL SUMMARY)

BASIN	AREA		%iC	NRCS COMPOSITE "CN"	TOTAL Tc (MIN)	PEAK DISCHARGE (cfs)		DISCHARGE POINT
	(acre)	(mi ²)				25-YR	100-YR	
1	1.2738	0.00199	31.77%	85.72	5.0	8.2023	11.2518	A
2	0.4052	0.00063	1.38%	80.25	5.0	2.2980	3.2868	B

0 40 80 Feet
 FULL SIZE (22x34) SCALE: 1" = 40'
 HALF SIZE (11x17) SCALE: 1" = 80'



POST-DEVELOP DRAINAGE PLAN

TIME OF CONCENTRATION (Tc) IS LESS THAN 5 MINS., THEREFORE 5 MINS. IS USED

POST-DEVELOP DRAINAGE CALCULATIONS (HEC-HMS MODEL SUMMARY)

BASIN	Area		%iC	NRCS COMPOSITE "CN"	TOTAL Tc (MIN)	PEAK DISCHARGE (cfs)		DISCHARGE POINT
	(acre)	(mi ²)				25-YR	100-YR	
1	1.3792	0.00216	51.42%	89.26	5.0	9.2918	12.5539	A
2	0.2998	0.00047	31.14%	85.61	5.0	1.9338	2.6545	B

0 40 80 Feet
 FULL SIZE (22x34) SCALE: 1" = 40'
 HALF SIZE (11x17) SCALE: 1" = 80'

COMPARE BETWEEN PRE-DEVELOP AND POST-DEVELOP

BASIN	PRE-DEVELOP PEAK DISCHARGE (cfs)		POST-DEVELOP PEAK DISCHARGE (cfs)		DISCHARGE POINT
	25-YR	100-YR	25-YR	100-YR	
1	8.2023	11.2518	9.2918	12.5539	A
2	2.2980	3.2868	1.9338	2.6545	B
TOTAL DISCHARGE FROM SITE	10.5003	14.5386	11.2256	15.2084	

NET DISCHARGE FROM SITE BETWEEN PRE-DEVELOP AND POST-DEVELOP

STORM EVENT	DISCHARGE (cfs)
25-YR	+0.7253
100-YR	+0.6698

DRAINAGE DISCHARGE INCREASES ABOUT 0.73 cfs WITH THE PROPOSED DEVELOPMENT.

- LEGEND**
- PROPERTY LINE
 - 603 EXISTING CONTOURS MINOR
 - 605 EXISTING CONTOURS MAJOR
 - 685 PROPOSED CONTOURS
 - DRAINAGE AREA BOUNDARY
 - ← DIRECTIONAL FLOW ARROW
 - ← TC ← TIME OF CONCENTRATION
 - 2 DRAINAGE AREA NUMBER
 - A POINT OF ANALYSIS (POA)

REVISIONS	
REV. NO.	DATE



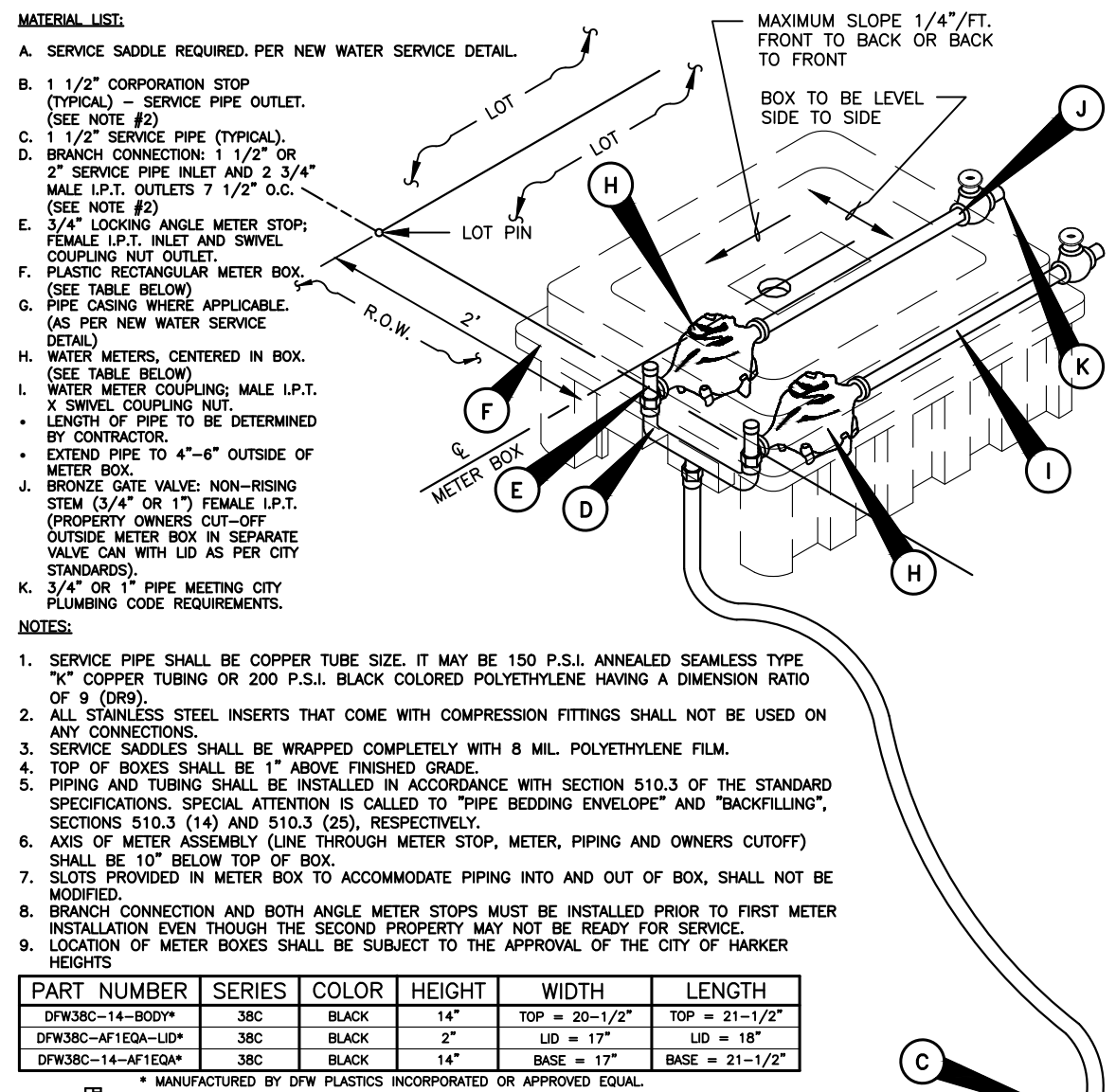
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 THONHOFF CONSULTING ENGINEERS, INC.
 MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER
 FIRM REGISTRATION NO. P-002921
 1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78748
 (512) 328-6736 (512) 328-6648

**FREEDOM PARK SUBDIVISION
 PHASE II
 HARKER HEIGHTS
 BELL COUNTY, TEXAS**

DRAINAGE PLAN

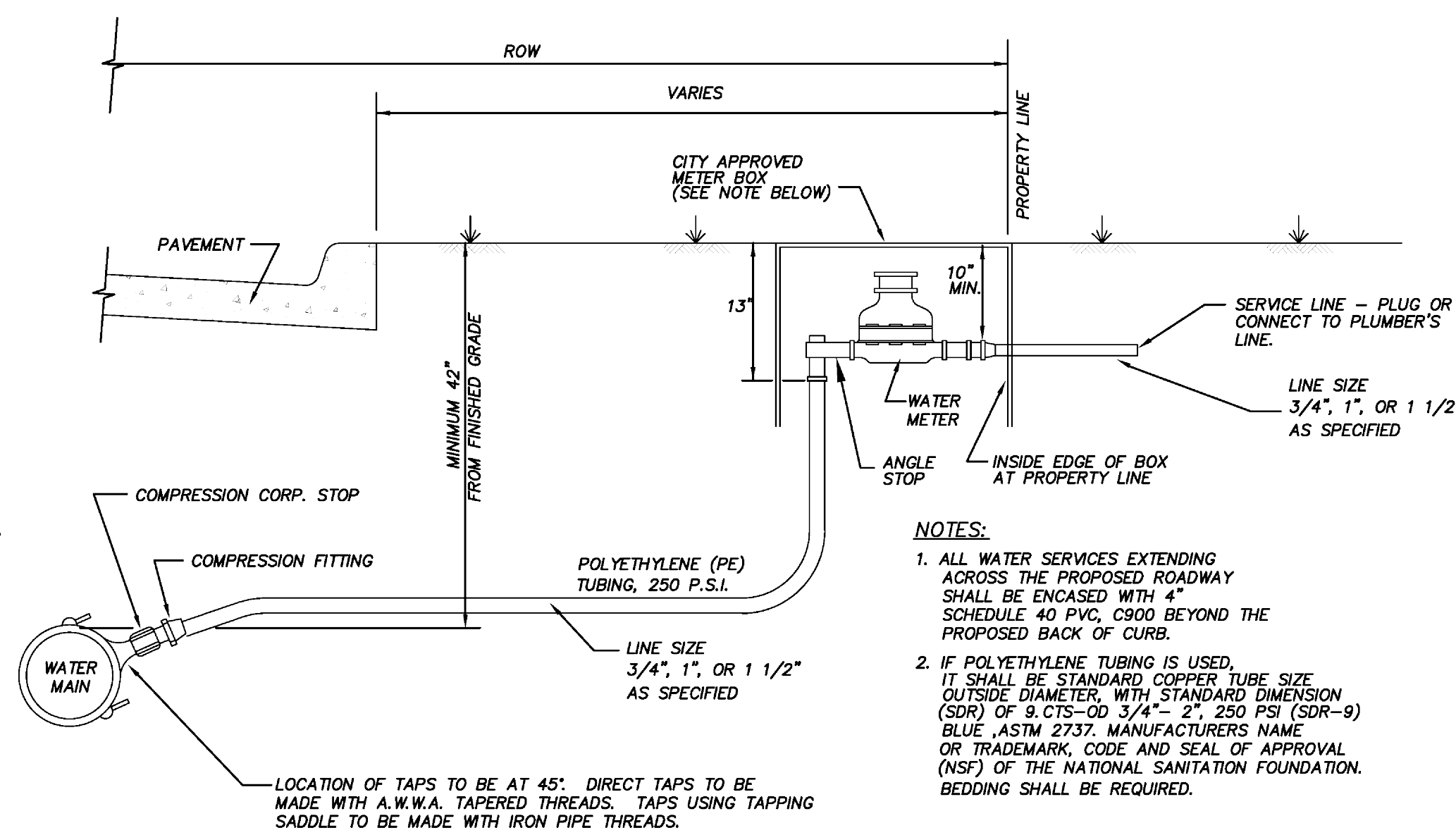
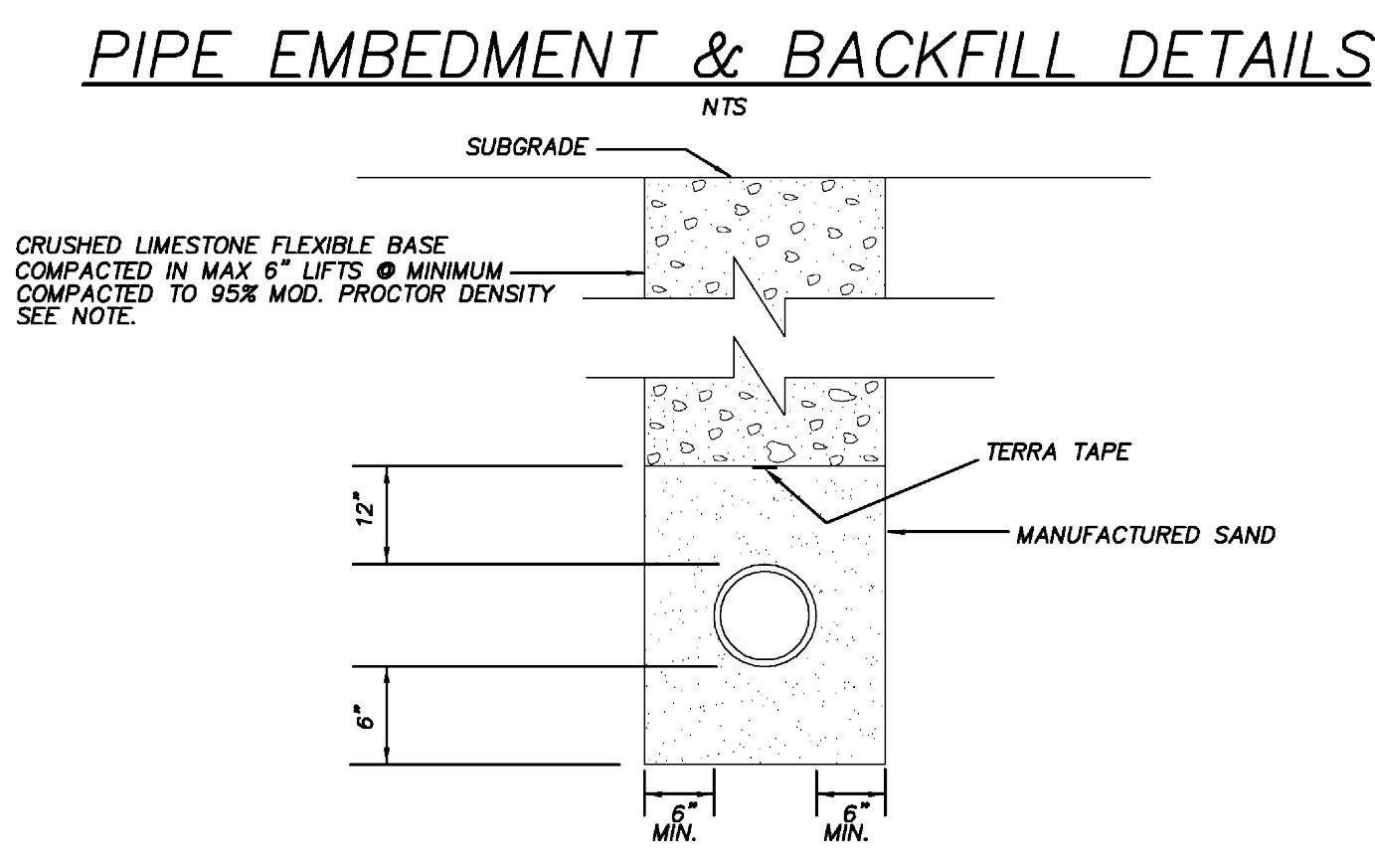
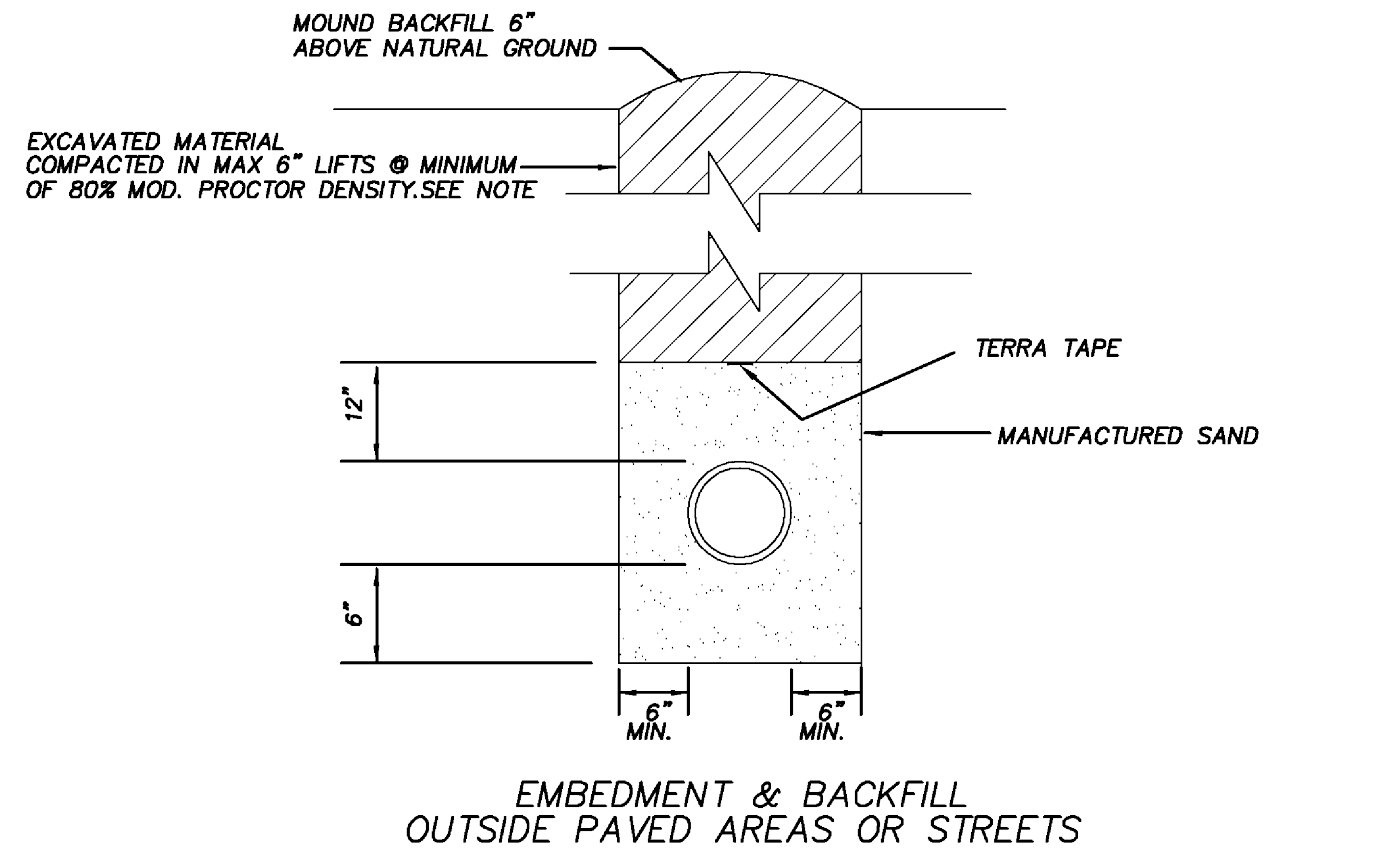
JOB NO. 22001.1.200
 DESIGNED SMC
 DRAWN BY SMC
 APPROVED RHT
 DATE JAN 2022
 SCALE AS NOTED

SHEET
8 OF 11
 REVISION NO.
 DATE



DUAL 3/4" WATER METER DETAIL

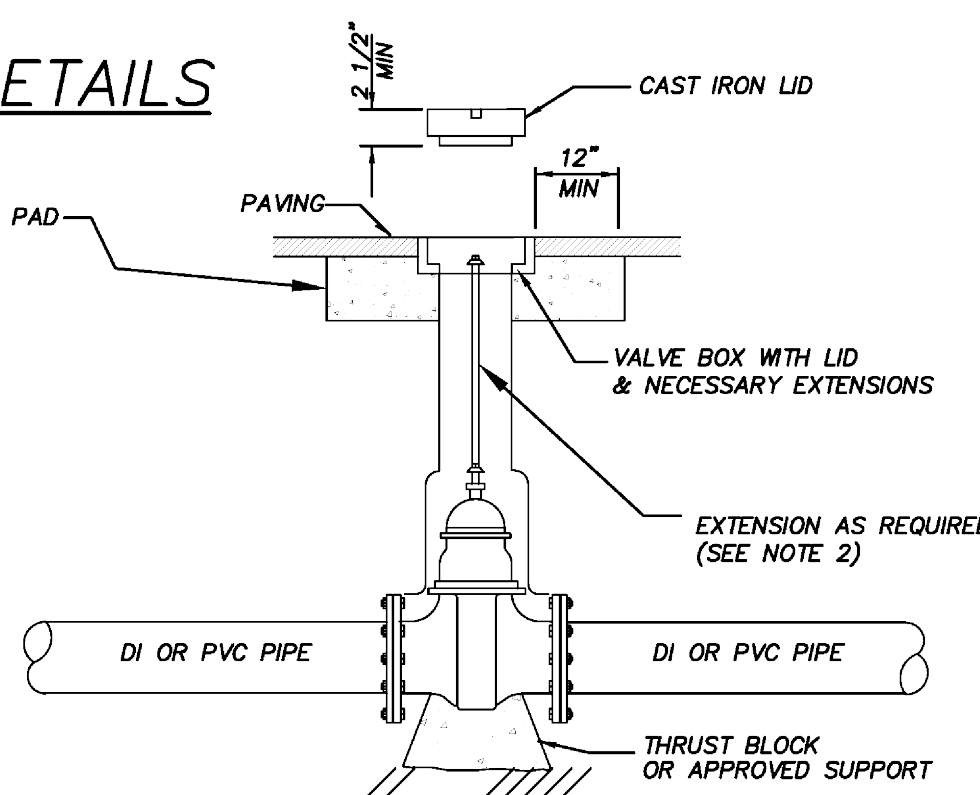
N.T.S.



NEW WATER SERVICE DETAIL

NTS

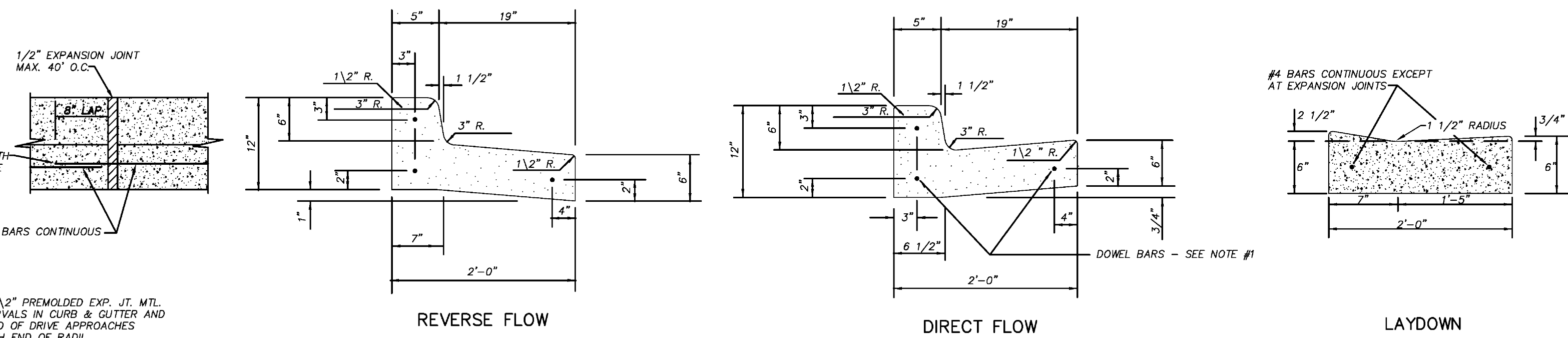
- CITY APPROVED METER BOX SIZES**
- 3/4" METER = 17 1/2" x 11 1/4" PLASTIC BODY, CAST IRON READER
 - 1 1/2" METER = 15" x 27" PLASTIC BODY, CAST IRON LID
 - 2" METER = 17" x 30" PLASTIC BODY, CAST IRON LID



- NOTES:**
- VALVE BOXES LOCATED OUTSIDE OF PAVED AREAS SHALL BE ADJUSTED FLUSH WITH THE NATURAL GROUND WITH A CONCRETE PAD 12" SQUARE BY 4" DEEP.
 - EXTENSION REQUIRED WHEN VALVE OPERATING NUT IS GREATER THAN 4" FROM VALVE BOX COVER, UNLESS OTHERWISE NOTED ON PLANS, EXTENSIONS SHALL BE CONSTRUCTED WITH PVC C900 OR C909.
 - VALVES TO BE RESILIENT SEATED GATE VALVE, (AWWA) EPOXY COATED INSIDE AND OUT, WITH A NON-RISING STEM, AND STAINLESS STEEL NUTS AND BOLTS.
 - ALL FITTINGS TO BE WRAPPED IN PLASTIC WHERE CONCRETE IS PLACED.
 - AMERICAN FLOW CONTROL, MUELLER OR APPROVED EQUAL

GATE VALVE & VALVE BOX INSTALLATION DETAIL

NTS

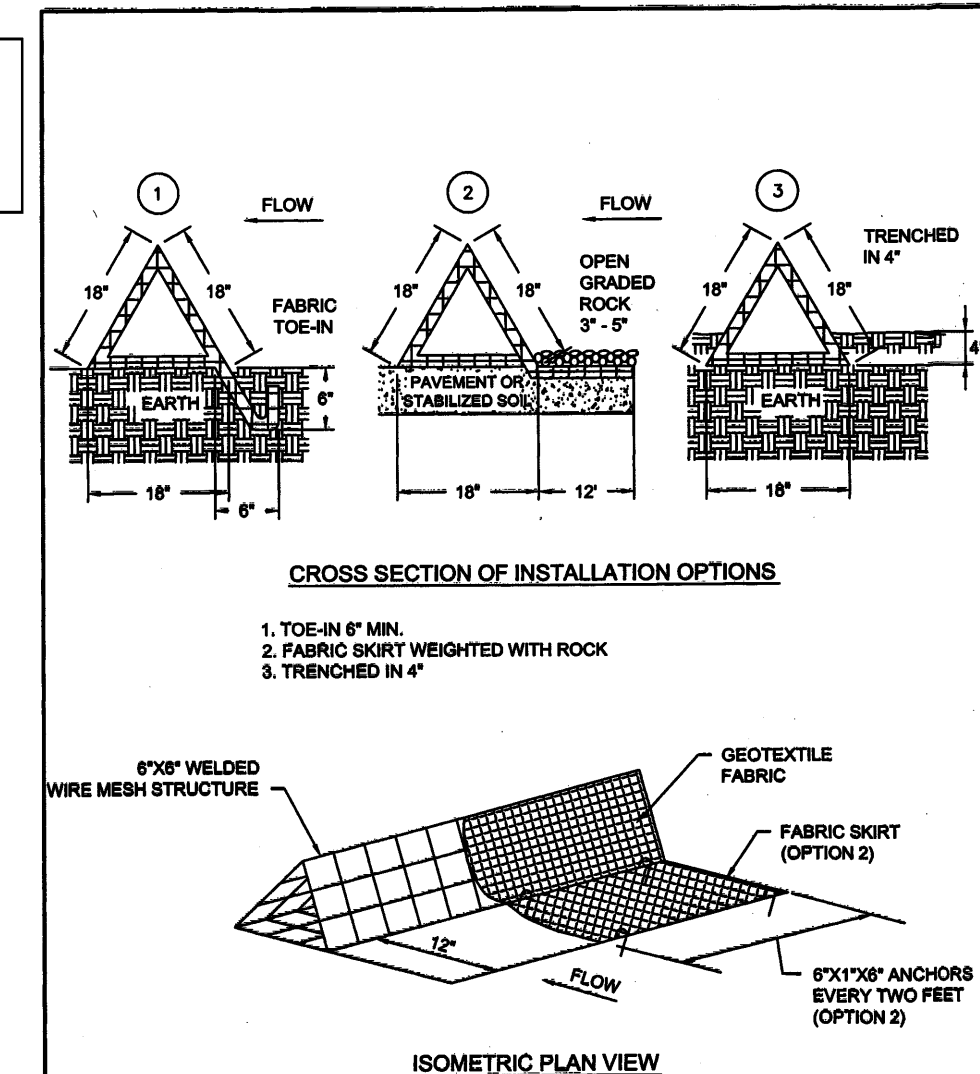
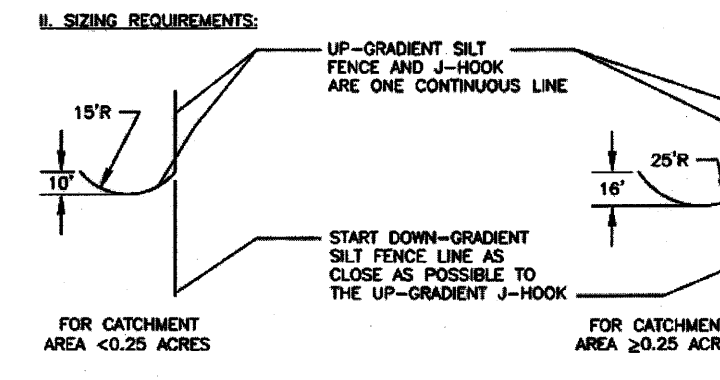
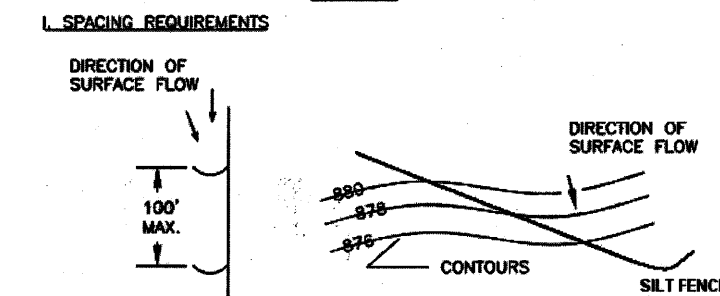


STANDARD CURB & GUTTER DETAIL

NTS

Recommended Silt Fence Spacing on Sloping Sites

Slope angle	Silty	Clays	Sandy
Very steep (1:1)	50 ft.	75 ft.	100 ft.
Steep (2:1)	75 ft.	100 ft.	125 ft.
Moderate (4:1)	100 ft.	125 ft.	150 ft.
Slight (10:1)	125 ft.	150 ft.	200 ft.



TRIANGULAR SEDIMENT FILTER DIKE

Each Detail has a Detail of Standard

Standard Specification Reference: 201.8

DATE: OCT. '04

Revision: 1050A

- TRIANGULAR SEDIMENT FILTER DIKE GENERAL NOTES:**
- DIKES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT DIKE.
 - THE FABRIC COVER AND SKIRT SHALL BE A CONTINUOUS EXTENSION OF THE FABRIC ON THE UPSTREAM FACE, AND FABRIC SHALL BE OVERLAPPED A MINIMUM OF 12".
 - THE SKIRT SHALL BE WEIGHTED WITH A CONTINUOUS LAYER OF TYPE 'A' RIP RAP, OR TOED-IN 6" WITH MECHANICALLY COMPACTED MATERIAL, OTHERWISE, THE ENTIRE STRUCTURE SHALL BE TRENCHED TO A DEPTH OF 4 INCHES.
 - DIKES AND SKIRT SHALL BE SECURELY ANCHORED IN PLACE USING 6-INCH WIRE STAPLES ON 2-FOOT CENTERS ON BOTH EDGES AND SKIRTS.
 - FILTER MATERIAL SHALL BE LAPPED OVER ENDS 6" TO COVER DIKE TO DIKE JOINTS. JOINTS SHALL BE FASTENED WITH GALVANIZED SHOAT RINGS.
 - THE DIKE STRUCTURE SHALL BE 6 GA. 6" X 6" WIRE MESH, 18" ON A SIDE.
 - INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
 - THE FILTER DIKE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
 - ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES APPROXIMATELY 6-INCHES IN DEPTH. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

TRIANGULAR SEDIMENT FILTER DIKE

Each Detail has a Detail of Standard

Standard Specification Reference: 201.8

DATE: OCT. '04

Revision: 1050B

- SILT FENCE GENERAL NOTES:**
- POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
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SILT FENCE

Each Detail has a Detail of Standard

Standard Specification Reference: 201.5

DATE: OCT. '04

Revision: 1020B

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SILT FENCE

Each Detail has a Detail of Standard

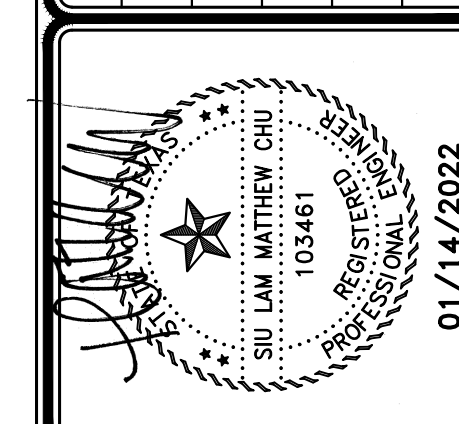
Standard Specification Reference: 201.5

DATE: OCT. '04

Revision: 1020B

REVISIONS

REV. NO.	DATE	DESCRIPTION



TCE

THONHOFF CONSULTING ENGINEERS, INC.
MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER

FIRM REGISTRATION NO. F-0092921

1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78748
(512) 328-6736 FAX (512) 328-6648

FREEDOM PARK SUBDIVISION

PHASE II

HARKER HEIGHTS

BELL COUNTY, TEXAS

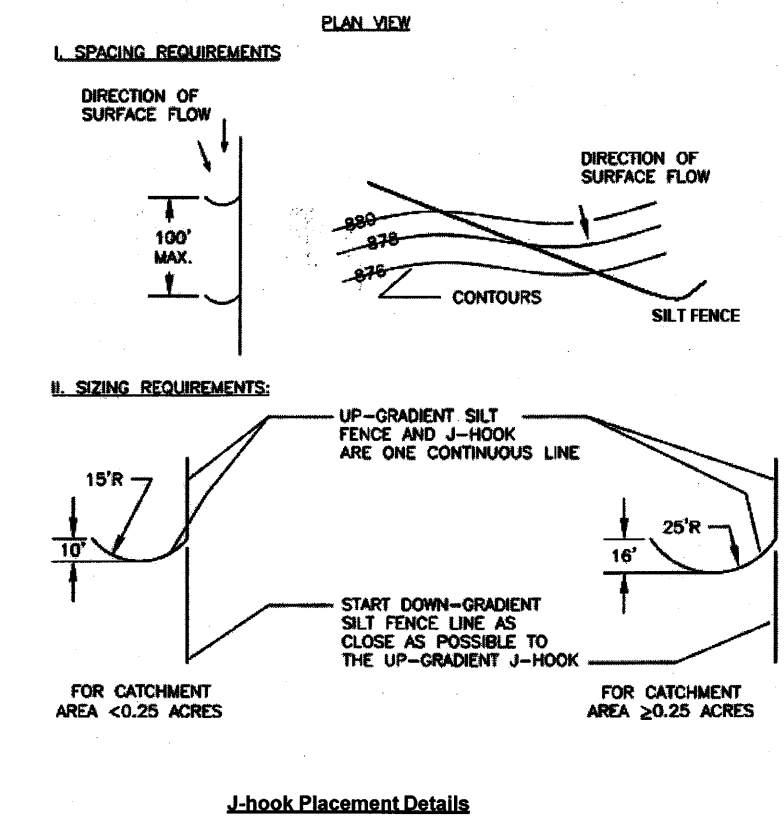
STANDARD DETAILS

JOB NO. 22001.1.200

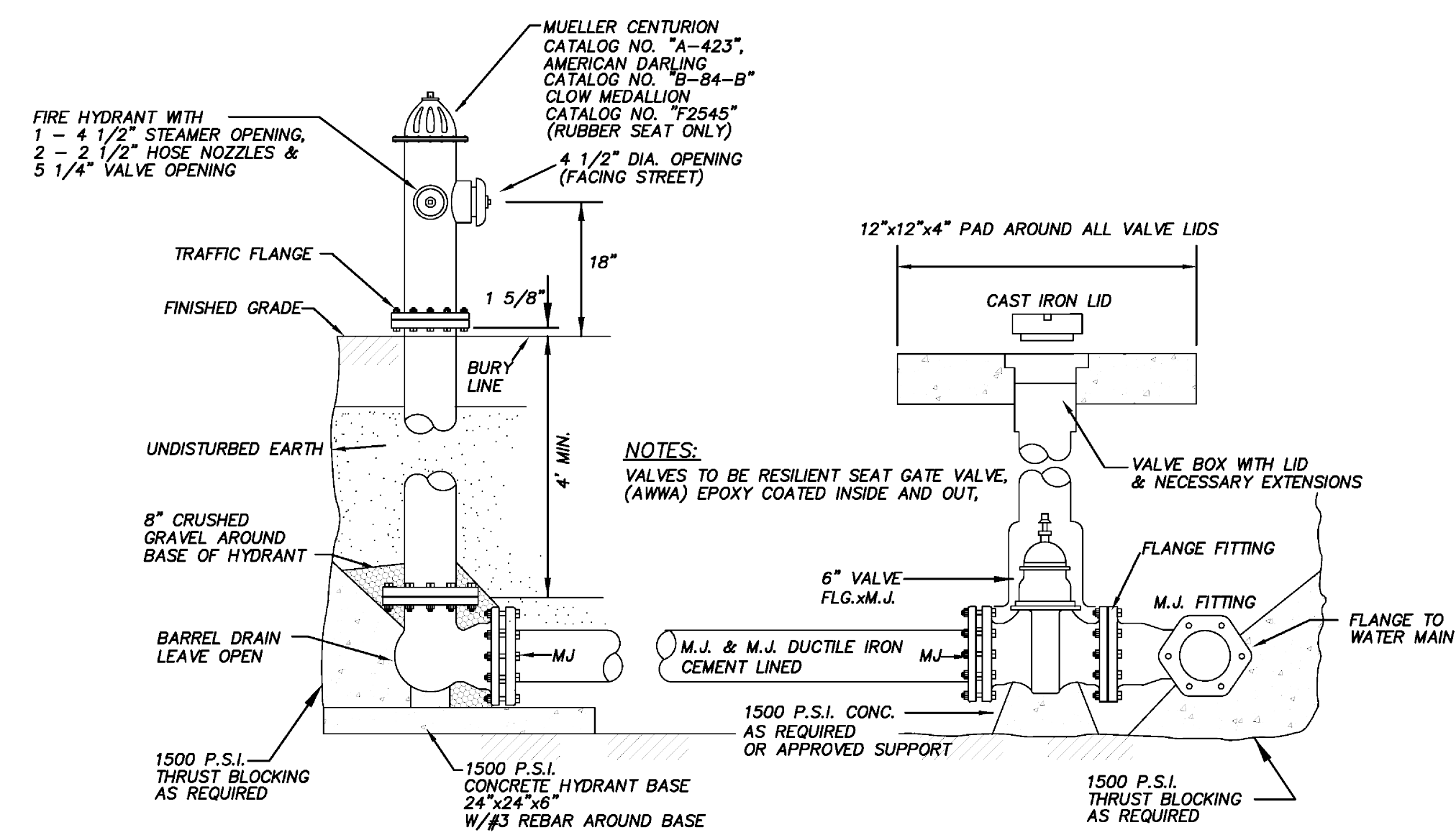
DESIGNED	SMC
DRAWN BY	SMC
APPROVED	RHT
DATE	JAN 2022
SCALE	AS NOTED

Recommended Silt Fence Spacing on Sloping Sites

Slope angle	Soil Type		
	Silty	Clays	Sandy
Very steep (1:1)	50 ft.	75 ft.	100 ft.
Steep (2:1)	75 ft.	100 ft.	125 ft.
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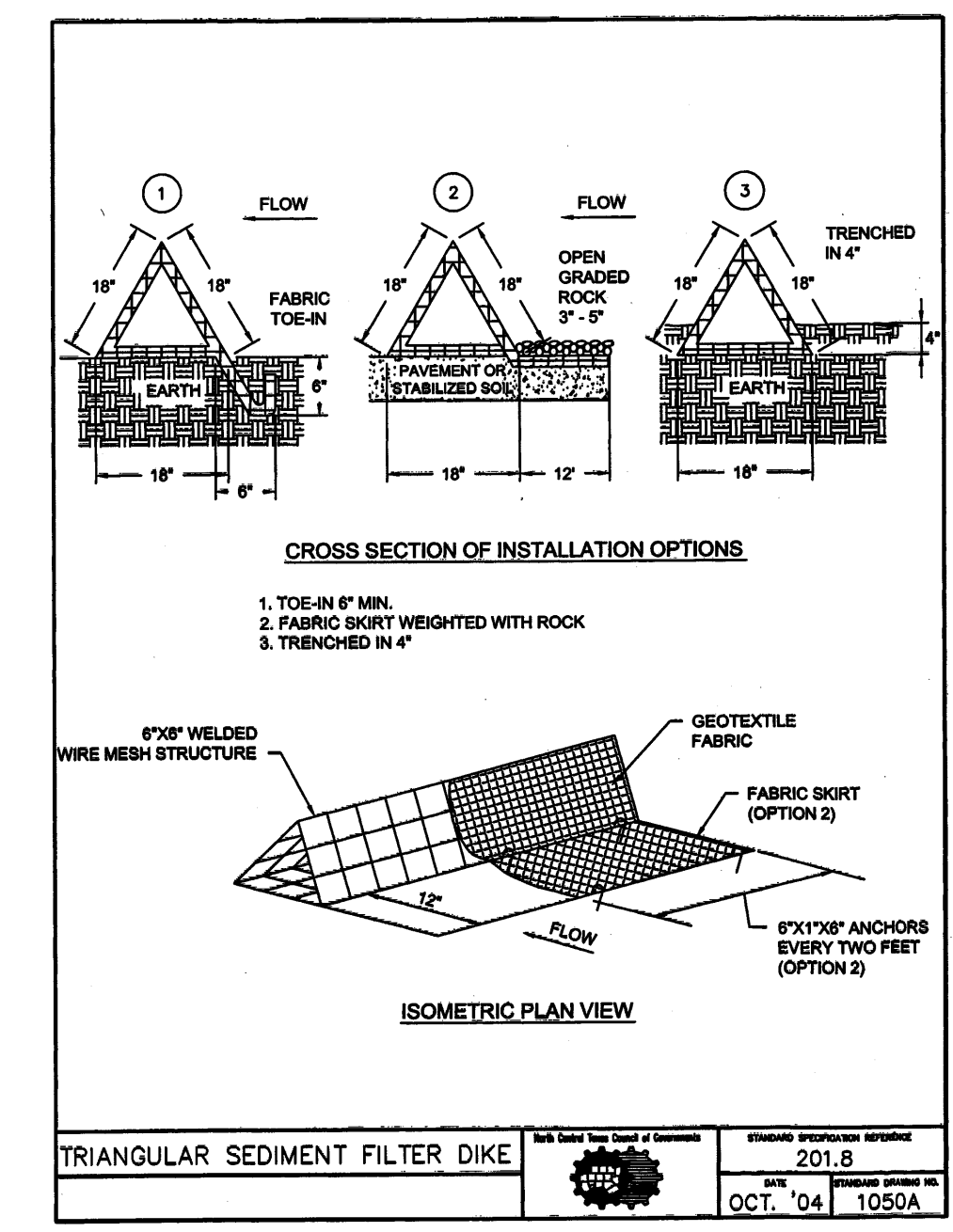
J-hook Placement Details



- NOTES:**
- ALL FIRE LINES SHALL HAVE MEGALUGS JOINT RESTRAINTS FROM MAIN TO HYDRANT.
 - CRUSHED STONE OR GRAVEL SHALL BE PLACED AROUND THE BOTTOM OF THE HYDRANT FOR A RADIUS OF AT LEAST 12", AND EXTEND AT LEAST 12" ABOVE THE OUTLET. DO NOT BLOCK DRAIN HOLES.
 - VALVE EXTENSION BARREL & STEM ARE REQUIRED ON ALL VALVES THAT EXCEED 4' DEEP FROM FINISHED GRADE. VALVE EXTENSIONS SHALL BE PLACED SUCH THAT THE EXTENSION NUT IS BETWEEN 18" AND 24" FROM FINISHED GRADE.
 - FOR BURY DEPTHS GREATER THEN FIVE (5) FEET, ONE BARREL EXTENSION SHALL BE PROPERLY PLACED WHEN NEEDED TO ACCOMMODATE FIRE HYDRANTS.
 - CONCRETE SHALL NOT BE IN CONTACT WITH BOLTS OR NUTS.
 - ALL FITTINGS TO BE WRAPPED IN PLASTIC WHERE CONCRETE IS PLACED.
 - FIRE HYDRANT INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 - IF GRADELOK IS INSTALLED THRUST BLOCKS MAY NOT BE REQUIRED.
 - FIRE HYDRANTS TO BE PAINTED FLUORESCENT YELLOW.

FIRE HYDRANT ASSEMBLY DETAIL

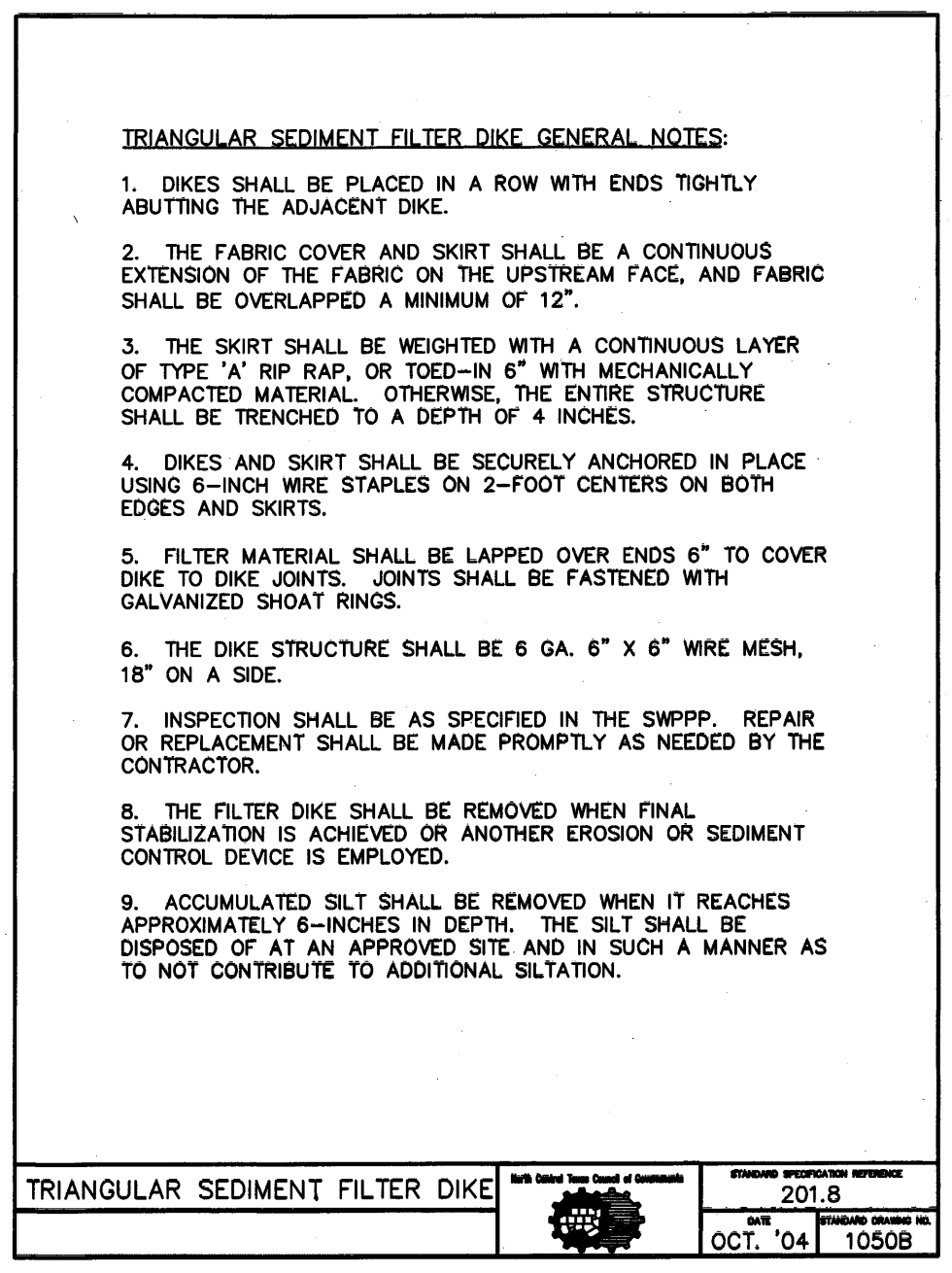
NTS



TRIANGULAR SEDIMENT FILTER DIKE

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SILT FENCE



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SILT FENCE

REVISIONS	
REV. NO.	DATE

THONHOFF CONSULTING ENGINEERS, INC.
 MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER
 FIRM REGISTRATION NO. P-002921

TCE

1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78748
 (512) 328-6736 FAX (512) 328-6648

**FREEDOM PARK SUBDIVISION
 PHASE II
 HARKER HEIGHTS
 BELL COUNTY, TEXAS**

STANDARD DETAILS

JOB NO. 22001.1.200

DESIGNED	SMC
DRAWN BY	SMC
APPROVED	RHT
DATE	JAN 2022
SCALE	AS NOTED

FREEDOM PARK SUBDIVISION PH 2

P21-41 Preliminary Plat – Freedom Park Subdivision Ph 2

Plat Distributed to HH Staff: December 29, 2021

Comments Returned to Thonhoff Consulting Engineers, Inc: January 10, 2022

Revisions Received Back: January 14, 2022

Comments Returned to Thonhoff Consulting Engineers, Inc: January 20, 2022

Planning & Development, Kristina Ramirez & Yvonne Spell

- ~~1. Applicant will need to provide documentation showing change of ownership. Bell County Property Records show Justin Hernandez as current owner. 1/19/22 Met.~~
2. Provide a final plat dedication plan sheet (hard copy and electronic) for Freedom Park Subdivision Phase 2 Final Plat that is in compliance with Section 154.22(B)(1). **1/19/22 Partially Met. Hard copy still needs to be submitted.**
- ~~3. Per Section 154.23, provide a one year bond for the entire amount of the public infrastructure that has not yet been installed by the developer nor accepted by the City for this subdivision. Applicant is advised that said infrastructure must begin installation within 6 months and be completed prior to one year from the date of the bond. 1/19/22 Met. This comment does not apply to the Preliminary Plat submission.~~
- ~~4. The Engineering plan set, General Notes, Developer Information indicate Justin Hernandez as developer, will need to be updated to current developer. 1/19/22 Met.~~
- ~~5. The dedication statement and plat dedication page must be revised to reflect that the City will not accept the private infrastructure, as indicated by the Director of Public Works, and that said private infrastructure will be maintained by HOA established by the property owner. A copy of the HOA paperwork must be submitted to the City prior to release of a certificate of occupancy for any structure in the subdivision. 1/19/22 Met. Applicant is reminded that a copy of the recorded HOA paperwork must be provided to the City prior release of a Certificate of Occupancy.~~
- ~~6. Plans indicate Jan Circle will remain private road, Waste Management trucks will not travel on private roads. Indicate how sanitary waste services will be provided (Dumpster location & enclosure). Plat dedication and dedication instrument will also need to include language indicating streets will not be dedicated to city. 1/19/22 Met. This comment does not apply to the Preliminary Plat submission.~~
7. Application indicates 8 lots & 7 structures, plat shows 7 lots & 7 structures, provide clarification (i.e. will Jan Circle be a passage easement or a tract with a passage easement on it). **1/19/22 Partially Met. Applicant has provided a new plat dedication page showing changes. As a result the following is needed: provide an inset of the existing platted**

configuration (KERN TERRACE 2ND EXT, BLOCK 003, LOT PT 2, 3-5, (W PT OF 2) & 1.241AC TRACT ADJ, ACRES 1.679); the dedication statement must indicate that the 27' wide passage easement and underground utility easement are offered & dedicated to the City but that the roadway is to be maintained by the lots in the subdivision/owner/HOA (staff suggests you consult your attorney & surveyor for wording); there needs to be somewhere on the plat that indicates that this is a replat of the existing recorded plat; provide additional labeling to clarify that the called 10' PUEs on Lots 4A, 4B, & 5 are 5' or 10' on each side of the lot lines; and change the reference to Scottie Drive to Jaime Drive (official name recognized by the City). The recorded deed for this property show that Freedom Park Phase 1, Lot 11 (private road) is within the property owned by this applicant and should therefore be incorporated into this platting action; this would in turn show connectivity to the public right of way (Mary Jo).

8. Legal description per Bell County Records is as follows: KERN TERRACE 2ND EXT, BLOCK 003, LOT PT 2, 3-5, (W PT OF 2) & 1.241AC TRACT ADJ, ACRES 1.679. Plat face and dedication instrument do not have the same legal description, provide clarification. **1/19/22 Partially Met. The dedication language on the plat dedication page and the language in the dedication separate instrument need to be revised such that they offer the same description with only slight variation per surveyor requirements; correct the spelling of "LOT EIGHT" in separate dedication statement; and correct Phase II to Phase 2 for consistency purposes & clarity.**
9. ~~§155.068 Table 21 D indicates 2 parking spaces per dwelling unit for two family infill dwelling. Does this mean 2 spaces for each structure, or 2 spaces for each unit inside of structure? A quick glance at plans do not indicate there is sufficient parking if the latter is required (4 total spaces for each structure)~~ **1/19/22 Met.**
10. ~~Applicant shall provide public utility easements for all existing & proposed public infrastructure.~~ **1/19/22 Met.**
11. ~~Applicant is advised that at the time of construction, all pipeline within streets shall be backfilled with TXDOT base material as per city of Harker Heights standard details for Public Works Construction.~~ **1/19/22 Met.**
12. ~~The applicant has verbally indicated that some side yard setbacks may be less than 6'. If that is still case then a 5' maintenance easement in those areas must be included on the plat dedication sheet.~~ **1/19/22 Met.**

Public Works, Mark Hyde

1. On the Dedication, remove the dedication of streets, avenues, roads, drives, alleys and storm sewer systems to the City of Harker Heights. All of those facilities will be privately maintained. **1/19/22 Partially Met. See Planning Comments 7 & 8 above.**

City Engineer, Otto Wiederhold

No comments 1/19/22 No additional comments provided.

Fire Marshal, Brad Alley

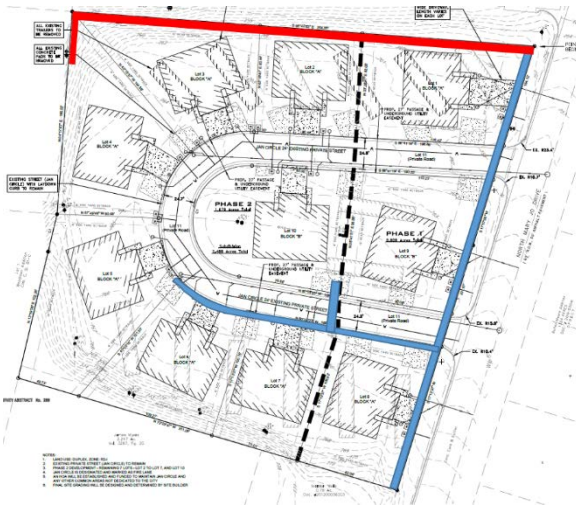
No comments 1/19/22 No additional comments provided.

Building Official, Mike Beard

No comment at this time. 1/19/22 No additional comments provided.

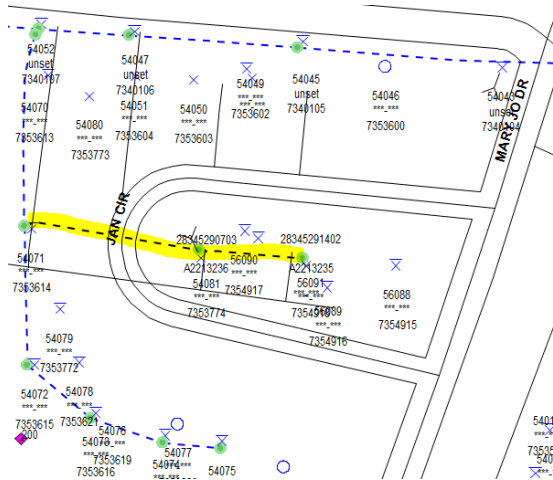
ONCOR, Steven Huggins

I would like to have a 10ft PUE where I have added coloring (see attachment). Everywhere there is blue, I will need a 10ft PUE to serve Manish. In the red area, I would also like to have a 10ft PUE incase future expansion needs Oncor to move the northern poles onto the property. 1/19/22 Met.



Century Link, Chris McGuire

1. Lumen has an overhead line located on the power lead and it looks like it will run through the center of lot 10 and will need to be relocated. 1/19/22 Met & Applicant's response is noted.



Spectrum, Shaun Whitehead

Comments have not been received from reviewing entity and comments may be forthcoming. **1/19/22**
No additional comments provided.

ATMOS, Rusty Fischer

1. Atmos does have facilities around this location. We have a few 2" Steel mains that run along N Mary Jo Dr and around Jamie Cir. **1/19/22 Met.**

WCID#1

Comments have not been received from reviewing entity and comments may be forthcoming. **1/19/22**
No additional comments provided.



PLANNING AND ZONING COMMISSION MEMORANDUM

P21-39

AGENDA ITEM X-4

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: JANUARY 26, 2022

DISCUSS AND CONSIDER A REQUEST FOR A FINAL PLAT REFERRED TO AS FREEDOM PARK SUBDIVISION PHASE 2, ON PROPERTY DESCRIBED AS A 2.488 ACRE TRACT OF LAND SITUATED IN THE VINCENT L. EVANS SURVEY, ABSTRACT NO. 288, IN BELL COUNTY, TEXAS, BEING ALL OF LOTS 1-5 IN BLOCK THREE OF KERN TERRACE EXTENSION 2 AS RECORDED IN CABINET A, SLIDE 225A OF THE PLAT RECORDS OF BELL COUNTY, TEXAS AND ALSO BEING A PART OF A 51.161 ACRE TRACT, DESIGNATED AS TRACT ONE IN A DEED TO ROY REYNOLDS ESTATES, LLC IN DOCUMENT #2019-2238 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, SAVE AND EXCEPT LOT ONE (1), BLOCK A, LOT NINE (9), BLOCK B AND LOT EIGHT (8), BLOCK A, FREEDOM PARK SUBDIVISION, PHASE 1, HARKER HEIGHTS, BELL COUNTY, TEXAS, PLAT OF RECORD FILED IN INSTRUMENT NUMBER 2020069308, OFFICIAL PUBLIC RECORD OF REAL PROPERTY OF BELL COUNTY, TEXAS.

PROJECT DESCRIPTION:

The applicant submitted an application for final plat approval for approximately 12.768 acres of land on Jan Circle located west of N. Mary Jo and south of Jamie Road. The proposed development will consist of 8 (eight) lots of no less than 6,000 square feet as allowed by the R2-I district (Two Family Infill Dwelling District) and one Lot that will function as a private road (Jan Circle). This is the second phase of this proposed common plan of development. This phase will require the upsizing of all of the existing two (2") inch public water lines and the installation of a six (6") inch public sewer line within Jan Circle. The 2021 Land Use Plan indicates this parcel to be designated as a Medium-Density Residential land use, which is appropriate for the current intended use.

As of January 20, 2022 staff had reviewed the submitted preliminary plat and engineering plans and made comments to address safety, accessibility, water and wastewater utilities and other pertinent requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

STAFF RECOMMENDATION:

On January 10, 2022, staff returned comments to the applicant. On January 18, 2022, the applicant submitted revisions based on the January 10, 2022 comments. On January 20, 2022, staff returned additional comments to the applicant. Comments on revisions have not yet been fully met; however, staff believes remaining comments could be fully addressed. Staff therefore recommends

approval of the Final Plat for the subdivision referred to as Freedom Park Subdivision Phase 2 with the following conditions:

1. Hard copies of the submission shall be provided prior to recordation.
2. A Guarantee of Performance (bond) shall be provided for 100% of the public infrastructure that has not been constructed as of the date of approval of the final plat by City Council. Said bond shall be vetted and approved by the City Engineer.
3. A Home Owners Association shall be established and the executed and recorded documentation provided to the City prior to release of a Certificate of Occupancy on any Lot within this subdivision.
4. The dedication language on the plat dedication page and in the separate dedication instrument shall be amended as stated by city staff.
5. All outstanding staff comments be addressed such that code requirements are met as determined by city staff.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to **approve, approve with conditions, or disapprove with explanation** a request for Final Plat for the subdivision referred to as referred to as Freedom Park Subdivision Phase 2, on property described as a 2.488 acre tract of land situated in the Vincent L. Evans Survey, Abstract No. 288, in Bell County, Texas, being all of Lots 1-5 in Block Three Of Kern Terrace Extension 2 as recorded in Cabinet A, Slide 225A of the plat records of Bell County, Texas and also being a part of a 51.161 acre tract, designated as Tract One in a deed to Roy Reynolds Estates, LLC in Document #2019-2238 of the Official Public Records Of Bell County, Texas, save and except Lot One (1), Block A, Lot Nine (9), Block B and Lot Eight (8), Block A, Freedom Park Subdivision, Phase 1, Harker Heights, Bell County, Texas, plat of record filed in Instrument Number 2020069308, Official Public Record Of Real Property Of Bell County, Texas, as presented by staff.
2. Any other action desired.

ATTACHMENTS:

1. Application
2. Location Map
3. Field notes
4. Dedication
5. Freedom Park Addition – 2020 Preliminary Plat
6. Freedom Park Addition Phase 1– Final Plat
7. Freedom Park Addition Phase 2– Preliminary Plat
8. Freedom Park Addition Phase 2– Final Plat
9. Freedom Park Addition Phase 2- Preliminary Engineering Documents
10. Staff Comments with Responses (Comments sent 1/10/22 & 1/20/22; Revisions received January 18, 2022)



Final Plat Application

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

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

1. Payment of \$150.00
2. Signed Original Field Notes and Dedication Pages
3. Paper Plan Submissions: Ten (10) Copies of Plat and Seven (7) sets of Final Engineering Plans
4. Electronic Submissions: Plat and Engineering Plans submitted to tdake@harkerheights.gov in PDF format.
5. Completed Final Plat Checklist

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: Freedom Park Subdivision Phase II _____ **Date Submitted:** 12/29/2021

Number of Lots: 8 _____ **Number of Units/Suites:** 7 _____ **Acreage:** 1.679 _____

Site Address or General Location: Lots are located along Jan Circle. Jan Circle is intersecting with North Mary Jo Drive. _____

Residential Commercial Both **On Site Detention Proposed with Subdivision:** Yes No Other

Date of Preliminary Plat Approval by P&Z: 5/27/2020 _____

Owner Information & Authorization:

Property Owner: Yellow Lilly, Inc. _____

Address: _____ HARKER HEIGHTS, TX 76548

Phone: _____ **E-Mail:** _____

Developer: Yellow Lilly, Inc. _____

Address: _____ Harker Heights, TX 76548

Phone: _____ **E-Mail:** _____

Engineer: Matthew Chu with Thonhoff Consulting Engineers, Inc. _____

Address: 1301 South Capital of Texas Highway, Suite A236, Austin, TX 78746

Phone: 512-328-6736 _____ **E-Mail:** mchu@tcetx.com

Surveyor: Claude F. Hinkle, Jr. _____

Address: P.O. Box 180243, Austin, TX 78758

Phone: 512-454-6605 _____ **E-Mail:** skip@austinsurveyors.com

For more information reference Section 154.22 Final Plat of the Harker Heights Code of Ordinances

HEREBY UNDERSTAND AND ACKNOWLEDGE:

The final plat must be prepared in accordance with the City's subdivision rules and regulations and shall conform substantially to preliminary plat layout as approved. The subdivider will be required to install at his/her own expense all water lines, streets, sewer lines, drainage facilities, and structures within the subdivision accords to Section 154.36 of the Harker Heights Code of Ordinances.

All required improvements must be completed unless a Bond or Letter of Credit has been posted and attached in sufficient amount to assure completion.

A maintenance bond/surety instruments has been furnished to assure the quality of materials and workmanship and maintenance of all required improvements including the City's cost for collecting the guaranteed funds and administering the correction and/or replacement of covered improvements in the even the subdivider defaults.

The maintenance bond or other surety instrument shall be satisfactory to the city as to form, sufficiency and manner of execution. For water and sewer related improvements, the bond or other instrument shall be in an amount equal to 20% of the cost of improvements verified by the city Engineer and shall run for a period of one calendar year. Bonds or other instruments for streets and drainage facilities shall be in an amount equal to 40% of the improvements verified by the city Engineer and shall run for a period of two calendar years.

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

Manish Bhakta

Printed Name of Owner

Matthew Chu with Thonhoff Consulting Engineers, Inc.

Printed Name of Authorized Agent (Corporation/Partnership)

Manish Bhakta

Signature of Owner

[Handwritten Signature]

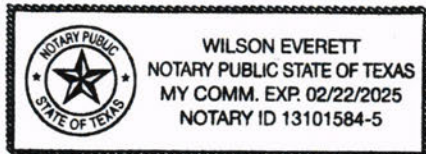
Signature of Authorized Agent (Corporation/Partnership)

SWORN AND SUBSCRIBED BEFORE ME THIS 29 DAY OF December, 2021.

Wilson Everett

Signature of Notary Public

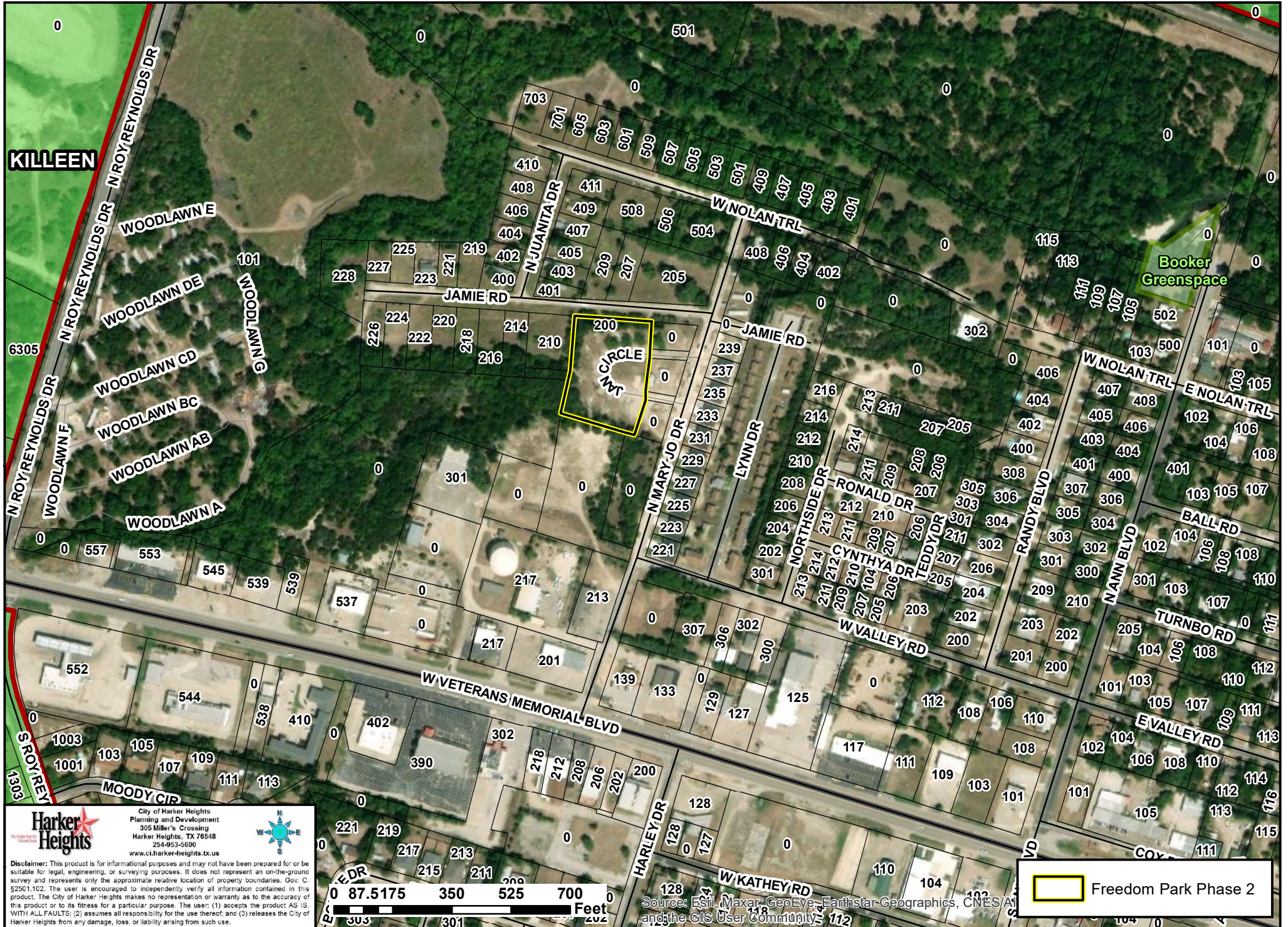
My Commission Expires: 2/22/2025



STAFF ONLY -- DO NOT FILL OUT


Date Submitted: 12/29/21 Received By: WEverett Case #: _____ Receipt #: 01777299

Rev. 5/20



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

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

 Freedom Park Phase 2

Source: Esri, Maxar, GeoEye, Earthstar-Geographics, CNES/Airbus, DigitalGlobe, GeoEye, IGN, Aeroglyph, CNES, Swire, GEBCO, CNES, and the GIS User Community

AUSTIN SURVEYORS

P.O. BOX 180243
AUSTIN, TEXAS 78718
(512) 454-6605

FIELD NOTES FOR 1.679 ACRES

Page 1

All of that certain tract or parcel of land situated in V.L. Evans Survey, Abstract No. 288, and being all of Lots 3,4 & 5 in Block Three of Kern Terrace Extension 2 as recorded in Cabinet A, Slide 225A of the Plat Records of Bell County, Texas and also being the remainder of a 2.488-acre tract of land conveyed to Advanced Specialty Services recorded in Document # 20200025486 of the Official Public Records of Bell County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a iron pin found on the south right-of-way line of Jamie Road, being the northwest corner of the above said 2.488-acre Advanced Specialty Services tract and the northwest corner of this tract;

THENCE S 85°42'53" E 228.79 feet to an capped iron pin found at the northwest corner of Lot 1, Block "A" of the Freedom Park Phase 1 Subdivision, a subdivision not yet recorded, and being the northeast corner of this tract;

THENCE with the west line of said Freedom Park Phase 1 Subdivision for the following five (5) course and distances:

- 1) THENCE S 03°18'41" W 82.10 feet to a iron pin found for an angle point of this tract;
- 2) THENCE S 04°10'28" W 27.00 feet to an iron pin found being an angle point of this tract;
- 3) THENCE S 06°41'51" W 97.11 feet to an iron pin found being an angle point of this tract;
- 4) THENCE S 01°42'18" W 27.28 feet to an iron pin found being an angle point of this tract;
- 5) THENCE S 17°13'37" W 108.82 feet to an iron pin found being the southwest corner of Lot 8, Block "A" of said Freedom Park Phase 1 Subdivision and being the southeast corner of this tract;

THENCE N 73°29'47" W 229.00 feet to an iron pin found being the southwest corner of said 2.488-acre Advanced Specialty Services tract and of this tract;

THENCE N 13°19'06" E 102.26 feet to an iron pin found being an angle point of this tract;

THENCE N 13°20'39" E 30.30 feet to an iron pin found being an angle point of this tract;

AUSTIN SURVEYORS

P.O. BOX 180243
AUSTIN, TEXAS 78718
(512) 454-6605

FIELD NOTES FOR 1.679 ACRES

Page 2

THENCE N 04°17'07" E 160.02 feet to the POINT OF BEGINNING of this tract and containing 1.679-ACRES of land, more or less.

I, Claude F. Hinkle, Jr., a Registered Professional Land Surveyor, do hereby certify that these field notes were prepared from on-the-ground surveys and calculations made under my supervision and are correct to the best of my knowledge and belief.

Claude F. Hinkle, Jr.
Registered Professional Land Surveyor
Texas Registration No. 4629

Date 2020

DEDICATION

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BELL §

That **Yellow Lilly, Inc.** being the sole owner of all of that certain **tract of land situated in the Vincent L. Evans Survey, Abstract No. 288, in Bell County, Texas, being all of Lots 1 and 2 in Block Three of Kern Terrace Extension 2 as recorded in Cabinet A, Slide 225A of the Plat Records of Bell County, Texas and also being a part of a 2.488 acres of tract subtract Lot One (1), Block A, Lot Nine (9), Block B, and Lot eight (8), Block A of Freedom Park Subdivision, Phase 1, conveyed to Yellow Lilly, Inc., recorded in Document #2021085670 of the Official Public Records of Bell County, Texas,** shown and attached hereto and incorporated herein for all purposes, does hereby subdivide the herein described property into lots according to the plat hereof, to be known as the **FREEDOM PARK SUBDIVISION, PHASE II** to the City of Harker Heights, Bell County, Texas, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the Director of Planning and Development of the City of Harker Heights, Bell County, Texas, and **Yellow Lilly, Inc.**, does hereby adopt said **FREEDOM PARK SUBDIVISION, PHASE II** as an addition to the City of Harker Heights, Bell County, Texas, and for the purpose of selling lots with reference thereto and for the property development of said land by its owner and for all other purposes; and does hereby dedicate to the City of Harker Heights all potable water, and sanitary sewer as shown on said plat, and final construction drawings the same to be used as public thoroughfares and public utilities when and as authorized by the City of Harker Heights, Bell County, Texas.

The utility and drainage easement shown on said plat are dedicated to the City of Harker Heights for installation and maintenance of any and all public utilities which the city may elect to install and maintain or permit to be installed or maintained.

W I T N E S S the execution hereof, on this _____ day of _____, 2022.

For: Yellow Lilly, Inc.

Manish Bhakta, Owner

Before me, the undersigned authority, on this day personally appeared Justin Hernandez, known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: _____

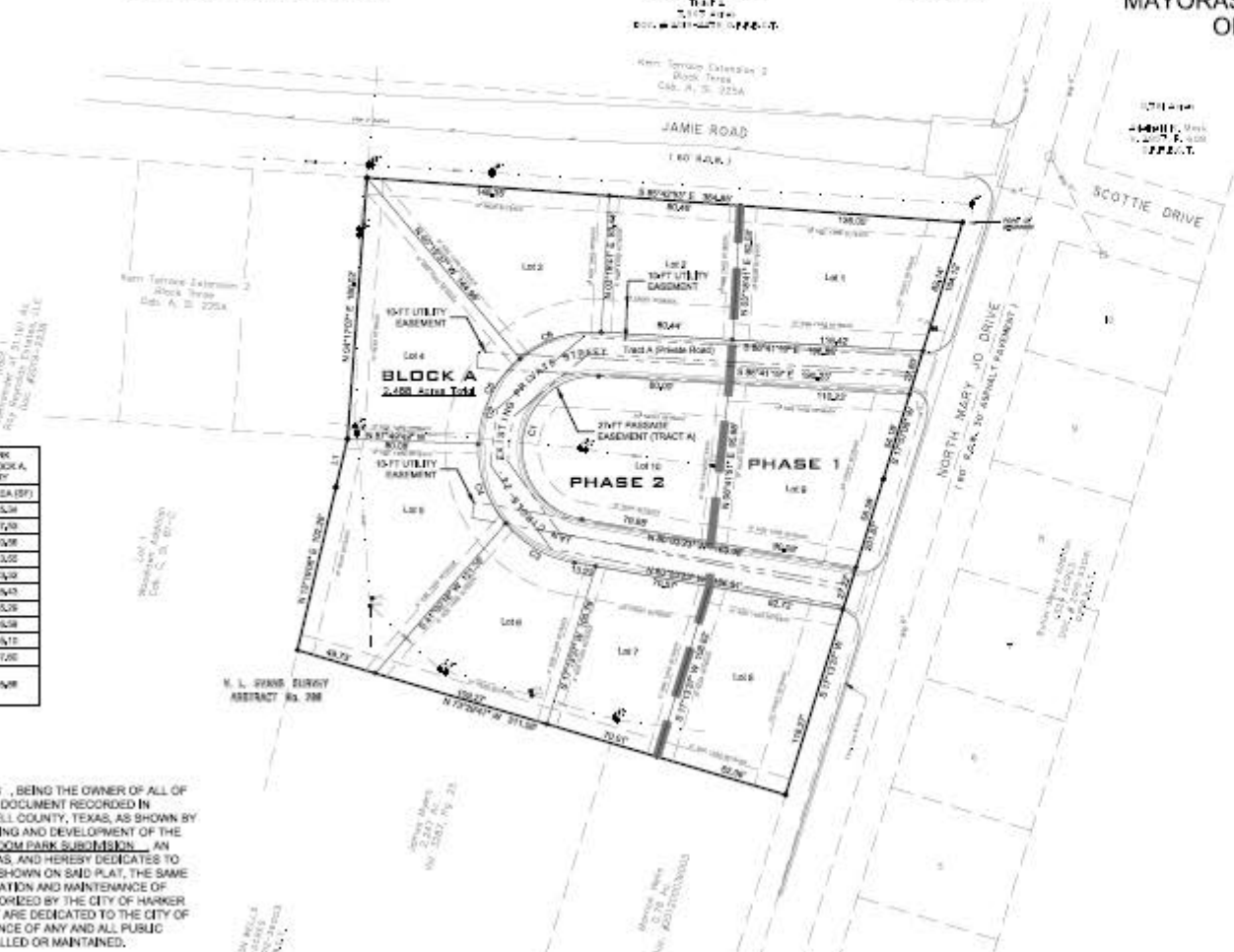
PRELIMINARY PLAT of FREEDOM PARK SUBDIVISION CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS



- PLAT NOTES:**
1. LAND USE: DULLEX, ZONE: R04
 2. PHASE 1 DEVELOPMENT - 3 LOTS - LOT 1, LOT 2 AND LOT 3
 3. PHASE 2 DEVELOPMENT - 10 LOTS - LOT 4, LOT 5, LOT 6, LOT 7, LOT 8, LOT 9, LOT 10, LOT 11 AND LOT 12
 4. AN HOA WILL BE ESTABLISHED AND FUNDED TO MAINTAIN AN ORACLE AND ANY OTHER COMMON AREAS NOT DEDICATED TO THE CITY

Pre-Filed Certificate of Title
 Title Insurance
 Policy No. 202009343

BEING ALL OF THE CERTAIN 2,488 TRACT OF LAND CONVEYED TO MARK A, MAYORAS BY DEED RECORDED IN DOCUMENT NUMBER 2020009343, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS



MARK	BLOCK A	MAYOR
1	AREA (SF)	
2	0.225439	
3	0.081720	
4	0.010102	
5	0.020443	
6	0.020443	
7	0.020443	
8	0.020443	
9	0.020443	
10	0.020443	
11	0.020443	
12	0.020443	

APPROVED THIS _____ DAY OF _____, 2020, BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS,

MAYOR _____
 CITY SECRETARY _____

APPROVED THIS _____ DAY OF _____, 2020, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, TEXAS,

CHAIRMAN, PLANNING AND ZONING COMMISSION _____
 SECRETARY, PLANNING AND ZONING COMMISSION _____

APPROVED THIS _____ DAY OF _____, 2020, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, TEXAS, BELL COUNTY, TEXAS.

DIRECTOR OF PLANNING AND DEVELOPMENT _____

THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL ENTITIES IN BELL COUNTY, TEXAS DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT, DATED THIS _____ DAY OF _____, 2020, A.D.

BELL COUNTY TAX APPRAISAL DISTRICT
 BY _____

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

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 2020, A.D.
 SHELLEY GOSTON, COUNTY CLERK
 BELL COUNTY, TEXAS

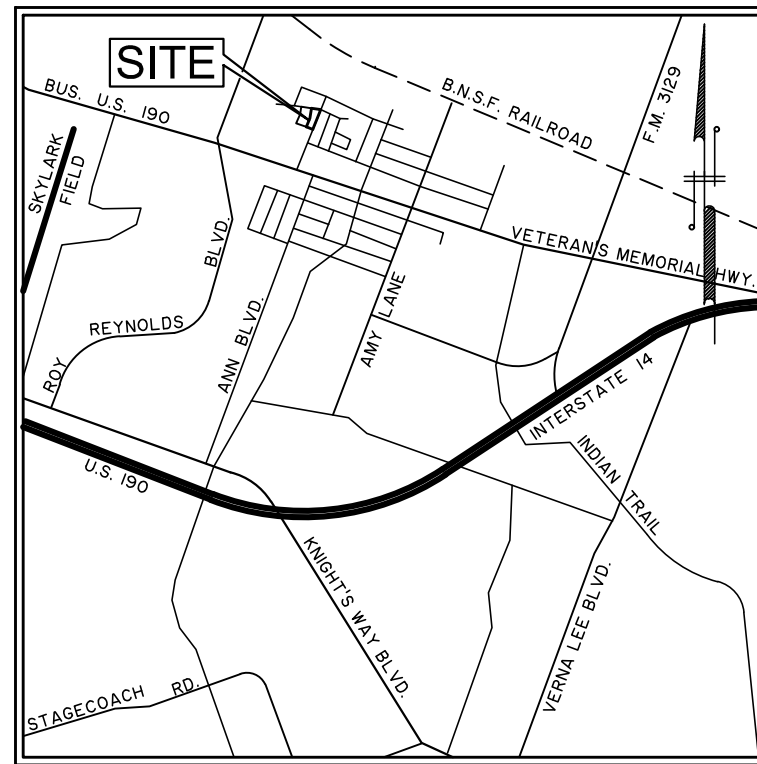
BY _____
 DEPUTY

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CLAUDE F. HINKLE, JR., DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF HARKER HEIGHTS, TEXAS.

FINAL PLAT of FREEDOM PARK SUBDIVISION, PHASE 1 CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS

BEING 0.809 ACRES OUT OF AND A PART OF A 2.488 TRACT OF LAND CONVEYED TO
ADVANCED SPECIALTY SERVICES BY DEED RECORDED IN DOCUMENT NUMBER 2020025486,
OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS



VICINITY MAP
NO SCALE

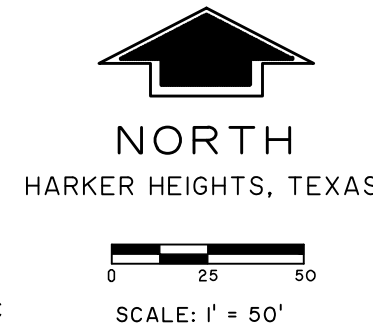
LEGEND

- IRON ROD W/ PLASTIC CAP STAMPED "AUSTIN SURVEYORS" SET
- IRON ROD W/ NO IDENTIFYING CAP FOUND
- OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- V. P. VOLUME, PAGE
- DOC. # DOCUMENT NUMBER
- () RECORD INFORMATION
- P.U.E. PUBLIC UTILITY EASEMENT
- S.B. SETBACK

FREEDOM PARK PHASE 1 SUBDIVISION, LOT SUMMARY	
LOT #	LOT AREA (SF)
1	10,229.09
8	9,316.67
9	10,284.48
LOT 11 (PRIVATE ROAD)	5,393.08
TOTAL	35,233.32

PLAT NOTES:

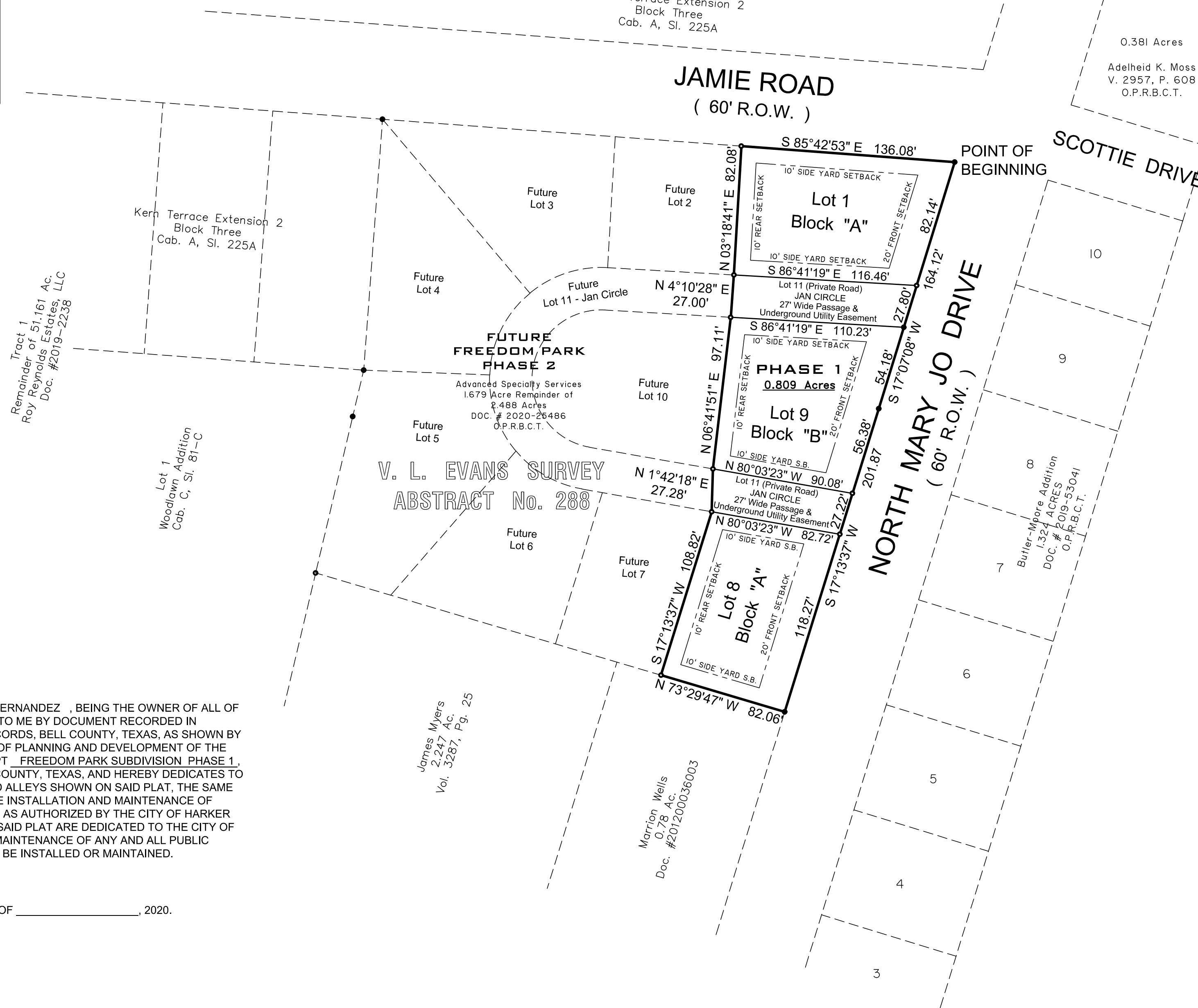
1. LAND USE: DUPLEX, ZONE: R2-1
2. EXISTING PRIVATE DRIVEWAY (JAN CIRCLE) TO REMAIN
3. PHASE 1 DEVELOPMENT - 3 LOTS - LOT 1, LOT 8, AND LOT 9
4. PHASE 2 DEVELOPMENT - REMAINING 7 LOTS - LOT 2 TO LOT 7, AND LOT 10
5. JAN CIRCLE IS DESIGNATED AND MARKED AS FIRE LANE
6. AN H.O.A. WILL BE ESTABLISHED AND FUNDED TO MAINTAIN JAN CIRCLE AND ANY OTHER COMMON AREAS NOT DEDICATED TO THE CITY



Roy Reynolds Estates, LLC
Tract 2
3.943 Acres
DOC. # 2019-2238 O.P.R.B.C.T.

Kern Terrace Extension 2
Block Three
Cab. A, Sl. 225A

0.381 Acres
Adelheid K. Moss
V. 2957, P. 608
O.P.R.B.C.T.



APPROVED THIS _____ DAY OF _____, 2020, BY THE CITY COUNCIL OF
THE CITY OF HARKER HEIGHTS, TEXAS.

MAYOR

CITY SECRETARY

APPROVED THIS _____ DAY OF _____, 2020, BY THE PLANNING AND ZONING
COMMISSION OF THE CITY OF HARKER HEIGHTS, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION

SECRETARY, PLANNING AND ZONING COMMISSION

APPROVED THIS _____ DAY OF _____, 2020, BY THE DIRECTOR OF PLANNING AND
DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, TEXAS, BELL COUNTY, TEXAS.

DIRECTOR OF PLANNING AND DEVELOPMENT

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

DATED THIS _____ DAY OF _____, 2020, A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

BY _____

FILED FOR RECORD THIS _____ DAY OF _____, 20____, IN YEAR _____

PLAT # _____, PLAT RECORDS OF BELL COUNTY, TEXAS. DEDICATION INSTRUMENT
_____, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

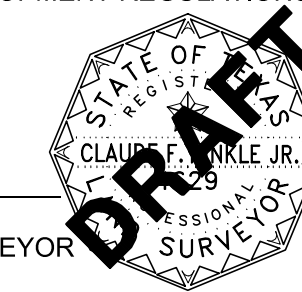
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 2020, A.D.

SHELLEY COSTON, COUNTY CLERK
BELL COUNTY, TEXAS

BY _____
DEPUTY

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CLAUDE F. HINKLE, JR. DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM
AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS
WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH
THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF
HARKER HEIGHTS, TEXAS.

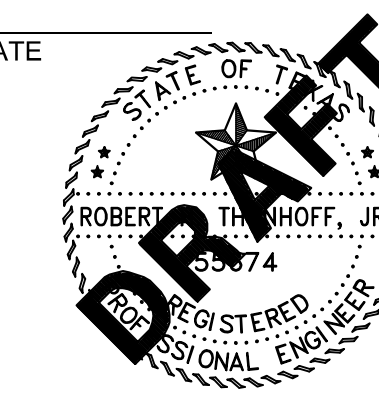


CLAUDE F. HINKLE, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 4629
P.O. BOX 180243
AUSTIN, TEXAS 78758
PH: (512) 454-6605

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA
AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP
NO. 48027C 0285 C, COMMUNITY PANEL NO. 480029 0285 E, CITY OF HARKER HEIGHTS, TEXAS, BEARING
AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

ROBERT H. THONHOFF, JR., P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 55674
THONHOFF CONSULTING ENGINEERS, INC.
100 WEST KATHEY ROAD
SUITE B
HARKER HEIGHTS, TEXAS 76548
PH: (512) 328-6736
BTHONHOFF@TCETX.COM

DATE



STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN THESE PRESENTS, THAT I, JUSTIN HERNANDEZ, BEING THE OWNER OF ALL OF
THAT CERTAIN 2.488 ACRE TRACT OF LAND CONVEYED TO ME BY DOCUMENT RECORDED IN
DOCUMENT NUMBER 2020-025486, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, AS SHOWN BY
THE PLAT HEREOF, AND APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE
CITY OF HARKER HEIGHTS, TEXAS, DOES HEREBY ADOPT FREEDOM PARK SUBDIVISION PHASE 1,
AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO
SAID CITY ALL STREETS, AVENUES, ROADS, DRIVES AND ALLEYS SHOWN ON SAID PLAT, THE SAME
TO BE USED AS PUBLIC THOROUGHFARES AND FOR THE INSTALLATION AND MAINTENANCE OF
PUBLIC UTILITIES AND DRAINAGE FACILITIES WHEN AND AS AUTHORIZED BY THE CITY OF HARKER
HEIGHTS, TEXAS, THE UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE CITY OF
HARKER HEIGHTS, TEXAS FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC
UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS _____ DAY OF _____, 2020.

JUSTIN HERNANDEZ, Owner
Advanced Specialty Services
P.O. Box 162
Temple, Texas 76503

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
_____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO
THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR
THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN
STATED.

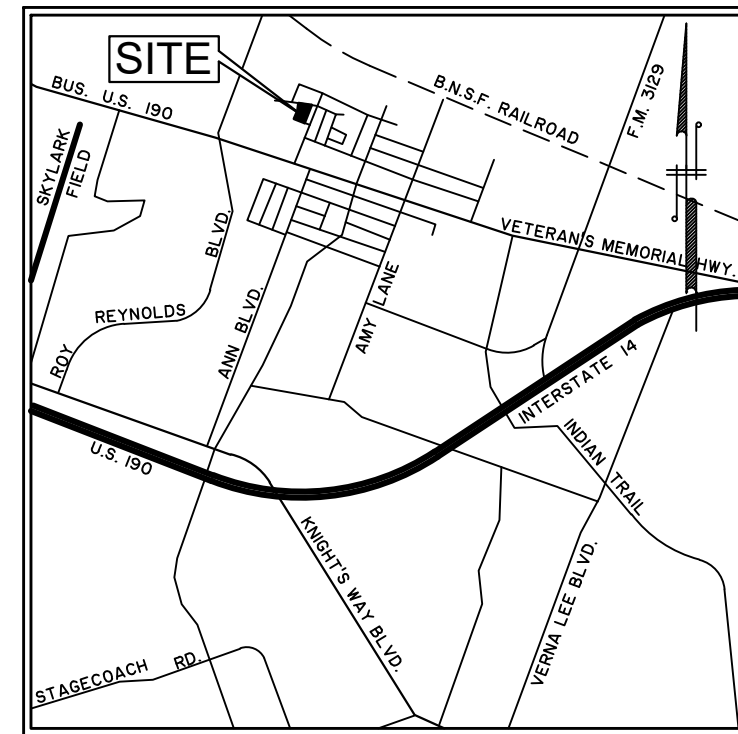
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____,
2020, A.D., NOTARY PUBLIC FOR BELL COUNTY, TEXAS.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

TCE THONHOFF CONSULTING ENGINEERS, INC.
MUNICIPAL ENVIRONMENTAL WATER & WASTEWATER
FIRM REGISTRATION NO. F-002921

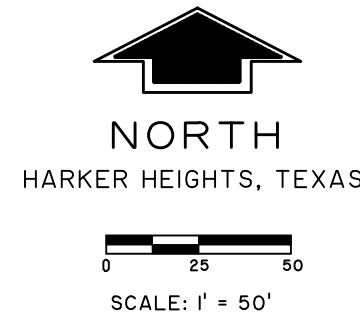
1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78746
(512) 328-6736 FAX (512) 328-6848



VICINITY MAP
NO SCALE

PLAT NOTES:

1. LAND USE: DUPLEX, ZONE: R2-1
2. EXISTING PRIVATE DRIVEWAY (JAN CIRCLE) TO REMAIN
3. PHASE 1 DEVELOPMENT - 3 LOTS - LOT 1, LOT 8, AND LOT 9
4. PHASE 2 DEVELOPMENT - REMAINING 7 LOTS - LOT 2, LOT 3, LOT 4A, LOT 4B, LOT 5, LOT 6, LOT 7, AND LOT 10
5. JAN CIRCLE IS DESIGNATED AND MARKED AS FIRE LANE
6. AN H.O.A. WILL BE ESTABLISHED AND FUNDED TO MAINTAIN JAN CIRCLE AND ANY OTHER COMMON AREAS NOT DEDICATED TO THE CITY



PRELIMINARY PLAT OF
FREEDOM PARK SUBDIVISION, PHASE 2
CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS

BEING 1.679 ACRES OUT OF AND A PART OF A 2.488 TRACT OF LAND CONVEYED TO YELLOW LILLY, INC. BY DEED RECORDED IN DOCUMENT NUMBER 2021085670, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS

APPROVED THIS _____ DAY OF _____, 2022, BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS.

MAYOR

CITY SECRETARY

APPROVED THIS _____ DAY OF _____, 2022, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION

SECRETARY, PLANNING AND ZONING COMMISSION

APPROVED THIS _____ DAY OF _____, 2022, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, TEXAS, BELL COUNTY, TEXAS.

DIRECTOR OF PLANNING AND DEVELOPMENT

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

DATED THIS _____ DAY OF _____, 2022, A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

BY _____

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

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 2022, A.D.

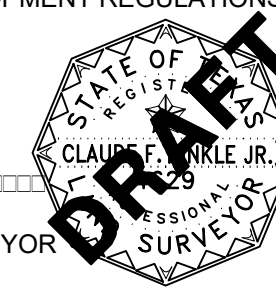
SHELLEY COSTON, COUNTY CLERK
BELL COUNTY, TEXAS

BY _____

DEPUTY

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CLAUDE F. HINKLE, JR. DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF HARKER HEIGHTS, TEXAS.

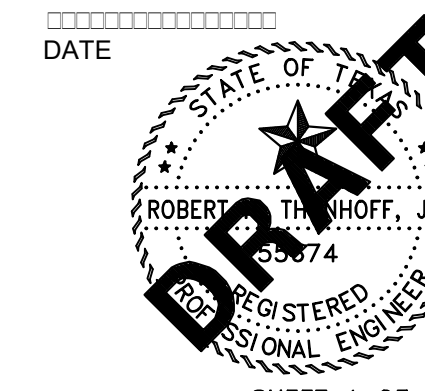


DATE

CLAUDE F. HINKLE, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 4629
P.O. BOX 180243
AUSTIN, TEXAS 78758
PH: (512) 454-6605

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48027C 0285 C, COMMUNITY PANEL NO. 480029 0285 E, CITY OF HARKER HEIGHTS, TEXAS, BEARING AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

ROBERT H. THONHOFF, JR., P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 55674
THONHOFF CONSULTING ENGINEERS, INC.
100 WEST KATHEY ROAD
SUITE B
HARKER HEIGHTS, TEXAS 76548
PH: (512) 328-6736
BTHONHOFF@TCETX.COM



SHEET 1 OF 1

Tce THONHOFF CONSULTING ENGINEERS, INC.
MUNICIPAL ENVIRONMENTAL WATER & WASTEWATER
FIRM REGISTRATION NO. F-002921

1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78746
(512) 328-6736 FAX (512) 328-6848

- LEGEND
- IRON ROD W/ PLASTIC CAP STAMPED "AUSTIN SURVEYORS" SET
 - IRON ROD W/ NO IDENTIFYING CAP FOUND
- O.R.B.C.T. OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- V., P. VOLUME, PAGE
- DOC. # DOCUMENT NUMBER
- () RECORD INFORMATION
- P.U.E. PUBLIC UTILITY EASEMENT
- O.H.U. OVERHEAD UTILITY LINE

LINE	BEARING	DISTANCE
L1	N 13°20'39" E	30.30'
L2	N 80°03'23" W	5.42'
L3	S 86°41'19" E	2.44'

CURVE	CH. BEARING	DISTANCE	ARC	RADIUS
C1	N 6°37'39" E	87.85'	131.14'	44.00'
C2	N 6°37'39" E	141.76'	214.84'	71.00'
C3	S 84°03'09" E	39.07'	39.58'	71.00'
C4	S 32°46'57" E	37.55'	38.00'	71.00'
C5	N 04°44'32" E	53.64'	59.69'	71.00'
C6	N 43°21'23" E	40.14'	40.70'	71.00'
C7	N 76°32'35" E	40.97'	41.56'	71.00'

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN THESE PRESENTS, THAT I, MANISH BHAKTA OF YELLOW LILLY, INC., BEING THE OWNER OF ALL OF THE REMAINDER OF THAT CERTAIN 2.488 ACRE TRACT OF LAND SUBTRACT LOT ONE (1), BLOCK A, LOT NINE (9), BLOCK B, AND LOT EIGHT (8), BLOCK A, FREEDOM PARK SUBDIVISION PHASE 1, CONVEYED TO ME BY DOCUMENT RECORDED IN DOCUMENT NUMBER 2021-085670, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, AS SHOWN BY THE PLAT HEREOF, AND APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, TEXAS, DOES HEREBY ADOPT FREEDOM PARK SUBDIVISION PHASE 2, AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY ALL PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF HARKER HEIGHTS, TEXAS. THE UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE CITY OF HARKER HEIGHTS, TEXAS, FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS _____ DAY OF _____, 2020.

Manish Bhakta, Owner
Yellow Lilly, Inc.
2557 Jan Circle Drive
Harker Heights, Texas 76548

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2020, A.D., NOTARY PUBLIC FOR BELL COUNTY, TEXAS.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

FREEDOM PARK PHASE 2 SUBDIVISION LOT SUMMARY	
LOT #	LOT AREA (SF)
2	6,453.62
3	6,675.91
4A	9,176.12
4B	6,029.31
5	9,570.26
6	7,802.72
7	8,157.80
10	10,197.60
LOT 11 (PRIVATE ROAD)	9,084.33
TOTAL:	73,147.65

V. L. EVANS SURVEY
ABSTRACT No. 288

Lot 1
Woodlane Addition
Cab. C, Sl. 61-C

Tract 1
Remainder of 51.161 Ac.
Roy Reynolds Estates, LLC
Doc. # 2019-2238

Kern Terrace Extension 2
Block Three
Cab. A, Sl. 225A

Roy Reynolds Estates, LLC
Tract 2
3.943 Acres
Doc. # 2019-2238 O.P.R.B.C.T.

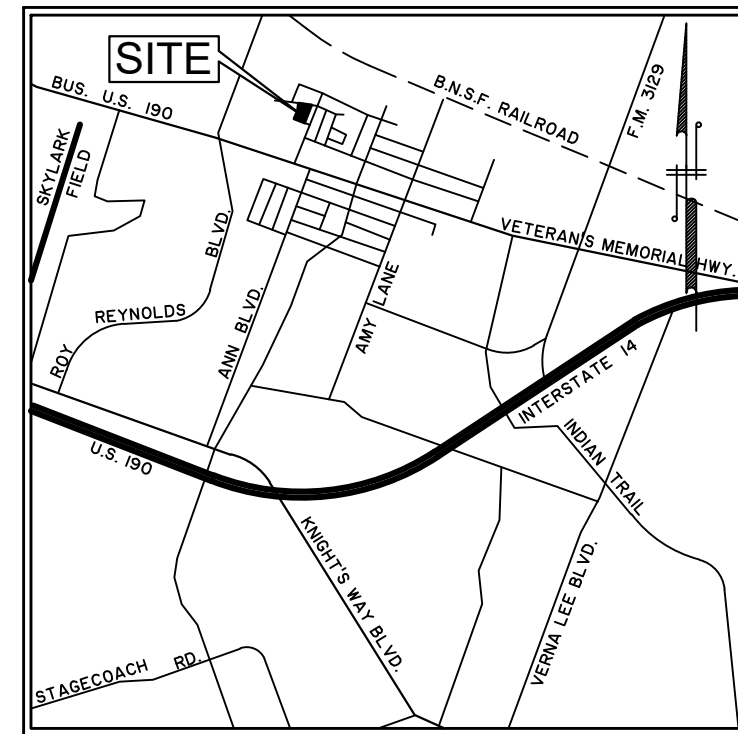
Kern Terrace Extension 2
Block Three
Cab. A, Sl. 225A

0.381 Acres
Adelheid K. Moss
V. 2957, P. 608
O.P.R.B.C.T.

James Morris
2.247 Ac.
Vol. 3287, Pg. 25

Mary Ann Willis
0.179 Ac.
Doc. # 2020036003

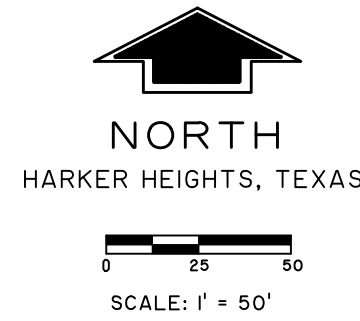
Billingsmore Addition
1.321 Acres
Doc. # 2019-23041
O.P.R.B.C.T.



VICINITY MAP
NO SCALE

PLAT NOTES:

1. LAND USE: DUPLEX, ZONE: R2-1
2. EXISTING PRIVATE DRIVEWAY (JAN CIRCLE) TO REMAIN
3. PHASE 1 DEVELOPMENT - 3 LOTS - LOT 1, LOT 8, AND LOT 9
4. PHASE 2 DEVELOPMENT - REMAINING 7 LOTS - LOT 2, LOT 3, LOT 4A, LOT 4B, LOT 5, LOT 6, LOT 7, AND LOT 10
5. JAN CIRCLE IS DESIGNATED AND MARKED AS FIRE LANE
6. AN H.O.A. WILL BE ESTABLISHED AND FUNDED TO MAINTAIN JAN CIRCLE AND ANY OTHER COMMON AREAS NOT DEDICATED TO THE CITY



FINAL PLAT OF FREEDOM PARK SUBDIVISION, PHASE 2 CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS

BEING 1.679 ACRES OUT OF AND A PART OF A 2.488 TRACT OF LAND CONVEYED TO YELLOW LILLY, INC. BY DEED RECORDED IN DOCUMENT NUMBER 2021085670, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS

APPROVED THIS _____ DAY OF _____, 2022, BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS.

MAYOR

CITY SECRETARY

APPROVED THIS _____ DAY OF _____, 2022, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION

SECRETARY, PLANNING AND ZONING COMMISSION

APPROVED THIS _____ DAY OF _____, 2022, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, TEXAS, BELL COUNTY, TEXAS.

DIRECTOR OF PLANNING AND DEVELOPMENT

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

DATED THIS _____ DAY OF _____, 2022, A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

BY _____

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

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 2022, A.D.

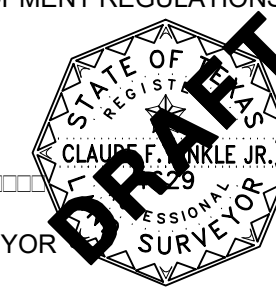
SHELLEY COSTON, COUNTY CLERK
BELL COUNTY, TEXAS

BY _____

DEPUTY

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CLAUDE F. HINKLE, JR. DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF HARKER HEIGHTS, TEXAS.

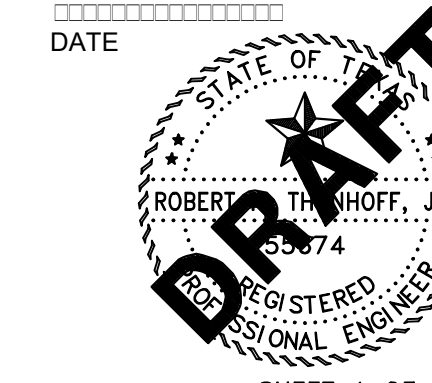


DATE

CLAUDE F. HINKLE, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 4629
P.O. BOX 180243
AUSTIN, TEXAS 78758
PH: (512) 454-6605

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48027C 0285 C, COMMUNITY PANEL NO. 480029 0285 E, CITY OF HARKER HEIGHTS, TEXAS, BEARING AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

DATE
ROBERT H. THONHOFF, JR., P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 55674
THONHOFF CONSULTING ENGINEERS, INC.
100 WEST KATHEY ROAD
SUITE B
HARKER HEIGHTS, TEXAS 76548
PH: (512) 328-6736
BTHONHOFF@TCETX.COM



Tce THONHOFF CONSULTING ENGINEERS, INC.
MUNICIPAL ENVIRONMENTAL WATER & WASTEWATER
FIRM REGISTRATION NO. F-002921

1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78746
(512) 328-6736 FAX (512) 328-6848

LEGEND

- IRON ROD W/ PLASTIC CAP STAMPED "AUSTIN SURVEYORS" SET
- IRON ROD W/ NO IDENTIFYING CAP FOUND
- OR.B.C.T. OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- V., P. VOLUME, PAGE
- DOC. # DOCUMENT NUMBER
- () RECORD INFORMATION
- P.U.E. PUBLIC UTILITY EASEMENT
- O.H.U. OVERHEAD UTILITY LINE

LINE	BEARING	DISTANCE
L1	N 13°20'39" E	30.30'
L2	N 80°03'23" W	5.42'
L3	S 86°41'19" E	2.44'

CURVE	CH. BEARING	DISTANCE	ARC	RADIUS
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C7	N 76°32'35" E	40.97'	41.58'	71.00'

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN THESE PRESENTS, THAT I, MANISH BHAKTA OF YELLOW LILLY, INC., BEING THE OWNER OF ALL OF THE REMAINDER OF THAT CERTAIN 2.488 ACRE TRACT OF LAND SUBTRACT LOT ONE (1), BLOCK A, LOT NINE (9), BLOCK B, AND LOT EIGHT (8), BLOCK A, FREEDOM PARK SUBDIVISION PHASE 1, CONVEYED TO ME BY DOCUMENT RECORDED IN DOCUMENT NUMBER 2021-085670, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, AS SHOWN BY THE PLAT HEREOF, AND APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, TEXAS, DOES HEREBY ADOPT FREEDOM PARK SUBDIVISION PHASE 2, AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY ALL PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF HARKER HEIGHTS, TEXAS. THE UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE CITY OF HARKER HEIGHTS, TEXAS, FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS _____ DAY OF _____, 2020.

Manish Bhakta, Owner
Yellow Lilly, Inc.
2557 Jan Circle Drive
Harker Heights, Texas 76548

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2020, A.D., NOTARY PUBLIC FOR BELL COUNTY, TEXAS.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

FREEDOM PARK PHASE 2 SUBDIVISION LOT SUMMARY	
LOT #	LOT AREA (SF)
2	6,453.62
3	6,675.91
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7	8,157.80
10	10,197.60
LOT 11 (PRIVATE ROAD)	9,084.33
TOTAL:	73,147.65

V. L. EVANS SURVEY
ABSTRACT No. 288

James Morris
2.247 Ac.
Vol. 3287, Pg. 25

Mary Ann Willis
0.179 Ac.
Doc. #2020036003

0.381 Acres
Adelheid K. Moss
V. 2957, P. 608
O.P.R.B.C.T.

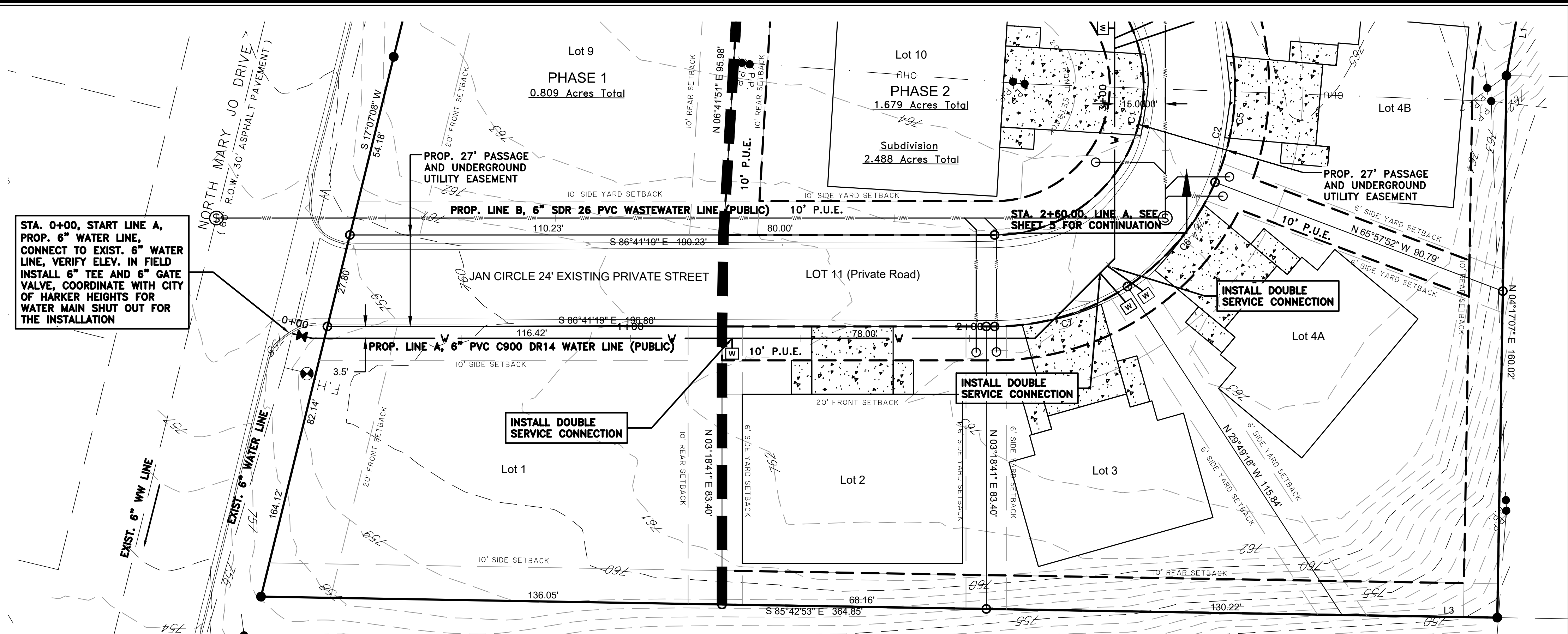
Roy Reynolds Estates, LLC
Tract 2
3.943 Acres
Doc. # 2019-2238 O.P.R.B.C.T.

Kern Terrace Extension 2
Block Three
Cab. A, Sl. 225A

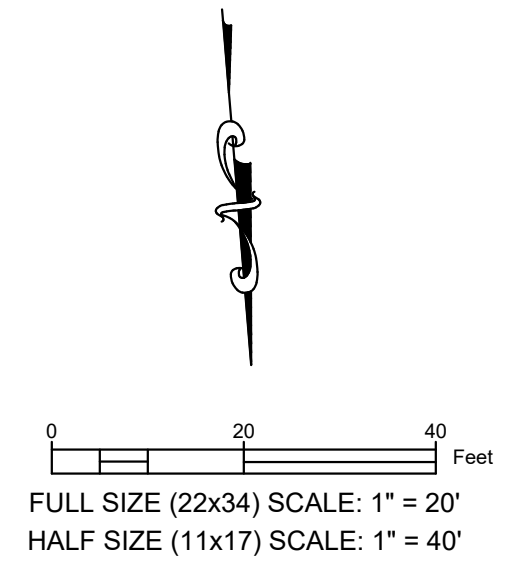
Tract 1
Remainder of 51.161 Ac.
Roy Reynolds Estates, LLC
Doc. #2019-2238

Lot 1
Woodlawn Addition
Cab. C, Sl. 61-C

Buildings Addition
1.321 Acres
Doc. # 2019-23041
O.P.R.B.C.T.



STA. 0+00, START LINE A, PROP. 6" WATER LINE, CONNECT TO EXIST. 6" WATER LINE, VERIFY ELEV. IN FIELD INSTALL 6" TEE AND 6" GATE VALVE, COORDINATE WITH CITY OF HARKER HEIGHTS FOR WATER MAIN SHUT OUT FOR THE INSTALLATION



LEGEND

R.O.W. AND PROPERTY LINE: ---

EXISTING WASTEWATER LINE: --- W 6" --- W 6"

EXISTING WASTEWATER MANHOLE: (S)

EXISTING OVERHEAD ELECTRIC: --- OHE --- OHE

EXISTING WATER LINE: --- W 4" --- W 4"

TELEPHONE OR POWER POLE: P.P.

EXISTING FIRE HYDRANT: FH

PROPOSED LOT LINE: ---

PROPOSED WATER LINE: --- W ---

PROPOSED WASTEWATER LINE: --- WW ---

PROPOSED WASTEWATER CLEANOUT: (O)

PROPOSED WASTEWATER MANHOLE: (S)

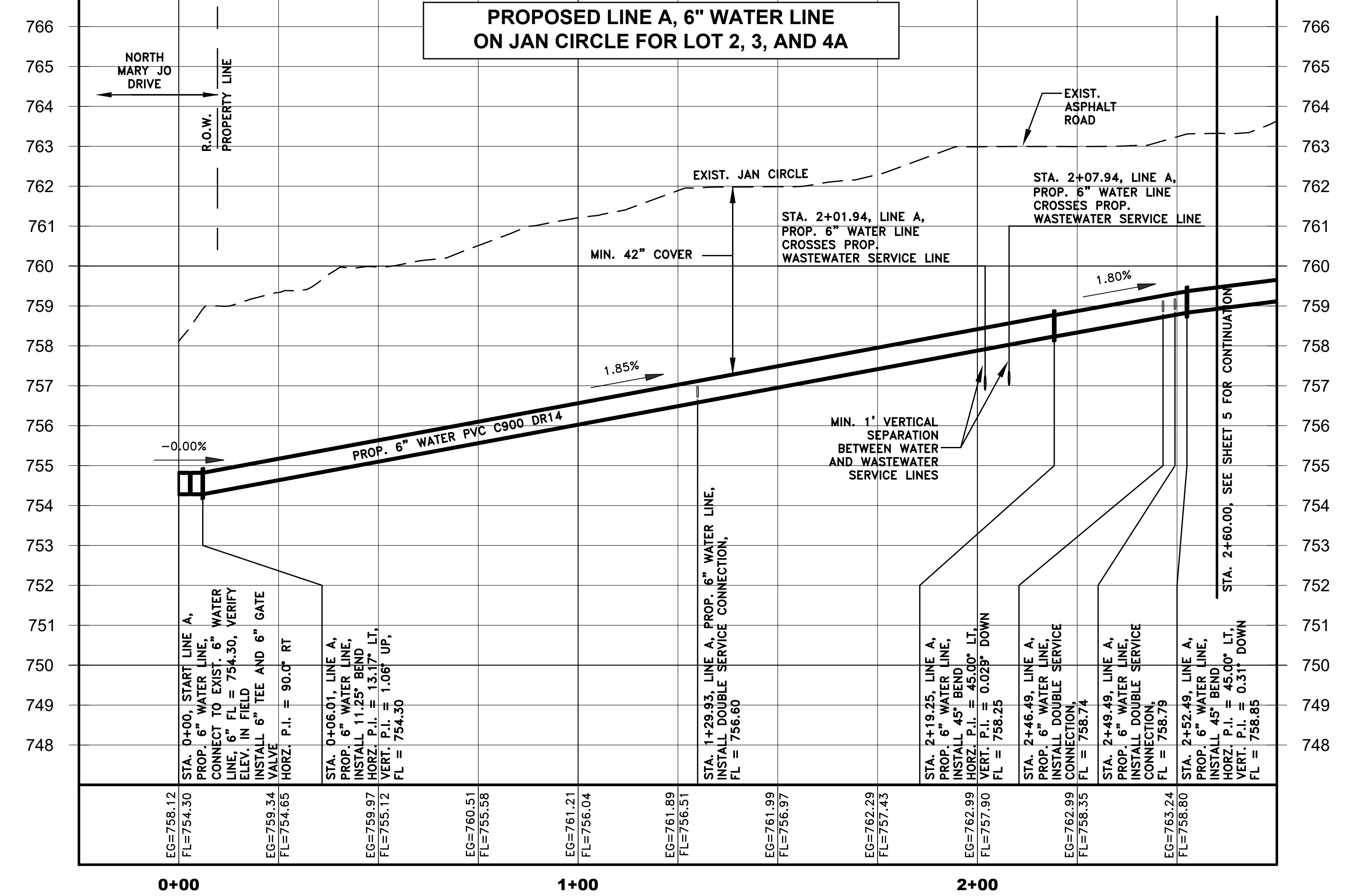
PROPOSED WATER SERVICE CONNECTION (DOUBLE): (W)

PROPOSED WATER VALVE: (X)

PROPOSED FIRE HYDRANT: (FH)

CONSTRUCTION PHASE LINE: [Thick dashed line]

- NOTES:
1. HYDROSTATIC TEST SHALL BE PERFORMED ON THE PROPOSED 6" WATER BEFORE PLACING FOR SERVICE.
 2. RECORD SHOWS EXISTING 2" WATER ON SITE SHALL BE ABANDONED IN PLACE, VERIFY LOCATION IN FIELD.
 3. WATER LINE SHALL BE PVC C900 DR14 UNLESS SPECIFIED OTHERWISE.
 4. WATER LINE SHALL HAVE A MINIMUM OF 42" COVER.
 5. ALL MATERIALS SHALL BE U.S.A. DOMESTIC ONLY.
 6. A PVC SLEEVE IS REQUIRED ON WATER SERVICE CONNECTION ACROSS PAVEMENT. PVC SLEEVE SHALL BE 4" SCH. 40 PVC OR 4" C900 PVC DR14.
 7. ALL UTILITY CONSTRUCTION INSIDE CITY ROW SHALL BE BACKFILLED WITH TxDOT BASE MATERIAL PER CITY OF HARKER HEIGHTS STANDARD DETAILS

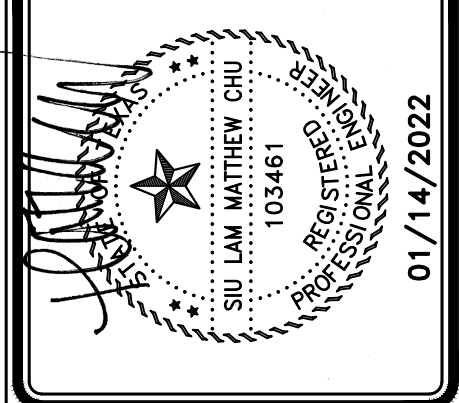


ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF HARKER HEIGHTS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

!!!CAUTION!!!
 EXISTING OVERHEAD UTILITIES IN VICINITY CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR ELECTRIC FACILITIES

!!!WARNING!!!
 THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND AVOIDING ALL EXISTING UTILITIES BY CALLING THE "TEXAS 811" 811 OR 800-344-8377 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

REVISIONS	
REV. NO.	DESCRIPTION



THONHOFF CONSULTING ENGINEERS, INC.
 MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER

1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78746
 (512) 328-6726 FAX (512) 328-6848

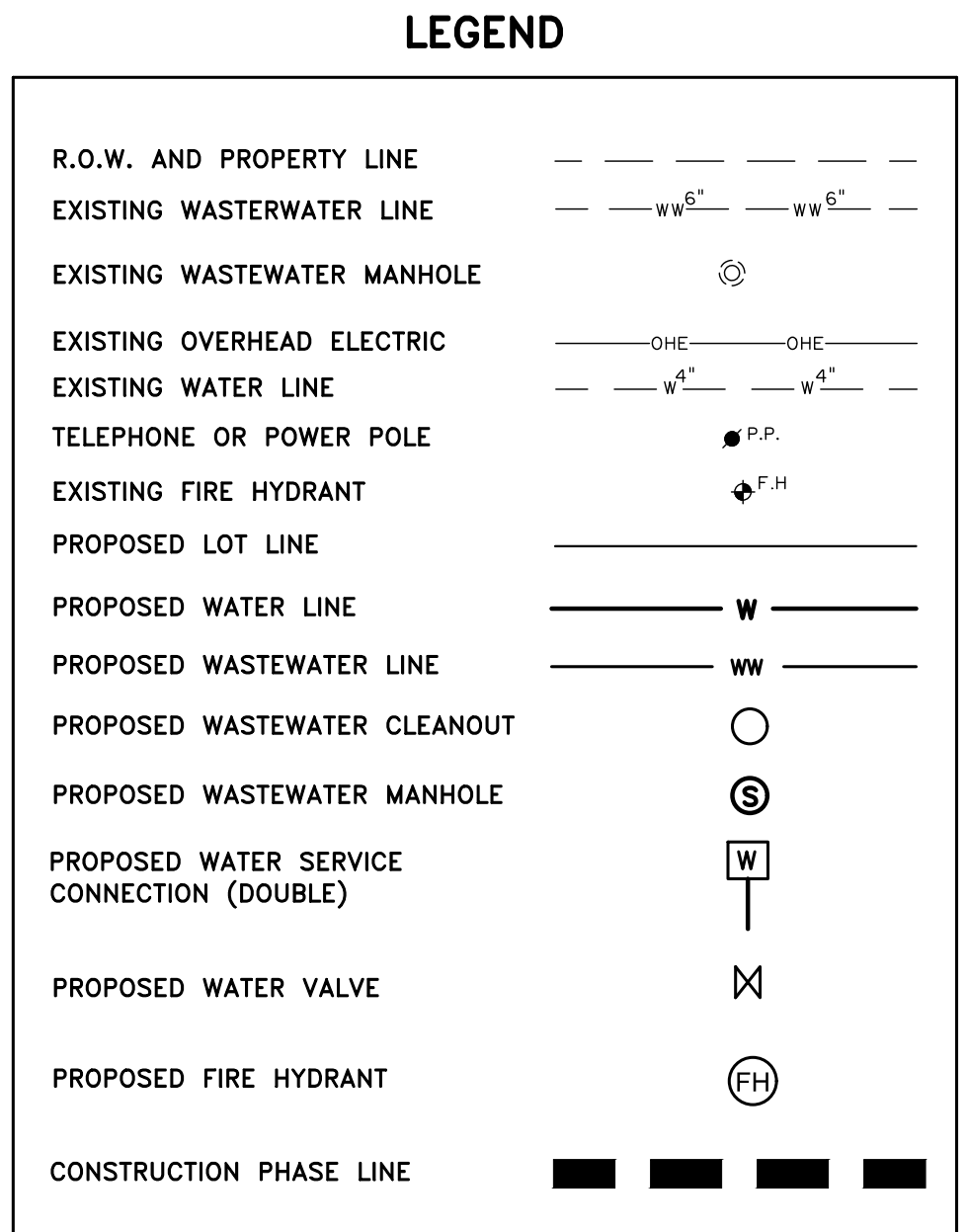
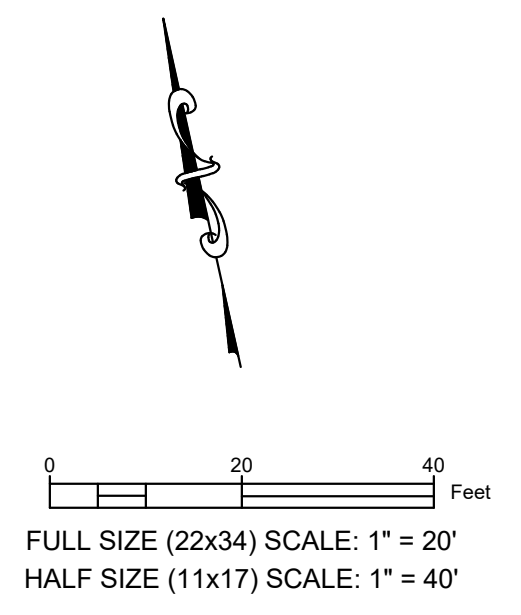
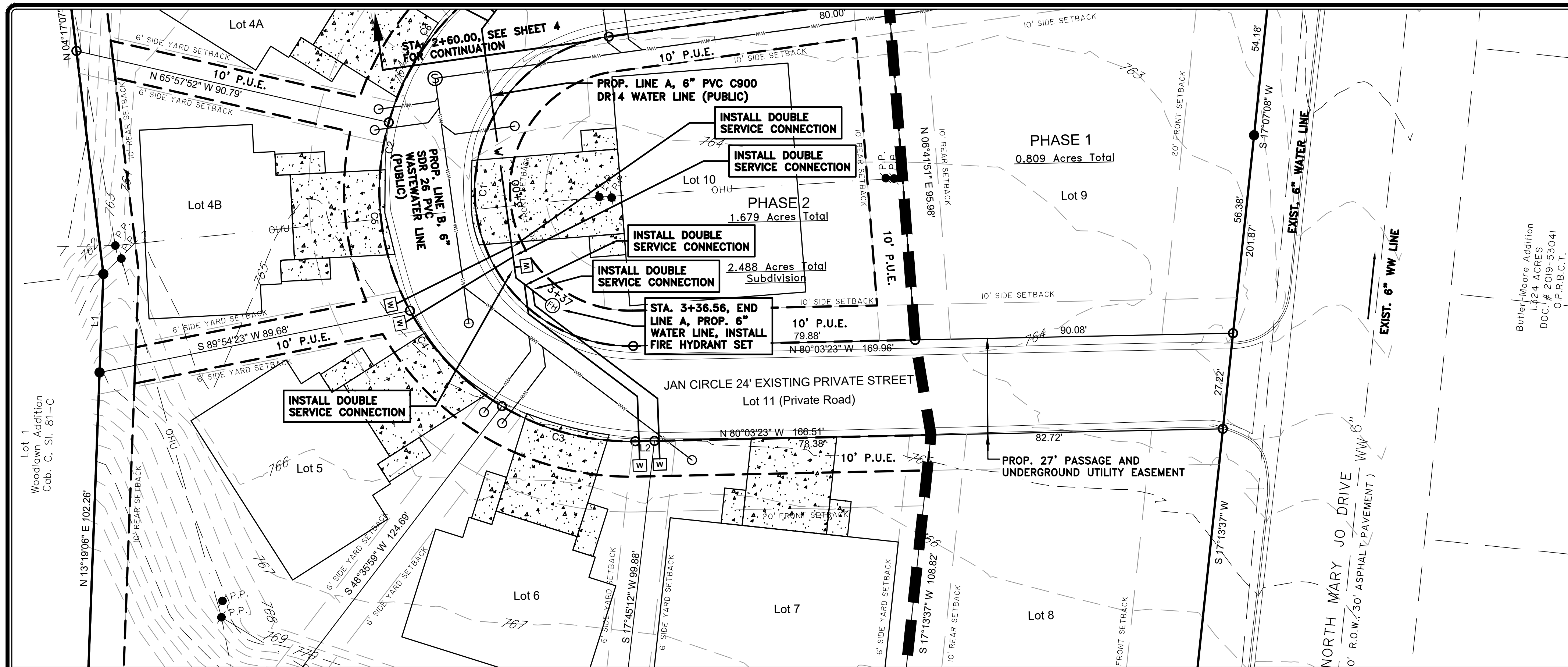
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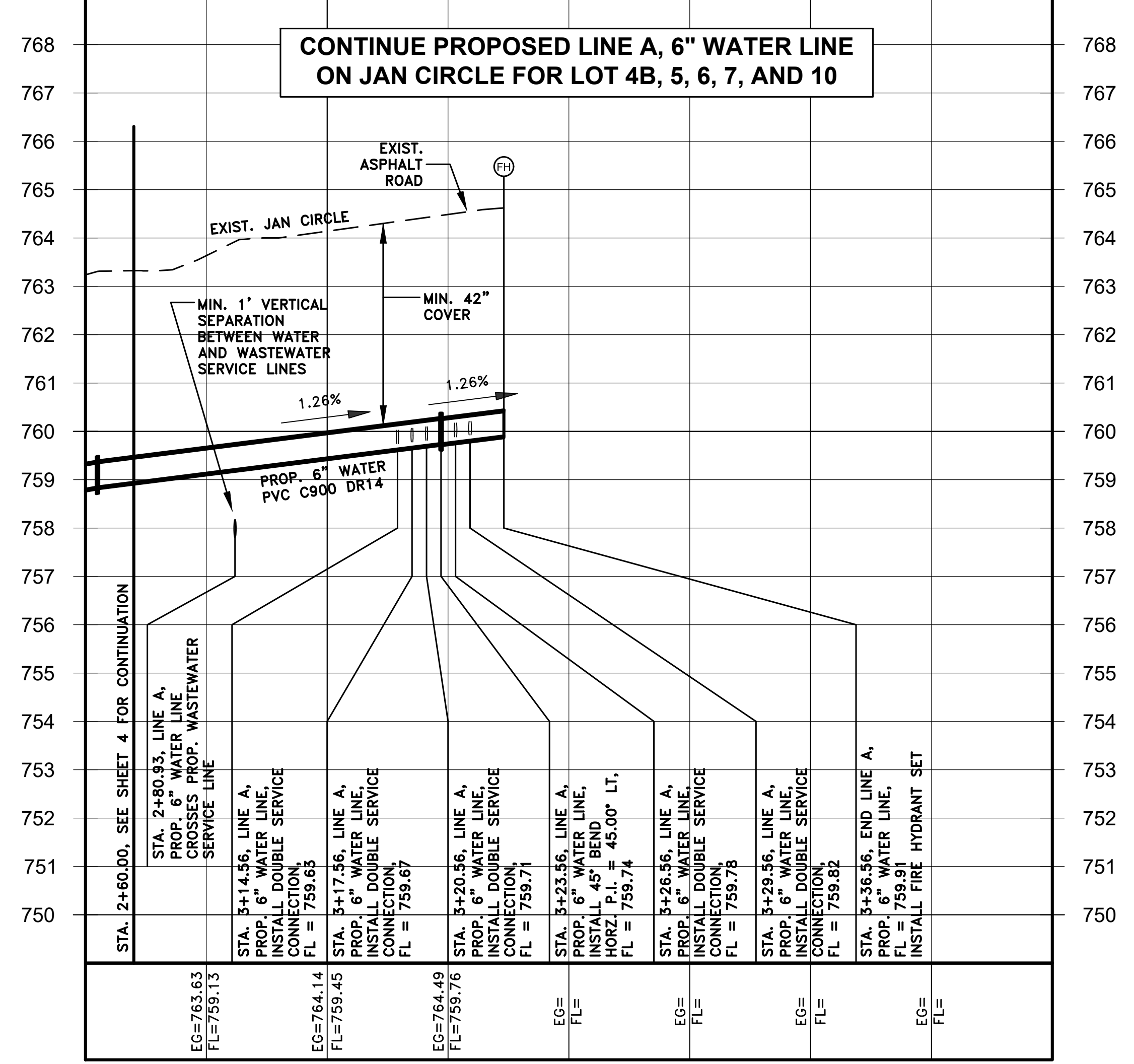
**FREEDOM PARK SUBDIVISION
 PHASE II
 HARKER HEIGHTS
 BELL COUNTY, TEXAS**

WATER PLAN 1

JOB NO.	22001.1.200
DESIGNED	SMC
DRAWN BY	SMC
APPROVED	RHT
DATE	JAN 2022
SCALE	AS NOTED
SHEET	4 OF 11
REVISION NO.	
DATE	



- NOTES:**
- HYDROSTATIC TEST SHALL BE PERFORMED ON THE PROPOSED 6" WATER BEFORE PLACING FOR SERVICE.
 - RECORD SHOWS EXISTING 2" WATER ON SITE, IT SHALL BE ABANDONED IN PLACE, VERIFY LOCATION IN FIELD.
 - WATER LINE SHALL BE PVC C900 DR14 UNLESS SPECIFIED OTHERWISE.
 - WATER LINE SHALL HAVE A MINIMUM OF 42" COVER.
 - ALL MATERIALS SHALL BE U.S.A. DOMESTIC ONLY.
 - A PVC SLEEVE IS REQUIRED ON WATER SERVICE CONNECTION ACROSS PAVEMENT. PVC SLEEVE SHALL BE 4" SCH. 40 PVC OR 4" C900 PVC DR14.
 - ALL UTILITY CONSTRUCTION INSIDE CITY ROW SHALL BE BACKFILLED WITH TxDOT BASE MATERIAL PER CITY OF HARKER HEIGHTS STANDARD DETAILS.



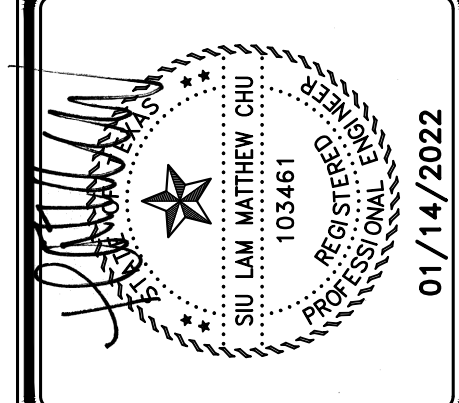
PROFILE SCALE
 FULL SIZE (22X34)
 HORL.: 1" = 2'
 VERT.: 1" = 2'
 HALF SIZE (11X17)
 HORL.: 1" = 40'
 VERT.: 1" = 4'

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF HARKER HEIGHTS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

!!!CAUTION!!!
 EXISTING OVERHEAD UTILITIES IN VICINITY CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR ELECTRIC FACILITIES

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REVISIONS	
REV. NO.	DESCRIPTION



THONHOFF CONSULTING ENGINEERS, INC.
 MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER
 FIRM REGISTRATION NO. P-002921

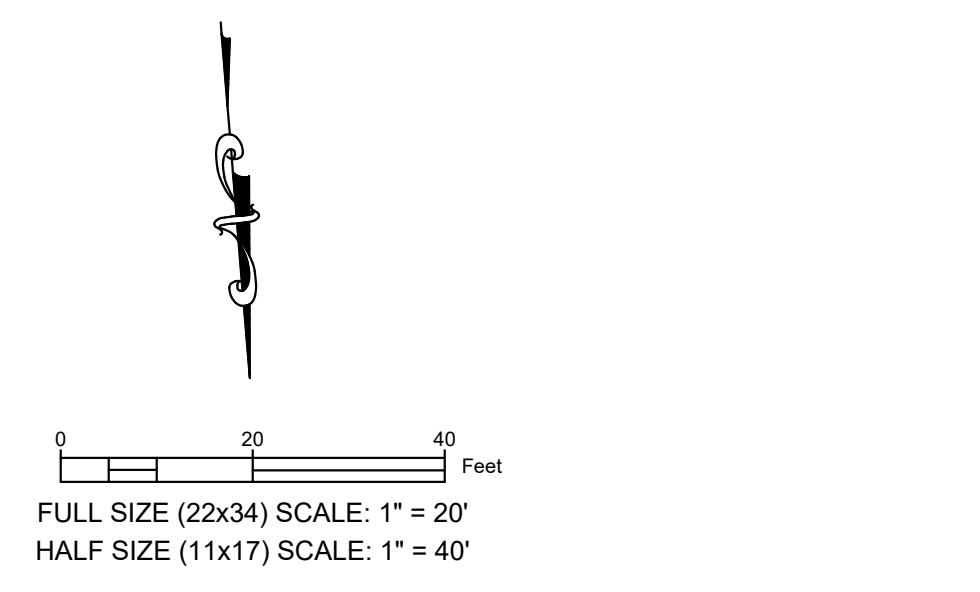
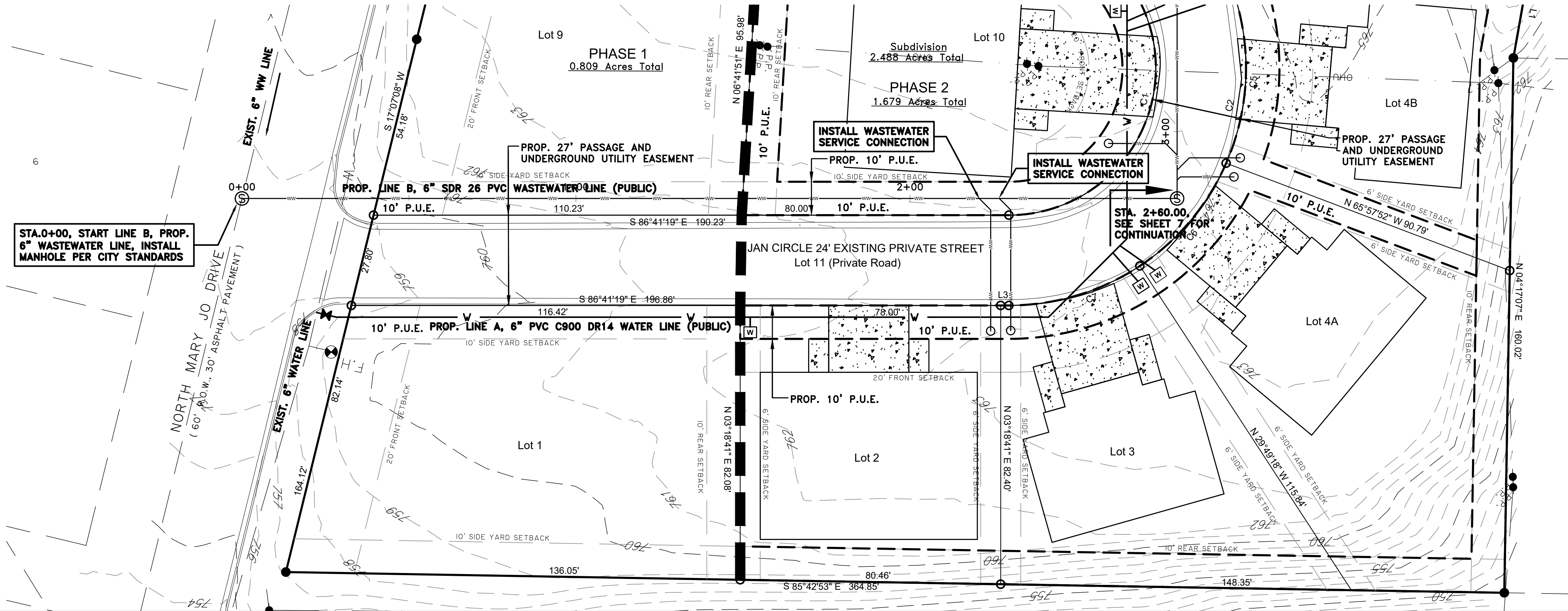
TCE

1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78748
 (512) 328-6736 FAX (512) 328-6648

**FREEDOM PARK SUBDIVISION
 PHASE II
 HARKER HEIGHTS
 BELL COUNTY, TEXAS**

WATER PLAN 2

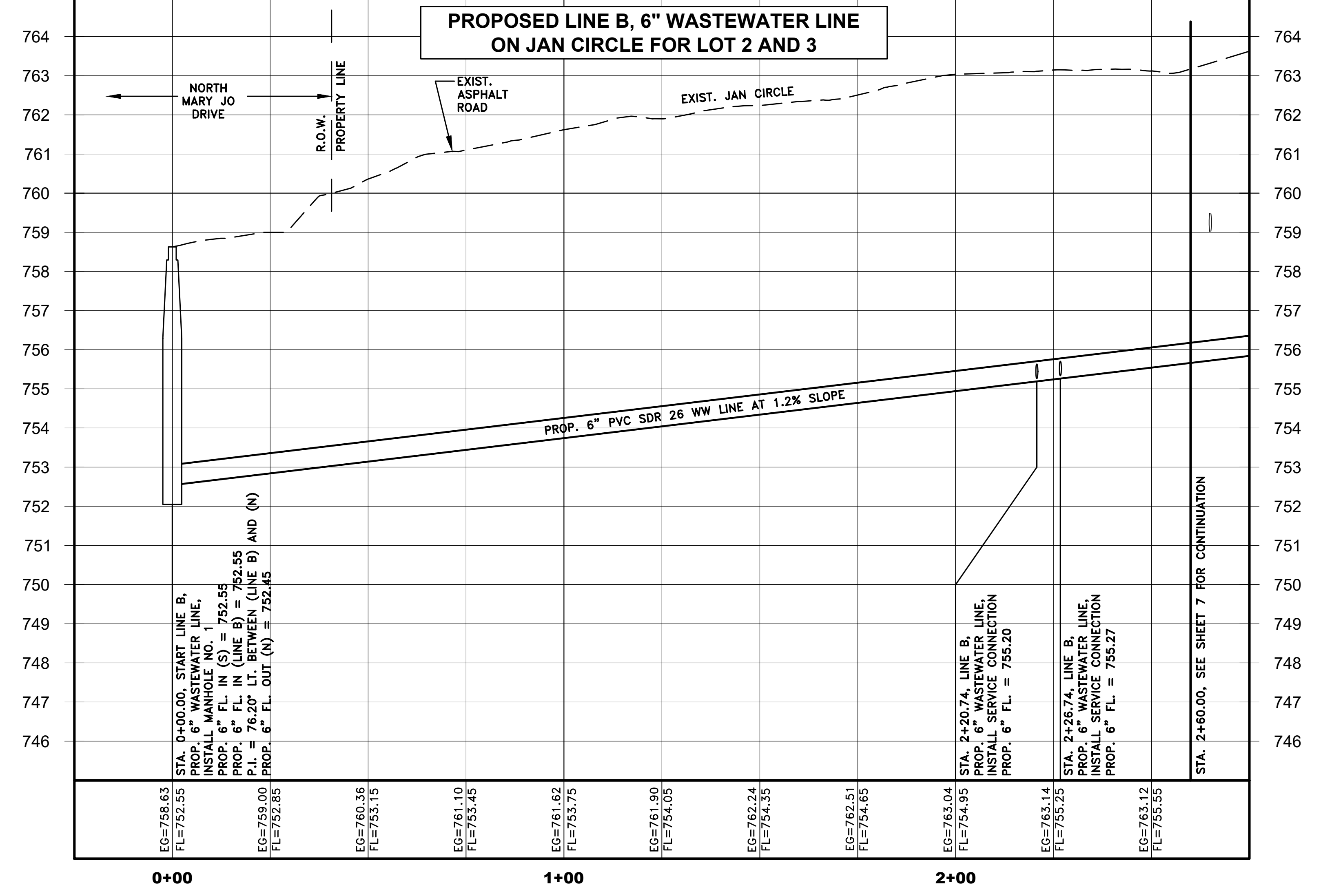
JOB NO.	22001.1.200
DESIGNED	SMC
DRAWN BY	SMC
APPROVED	RHT
DATE	JAN 2022
SCALE	AS NOTED
SHEET	5 OF 11
REVISION NO.	
DATE	



LEGEND

R.O.W. AND PROPERTY LINE	---
EXISTING WASTEWATER LINE	--- W 6" --- W 6" ---
EXISTING WASTEWATER MANHOLE	⊙
EXISTING OVERHEAD ELECTRIC	— OHE — OHE —
EXISTING WATER LINE	--- W 4" --- W 4" ---
TELEPHONE OR POWER POLE	● P.P.
EXISTING FIRE HYDRANT	⊙ F.H.
PROPOSED LOT LINE	---
PROPOSED WATER LINE	— W —
PROPOSED WASTEWATER LINE	--- WW ---
PROPOSED WASTEWATER CLEANOUT	○
PROPOSED WASTEWATER MANHOLE	⊙
PROPOSED WATER SERVICE CONNECTION (DOUBLE)	⊞
PROPOSED WATER VALVE	⊞
PROPOSED FIRE HYDRANT	⊙ FH
CONSTRUCTION PHASE LINE	▬▬▬

NOTES:
 1. ALL UTILITY CONSTRUCTION INSIDE CITY ROW SHALL BE BACKFILLED WITH TxDOT BASE MATERIAL PER CITY OF HARKER HEIGHTS STANDARD DETAILS



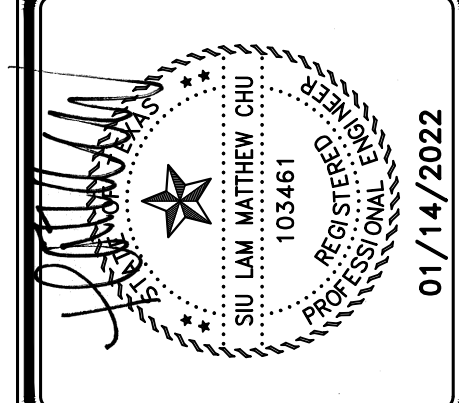
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REVISIONS

REV. NO.	REVISION DESCRIPTION	APPROVED BY	DATE



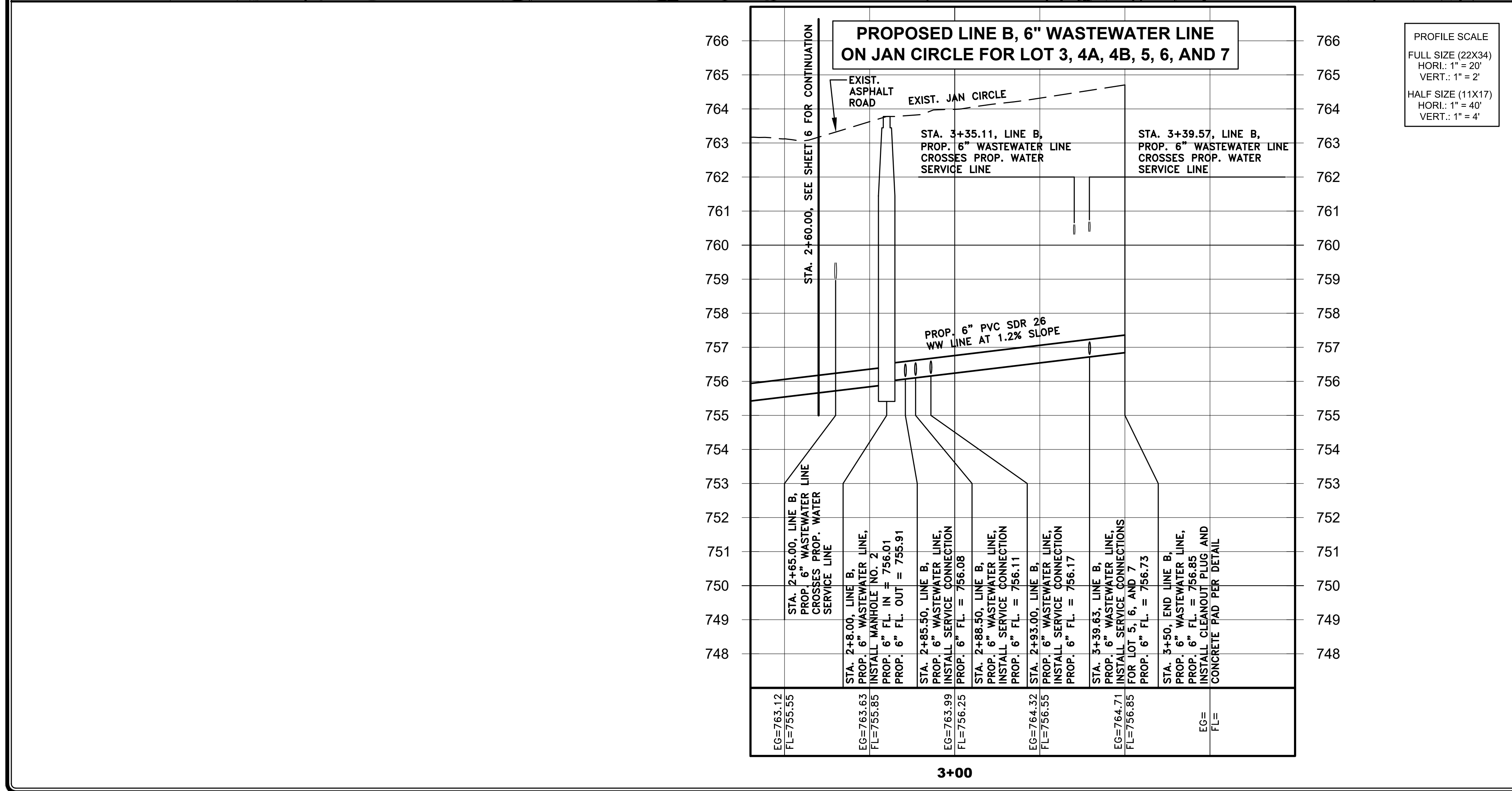
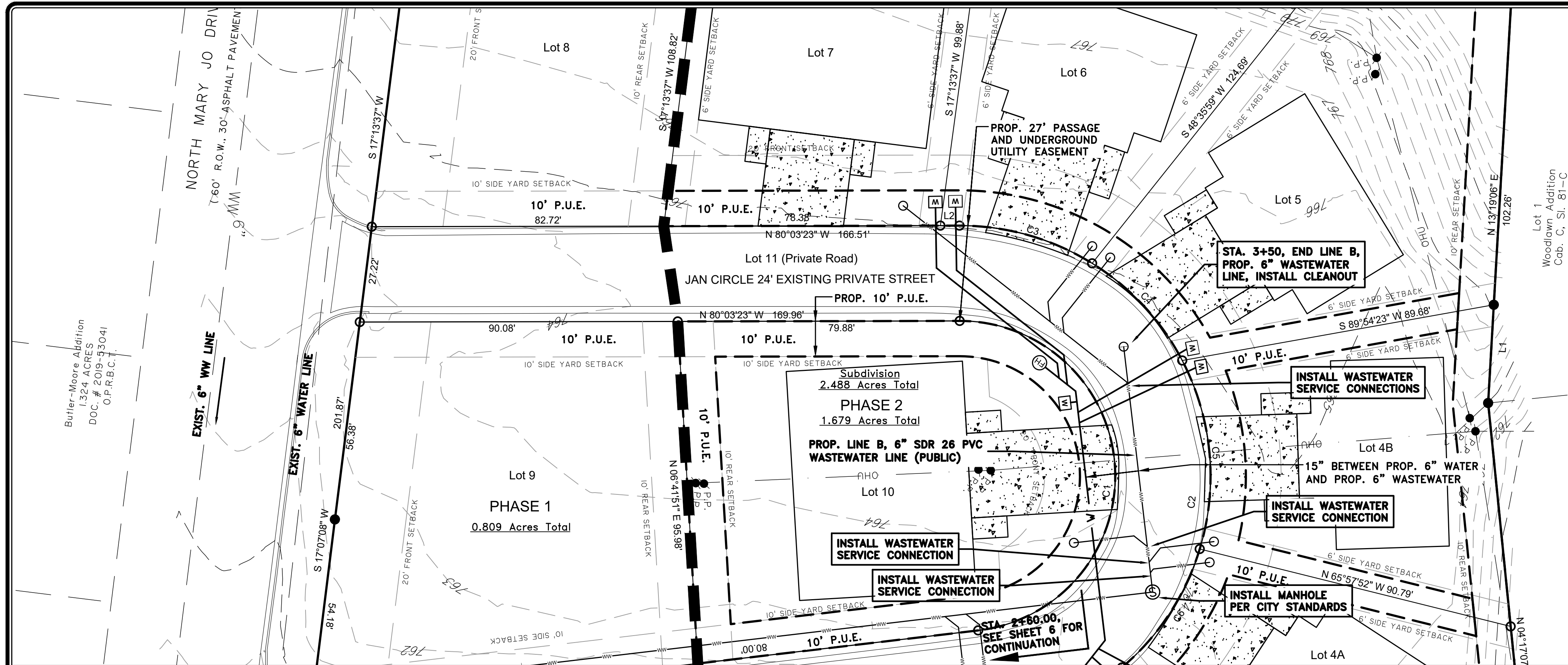
THONHOFF CONSULTING ENGINEERS, INC.
 MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER
 FIRM REGISTRATION NO. P-0092921
 1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78748
 (512) 328-6736 FAX (512) 328-6648

**FREEDOM PARK SUBDIVISION
 PHASE II
 HARKER HEIGHTS
 BELL COUNTY, TEXAS
 WASTEWATER PLAN 1**

JOB NO. 22001.1.200

DESIGNED	SMC
DRAWN BY	SMC
APPROVED	RHT
DATE	JAN 2022
SCALE	AS NOTED

SHEET
6 OF 11
 REVISION NO.
 DATE



0 20 40 Feet
 FULL SIZE (22x34) SCALE: 1" = 20'
 HALF SIZE (11x17) SCALE: 1" = 40'

LEGEND

R.O.W. AND PROPERTY LINE	---
EXISTING WASTEWATER LINE	--- W 6" --- W 6" ---
EXISTING WASTEWATER MANHOLE	⊙
EXISTING OVERHEAD ELECTRIC	— OHE — OHE —
EXISTING WATER LINE	— W 4" — W 4" —
TELEPHONE OR POWER POLE	• P.P.
EXISTING FIRE HYDRANT	• F.H.
PROPOSED LOT LINE	---
PROPOSED WATER LINE	— W —
PROPOSED WASTEWATER LINE	--- WW ---
PROPOSED WASTEWATER CLEANOUT	○
PROPOSED WASTEWATER MANHOLE	⊙
PROPOSED WATER SERVICE CONNECTION (DOUBLE)	⊞
PROPOSED WATER VALVE	⊞
PROPOSED FIRE HYDRANT	⊞
CONSTRUCTION PHASE LINE	▬▬▬

NOTES:
 1. ALL UTILITY CONSTRUCTION INSIDE CITY ROW SHALL BE BACKFILLED WITH TxDOT BASE MATERIAL PER CITY OF HARKER HEIGHTS STANDARD DETAILS

!!!CAUTION!!!

EXISTING OVERHEAD UTILITIES IN VICINITY CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR ELECTRIC FACILITIES

!!!WARNING!!!

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND AVOIDING ALL EXISTING UTILITIES BY CALLING THE "TEXAS 811" 811 OR 800-344-8377 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

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**FREEDOM PARK SUBDIVISION
 PHASE II
 HARKER HEIGHTS
 BELL COUNTY, TEXAS**

WASTEWATER PLAN 2

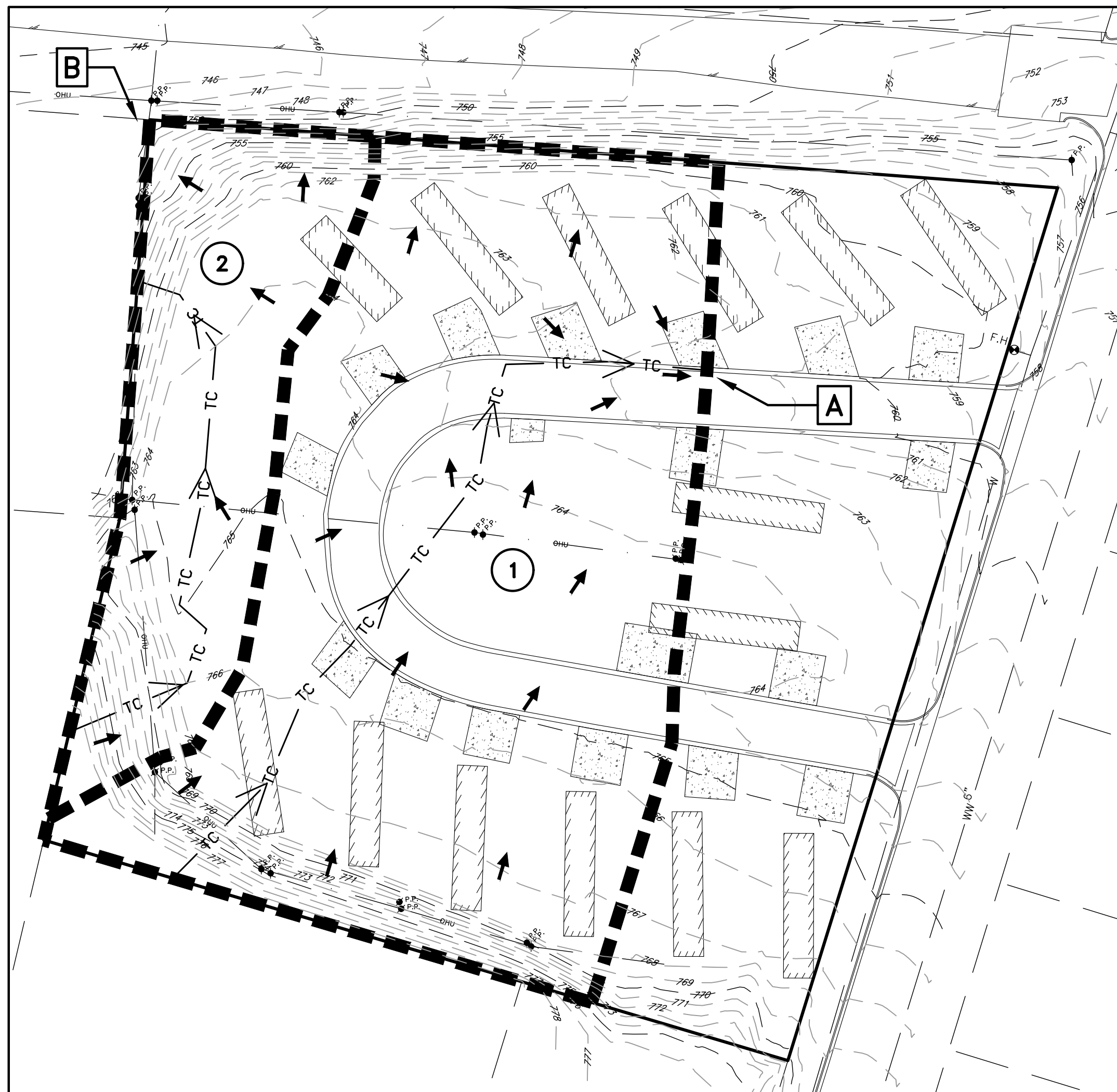
JOB NO. 22001.1.200

DESIGNED	SMC
DRAWN BY	SMC
APPROVED	RHT
DATE	JAN 2022
SCALE	AS NOTED

SHEET
7 OF 11
 REVISION NO.
 DATE

REVISIONS	
REV. NO.	DESCRIPTION

APPROVED BY: _____ DATE: _____



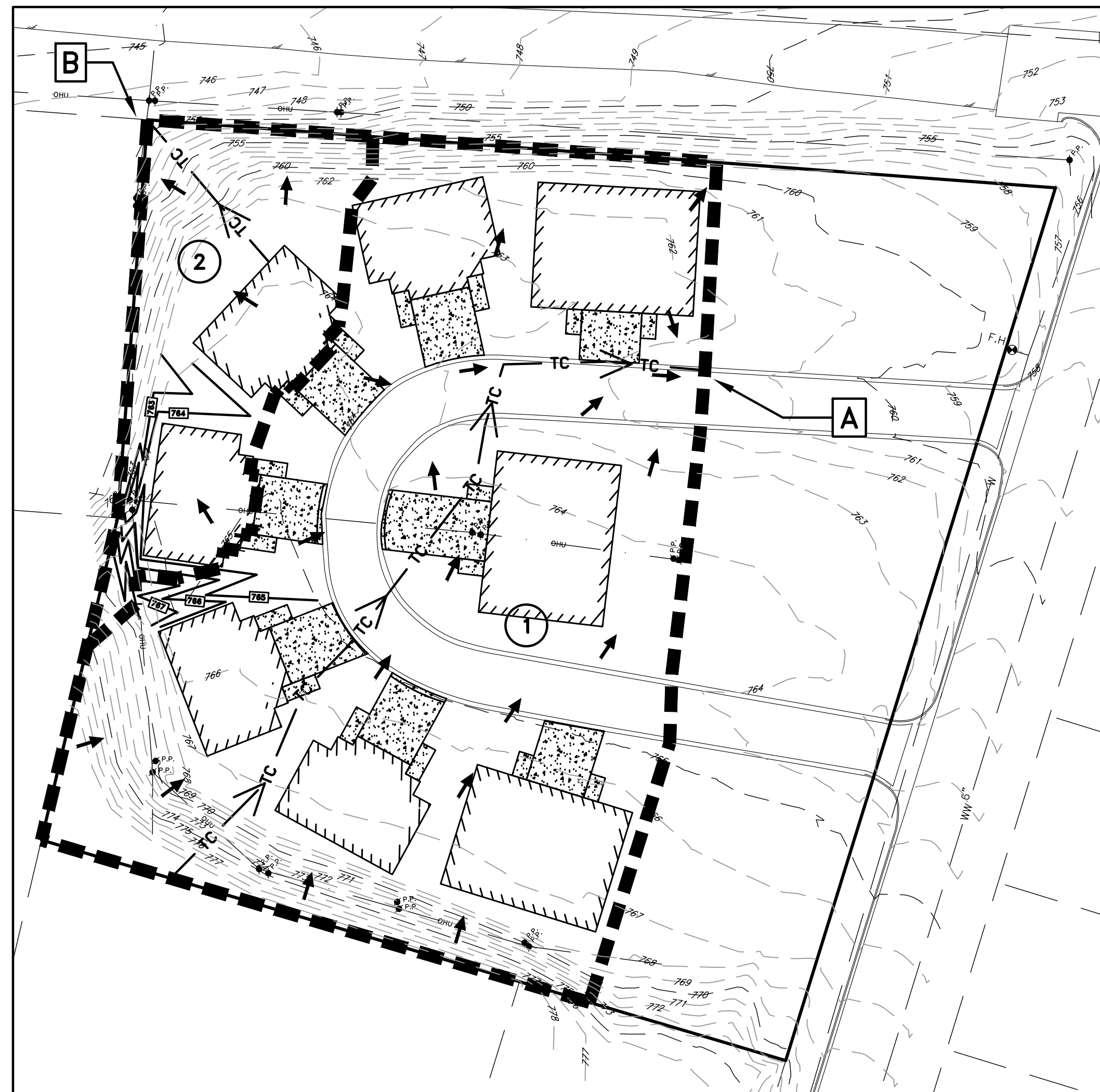
0 40 80 Feet
 FULL SIZE (22x34) SCALE: 1" = 40'
 HALF SIZE (11x17) SCALE: 1" = 80'

PRE-DEVELOP DRAINAGE PLAN

TIME OF CONCENTRATION (Tc) IS LESS THAN 5 MINS., THEREFORE 5 MINS. IS USED

PRE-DEVELOP DRAINAGE CALCULATIONS (HEC-HMS MODEL SUMMARY)

BASIN	AREA		%iC	NRCS COMPOSITE "CN"	TOTAL Tc (MIN)	PEAK DISCHARGE (cfs)		DISCHARGE POINT
	(acre)	(mi ²)				25-YR	100-YR	
1	1.2738	0.00199	31.77%	85.72	5.0	8.2023	11.2518	A
2	0.4052	0.00063	1.38%	80.25	5.0	2.2980	3.2868	B



0 40 80 Feet
 FULL SIZE (22x34) SCALE: 1" = 40'
 HALF SIZE (11x17) SCALE: 1" = 80'

POST-DEVELOP DRAINAGE PLAN

TIME OF CONCENTRATION (Tc) IS LESS THAN 5 MINS., THEREFORE 5 MINS. IS USED

POST-DEVELOP DRAINAGE CALCULATIONS (HEC-HMS MODEL SUMMARY)

BASIN	Area		%iC	NRCS COMPOSITE "CN"	TOTAL Tc (MIN)	PEAK DISCHARGE (cfs)		DISCHARGE POINT
	(acre)	(mi ²)				25-YR	100-YR	
1	1.3792	0.00216	51.42%	89.26	5.0	9.2918	12.5539	A
2	0.2998	0.00047	31.14%	85.61	5.0	1.9338	2.6545	B

COMPARE BETWEEN PRE-DEVELOP AND POST-DEVELOP

BASIN	PRE-DEVELOP PEAK DISCHARGE (cfs)		POST-DEVELOP PEAK DISCHARGE (cfs)		DISCHARGE POINT
	25-YR	100-YR	25-YR	100-YR	
1	8.2023	11.2518	9.2918	12.5539	A
2	2.2980	3.2868	1.9338	2.6545	B
TOTAL DISCHARGE FROM SITE	10.5003	14.5386	11.2256	15.2084	

NET DISCHARGE FROM SITE BETWEEN PRE-DEVELOP AND POST-DEVELOP

STORM EVENT	DISCHARGE (cfs)
25-YR	+0.7253
100-YR	+0.6698

DRAINAGE DISCHARGE INCREASES ABOUT 0.73 cfs WITH THE PROPOSED DEVELOPMENT.

LEGEND

- PROPERTY LINE
- 6.03 --- EXISTING CONTOURS MINOR
- 6.05 --- EXISTING CONTOURS MAJOR
- 6.85 --- PROPOSED CONTOURS
- DRAINAGE AREA BOUNDARY
- ← DIRECTIONAL FLOW ARROW
- ← TC ← TIME OF CONCENTRATION
- 2 DRAINAGE AREA NUMBER
- A POINT OF ANALYSIS (POA)

REVISIONS	
REV. NO.	DATE



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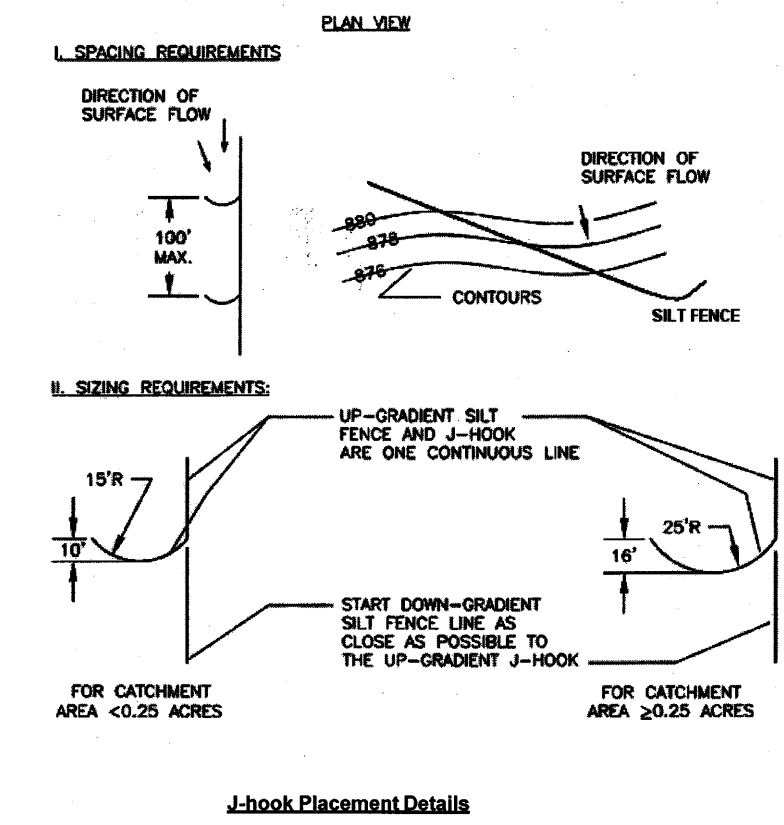
**FREEDOM PARK SUBDIVISION
 PHASE II
 HARKER HEIGHTS
 BELL COUNTY, TEXAS**

DRAINAGE PLAN

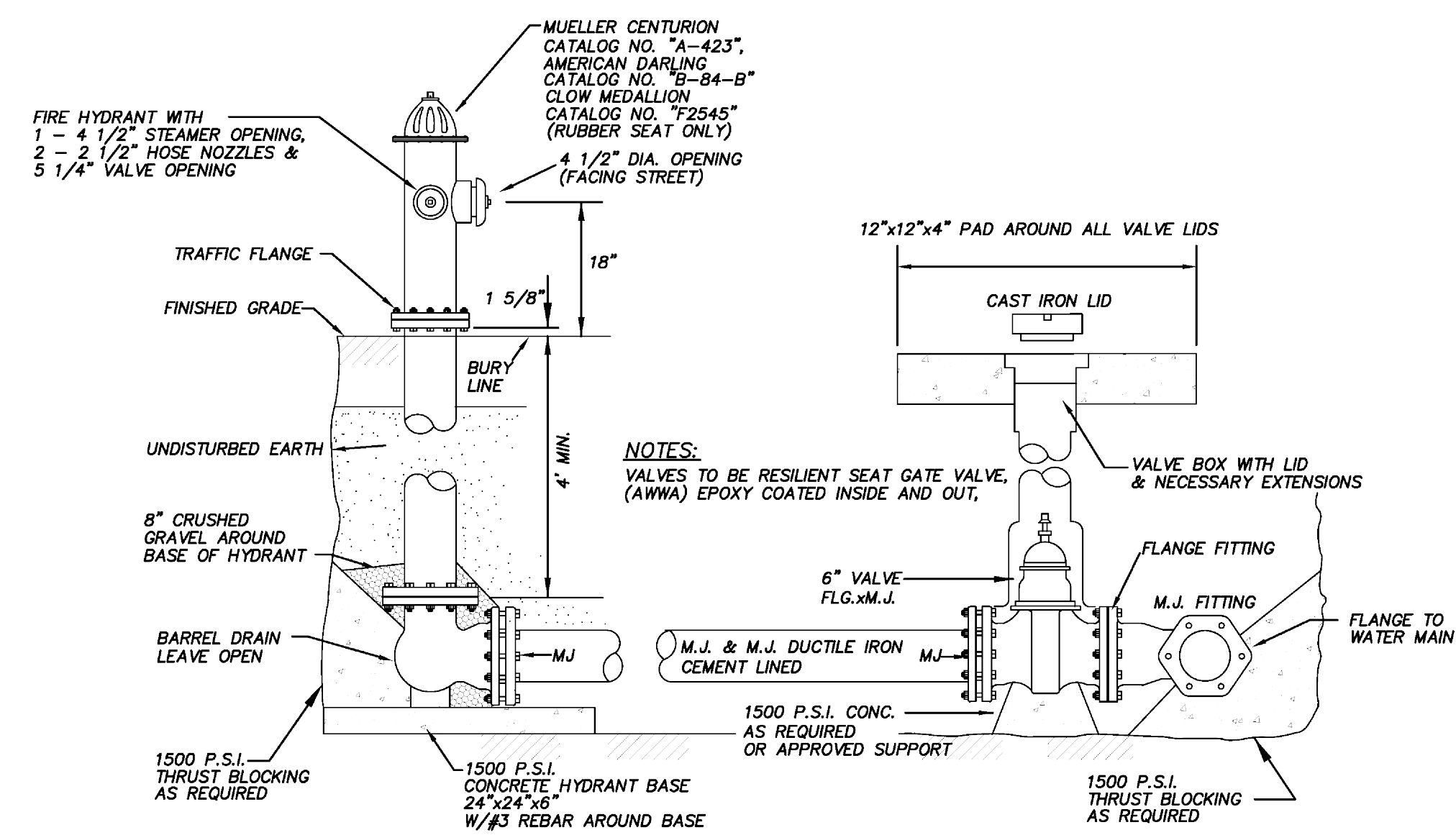
JOB NO.	22001.1.200
DESIGNED	SMC
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APPROVED	RHT
DATE	JAN 2022
SCALE	AS NOTED

Recommended Silt Fence Spacing on Sloping Sites

Slope angle	Soil Type		
	Silty	Clays	Sandy
Very steep (1:1)	50 ft.	75 ft.	100 ft.
Steep (2:1)	75 ft.	100 ft.	125 ft.
Moderate (4:1)	100 ft.	125 ft.	150 ft.
Slight (10:1)	125 ft.	150 ft.	200 ft.



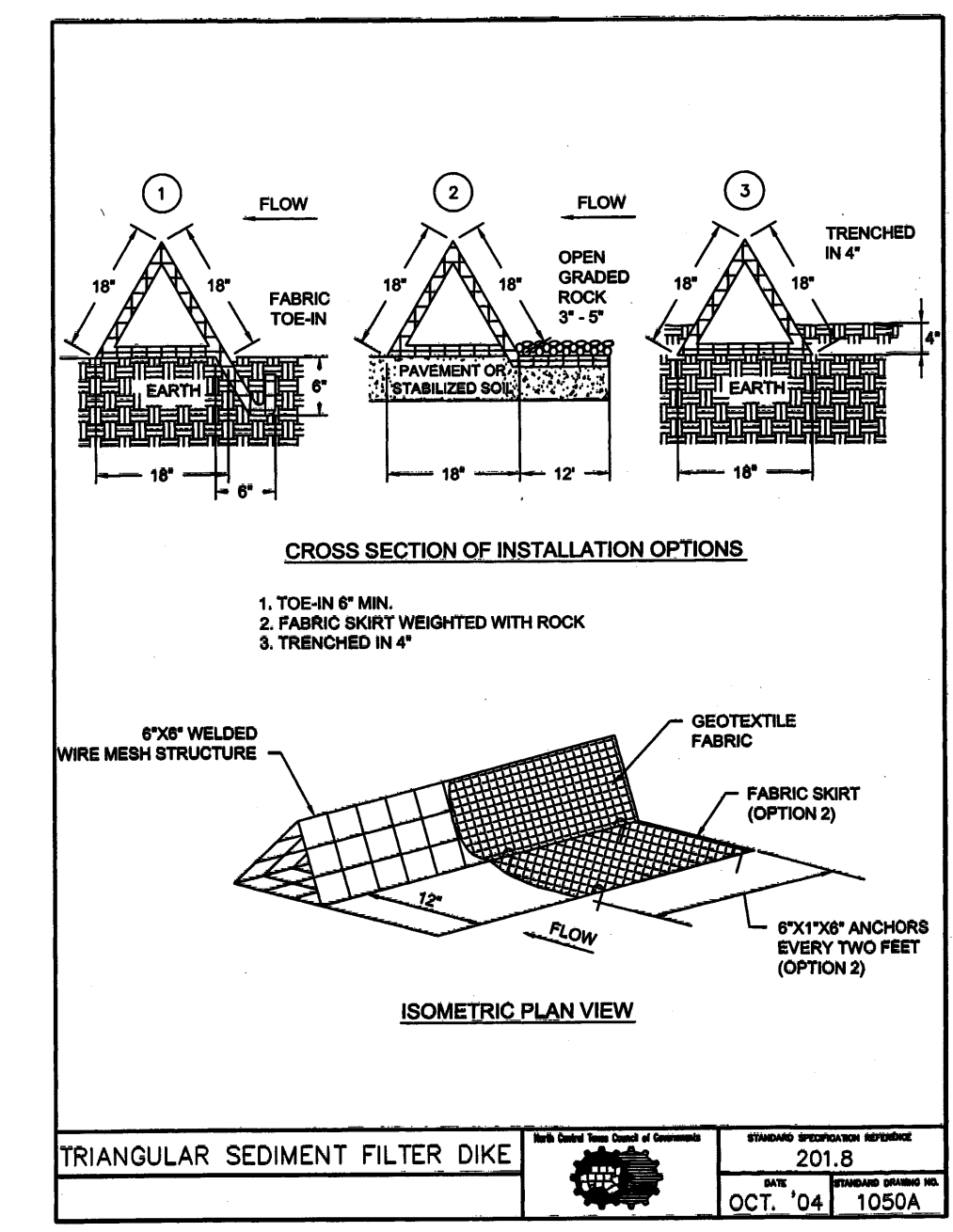
J-hook Placement Details



- NOTES:**
- ALL FIRE LINES SHALL HAVE MEGALUGS JOINT RESTRAINTS FROM MAIN TO HYDRANT.
 - CRUSHED STONE OR GRAVEL SHALL BE PLACED AROUND THE BOTTOM OF THE HYDRANT FOR A RADIUS OF AT LEAST 12", AND EXTEND AT LEAST 12" ABOVE THE OUTLET. DO NOT BLOCK DRAIN HOLES.
 - VALVE EXTENSION BARREL & STEM ARE REQUIRED ON ALL VALVES THAT EXCEED 4' DEEP FROM FINISHED GRADE. VALVE EXTENSIONS SHALL BE PLACED SUCH THAT THE EXTENSION NUT IS BETWEEN 18" AND 24" FROM FINISHED GRADE.
 - FOR BURY DEPTHS GREATER THEN FIVE (5) FEET , ONE BARREL EXTENSION SHALL BE PROPERLY PLACED WHEN NEEDED TO ACCOMMODATE FIRE HYDRANTS.
 - CONCRETE SHALL NOT BE IN CONTACT WITH BOLTS OR NUTS.
 - ALL FITTINGS TO BE WRAPPED IN PLASTIC WHERE CONCRETE IS PLACED.
 - FIRE HYDRANT INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 - IF GRADELOK IS INSTALLED THRUST BLOCKS MAY NOT BE REQUIRED.
 - FIRE HYDRANTS TO BE PAINTED FLUORESCENT YELLOW.

FIRE HYDRANT ASSEMBLY DETAIL

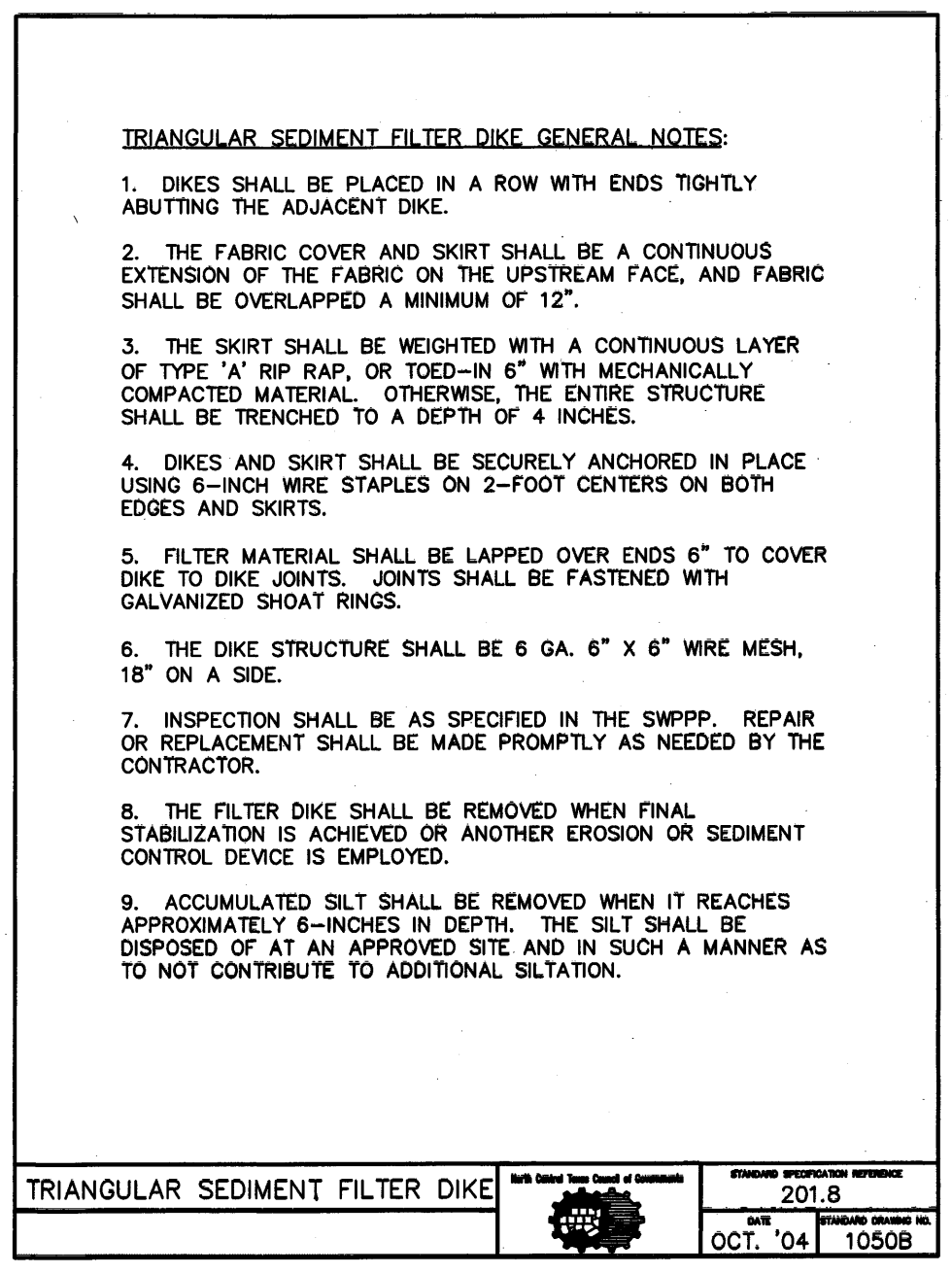
NTS



TRIANGULAR SEDIMENT FILTER DIKE

- TRIANGULAR SEDIMENT FILTER DIKE GENERAL NOTES:**
- DIKES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT DIKE.
 - THE FABRIC COVER AND SKIRT SHALL BE A CONTINUOUS EXTENSION OF THE FABRIC ON THE UPSTREAM FACE, AND FABRIC SHALL BE OVERLAPPED A MINIMUM OF 12".
 - THE SKIRT SHALL BE WEIGHTED WITH A CONTINUOUS LAYER OF TYPE 'A' RIP RAP, OR TOED-IN 6" WITH MECHANICALLY COMPACTED MATERIAL. OTHERWISE, THE ENTIRE STRUCTURE SHALL BE TRENCHED TO A DEPTH OF 4 INCHES.
 - DIKES AND SKIRT SHALL BE SECURELY ANCHORED IN PLACE USING 6-INCH WIRE STAPLES ON 2-FOOT CENTERS ON BOTH EDGES AND SKIRTS.
 - FILTER MATERIAL SHALL BE LAPPED OVER ENDS 6" TO COVER DIKE TO DIKE JOINTS. JOINTS SHALL BE FASTENED WITH GALVANIZED SHOAT RINGS.
 - THE DIKE STRUCTURE SHALL BE 6 GA. 6" X 6" WIRE MESH, 18" ON A SIDE.
 - INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
 - THE FILTER DIKE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
 - ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES APPROXIMATELY 6-INCHES IN DEPTH. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

SILT FENCE



- SILT FENCE GENERAL NOTES:**
- POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
 - THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
 - THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
 - SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
 - INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 - SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
 - ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

SILT FENCE

REVISIONS

REV. NO.	REVISION DESCRIPTION	DATE

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**FREEDOM PARK SUBDIVISION
 PHASE II
 HARKER HEIGHTS
 BELL COUNTY, TEXAS**

STANDARD DETAILS

JOB NO. 22001.1.200

DESIGNED	SMC
DRAWN BY	SMC
APPROVED	RHT
DATE	JAN 2022
SCALE	AS NOTED

FREEDOM PARK SUBDIVISION PH 2

P21-39 Final Plat – Freedom Park Subdivision Ph 2

Plat Distributed to HH Staff: December 29, 2021

Comments Returned to Thonhoff Consulting Engineers, Inc: January 10, 2022

Revisions Received Back: January 14, 2022

Comments Returned to Thonhoff Consulting Engineers, Inc: January 20, 2022

Planning & Development, Kristina Ramirez & Yvonne Spell

- ~~1. Applicant will need to provide documentation showing change of ownership. Bell County Property Records show Justin Hernandez as current owner. 1/19/22 Met.~~
2. Provide a final plat dedication plan sheet (hard copy and electronic) for Freedom Park Subdivision Phase 2 Final Plat that is in compliance with Section 154.22(B)(1). **1/19/22 Partially Met. Hard copy still needs to be submitted.**
3. Per Section 154.23, provide a one year bond for the entire amount of the public infrastructure that has not yet been installed by the developer nor accepted by the City for this subdivision. Applicant is advised that said infrastructure must begin installation within 6 months and be completed prior to one year from the date of the bond. **1/19/22 Partially Met. Applicant shall provide a sealed engineer's opinion of probable cost for the proposed public infrastructure based on the submitted design. Once reviewed/approved by the City Engineer the applicant shall provide the bond. If conditionally approved by the City Council, said bond shall be received prior to recordation of the final plat and release of construction plans & building permits.**
- ~~4. The Engineering plan set, General Notes, Developer Information indicate Justin Hernandez as developer, will need to be updated to current developer. 1/19/22 Met.~~
5. ~~The dedication statement and plat dedication page must be revised to reflect that the City will not accept the private infrastructure, as indicated by the Director of Public Works, and that said private infrastructure will be maintained by HOA established by the property owner. A copy of the HOA paperwork must be submitted to the City prior to release of a certificate of occupancy for any structure in the subdivision. 1/19/22 Met. Applicant is reminded that a copy of the recorded HOA paperwork must be provided to the City prior release of a Certificate of Occupancy.~~
6. ~~Plans indicate Jan Circle will remain private road, Waste Management trucks will not travel on private roads. Indicate how sanitary waste services will be provided (Dumpster location & enclosure). Plat dedication and dedication instrument will also need to include language indicating streets will not be dedicated to city. 1/19/22 Met & Applicant's response is noted.~~

Applicant is reminded that the improved Jan Circle must be able to handle the weight/loading of a loaded garbage truck and a fire apparatus.

7. Application indicates 8 lots & 7 structures, plat shows 7 lots & 7 structures, provide clarification (i.e. will Jan Circle be a passage easement or a tract with a passage easement on it). **1/19/22 Partially Met. Applicant has provided a new plat dedication page showing changes. As a result the following is needed: provide an inset of the existing platted configuration (KERN TERRACE 2ND EXT, BLOCK 003, LOT PT 2, 3-5, (W PT OF 2) & 1.241AC TRACT ADJ, ACRES 1.679); the dedication statement must indicate that the 27' wide passage easement and underground utility easement are offered & dedicated to the City but that the roadway is to be maintained by the lots in the subdivision/owner/HOA (staff suggests you consult your attorney & surveyor for wording); there needs to be somewhere on the plat that indicates that this is a replat of the existing recorded plat; provide additional labeling to clarify that the called 10' PUEs on Lots 4A, 4B, & 5 are 5' or 10' on each side of the lot lines; and change the reference to Scottie Drive to Jaime Drive (official name recognized by the City). The recorded deed for this property show that Freedom Park Phase 1, Lot 11 (private road) is within the property owned by this applicant and should therefore be incorporated into this platting action; this would in turn show connectivity to the public right of way (Mary Jo).**
8. Legal description per Bell County Records is as follows: KERN TERRACE 2ND EXT, BLOCK 003, LOT PT 2, 3-5, (W PT OF 2) & 1.241AC TRACT ADJ, ACRES 1.679. Plat face and dedication instrument do not have the same legal description, provide clarification. **1/19/22 Partially Met. The dedication language on the plat dedication page and the language in the dedication separate instrument need to be revised such that they offer the same description with only slight variation per surveyor requirements; correct the spelling of "LOT EIGHT" in separate dedication statement; and correct Phase II to Phase 2 for consistency purposes & clarity.**
9. ~~§155.068 Table 21-D indicates 2 parking spaces per dwelling unit for two family infill dwelling. Does this mean 2 spaces for each structure, or 2 spaces for each unit inside of structure? A quick glance at plans do not indicate there is sufficient parking if the latter is required (4 total spaces for each structure) 1/19/22 Met.~~
10. ~~Applicant shall provide public utility easements for all existing & proposed public infrastructure. 1/19/22 Met.~~
11. ~~Applicant is advised that at the time of construction, all pipeline within streets shall be backfilled with TXDOT base material as per city of Harker Heights standard details for Public Works Construction. 1/19/22 Met.~~
12. ~~The applicant has verbally indicated that some side yard setbacks may be less than 6'. If that is still case then a 5' maintenance easement in those areas must be included on the plat dedication sheet. 1/19/22 Met.~~

1. On the Dedication, remove the dedication of streets, avenues, roads, drives, alleys and storm sewer systems to the City of Harker Heights. All of those facilities will be privately maintained. **1/19/22 Partially Met. See Planning Comments 7 & 8 above.**

City Engineer, Otto Wiederhold

No comments **1/19/22 No additional comments provided.**

Fire Marshal, Brad Alley

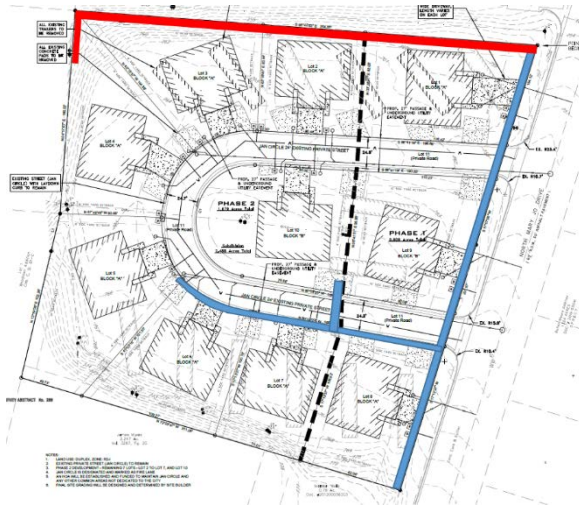
No comments **1/19/22 No additional comments provided.**

Building Official, Mike Beard

No comment at this time. **1/19/22 No additional comments provided.**

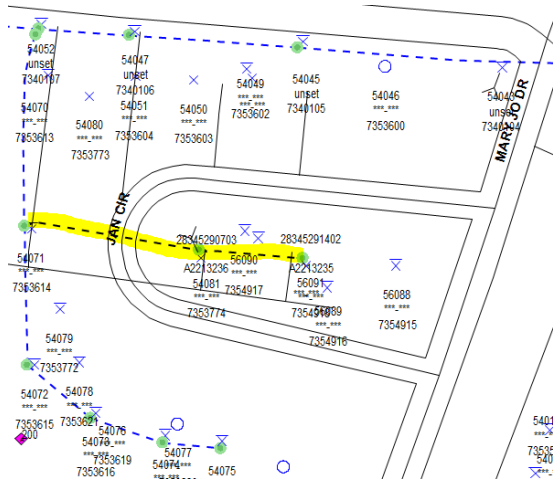
ONCOR, Steven Huggins

I would like to have a 10ft PUE where I have added coloring (see attachment). Everywhere there is blue, I will need a 10ft PUE to serve Manish. In the red area, I would also like to have a 10ft PUE incase future expansion needs Oncor to move the northern poles onto the property. **1/19/22 Met.**



Century Link, Chris McGuire

1. Lumen has an overhead line located on the power lead and it looks like it will run through the center of lot 10 and will need to be relocated. **1/19/22 Met & Applicant's response is noted. Applicant is advised that said relocation will have to be completed prior to release of building permits for Lot 10.**



Spectrum, Shaun Whitehead

Comments have not been received from reviewing entity and comments may be forthcoming. **1/19/22**
No additional comments provided.

ATMOS, Rusty Fischer

1. Atmos does have facilities around this location. We have a few 2" Steel mains that run along N Mary Jo Dr and around Jamie Cir. **1/19/22 Met.**

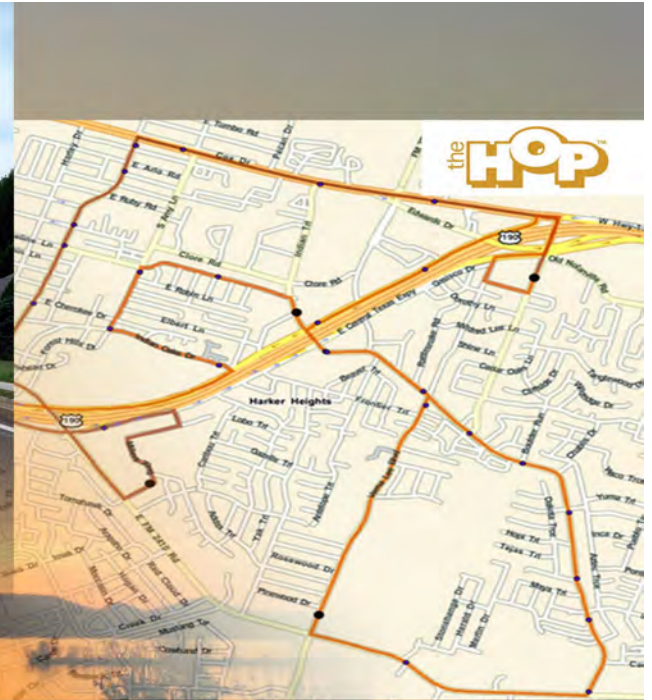
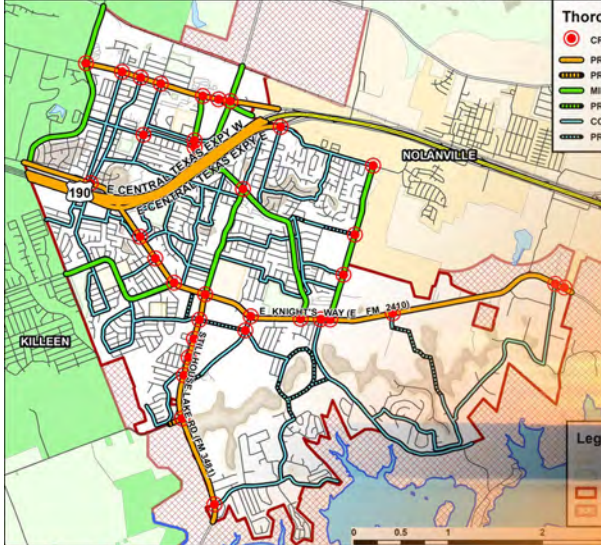
WCID#1

Comments have not been received from reviewing entity and comments may be forthcoming. **1/19/22**
No additional comments provided.

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Map Date: 5/12/2014

City of Harker Heights Thoron



Legend
 School
 Park
 Harker Heights City Limits
 Harker Heights ETJ



City of Harker Heights, Texas

Mobility 2030

Mayors Letter:

Date: May 28, 2014

To our citizens:

Our City strives to provide transportation opportunities that recognize the diverse nature of our population. Planning for a balanced and functional transportation system is a key element in our plans for growing a successful and sound community. **MOBILITY 2030** lays out the City's plans in relation to transportation.

MOBILITY 2030 is a critical update to the City's 2007 Comprehensive Plan that recognizes and embraces a true multi-modal systems approach to the transportation challenges of the future. This system provides a balanced network of roads, streets, sidewalks, trails, and transit opportunities that link our key residential, recreational, business and educational assets. Those operating motor vehicles, pedestrians, cyclists and persons with mobility challenges are all accommodated with transportation options that will meet their particular needs, challenges, and choices.

The definitions and standards contained within this document will guide decision making for years to come and they supersede and override any and all conflicting regulations. **MOBILITY 2030** will help ensure that the transportation needs of current and future generations of citizens are met.

Respectfully submitted,



Rob Robinson, Mayor
City of Harker Heights, Texas



City of Harker Heights, Texas

Mobility 2030

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Section I

Thoroughfare Plan



City of Harker Heights, Texas

Mobility 2030

Definitions

Collector – Street designed to distribute traffic between more principal traffic routes and residential streets within the neighborhood. Collectors often support cycling and pedestrians in the absence of sidewalks and trails, and must balance the need to move automobile traffic with maintaining and enhancing neighborhood character and the public realm.

Context Sensitive Design Manual – Designing Walkable Urban Thoroughfares: A Context Sensitive Approach is a design guide published by ITE, FHWA, and CNU. It is adopted by TxDOT as a preferred design manual due to the focuses on meeting the needs of stakeholders and users; preservation of scenic, aesthetic, historic, and environmental resources; safety, efficiency, capacity, and maintenance; and integration of the values and objectives of compatibility, livability, sense of place, urban design, and environmental impacts into public investment.

Critical Intersection – The confluence of several travel modes into an area where public safety is the primary concern. Pedestrians, cyclists, transit users and automobiles must share this space and designs must accommodate safety enhancements for all users.

Design Speed – A selected speed used to determine the various geometric design features of the roadway and is used explicitly for determining minimum values for highway design such as horizontal curve radius and sight distance.

Green Book – A Policy on Geometric Design of Highways and Streets is a design guide published by AASHTO. The Green Book is the dominant reference publication for geometric design in the U.S. and its application involves selecting a "design speed." The Green Book recommends that topography, anticipated operating speed, adjacent land use, and functional classification be considered, and as high a design speed as practical be selected.

Minor Arterial – High speed and high volume roads that move traffic between activity nodes. They are limited access roads with no single or two-family direct access. Movement and speed are the primary function.

Principal Arterial – High speed and high volume, multiple lane roads that move traffic between activity nodes. They are limited access roads with no single or two-family direct access. Movement and speed are the primary function.



Definitions (Continued)

Residential Street – A low speed, low volume street that supports neighborhood integrity by simultaneously providing for vehicular movement, social contacts, and civic activities within a neighborhood unit.

Road – A transportation facility designed to provide speed and efficiency of movement between places; any reduction in the speed and efficiency devalues that facility. Roads connect places: they get you from a-to-b. They have minimum distractions on the side, infrequent intersections, and are wide enough for course corrections at speed.

Street – Shared multimodal transportation spaces containing intersections with crosswalks; sidewalks which provide access to property, homes, and businesses; pedestrians and cyclists; and parking and transit. Streets facilitate mixed activities such as vehicles pulling over to park, vehicles entering and emerging from side-streets, pedestrians and cyclists moving along or crossing the streets, and buses stopping and starting. Maximum street speed should be 20 – 25 mph with lane widths of 10 feet.

Target Speed – A design principal where the geometrics are specifically applied so that a maximum speed is limited to an acceptable range that is dependent on the context.



Policy Statement

The Thoroughfare Plan is referenced in the Harker Heights Code of Ordinances throughout the street layout section of the Subdivision Code. The street layout section opens with §154.37(A)(1), which states:

(1) Thoroughfare plan. Proposed streets must be in conformance with the city thoroughfare plan. All arterial and collector street locations, alignments, right-of-way widths, pavement widths and cross-sections shall be in accordance with the adopted plans and standards. Streets that are not on the thoroughfare plan and are proposed to collect traffic from residential streets shall be designed and constructed as collectors.

This section gives the City the authority to require all proposed street layouts for future subdivisions to follow the Thoroughfare Plan. Further, this section requires proposed streets whose function appears to be a collector to be designed and constructed as a collector, meeting all requirements set forth in the Thoroughfare Plan.

Use of the Thoroughfare Plan

The Thoroughfare Plan establishes a long-range guide for the location and function of roads and streets. It recognizes the basic functions of roads, such as Arterials, as moving traffic quickly between activity centers. Movement, capacity, and speed are the driving influence in road design.

Streets, such as Collectors, function as conduits that gather or collect users from low speed, low volume areas and move them to other higher volume and higher speed facilities. Collectors must be designed within specific parameters so that safety and cost are the principal consideration.

Streets are also recognized as public investments that capture value from development, aesthetics, and social interaction. The inclusion of sidewalk and trail networks, lighting, landscape plantings, transit options, and other enhancements ensure that a full contingent of uses and users benefit from the street. Properly designed streets become activity areas that support human interaction, vehicular travelers, pedestrians, and cyclists.

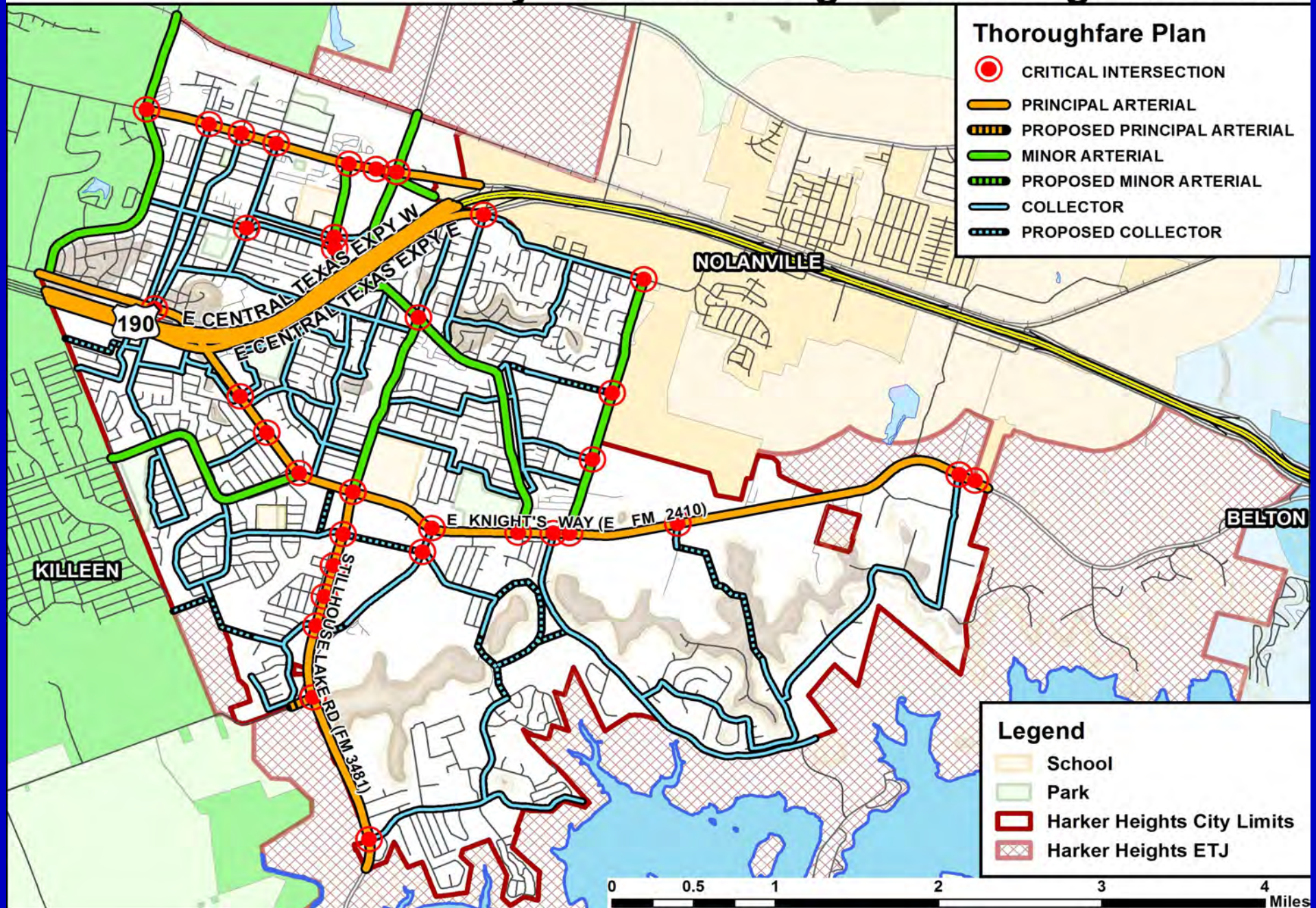
By recognizing basic functions and context sensitive design considerations, and by applying these ideals to new construction as well as to the rehabilitation of older streets and roads, these public facilities begin to serve a full range of users and modes of transportation.



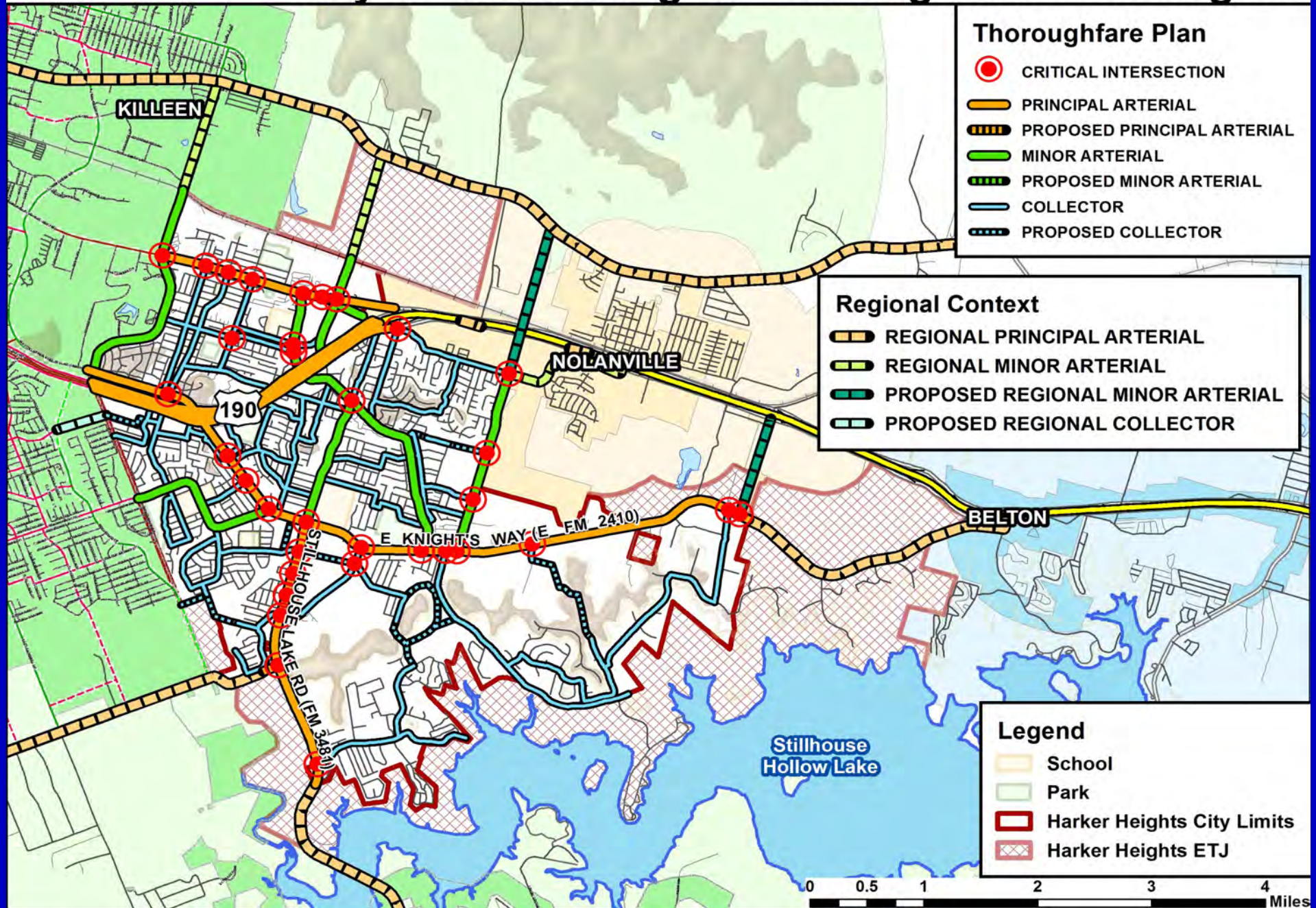
City of Harker Heights, Texas

Mobility 2030

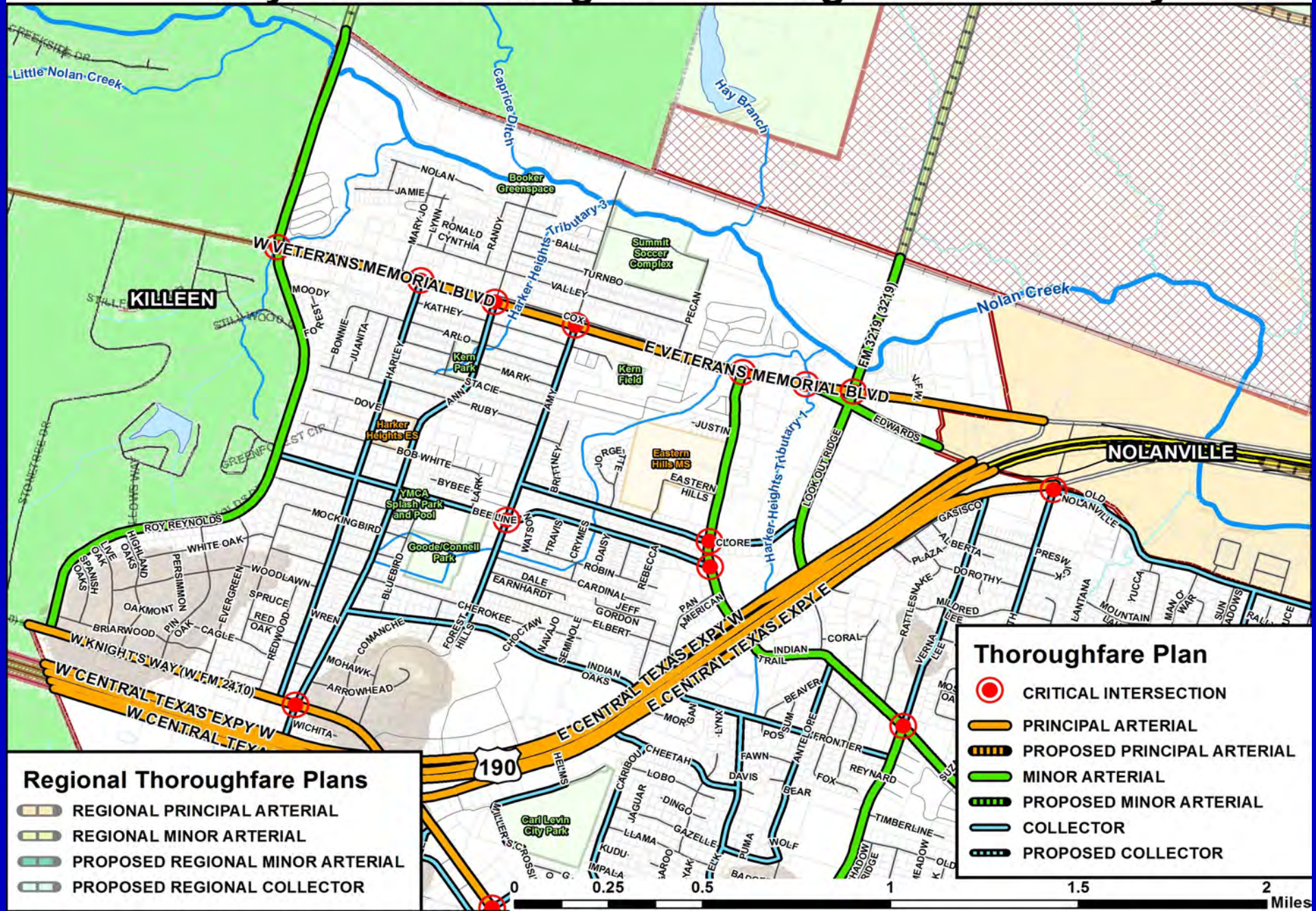
City of Harker Heights Thoroughfare Plan



City of Harker Heights Thoroughfare Plan Region



City of Harker Heights Thoroughfare Plan - City North



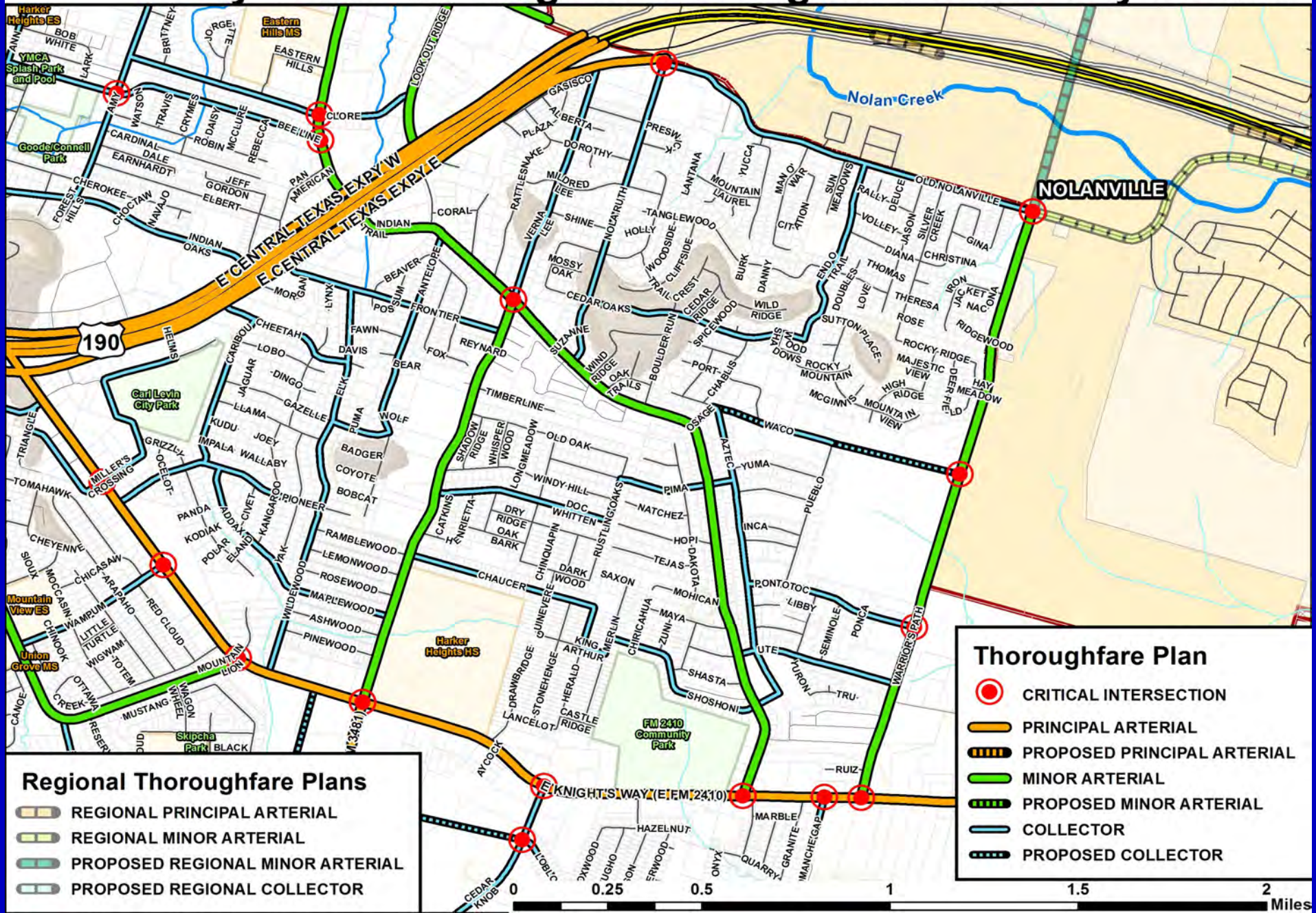
Regional Thoroughfare Plans

- REGIONAL PRINCIPAL ARTERIAL
- REGIONAL MINOR ARTERIAL
- PROPOSED REGIONAL MINOR ARTERIAL
- PROPOSED REGIONAL COLLECTOR

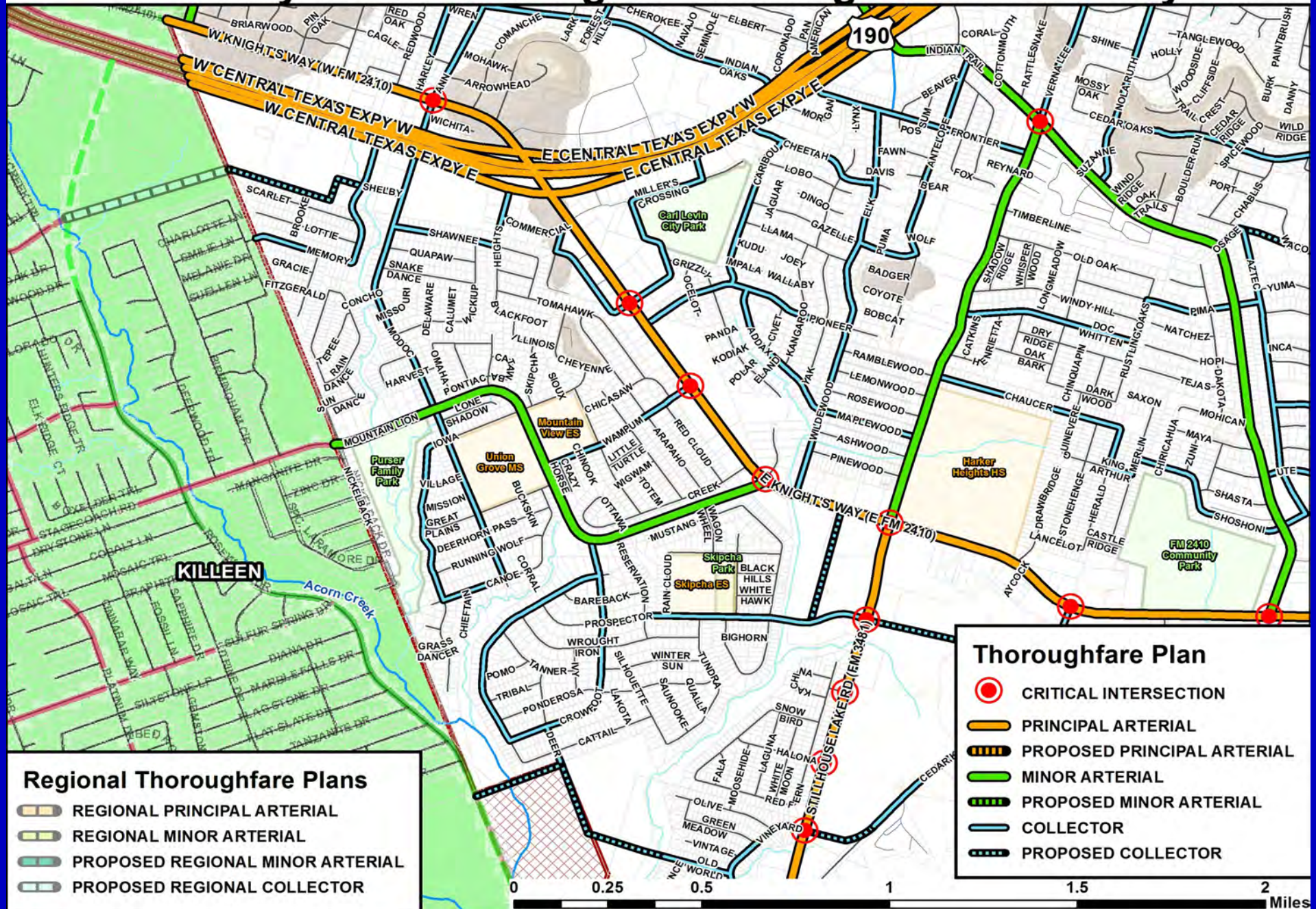
Thoroughfare Plan

- CRITICAL INTERSECTION
- PRINCIPAL ARTERIAL
- PROPOSED PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- PROPOSED MINOR ARTERIAL
- COLLECTOR
- PROPOSED COLLECTOR

City of Harker Heights Thoroughfare Plan - City Central



City of Harker Heights Thoroughfare Plan - City West



Regional Thoroughfare Plans

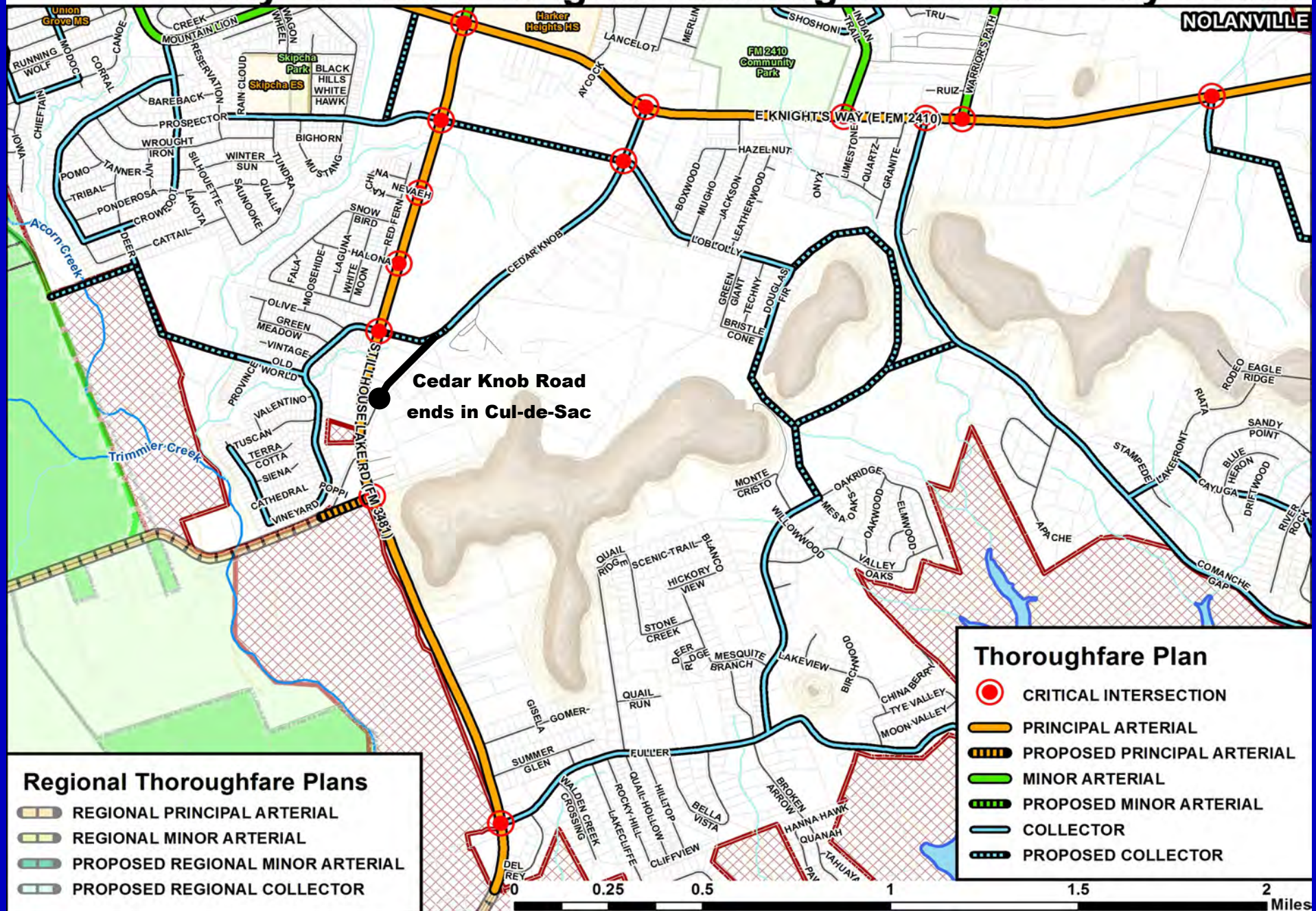
- REGIONAL PRINCIPAL ARTERIAL
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- PROPOSED REGIONAL COLLECTOR

Thoroughfare Plan

- CRITICAL INTERSECTION
- PRINCIPAL ARTERIAL
- PROPOSED PRINCIPAL ARTERIAL
- MINOR ARTERIAL
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- COLLECTOR
- PROPOSED COLLECTOR

City of Harker Heights Thoroughfare Plan - City South

NOLANVILLE



Regional Thoroughfare Plans

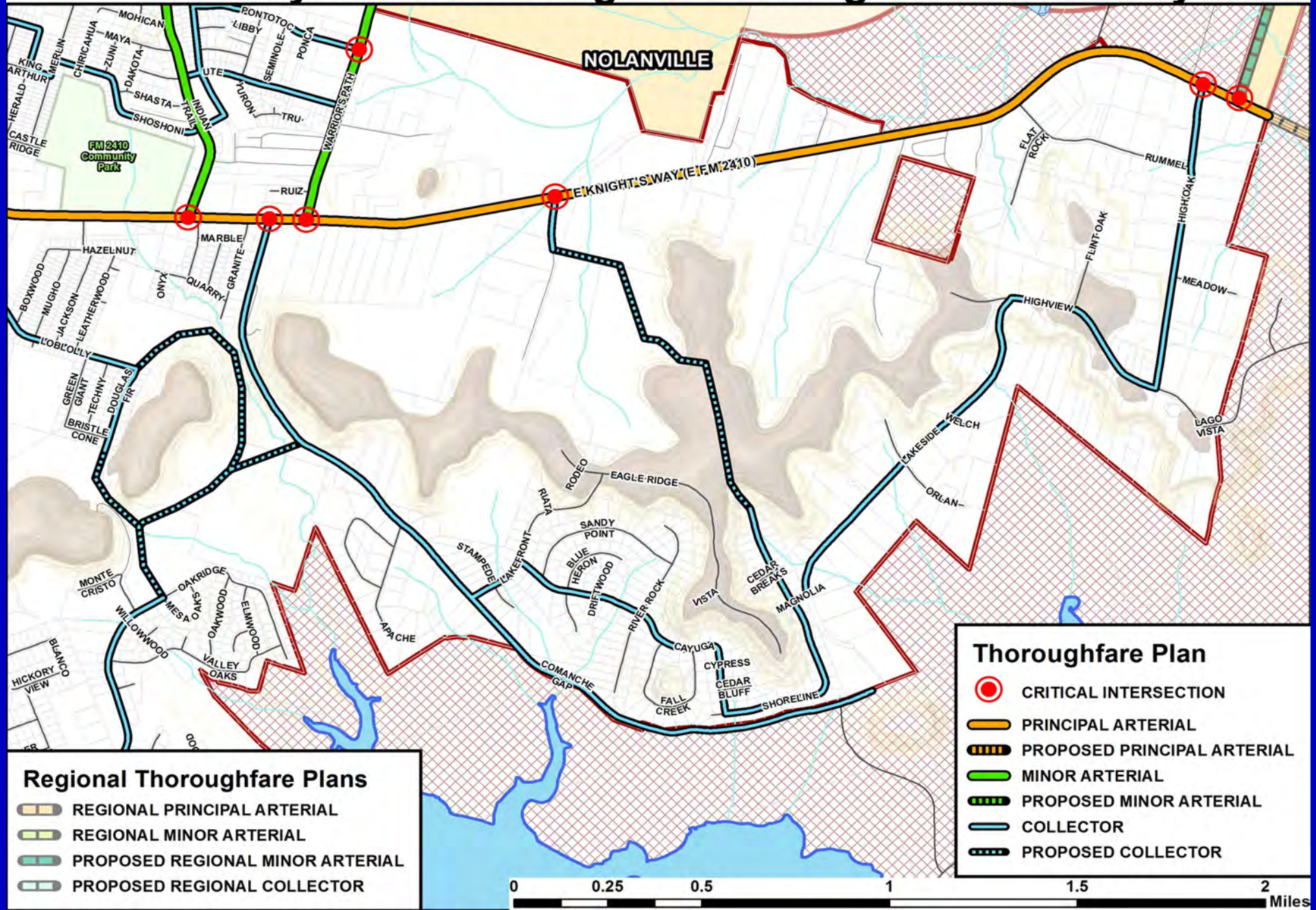
- REGIONAL PRINCIPAL ARTERIAL
- REGIONAL MINOR ARTERIAL
- PROPOSED REGIONAL MINOR ARTERIAL
- PROPOSED REGIONAL COLLECTOR

Thoroughfare Plan

- CRITICAL INTERSECTION
- PRINCIPAL ARTERIAL
- PROPOSED PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- PROPOSED MINOR ARTERIAL
- COLLECTOR
- PROPOSED COLLECTOR

0 0.25 0.5 1 1.5 2 Miles

City of Harker Heights Thoroughfare Plan - City East



Section II

Sidewalk Plan



City of Harker Heights, Texas

Mobility 2030

Introduction

Providing paths for pedestrians has always been fundamental to community building, and while the need for and function of sidewalks has changed, it has not disappeared. The basic purpose of sidewalks is to provide a safe location for people to walk separated from motorized or mechanized vehicles. Sidewalks are an elemental form of transit, connecting people to public transit, schools, work, shopping, services, and cultural or recreational facilities and activities. They provide a space for spontaneous social interaction. They are increasingly used as a recreation and health amenity in themselves for walkers and joggers. For families with young children, sidewalks provide a safe and dedicated space for youngsters to learn to ride a bike or rollerblade.

The City previously had limited sidewalk requirements which has led to fragmented sidewalk network as seen on the Existing Sidewalk Network Map. For all of these reasons the City of Harker Heights has recognized the need for sidewalks to be constructed by individuals or businesses developing land in the City. The overriding goal is to provide pedestrian connections within neighborhoods, connections between neighborhoods, and connections from homes to services, facilities, and amenities in the community. The Plan articulates policies for where new sidewalks should be installed, effectively and rationally deals with new installations in developed areas, and sets guidelines on materials and size for construction.

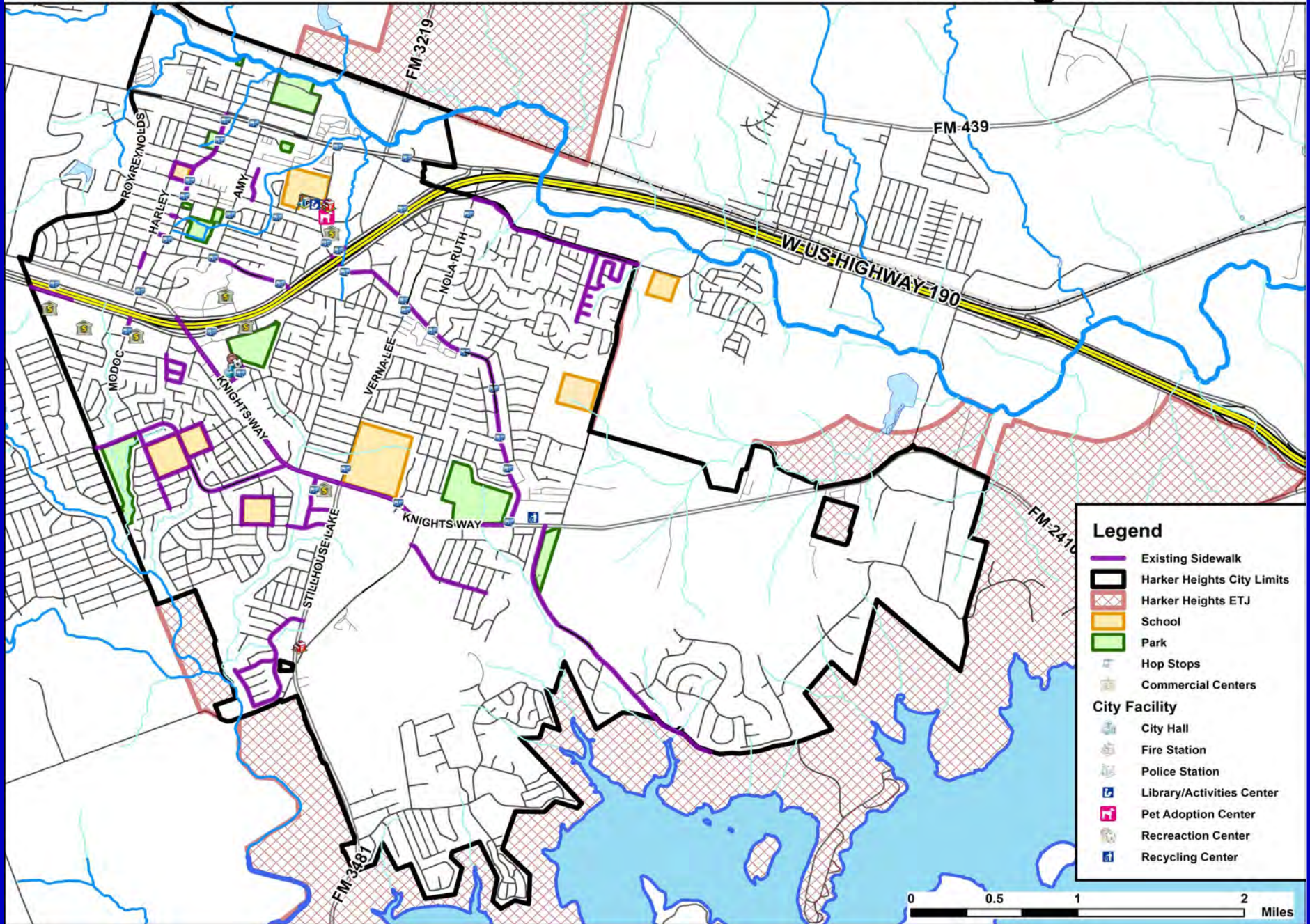


City of Harker Heights, Texas

Mobility 2030

Map Date: 10/27/2015

Existing Sidewalks



Definitions

Promenade Sidewalk - The main function of Promenade Sidewalk is to provide inter-community accessibility connecting community centers or major facilities as well as critical intersections in the City. It is the primary location for high volumes of pedestrians congregating, making transfers to other modes or walking to a destination. They serve high density residential, retail, service, industrial, and mixed uses. Promenade Sidewalks will be 6 to 10 feet wide mixed use paths on both sides of the street featuring numerous amenities such as benches, community flags and banners, water fountains, mile markers, and pet waste stations. They are primarily located along principal arterial streets in the City.

Connector Sidewalk - Connector Sidewalks connect with the principal sidewalk system to accommodate trips of moderate length with a lower level of travel mobility and a higher level of land access. Connector Sidewalk collects residential paths and channels them to public nodes such as parks, schools, and other public facilities and commercial nodes such as hospitals and shopping centers. They are 6 to 8 feet wide mixed use paths on both sides of the street featuring limited amenities such as benches and mile markers. They are primarily located along minor arterial streets in the City.

Residential Sidewalk - Residential Sidewalks are commonly located along neighborhood borders and collect traffic from residential areas and channel people to the Connectors and Promenade. They are 5 to 6 feet wide pedestrian paths on one or both sides of the street. They are primarily located along collector streets and some minor arterial streets in the City.



New Sidewalk Installation and Classification

As a general policy, the Sidewalk Plan calls for concrete sidewalks along streets in the City of Harker Heights. The amount and location of sidewalks will vary depending on the type of street and its function. Table One describes the minimum standards and location for sidewalks. Sidewalk Classifications are shown on the City of Harker Heights Sidewalk Plan.

On all new designated streets, sidewalks will be constructed as required in Table One unless an alternative is deemed necessary by the Planning and Zoning Commission, with the recommendation of the Public Works Department (PWD).

On all existing designated streets sidewalks will be required as identified on the Sidewalk Location Map unless an alternative is deemed necessary by the Planning and Zoning Commission, with the recommendation of the Public Works Department (PWD).

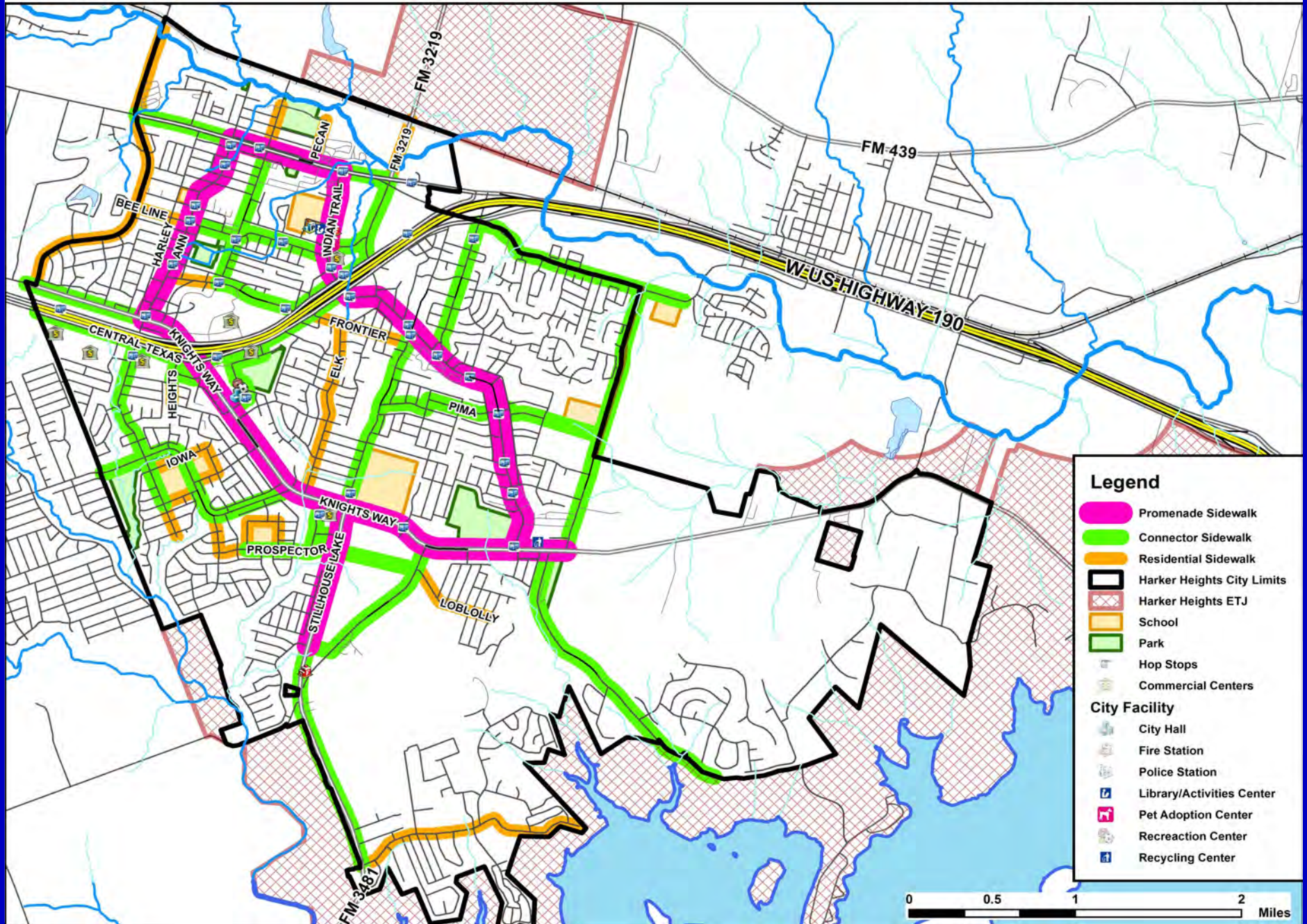
TABLE ONE - SIDEWALK CLASSIFICATION SUMMARY

Sidewalk Classification	Sidewalk Width (feet)	One Side	Two Sides	Amenities
Promenade Sidewalk	6 - 10		X	Benches, Bicycle Racks, Mile Markers, Pet Waste Stations, Water Fountains
Connector Sidewalk	6 - 8	X	X	Benches, Mile markers, Bicycle Racks
Residential Sidewalk	5 - 6	X	X	



Sidewalk Network

Map Date: 10/26/2015



Legend

- Promenade Sidewalk
- Connector Sidewalk
- Residential Sidewalk
- Harker Heights City Limits
- Harker Heights ETJ
- School
- Park
- Hop Stops
- Commercial Centers
- City Facility**
 - City Hall
 - Fire Station
 - Police Station
 - Library/Activities Center
 - Pet Adoption Center
 - Recreation Center
 - Recycling Center

Regardless of the general policy and standards recommended in this Plan and contained in Table One above, the location of sidewalks on existing streets shall be based on the Sidewalk Network Map which is a part of this Plan. In some cases the Plan may require that sidewalks be built on both sides of an existing street if it is deemed necessary for pedestrian safety given the proximity to schools, the housing density of the neighborhood, and other factors to be determined by City Staff.

Sidewalk Construction Details

(A) In developments in which the original application for approval is filed after the effective date hereof, the developer/property owner shall construct sidewalks on both sides of all streets, private access drives, passage easements and other circulation routes. Sidewalks shall be installed by the developer at the time of development, and owners of lots that remain undeveloped must construct sidewalks within two years after the date of approval of the final plat. Sidewalks must be constructed and accepted by the city prior to the issuance of a certificate of occupancy.

(B) Sidewalks shall be constructed one foot from the property line in the rights-of-way adjacent to their lots, whether on the front, side, or rear of the lots, with a minimum six foot buffer strip behind the back of the curb or edge of pavement. New sidewalks shall be properly connected with existing sidewalks and constructed according to city standards. Streets designated by the Thoroughfare Plan for use as a collector or larger shall require a minimum six foot wide sidewalk. All other sidewalks shall be a minimum of five feet in width.

(C) The appearance of a sidewalk (scoring pattern or special paving) shall be maintained across commercial driveways and alley access points, and crosswalks shall be marked at all legs of the intersection. Obstructions such as, but not limited to, fire hydrants, telephone poles, and street signs, shall not be located within a sidewalk, unless written approval of such is obtained from the Director of Public Works.



(E) An alternative sidewalk design may be approved in writing by the Director of Public Works where there are unusual and practical difficulties in carrying out the provisions set forth by this code, provided the alternate design will not adversely affect any adjoining property or the general public.

(F) Exemptions. Division (A) of this section shall not apply to:

- (1) Large-lot residential subdivisions, where lots are one acre or larger in size;
- (2) Cul-de-sacs with a throat length of one lot or fewer; or
- (3) Improvements to existing developments on streets not identified in the sidewalk network where the majority of the developed portions of the street do not have sidewalks present.



Section III

Off-Street Hike and Bike Trail Network Plan



City of Harker Heights, Texas

Mobility 2030

Section IV

On-Street Striping Plan for Biking and Pedestrians



City of Harker Heights, Texas

Mobility 2030

Section V

Transit Planning



City of Harker Heights, Texas

Mobility 2030