



February 8, 2022

5:00 P.M.

CITY COUNCIL

MEETING AGENDA





NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS

Notice is hereby given that, beginning at 5:00 p.m. on Tuesday, February 8, 2022, and continuing from day to day thereafter if necessary, the City Council of the City of Harker Heights, Texas, will hold a meeting in the Kitty Young Council Chamber at 305 Miller's Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following agenda:

MEETING AGENDA

I. INVOCATION:

II. 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.

III. ROLL CALL:

IV. MAYORAL PROCLAMATIONS AND PRESENTATIONS:

1. Proclamation declaring Marcus Maple, a "Bright Star of Central Texas".

[Proclamation](#)

V. CONSENT ITEMS:

1. Discuss and consider approving the minutes of the meeting held on January 25, 2022, and take the appropriate action.

[Minutes](#)

2. Discuss and consider approving the amended minutes of the meeting held on December 14, 2021, and take the appropriate action. (City Secretary)

[Amended Minutes](#)

VI. PRESENTATIONS BY CITIZENS:

Citizens who desire to address the Council on any matter may do so during this item. Please understand that while the Council appreciates hearing your comments, State law (Texas Gov't Code §551.042) prohibits them from: (1) engaging in discussion other than providing a statement of specific factual information or reciting existing City policy, and (2) taking action other than directing Staff to place the matter on a future agenda. Please state your name and address for the record and limit your comments to three minutes.

VII. PUBLIC HEARINGS:

1. Conduct a Public Hearing to discuss and consider approving an amendment to the 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, and take the appropriate action. (Planning and Development Director)

[Staff Report](#)

[Attachments](#)

2. Conduct a Public Hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, 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, and take the appropriate action. (Planning and Development Director)
[Staff Report](#)
[Attachments](#)
3. Conduct a Public Hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, changing 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, and take the appropriate action. (Planning and Development Director)
[Staff Report](#)
[Attachments](#)
4. Conduct a Public Hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, changing the 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, and take the appropriate action. (Planning and Development Director)
[Staff Report](#)
[Attachments](#)
5. Conduct a Public Hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, 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, and take the appropriate action. (Planning and Development Director)
[Staff Report](#)
[Attachments](#)
6. Conduct a Public Hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, 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, and take the appropriate action. (Planning and Development Director)
[Staff Report](#)
[Attachments](#)
7. Conduct a Public Hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, to change the 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, and take the appropriate action. (Planning and Development Director)
[Staff Report](#)
[Attachments](#)
8. Conduct a Public Hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, to change the 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, and take the appropriate action.
(Planning and Development Director)

[Staff Report](#)
[Attachments](#)

9. Conduct a Public Hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, to change the zoning designation from R-1 (One-Family 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, and take the appropriate action. (Planning and Development Director)
[Staff Report](#)
[Attachments](#)
10. Conduct a Public Hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, 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, and take the appropriate action. (Planning and Development Director)
[Staff Report](#)
[Attachments](#)
11. Conduct a Public Hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, to change the 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, and take the appropriate action. (Planning and Development Director)
[Staff Report](#)
[Attachments](#)

VIII. **REGULAR BUSINESS:**

1. Discuss and consider approving 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 and take the appropriate action. (Planning and Development Director)
[Staff Report](#)
[Attachments](#)
2. Discuss and consider approving a Preliminary 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 and take the appropriate action. (Planning and Development Director)
[Staff Report](#)
[Attachments](#)
3. Discuss and consider approving 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, and take the appropriate action. (Planning and Development Director)

[Staff Report](#)

[Attachments](#)

4. Discuss and consider approving 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 and take the appropriate action. (Planning and Development Director)

[Staff Report](#)

[Attachments](#)

5. Discuss and consider approving a Resolution of the City Council of the City of Harker Heights, Texas, awarding a contract for the FM 3481 Sidewalk Improvements (Prospector Trail to Vineyard Trail) Project in the amount of \$509,090.00 to Choice Builders, LLC, and take the appropriate action. (Public Works Director)

[Staff Report](#)

[Attachments](#)

6. Receive and discuss the City Manager's Report. (City Manager)

IX. ITEMS FROM COUNCIL AND ANNOUNCEMENTS:

1. Councilmember closing statements.
2. Updates and announcements from the Mayor.

X. ADJOURNMENT:

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Harker Heights, Texas, a place readily accessible to the general public at all times, on the 4th day of February 2022 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Julie Helsham
City Secretary

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.

Pursuant to Chapter 551 of the Government Code the City Council reserves the right to go into Closed Meeting on any item listed above if deemed necessary.

Note: On occasion the City Council may consider agenda items out of order.



Proclamation

Whereas, Harker Heights High School student Marcus Maple has been named the 2020 and 2021 1st Team All-District Wide Receiver; and

Whereas, Mr. Maple attends Harker Heights High School; and

Whereas, Mr. Maple broke five School records; and

Whereas, Mr. Maple had 935 Yards Receiving in a season, 1,605 Yards Receiving in a career, 12 Receiving Touchdowns in a season, 20 Receiving Touchdowns in a career and 118 Receptions in a career; and

Whereas, Mr. Maple is of very high character and always puts the team first and is an excellent leader on and off the field.

Now therefore, I, Spencer H. Smith, Mayor of the City of Harker Heights, Texas, declare Marcus Maple to be a

"Bright Star of Central Texas".

In Witness Whereof, I have signed this Proclamation and have affixed the Seal of the City of Harker Heights this 8th day of February 2022.

Spencer H. Smith, Mayor
Harker Heights, Texas

Minutes of the City of Harker Heights Council Meeting held at 5:00 p.m. on Tuesday, January 25, 2022, in the Kitty Young Council Chamber at the Harker Heights City Hall at 305 Miller's Crossing, Harker Heights, Texas 76548:

Roll Call:	Spencer H. Smith	Mayor
	Jennifer McCann	Mayor Pro-tem
	Michael Blomquist	Councilmember Place 2
	Jackeline Soriano Fountain	Councilmember Place 3
	David Mitchell	City Manager
	Charlie Olson	City Attorney
	Julie Helsham	City Secretary
Excused:	Lynda Nash	Councilmember Place 4
	Sam Halabi	Councilmember Place 5

MAYORAL PROCLAMATIONS AND PRESENTATIONS:

1. Mayor Smith presented a Proclamation to Jeff Achee, Parks and Recreation Director, proclaiming January 25, 2022, as the "Mayor's Monarch Pledge Day".
2. Mayor Smith presented a Proclamation to Re'Shaun Sandford II, declaring him a "Bright Star of Central Texas".

CONSENT ITEMS:

1. Council discussed and considered approving the minutes of the meetings held on January 11, 2022, and January 18, 2022.

Blomquist made the motion to approve the minutes of the meetings held on January 11, 2022 and on January 18, 2022. Seconded by Fountain. All in favor. Motion approved 3-0.

PUBLIC HEARINGS:

1. Council conducted a Public Hearing to discuss and consider approving an Amendment to Chapter 125 of the Harker Heights Code of Ordinances pertaining to establishments not licensed by the Texas Alcoholic Beverage Commission; Deleting §125.42(B); Amending §125.43 Relating to Security of Premises; Deleting §125.45; Deleting §125.46; Amending §125.60 Criminal Penalty. Kristina Ramirez, Planning and Development Director, made the presentation.

Blomquist made the motion to approve an amendment to §125 of the Harker Heights Code of Ordinances; deleting §125.42(b); amending §125.43 relating to security of premises; deleting §125.45; deleting §125.46; and amending §125.60 Criminal Penalty, based upon staff's recommendation and findings. Seconded by McCann. All in favor. Motion approve 3-0.

RECESS INTO EXECUTIVE SESSION:

At 5:20 p.m. the Mayor announced a closed meeting for the following purposes:

1. Pursuant to the following designated section of the Texas Government Code, Annotated, Chapter 551, the Council may convene into executive session to discuss the following:
 - A). Pursuant to Section 551.071 Tex. Gov't Code - Consultation with attorney regarding pending litigation – Harker Heights Condominiums v. City of Harker Heights, et al

RECONVENE INTO OPEN MEETING:

Mayor Smith reconvened the Regular Meeting at 5:45 p.m.

1. Council held a discussion and took action regarding settlement of pending litigation – Harker Heights Condominiums v. City of Harker Heights, et al.

City Attorney Charlie Olson gave a presentation regarding settlement of pending litigation – Harker Heights Condominiums v. City of Harker Heights, et al and made the following motion:

Motion authorizing the City Manager to execute the settlement agreement with Harker Heights Condominiums and its successor BSLNC, Inc., Cause #308829B in Bell County Texas.

McCann made the motion to approve the motion as stated by City Attorney Charlie Olson. Seconded by Fountain. All in favor. Motion approved 3-0.

REGULAR BUSINESS:

1. Council discussed and considered approving a Resolution of the City Council of the City of Harker Heights, Texas, calling a general election to be held on Saturday, May 7, 2022, for the purpose of electing two (2) members of the Harker Heights City Council for Place 1, and Place 3, for a three year term (2022-2025); Establishing procedures for the election and providing for an effective date. Julie Helsham, City Secretary, made the presentation.

Fountain made the motion to approve a Resolution Ordering a Municipal Election for the City of Harker Heights to be held on Saturday, May 07, 2022; for the purpose of electing a Councilmember for Place 1, and Place 3, to the Harker Heights City Council; Establishing procedures for the election and providing for an effective date. Seconded by Blomquist. All in favor. Motion approved 3-0.

2. Council discussed and considered approving a Resolution of the City Council of the City of Harker Heights, Texas, Authorizing a Joint Election Agreement and Contract for Election Services with the Elections Officer of Bell County, Texas, for a general election to be held on Saturday, May 7, 2022, Authorizing the City Manager to act and sign on behalf of the City. Julie Helsham, City Secretary, made the presentation.

McCann made the motion to approve a Resolution authorizing a joint election agreement and contract for election services with Bell County Elections Officer for a general election to be held on Saturday, May 7, 2022; and authorize the City Manager to sign on behalf of the City. Seconded by Fountain. All in favor. Motion approved 3-0.

3. Council discussed and considered approving a Resolution authorizing continued participation with the ATMOS Cities Steering Committee; and authorizing the payment of five cents per capita to the ATMOS Cities Steering Committee to fund regulatory and related activities related to ATMOS Energy Corporation. Ayesha Lealiiee, Finance Director, made the presentation.

Fountain made the motion to approve a Resolution authorizing continued participation with the Atmos Cities Steering Committee; and authorizing the payment of five cents per capita to the Atmos Cities Steering Committee to fund regulatory and related activities related to Atmos Energy Corporation. Seconded by McCann. All in favor. Motion approve 3-0.

4. Council discussed and considered approving a request for alcohol services for the Harker Heights Chamber of Commerce "Harker Heights Food, Wine, & Brew Festival" at the 2410 Community Park on Saturday, September 10, 2022. Jeff Achee, Parks and Recreation Director, made the presentation.

Blomquist made the motion to approve a request for alcohol services for the Harker Heights Chamber of Commerce "Harker Heights Food, Wine & Brew Festival" at the FM 2410 Community Park for September 10, 2022. Seconded by Fountain. All in favor. Motion approved 3-0.

5. Council discussed and considered approving a request for alcohol services for the Harker Heights Chamber of Commerce "Harker Heights Brew & Brats 5k Mug Run" scheduled for Saturday, October 15, 2022, at the 2410 Community Park. Jeff Achee, Parks and Recreation Director, made the presentation.

McCann made the motion to approve a request for alcohol services for the Harker Heights Chamber of Commerce Brews & Brats 5K Mug Run at the 2410 Community Park for October 15, 2022. Seconded by Blomquist. All in favor. Motion approved 3-0.

6. Council received and discussed the City Manager's Report. David Mitchell, City Manager, made the presentation. No action taken.

ITEMS FROM COUNCIL AND ANNOUNCEMENTS:

1. **Councilmember closing statements.**

Councilmember Blomquist stated that the opening of the Harker Heights Farmers Market is 101 days away and we are looking for vendors. It is never too early to start looking for the vegetable vendors. Hopefully the City will not have too many big freezes this year which kind of curtailed the early release of the Farmers Market vegetables. Stay tuned, it is coming.

Councilmember Fountain stated she wanted to share that the Community Salute launched this month a breakfast for our Military Recruiters. As everyone knows, our Community Salute recognizes new recruits that are going in, but they thought it would be great for our community to also recognize our Recruiters by providing lunch for them on the third Thursday of every month. Community Salute is reaching out to the community businesses to participate, and Ms. Kimberly of Allstate Insurance provided lunch. This is for all Armed Forces, not just the Army. It is for every single Recruiter that is out there working to make sure that they have the defenders that we need for us to be the strongest Nation in the world.

Fountain stated that last Friday she attended a ceremony where State Representative Mr. Buckley was recognized by the Commissions for Veterans and it was an honor to see Representative Buckley being recognized. The Texas Commission for Veterans also recognized our own John Footman. It was so pretty cool that Mr. Footman was recognized with a coin for serving in Vietnam.

2. **Updates and announcements from the Mayor.**

Mayor Smith stated that he attended the following events:

- January 18th – Harker Heights City Council Workshop and Special Meeting.
- January 19th – Killeen Temple Metropolitan Planning Organization Transportation Policy Board Meeting Chairman.
- January 21st – Meeting with City Staff at City Hall.

ADJOURNMENT:

There being no further business the City of Harker Heights City Council Meeting was adjourned at 6:14 p.m.

CITY OF HARKER HEIGHTS, TEXAS:

Spencer H. Smith, Mayor

ATTEST:

Julie Helsham, City Secretary

Amended Minutes of the City of Harker Heights Council Meeting held at 5:00 p.m. on Tuesday, December 14, 2021, in the Kitty Young Council Chamber at the Harker Heights City Hall at 305 Miller's Crossing, Harker Heights, Texas 76548:

Roll Call:	Spencer H. Smith	Mayor
	Jennifer McCann	Mayor Pro-tem
	Michael Blomquist	Councilmember Place 2
	Lynda Nash	Councilmember Place 4
	Sam Halabi	Councilmember Place 5
	David Mitchell	City Manager
	Julie Helsham	City Secretary

Absent: Jackeline Soriano Fountain Councilmember Place 3

Consent Items:

1. Council discussed and considered approving the minutes of the meetings held on November 9, 2021, November 16, 2021, and December 7, 2021.

Blomquist made the motion to approve the minutes of the meetings held on November 9, 2021, November 16, 2021, and December 7, 2021. Seconded by McCann. All in favor. Motion approved 4-0.

Presentations by Citizens:

1. Council received and discussed a presentation of the Bell County Child Safety Check from Shay Luedeke, Bell County Tax Assessor-Collector. Mr. Luedeke presented the City with a check for \$36,925.63 from the Bell County Child Safety Fund. No action taken.
2. Council received and discussed a presentation of the Bell County Hotel Occupancy Check from Bell County Judge David Blackburn. Judge David Blackburn presented the City with a check for \$5,175.90 from the Hotel/Motel Tax Money. No action taken.
3. Council received a presentation by Ronnie Russell, 118 West Iowa, Harker Heights, Texas, regarding the Innovation Black Chamber of Commerce.

Public Hearing:

1. Council conducted a Public Hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, 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. Kristina Ramirez, Planning and Development Director, made the presentation. Cody Sulak, authorized agent, was present to represent the request.

McCann made the motion to approve an ordinance to change the zoning designation from B-3 (Local Business District) to R-2 (Two-Family Dwelling District) on property described as A1086BC W E Hall, Acres 3.517, Property ID #58974, generally located at 600 Enclave Blvd., Harker Heights, Bell County, Texas, based on staff's recommendation. Seconded by Nash. All in favor. Motion approved 4-0.

2. Council conducted a Public Hearing to discuss and consider approving an Ordinance of the city of Harker Heights, Texas, to amend the Land Use Plan by changing the Land Use Designation from Community Center Use to Medium Density Residential Use 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. Kristina Ramirez, Planning and Development Director, made the presentation.

Blomquist made the motion to approve an ordinance to amend the Land Use Plan by changing the land use designation from Community Center use to Medium Density Residential use 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, based on staff's recommendation. Seconded by Halabi. All in favor. Motion approved 4-0.

3. Council conducted a Public Hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, 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. Kristina Ramirez, Planning and Development Director, made the presentation.

Raymond Hamden, citizen, spoke in support of the item.

McCann made the 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, based on staff's findings. Seconded by Nash. All in favor. Motion approved 4-0.

4. Council conducted a Public Hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, amending Ordinance 2021-52 to include 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; applying the same conditions; and allowing for a Single Accessory Dwelling Unit between the two parcels. Kristina Ramirez, Planning and Development Director, made the presentation.

Blomquist made the motion to approve with conditions an Ordinance amending Ordinance 2021-52 to include 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; applying the same conditions; and allowing for a single accessory dwelling unit between the two parcels, and findings with the conditions being:

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. Only a single accessory dwelling unit between the two parcels is allowed.

Seconded by Nash. All in favor. Motion approved 4-0.

5. Council conducted a Public Hearing to discuss and consider approving Amendments to §150.02 Of the Harker Heights Code of Ordinances, Adopting and Amending the 2021 General Technical Codes. Kristina Ramirez, Planning and Development Director, made the presentation.

Halabi made the motion to approve an amendment to § 150.02 of the Harker Heights Code of Ordinances to adopt and amend the 2021 general technical codes, based upon staff's recommendation and findings. Seconded by Nash. All in favor. Motion approved 4-0.

Regular Business:

Mayor Smith moved to Regular Business Item VIII-6.

6. Council discussed and considered approving a Resolution of the City Council of the City of Harker Heights, Texas, authorizing the Chief of Police, City Manager, and Mayor to sign an Interagency Agreement to participate in the CENTURION Records Management System Consortium. Phil Gadd, Police Chief, and City of Temple Deputy Chief Allen Teston, made the presentation.

Blomquist made the motion to approve a Resolution authorizing the Chief of Police, City Manager, and Mayor to sign an Interagency Agreement to participate in the Centurion Records Management System Consortium. Seconded by McCann. All in favor. Motion approved 4-0.

Mayor Smith moved back to Regular Business Item VIII-1.

1. Council discussed and considered approval of 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. Kristina Ramirez, Planning and Development Director, made the presentation.

Blomquist made the motion to approve a request for Preliminary Plat for the subdivision referred to Chaparral Road Addition on property described as Peter Williamson Survey, Abstract No. 1099 and the land herein described being a portion of that certain 3.79 acre tract conveyed to Rena Chang Hoot by Gift Deed recorded in Volume 3475, Page 616, Official Public Records of Bell County, Texas, generally located at the intersection of Chaparral Road and F.M. 3481 (Stillhouse Lake Road), Harker Heights, Bell County, Texas. Seconded by Halabi. **McCann, Blomquist, and Halabi, in favor. Nash against. Motion approved 3-1.**

2. Council discussed and considered approval of a Preliminary Plat referred to as Cedar Trails on property described as lying and situated in the Uriah Hunt Survey, Abstract No. 401 And the land herein described being a portion of the Remainder Tract, of an overall Called 390 acre tract (comprising of what was formerly four tracts of land, of 80 acres, 80 acres, 100 acres, and 130 acres) conveyed to Susan K. Wilson and Gary L. Moore by Affidavit of Heirship Recorded in Document No. 2017-00025863, Official Public Records of Bell County, Texas (OPRBCT), generally located north of E. Knight's Way (FM 2410), and east of Warriors Path Rd., Harker Heights, Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation.

McCann made the motion to approve a request for a Preliminary Plat referred to as Cedar Trails on property described as lying and situated in the Uriah Hunt Survey, Abstract No. 401 and the land herein described being a portion of the remainder tract, of an overall called 390 acre tract (comprising of what was formerly four tracts of land, of 80 acres, 80 acres, 100 acres, and 130 acres) conveyed to Susan K. Wilson and Gary L. Moore by Affidavit of Heirship recorded in Document No. 2017-00025863, Official Public Records of Bell County, Texas (OPRBCT), generally located North of E. Knight's Way (FM 2410), and East of Warriors Path Rd., Harker Heights, Bell County, Texas. Seconded by Nash. All in favor. Motion approved 4-0.

3. Council discussed and considered approval of 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. Kristina Ramirez, Planning and Development Director, made the presentation.

Blomquist made the motion to approve with conditions 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 with the conditions being:

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 City standards.

Seconded by McCann. All in favor. Motion approved 4-0.

4. Council discussed and considered approval of 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. Kristina Ramirez, Planning and Development Director, made the presentation.

McCann made the motion to approve with conditions 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 conditions being:

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 City standards.

Seconded by Halabi. All in favor. Motion approved 4-0.

- Council discussed and considered approval of an Amended Plat referred to as Family Dollar Addition, 1st Amendment, on property described as being all of Lot 1, Block A of the Family Dollar Addition Recorded in Cabinet D, Slide 311D of the Plat Records of Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation.

McCann made the motion to approve with a condition, a request for an Amending Plat referred to as Family Dollar Addition, 1st Amendment, on property described as being all of Lot 1, Block A of the Family Dollar Addition recorded in Cabinet D, Slide 311D of the Plat Records of Bell County, Texas with the condition being: Amend annotations to correspond with Staff comments. Seconded by Blomquist. All in favor. Motion approved 4-0.

At 6:34 p.m. Mayor Smith called for a short break.

Mayor Smith reconvened the meeting at 6:44 p.m.

- Council discussed and considered approving a Resolution of the City Council of the City of Harker Heights, Texas, authorizing the City's participation in the Selective Traffic Enforcement Program Grant administered by the Texas Department of Transportation, for funding in the amount of \$11,996.10, for Officer Overtime Salaries to perform direct traffic enforcement in known traffic problem areas of the City and reduce the number of crashes in those areas. Commander Randy Stefek, made the presentation.

Blomquist made the motion to approve a Resolution authorizing the City's participation in the Selective Traffic Enforcement Program Grant program administered by The Texas Department of Transportation for funding \$11,996.10, toward officer overtime salaries to conduct direct traffic enforcement in known traffic problem areas of the City and reduce the number of crashes in those areas. Seconded by Halabi. All in favor. Motion approved 4-0.

- Council discussed and considered approving a Resolution of the City Council of the City of Harker Heights, Texas, awarding a Contract for the F.M. 2410 Utility Conflicts Project in the amount of \$48,653.00 to Mclean Construction, Inc. Mark Hyde, Public Works Director, made the presentation.

Halabi made the motion to approve a Resolution awarding a contract for the FM 2410 Utility Conflicts Project in the amount of \$48,653.00 to McLean Construction, Inc. Seconded by Nash. All in favor. Motion approved 4-0.

- Council received and discussed The Fiscal Year 2020-2021 Fourth Quarter Unaudited Financial Report. Ayesha Lealiiee, Finance Director, made the presentation. No action taken.
- Council received and discussed the City Manager's Report. David Mitchell, City Manager, made the presentation. No action taken.

Items from Council and Announcements:

- Council member closing statements.

Councilmember Blomquist stated that he attended the following events:

- December 2nd – City of Harker Heights Tree Lighting Ceremony
- December 10th – City of Harker Heights Frost Fest Event
- December 11th – Harker Heights Chamber of Commerce Bacon and Brew 5K
- December 13th – Bell County Health District Board Meeting

Councilmember Nash stated that she attended the following events:

- November 30th – Harker Heights Arts Commission 1st Meeting
- December 2nd – City of Harker Heights Tree Lighting Ceremony
- December 7th – Santa Pal with the Harker Heights Fire Department
- December 8th – Hill Country Transit Quarterly Meeting

Mayor Pro-tem McCann stated that she attended the following events:

- December 10th – City of Harker Heights Frost Fest Event
- December 11th – Harker Heights Chamber of Commerce Bacon and Brew 5K

2. Updates and comments from the Mayor.

Mayor Smith stated that he attended the following events:

- November 10th – Harker Heights Veterans Day Ceremony at Harker Heights Activities Center Streaming Video
- November 11th – Speaker at Harker Heights Rotary Club at Saint Pauls Chong Hasang Roman Catholic Church
- November 12th – Proclamation Guest Speaker at Foundation Women to Women at Shilo Inn
- November 16th – Harker Heights City Council Special Regular Meeting
- November 17th – Bell County Expo Center 20th Annual Water Symposium
- November 17th – Chairman Killeen Temple Metropolitan Planning Association Transportation Policy Planning Board
- November 17th – Harker Heights Citizens Police Academy Graduation and Banquet
- November 19th – III Corps and Fort Hood Phantom Honors Ceremony for Fort Hood Retirees
- November 29th – Harker Heights Police Department Swearing-In Ceremony
- November 30th – Clearwater Underground Water Control District Conference in Belton with State Representative Hugh Shine
- December 1st – Harker Heights city Hall visit with the Memorial Christian Academy Senior Class Students, Teacher and Counselor
- December 2nd – Harker Heights Christmas Tree Lighting Ceremony at City Hall
- December 6th – Meeting at Heart of Texas Defense Alliance in Killeen with Brad Jones, CEO ERCOT and State Representative Brad Buckley
- December 7th – Harker Heights City Council Workshop
- December 8th – Harker Heights City Hall Meeting with State Representative Hugh Shine and Staff, Keith Stedd Heart of Texas Defense Alliance and Harker Heights City Staff
- December 11th – Harker Heights Chamber of Commerce Bacon and Brew 5K at Community Park

Adjournment:

There being no further business the City of Harker Heights City Council Meeting was adjourned at 7:23 p.m.

CITY OF HARKER HEIGHTS, TEXAS:

Spencer H. Smith, Mayor

ATTEST:

Julie Helsham, City Secretary



CITY COUNCIL MEMORANDUM

Z21-35

AGENDA ITEM VII-1

FROM: THE OFFICE OF THE CITY MANAGER

DATE: FEBRUARY 8, 2022

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER APPROVING AN AMENDMENT TO THE 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, AND TAKE THE APPROPRIATE ACTION.

EXPLANATION:

Applicant indicated that 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, prior to the current use, was as a mobile home park. The property is currently zoned as PD-B (Planned Development – Business) with a T-Overlay and an underlying base of R-MH (Manufactured Home Park District). The 2021 Land Use Plan identifies this area as being designated for Medium Density Residential use, which is in line with the current use.

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 February 1, 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 recommended approval to the Planning & Zoning Commission 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 TAKEN BY THE PLANNING AND ZONING COMMISSION:

During the Planning & Zoning Commission meeting held on January 26, 2022, the Planning and Zoning Commission voted (8-0) to recommend approval of an ordinance amending 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, applying the revised conditions as presented based on staff's recommendation and findings.

ACTION BY CITY COUNCIL:

1. Motion to approve/disapprove 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. Proposed Ordinance
2. Application
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

AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS, 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.

CITY OF HARKER HEIGHTS, TEXAS:

Spencer H. Smith, Mayor

ATTEST:

Julie 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
ENGINEERING, INC.
2500 W. WILLIAM CANYON #201
AUSTIN, TX
www.ge-eng.com

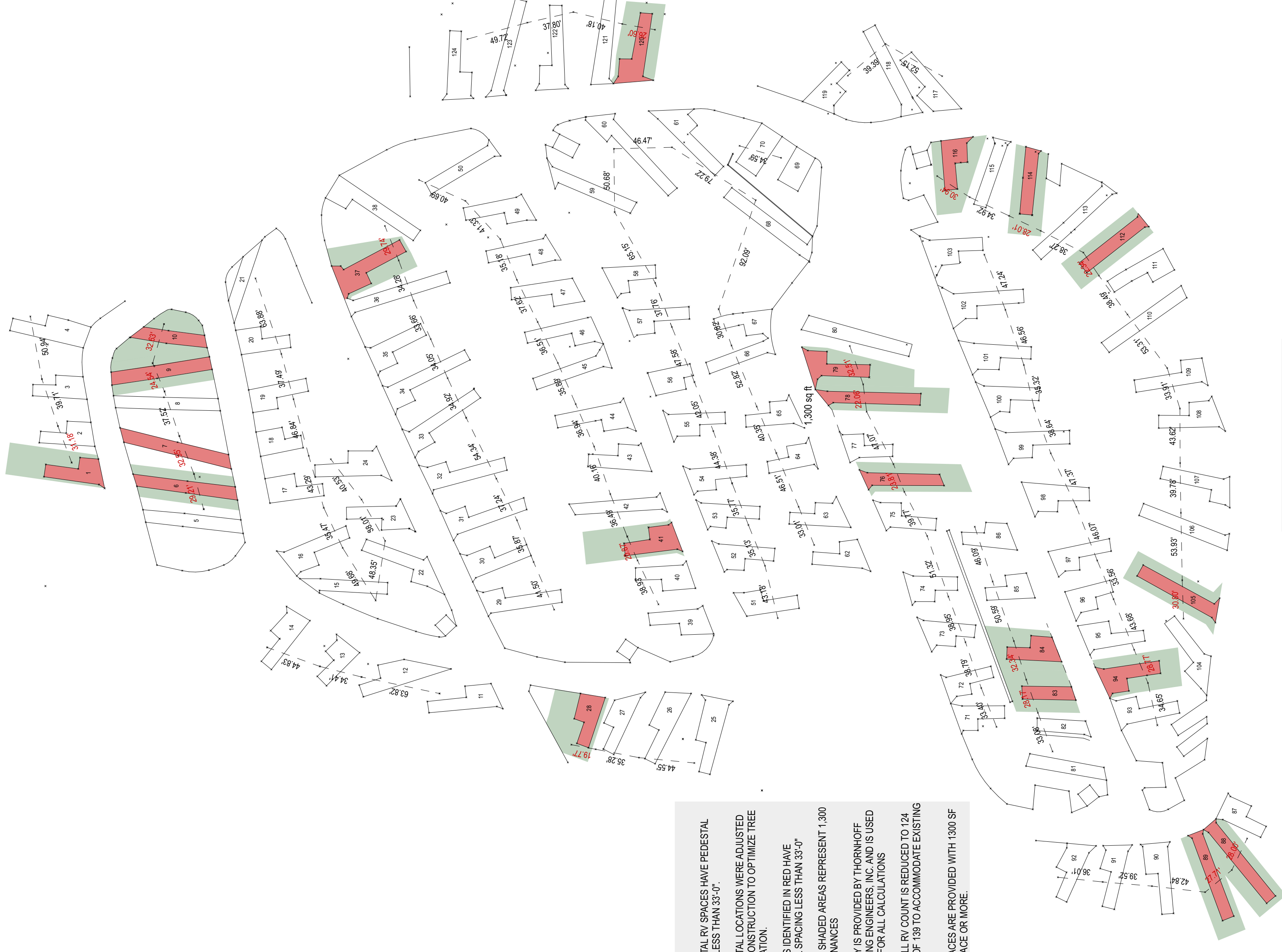
MEP
KO DESIGN
1327 W. MAIN STREET
SUITE 7
TOMBALL, TX 77375

OPEN AIR
RESORTS
HARKER
HEIGHTS, TX

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

A1.3

PEDESTAL EXHIBIT



PEDESTAL SPACING
EXHIBIT

- NOTES:
- (1) 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 UNLESS OF 139 TO ACCOMMODATE EXISTING TREES
 - ALL SPACES ARE PROVIDED WITH 1,300 SF CLEAR SPACE OR MORE.

TREE LIST (AFTER CONSTRUCTION COMPLETE 12/1/21)

NO.	SIZE	SPACING	REMARKS	COMMENTS	DATE	STATUS	REVISIONS	COMMENTS
101	12"	14'x14'	LIVE OAK	TRUNK	201	12"	LIVE OAK	
102	12"	14'x14'	CEDAR ELM	TRUNK	202	12"	LIVE OAK	
103	12"	14'x14'	LIVE OAK	TRUNK	203	12"	HOECHBERG	
104	12"	14'x14'	LIVE OAK	TRUNK	204	12"	LIVE OAK	
105	12"	14'x14'	LIVE OAK	TRUNK	205	12"	LIVE OAK	
106	12"	14'x14'	LIVE OAK	TRUNK	206	12"	LIVE OAK	
107	12"	14'x14'	LIVE OAK	TRUNK	207	12"	LIVE OAK	
108	12"	14'x14'	LIVE OAK	TRUNK	208	12"	LIVE OAK	
109	12"	14'x14'	LIVE OAK	TRUNK	209	12"	LIVE OAK	
110	12"	14'x14'	LIVE OAK	TRUNK	210	12"	LIVE OAK	
111	12"	14'x14'	LIVE OAK	TRUNK	211	12"	LIVE OAK	
112	12"	14'x14'	LIVE OAK	TRUNK	212	12"	LIVE OAK	
113	12"	14'x14'	LIVE OAK	TRUNK	213	12"	LIVE OAK	
114	12"	14'x14'	LIVE OAK	TRUNK	214	12"	LIVE OAK	
115	12"	14'x14'	LIVE OAK	TRUNK	215	12"	LIVE OAK	
116	12"	14'x14'	LIVE OAK	TRUNK	216	12"	LIVE OAK	
117	12"	14'x14'	LIVE OAK	TRUNK	217	12"	LIVE OAK	
118	12"	14'x14'	LIVE OAK	TRUNK	218	12"	LIVE OAK	
119	12"	14'x14'	LIVE OAK	TRUNK	219	12"	LIVE OAK	
120	12"	14'x14'	LIVE OAK	TRUNK	220	12"	LIVE OAK	
121	12"	14'x14'	LIVE OAK	TRUNK	221	12"	LIVE OAK	
122	12"	14'x14'	LIVE OAK	TRUNK	222	12"	LIVE OAK	
123	12"	14'x14'	LIVE OAK	TRUNK	223	12"	LIVE OAK	
124	12"	14'x14'	LIVE OAK	TRUNK	224	12"	LIVE OAK	
125	12"	14'x14'	LIVE OAK	TRUNK	225	12"	LIVE OAK	
126	12"	14'x14'	LIVE OAK	TRUNK	226	12"	LIVE OAK	
127	12"	14'x14'	LIVE OAK	TRUNK	227	12"	LIVE OAK	
128	12"	14'x14'	LIVE OAK	TRUNK	228	12"	LIVE OAK	
129	12"	14'x14'	LIVE OAK	TRUNK	229	12"	LIVE OAK	
130	12"	14'x14'	LIVE OAK	TRUNK	230	12"	LIVE OAK	
131	12"	14'x14'	LIVE OAK	TRUNK	231	12"	LIVE OAK	
132	12"	14'x14'	LIVE OAK	TRUNK	232	12"	LIVE OAK	
133	12"	14'x14'	LIVE OAK	TRUNK	233	12"	LIVE OAK	
134	12"	14'x14'	LIVE OAK	TRUNK	234	12"	LIVE OAK	
135	12"	14'x14'	LIVE OAK	TRUNK	235	12"	LIVE OAK	
136	12"	14'x14'	LIVE OAK	TRUNK	236	12"	LIVE OAK	
137	12"	14'x14'	LIVE OAK	TRUNK	237	12"	LIVE OAK	
138	12"	14'x14'	LIVE OAK	TRUNK	238	12"	LIVE OAK	
139	12"	14'x14'	LIVE OAK	TRUNK	239	12"	LIVE OAK	
140	12"	14'x14'	LIVE OAK	TRUNK	240	12"	LIVE OAK	
141	12"	14'x14'	LIVE OAK	TRUNK	241	12"	LIVE OAK	
142	12"	14'x14'	LIVE OAK	TRUNK	242	12"	LIVE OAK	
143	12"	14'x14'	LIVE OAK	TRUNK	243	12"	LIVE OAK	
144	12"	14'x14'	LIVE OAK	TRUNK	244	12"	LIVE OAK	
145	12"	14'x14'	LIVE OAK	TRUNK	245	12"	LIVE OAK	
146	12"	14'x14'	LIVE OAK	TRUNK	246	12"	LIVE OAK	
147	12"	14'x14'	LIVE OAK	TRUNK	247	12"	LIVE OAK	
148	12"	14'x14'	LIVE OAK	TRUNK	248	12"	LIVE OAK	
149	12"	14'x14'	LIVE OAK	TRUNK	249	12"	LIVE OAK	
150	12"	14'x14'	LIVE OAK	TRUNK	250	12"	LIVE OAK	
151	12"	14'x14'	LIVE OAK	TRUNK	251	12"	LIVE OAK	
152	12"	14'x14'	LIVE OAK	TRUNK	252	12"	LIVE OAK	
153	12"	14'x14'	LIVE OAK	TRUNK	253	12"	LIVE OAK	
154	12"	14'x14'	LIVE OAK	TRUNK	254	12"	LIVE OAK	
155	12"	14'x14'	LIVE OAK	TRUNK	255	12"	LIVE OAK	
156	12"	14'x14'	LIVE OAK	TRUNK	256	12"	LIVE OAK	
157	12"	14'x14'	LIVE OAK	TRUNK	257	12"	LIVE OAK	
158	12"	14'x14'	LIVE OAK	TRUNK	258	12"	LIVE OAK	
159	12"	14'x14'	LIVE OAK	TRUNK	259	12"	LIVE OAK	
160	12"	14'x14'	LIVE OAK	TRUNK	260	12"	LIVE OAK	
161	12"	14'x14'	LIVE OAK	TRUNK	261	12"	LIVE OAK	
162	12"	14'x14'	LIVE OAK	TRUNK	262	12"	LIVE OAK	
163	12"	14'x14'	LIVE OAK	TRUNK	263	12"	LIVE OAK	
164	12"	14'x14'	LIVE OAK	TRUNK	264	12"	LIVE OAK	
165	12"	14'x14'	LIVE OAK	TRUNK	265	12"	LIVE OAK	
166	12"	14'x14'	LIVE OAK	TRUNK	266	12"	LIVE OAK	
167	12"	14'x14'	LIVE OAK	TRUNK	267	12"	LIVE OAK	
168	12"	14'x14'	LIVE OAK	TRUNK	268	12"	LIVE OAK	
169	12"	14'x14'	LIVE OAK	TRUNK	269	12"	LIVE OAK	
170	12"	14'x14'	LIVE OAK	TRUNK	270	12"	LIVE OAK	
171	12"	14'x14'	LIVE OAK	TRUNK	271	12"	LIVE OAK	
172	12"	14'x14'	LIVE OAK	TRUNK	272	12"	LIVE OAK	
173	12"	14'x14'	LIVE OAK	TRUNK	273	12"	LIVE OAK	
174	12"	14'x14'	LIVE OAK	TRUNK	274	12"	LIVE OAK	
175	12"	14'x14'	LIVE OAK	TRUNK	275	12"	LIVE OAK	
176	12"	14'x14'	LIVE OAK	TRUNK	276	12"	LIVE OAK	
177	12"	14'x14'	LIVE OAK	TRUNK	277	12"	LIVE OAK	
178	12"	14'x14'	LIVE OAK	TRUNK	278	12"	LIVE OAK	
179	12"	14'x14'	LIVE OAK	TRUNK	279	12"	LIVE OAK	
180	12"	14'x14'	LIVE OAK	TRUNK	280	12"	LIVE OAK	
181	12"	14'x14'	LIVE OAK	TRUNK	281	12"	LIVE OAK	
182	12"	14'x14'	LIVE OAK	TRUNK	282	12"	LIVE OAK	
183	12"	14'x14'	LIVE OAK	TRUNK	283	12"	LIVE OAK	
184	12"	14'x14'	LIVE OAK	TRUNK	284	12"	LIVE OAK	
185	12"	14'x14'	LIVE OAK	TRUNK	285	12"	LIVE OAK	
186	12"	14'x14'	LIVE OAK	TRUNK	286	12"	LIVE OAK	
187	12"	14'x14'	LIVE OAK	TRUNK	287	12"	LIVE OAK	
188	12"	14'x14'	LIVE OAK	TRUNK	288	12"	LIVE OAK	
189	12"	14'x14'	LIVE OAK	TRUNK	289	12"	LIVE OAK	
190	12"	14'x14'	LIVE OAK	TRUNK	290	12"	LIVE OAK	
191	12"	14'x14'	LIVE OAK	TRUNK	291	12"	LIVE OAK	
192	12"	14'x14'	LIVE OAK	TRUNK	292	12"	LIVE OAK	
193	12"	14'x14'	LIVE OAK	TRUNK	293	12"	LIVE OAK	
194	12"	14'x14'	LIVE OAK	TRUNK	294	12"	LIVE OAK	
195	12"	14'x14'	LIVE OAK	TRUNK	295	12"	LIVE OAK	
196	12"	14'x14'	LIVE OAK	TRUNK	296	12"	LIVE OAK	
197	12"	14'x14'	LIVE OAK	TRUNK	297	12"	LIVE OAK	
198	12"	14'x14'	LIVE OAK	TRUNK	298	12"	LIVE OAK	
199	12"	14'x14'	LIVE OAK	TRUNK	299	12"	LIVE OAK	
200	12"	14'x14'	LIVE OAK	TRUNK	300	12"	LIVE OAK	

ADDITIONAL TREE LIST (AFTER CONSTRUCTION) TREES WITHOUT TAGS OR NOT PREVIOUSLY LOCATED

NO.	SIZE	SPACING	REMARKS	COMMENTS
A	12"	14'x14'	LIVE OAK	
B	12"	14'x14'	LIVE OAK	
C	12"	14'x14'	LIVE OAK	
D	12"	14'x14'	LIVE OAK	
E	12"	14'x14'	LIVE OAK	
F	12"	14'x14'	LIVE OAK	
G	12"	14'x14'	LIVE OAK	
H	12"	14'x14'	LIVE OAK	
I	12"	14'x14'	LIVE OAK	
J	12"	14'x14'	LIVE OAK	
K	12"	14'x14'	LIVE OAK	
L	12"	14'x14'	LIVE OAK	
M	12"	14'x14'	LIVE OAK	
N	12"	14'x14'	LIVE OAK	
O	12"	14'x14'	LIVE OAK	
P	12"	14'x14'	LIVE OAK	
Q	12"	14'x14'	LIVE OAK	
R	12"	14'x14'	LIVE OAK	
S	12"	14'x14'	LIVE OAK	
T	12"	14'x14'	LIVE OAK	
U	12"	14'x14'	LIVE OAK	
V	12"	14'x14'	LIVE OAK	
W	12"	14'x14'	LIVE OAK	
X	12"	14'x14'	LIVE OAK	
Y	12"	14'x14'	LIVE OAK	
Z	12"	14'x14'	LIVE OAK	

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

1

PEDESTAL EXHIBIT
SCALE: 1/2" = 1'-0"

2



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: OAR Harker Heights Real Estate Holdings, LLC Date: 12/29/21

Address: 705 Vanguard Street

City/State/Zip: Lakeway, TX 78734

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

Legal Description of Property:

Location of Property (Address if available): 101 N. Roy Reynolds Drive, Harker Heights, TX

Lot: _____ Block: _____ Subdivision: _____

Acres: 31.366 Property ID: 77037 Survey: A0288BC L V Evans

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: RV Resort

Current Zoning Classification: Planned Development Proposed Zoning: Amended Conditions

Current Land Use: Planned Development Proposed Land Use: Same

Applicant's Representative (if applicable):

Applicant's Representative: Joel Canfield

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.

Joel Canfield
Printed Name of Property Owner

[Signature]
Signature of Property Owner

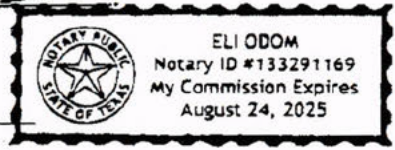
Joel Canfield
Printed Name of Representative

[Signature]
Signature of Representative

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

[Signature]
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-24-25



Date Submitted: 12/29/21

STAFF ONLY - DO NOT FILL OUT BELOW

Received By: [Signature]

Pre-Application Meeting

Receipt #: _____

Revised: 10/2021

Case #: _____

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

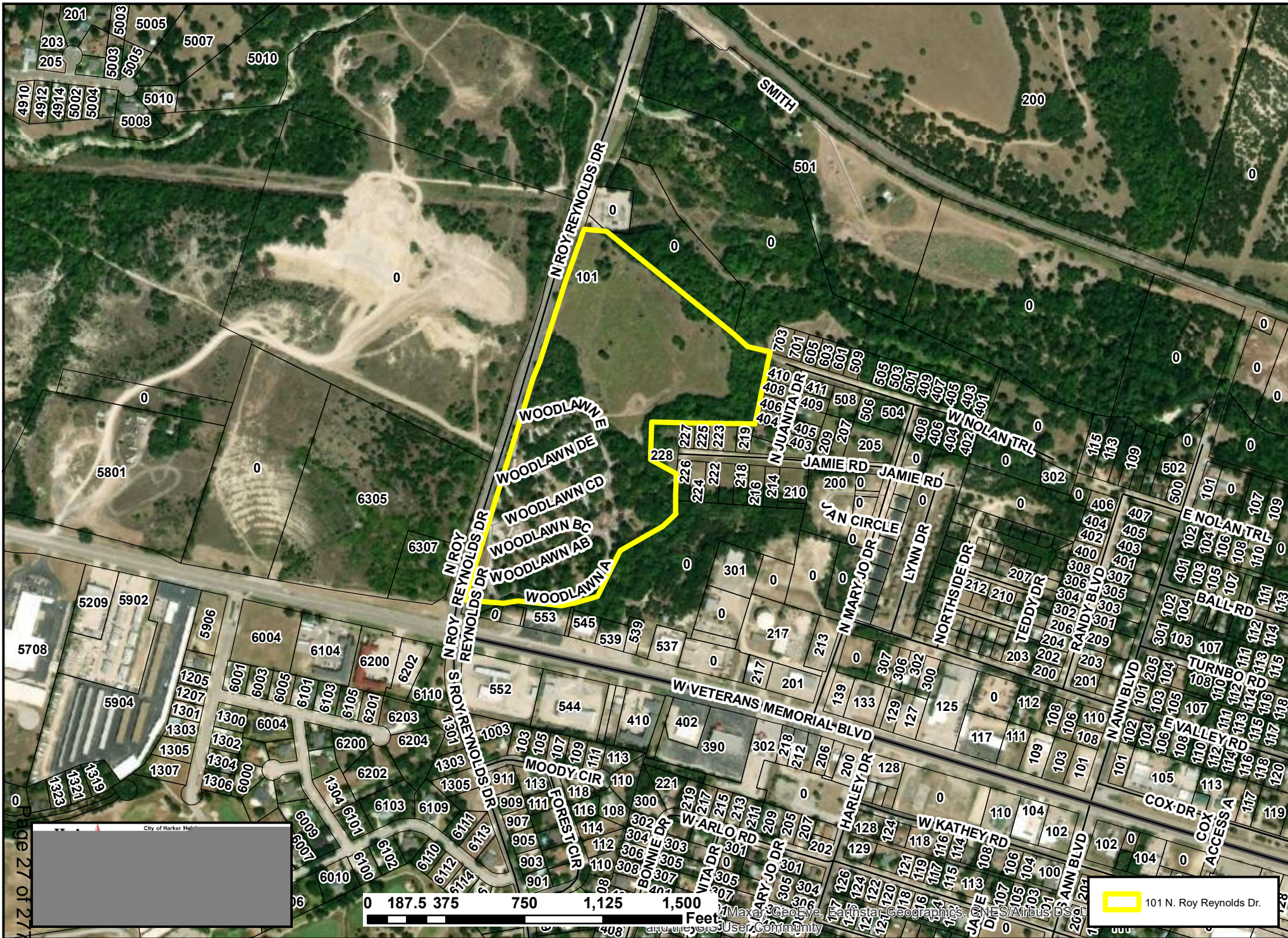
ATTEST:

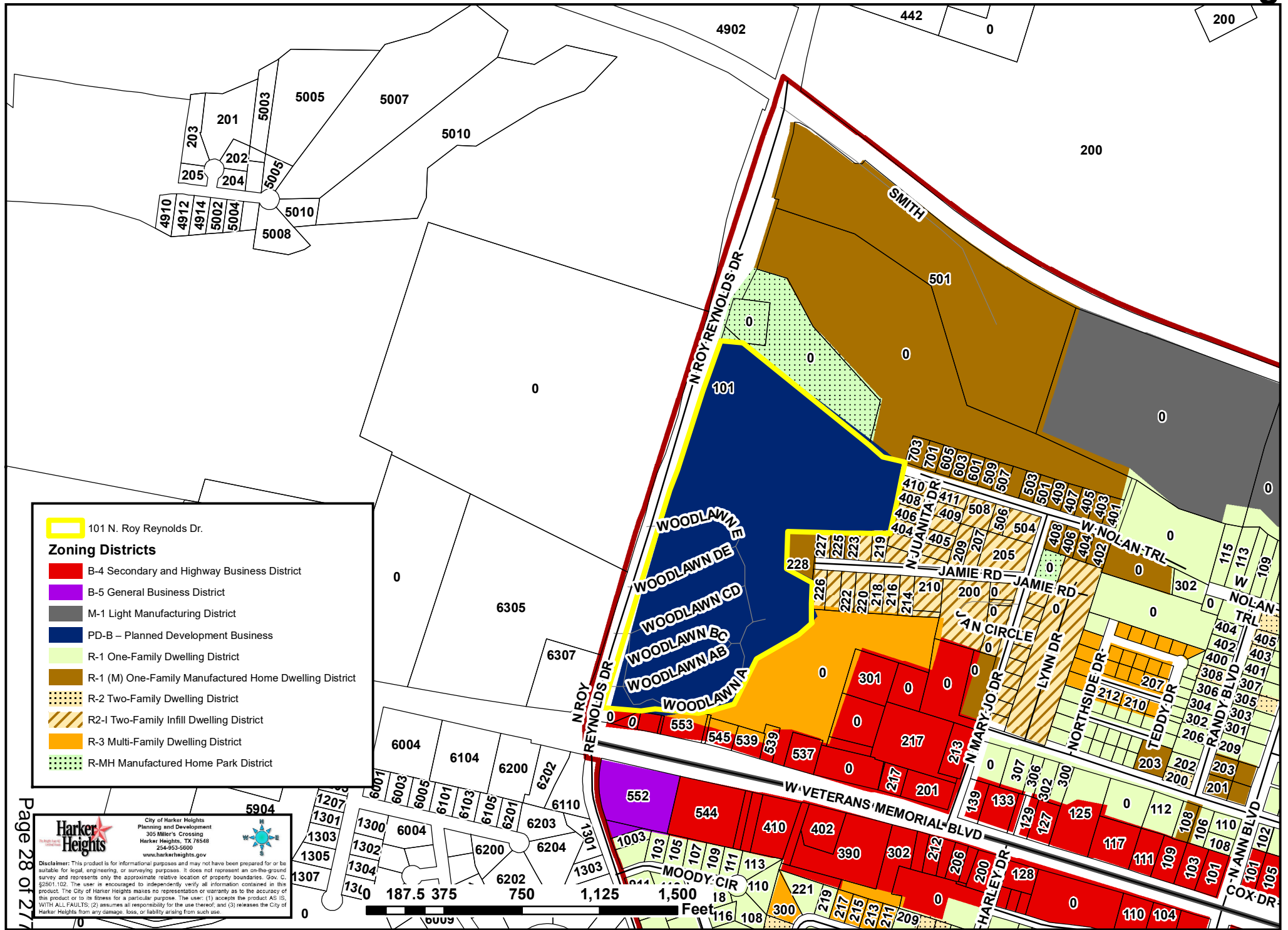

Patricia Brunson, City Secretary

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.







 101 N. Roy Reynolds Dr.

Zoning Districts

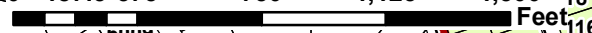
-  B-4 Secondary and Highway Business District
-  B-5 General Business District
-  M-1 Light Manufacturing District
-  PD-B – Planned Development Business
-  R-1 One-Family Dwelling District
-  R-1 (M) One-Family Manufactured Home Dwelling District
-  R-2 Two-Family Dwelling District
-  R2-I Two-Family Infill Dwelling District
-  R-3 Multi-Family Dwelling District
-  R-MH Manufactured Home Park District

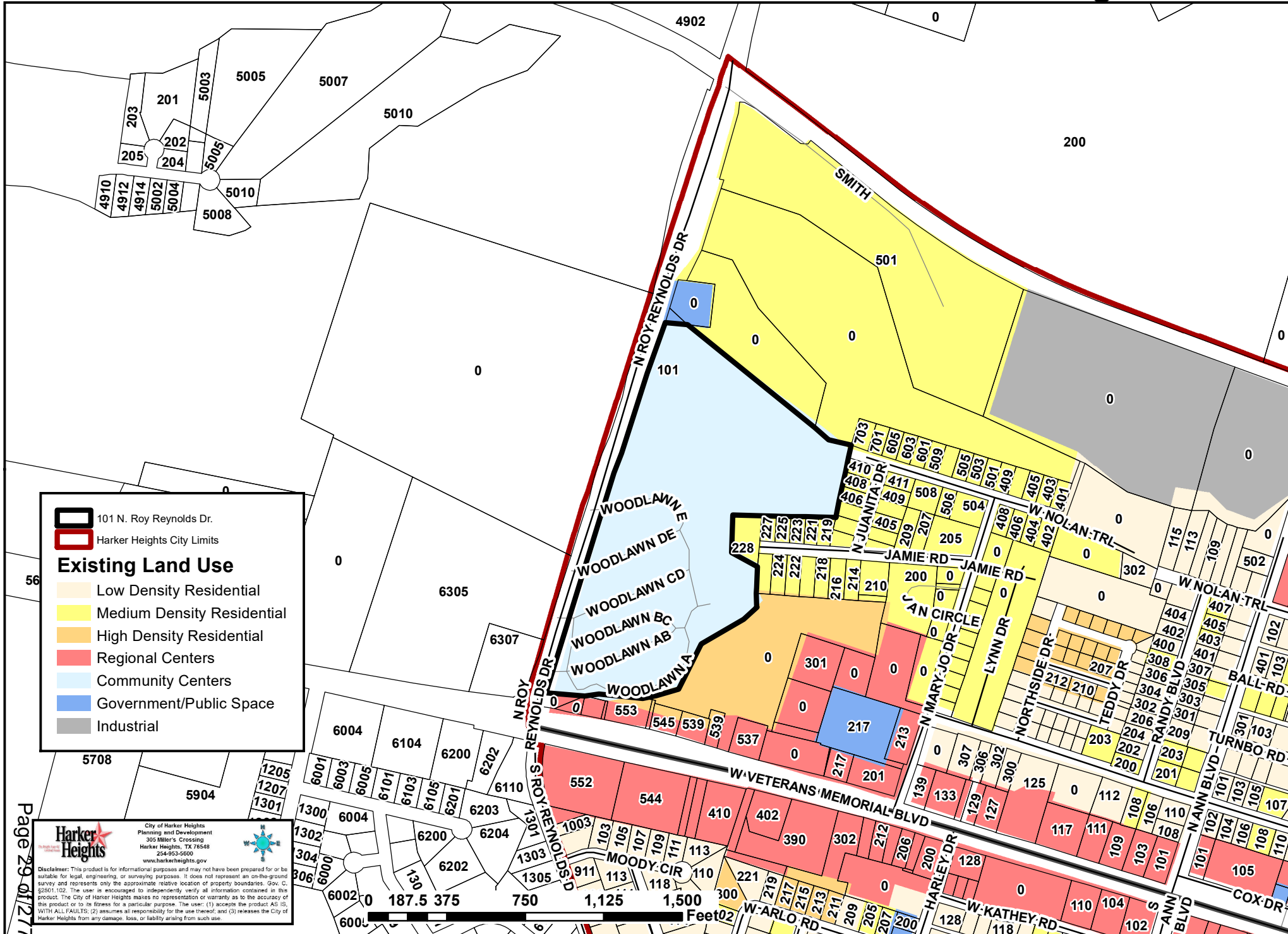


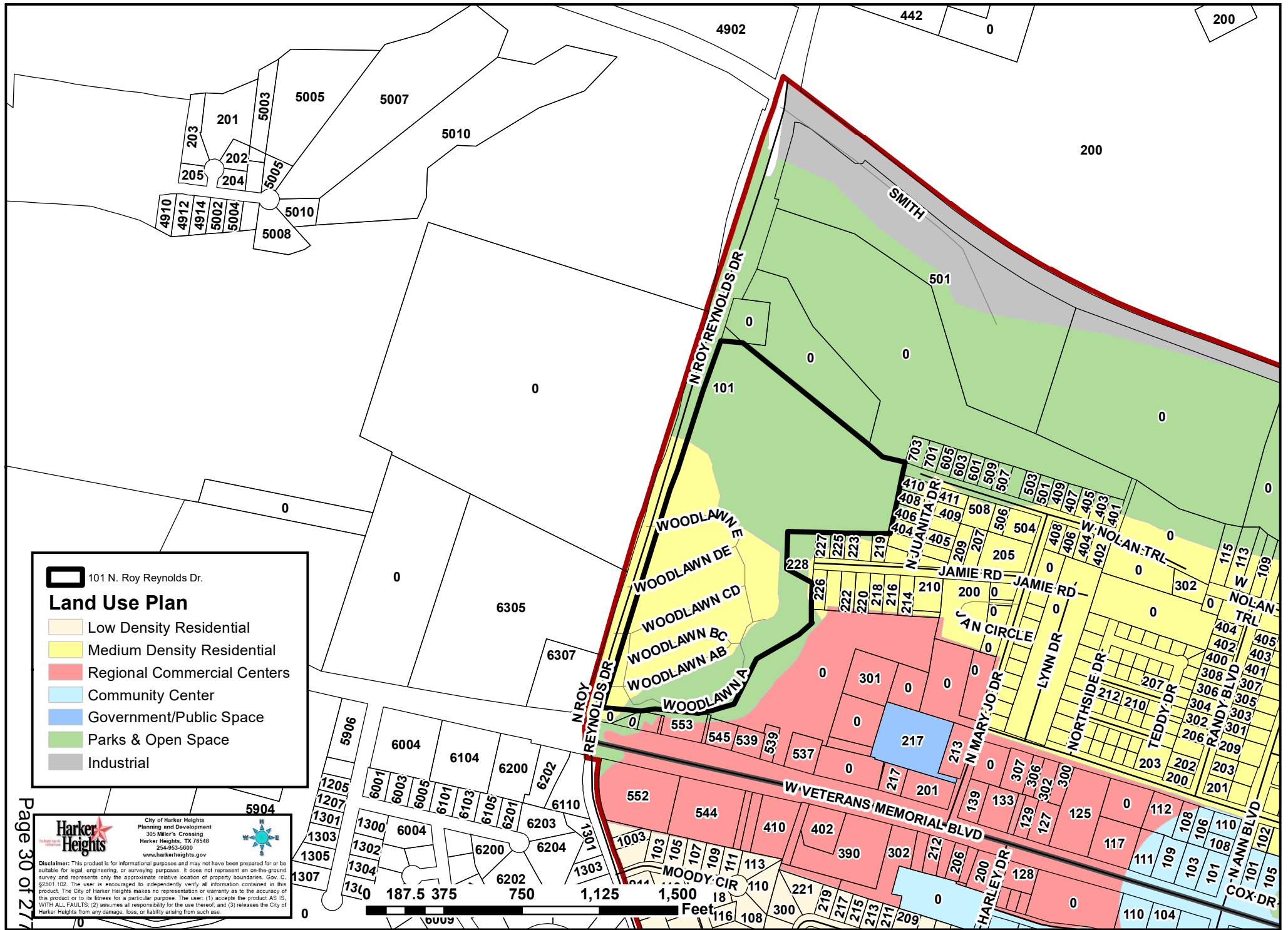
City of Harker Heights
 Planning and Development
 300 Miller's Crossing
 Harker Heights, TX 78548
 254-953-5000
www.harkerheights.gov



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §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.







101 N. Roy Reynolds Dr.

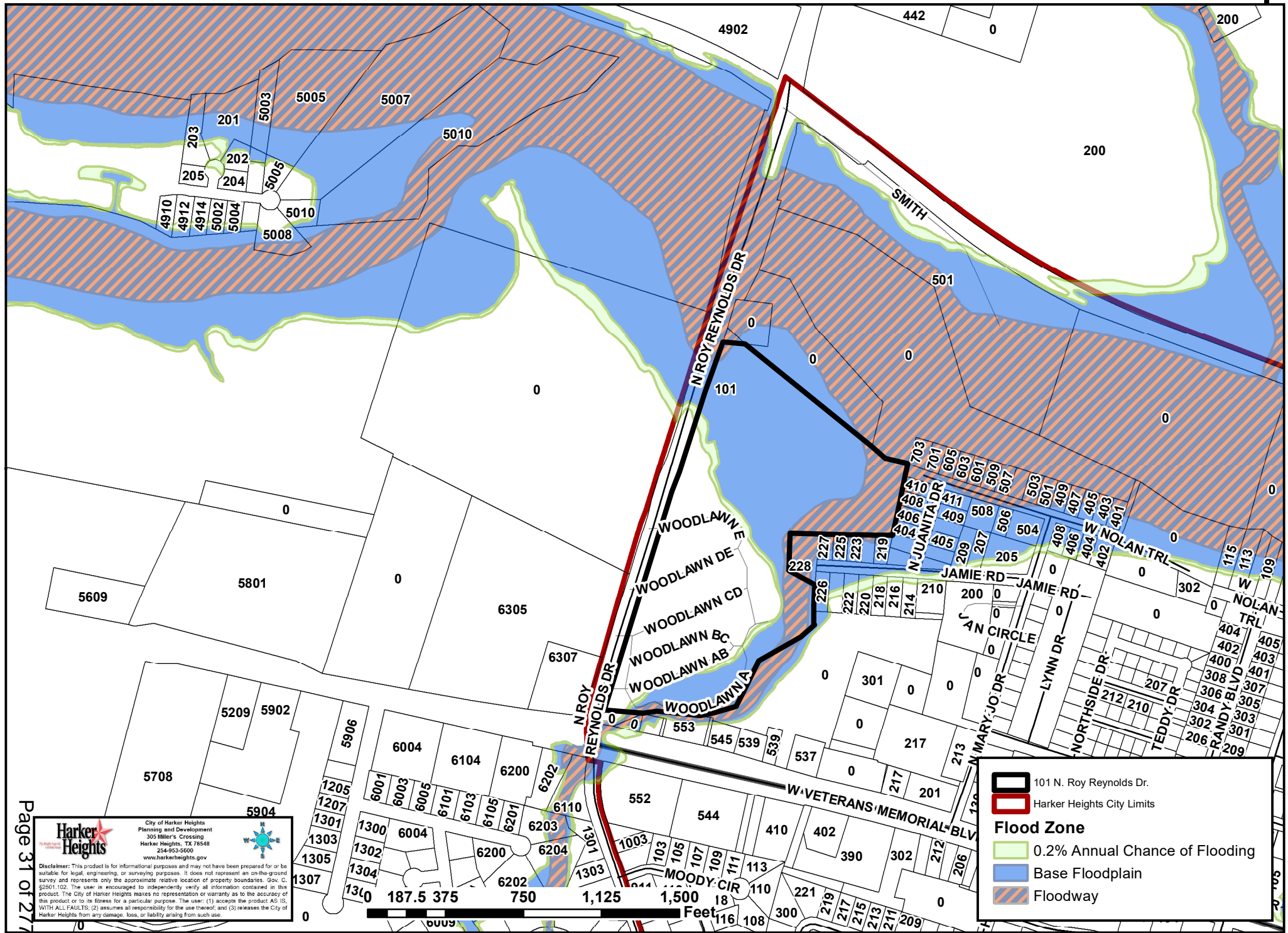
Land Use Plan

- Low Density Residential
- Medium Density Residential
- Regional Commercial Centers
- Community Center
- Government/Public Space
- Parks & Open Space
- Industrial

Harker Heights

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 Planning and Development
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Legend

- 101 N. Roy Reynolds Dr.
- Harker Heights City Limits
- Flood Zone**
 - 0.2% Annual Chance of Flooding
 - Base Floodplain
 - Floodway



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: FOUNTAIN, TERRY ETUX JACKELINE S

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

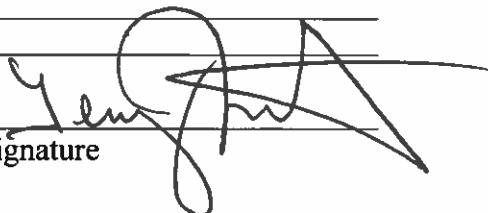
Physical Address	Property ID
W VETERANS MEMORIAL BLVD	169326

RE: application to 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 (see attached notification map).

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

Comments:

Terry Fountain
Printed Name


Signature

21 JAN 2022
Date

Received

JAN 21 2022

Planning & Development



CITY COUNCIL MEMORANDUM

Z21-36

AGENDA ITEM# VII-2

FROM: THE OFFICE OF THE CITY MANAGER

DATE: FEBRUARY 8, 2022

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER APPROVING AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS, 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, AND TAKE THE APPROPRIATE ACTION.

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 as being designated for Community Center use. 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 four (4) response was received in opposition of the request. It is important to note that three of the written responses in opposition are for the same physical property and therefore counts as one written recommendation for denial with respect to the 200-foot regulatory boundary. Any additional responses received after the above date will be provided during the meeting.

RECOMMENDATION:

Staff recommended approval to the Planning & Zoning Commission of an ordinance to change the 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 TAKEN BY THE PLANNING AND ZONING COMMISSION:

During the Planning & Zoning Commission meeting held on January 26, 2022, the Planning and Zoning Commission voted (7-1) to recommend disapproval of an ordinance 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.

The Planning and Zoning Commissioners noted that the recommendation for denial was based on the following:

1. The request causes substantial detriment to the surrounding lands.
2. The proposed zoning is substantially inconsistent with the zoning of the neighboring lands.

ACTION BY CITY COUNCIL:

Since the recommendation of the property was not approved by the Planning & Zoning Commission, per §155.212(D) (2) of the City of Harker Heights Code of Ordinances, a zoning district change will require a three-fourths (super-majority) approval vote from the City Council.

(D) Vote Required

“If such proposed amendment, supplement, or change has not been approved by the Planning and Zoning Commission, the amendment, supplement or change shall not become effective except by a three-fourths approval vote by the City Council.”

1. Motion to approve/disapprove an ordinance to change the 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. Proposed Ordinance
2. Application
3. B-1 Ordinance
4. Location Map
5. Zoning Map
6. Existing Land Use Map
7. Land Use Plan Map
8. Notification Area Map
9. Public Responses

AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS, GRANTING 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.

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

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

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

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

SECTION 2: The hereinafter-described property, as previously zoned R-1 (One-Family Dwelling District) to 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.

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>
2022-	2/8/22	Granting 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.

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

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

PASSED AND APPROVED by the City Council of the City of Harker Heights on February 8, 2022.

CITY OF HARKER HEIGHTS, TEXAS:

Spencer H. Smith, Mayor

ATTEST:

Julie Helsham, City Secretary



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: R1 **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

Receipt #: 01777211

Received By: WEVERETT

Pre-Application Meeting

Case #: _____

Revised: 5/2020

§ 155.028 B-1 OFFICE DISTRICT.

(A) *Permitted uses.*

- (1) Office, general business.
- (2) Offices of practitioners of the recognized professions, as herein defined:
 - (a) *Professional building.* Any structure used solely for the housing of professional offices of recognized professions.
 - (b) *Recognized professions.* Members of a recognized profession include those persons and customary staff normally considered as professional and shall be deemed to include doctors, veterinarians, dentists, lawyers, architects, certified public accountants, registered engineers and surveyors, and professions providing personal services, and the like.
- (3) Uses customarily incidental to the primary use.
- (4) Coffee shop.
- (5) Barber shop; beauty shop; beauty parlor.
- (6) Public schools.
- (7) Public parks, municipal golf courses, public recreation facilities, and community buildings.
- (8) Municipal buildings, public libraries or museums, police and fire stations.
- (9) Construction field office and yard on the job site for the duration of construction only.
- (10) An on-premises residential use or living quarters associated with the business provided both uses are in compliance with appropriate building codes, and the proprietor or employee of the business is a resident of the living quarters.
- (11) Low impact telecom towers.
- (12) Churches or places of worship.

(B) *Conditional uses.*

- (1) Private schools.
- (2) Civic clubs.
- (3) Fitness centers.

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

(D) *Area regulations.* Front yard, side yard, and rear yards as per Table 21-A.

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

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

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

(H) *Additional use, height, and area regulation.*

(1) *Conditions for use.* Buildings may be used for one or more of the uses prescribed in division (A)(2) hereof only under the following conditions:

(a) The total area of a professional building devoted to any single incidental use shall not exceed 15% of the gross floor area of the building.

(b) The total area of a professional building devoted to incidental uses in the aggregate shall not exceed 25% of the gross floor area of the building.

(c) Public access to such incidental uses shall be from the interior of the building.

(2) *Parking.* No parking space shall occupy any part of the required front yard, except as provided in division (G) of this section.

(3) *Visibility of interior.* No building in this district shall be constructed or altered to produce a store front, show window or display window, and there shall be no merchandise visible from the exterior of the building.

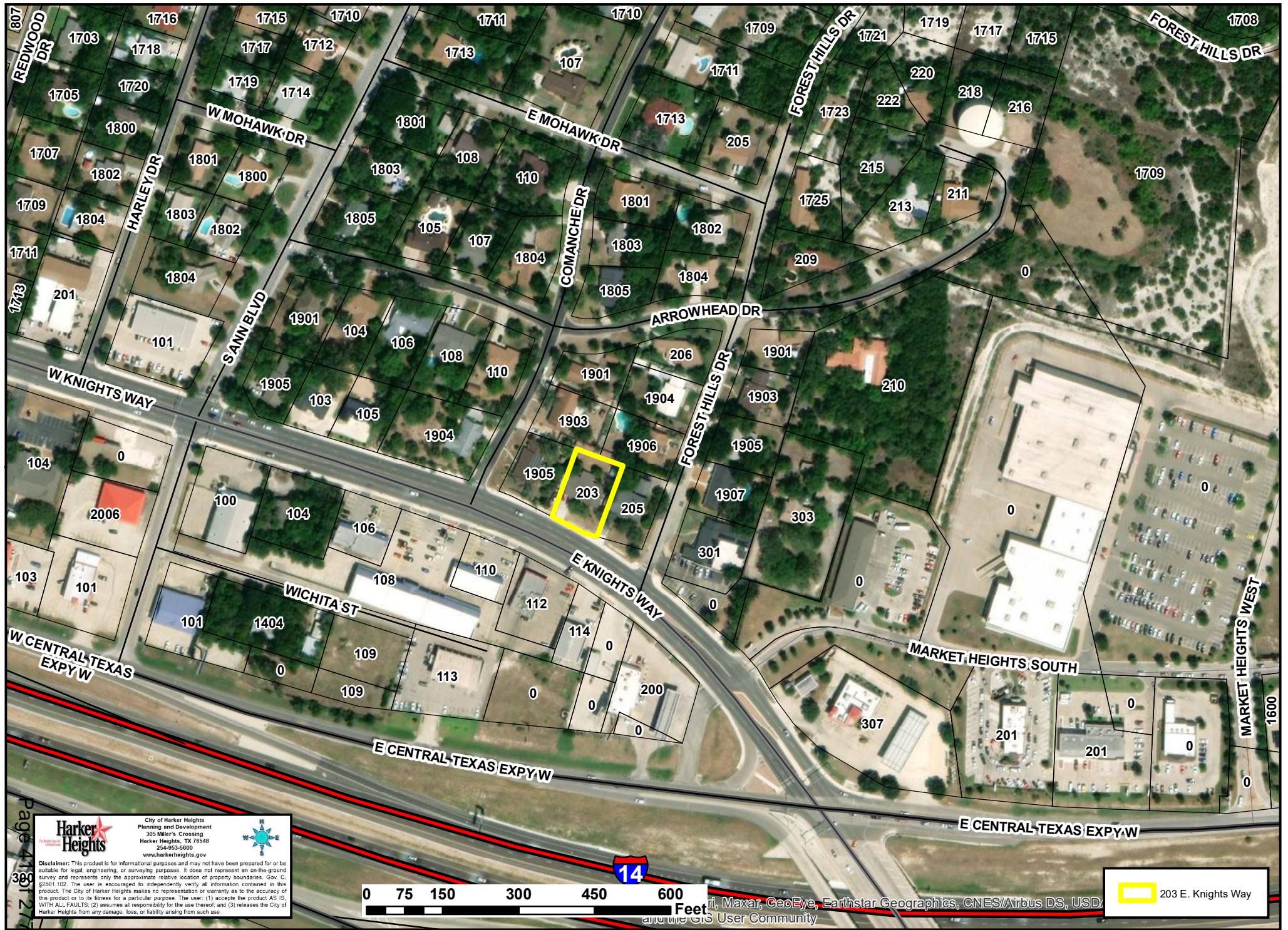
(4) *Storage.* No outside storage shall be permitted in this district.

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

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

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

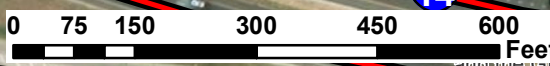
(Ord. 2001-36, passed 11-13-01; Am. Ord. 2004-01, passed 1-13-04)



Page 41 of 27

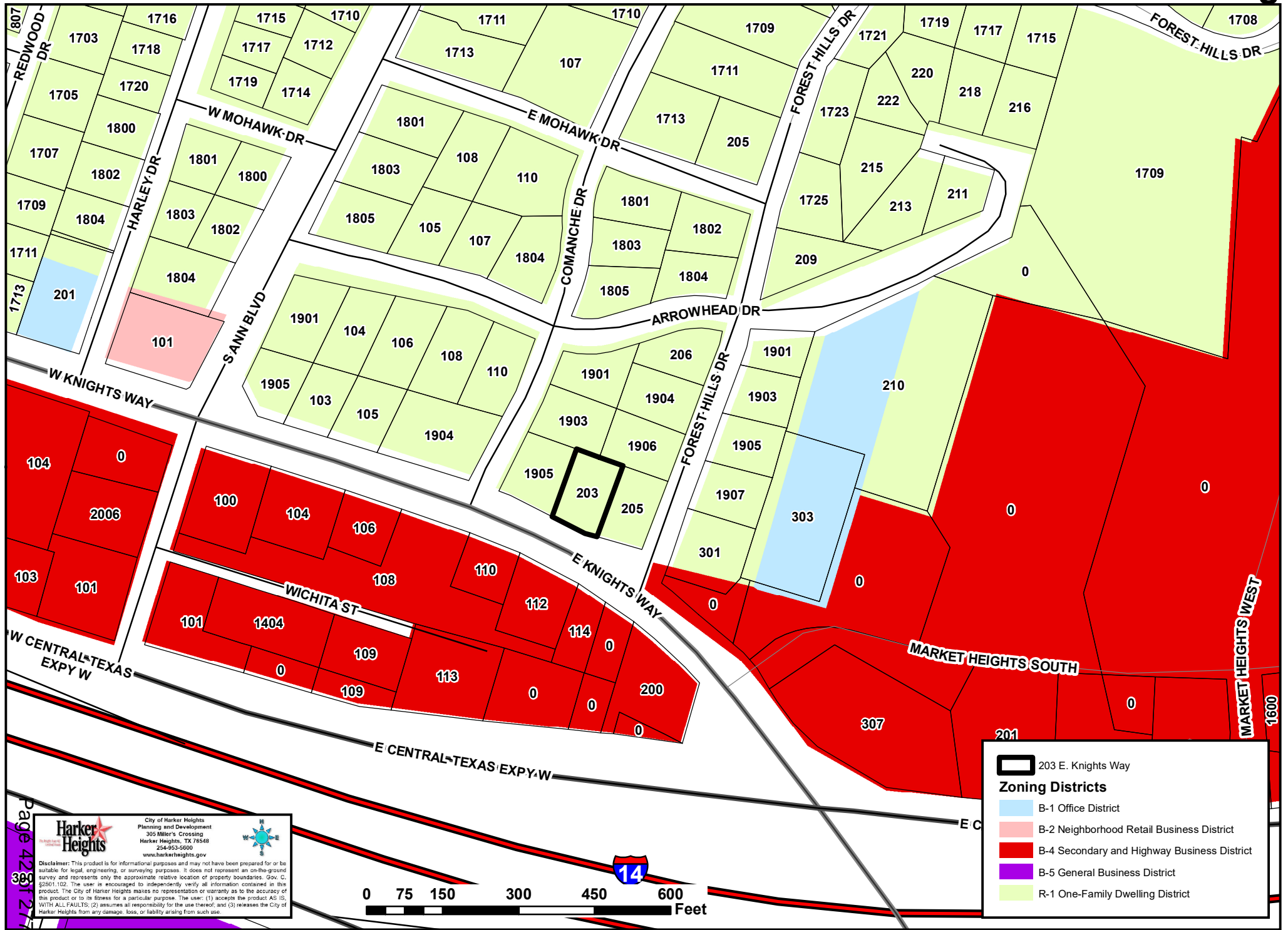
Harker Heights
 City of Harker Heights
 Planning and Development
 305 Miller's Crossing
 Harker Heights, TX 78548
 254-953-5600
 www.harkerheights.gov


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




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 203 E. Knights Way



 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

Page 42 of 27

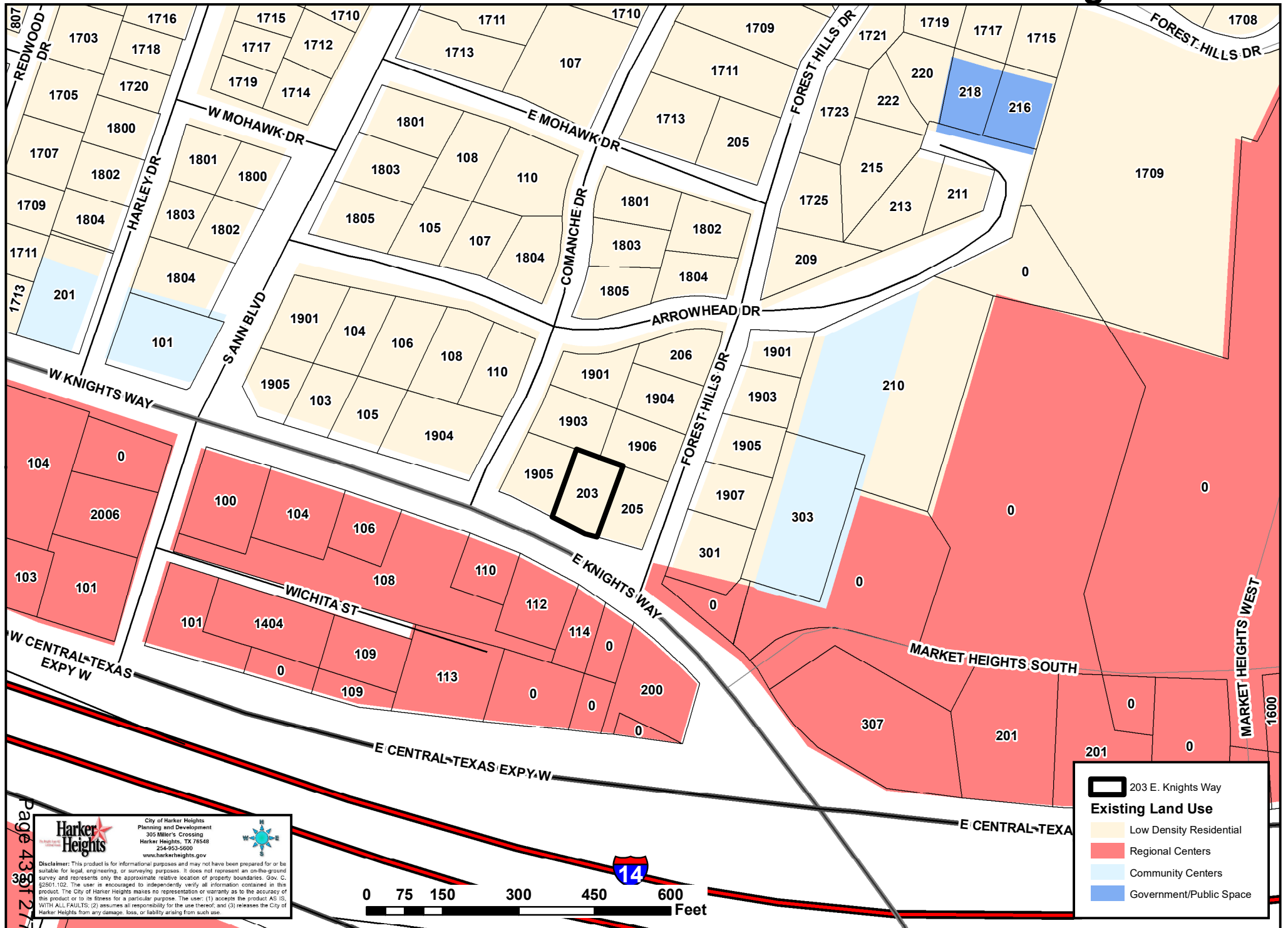
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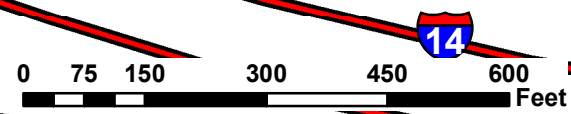


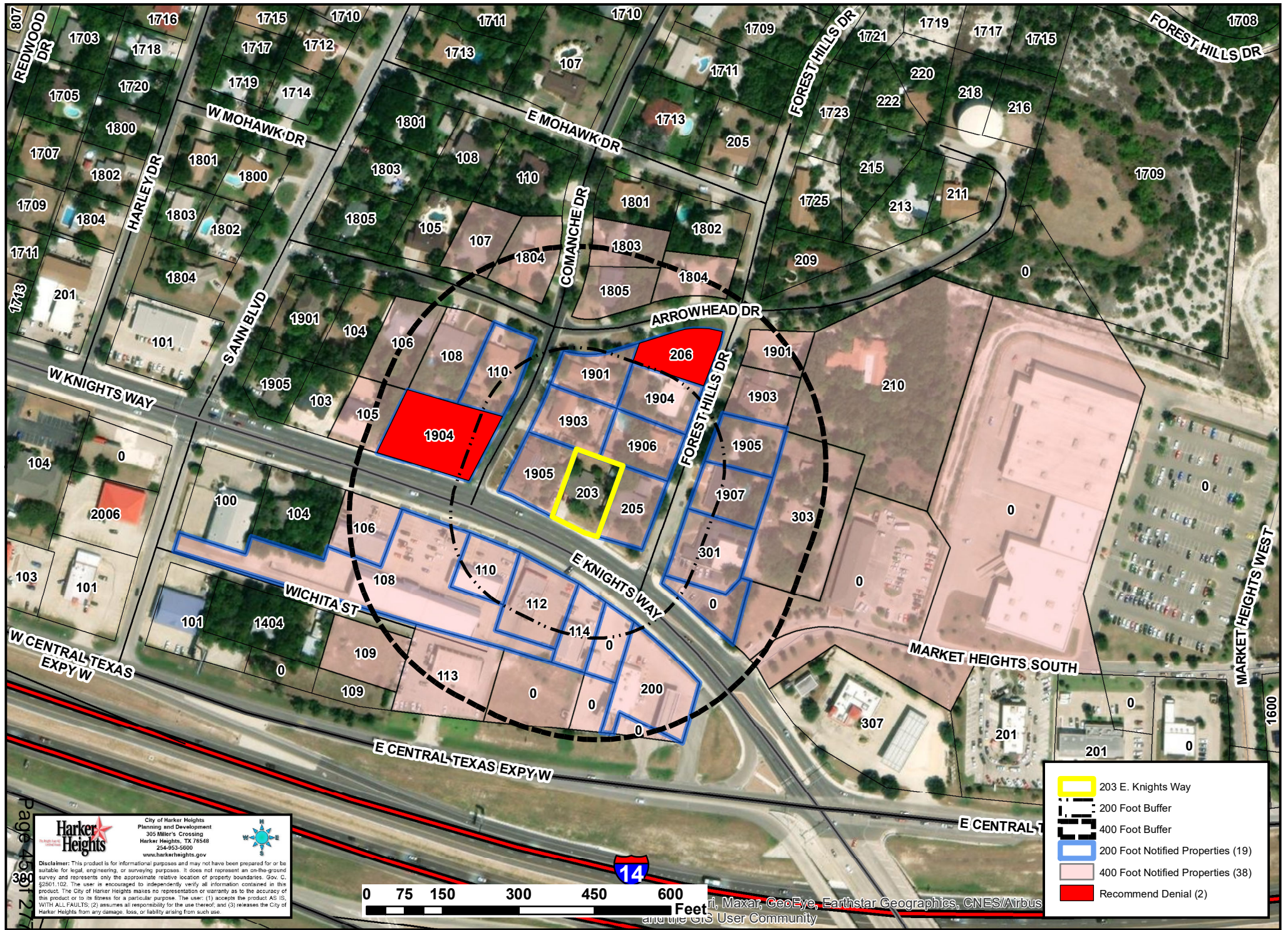


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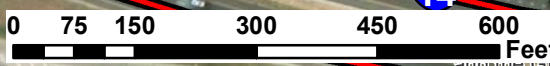




- 203 E. Knights Way
- 200 Foot Buffer
- 400 Foot Buffer
- 200 Foot Notified Properties (19)
- 400 Foot Notified Properties (38)
- Recommend Denial (2)

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302 Miller's Crossing
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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: 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

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**

Todd A GAUER
FROM: ~~GAUER, RALPH CHARLES~~

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

Physical Address	Property ID
206 ARROWHEAD DR	39852

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:

Todd A GAUER
Printed Name

Todd A Gauger
Signature

1-26-2022
Date

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: ^{Laura} GAUER, RALPH CHARLES

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

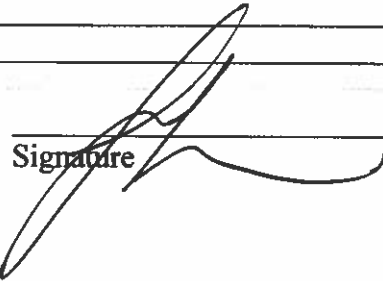
Physical Address	Property ID
206 ARROWHEAD DR	39852

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:

Laura Gauer
Printed Name


Signature

26 Jan 2022
Date

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: GAUER, RALPH CHARLES

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

Physical Address	Property ID
206 ARROWHEAD DR	39852

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:

This property is in a Residential Area and zoned for one-family dwelling. Let's keep it that way!

MARY KUNKEL GAUER
Printed Name

Mary Kunkel Gauer
Signature

Jan 26, 2022
Date



CITY COUNCIL MEMORANDUM

Z21-37

AGENDA ITEM # VII-3

FROM: THE OFFICE OF THE CITY MANAGER

DATE: FEBRUARY 8, 2022

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER APPROVING AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS, 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, AND TAKE THE APPROPRIATE ACTION.

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 as being designated for Community Center use. Staff believes the proposed rezoning with its intended use will continue to act as a buffer between single family housing and existing commercial properties and is 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 February 1, 2022, zero (0) responses were received in favor of the request, and zero (0) responses were received in opposition of the request. However, staff has noticed some confusion

in correspondence when proposed zoning cases are tied to a Land Use Plan change case. As a result, the zero (0) responses received in favor, and two (2) responses received in opposition for the corresponding Land Use Plan case are attached for your reference. Any additional responses for either case that are received after the above date will be provided during the meeting.

RECOMMENDATION:

Staff recommended approval to the Planning & Zoning Commission of an ordinance to change the 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 TAKEN BY THE PLANNING AND ZONING COMMISSION:

During the Planning & Zoning Commission meeting held on January 26, 2022, the Planning and Zoning Commission voted (8-0) to recommend approval of an ordinance to change the 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.

ACTION BY CITY COUNCIL:

1. Motion to approve/disapprove an ordinance to change the 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. Proposed Ordinance
2. Application
3. Location Map
4. Zoning Map
5. Existing Land Use Map
6. Land Use Plan
7. Notification Area Map
8. Public Responses

AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS, GRANTING 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.

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 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.

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>
2022-	2/8/22	Granting 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.

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

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

PASSED AND APPROVED by the City Council of the City of Harker Heights on February 8, 2022.

CITY OF HARKER HEIGHTS, TEXAS:

Spencer H. Smith, Mayor

ATTEST:

Julie Helsham, City Secretary



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

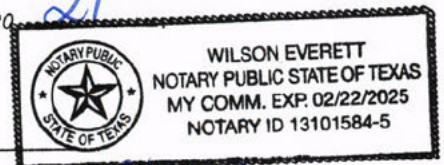
Printed Name of Representative

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

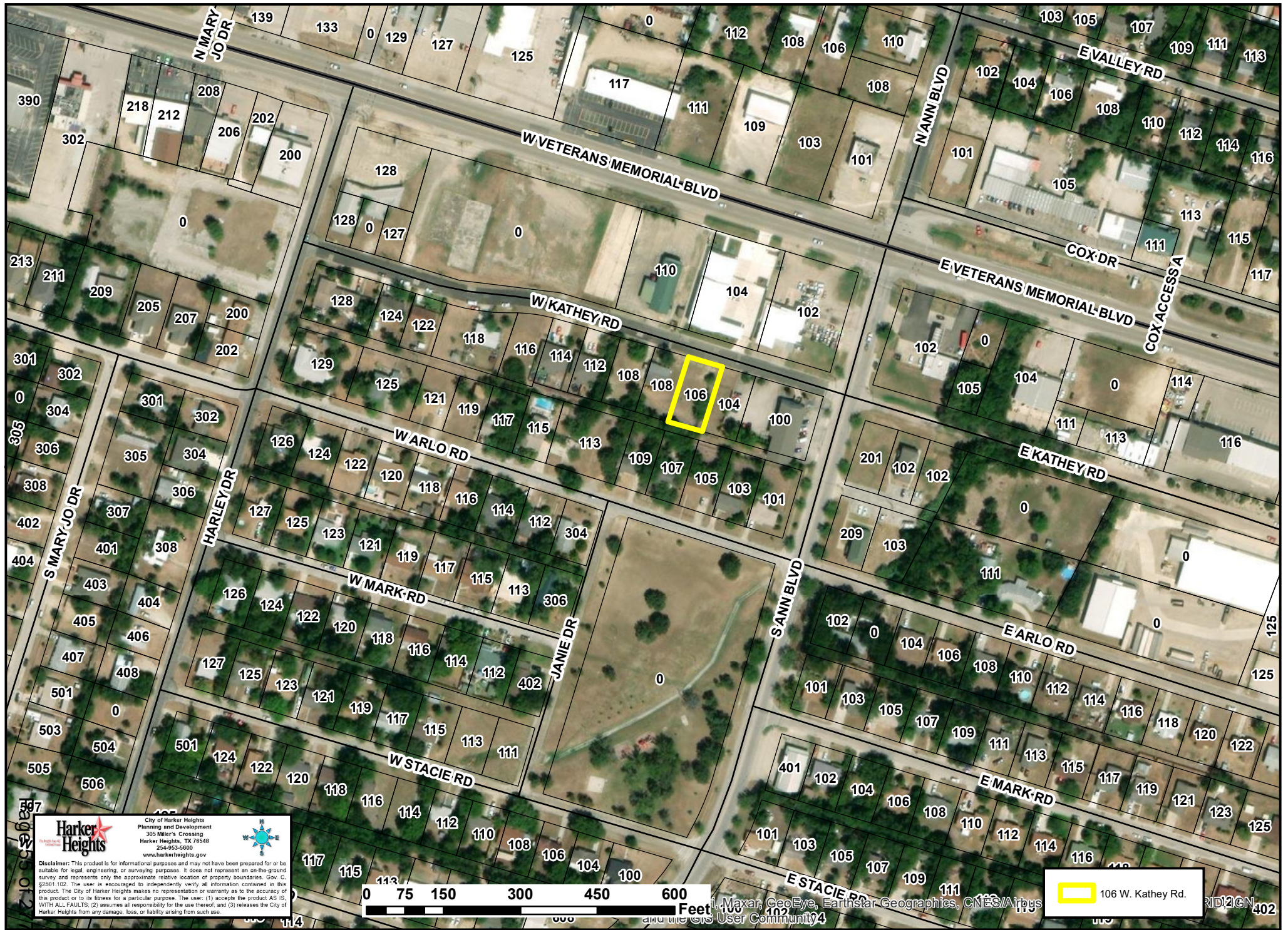
Pre-Application Meeting

Receipt #: 01177341

Received By: [Signature]

Revised: 5/2020


Case #: _____



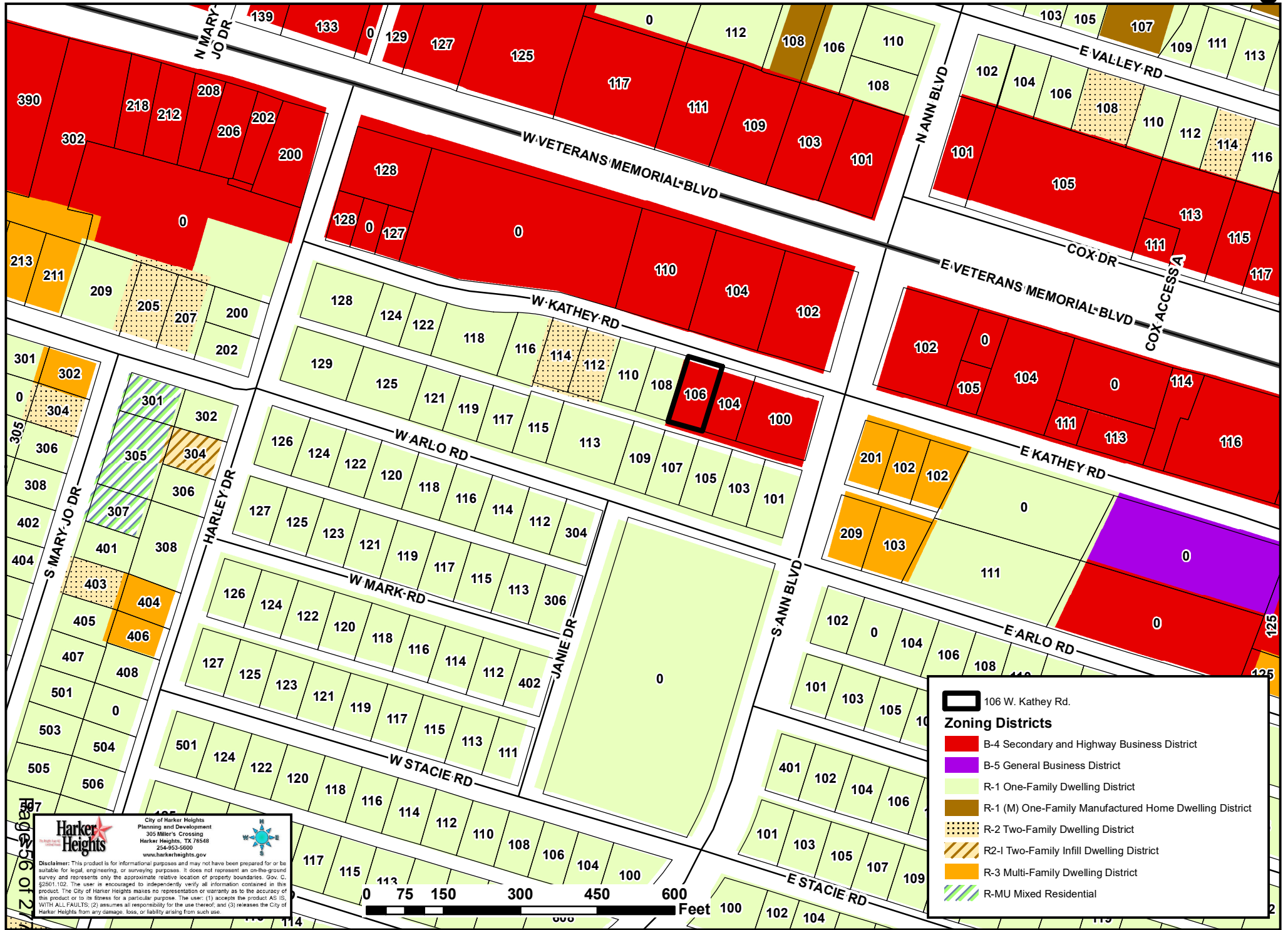
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300 Miller's Crossing
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 106 W. Kathey Rd.

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



106 W. Kathey Rd.

Zoning Districts

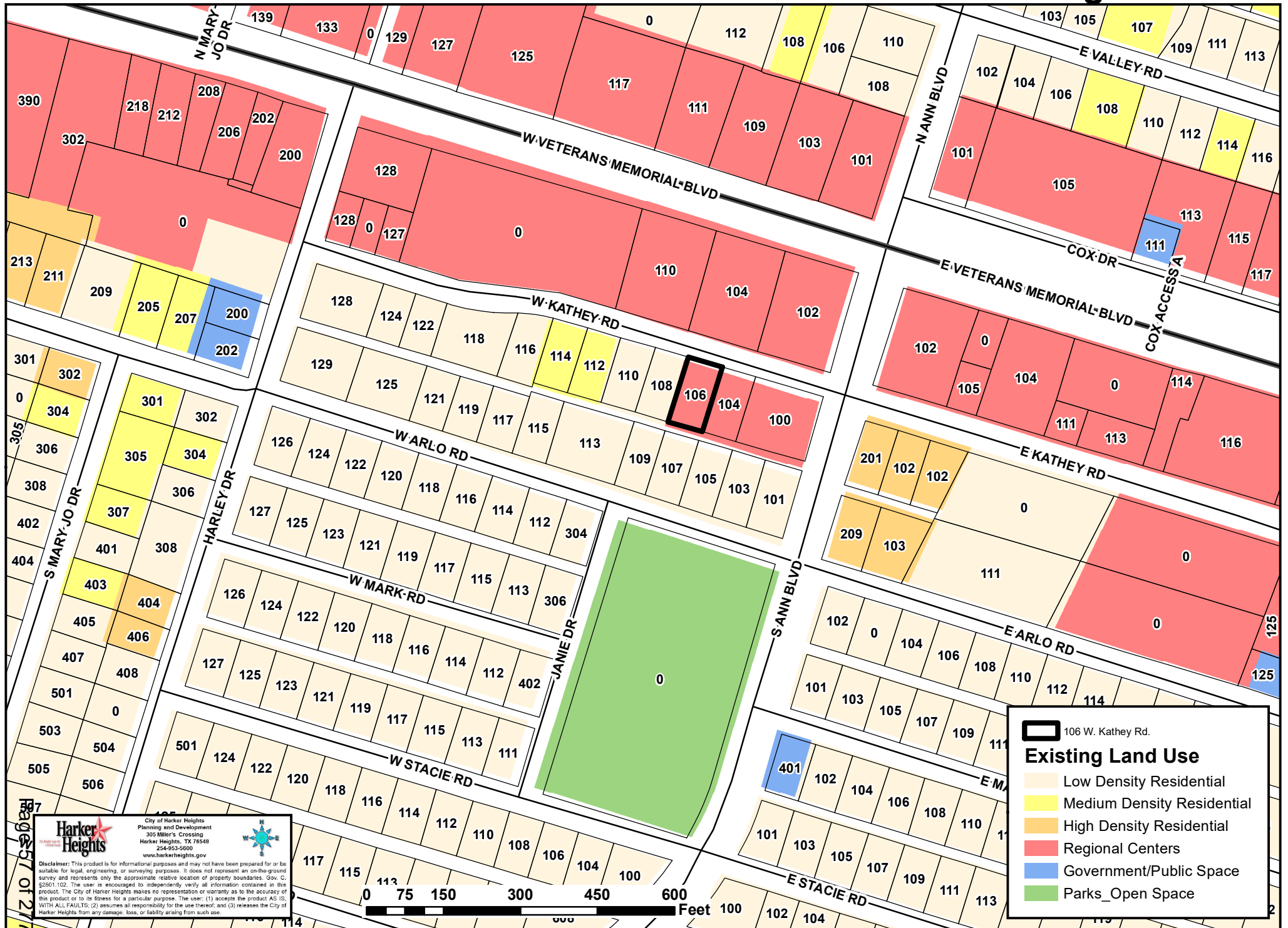
- B-4 Secondary and Highway Business District
- B-5 General Business District
- R-1 One-Family Dwelling District
- R-1 (M) One-Family Manufactured Home Dwelling District
- R-2 Two-Family Dwelling District
- R2-1 Two-Family Infill Dwelling District
- R-3 Multi-Family Dwelling District
- R-MU Mixed Residential

Harker Heights

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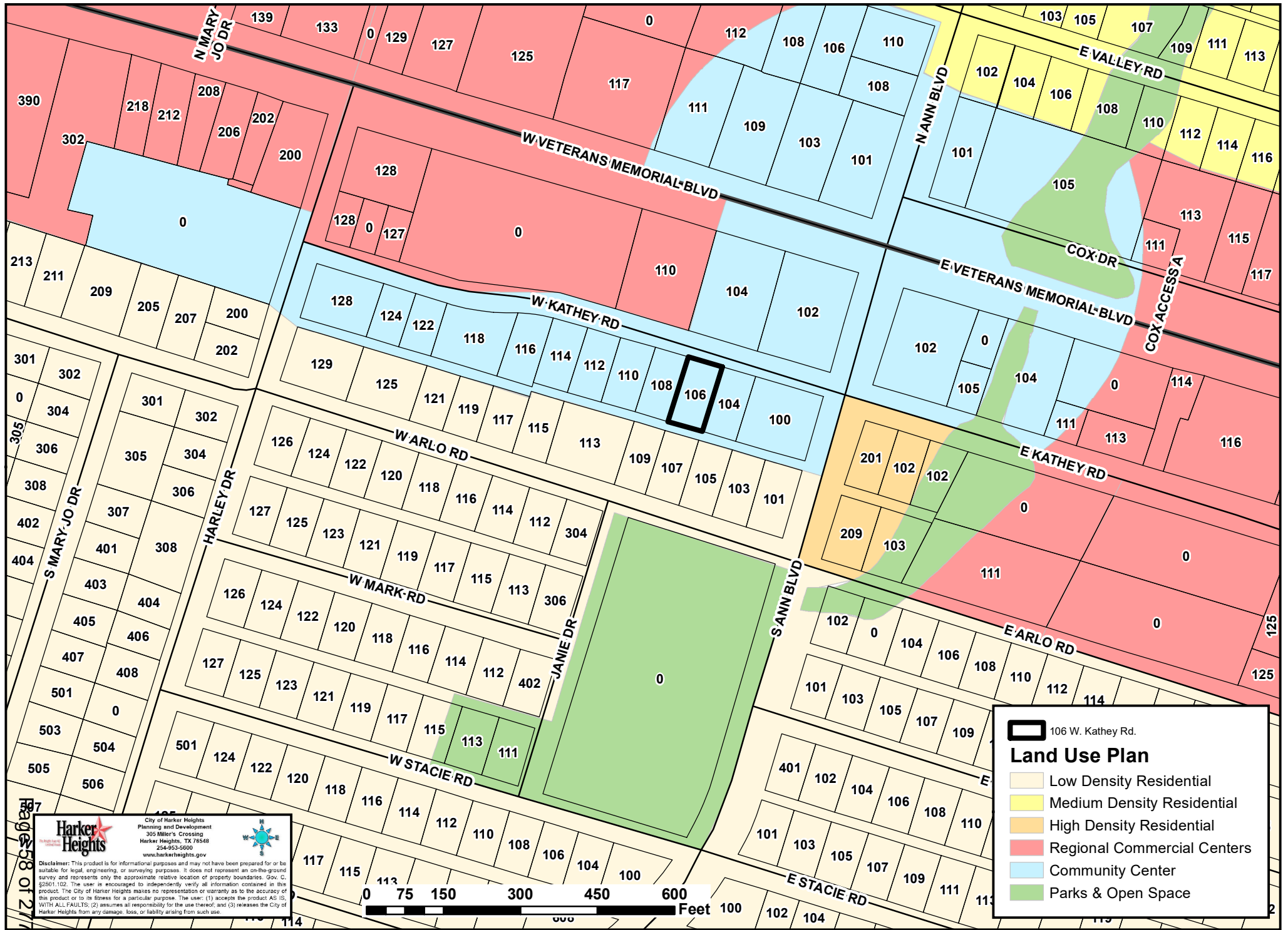
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106 W. Kathey Rd.

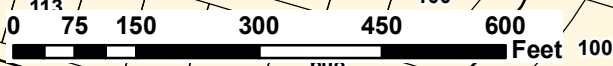
Land Use Plan

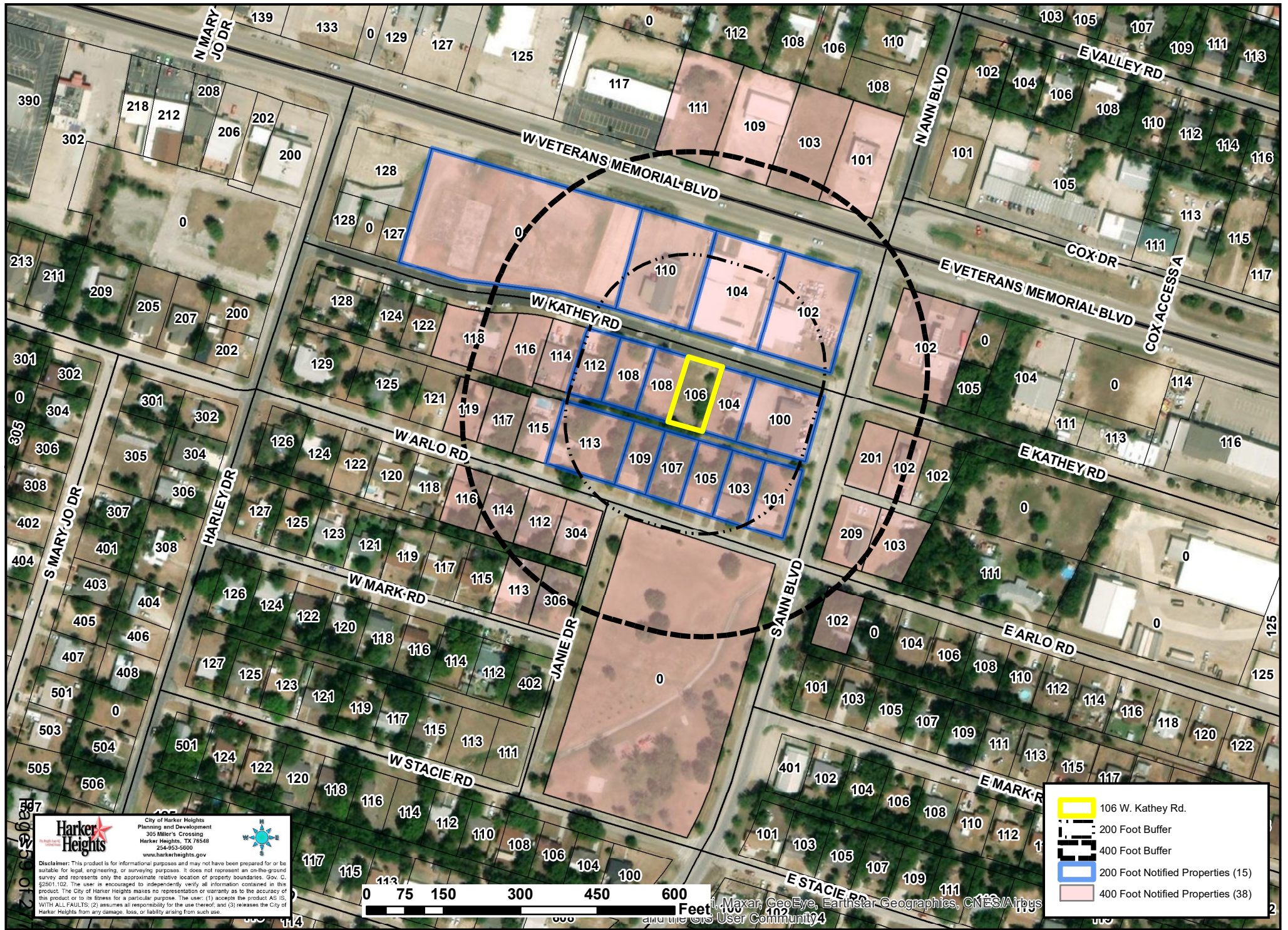
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Regional Commercial Centers
- Community Center
- Parks & Open Space

Harker Heights

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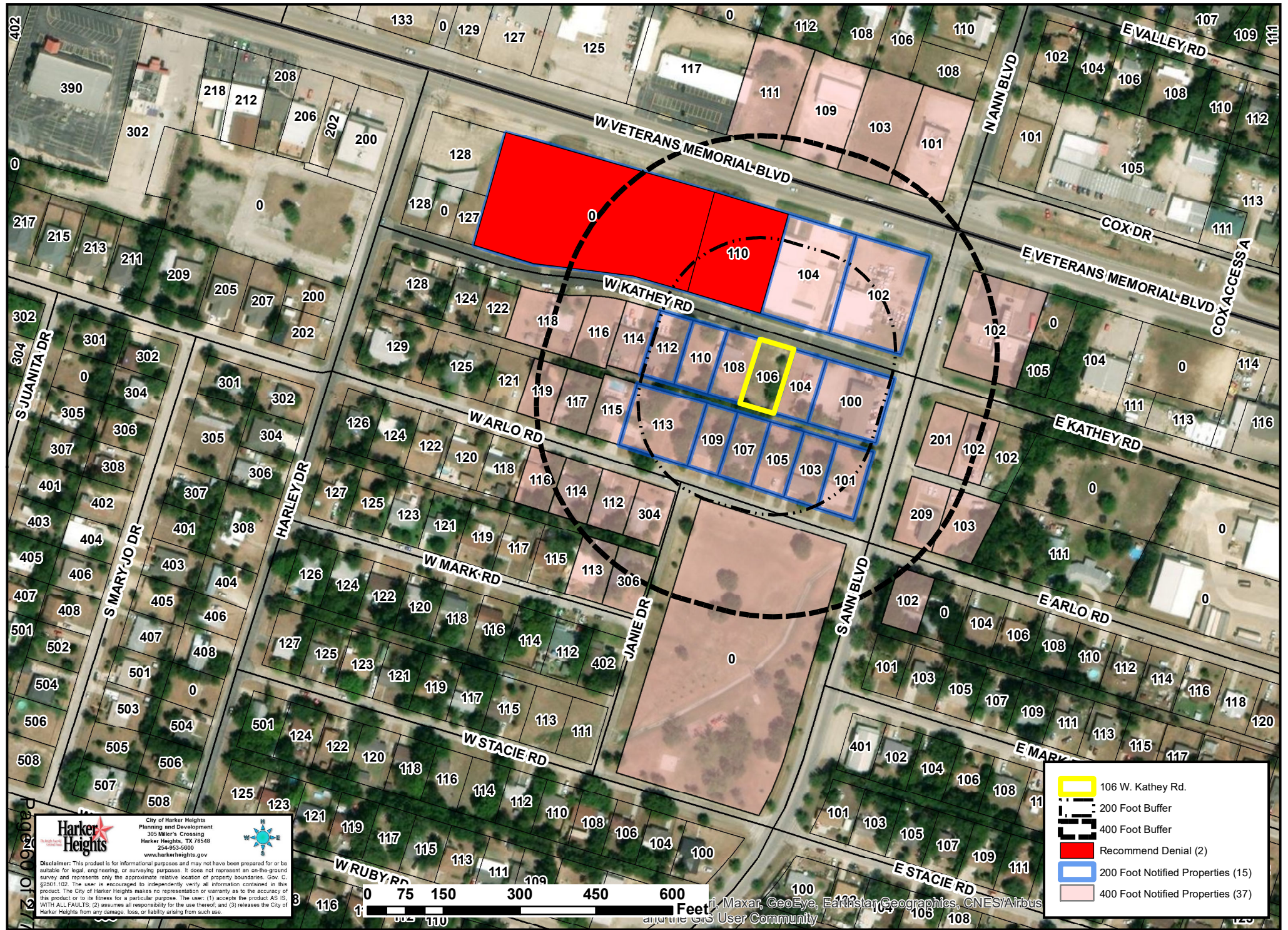
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- 106 W. Kathey Rd.
- 200 Foot Buffer
- 400 Foot Buffer
- 200 Foot Notified Properties (15)
- 400 Foot Notified Properties (38)

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



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106 W. Kathey Rd.
200 Foot Buffer
400 Foot Buffer
Recommend Denial (2)
200 Foot Notified Properties (15)
400 Foot Notified Properties (37)

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:

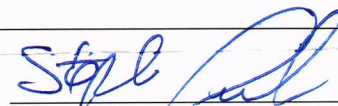
Physical Address	Property ID
118 W ARLO RD	54957

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



CITY COUNCIL MEMORANDUM

Z21-37-F

AGENDA ITEM VII-4

FROM: THE OFFICE OF THE CITY MANAGER

DATE: FEBRUARY 8, 2022

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER APPROVING AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS, CHANGING THE 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, AND TAKE THE APPROPRIATE ACTION.

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 February 1, 2022, zero (0) responses were received in favor of the request, and two (2) responses were received in opposition of the request. However, staff has noticed some confusion in correspondence when proposed zoning cases are tied to a Land Use Plan change case. Therefore, please note that the corresponding zoning case received zero (0) responses in favor, and zero (0) responses in opposition. Any additional responses received after the above date will be provided during the meeting.

RECOMMENDATION:

Since the R-2 zoning classification case for this parcel was recommended for approval by the Planning & Zoning Commission, staff recommended to the Planning & Zoning Commission 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 TAKEN BY THE PLANNING AND ZONING COMMISSION:

During the Planning & Zoning Commission meeting held on January 26, 2022, the Planning and Zoning Commission voted (8-0) to recommend approval of an ordinance to change the 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, based on staff’s recommendation and findings.

ACTION BY CITY COUNCIL:

1. Motion to approve/disapprove an ordinance to change the 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 | 8. Public Responses |
| 2. Location Map | |
| 3. Zoning Map | |
| 4. Land Use Descriptions | |
| 5. Existing Land Use Map | |
| 6. Land Use Plan | |
| 7. Notification Area Map | |

AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS, AMENDING THE LAND USE PLAN BY CHANGING THE LAND USE 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, 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 designated 'Community Center' use to a '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, 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>
2022-	2/8/22	Amending the Land Use Plan by changing the land use designation from 'Community Center' use to a '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, Bell County, Texas.

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

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

PASSED AND APPROVED by the City Council of the City of Harker Heights on February 8, 2022.

CITY OF HARKER HEIGHTS, TEXAS:

Spencer H. Smith, Mayor

ATTEST:

Julie Helsham, City Secretary



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

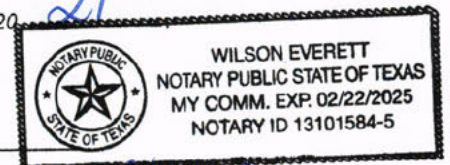
Printed Name of Representative

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

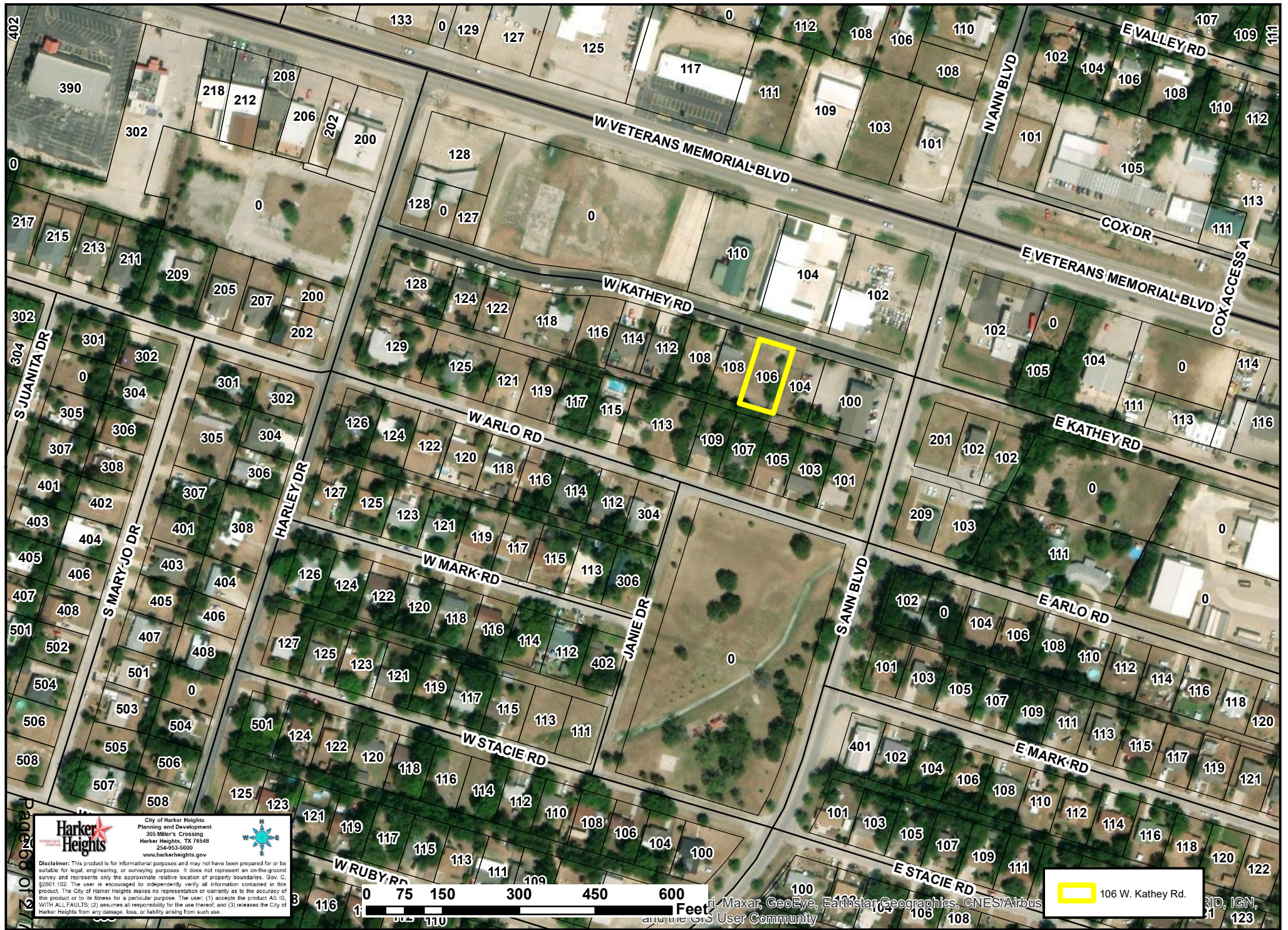
Pre-Application Meeting

Receipt #: 01177341

Received By: [Signature]

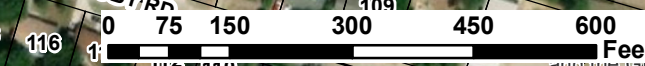
Revised: 5/2020

Case #: _____

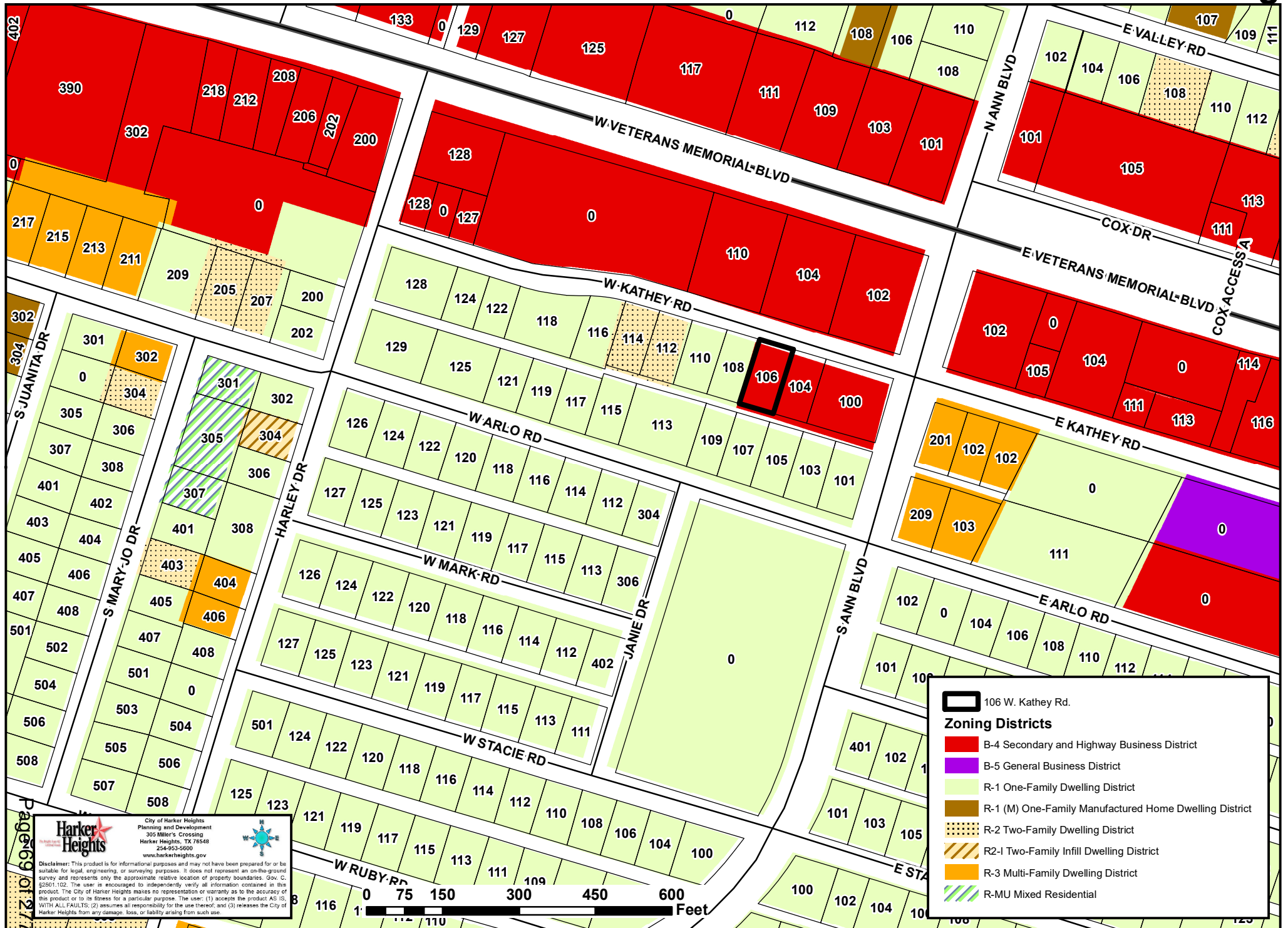


Harker Heights
City of Harker Heights
Planning and Development
300 Miller's Crossing
Harker Heights, TX 78548
254-963-5600
www.harkerheights.gov

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 106 W. Kathey Rd.



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

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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

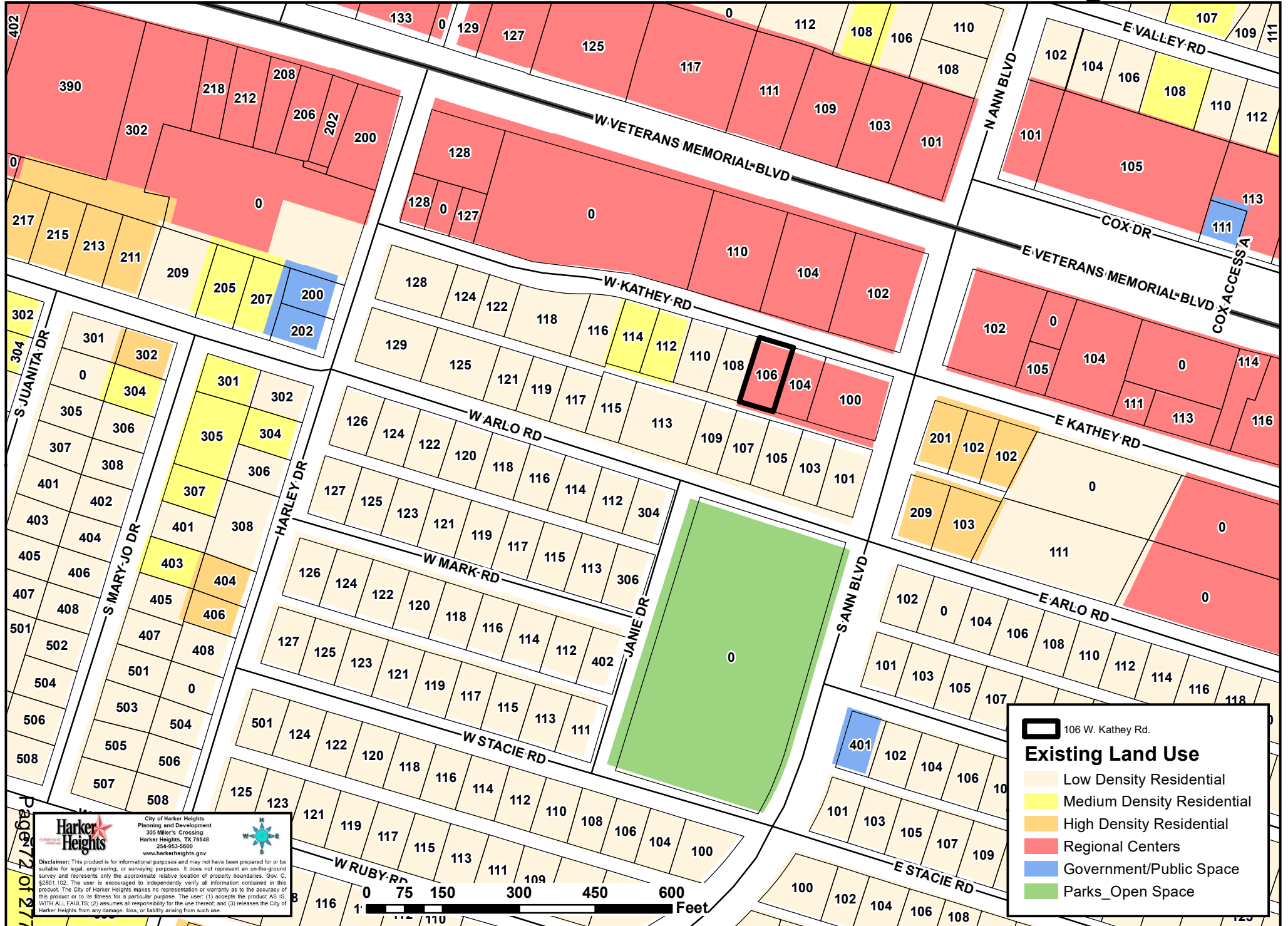
Medium Density Residential


- 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





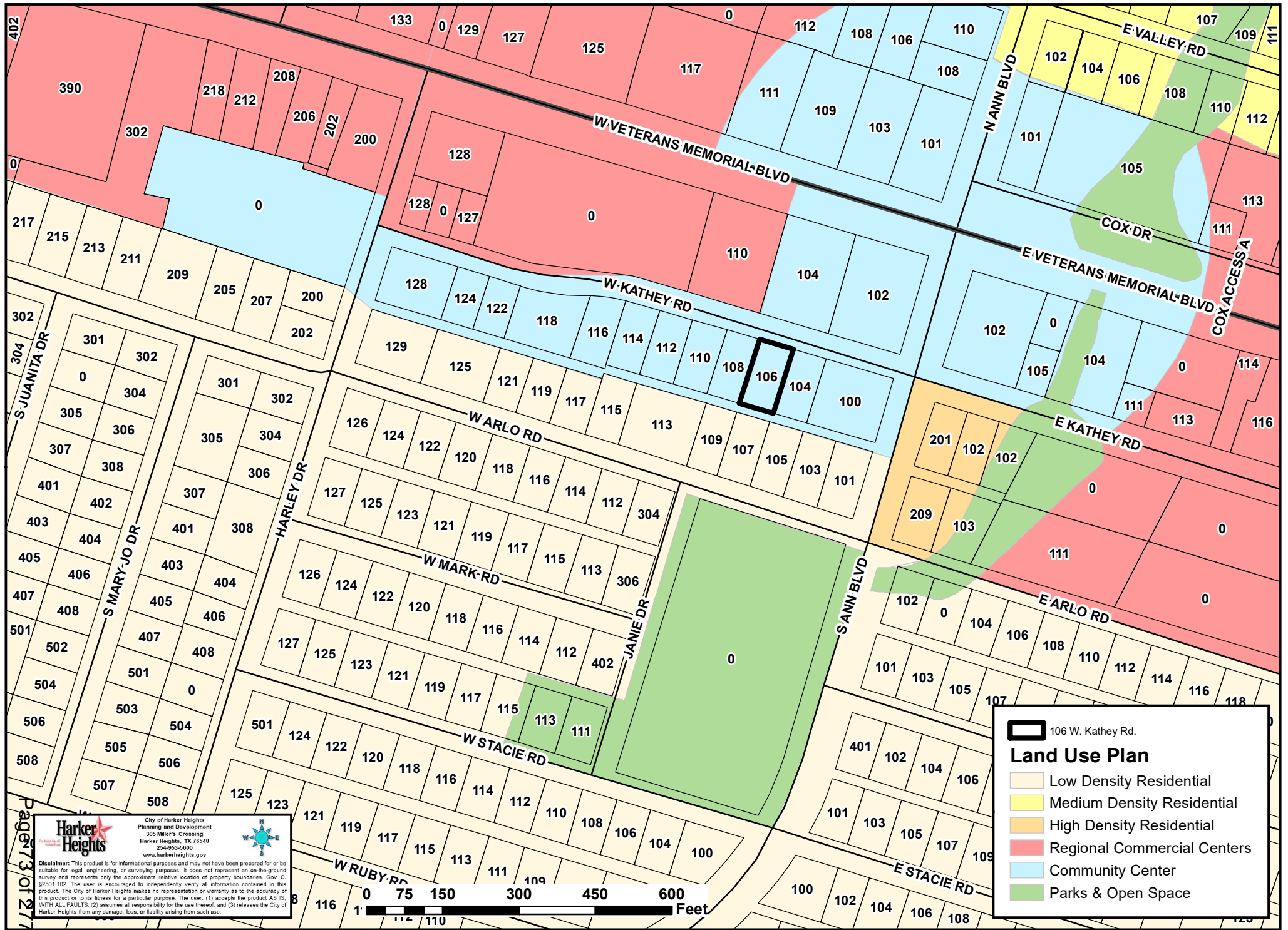
 106 W. Kathey Rd.


Existing Land Use

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







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 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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 106 W. Kathey Rd.

Land Use Plan

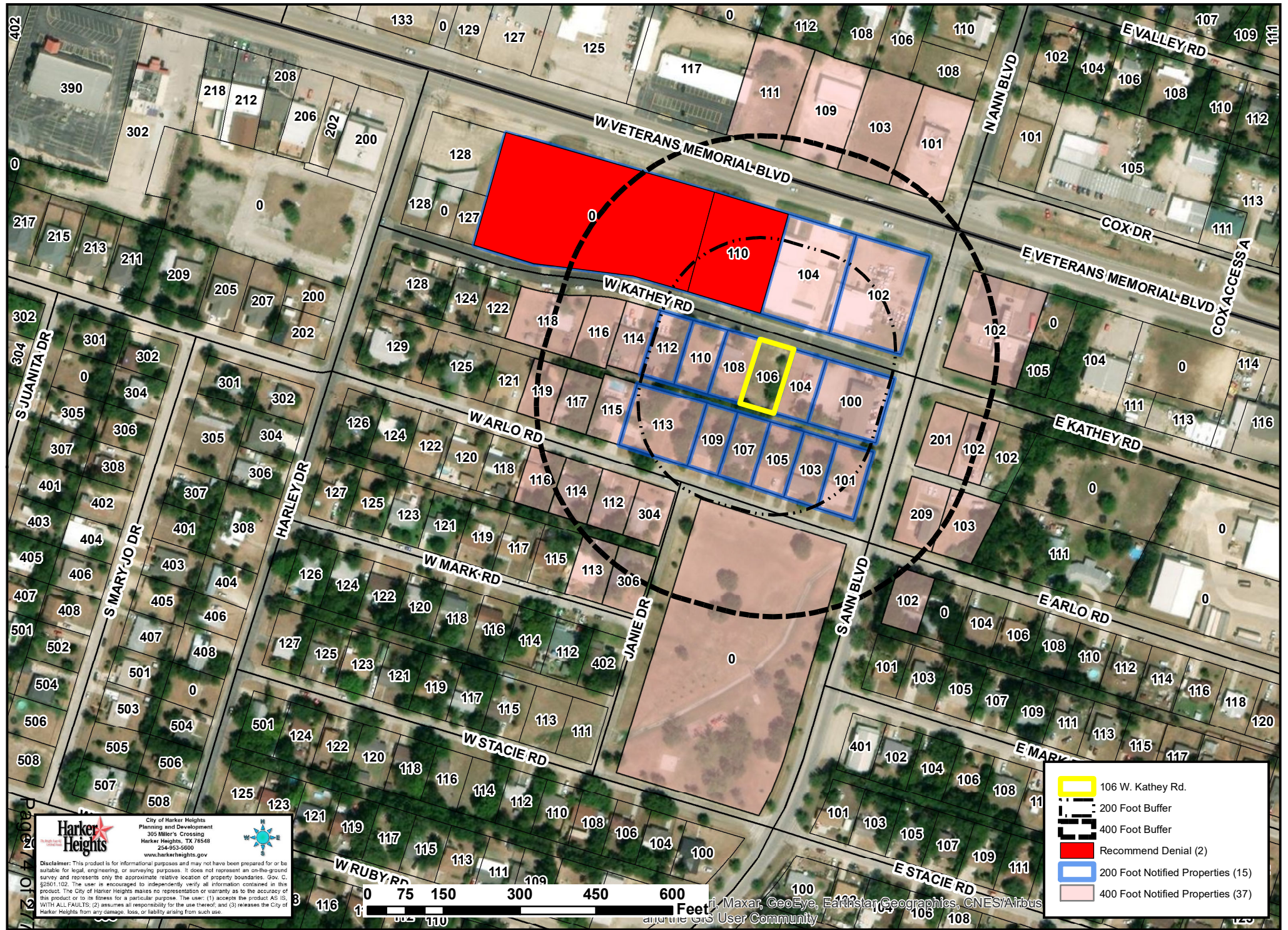
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Regional Commercial Centers
-  Community Center
-  Parks & Open Space

Harker Heights
City of Harker Heights
Planning and Development
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Harker Heights, TX 78548
254-953-5600
www.harkerheights.gov

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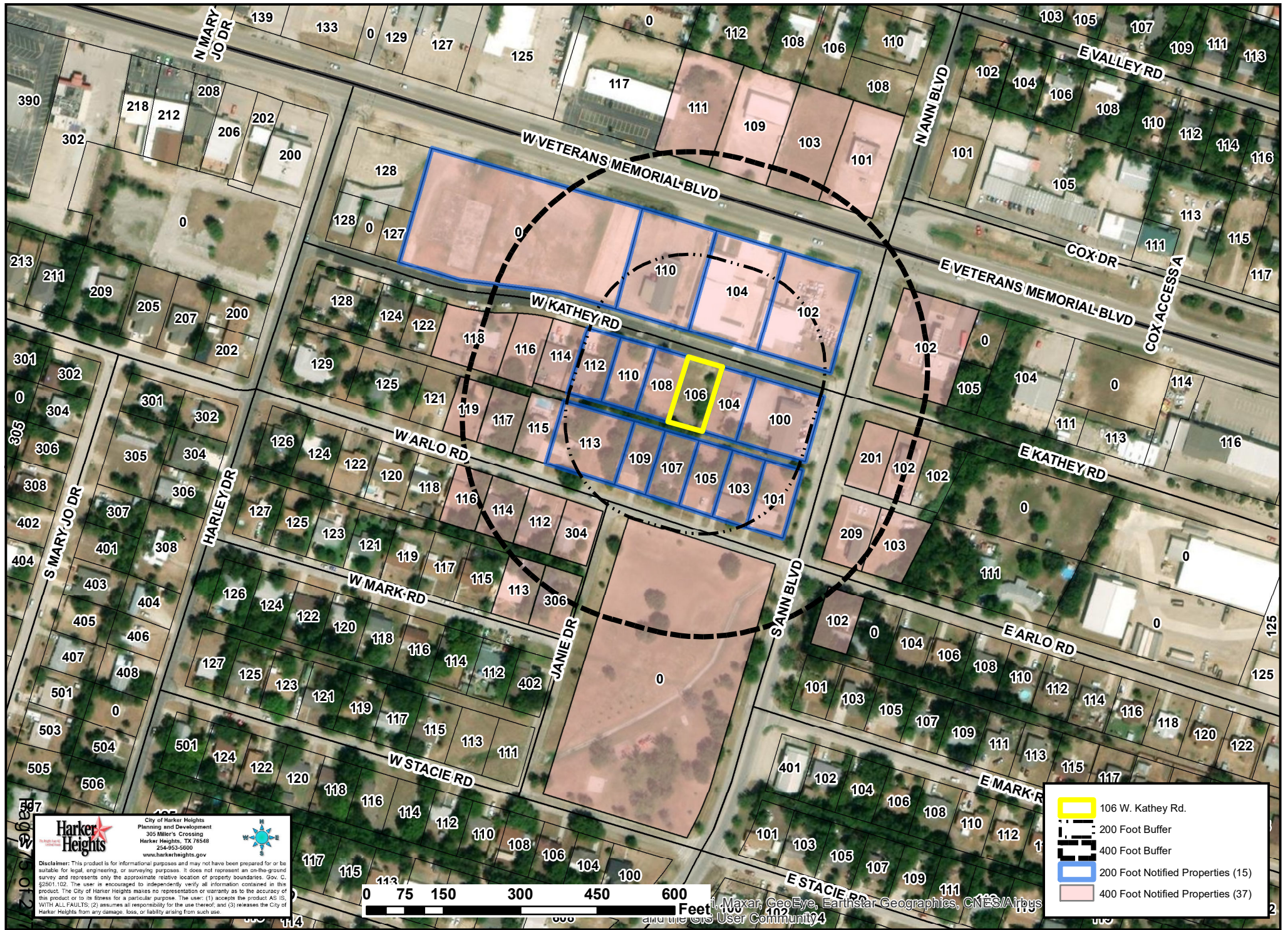
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- 106 W. Kathey Rd.
- 200 Foot Buffer
- 400 Foot Buffer
- Recommend Denial (2)
- 200 Foot Notified Properties (15)
- 400 Foot Notified Properties (37)



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- 106 W. Kathey Rd.
- 200 Foot Buffer
- 400 Foot Buffer
- 200 Foot Notified Properties (15)
- 400 Foot Notified Properties (37)

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:

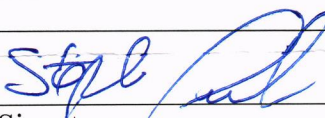
Physical Address	Property ID
118 W ARLO RD	54957

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.

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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



CITY COUNCIL MEMORANDUM

Z21-38

AGENDA ITEM # VII-5

FROM: THE OFFICE OF THE CITY MANAGER

DATE: FEBRUARY 8, 2022

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER APPROVING AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS, 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, AND TAKE THE APPROPRIATE ACTION.

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 February 1, 2022, one (1) response was received in favor of the request, and one (1) response was received in opposition of the request. However, staff has noticed some confusion in correspondence when proposed zoning cases are tied to a Land Use Plan change case. As a result, the zero (0) responses received in favor, and four (4) responses received in opposition for the corresponding Land Use Plan case are attached for your reference. Any additional responses received after the above date will be provided during the meeting.

RECOMMENDATION:

Staff recommended approval to the Planning & Zoning Commission of an ordinance to change the zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as 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 TAKEN BY THE PLANNING AND ZONING COMMISSION:

During the Planning & Zoning Commission meeting held on January 26, 2022, the Planning and Zoning Commission voted (8-0) to recommend approval of an ordinance to change the zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as 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.

ACTION BY CITY COUNCIL:

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

AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS, GRANTING 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.

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 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 0010, Property ID 11453, generally located at 110 W. Kathey Rd., 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>
2022-	2/8/22	Granting 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.

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

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

PASSED AND APPROVED by the City Council of the City of Harker Heights on February 8, 2022.

CITY OF HARKER HEIGHTS, TEXAS:

Spencer H. Smith, Mayor

ATTEST:

Julie Helsham, City Secretary



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

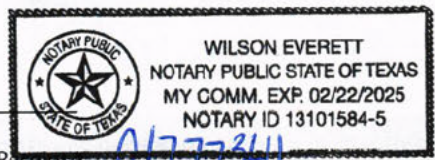
Printed Name of Representative _____

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

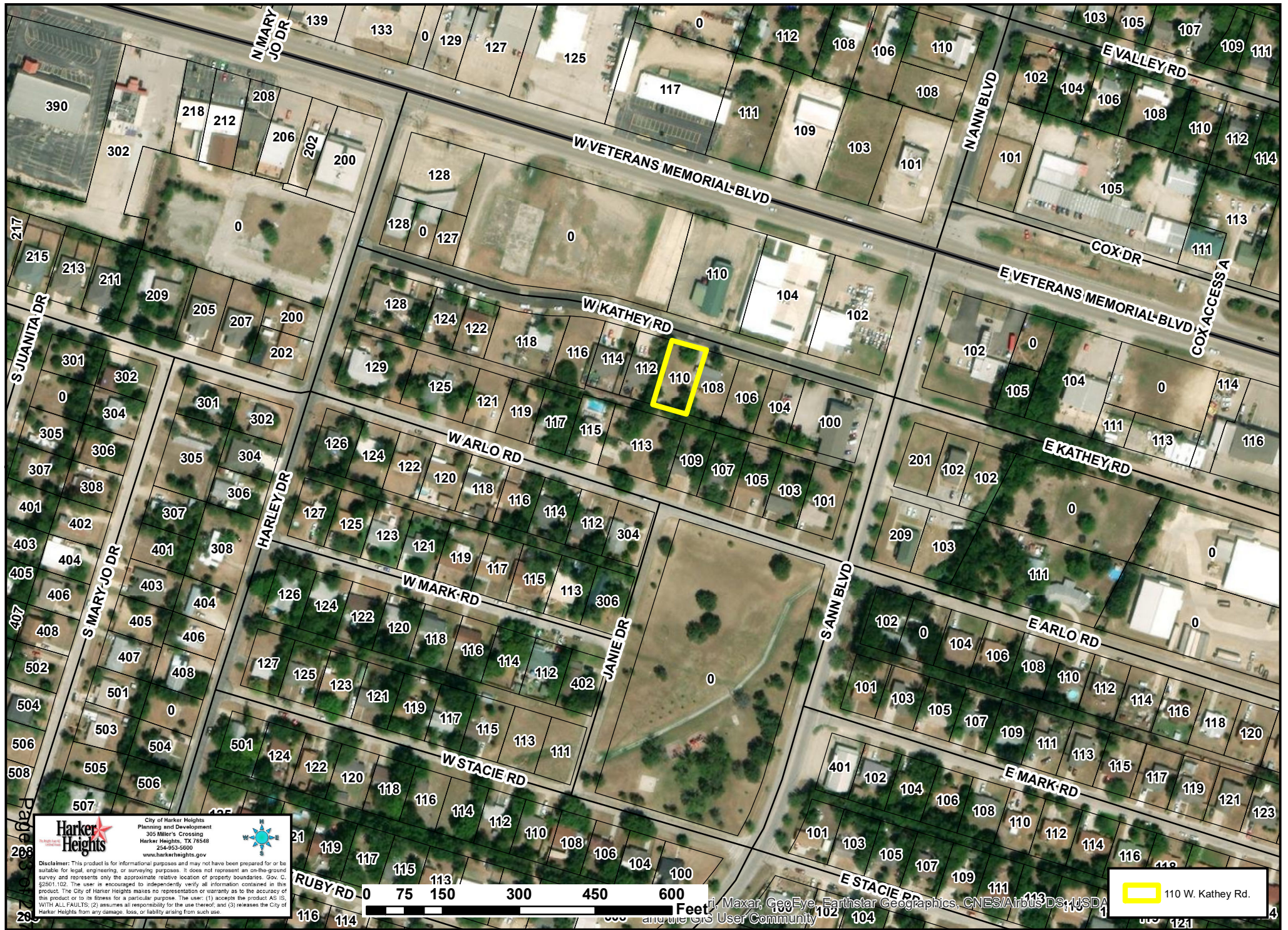
Pre-Application Meeting

Receipt #: 017778111

Received By: [Signature]

Revised: 5/2020

Case #: _____

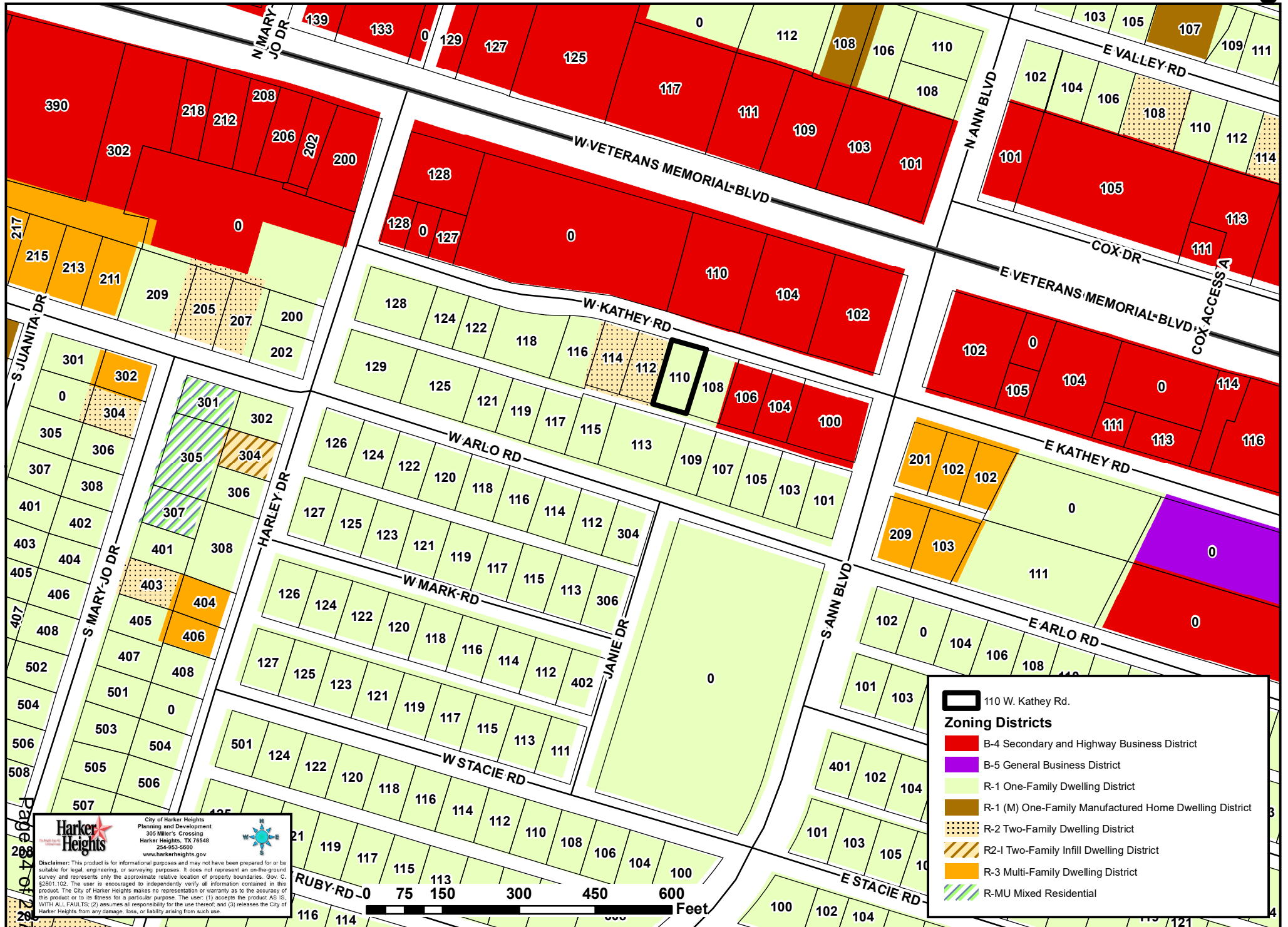


Harker Heights
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 78548
254-953-5600
www.harkerheights.gov

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110 W. Kathey Rd.

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



110 W. Kathey Rd.

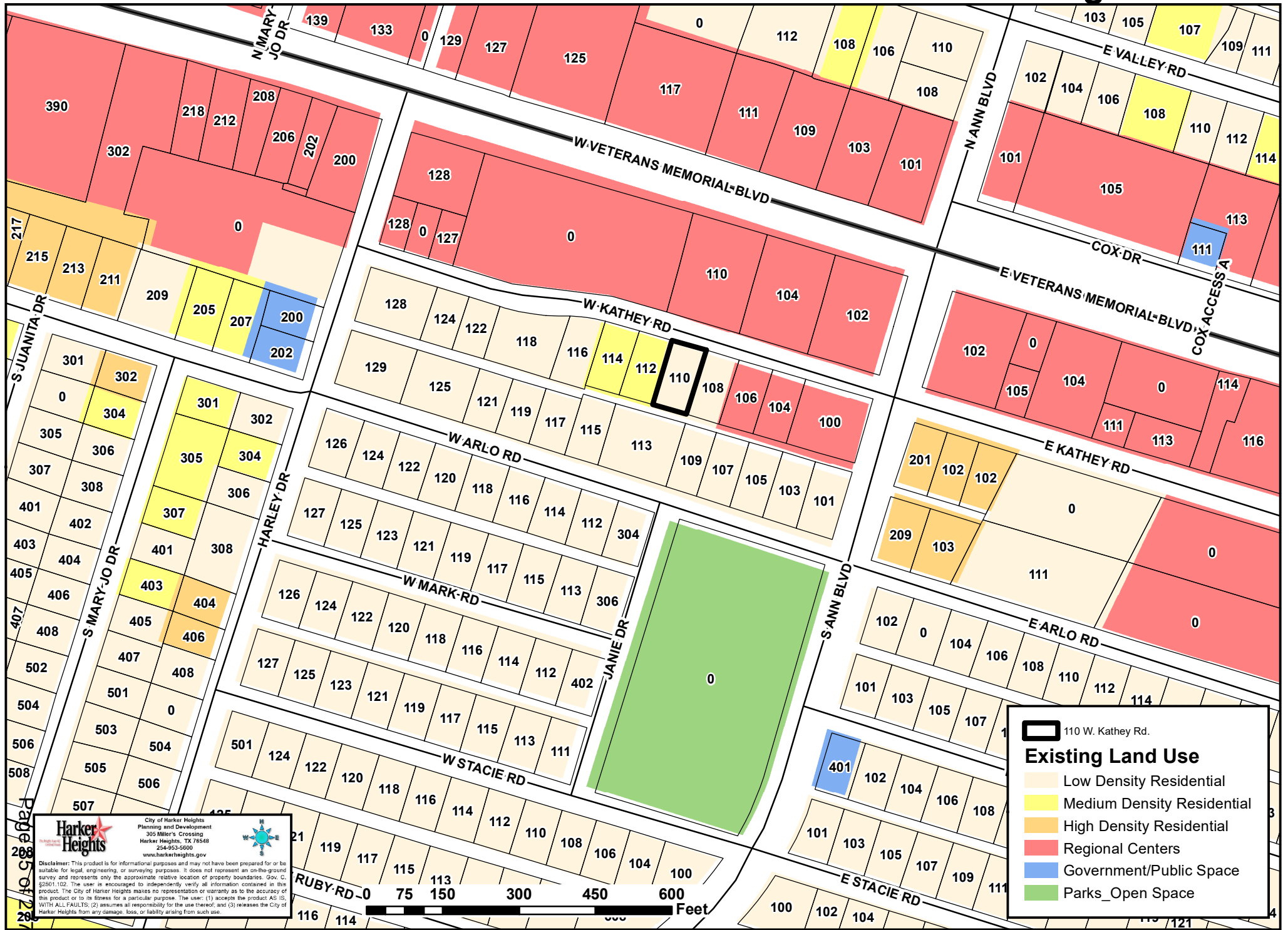
Zoning Districts








- 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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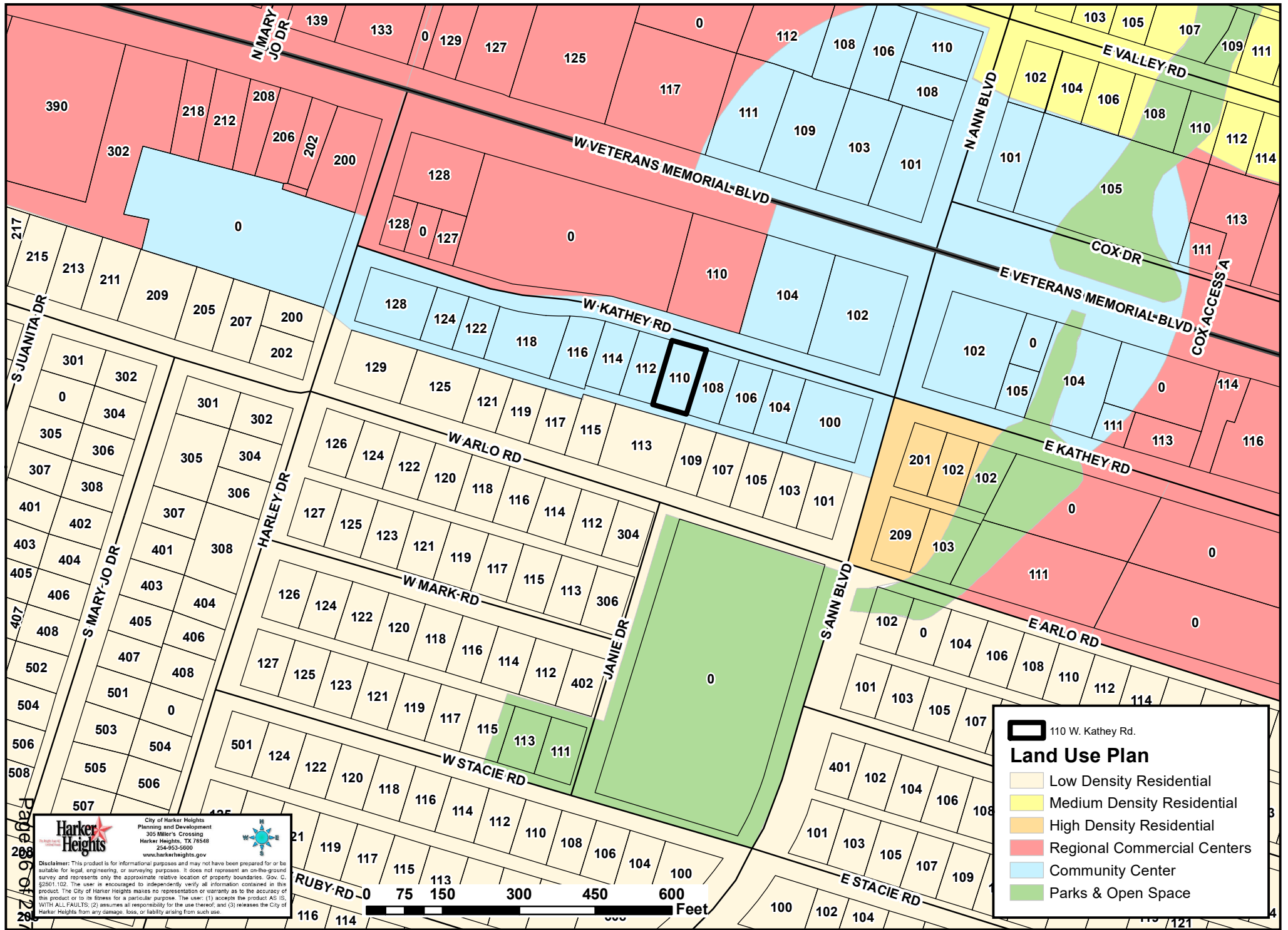
Scale: 0 75 150 300 450 600 Feet



 110 W. Kathey Rd.
Existing Land Use
 Low Density Residential
 Medium Density Residential
 High Density Residential
 Regional Centers
 Government/Public Space
 Parks_Open Space


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110 W. Kathey Rd.

Land Use Plan

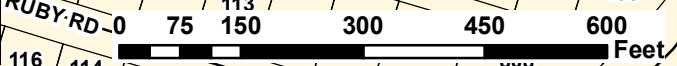
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Regional Commercial Centers
- Community Center
- Parks & Open Space

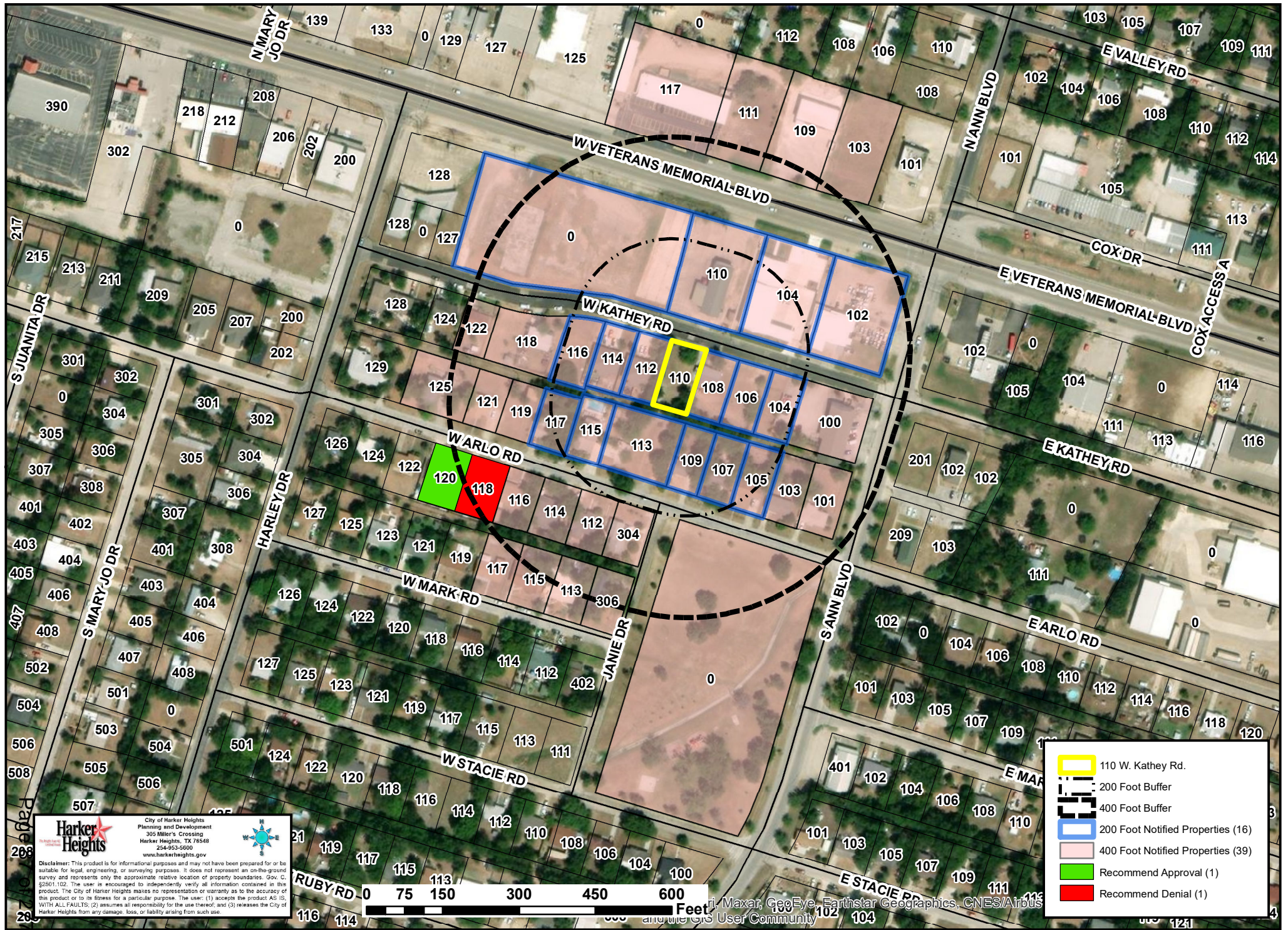
Harker Heights

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Page 6 of 28





Harker Heights
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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: JAKUBOWICZ, STEPHEN J

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

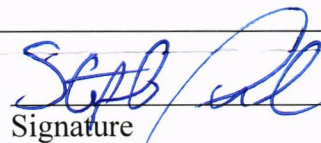
Physical Address	Property ID
118 W ARLO RD	54957

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

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:

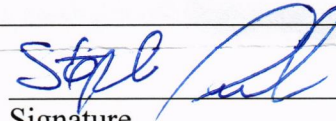
Physical Address	Property ID
118 W ARLO RD	54957

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

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: MYERS, JAMES H

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

Physical Address	Property ID
0 E VETERANS MEMORIAL BLVD	363425
110 W VETERANS MEMORIAL BLVD	63808

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:

JAMES H. Myers
Printed Name

James H. Myers
Signature

1/17/22
Date

Received
JAN 20 2022
Planning & Development



CITY COUNCIL MEMORANDUM

Z21-38-F

AGENDA ITEM # VII-6

FROM: THE OFFICE OF THE CITY MANAGER

DATE: FEBRUARY 8, 2022

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER APPROVING AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS, 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, AND TAKE THE APPROPRIATE ACTION.

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 parcel for Community Center use. Staff believes the proposed change in land use will allow the parcel to continue to act as a buffer between single family housing and existing commercial properties and is 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 February 1, 2022, zero (0) responses were received in favor of the request, and two (2) responses were received in opposition of the request. However, staff has noticed some confusion in correspondence when proposed zoning cases are tied to a Land Use Plan change case. Therefore, please note that the corresponding zoning case received one (1) response in favor, and one (1) response in opposition. Any additional responses received after the above date will be provided during the meeting.

RECOMMENDATION:

Since the R-2 zoning classification case for this parcel was recommended for approval by the Planning & Zoning Commission, staff recommended to the Planning & Zoning Commission 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 TAKEN BY THE PLANNING AND ZONING COMMISSION:

During the Planning & Zoning Commission meeting held on January 26, 2022, the Planning and Zoning Commission voted (8-0) to recommend approval of an ordinance to change the 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.

ACTION BY CITY COUNCIL:

1. Motion to approve/disapprove an ordinance to change the 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. Proposed Ordinance
2. Application
3. Location Map
4. Zoning Map
5. Land Use Descriptions
6. Existing Land Use Map
7. Land Use Plan
8. Notification Area Map
9. Public Responses

AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS, AMENDING THE LAND USE PLAN BY CHANGING THE LAND USE DESIGNATION FROM 'COMMUNITY CENTER' USE TO 'MEDIUM DENSITY RESIDENTIAL' USE 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.

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 designated 'Community Center' use to a 'Medium Density Residential' use 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.

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>
2022-	2/8/22	Amending the Land Use Plan by changing the land use designation from 'Community Center' use to a 'Medium Density Residential' use 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.

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

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

PASSED AND APPROVED by the City Council of the City of Harker Heights on February 8, 2022.

CITY OF HARKER HEIGHTS, TEXAS:

Spencer H. Smith, Mayor

ATTEST:

Julie Helsham, City Secretary



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

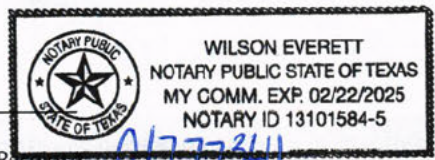
Printed Name of Representative _____

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

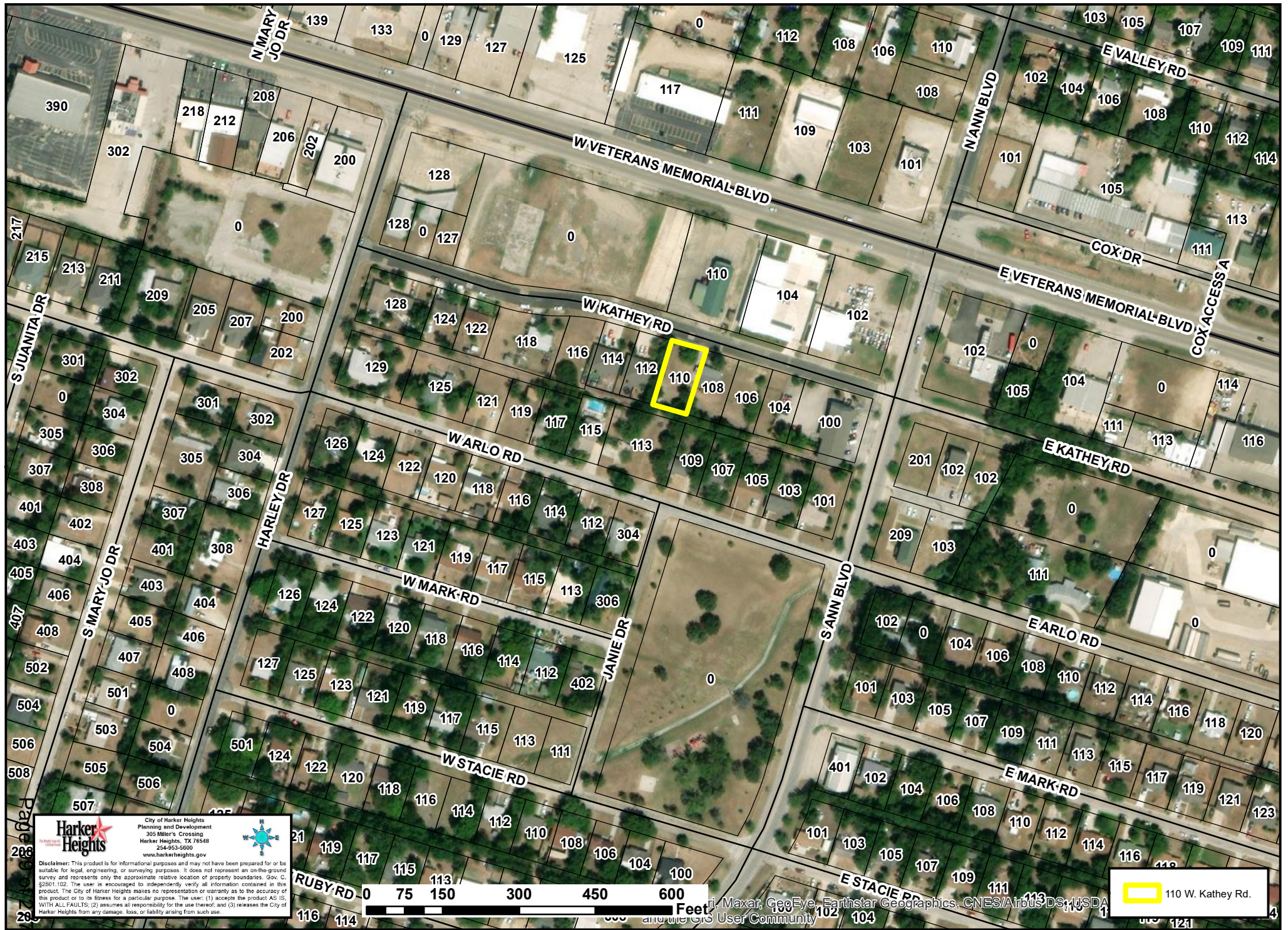
Pre-Application Meeting

Receipt #: 017778111

Received By: [Signature]

Revised: 5/2020

Case #: _____

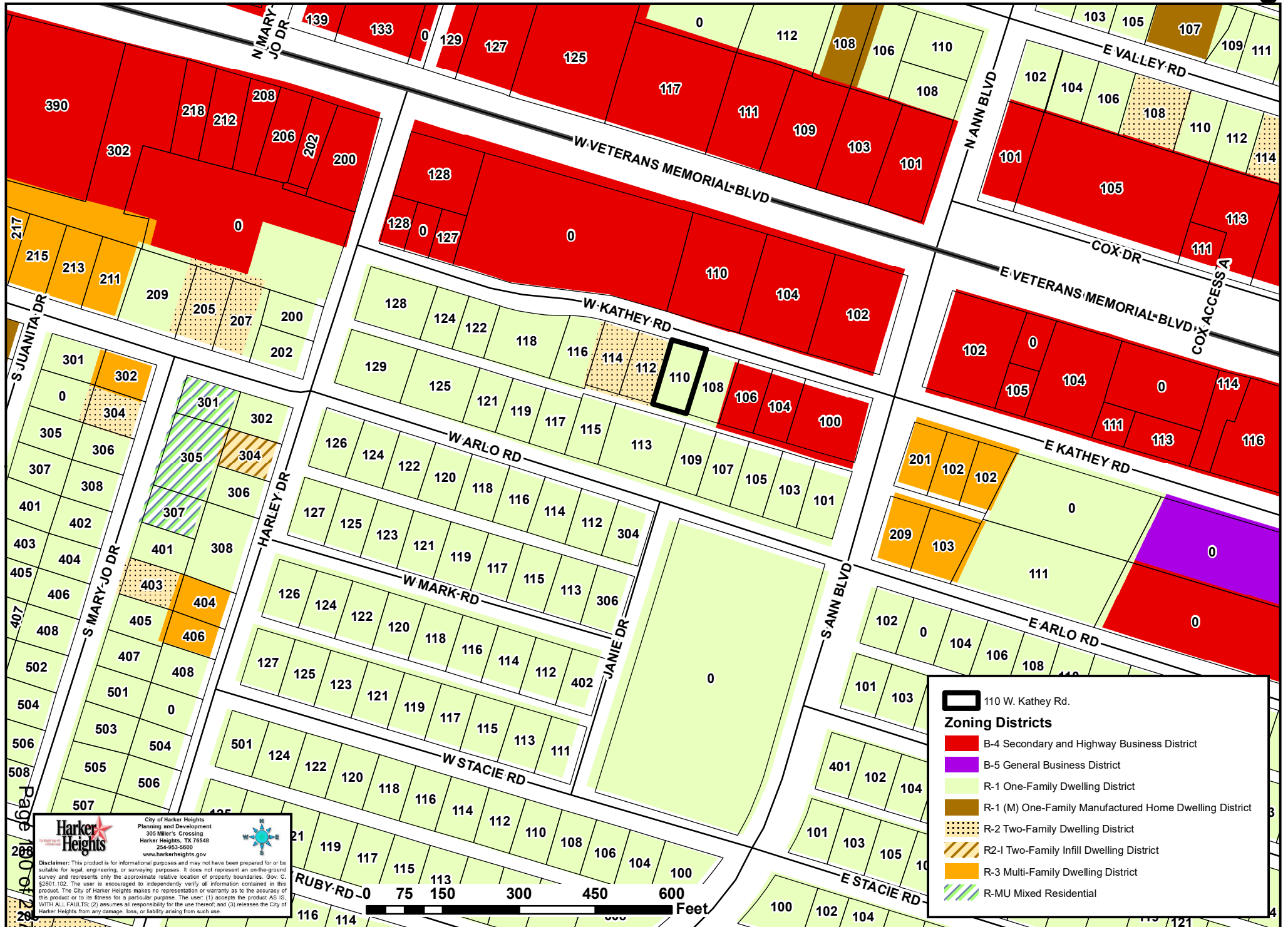


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110 W. Kathey Rd.

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



110 W. Kathey Rd.

Zoning Districts

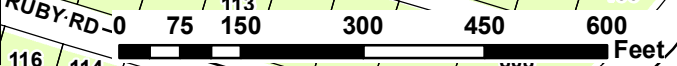
- B-4 Secondary and Highway Business District
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- R-1 One-Family Dwelling District
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PROPOSED LAND USES

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

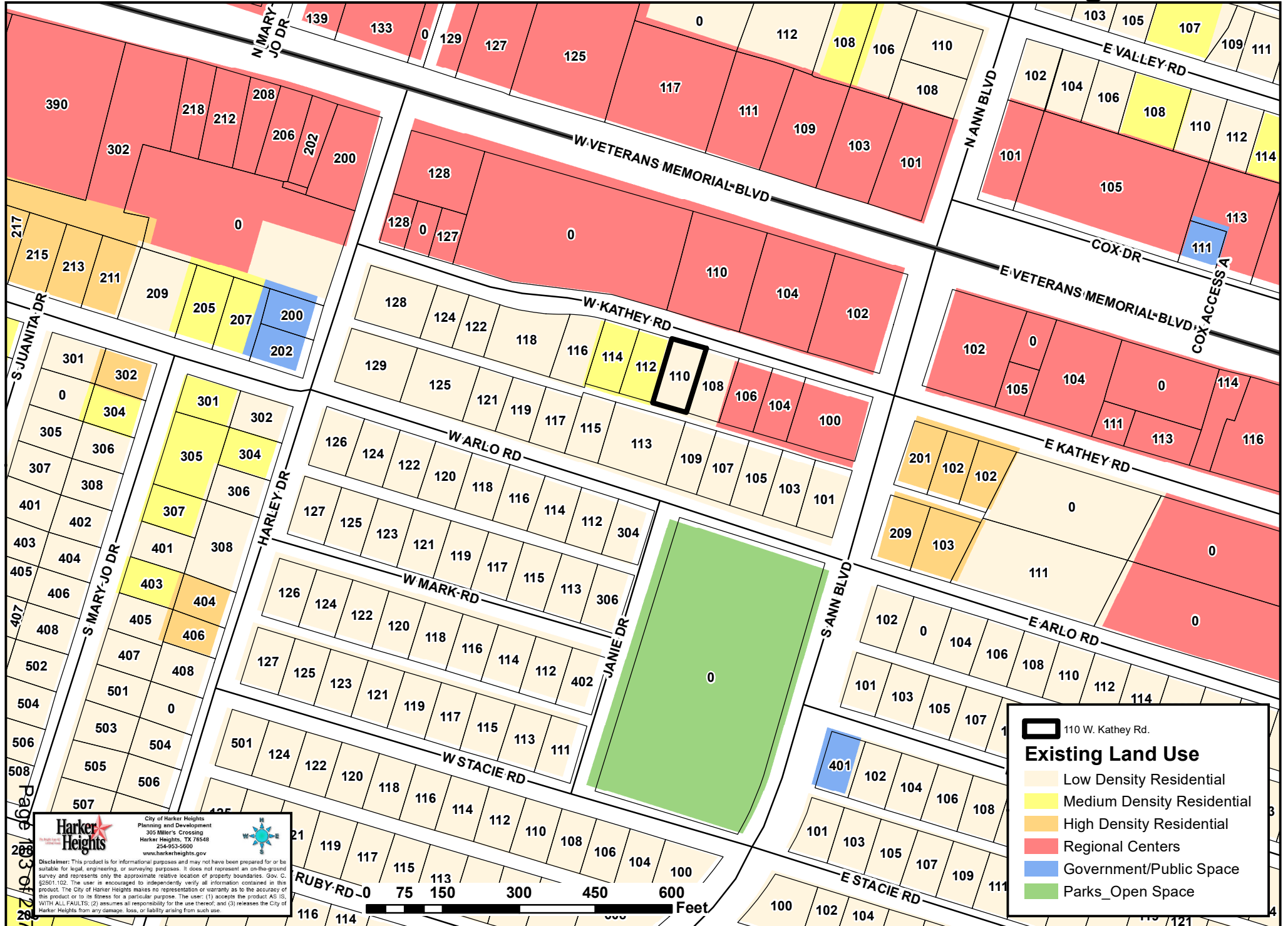
Medium Density Residential








- 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



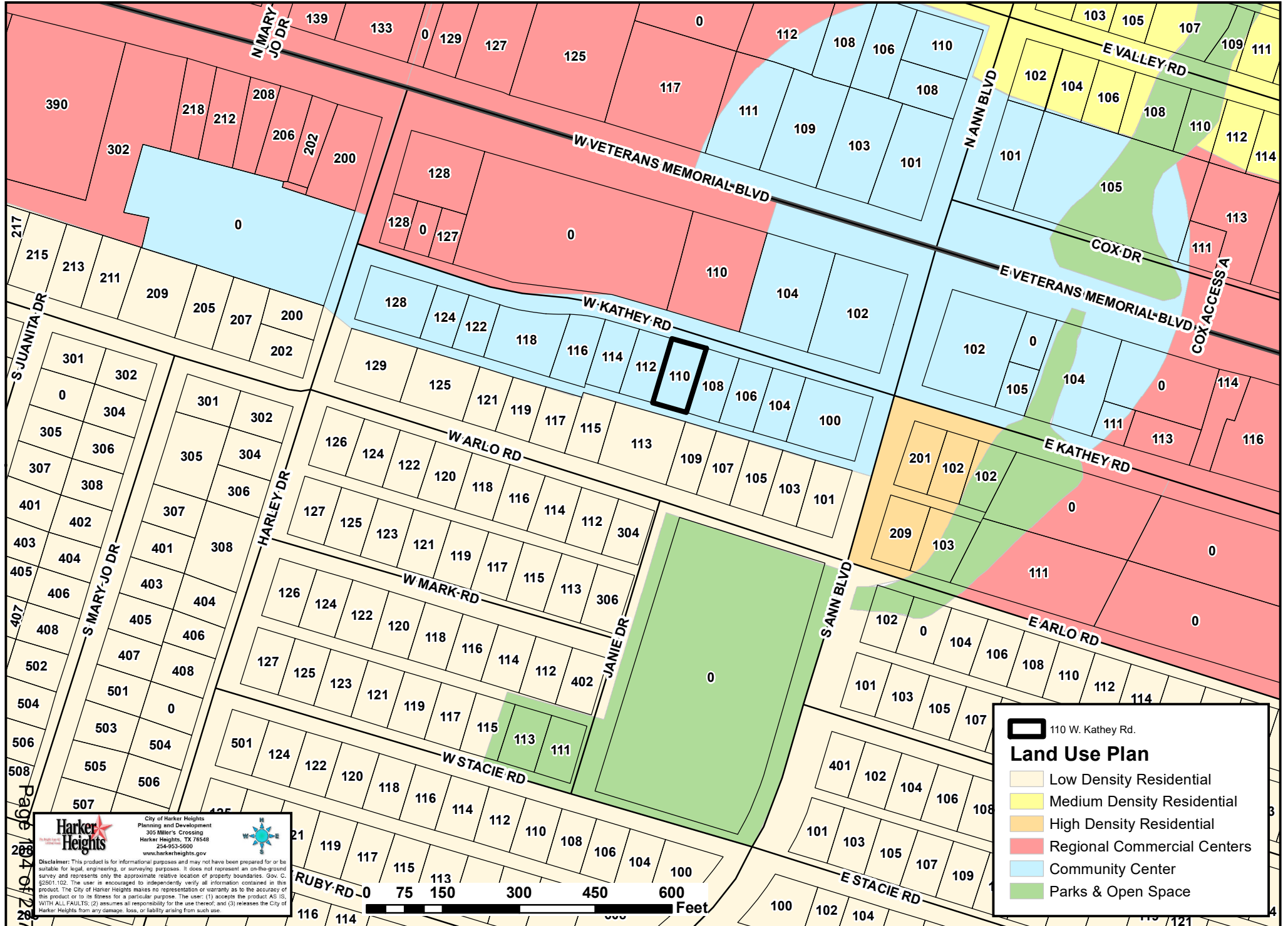


 110 W. Kathey Rd.
Existing Land Use
 Low Density Residential
 Medium Density Residential
 High Density Residential
 Regional Centers
 Government/Public Space
 Parks_Open Space


 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. §2601.102. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or 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.

Page 183 of 287



110 W. Kathey Rd.

Land Use Plan

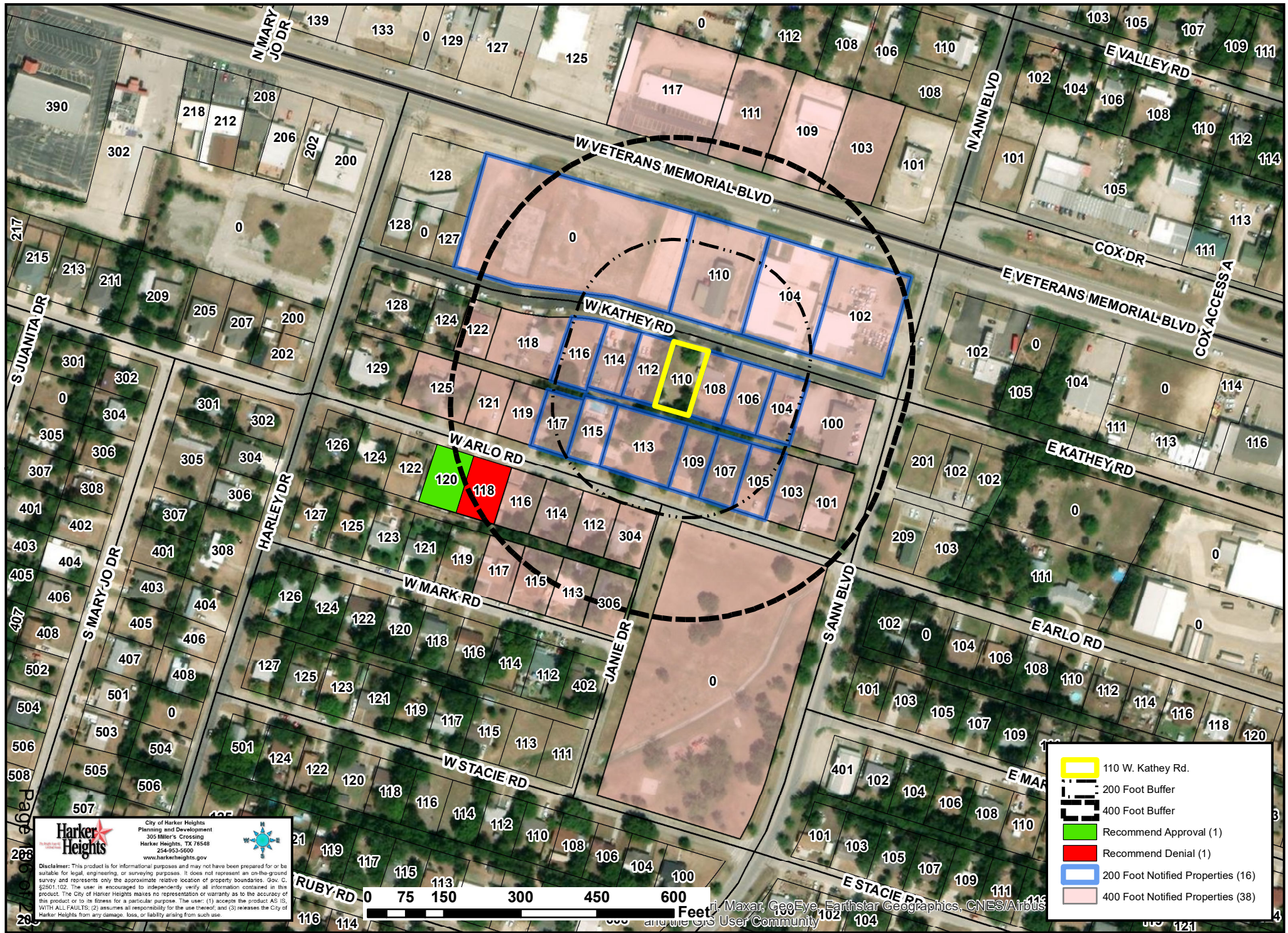
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Regional Commercial Centers
- Community Center
- Parks & Open Space

Harker Heights

City of Harker Heights
 Planning and Development
 300 Miller's Crossing
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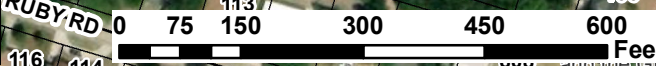
Page 18 of 28



	110 W. Kathey Rd.
	200 Foot Buffer
	400 Foot Buffer
	Recommend Approval (1)
	Recommend Denial (1)
	200 Foot Notified Properties (16)
	400 Foot Notified Properties (38)

Harker Heights
City of Harker Heights
Planning and Development
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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: JAKUBOWICZ, STEPHEN J

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

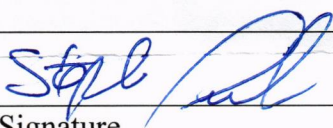
Physical Address	Property ID
118 W ARLO RD	54957

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

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: MYERS, JAMES H

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

Physical Address	Property ID
0 E VETERANS MEMORIAL BLVD	363425
110 W VETERANS MEMORIAL BLVD	63808

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:

JAMES H. Myers
Printed Name

James H. Myers
Signature

1/17/22
Date

Received

JAN 20 2022

Planning & Development

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

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

FROM: JAKUBOWICZ, STEPHEN J

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

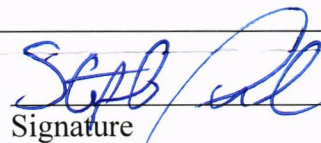
Physical Address	Property ID
118 W ARLO RD	54957

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



CITY COUNCIL MEMORANDUM

Z21-39

AGENDA ITEM # VII-7

FROM: THE OFFICE OF THE CITY MANAGER

DATE: FEBRUARY 8, 2022

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER APPROVING AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS, TO CHANGE THE 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, AND TAKE THE APPROPRIATE ACTION.

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 as being designated for Residential Estate use. 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 twelve (12) notices to property owners within the 400-foot notification area. As of February 1, 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 recommended approval to the Planning & Zoning Commission 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 TAKEN BY THE PLANNING AND ZONING COMMISSION:

During the Planning & Zoning Commission meeting held on January 26, 2022, the Planning and Zoning Commission voted (8-0) to recommend 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 staff's recommendation and findings.

ACTION BY CITY COUNCIL:

1. Motion to approve/disapprove an ordinance to change the 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. Proposed Ordinance
2. Application
3. Location Map
4. Zoning Map
5. Existing Land Use Map
6. Land Use Plan
7. Notification Area Map
8. Public Responses

AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS, GRANTING 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.

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

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

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

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

SECTION 2: The hereinafter-described property, as previously zoned R-1 (One-Family Dwelling District), is hereby rezoned 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.

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>
2022-	2/8/22	Granting 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.

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

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

PASSED AND APPROVED by the City Council of the City of Harker Heights on February 8, 2022.

CITY OF HARKER HEIGHTS, TEXAS:

Spencer H. Smith, Mayor

ATTEST:

Julie Helsham, City Secretary



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: [REDACTED] Subdivision: Lakeside Hills Section 2

Acres: 10.06 Property ID: 35147 Survey: [REDACTED]

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

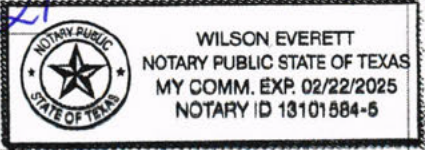
Printed Name of Representative

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

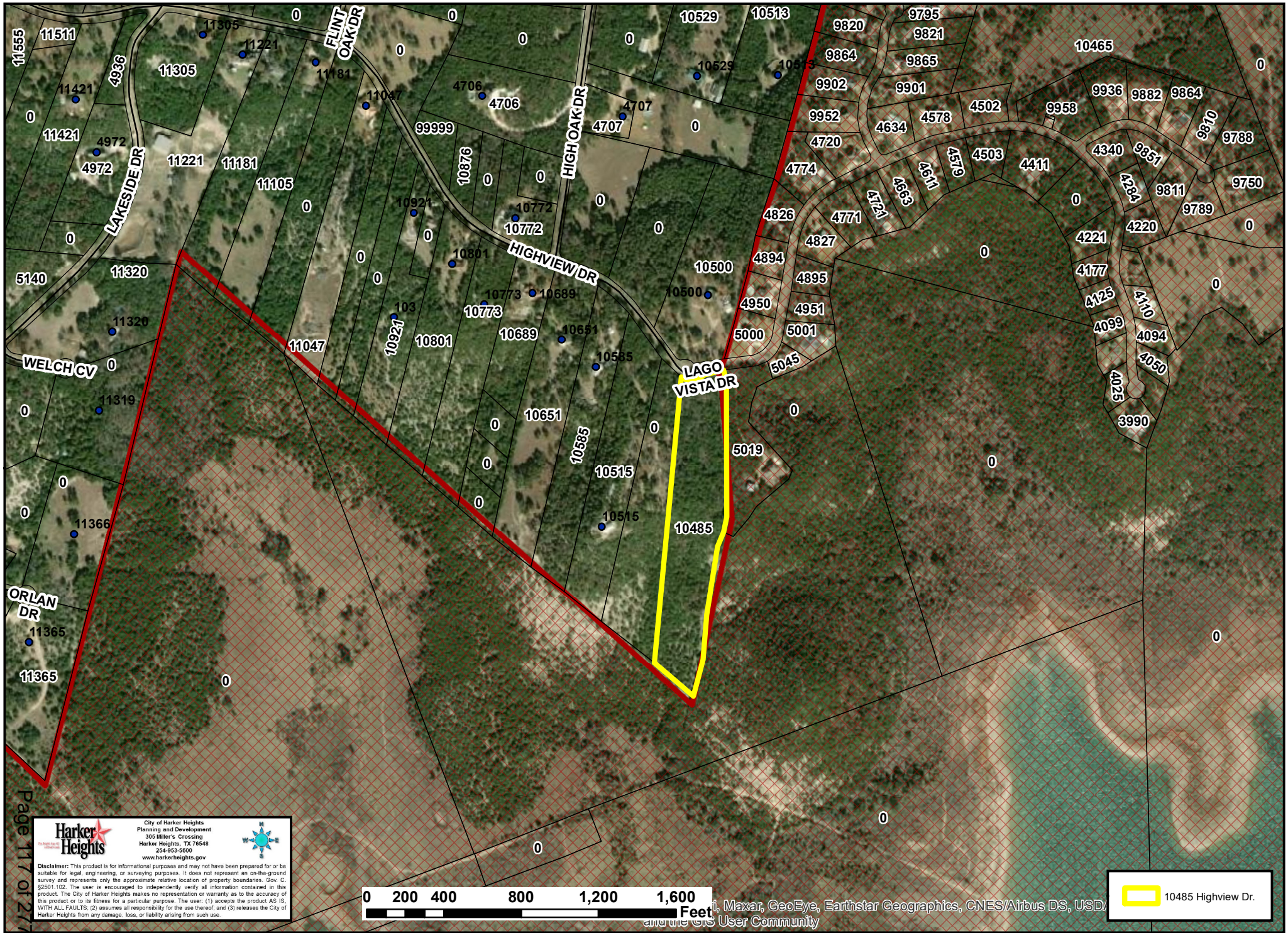
Received By: WEverett

Pre-Application Meeting

Receipt #: 01771527

Revised: 5/2020

Case #: _____




Page 117 of 277

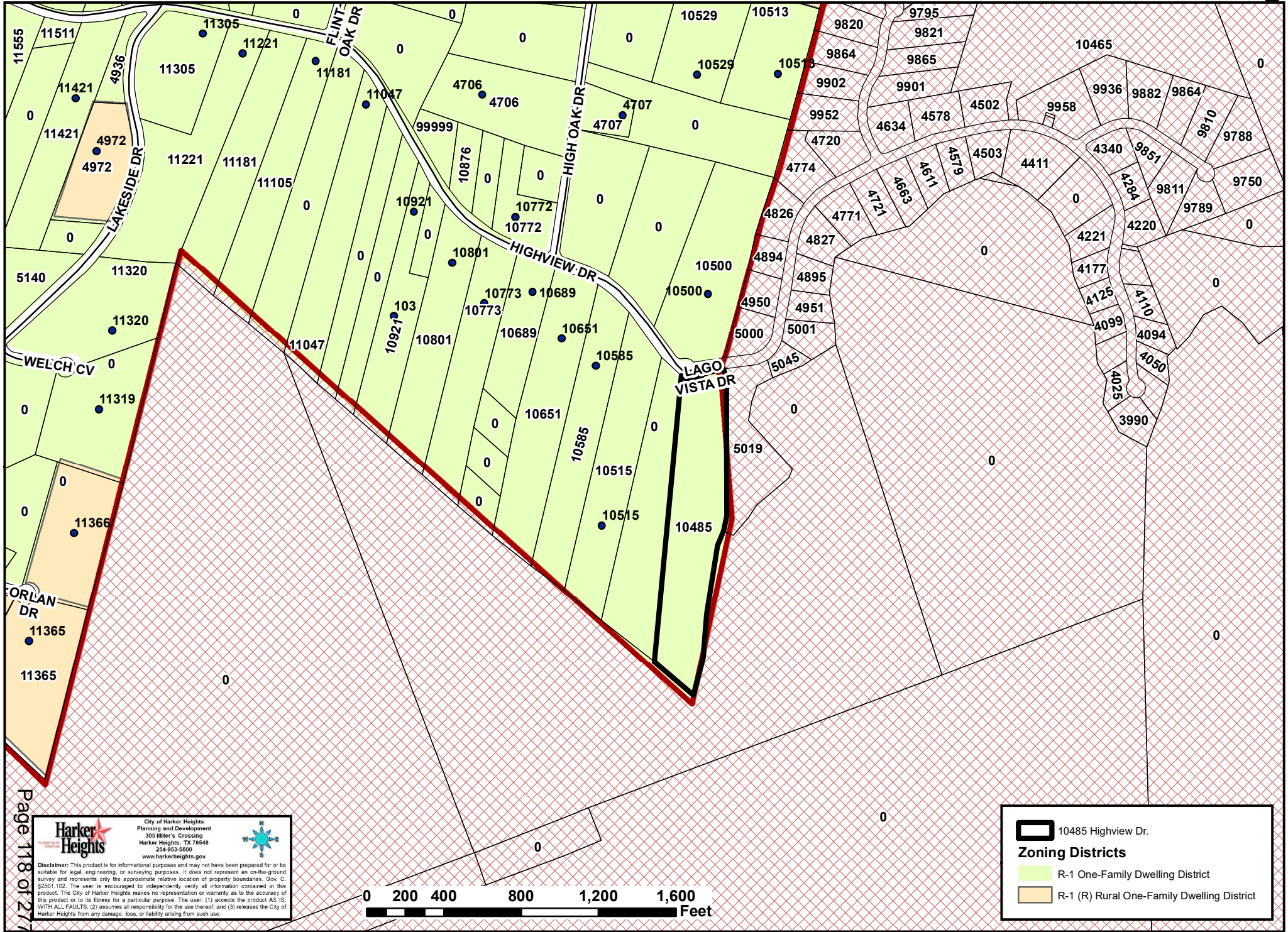
Harker Heights
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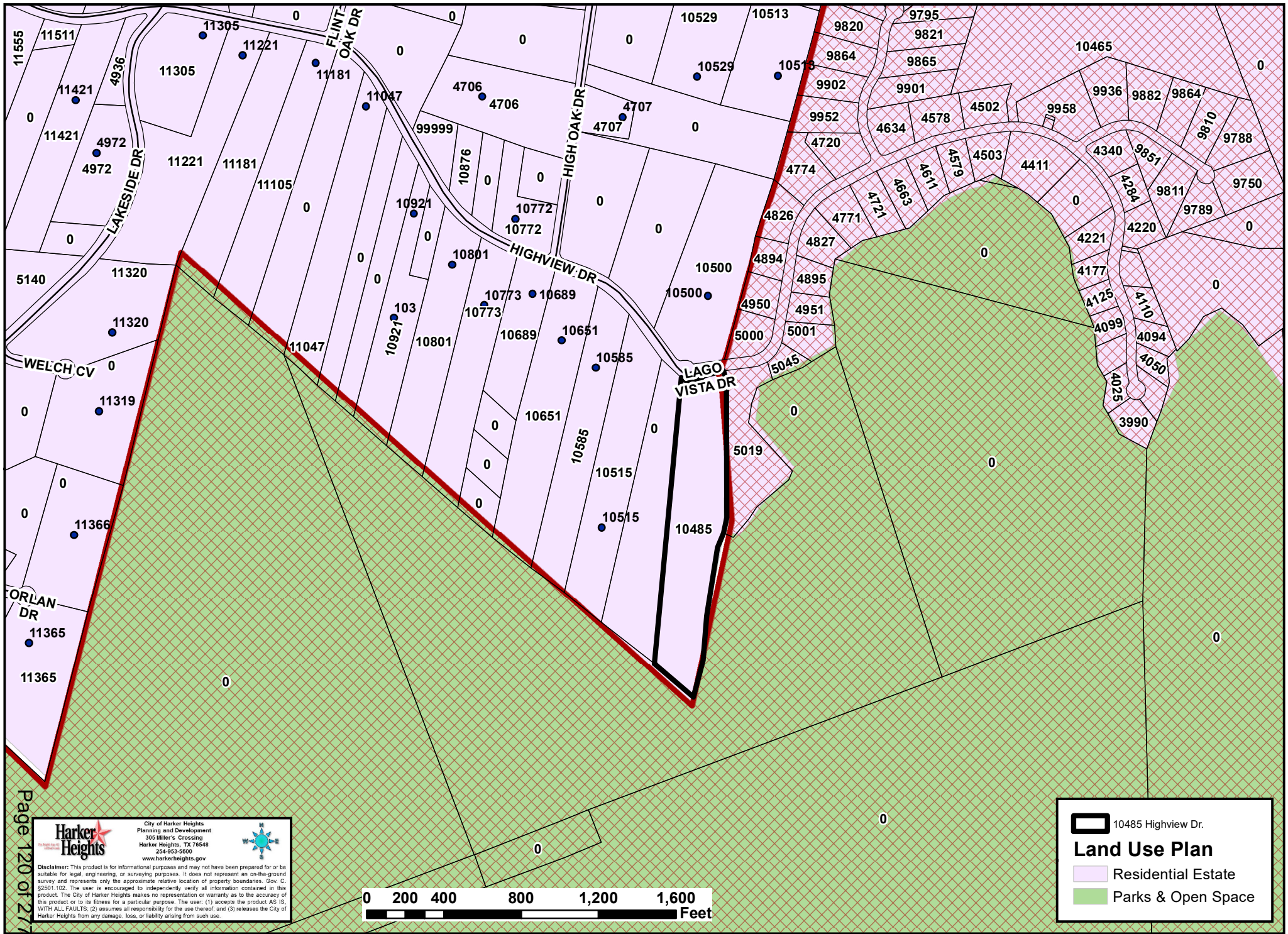
 10485 Highview Dr.

Map data provided by Esri, DeLorme, Navteq, Intermap, Swire, GEBCO, USGS, AeroGRID, IGN, Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, Esri, and the GIS User Community



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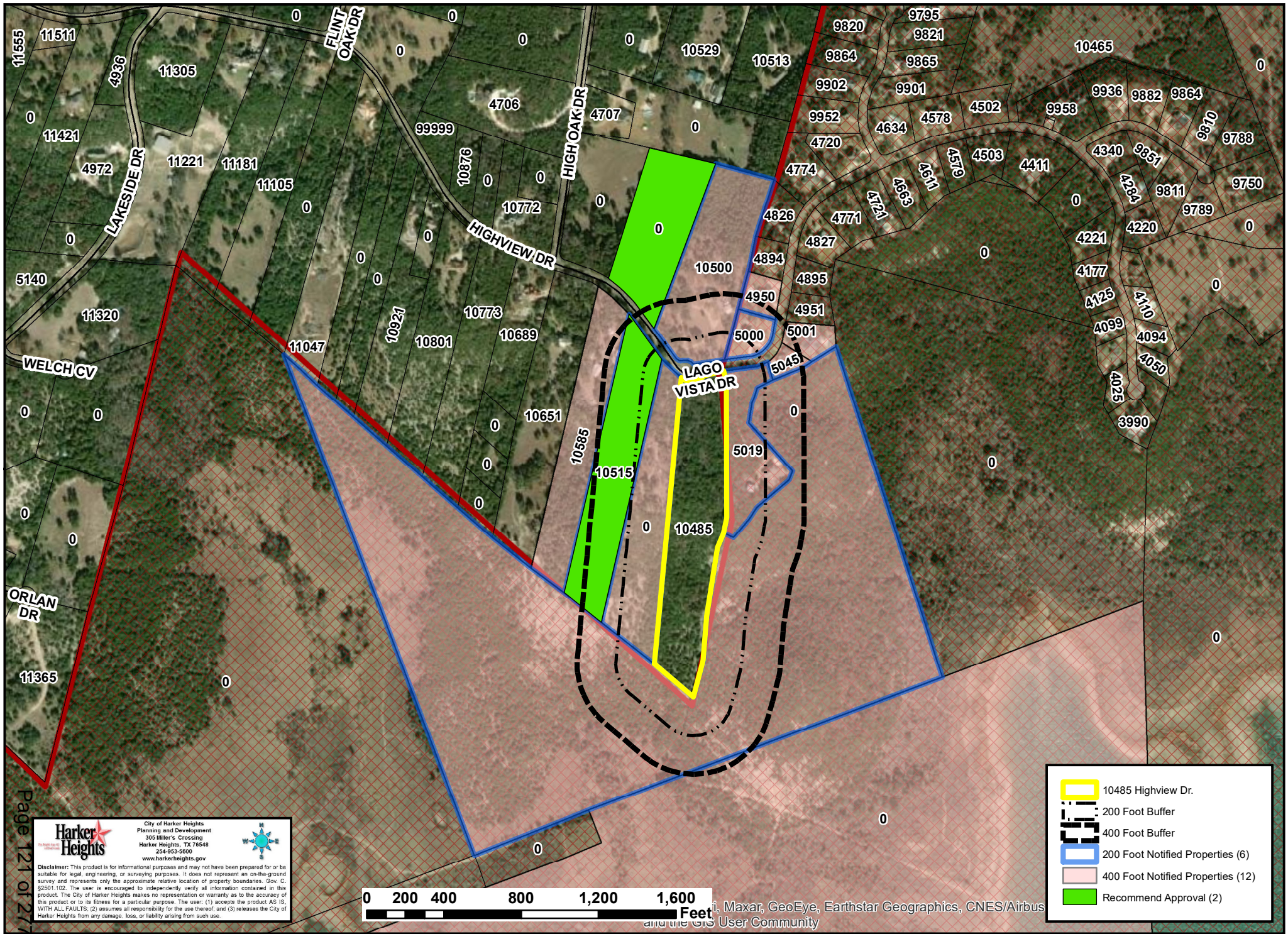
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10485 Highview Dr.

Land Use Plan

- Residential Estate
- Parks & Open Space



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



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

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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



CITY COUNCIL MEMORANDUM

Z21-40

AGENDA ITEM # VII-8

FROM: THE OFFICE OF THE CITY MANAGER

DATE: FEBRUARY 8, 2022

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER APPROVING AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS, TO CHANGE THE 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, AND TAKE THE APPROPRIATE ACTION.

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 as being designated for Medium Density Residential use. 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 sixty-eight (68) notices to property owners within the 400-foot notification area. As of February 1, 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 recommended approval to the Planning & Zoning Commission 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 TAKEN BY THE PLANNING AND ZONING COMMISSION:

During the Planning & Zoning Commission meeting held on January 26, 2022, the Planning and Zoning Commission voted (8-0) to recommend 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 staff's recommendation and findings.

ACTION BY CITY COUNCIL:

1. Motion to approve/disapprove an ordinance to change the 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. Proposed Ordinance
2. Application
3. Location Map
4. Zoning Map
5. Existing Land Use Map
6. Land Use Plan Map
7. FEMA Flood Area Map
8. Notification Area Map
9. Public Responses

AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS, GRANTING 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.

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

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

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

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

SECTION 2: The hereinafter-described property, as previously zoned R-1(M) (One-Family Manufactured Home Dwelling District), is hereby rezoned 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.

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>
2022-	2/8/22	Granting 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.

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

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

PASSED AND APPROVED by the City Council of the City of Harker Heights on February 8, 2022.

CITY OF HARKER HEIGHTS, TEXAS:

Spencer H. Smith, Mayor

ATTEST:

Julie Helsham, City Secretary



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

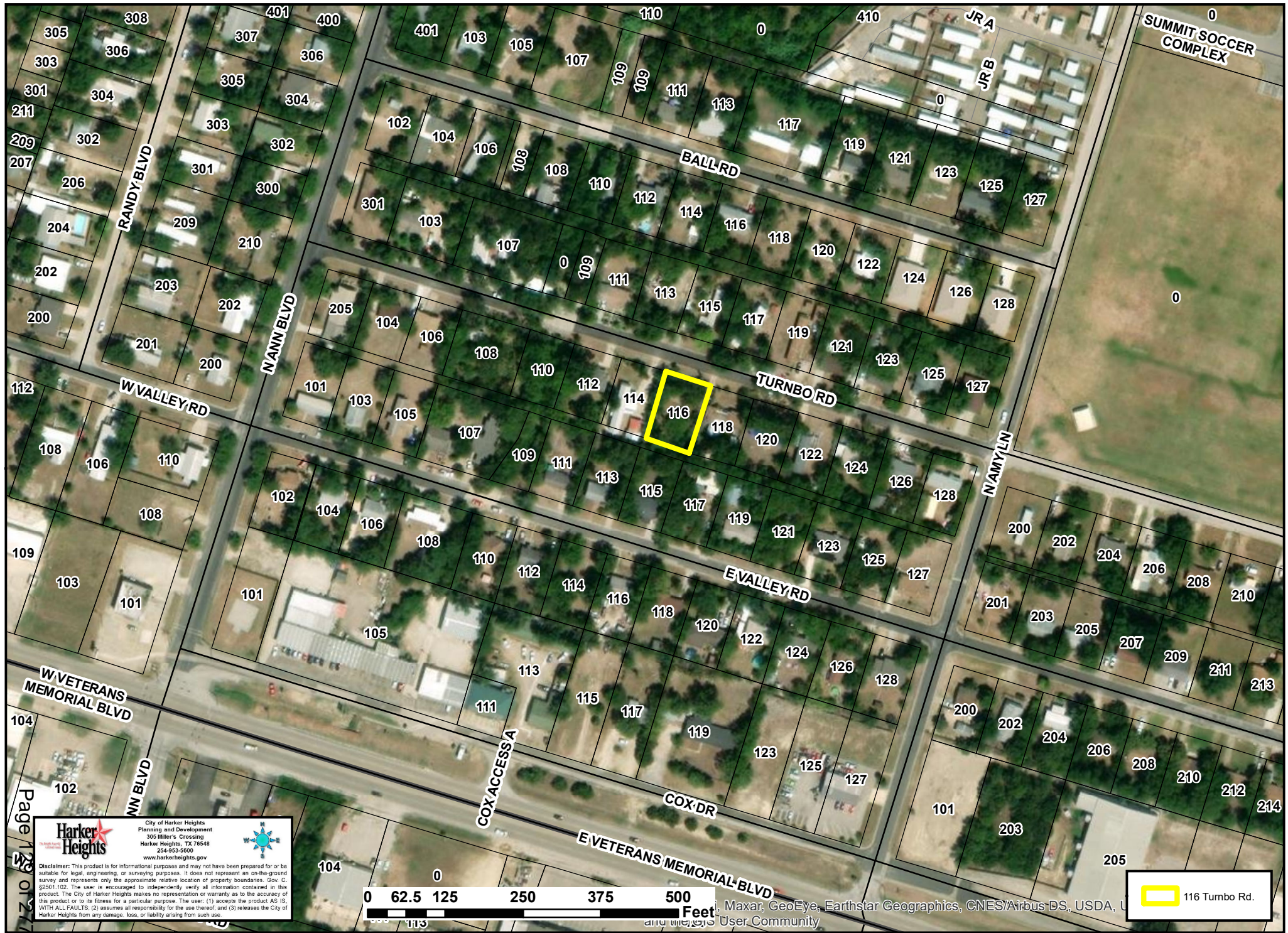
Received By: [Signature]

Pre-Application Meeting

Receipt #: 01777502

Revised: 10/2021


Case #: _____

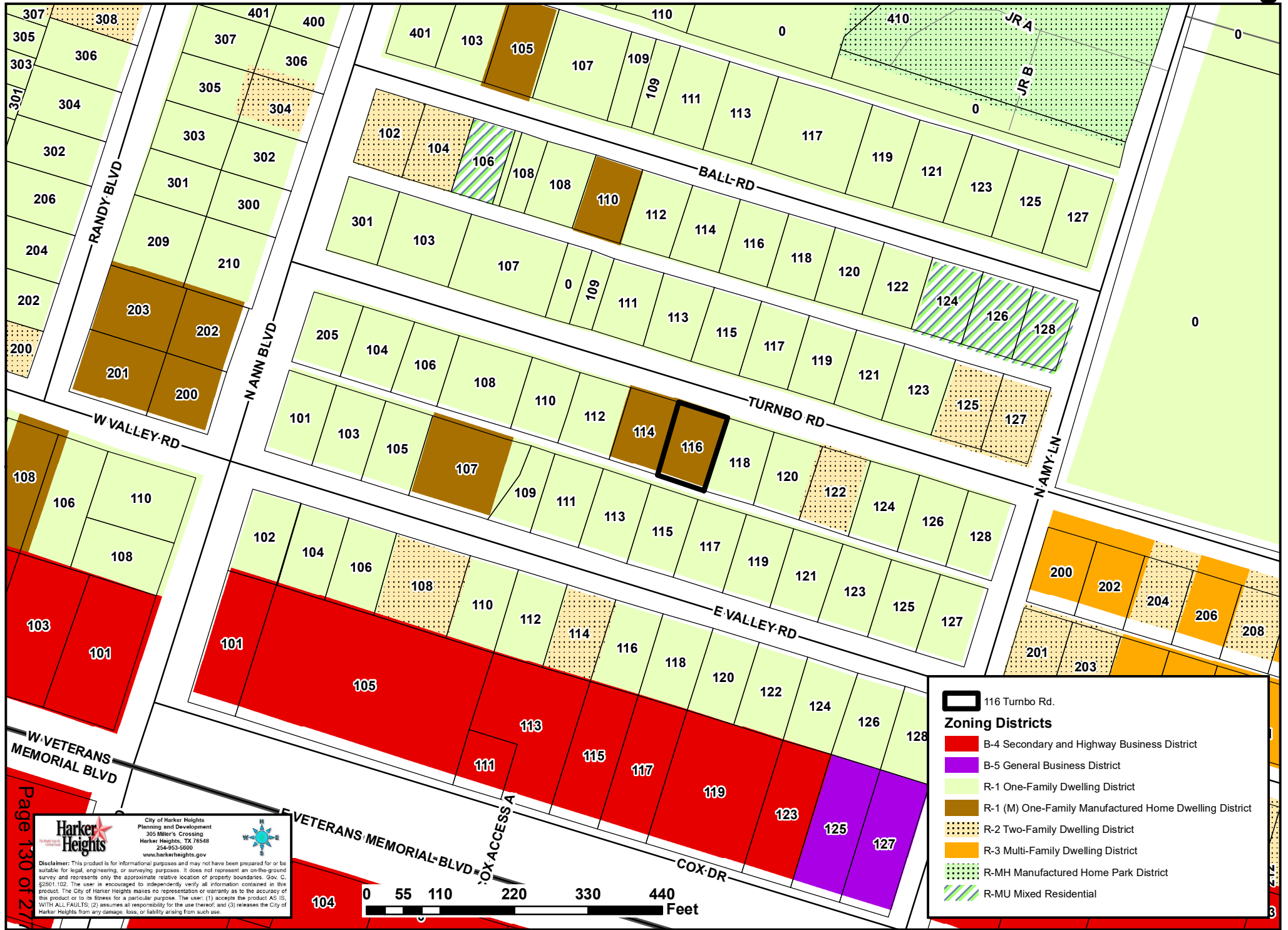


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City of Harker Heights
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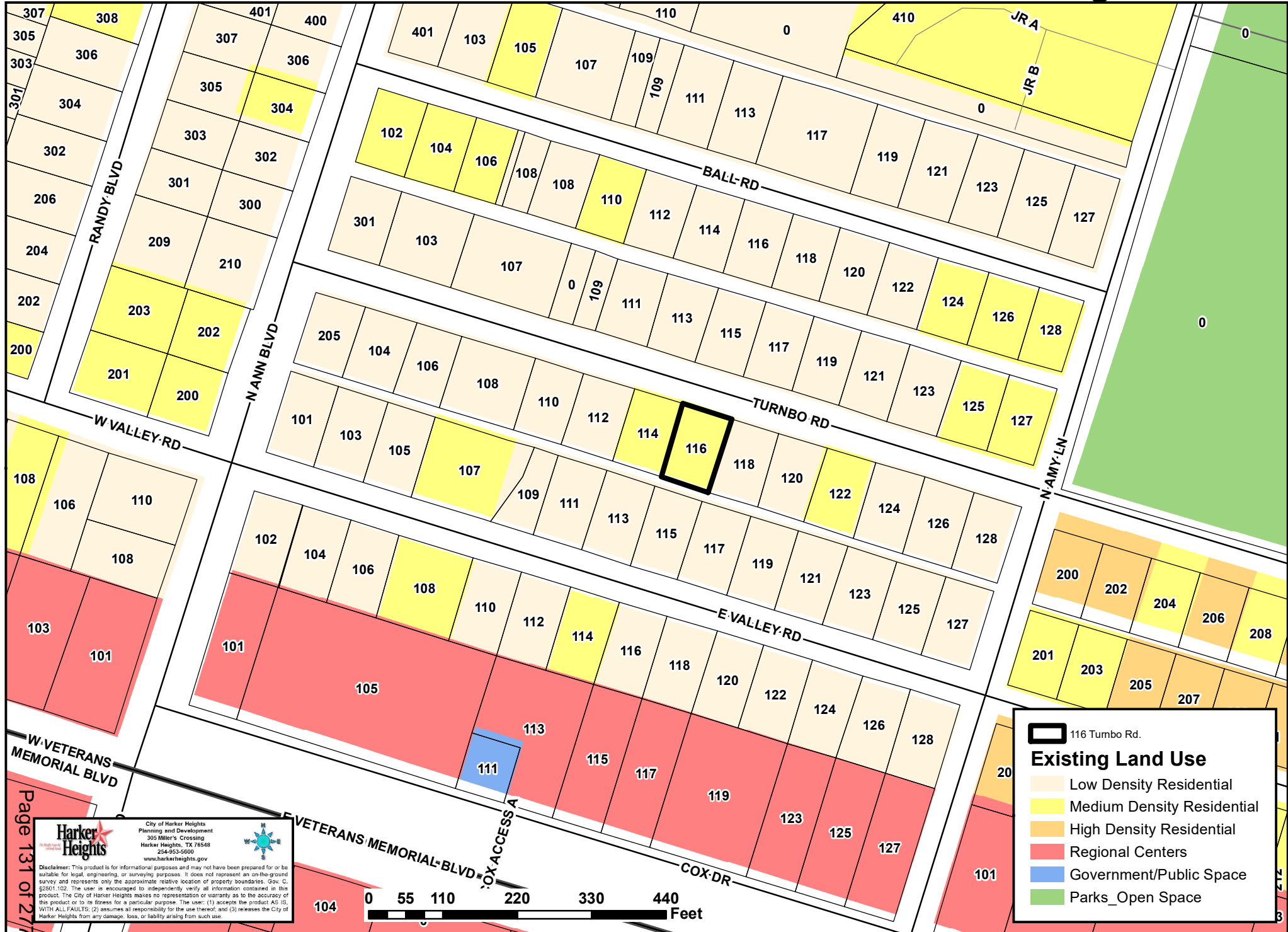
 116 Turnbo Rd.

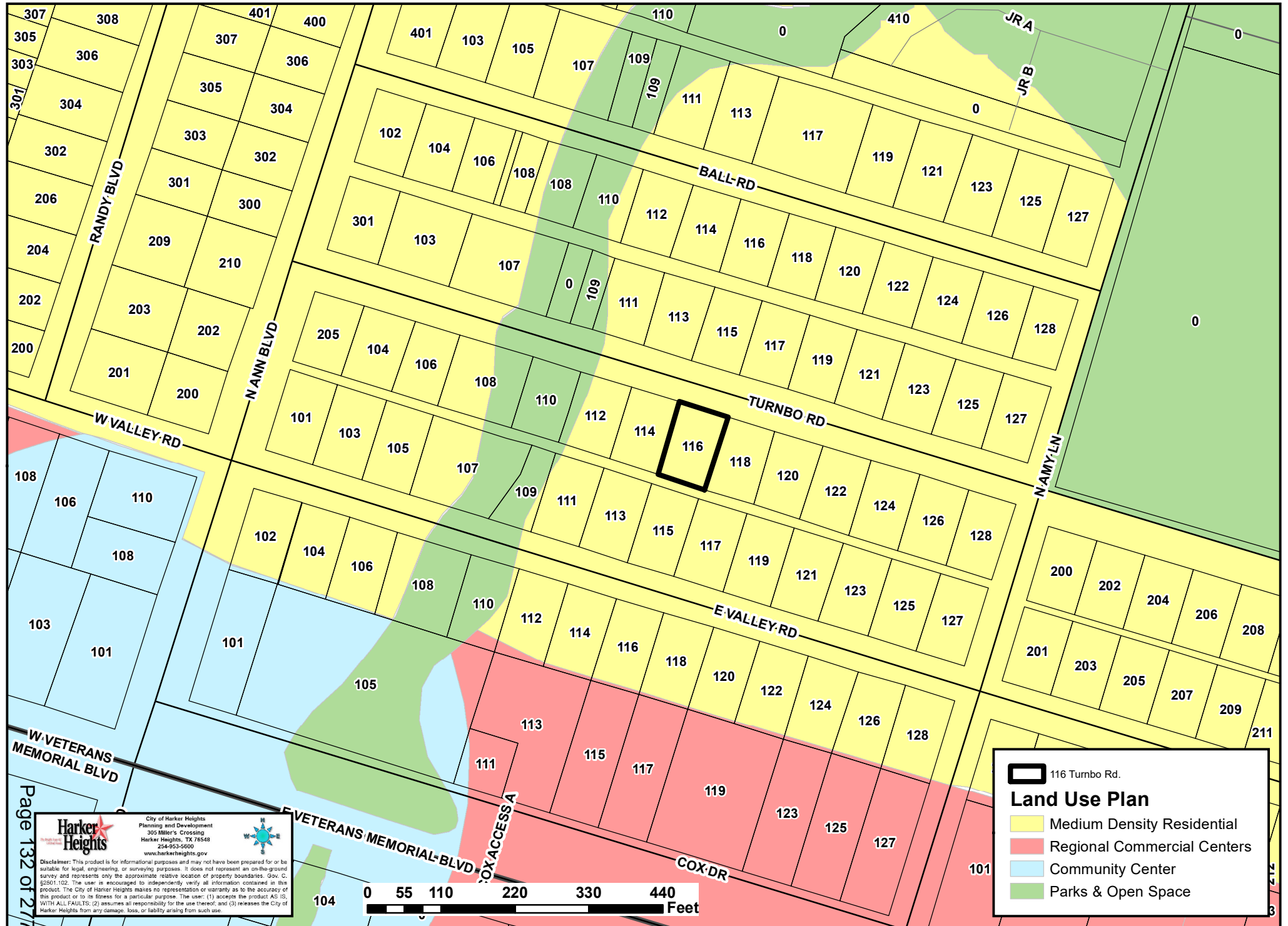


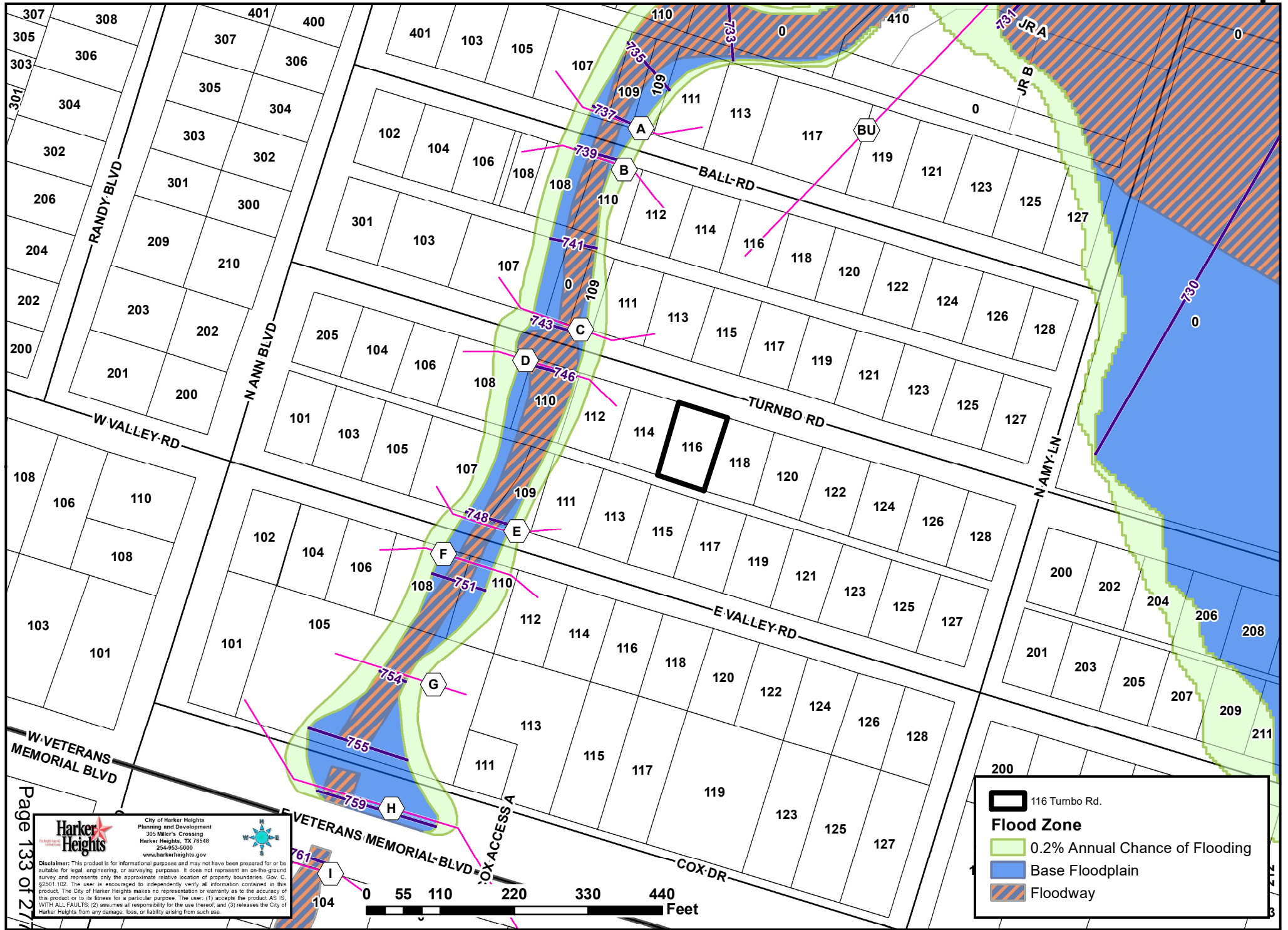
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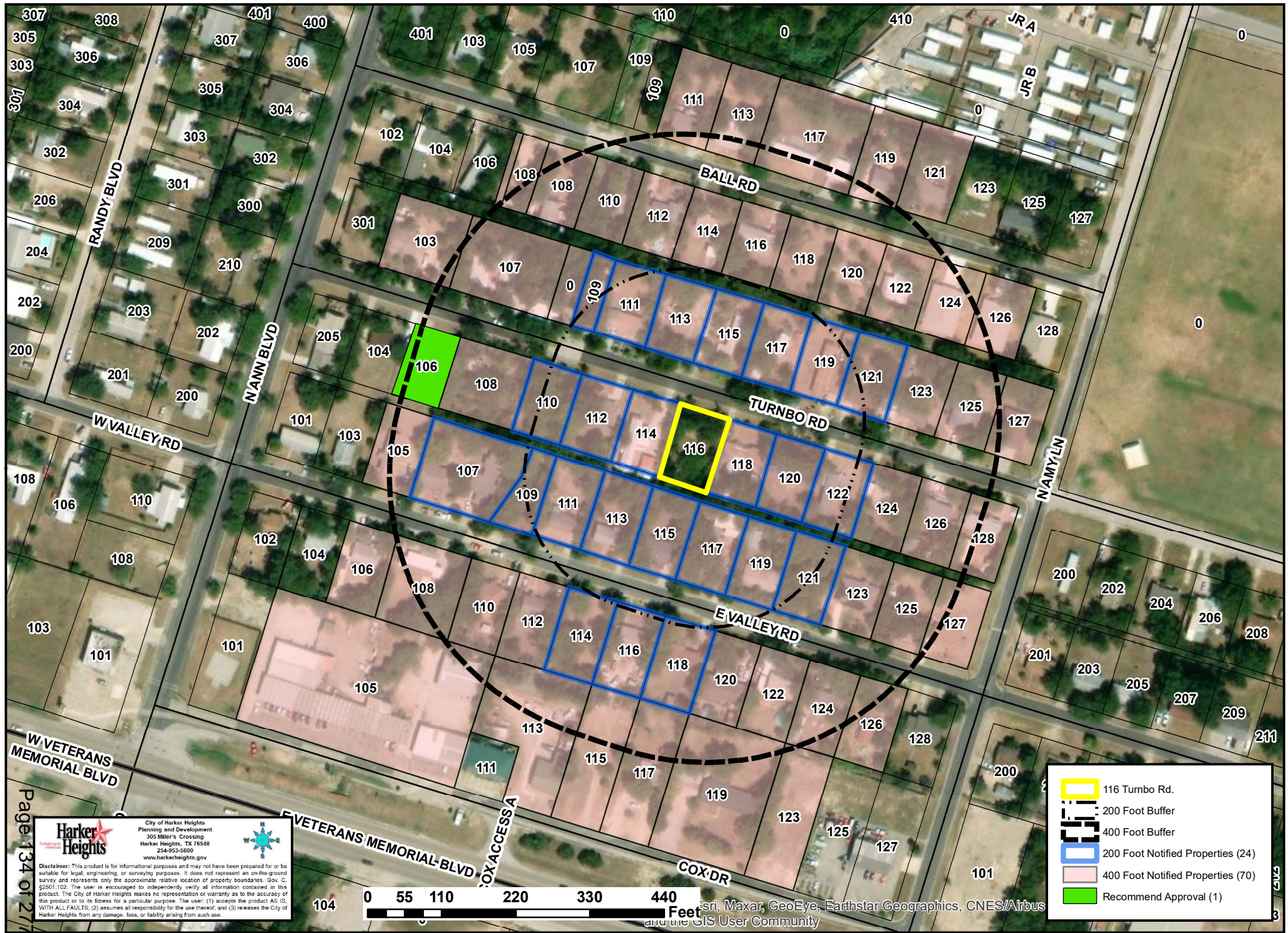
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116 Turnbo Rd.

Flood Zone

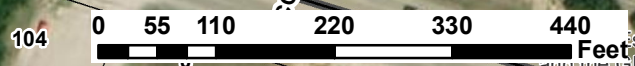
- 0.2% Annual Chance of Flooding
- Base Floodplain
- Floodway



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

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Esri, 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: 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



CITY COUNCIL MEMORANDUM

Z21-41

AGENDA ITEM # VII-9

FROM: THE OFFICE OF THE CITY MANAGER

DATE: FEBRUARY 8, 2022

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER APPROVING AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS, TO CHANGE THE ZONING DESIGNATION FROM R-1 (ONE-FAMILY 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, AND TAKE THE APPROPRIATE ACTION.

EXPLANATION:

The applicant is requesting a change from the current zoning of from R-1 (One-Family 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 as being designated for Medium Density Residential use. 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 fifty-nine (59) notices to property owners within the 400-foot notification area. As of February 1, 2022, eight (8) 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 recommended approval to the Planning & Zoning Commission 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 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 TAKEN BY THE PLANNING AND ZONING COMMISSION:

During the Planning & Zoning Commission meeting held on January 26, 2022, the Planning and Zoning Commission voted (8-0) to recommend 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 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.

ACTION BY CITY COUNCIL:

1. Motion to approve/disapprove an ordinance to change zoning designation from R-1 (One-Family 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. Proposed Ordinance
2. Application
3. Location Map
4. Zoning Map
5. Existing Land Use Map
6. Land Use Plan
7. Notification Area Map
8. Public Responses

AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS, GRANTING 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.

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

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

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

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

SECTION 2: The hereinafter-described property, as previously zoned R-1 (One-Family Dwelling District), is hereby rezoned 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.

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>
2022-	2/8/22	Granting 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.

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

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

PASSED AND APPROVED by the City Council of the City of Harker Heights on February 8, 2022.

CITY OF HARKER HEIGHTS, TEXAS:

Spencer H. Smith, Mayor

ATTEST:

Julie Helsham, City Secretary



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

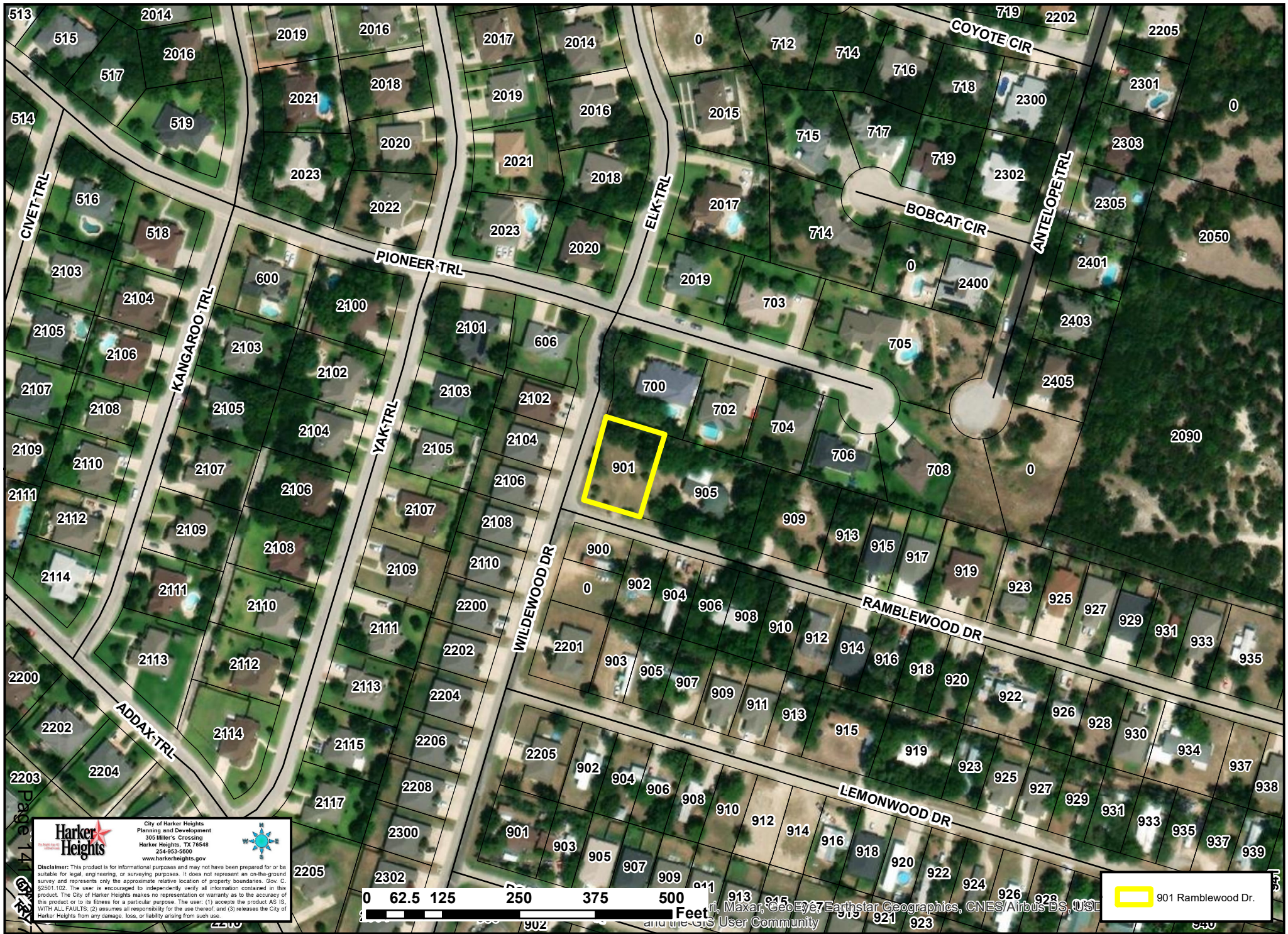
MY COMMISSION EXPIRES: 2/22/2025

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

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

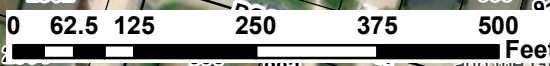
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 Case #: _____

Revised: 5/2020



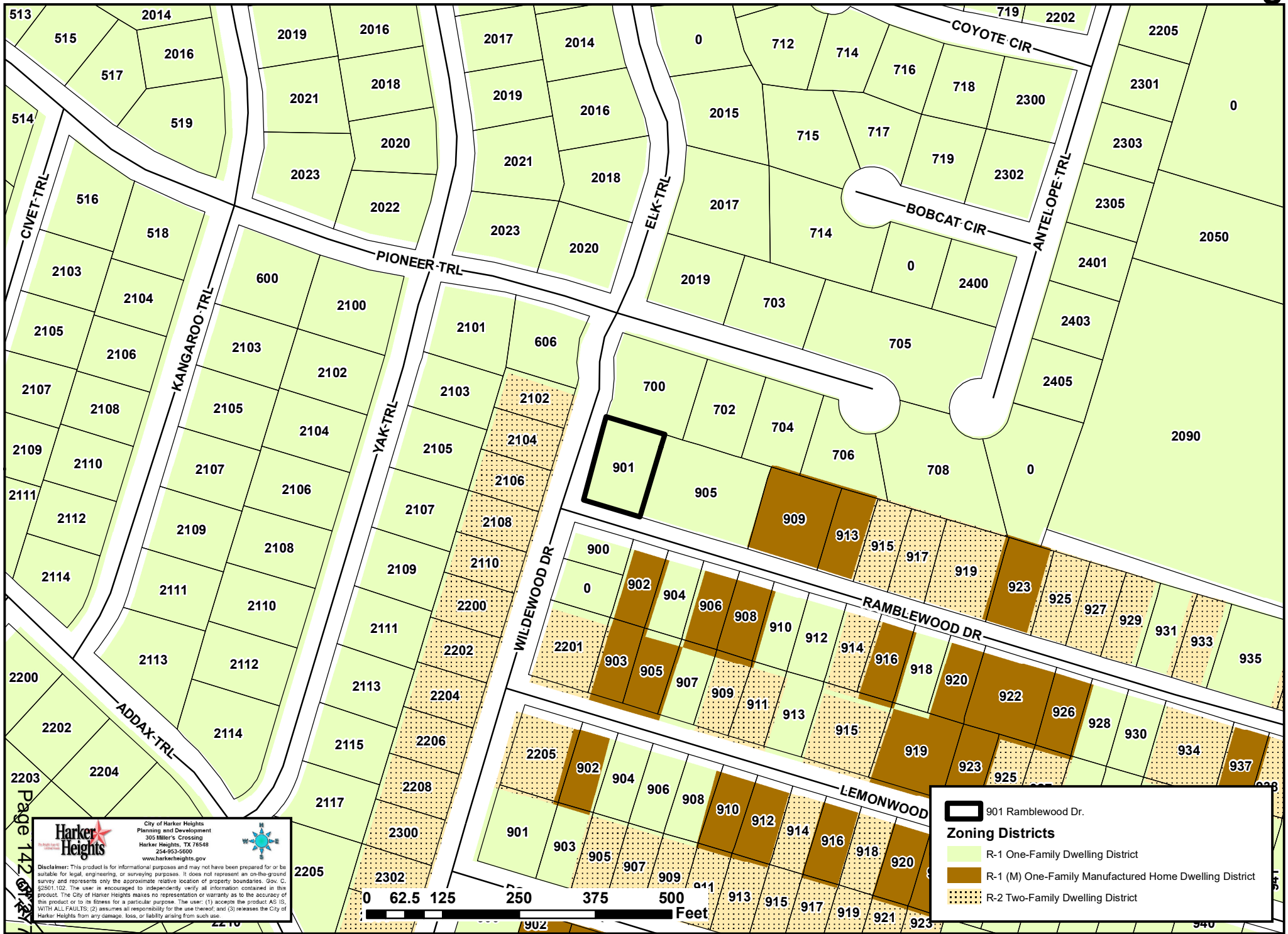
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901 Rambleswood Dr.

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



901 Ramblewood Dr.

Zoning Districts

- R-1 One-Family Dwelling District
- R-1 (M) One-Family Manufactured Home Dwelling District
- R-2 Two-Family Dwelling District

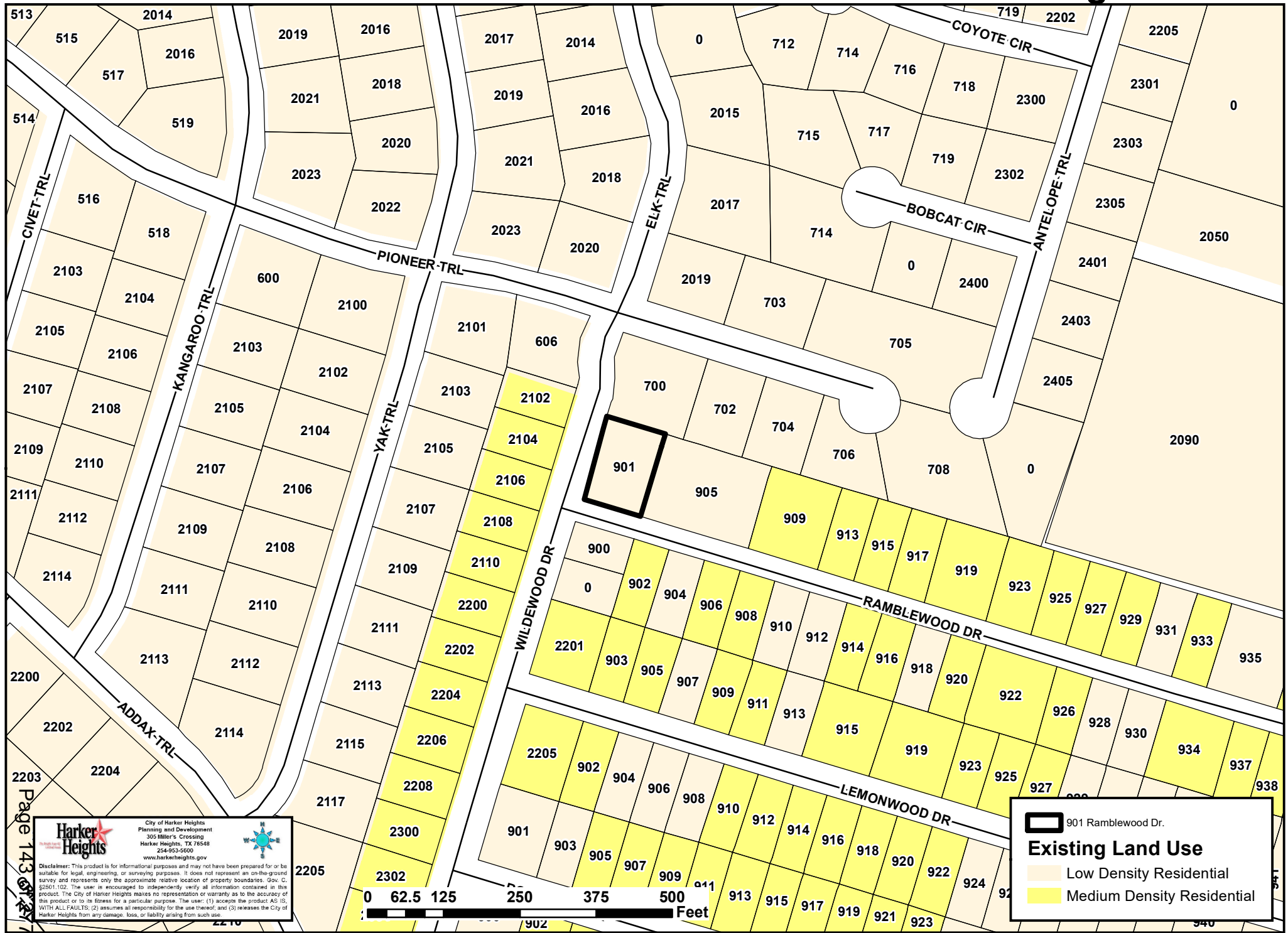
Page 142 of 217

Harker Heights

City of Harker Heights
 Planning and Development
 300 Miller's Crossing
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

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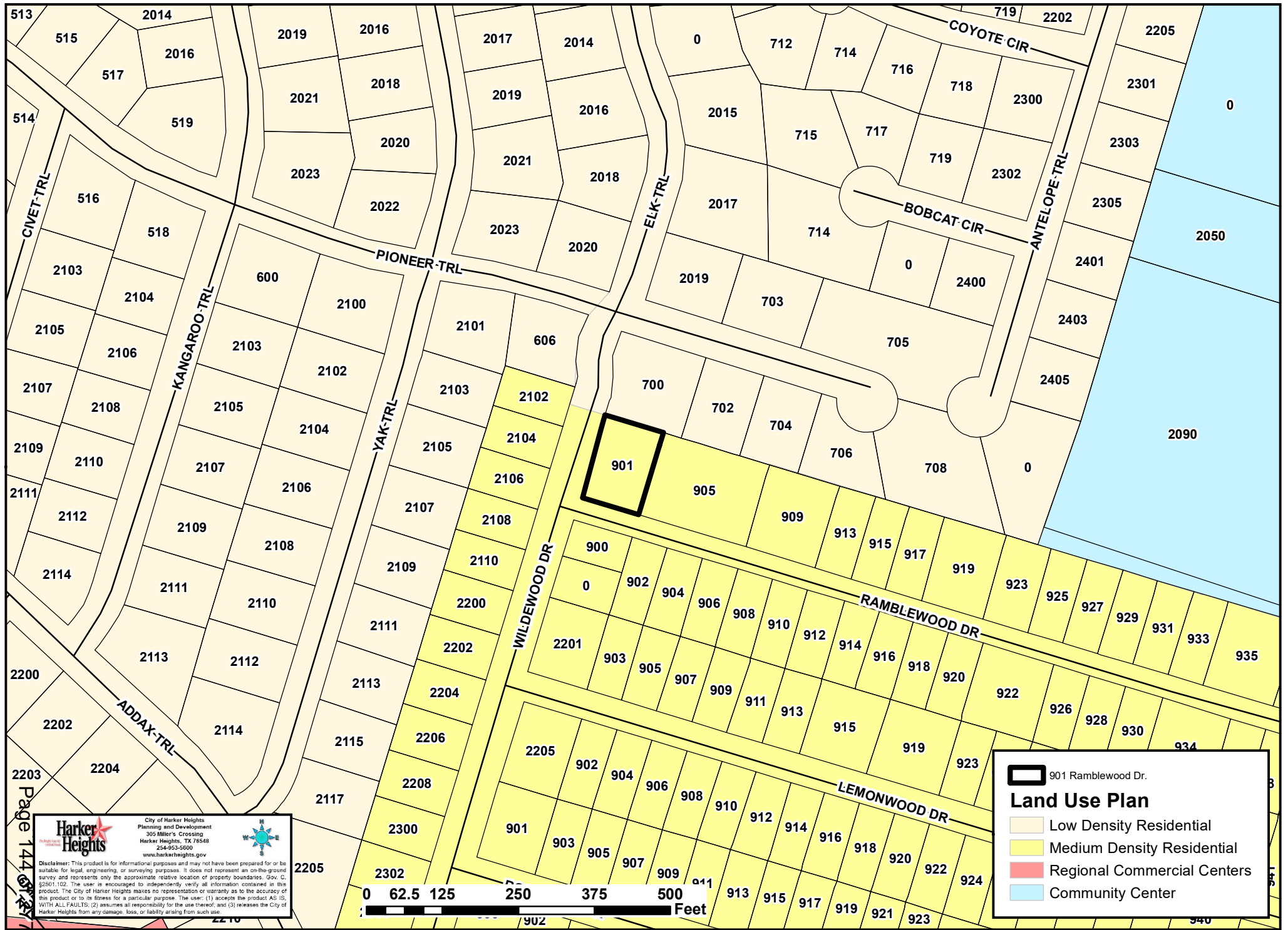
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 901 Ramblewood Dr.





Existing Land Use

-  Low Density Residential
-  Medium Density Residential





 901 Ramblewood Dr.

Land Use Plan

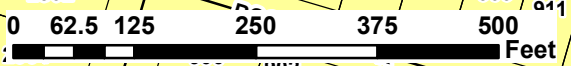
-  Low Density Residential
-  Medium Density Residential
-  Regional Commercial Centers
-  Community Center

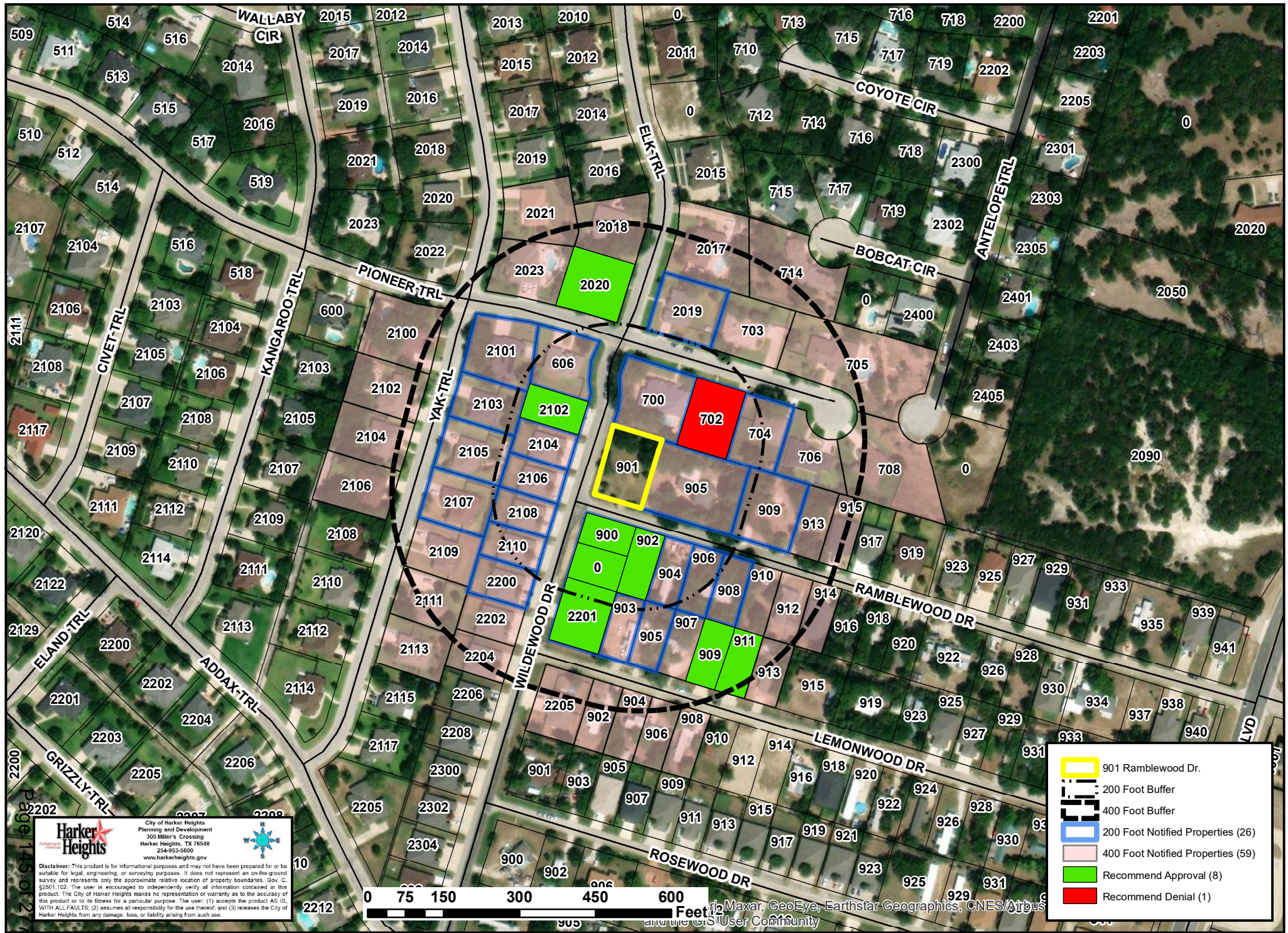
Page 14 of 27


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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	901 Ramblewood Dr.
	200 Foot Buffer
	400 Foot Buffer
	200 Foot Notified Properties (26)
	400 Foot Notified Properties (59)
	Recommend Approval (8)
	Recommend Denial (1)

Harker Heights
City of Harker Heights
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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: 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 *MAS, RET*
Signature

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

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: JDDL FAMILY HOLDINGS LLC

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

Physical Address	Property ID
2102 WILDEWOOD DR	196539

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).

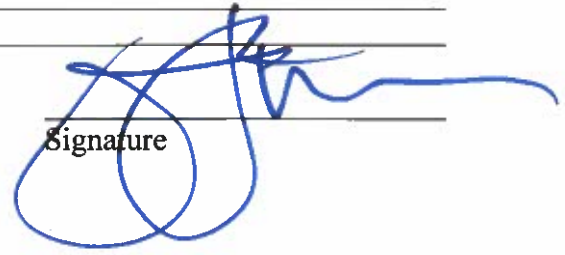
- I RECOMMEND APPROVAL OF THE REQUEST**
 I RECOMMEND DENIAL OF THE REQUEST

Comments:

Go For it !!

JDDL Family Holdings LLC

Printed Name



Signature

JAN 19, 2022

Date

Received

JAN 24 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: MORRILL, SEAN & RENEE' L

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

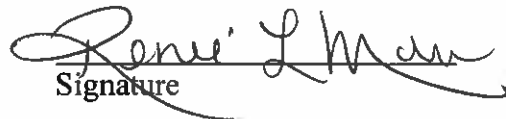
Physical Address	Property ID
2020 ELK TRL	238767

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:

RENEE' MORRILL
Printed Name


Signature

January 15, 2022
Date

Received

JAN 21 2022

Planning & Development



CITY COUNCIL MEMORANDUM

Z21-42

AGENDA ITEM # VII-10

FROM: THE OFFICE OF THE CITY MANAGER

DATE: FEBRUARY 8, 2022

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER APPROVING AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS, 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, AND TAKE THE APPROPRIATE ACTION.

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 as being designated for Medium Density Residential use. 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 sixty-five (65) notices to property owners within the 400-foot notification area. As of February 1, 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 recommended approval to the Planning & Zoning Commission 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 TAKEN BY THE PLANNING AND ZONING COMMISSION:

During the Planning & Zoning Commission meeting held on January 26, 2022, the Planning and Zoning Commission voted (8-0) to recommend 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 staff's recommendation and findings.

ACTION BY CITY COUNCIL:

1. Motion to approve/disapprove 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. Proposed Ordinance
2. Application
3. Location Map
4. Zoning Map
5. Existing Land Use Map
6. Land Use Plan
7. Notification Area Map
8. Public Responses

AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS, GRANTING 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.

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

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

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

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

SECTION 2: The hereinafter-described property, as previously zoned R-1(M) (One-Family Manufactured Home Dwelling District), is hereby rezoned 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.

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>
2022-	2/8/22	Granting 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.

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

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

PASSED AND APPROVED by the City Council of the City of Harker Heights on February 8, 2022.

CITY OF HARKER HEIGHTS, TEXAS:

Spencer H. Smith, Mayor

ATTEST:

Julie Helsham, City Secretary



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.

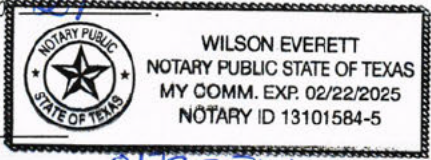
Rayham LLC (Raymond Hamden) Signature of Property Owner
 Printed Name of Property Owner

Printed Name of Representative Signature of Representative

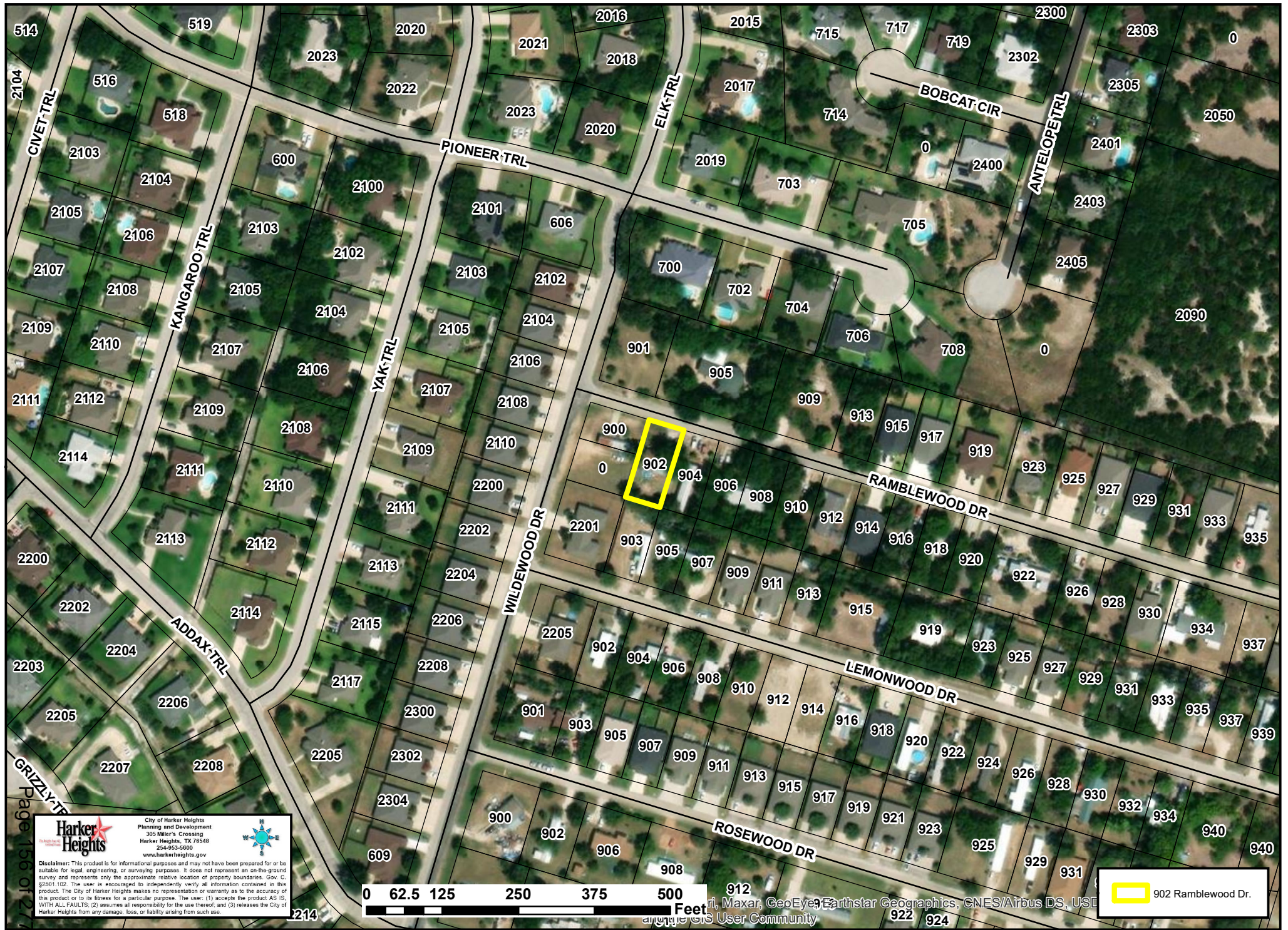
SWORN AND SUBSCRIBED BEFORE ME ON THIS 29 DAY OF December, 2021

Wilson Everett
 SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 22 / 2025



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



Page 156 of 27

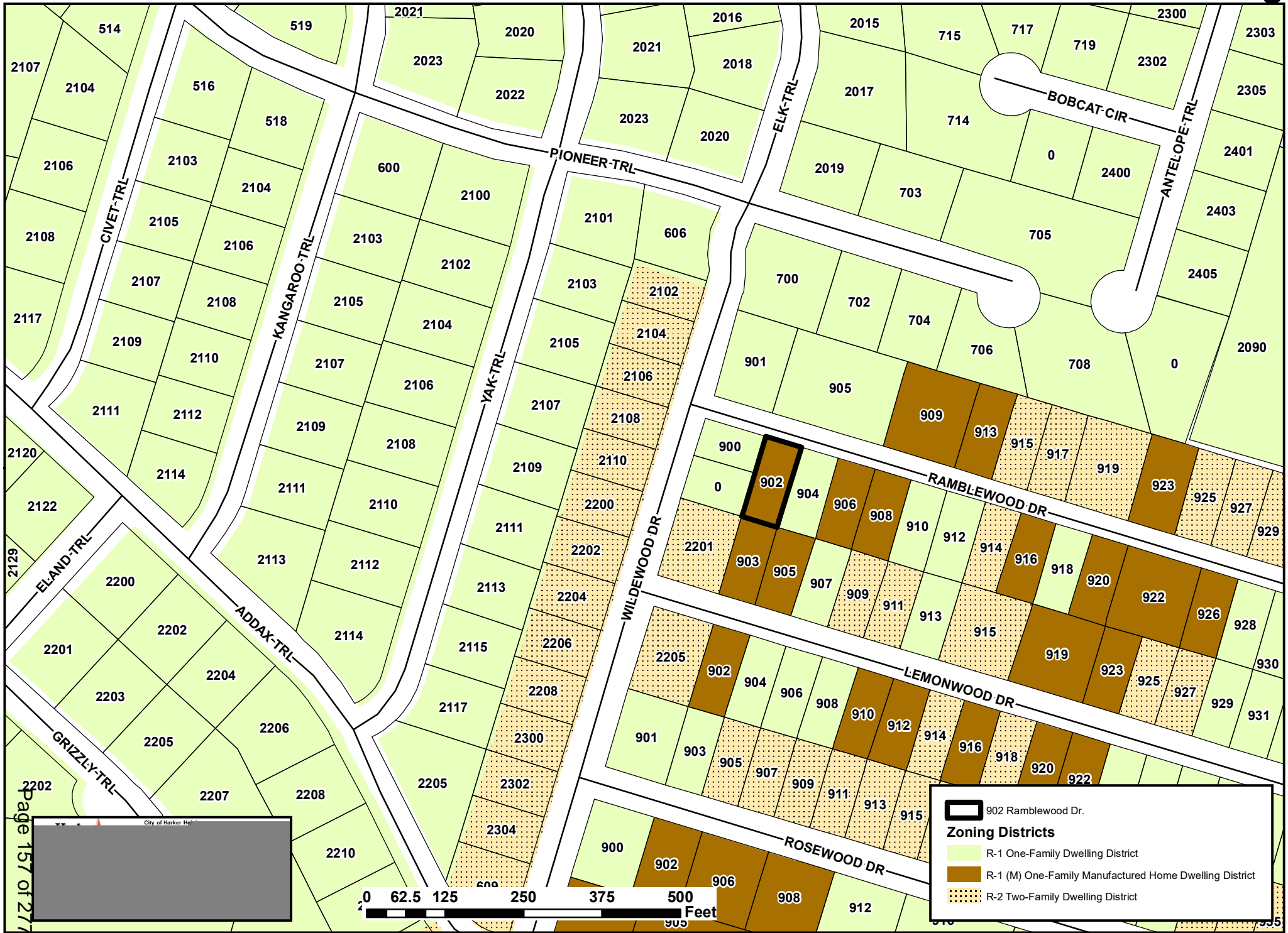
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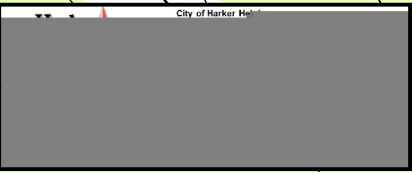
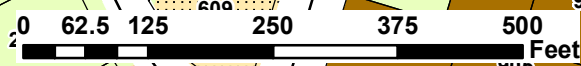
 902 Rambleswood Dr.

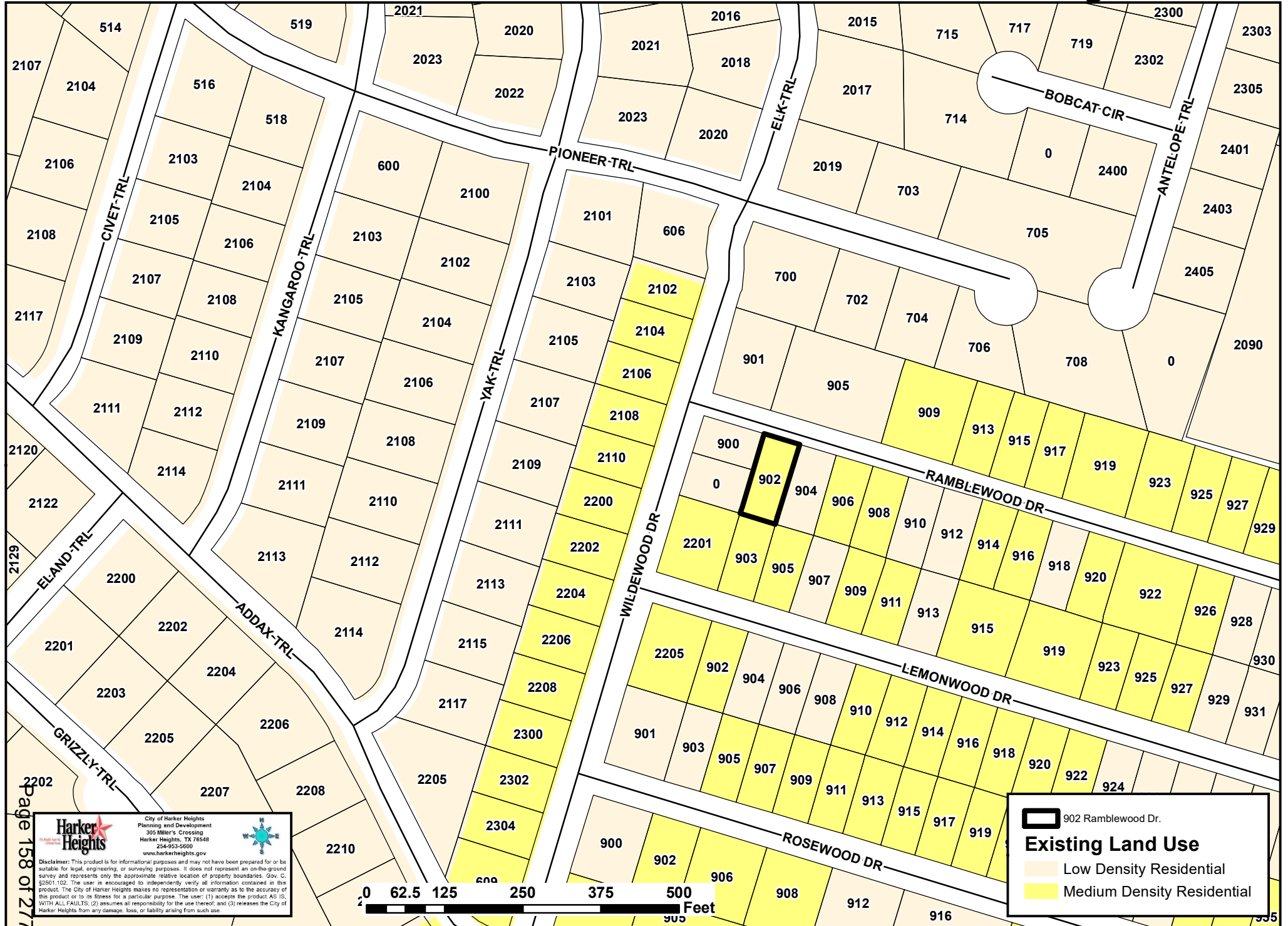


902 Rambleswood Dr.

Zoning Districts


- R-1 One-Family Dwelling District
- R-1 (M) One-Family Manufactured Home Dwelling District
- R-2 Two-Family Dwelling District







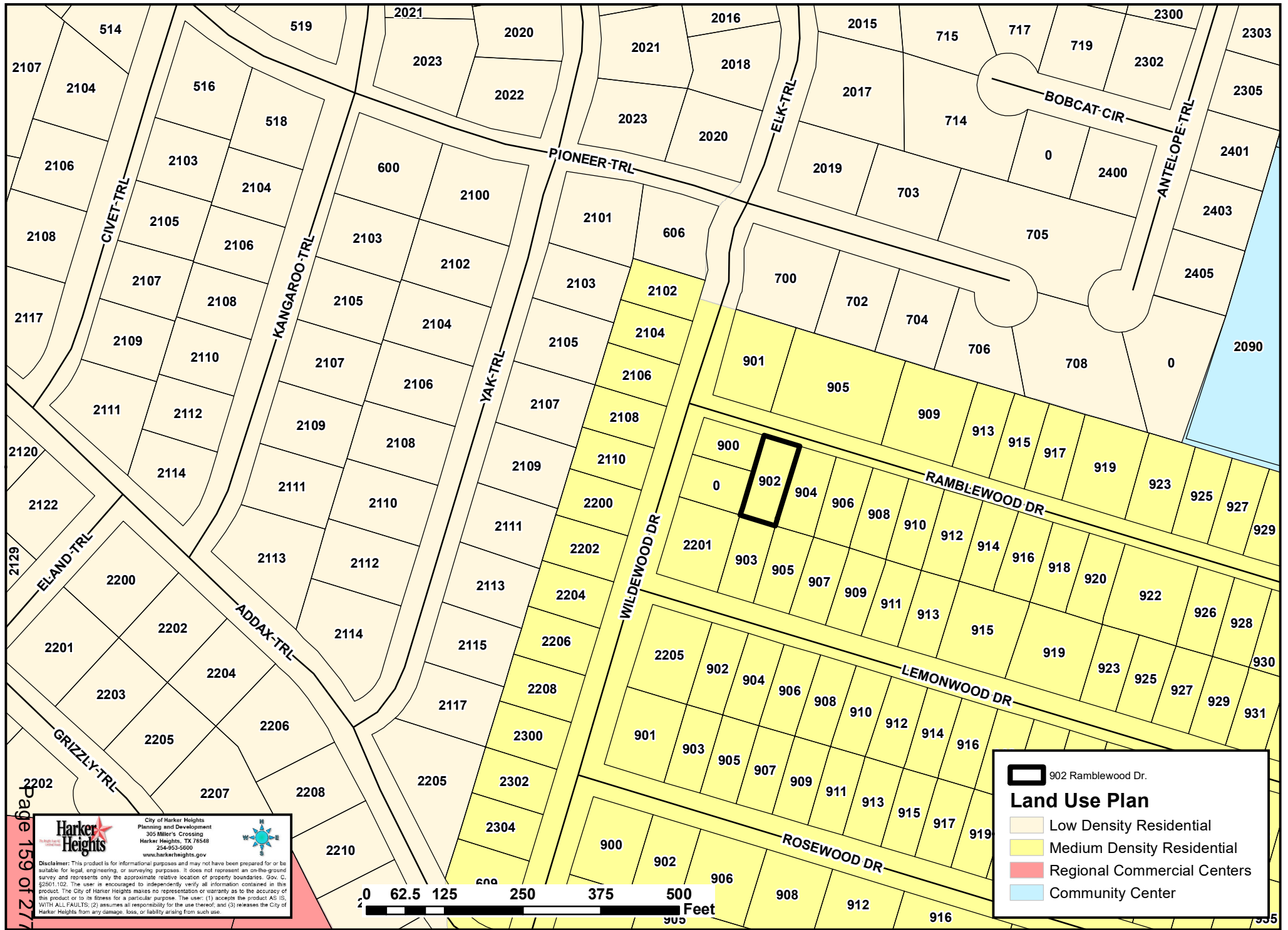
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 902 Rambledwood Dr.





Existing Land Use


-  Low Density Residential
-  Medium Density Residential




 902 Ramblewood Dr.

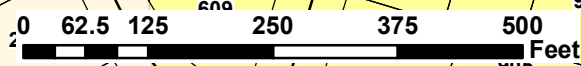
Land Use Plan

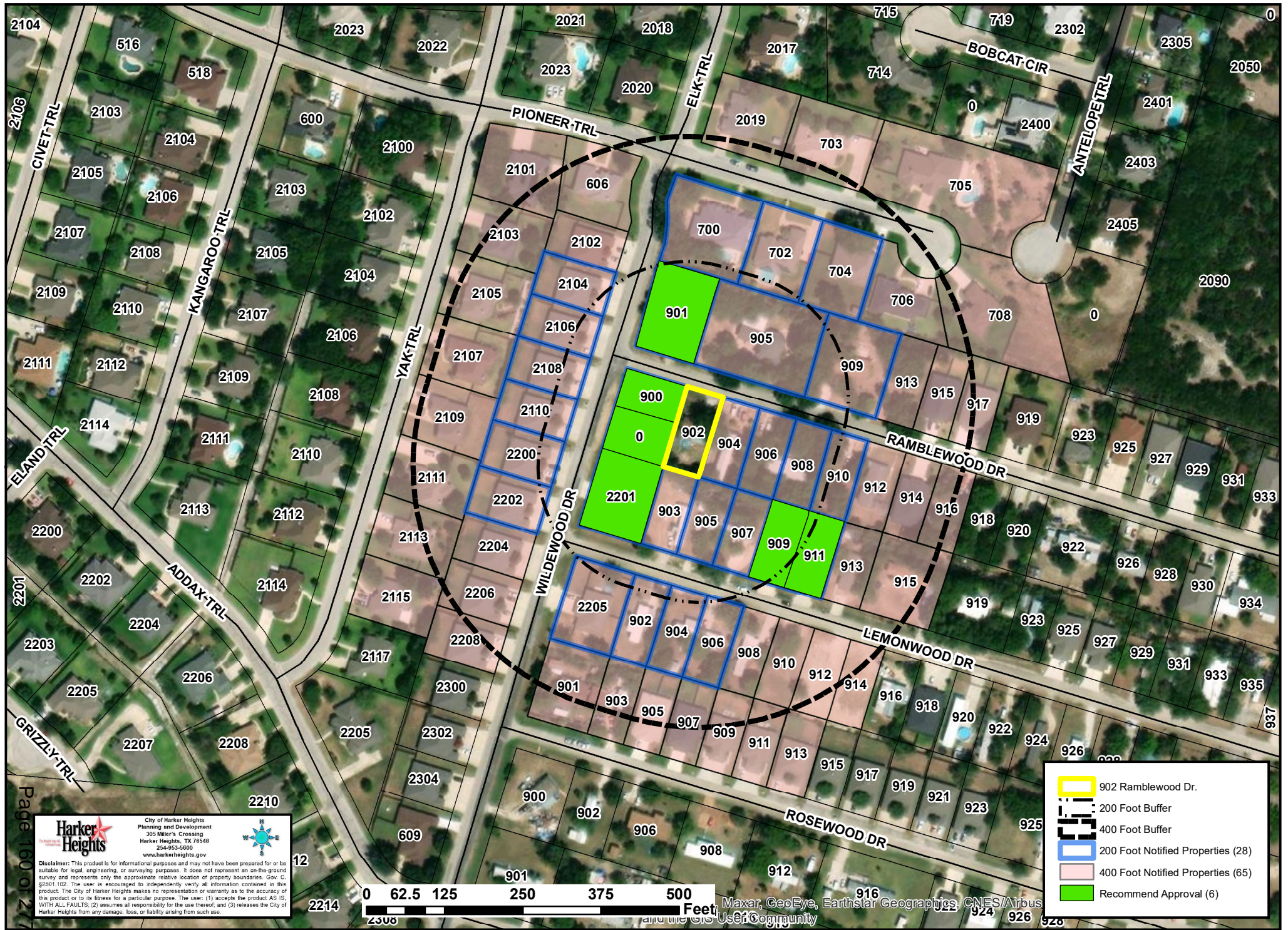
-  Low Density Residential
-  Medium Density Residential
-  Regional Commercial Centers
-  Community Center


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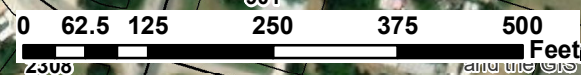
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Maxar, GeoEye, Earthstar Geographics, CNES/Airbus and the GIS User Community

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

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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.

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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



CITY COUNCIL MEMORANDUM

Z21-43

AGENDA ITEM # VII-11

FROM: THE OFFICE OF THE CITY MANAGER

DATE: FEBRUARY 8, 2022

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER APPROVING AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS, TO CHANGE THE 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, AND TAKE THE APPROPRIATE ACTION.

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 as being designated for Residential Estate use. 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 eighteen (18) notices to property owners within the 400-foot notification area. As of February 1, 2022, two (2) responses were received in favor of the request, and three (3)

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

RECOMMENDATION:

Staff recommended approval to the Planning & Zoning Commission 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 for the 1 acre parcel illustrated in Exhibit 1, 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 TAKEN BY THE PLANNING AND ZONING COMMISSION:

During the Planning & Zoning Commission meeting held on January 26, 2022, the Planning and Zoning Commission voted (8-0) to recommend that the application for an ordinance to change the 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 be considered withdrawn.

The Planning and Zoning Commissioners noted that the recommendation for withdrawal was based on the following:

1. The applicant was not present.

At 8am the morning after the Planning & Zoning meeting, the applicant was at City Hall and met with city staff. The applicant indicated that he missed the meeting due to a family emergency that necessitated emergency care. He subsequently submitted in writing notification that he was not withdrawing the case and requested that this case move forward to City Council for consideration.

ACTION BY CITY COUNCIL:

Since the recommendation of the property was not approved by the Planning & Zoning Commission, per §155.212(D) (2) of the City of Harker Heights Code of Ordinances, a zoning district change will require a three-fourths (super-majority) approval vote from the City Council.

(D) Vote Required

“If such proposed amendment, supplement, or change has not been approved by the Planning and Zoning Commission, the amendment, supplement or change shall not become effective except by a three-fourths approval vote by the City Council.”

Additionally, 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.

1. Motion to approve/disapprove 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. Proposed Ordinance with Exhibit 1
2. Application
3. Email Correspondence
4. Location Map
5. Zoning Map
6. Existing Land Use Map
7. Land Use Plan
8. Notification Area Map
9. Public Responses

AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS, GRANTING 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.

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 R1-R (Rural One-Family Dwelling District), is hereby rezoned to R-1 (One-Family Dwelling District) for the 1 acre area illustrated in the attached Exhibit 1 (Site Plan):

A portion of A1049BC W H Russell, 2, Acres 3.3, Property ID #424038 generally located at 3202 Comanche Gap Road, Harker Heights, 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>
2022-	2/8/22	Granting 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.

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

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

PASSED AND APPROVED by the City Council of the City of Harker Heights on February 8, 2022.

CITY OF HARKER HEIGHTS, TEXAS:

Spencer H. Smith, Mayor

ATTEST:

Julie Helsham, City Secretary



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

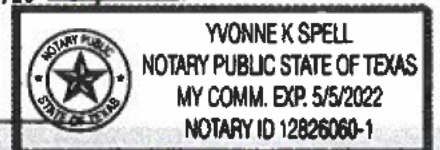
Printed Name of Representative

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



Date Submitted: 12/30/2021

STAFF ONLY - DO NOT FILL OUT BELOW

Pre-Application Meeting

Receipt #: 01777930

Received By: [Signature]

Revised: 10/2021

Case #: 221

Kristina Ramirez

From: Michael Withers <michaelawithers@yahoo.com>
Sent: Thursday, January 27, 2022 10:33 AM
To: Wilson Everett
Cc: Anna Lucko; Yvonne Spell; Kristina Ramirez
Subject: Re: Dunyasha Place/P&Z Meeting Information

Follow Up Flag: Follow up
Flag Status: Completed

Good morning,

I would like to give my apologies for not being able to attend the P&Z last night do to a family emergency medical reason. I would like to move forward on re-zoning of 3202 Comanche Gap. If I need to formally re-apply please advise. If you have any questions or concerns please feel free to contact me at 254-535-5703.

Thanks

Sent from my iPhone

On Jan 21, 2022, at 2:12 PM, Wilson Everett <weverett@harkerheights.gov> wrote:

Good Afternoon,

At this time staff is recommending approval of this plat, pending results of the rezone case to be heard at the same meeting. The case will be presented to the Planning & Zoning Commission on Wednesday, January 26, 2022. A copy of the agenda can be found on the city website at this link <https://harkerheights.gov/index.php/planning-and-zoning/p-z-agenda-and-minutes>.

Please be advised that you or your designated representative must be present to represent the request. Failure to do may be deemed a withdrawal of the plat.

Thank you,

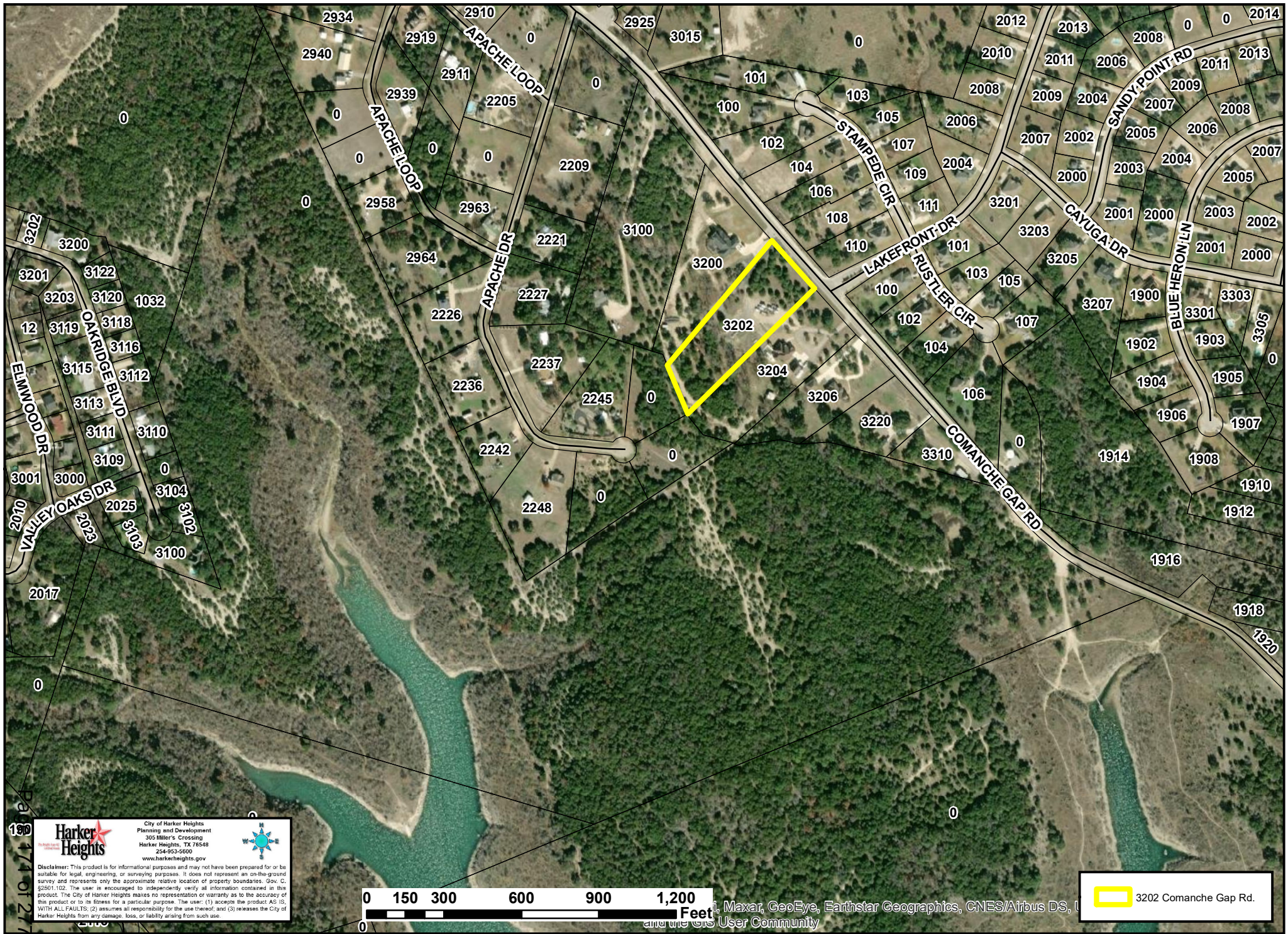


Wilson Everett

Planning and Development Administrative Assistant

City of Harker Heights | 305 Miller's Crossing | Harker Heights, TX 76548


T: 254-953-5648 | weverett@harkerheights.gov



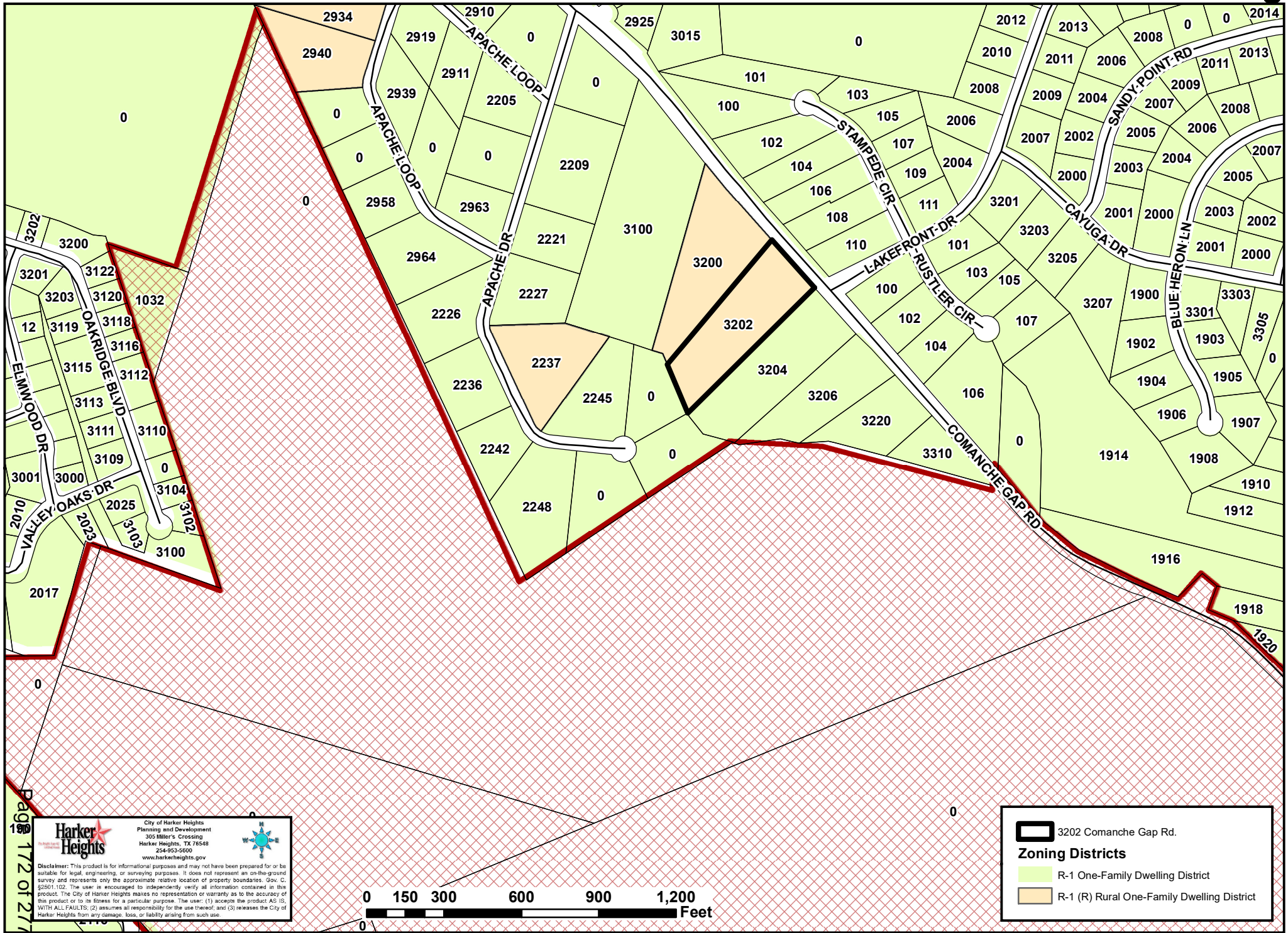
Harker Heights
City of Harker Heights
Planning and Development
300 Miller's Crossing
Harker Heights, TX 78548
254-953-5600
www.harkerheights.gov

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 3202 Comanche Gap Rd.

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



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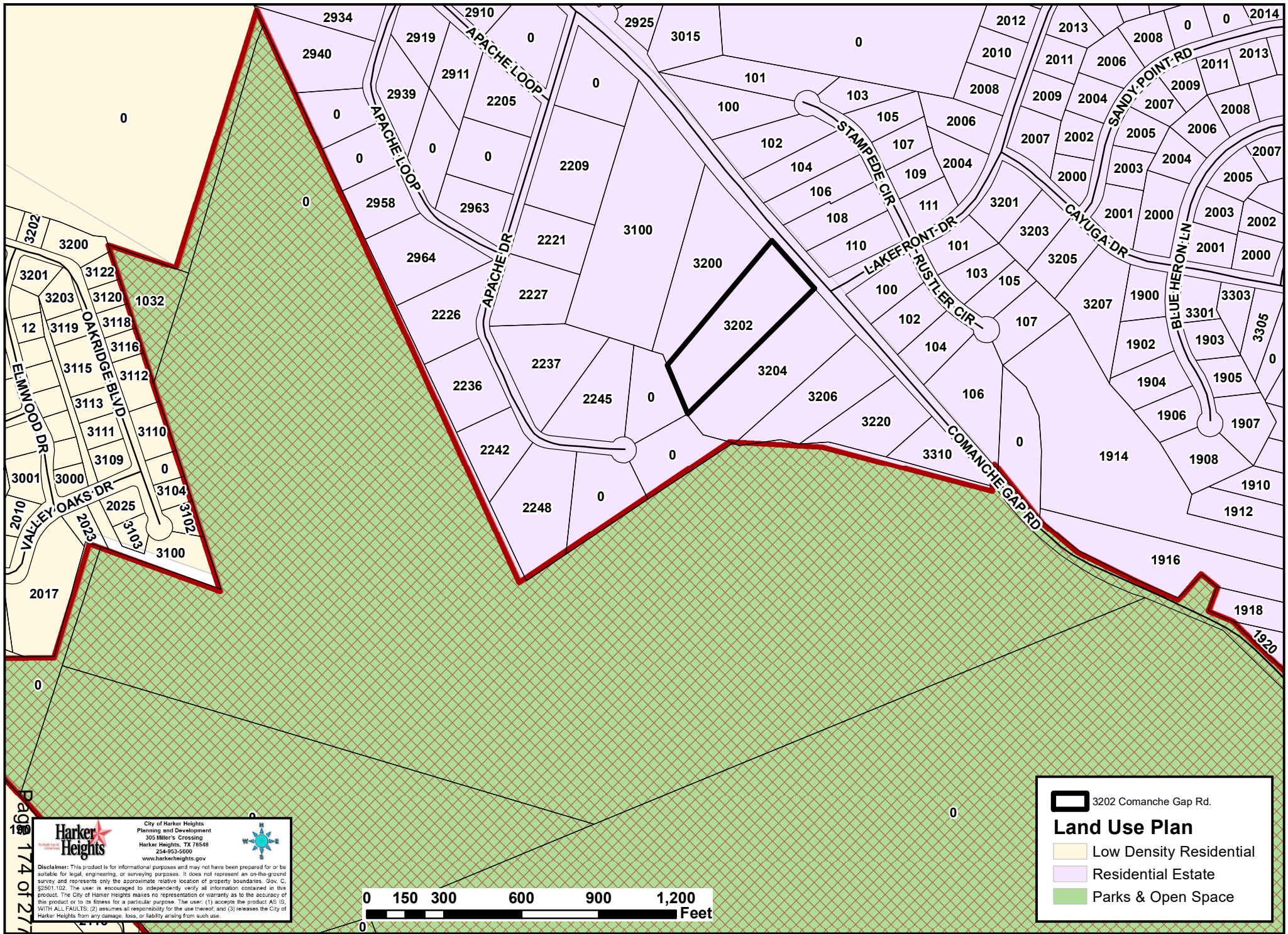
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3202 Comanche Gap Rd.

Zoning Districts

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



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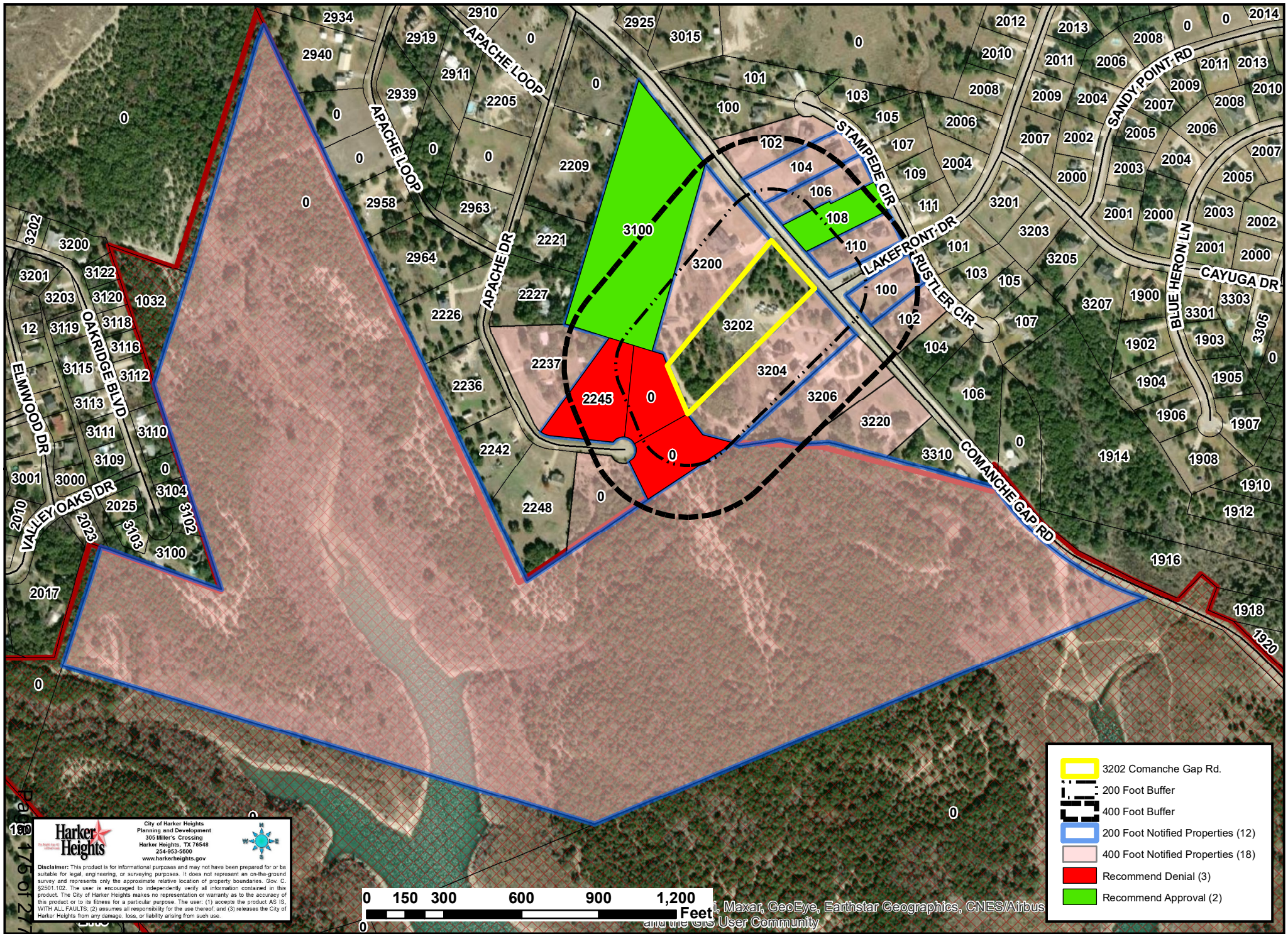
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3202 Comanche Gap Rd.

Land Use Plan

- Low Density Residential
- Residential Estate
- Parks & Open Space










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

-  3202 Comanche Gap Rd.
-  200 Foot Buffer
-  400 Foot Buffer
-  200 Foot Notified Properties (12)
-  400 Foot Notified Properties (18)
-  Recommend Denial (3)
-  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: 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

ELFi Hammond
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

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: CEGLEDI, CARYDANIEL & JENNIFER

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


Physical Address	Property ID
108 STAMPEDE CIR	352063

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:

Carydaniel Cogledi
Printed Name


Signature

14 January 2022
Date

Received
JAN 20 2022
Planning & Development



CITY COUNCIL MEMORANDUM

P21-40

AGENDA ITEM# VIII-1

FROM: THE OFFICE OF THE CITY MANAGER

DATE: FEBRUARY 8, 2022

DISCUSS AND CONSIDER APPROVING 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, AND TAKE THE APPROPRIATE ACTION.

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 identifies this parcel for Residential Estate land use, which is appropriate for the intended R-1 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 for R-1 zoning. However, the submitted Minor Plat does not meet the requirements for the current R1-R zoning district. At the January 26, 2022 Planning & Zoning meeting, staff recommended disapproval of the Minor Plat for the subdivision referred to as Dunyasha Place since the Commission did not approve the rezoning case that was heard that same evening.

ACTION TAKEN BY THE PLANNING AND ZONING COMMISSION:

During the Planning & Zoning Commission meeting held on January 26, 2022, the Planning and Zoning Commission voted (8-0) to recommend disapproval of a Minor Plat for the subdivision 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 based on staff's recommendations and findings.

The Planning and Zoning Commissioner identified the recommendation for denial was based on the submitted Minor Plat not meeting the current zoning ordinance for the R1-R district.

ACTION BY THE CITY COUNCIL:

1. Motion to **approve, approve with conditions, or disapprove with explanation** 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 based on staff's recommendations and findings.

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



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

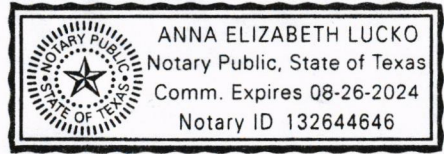
I HEREBY UNDERSTAND AND ACKNOWLEDGE:
THE MINOR PLAT INVOLVES **FOUR OR FEWER LOTS** FRONTING ONTO AN EXISTING STREET WHERE THE CREATION OF A NEW STREET OR THE EXTENSION OF MUNICIPAL FACILITIES ARE NOT REQUIRED
OR
THE AMENDEND PLAT DOES NOT INCREASE THE NUMBER OF LOTS AND DOES NOT REQUIRE A NEW STREET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

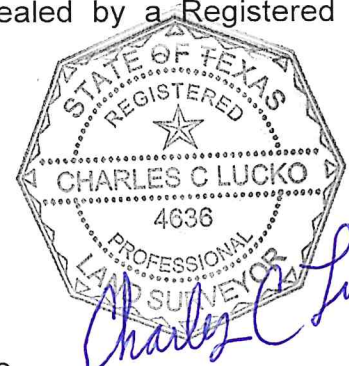
Horizontal Control based upon the Texas State Plane Coordinate System, Central Zone, NAD83, as per GPS observations. Scale Factor=1.0001470909, scaled about CP-100 (N:10,350,872.64 E:3,144,175.55).

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.

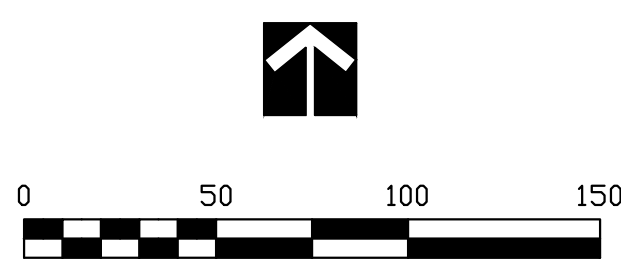
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____,
20_____.

NOTARY PUBLIC, STATE OF TEXAS

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

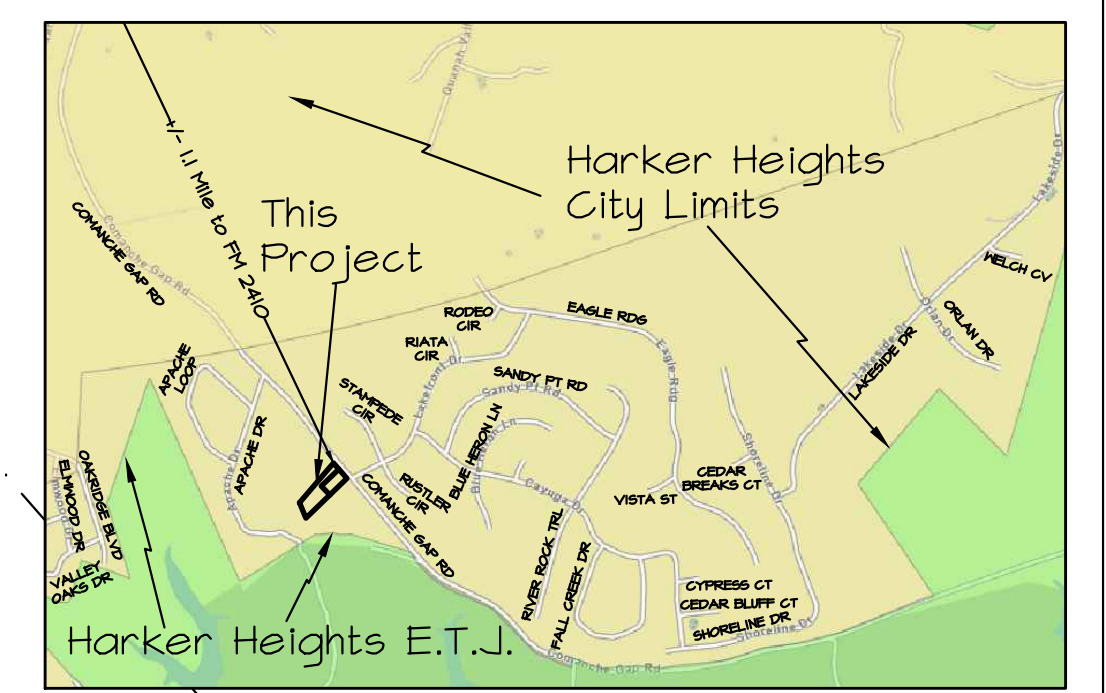
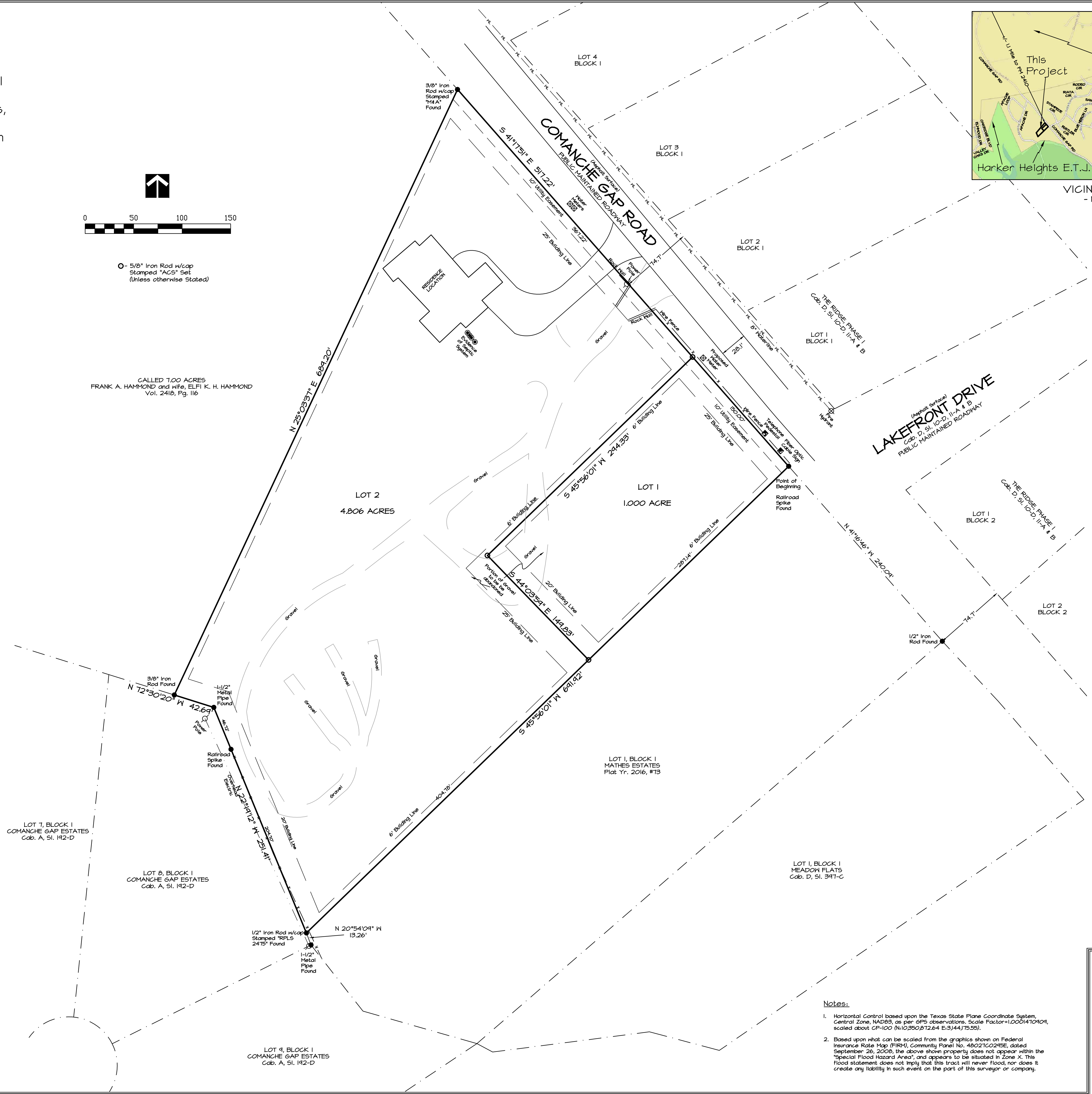
EXISTING CONDITIONS OF DUNYASHA PLACE

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

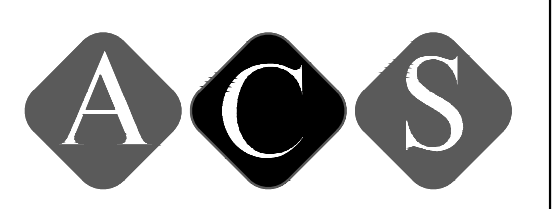
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Plot Date:	01-11-2022
Survey completed:	12-29-2021
Scale:	1" = 50'
Job No.:	2120911
Dwg No.:	2120911T
Drawn by:	SLW/JEM
Surveyor:	CCL # 4636

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.

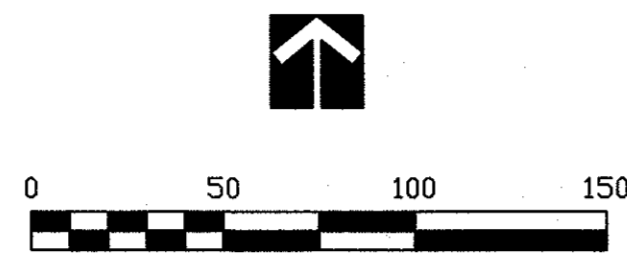


ALL COUNTY SURVEYING, INC.
Tx. Firm No. 10023600
4330 South 5th Street
Temple, Texas 76702
254-778-2212 Killen 254-634-4636
www.allcountysurveying.com

MINOR PLAT OF DUNYASHA PLACE

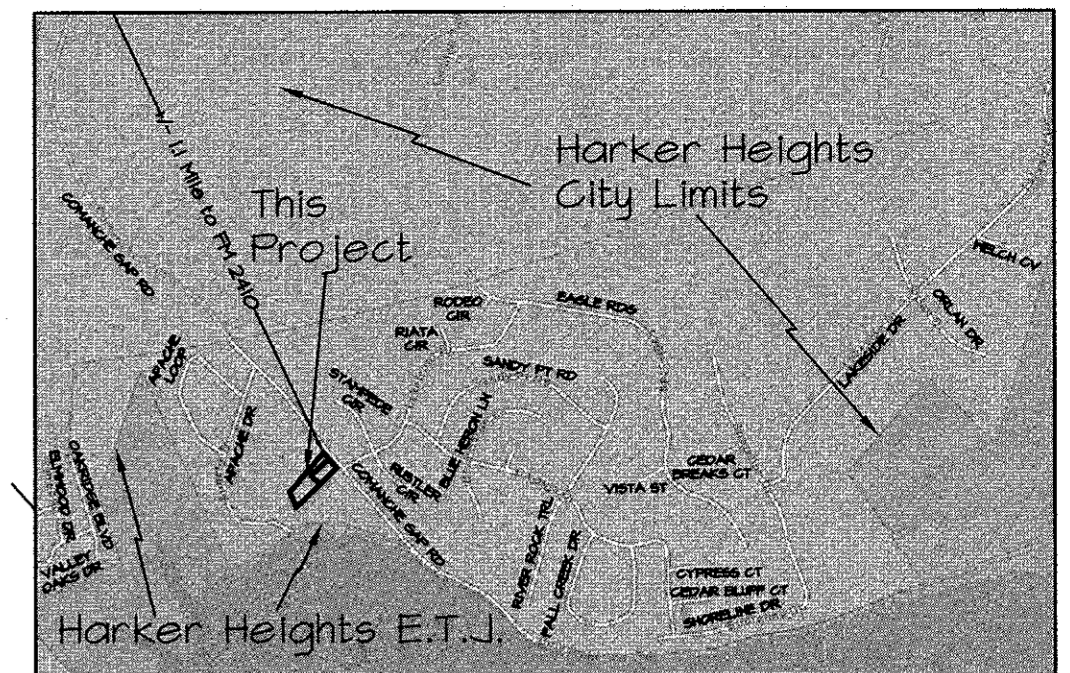
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RECORDATION INFORMATION:
FILED FOR RECORD THIS _____ DAY OF _____ 20____
IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.



0- 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. -

STATE OF TEXAS
COUNTY OF BELL

MICHAEL WITHERS, OWNER OF THE 5.806 ACRE TRACT OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS DUNYASHA PLACE WITHIN THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

MICHAEL WITHERS

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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC, STATE OF TEXAS

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

DIRECTOR OF PLANNING AND DEVELOPMENT

ATTEST: CITY SECRETARY

AFFIDAVIT:

The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.

Dated this the _____ day of _____, 20____ A. D.

By: _____
Bell County Tax Appraisal District

BELL COUNTY
PUBLIC HEALTH DISTRICT CERTIFICATE

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 RECOMMEND FOR APPROVAL.

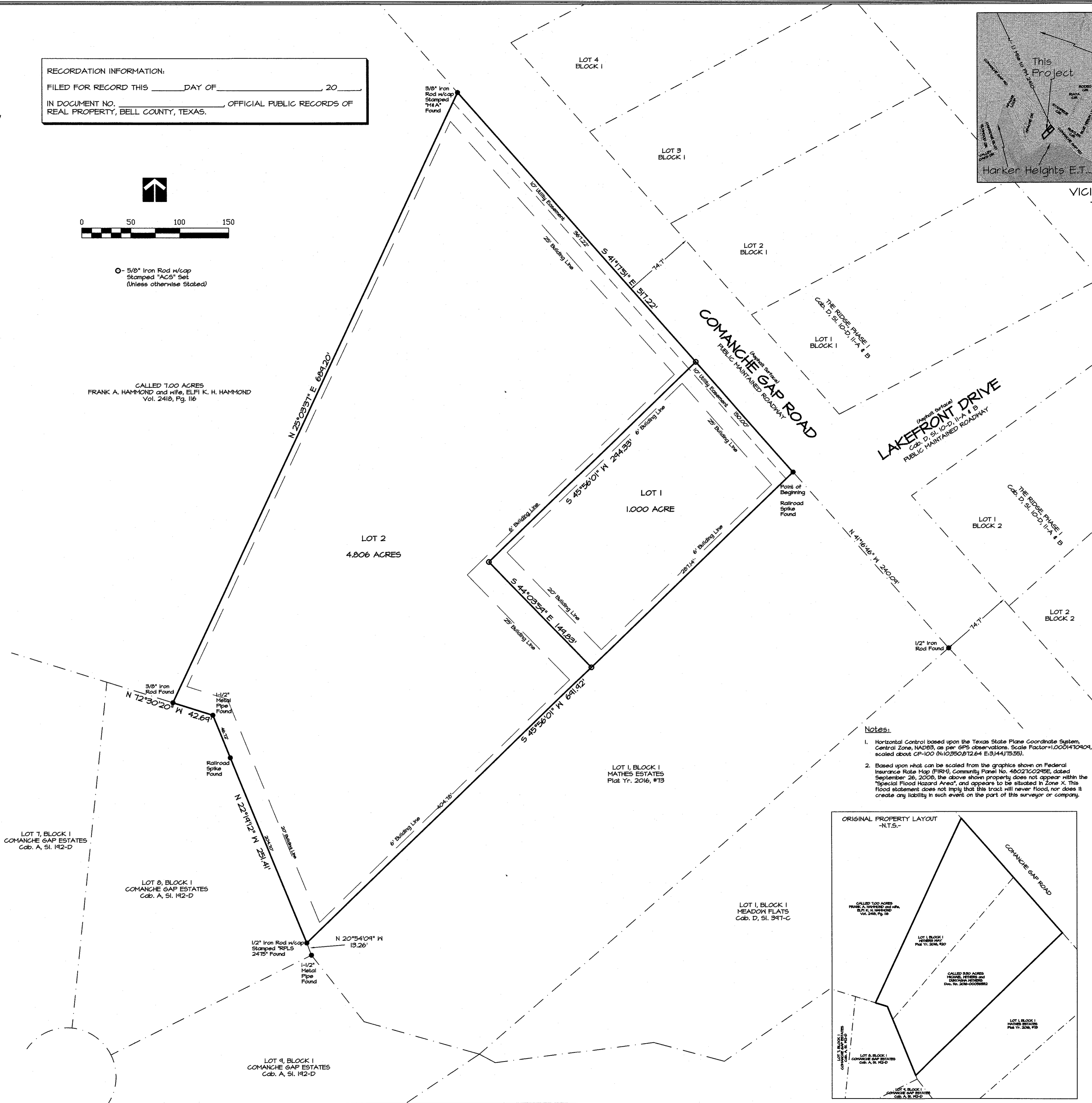
SIGNATURE: _____
BELL COUNTY PUBLIC HEALTH DISTRICT

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.



CHARLES C. LUCKO, R.P.L.S. DATE SURVEYED: DECEMBER 23, 2021
REGISTRATION NO. 4636

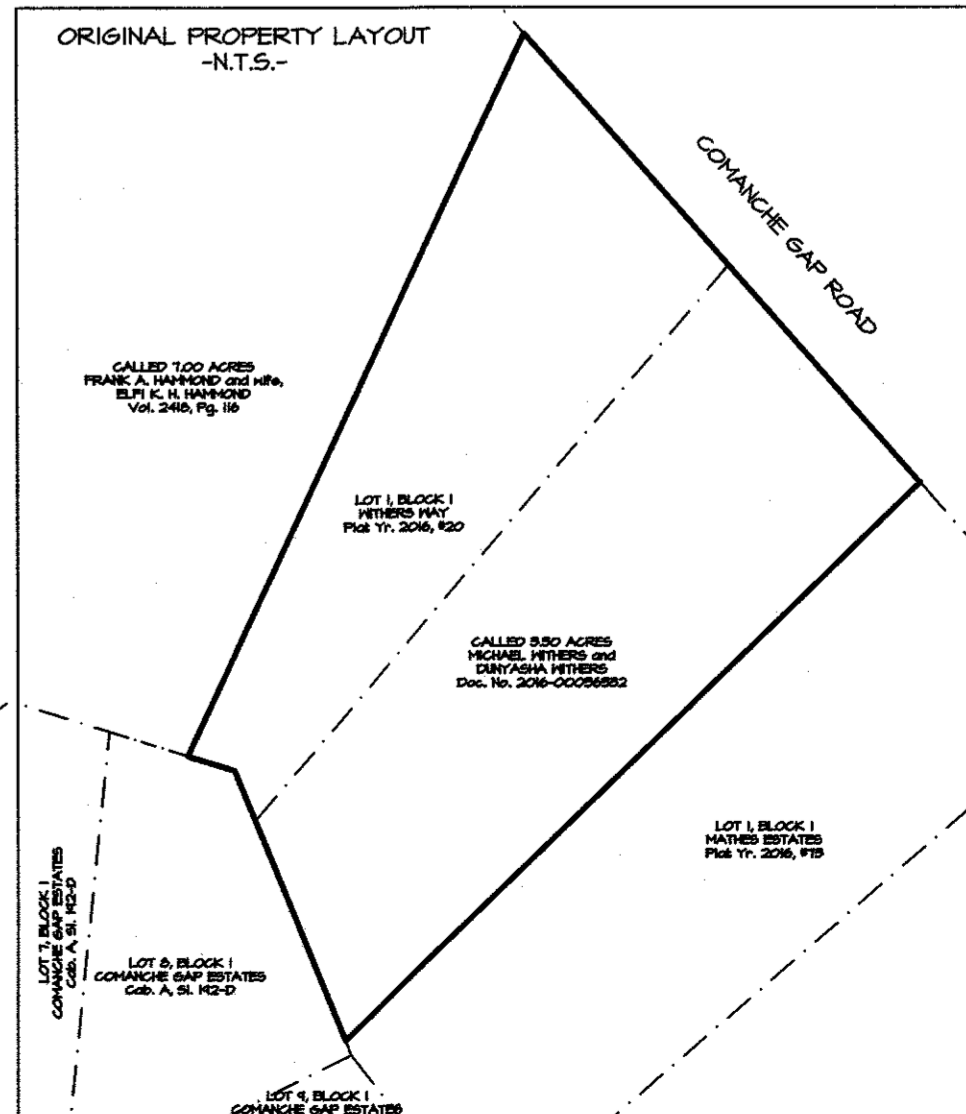


LOTS - TWO (2)
BLOCKS - ONE (1)
AREA - 3.300 ACRES

OWNER:
MICHAEL WITHERS

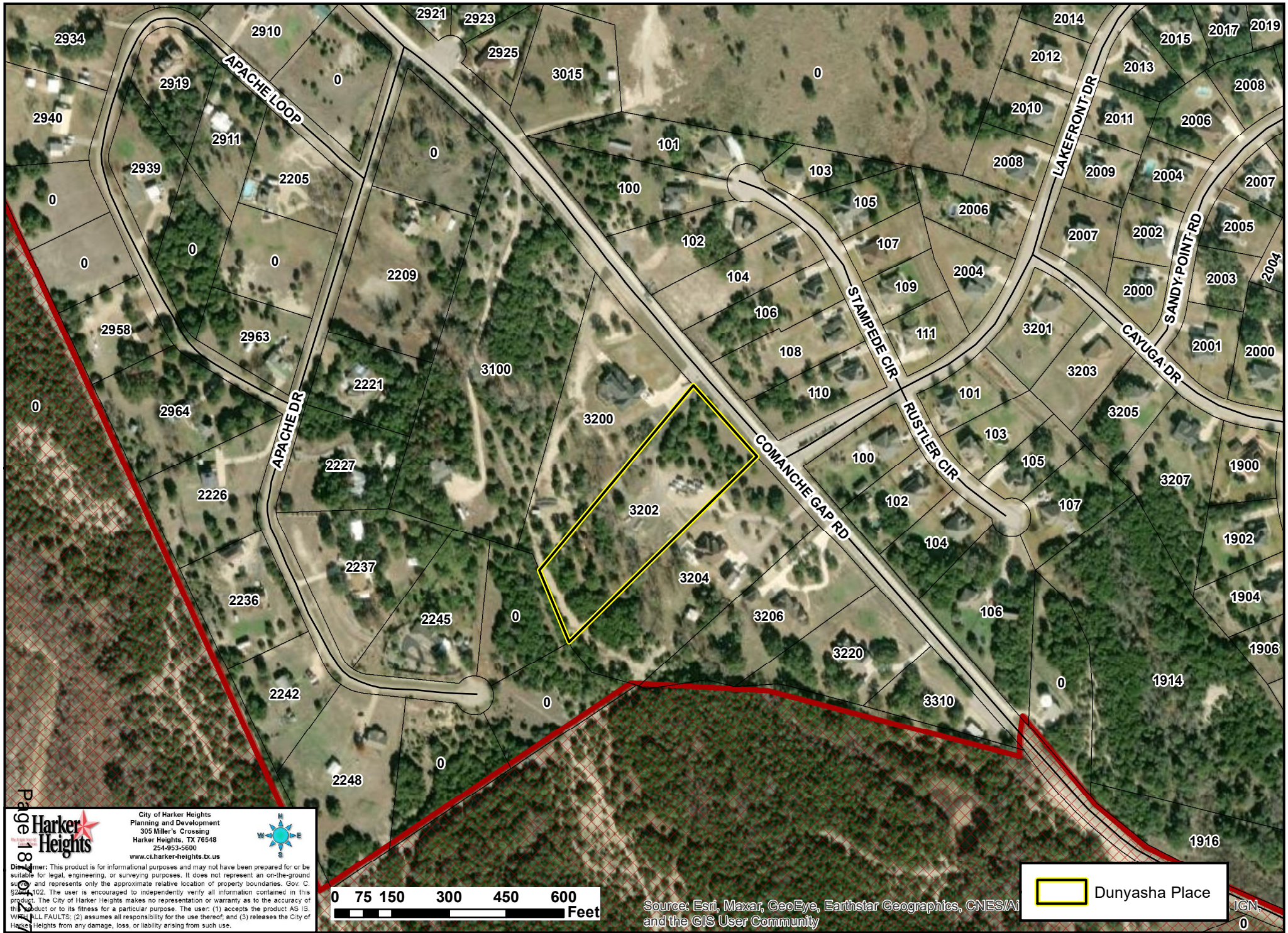
MINOR PLAT OF
DUNYASHA PLACE
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- Notes:
- Horizontal Control based upon the Texas State Plane Coordinate System, Central Zone, NAD83, as per GPS observations. Scale Factor=1.0004170409, scaled about CP=100 (N=10299212.64, E=3144719.25).
 - Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 460210024E, 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.



Plot Date: 01-14-2022
Survey completed: 12-23-2021
Scale: 1" = 50'
Job No.: 212097J1
Dwg No.: 212097J1P
Drawn by: SLN/LSM
Surveyor: CCL # 4636
Copyright 2022 All County Surveying, Inc.

ACS
ALL COUNTY SURVEYING, INC.
Tx. Firm No. 10023600
4330 South 5th Street
Temple, Texas 76702
254-718-2272 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. §22-0102. 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.

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

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. **Revised.**
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. **The existing driveway that protrudes into the proposed Lot 1, will be redone to fit within the proposed lot.**
3. Applicant shall clarify how the proposed Lot 1 will be serviced (i.e. septic, etc.). **All lots will be septic, with an existing system within Lot 2.**
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. **Mr. Withes has provided paperwork, the plat and dedication have been revised.**

Public Works, Mark Hyde

1. Show the location of the existing 8-inch water line across the street. **Revised to add water line.**
2. Provide the location of the proposed water meter. **Revised to add proposed water meter location.**

City Engineer, Otto Wiederhold

Comments have not been received from reviewing entity and may be forthcoming.

Fire Marshal, Brad Alley

Comments have not been received and may be forthcoming.

Building Official, Mike Beard

1. No comments at this time.

ONCOR, Steven Huggins

1. Oncor to keep existing lines and easements.

Century Link, Chris McGuire

Comments have not been received from reviewing entity and may be forthcoming.

Spectrum, Shaun Whitehead

Comments have not been received from reviewing entity and may be forthcoming.

ATMOS, Rusty Fischer

Comments have not been received from reviewing entity and may be forthcoming.

Bell County Public Health

Comments have not been received from reviewing entity and may be forthcoming.

Clear Water UWCD

Comments have not been received from reviewing entity and may be forthcoming.



CITY COUNCIL MEMORANDUM

P21-38

AGENDA ITEM# VIII-2

FROM: THE OFFICE OF THE CITY MANAGER

DATE: FEBRUARY 8, 2022

DISCUSS AND CONSIDER APPROVING A PRELIMINARY 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, AND TAKE THE APPROPRIATE ACTION.

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 current proposed use for both Lots is residential. The 2021 Land Use Plan identifies this parcel for Low-Density Residential land use, which supports 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. Staff received comments from Oncor out of cycle and passed those comments along to the applicant on January 26, 2022. Comments on revisions have not yet been fully met; however, staff believes remaining comments are minimal and could be fully addressed by the applicant. Building permits cannot be issued until all plat conditions area met. Therefore, staff recommended approval to the Planning & Zoning Commission 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.
5. Provide a Utility Easement for the existing Lumen (Century Link) infrastructure in the southwestern corner of the subdivision.

ACTION TAKEN BY THE PLANNING AND ZONING COMMISSION:

During the Planning & Zoning Commission meeting held on January 26, 2022, the Planning and Zoning Commission voted (8-0) to recommend approval of a Preliminary Plat for the subdivision 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 with the five conditions, based on staff's recommendations and findings.

ACTION BY THE CITY COUNCIL:

1. Motion to **approve, approve with conditions, or disapprove with explanation** a request for Preliminary Plat for the subdivision 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 based on staff's recommendations and findings.

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



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

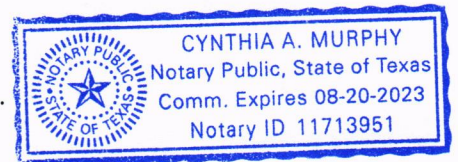
Signature of Owner

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;

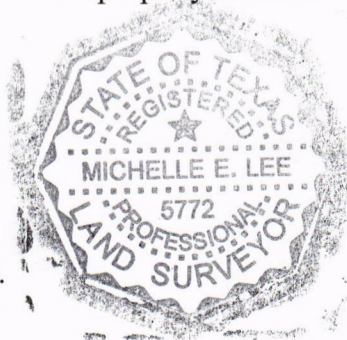
THENCE, S 79° 10' 39" W, 502.47 feet with the North margin of F.M. 2410, the South line of said Wham tract and the South line of herein described tract to a TxDOT Monument Found for a point in the South line of herein described tract;

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.

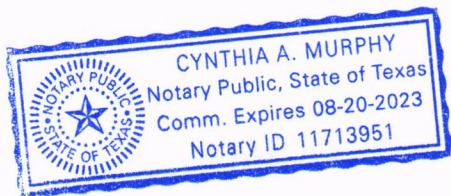
The utility easements shown on the said plat are dedicated to the City of Harker Heights for the installation and maintenance of any and all public utilities, which the city may elect to install and maintain or permit to be installed and maintained.

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

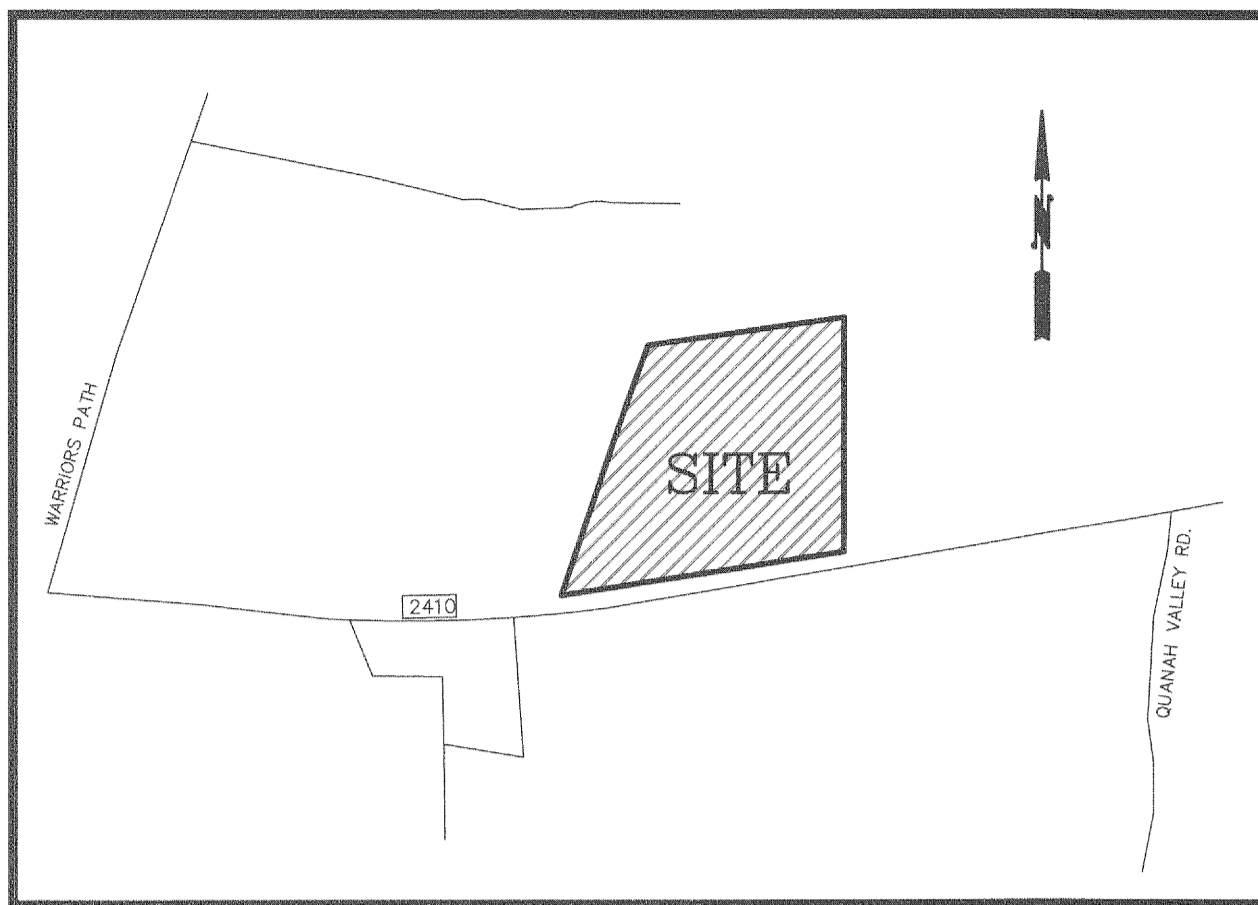
Donna Wham
DONNA WHAM

State of Texas §
County of Bell §

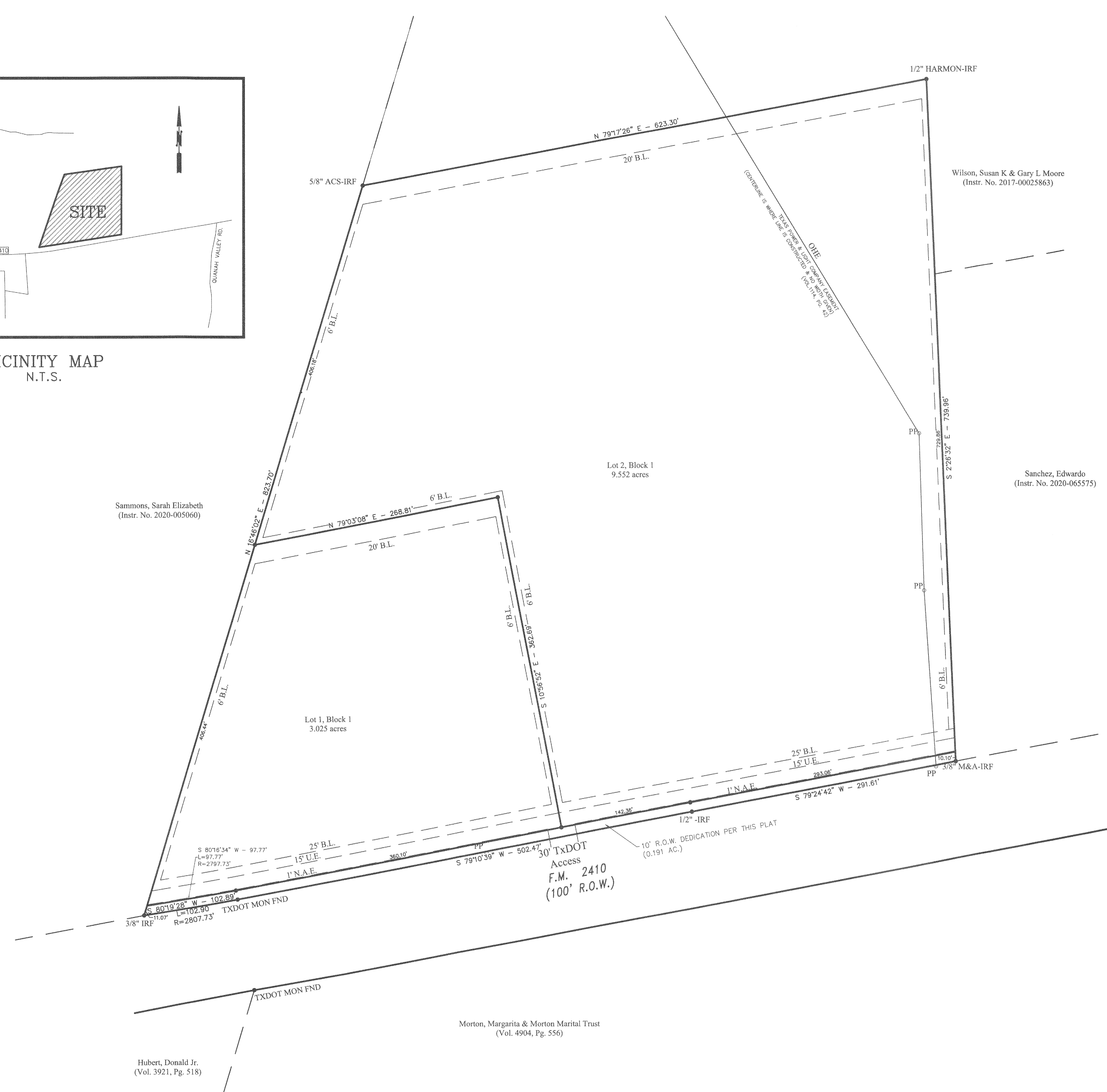
This instrument was acknowledged before me on this 29 day of December, 2021 A.D. by **DONNA WHAM**.



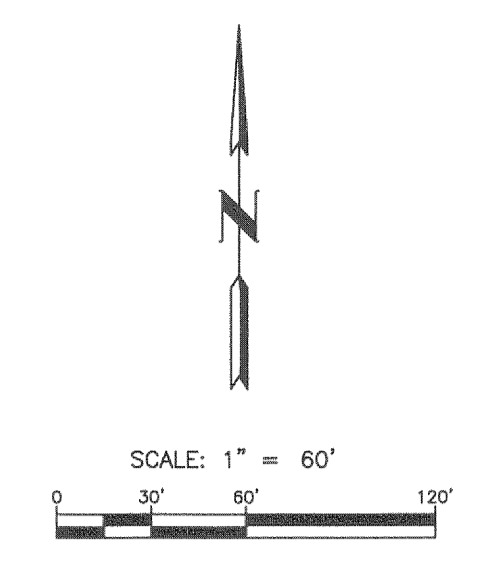
Cynthia A. Murphy
Notary Public State of Texas
My Commission Expires 8-20-2023



VICINITY MAP
N.T.S.



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

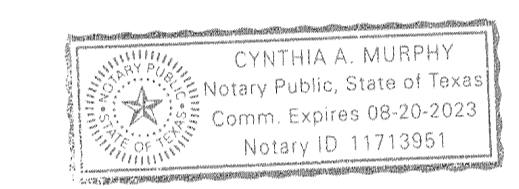


KNOW ALL MEN BY THESE PRESENTS, that Donna Wham, whose address is 9501 N. F.M. 620 Rd Apt. 5101, Austin, Texas 78726, being the sole owner of that 12.768 acre tract of land in Bell County, Texas, part of the Uriah Hunt Survey, Abstract No. 401, which is more fully described in the dedication of BECCA 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: _____

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

- 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)

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

Lot 2, Block 1
9.552 acres

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

Lot 1, Block 1
3.025 acres

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

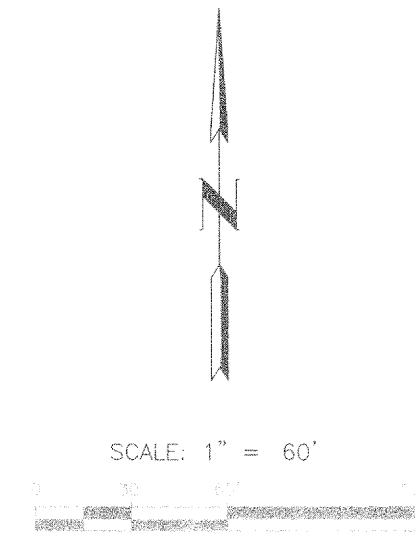
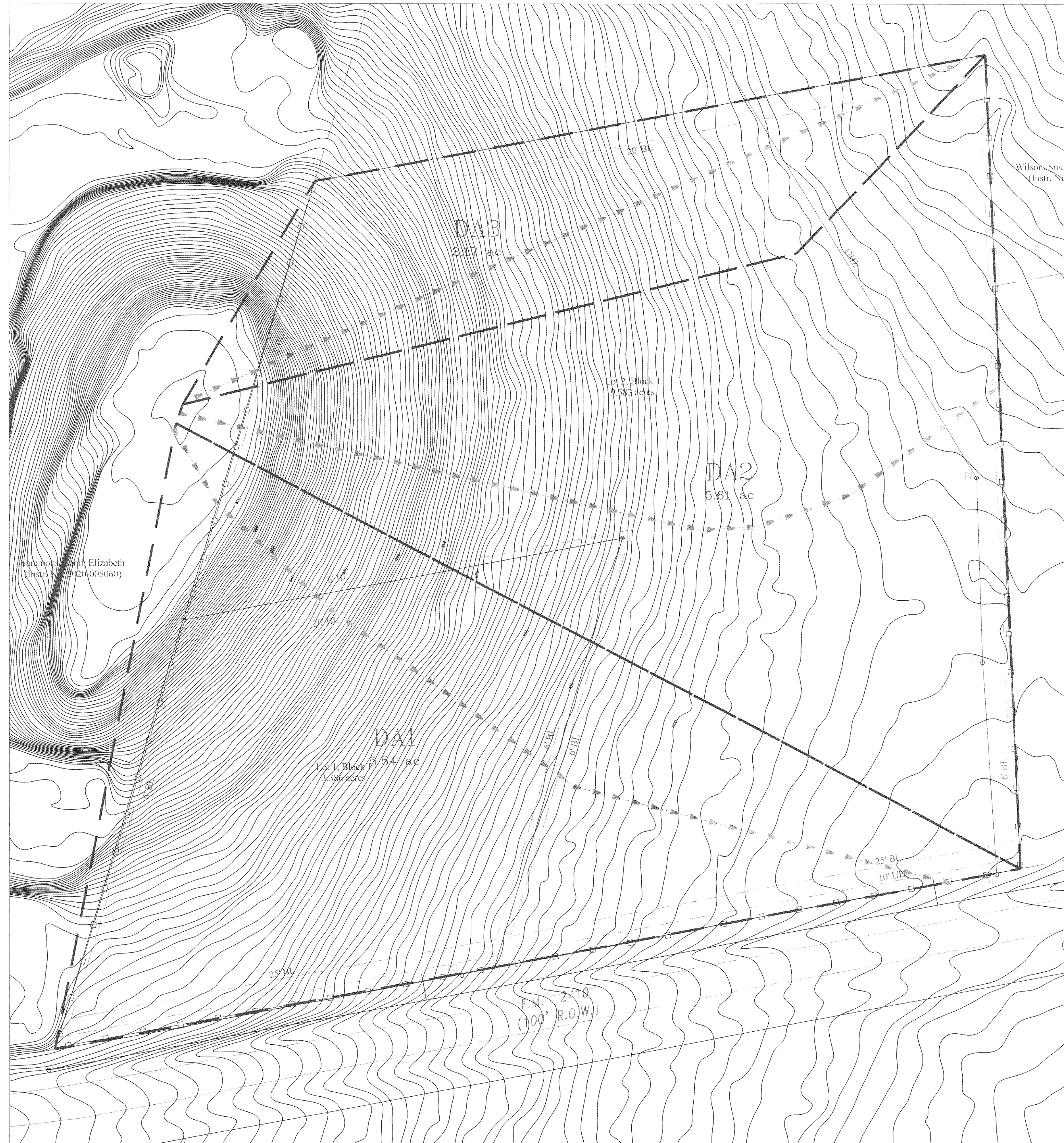
Hubert, Donald Jr.
(Vol. 3921, Pg. 518)

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



NOTES:

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

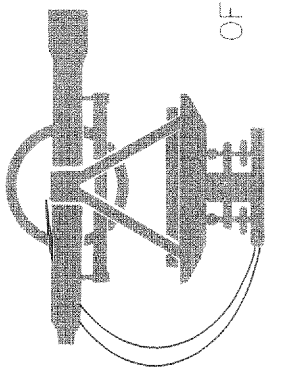
Time of Concentration, Existing Conditions (TR-55 Method)

Drainage Area Data	Sheet Flow t_t					Shallow Concentrated Flow t_t					Computed t_t (min)
	n	Length, L_o (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

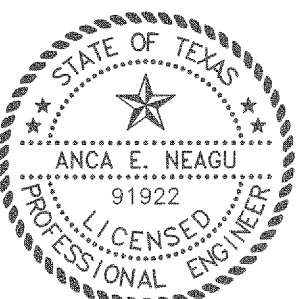
Contributing DA's	Contributing Flows (cfs)	AREA (acres)	T_c (min)	C_{25}	I_{25} (in./hr.)	Q_{25} (cfs)	C_{100}	I_{100} (in./hr.)	Q_{100} (cfs)
DA1	5.54	8.2	0.46	9.02	22.98	0.53	12.61	37.0	
DA2	5.61	7.6	0.46	9.24	23.84	0.53	12.91	38.4	
DA3	2.17	8.1	0.46	9.04	9.03	0.53	12.64	14.5	

KILLEEN ENGINEERING & SURVEYING, LTD



2901 E. Stan Schlueter Loop
Killeen, Texas 76542
OFFICE: (254) 526-3981 FAX: (254) 526-4351
TBPB REGISTRATION NO. F-4200
TBPB'S REGISTRATION NO. 10194541

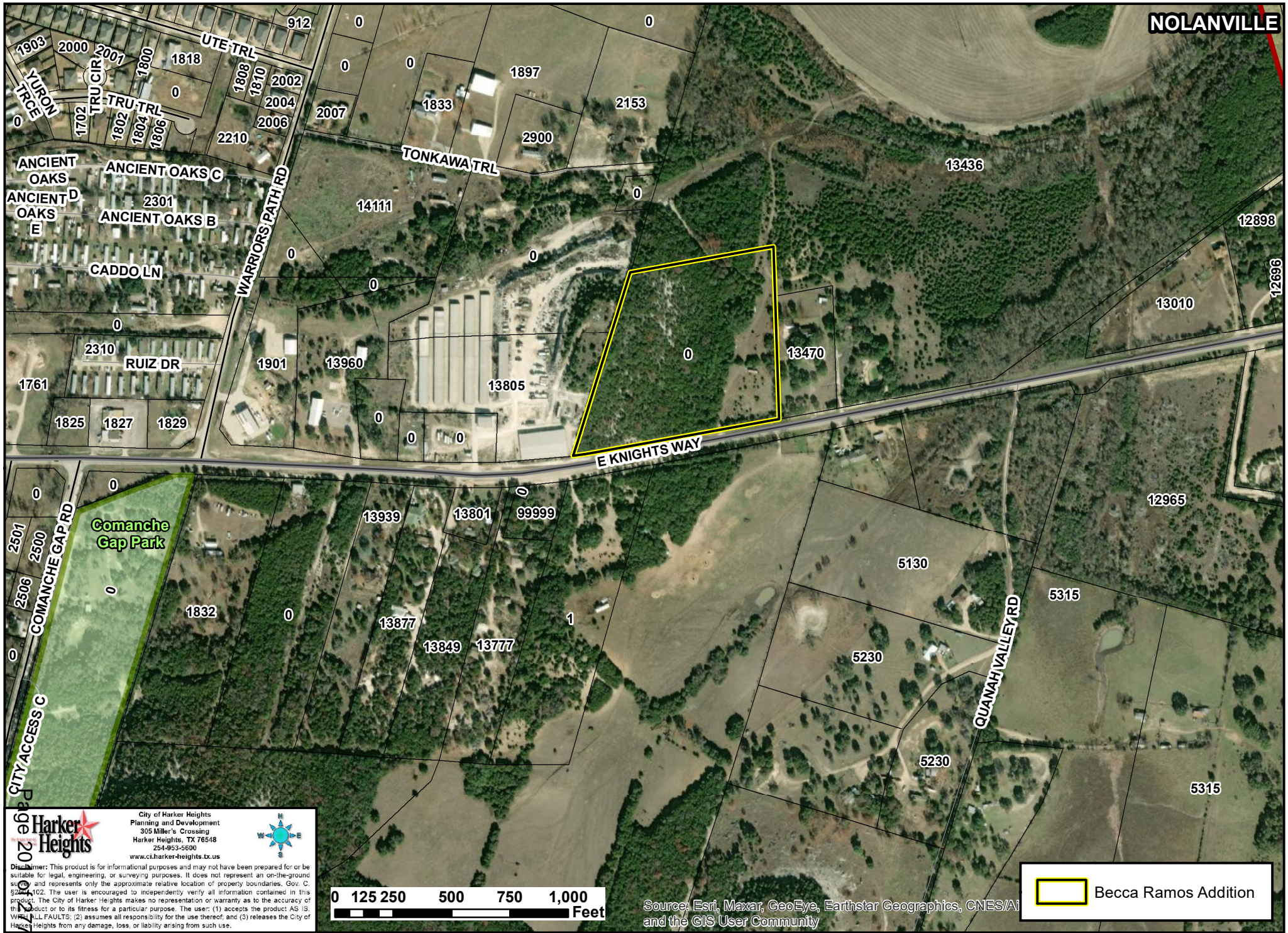
DRAINAGE PLAN
BECCA RAMOS ADDITION
HERKER HEIGHTS, BELL COUNTY, TEXAS



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



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

Page 20 of 27

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. §2-11.02. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of the product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.

 Becca Ramos Addition

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

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

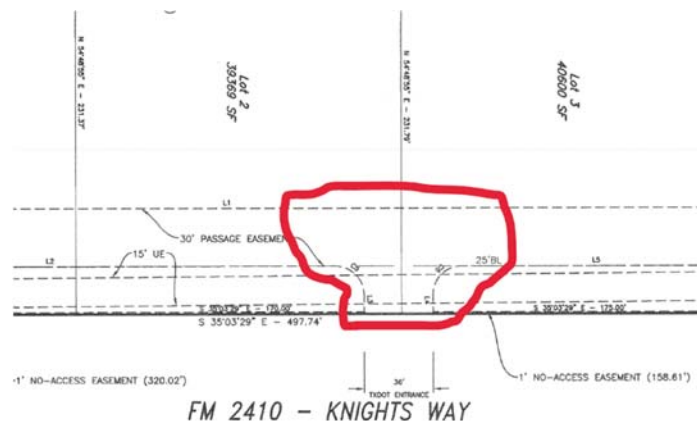
Revisions Received Back: January 18, 2022

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

Comments Returned to Killeen Engineering and Surveying: January 26, 2022

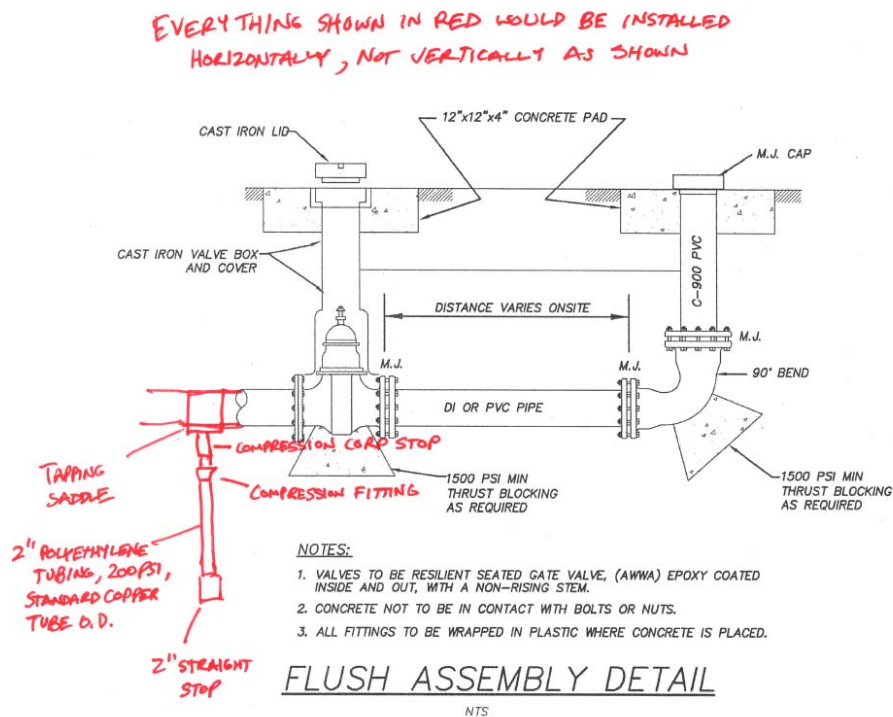
Planning & Development, Kristina Ramirez & Yvonne Spell

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. 1/26/22 Not Met.**
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). 1/26/22 Not Met.**
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. 1/26/22 Not 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. **1/19/2022 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. 1/26/22 Not Met.**
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/ Lumen, Chris McGuire

No comments. **1/19/2022 No comments provided.** 1/26/22 NEW COMMENT. Provide a Utility Easement for the existing Lumen (Century Link) infrastructure in the southwestern corner of the subdivision.



Spectrum, Shaun Whitehead

Comments have 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 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 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

P21-41

AGENDA ITEM VIII-3

FROM: THE OFFICE OF THE CITY MANAGER

DATE: FEBRUARY 8, 2022

DISCUSS AND CONSIDER APPROVING 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, AND TAKE THE APPROPRIATE ACTION.

PROJECT DESCRIPTION:

The applicant submitted an application for preliminary plat approval for approximately 1.81 acres of land on Jan Circle located west of N. Mary Jo and south of Jamie Road. This is the second phase of this proposed common plan of development. 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 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 identifies this parcel for 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 18, 2022, the applicant submitted revisions based on staff's January 10, 2022 comments. On January 24, 2022, the applicant submitted revisions based on staff's January 20, 2022 comments. Comments on revisions have not yet been fully met; however, staff believes remaining comments could be fully addressed. Staff therefore recommend approval to the Planning & Zoning Commission 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 TAKEN BY THE PLANNING AND ZONING COMMISSION:

During the Planning & Zoning Commission meeting held on January 26, 2022, the Planning and Zoning Commission voted (7-1) to recommend approval of a Preliminary Plat for the subdivision 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 with the three conditions, based on staff's recommendations and findings.

ACTION BY THE CITY COUNCIL:

1. Motion to **approve**, **approve with conditions**, or **disapprove with explanation** a request for Preliminary Plat for the subdivision 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, based on staff's recommendations and findings.
2. Any other action desired.

ATTACHMENTS:

1. Application
2. Location Map
3. Field notes
4. Dedication
5. Freedom Park Addition – Prelim. Plat
6. Freedom Park Addition Ph 1– Final Plat
7. Freedom Park Addition Ph 2– Prelim. Plat
8. Freedom Park Addition Ph 2- Prelim. Engineering Documents
9. Staff Comments with Responses



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:

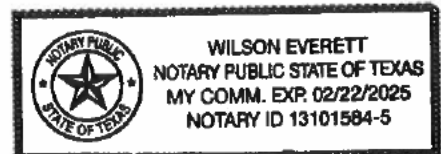
- I will represent the application myself.
- I hereby designate _____ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application.

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

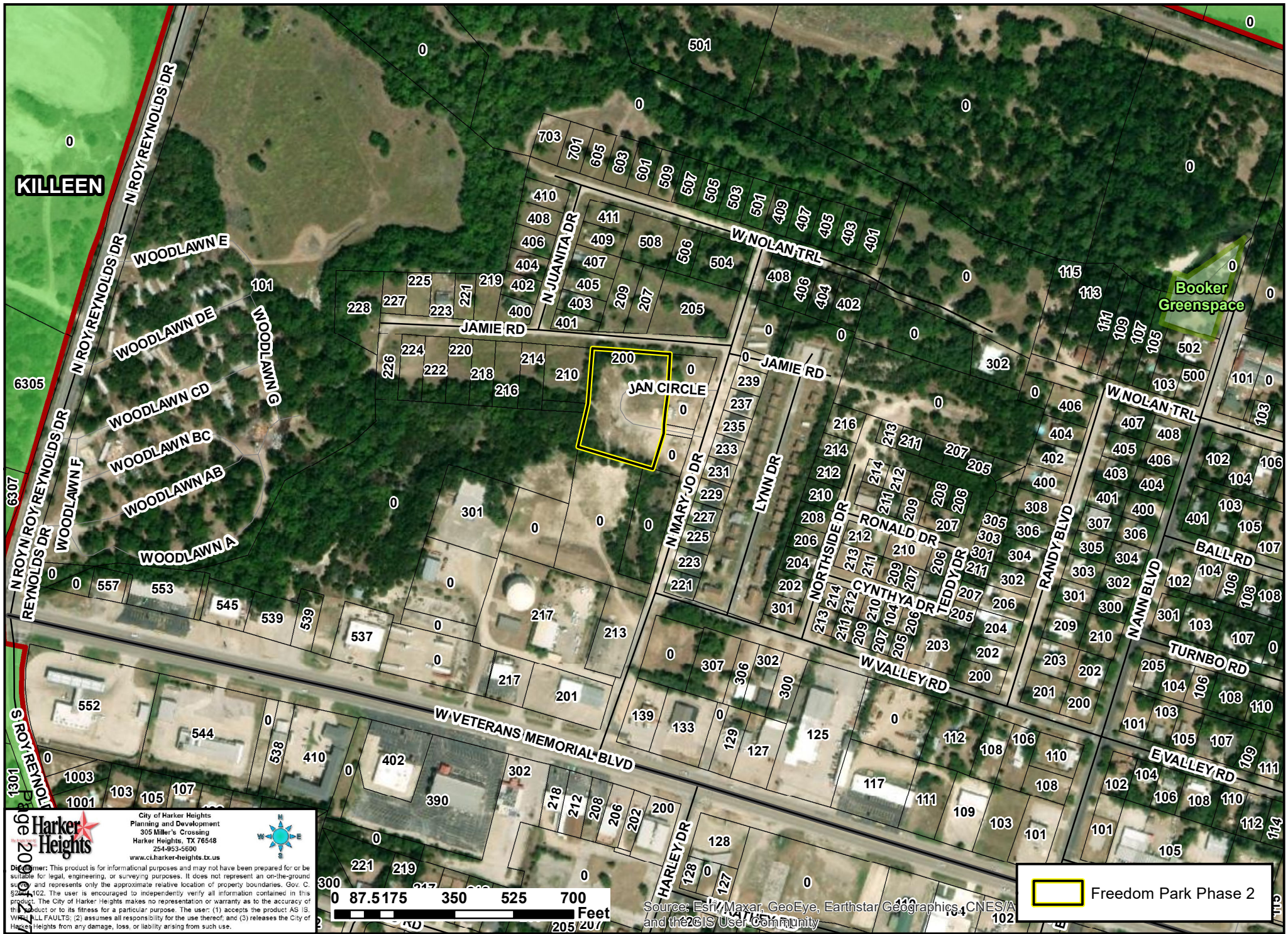
[Signature]
Signature of Owner



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 #: _____ Page 208 of 277



KILLEEN

Booker Greenspace

JAN CIRCLE

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. §22.102. 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, AeroVision, 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 the west part of Lot 2, and all of Lots 3, 4 and 5, Block 3 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 of tract of land 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 2** 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 2** 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 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. The roadway within the 27 feet wide passage and underground utility easement will be maintained by an H.O.A. established by the property owner(s).

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

For: Yellow Lilly, Inc.

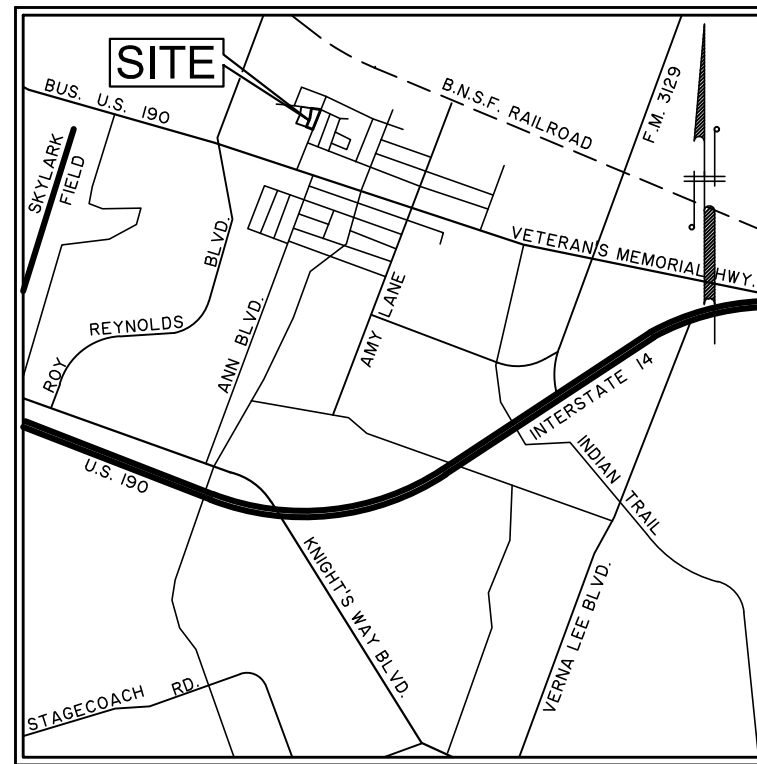
Manish Bhakta, Owner

Before me, the undersigned authority, on this day personally appeared **Manish Bhakta**, 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: _____

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

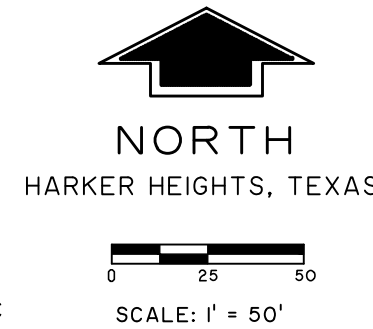
BEING 0.809 ACRES OUT OF AND A PART OF A 2.488 TRACT OF LAND CONVEYED TO
ADVANCED SPECIALTY SERVICES BY DEED RECORDED IN DOCUMENT NUMBER 2020025486,
OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS



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.

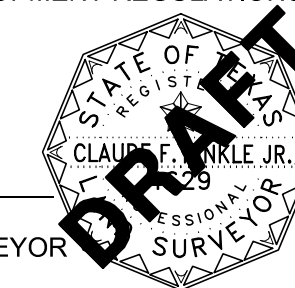
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 2020, A.D.

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.

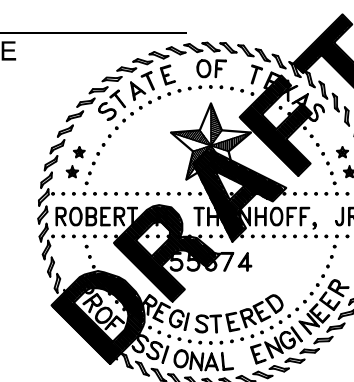


CLAUDE F. HINKLE, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 4629
P.O. BOX 180243
AUSTIN, TEXAS 78758
PH: (512) 454-6605

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

SHEET 1 OF 1

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

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 _____

V. L. EVANS SURVEY
ABSTRACT No. 288

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

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

James Myers
2,247 Ac.
Vol. 3287, Pg. 25

Merrion Wells
0.78 Ac.
Doc. # 20120036003

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

SCOTTIE DRIVE

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

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

FUTURE FREEDOM PARK PHASE 2
Advanced Specialty Services
1,679 Acre Remainder of
2,488 Acres
DOC. # 2020-26486
O.P.R.B.C.T.

Lot 1
Block "A"

Lot 9
Block "B"

Lot 8
Block "A"

POINT OF BEGINNING

Future Lot 3

Future Lot 2

Future Lot 4

Future Lot 5

Future Lot 6

Future Lot 7

Future Lot 10

Future Lot 11 - Jan Circle

Future Lot 12

Future Lot 13

Future Lot 14

Future Lot 15

Future Lot 16

Future Lot 17

Future Lot 18

Future Lot 19

Future Lot 20

Future Lot 21

Future Lot 22

Future Lot 23

Future Lot 24

Future Lot 25

Future Lot 26

Future Lot 27

Future Lot 28

Future Lot 29

Future Lot 30

Future Lot 31

Future Lot 32

Future Lot 33

Future Lot 34

Future Lot 35

Future Lot 36

Future Lot 37

Future Lot 38

Future Lot 39

Future Lot 40

Future Lot 41

Future Lot 42

Future Lot 43

Future Lot 44

Future Lot 45

Future Lot 46

Future Lot 47

Future Lot 48

Future Lot 49

Future Lot 50

Future Lot 51

Future Lot 52

Future Lot 53

Future Lot 54

Future Lot 55

Future Lot 56

Future Lot 57

Future Lot 58

Future Lot 59

Future Lot 60

Future Lot 61

Future Lot 62

Future Lot 63

Future Lot 64

Future Lot 65

Future Lot 66

Future Lot 67

Future Lot 68

Future Lot 69

Future Lot 70

Future Lot 71

Future Lot 72

Future Lot 73

Future Lot 74

Future Lot 75

Future Lot 76

Future Lot 77

Future Lot 78

Future Lot 79

Future Lot 80

Future Lot 81

Future Lot 82

Future Lot 83

Future Lot 84

Future Lot 85

Future Lot 86

Future Lot 87

Future Lot 88

Future Lot 89

Future Lot 90

Future Lot 91

Future Lot 92

Future Lot 93

Future Lot 94

Future Lot 95

Future Lot 96

Future Lot 97

Future Lot 98

Future Lot 99

Future Lot 100

Future Lot 101

Future Lot 102

Future Lot 103

Future Lot 104

Future Lot 105

Future Lot 106

Future Lot 107

Future Lot 108

Future Lot 109

Future Lot 110

Future Lot 111

Future Lot 112

Future Lot 113

Future Lot 114

Future Lot 115

Future Lot 116

Future Lot 117

Future Lot 118

Future Lot 119

Future Lot 120

Future Lot 121

Future Lot 122

Future Lot 123

Future Lot 124

Future Lot 125

Future Lot 126

Future Lot 127

Future Lot 128

Future Lot 129

Future Lot 130

Future Lot 131

Future Lot 132

Future Lot 133

Future Lot 134

Future Lot 135

Future Lot 136

Future Lot 137

Future Lot 138

Future Lot 139

Future Lot 140

Future Lot 141

Future Lot 142

Future Lot 143

Future Lot 144

Future Lot 145

Future Lot 146

Future Lot 147

Future Lot 148

Future Lot 149

Future Lot 150

Future Lot 151

Future Lot 152

Future Lot 153

Future Lot 154

Future Lot 155

Future Lot 156

Future Lot 157

Future Lot 158

Future Lot 159

Future Lot 160

Future Lot 161

Future Lot 162

Future Lot 163

Future Lot 164

Future Lot 165

Future Lot 166

Future Lot 167

Future Lot 168

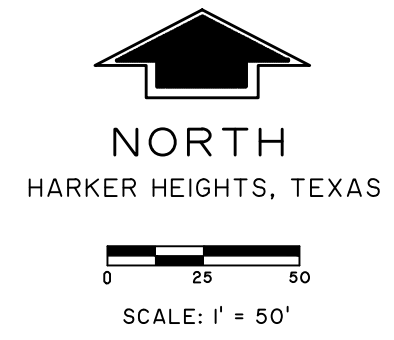
Future Lot 169

Future Lot 170

PRELIMINARY PLAT OF

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

BEING A REPLAT OF THE WEST PART OF LOT 2, COPY AND ALL OF LOTS 3, 4 AND 5, BLOCK 3, KERN TERRACE EXTENSION 2, OF RECORD IN CABINET A, SLIDE 225A, PLAT RECORDS OF BELL COUNTY, TEXAS, AND BEING 1.679 ACRES OUT OF AND A PART OF A 2.488 ACRE TRACT OF LAND CONVEYED TO YELLOW LILLY, INC. BY DEED RECORDED IN DOCUMENT NUMBER 2021085670, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS



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.

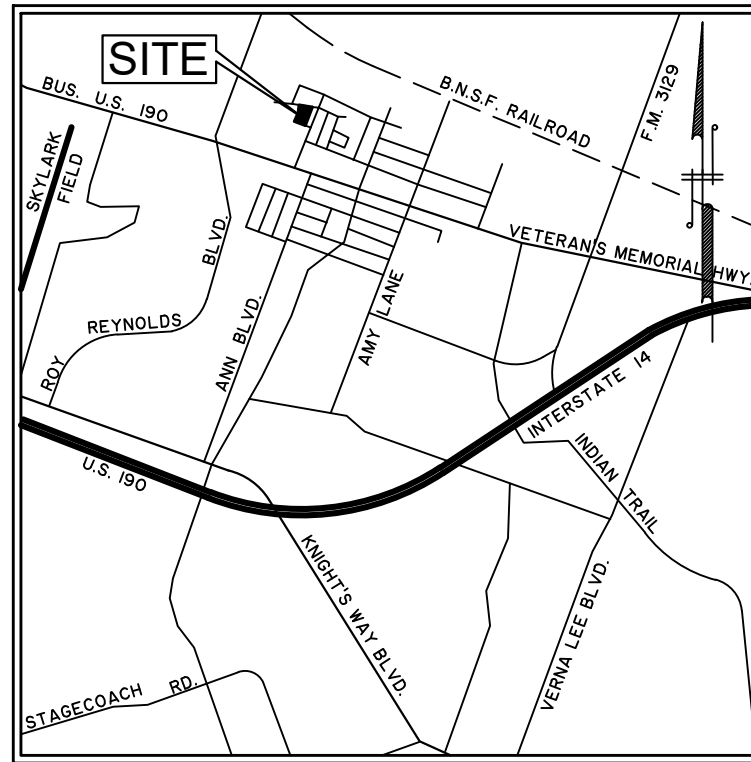
Butler - Moore Addition
1.14 Acres
Doc. # 2019-13041
O.P.R.B.C.T.

James Myers
2.215 Acres
Vol. 3297, Pg. 25

Marion Wells
0.075 Acres
Doc. # 202006003

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 - 8 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.



VICINITY MAP
NO SCALE

- 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
- O.H.U.: OVERHEAD UTILITY LINE

Table with 3 columns: LINE, BEARING, DISTANCE. Rows L1, L2, L3.

Table with 5 columns: CURVE, CH BEARING, DISTANCE, ARC, RADIUS. Rows C1 through C7.

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. THE ROADWAY WITHIN THE 27 FEET WIDE PASSAGE AND UNDERGROUND UTILITY EASEMENT WILL BE MAINTAINED BY AN H.O.A. ESTABLISHED BY THE PROPERTY OWNER(S).

WITNESS THE EXECUTION HEREOF, ON THIS _____ DAY OF _____, 2022.

Manish Bhakta, Owner
Yellow Lilly, Inc.
2557 Junction 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.

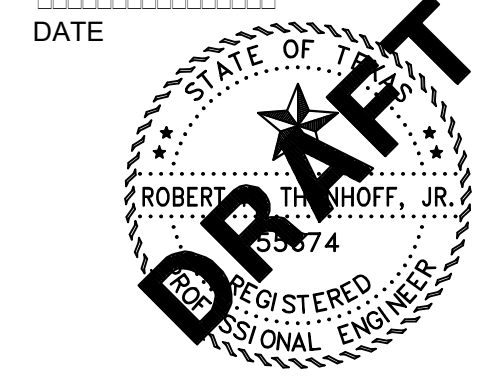
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2022, A.D., NOTARY PUBLIC FOR BELL COUNTY, TEXAS.

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

Table with 2 columns: LOT #, LOT AREA (SF). Rows 2, 3, 4A, 4B, 5, 6, 7, 10, LOT 11 (PRIVATE ROAD), TOTAL: 73,147.65

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



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 _____, 2022, 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.

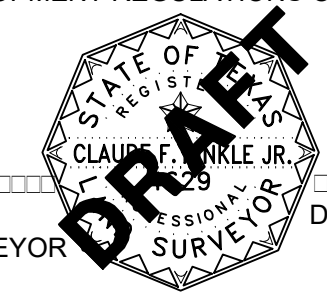
SHELLEY COSTON, COUNTY CLERK
BELL COUNTY, TEXAS

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



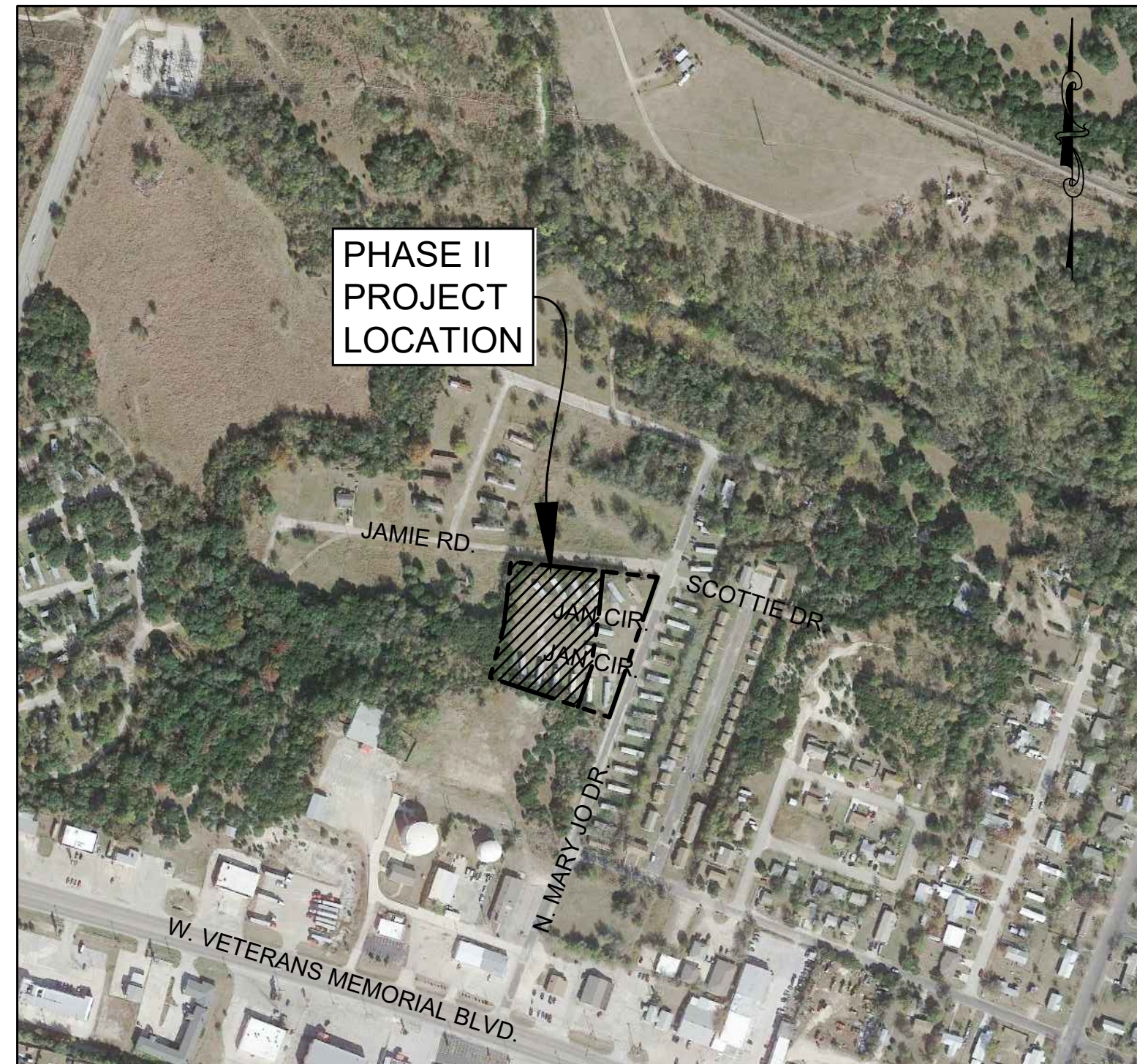
THONHOFF CONSULTING ENGINEERS, INC.
MUNICIPAL ENVIRONMENTAL WATER & WASTEWATER FIRM REGISTRATION NO. F-002921

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

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.

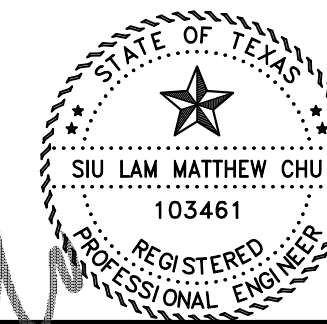


LOCATION MAP
NOT TO SCALE

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SUBMITTED FOR APPROVAL BY:

Harker Heights



1/14/2022

THONHOFF CONSULTING ENGINEERS, INC.

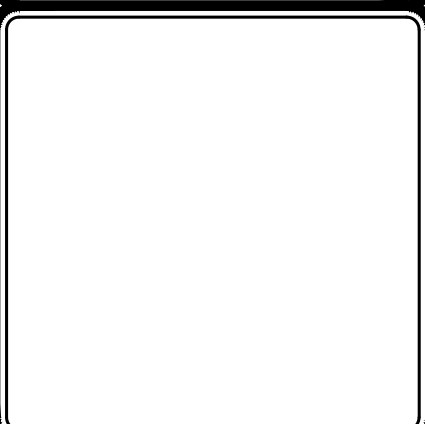
Date

APPROVED BY:

CITY OF HARKER HEIGHTS PUBLIC WORKS

Date

REVISIONS		
REV. NO.	REVISION DESCRIPTION	APPROVED BY / DATE



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

AUSTIN, TEXAS 78748
FAX (512) 328-6648

SUITE A-236
SOUTH
1301 CAPITAL OF TEXAS HWY.

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...

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...

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...

(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...

- (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 OF 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 (I) 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 ADMISSION 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 IMPROVE 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 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 UNNECESSARY 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.

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 = LD^2 * 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 = SD * sqrt(P) / 148,000

WHERE:

- L = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
• S = 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).

- 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):

Table with columns: DATES YEAR ROUND, CLIMATE PERMANENT COOL/WARM SEASONS (NATIVE SPECIES), SPECIES (LB/AC) PURPLE THREE-AWN (ARISTIDA PURPUREA), SIDEOTS GRAMA (BOUETOUELOA CURTIPENDULA), SILVER BLUESTEM (BOTHRIOCHLOA LAGUROIDES), BUFFALOGRASS (BUCHLOE DACTYLOIDES), CANADIAN WILDRYE (ELOYMUS CANADENSIS), ENGELMANN'S DAISY (ENGELMANNIA PINNATIF), GREEN SPRANGLETOP (LEPTOCHLOA DUBIA), MEXICAN HAT (RATHBIDA COLUMMIFERA), LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), INDIANGRASS (SORGHASTRUM NUTANS), TEXAS WINTERGRASS (NASSELLA LUTEOTRICHIA) TOTAL, PERMANENT WARM SEASON, BERMUDA (CYNODON DACTYLON) (HULLED), PERMANENT COOL/WARM SEASON, BERMUDA (CYNODON DACTYLON) (UNHULLED), * CEREAL RYE (SECALE CEREALE) TOTAL

* 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

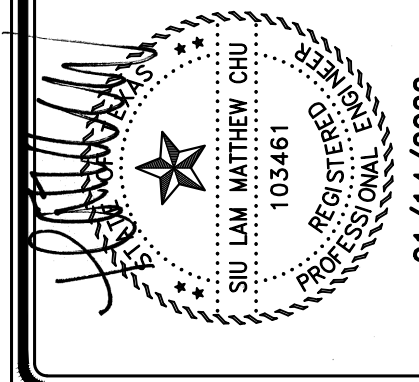
OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS: SIU LAM MATTHEW CHU, P.E. PHONE: 512-328-6736

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.

Table with columns: REVISIONS, APPROVED BY, DATE, REVISION DESCRIPTION, REV. NO.

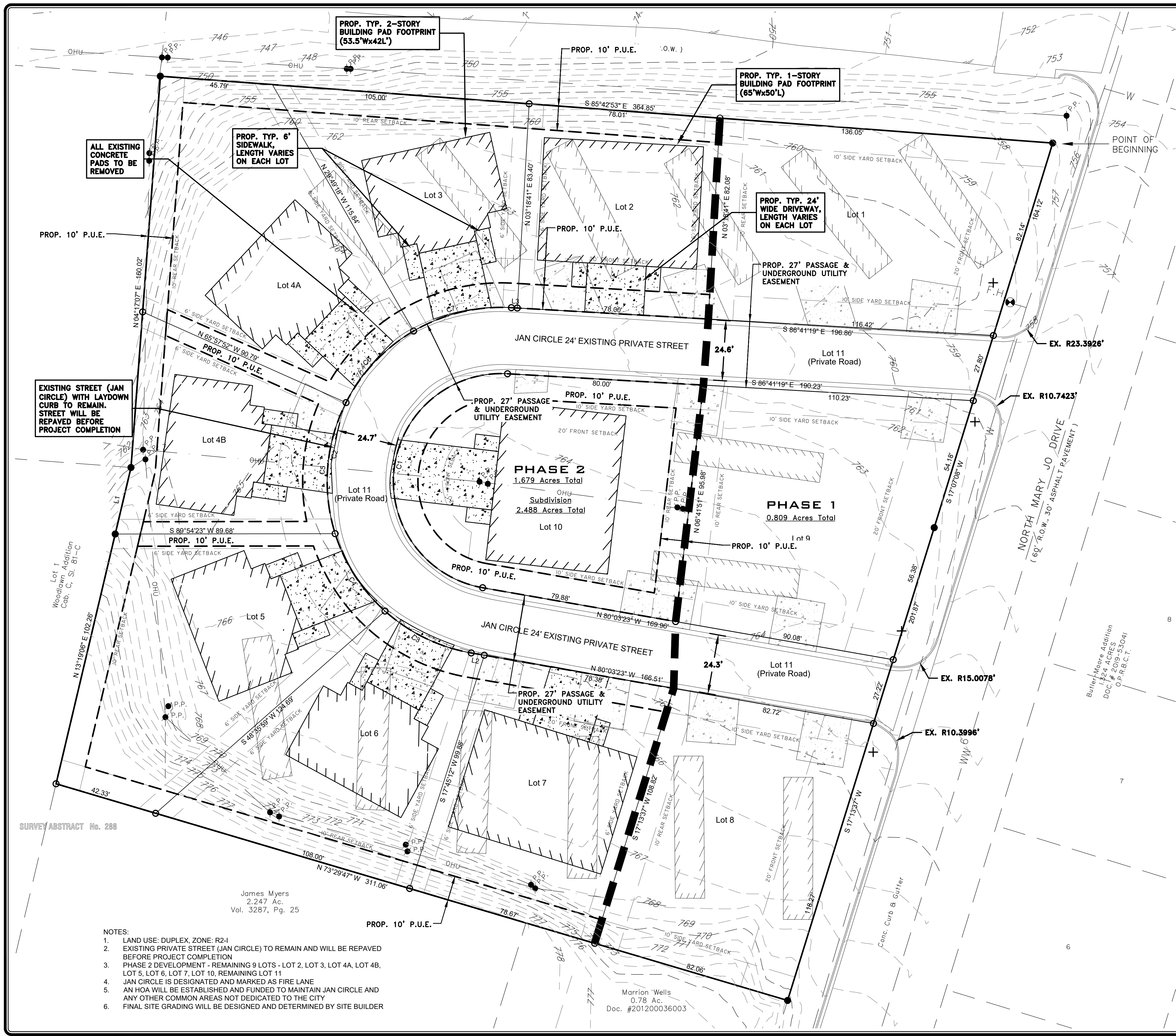


THONHOFF CONSULTING ENGINEERS, INC. MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER FIRM REGISTRATION NO. P-002921 1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78748 (512) 328-6736

FREEDOM PARK SUBDIVISION PHASE II HARKER HEIGHTS BELL COUNTY, TEXAS GENERAL NOTES

Table with columns: 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'

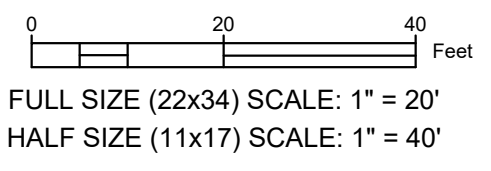
FREEDOM PARK SUBDIVISION PHASE II, LOT SUMMARY

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

1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78748
 (512) 328-6736 FAX (512) 328-6848

01/14/2022

FREEDOM PARK SUBDIVISION PHASE II HARKER HEIGHTS BELL COUNTY, TEXAS

SITE PLAN

JOB NO. 22001.1.200

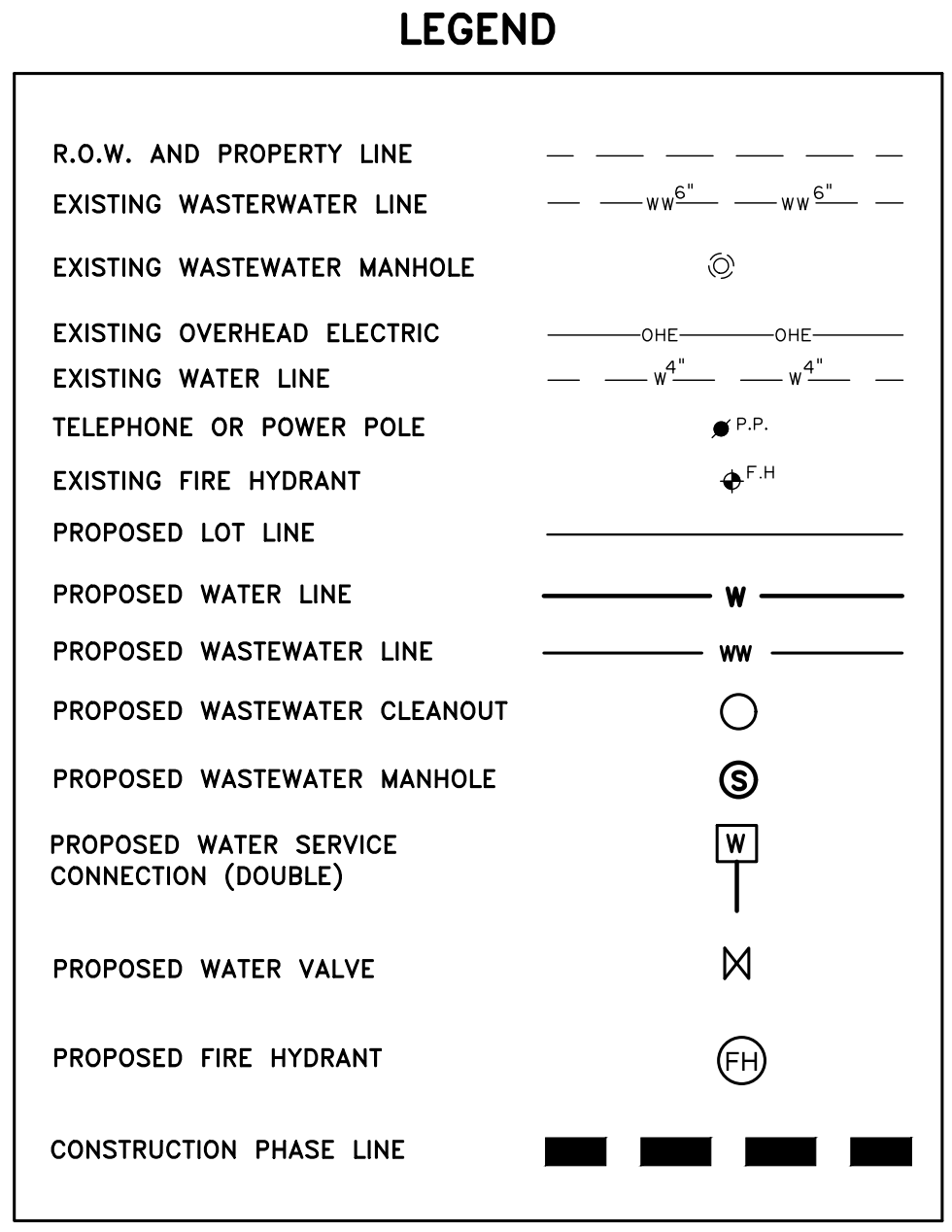
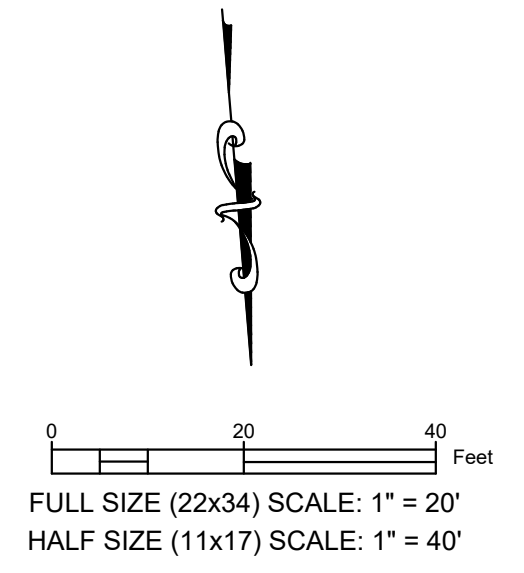
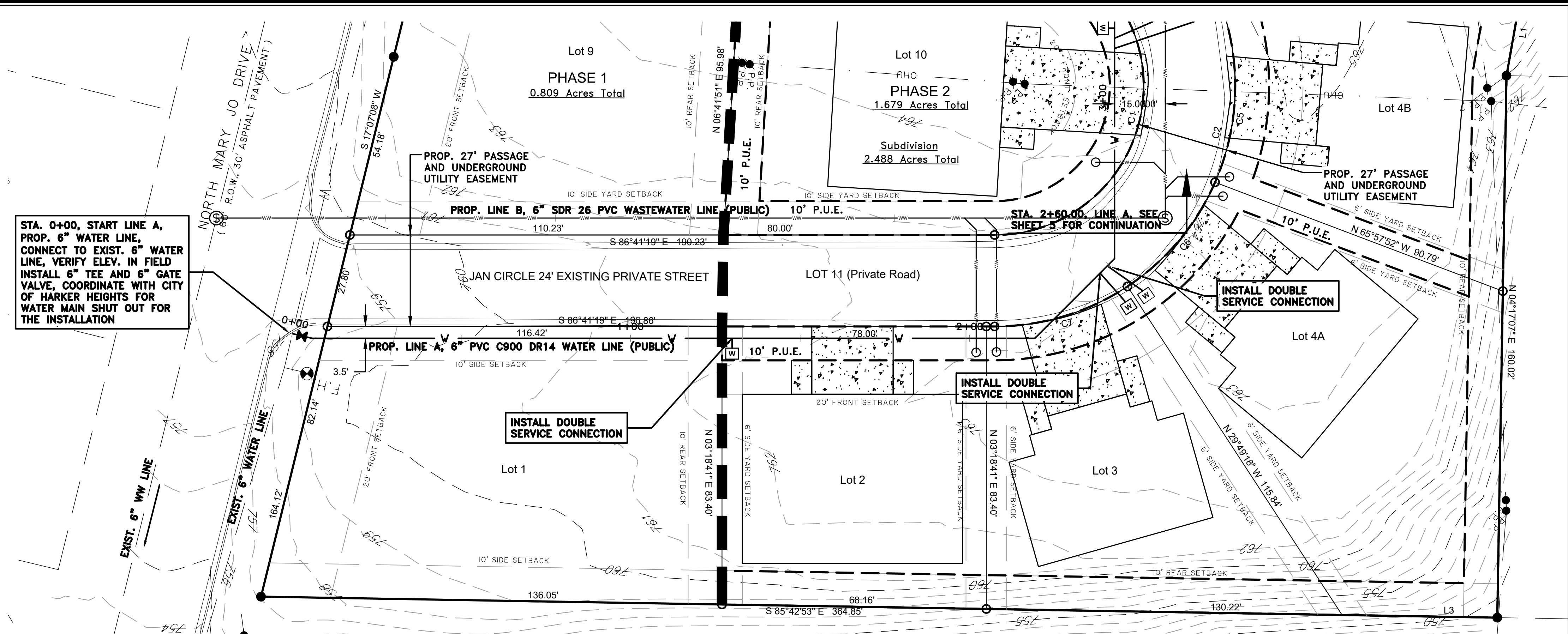
DESIGNED	SMC
DRAWN BY	SMC
APPROVED	RHT
DATE	JAN 2022
SCALE	AS NOTED

SHEET **3 OF 11**
 REVISION NO.

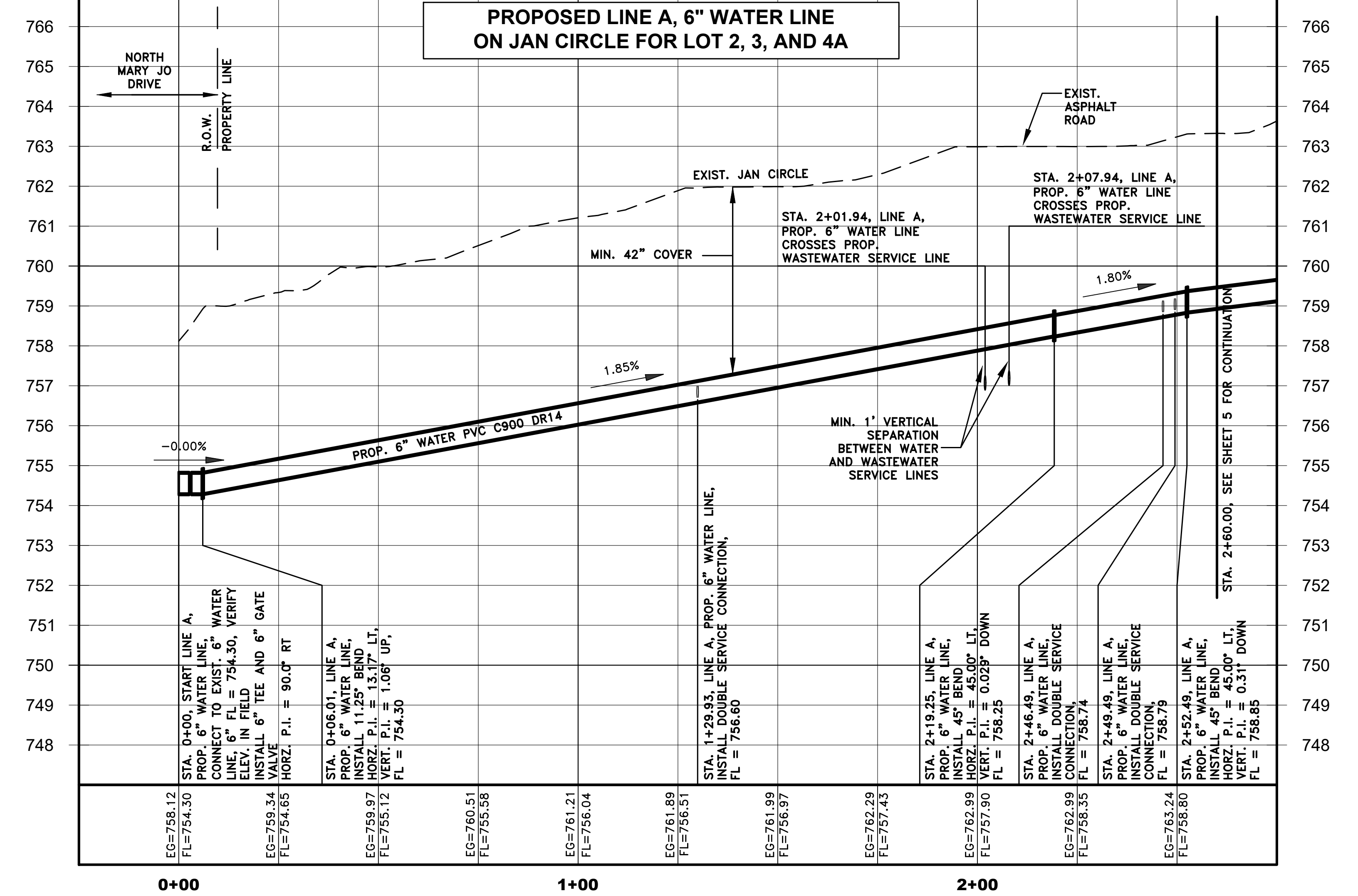
- NOTES:**
- LAND USE: DUPLEX, ZONE: R2-1
 - EXISTING PRIVATE STREET (JAN CIRCLE) TO REMAIN AND WILL BE REPAVED BEFORE PROJECT COMPLETION
 - PHASE 2 DEVELOPMENT - REMAINING 9 LOTS - LOT 2, LOT 3, LOT 4A, LOT 4B, LOT 5, LOT 6, LOT 7, LOT 10, REMAINING LOT 11
 - JAN CIRCLE IS DESIGNATED AND MARKED AS FIRE 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



REVISIONS	
REV. NO.	DESCRIPTION

APPROVED BY: _____ DATE: _____

THONHOFF CONSULTING ENGINEERS, INC.
 MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER
 FIRM REGISTRATION NO. F-020921
 1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78746
 (512) 328-6726 FAX (512) 328-6848

**FREEDOM PARK SUBDIVISION
 PHASE II
 HARKER HEIGHTS
 BELL COUNTY, TEXAS**

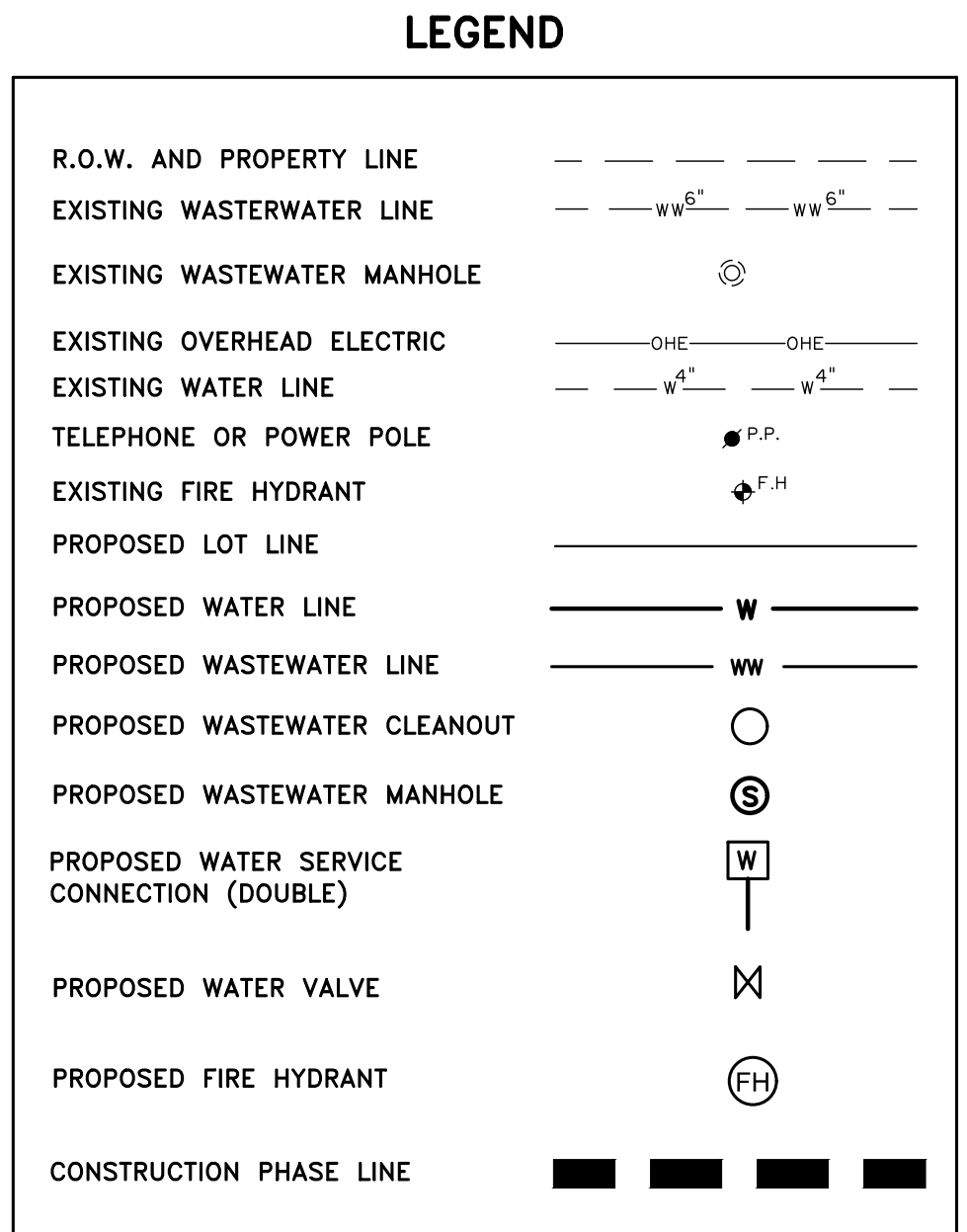
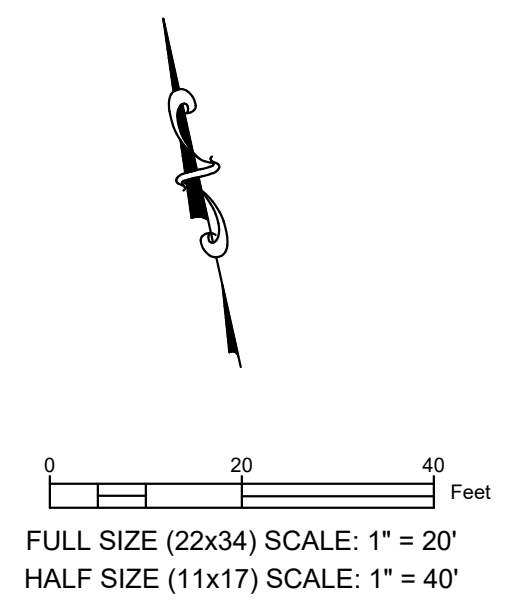
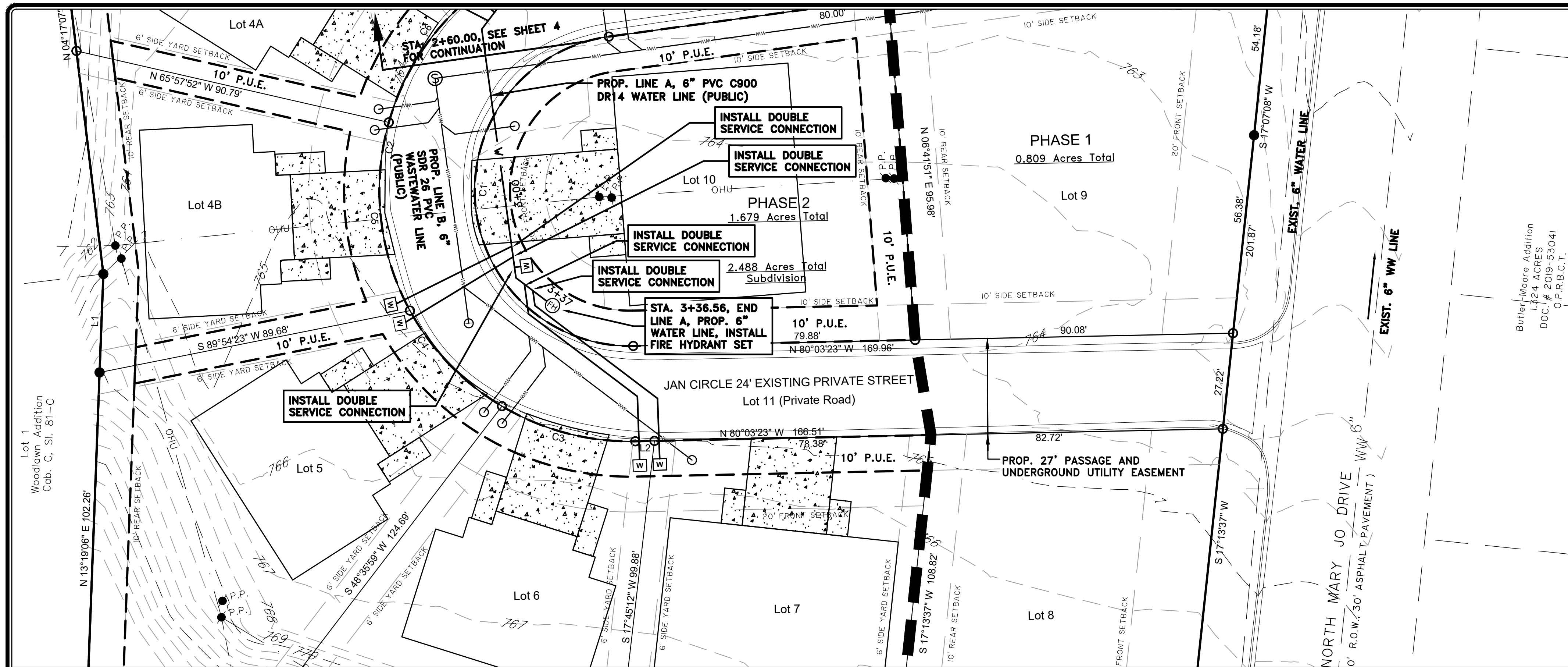
WATER PLAN 1

JOB NO.	22001.1.200
DESIGNED BY	SMC
DRAWN BY	SMC
APPROVED BY	RHT
DATE	JAN 2022
SCALE	AS NOTED

!!!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.

SHEET	4 OF 11
REVISION NO.	△
DATE	

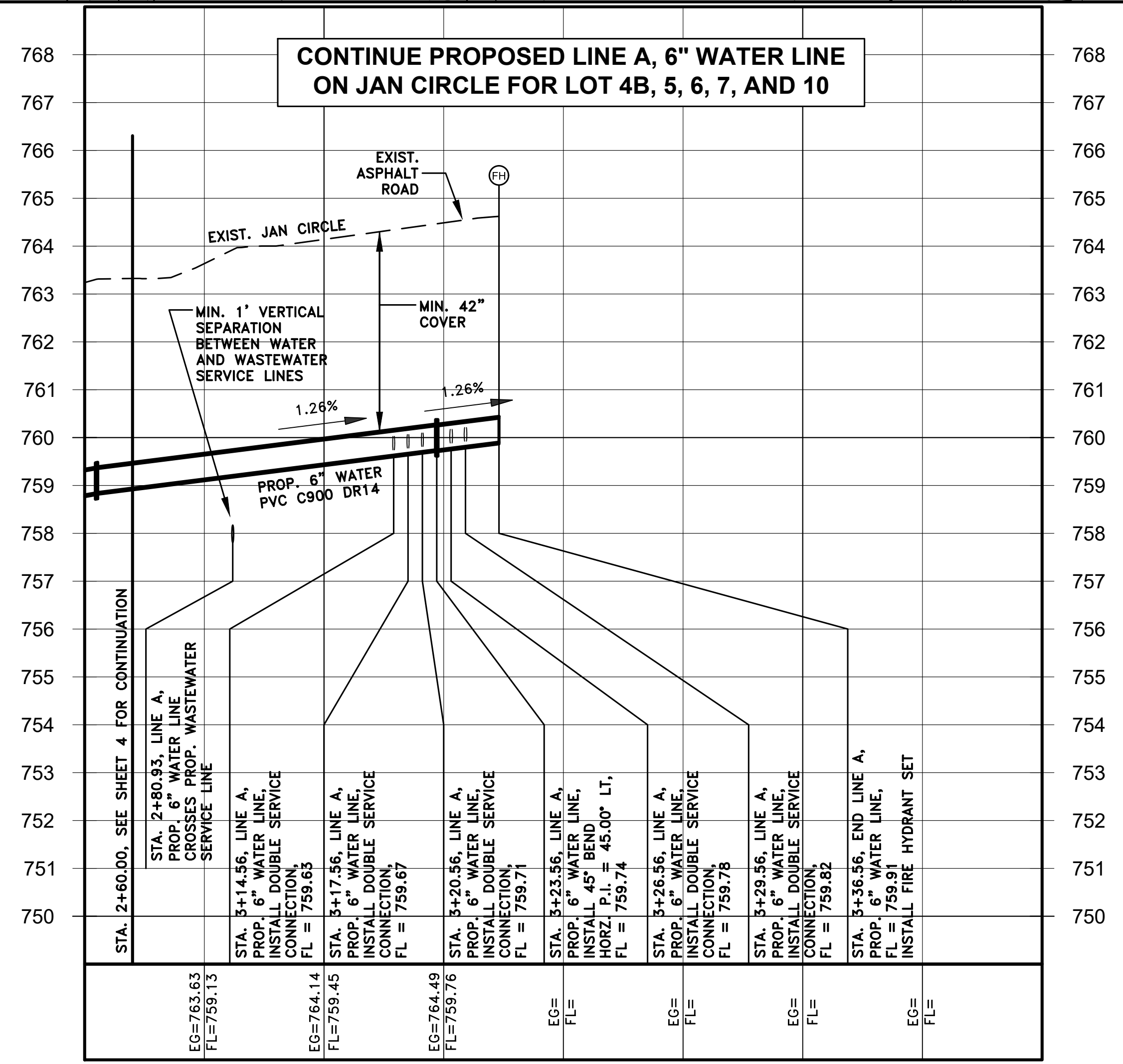


- NOTES:**
- HYDROSTATIC TEST SHALL BE PERFORMED ON THE PROPOSED 6" WATER BEFORE PLACING FOR SERVICE.
 - RECORD SHOWS EXISTING 2" WATER ON SITE, IT SHALL BE ABANDONED IN PLACE, VERIFY LOCATION IN FIELD.
 - WATER LINE SHALL BE PVC C900 DR14 UNLESS SPECIFIED OTHERWISE.
 - WATER LINE SHALL HAVE A MINIMUM 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.

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.

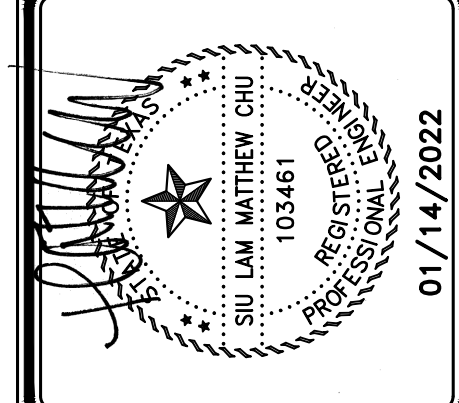
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PROFILE SCALE
FULL SIZE (22X34)
HORZ.: 1" = 20'
VERT.: 1" = 2'
HALF SIZE (11X17)
HORZ.: 1" = 40'
VERT.: 1" = 4'

REVISIONS	
REV. NO.	DESCRIPTION



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

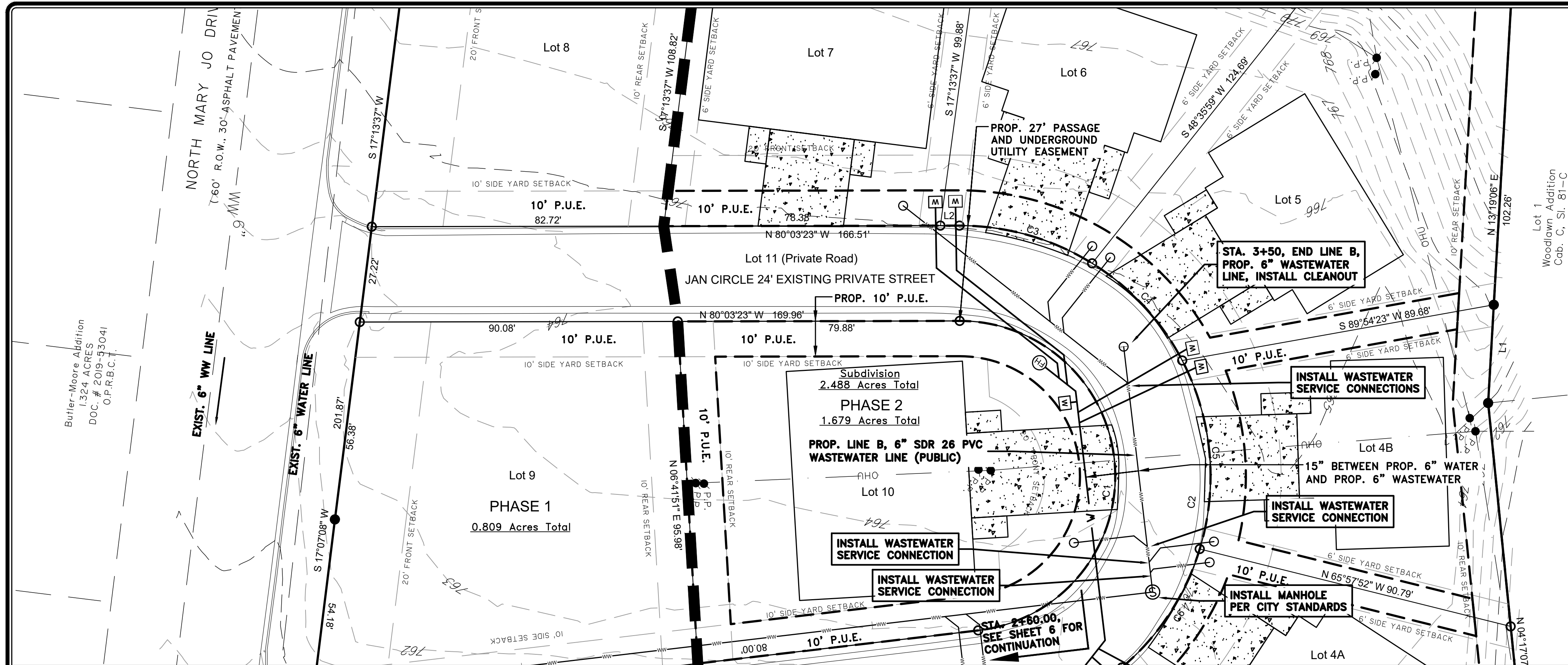
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1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78748
(512) 328-6736 FAX (512) 328-6648

**FREEDOM PARK SUBDIVISION
PHASE II
HARKER HEIGHTS
BELL COUNTY, TEXAS**

WATER PLAN 2

JOB NO.	22001.1.200
DESIGNED BY	SMC
DRAWN BY	SMC
APPROVED BY	RHT
DATE	JAN 2022
SCALE	AS NOTED
SHEET	5 OF 11
REVISION NO.	
DATE	



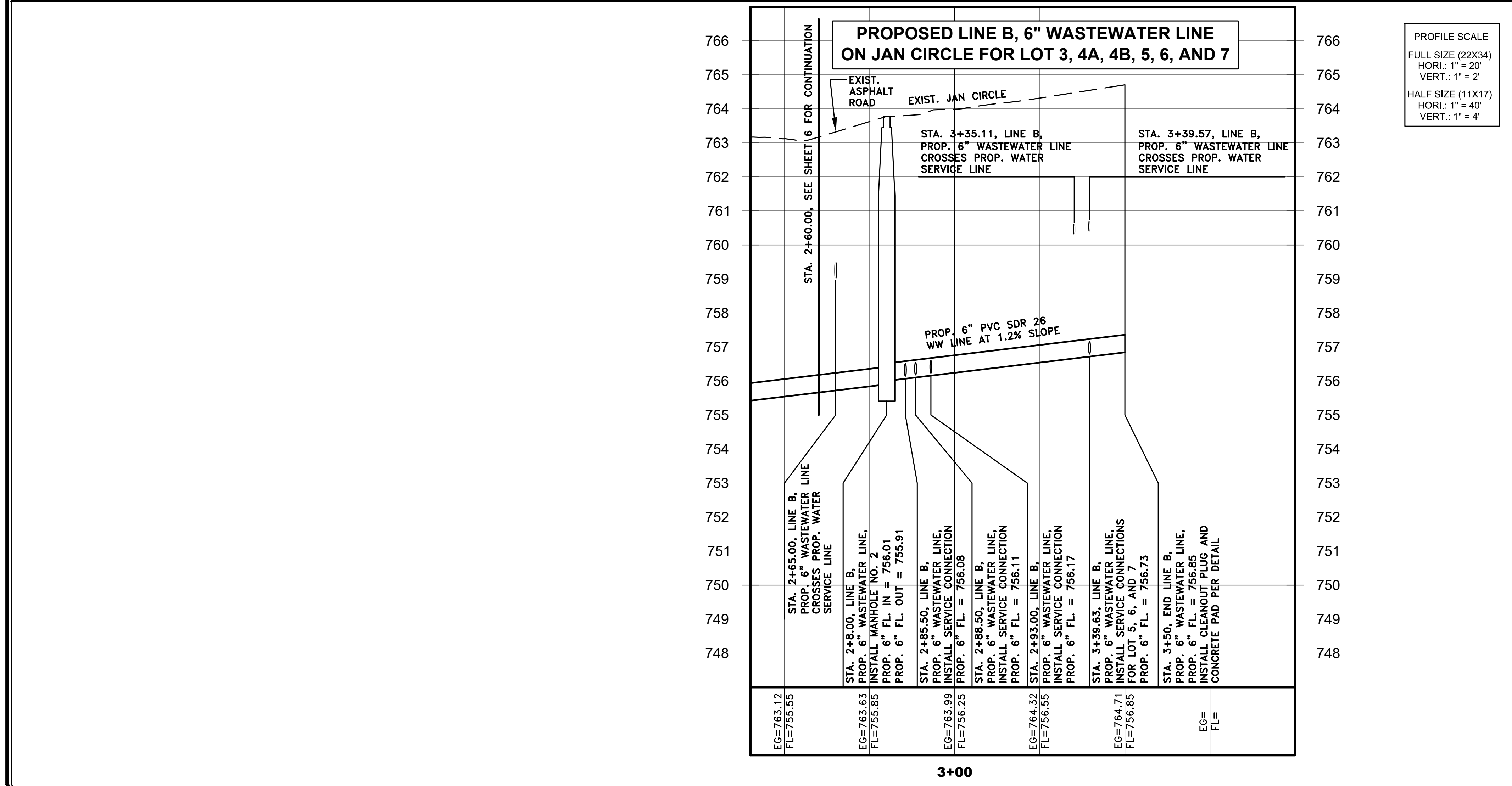
REVISIONS

REV. NO.	REVISION DESCRIPTION	APPROVED BY	DATE

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:

- ALL UTILITY CONSTRUCTION INSIDE CITY ROW SHALL BE BACKFILLED WITH TxDOT BASE MATERIAL PER CITY OF HARKER HEIGHTS STANDARD DETAILS

!!!CAUTION!!!

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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

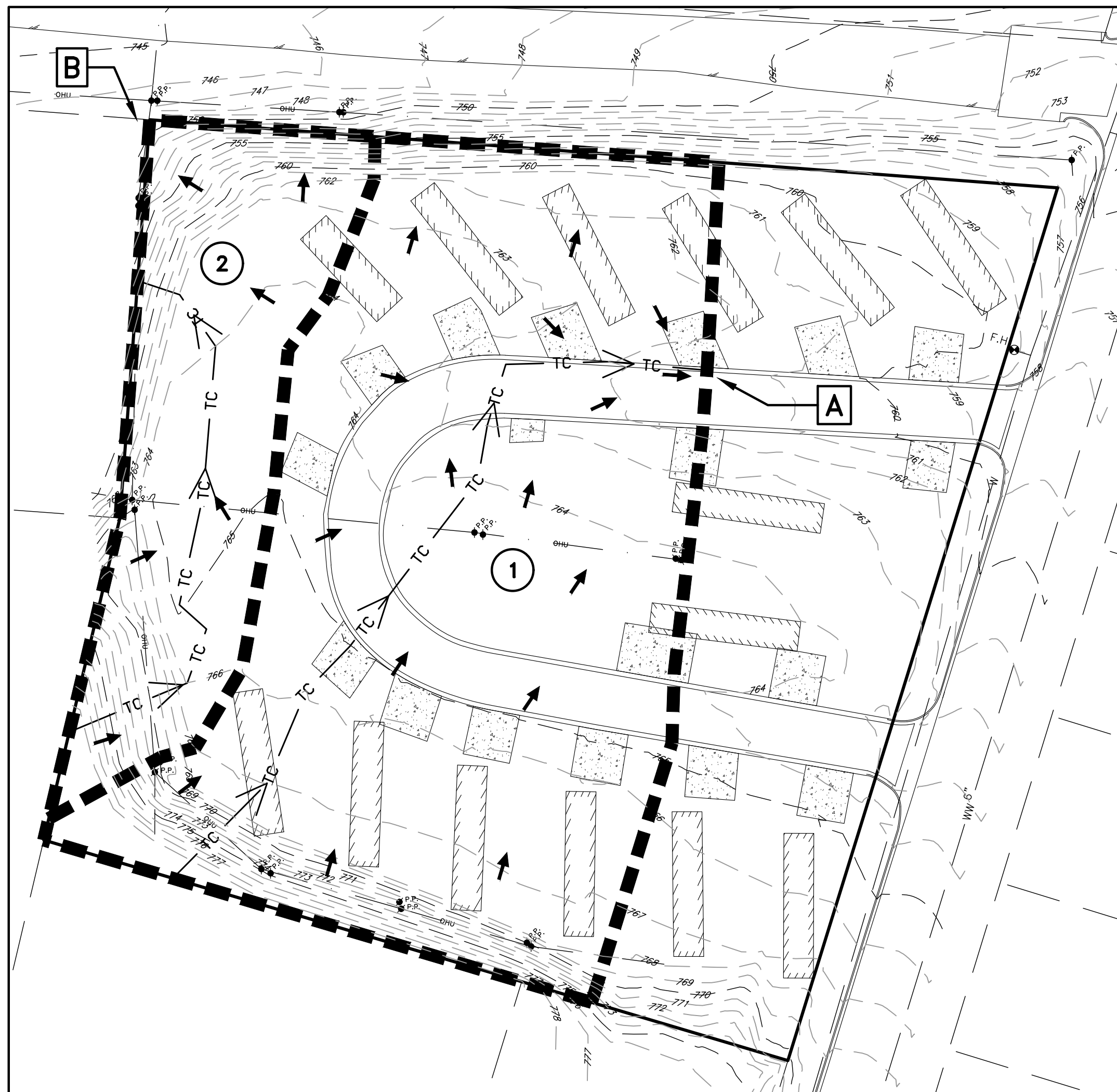
**FREEDOM PARK SUBDIVISION
PHASE II
HARKER HEIGHTS
BELL COUNTY, TEXAS**

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



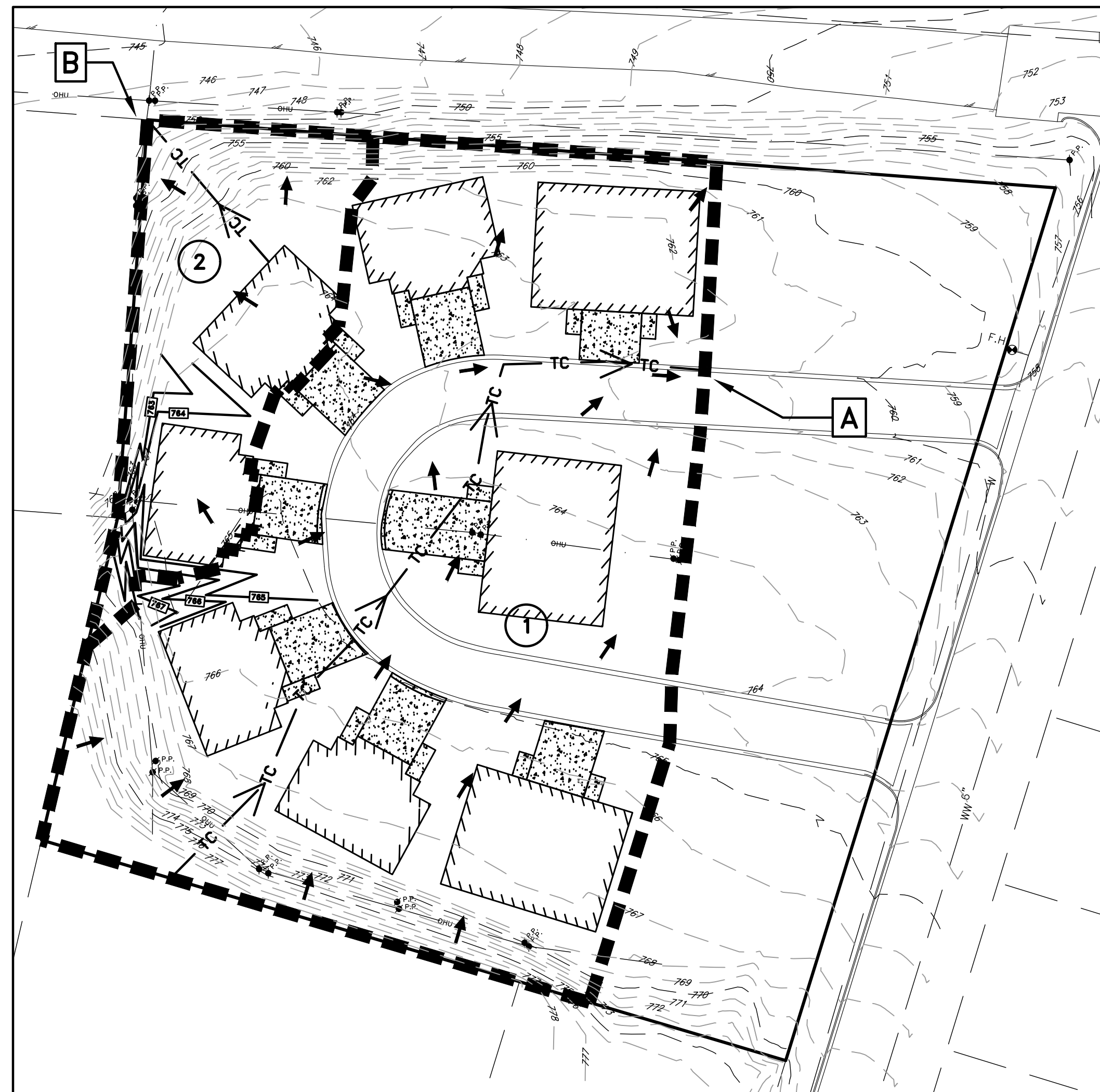
PRE-DEVELOP DRAINAGE PLAN

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



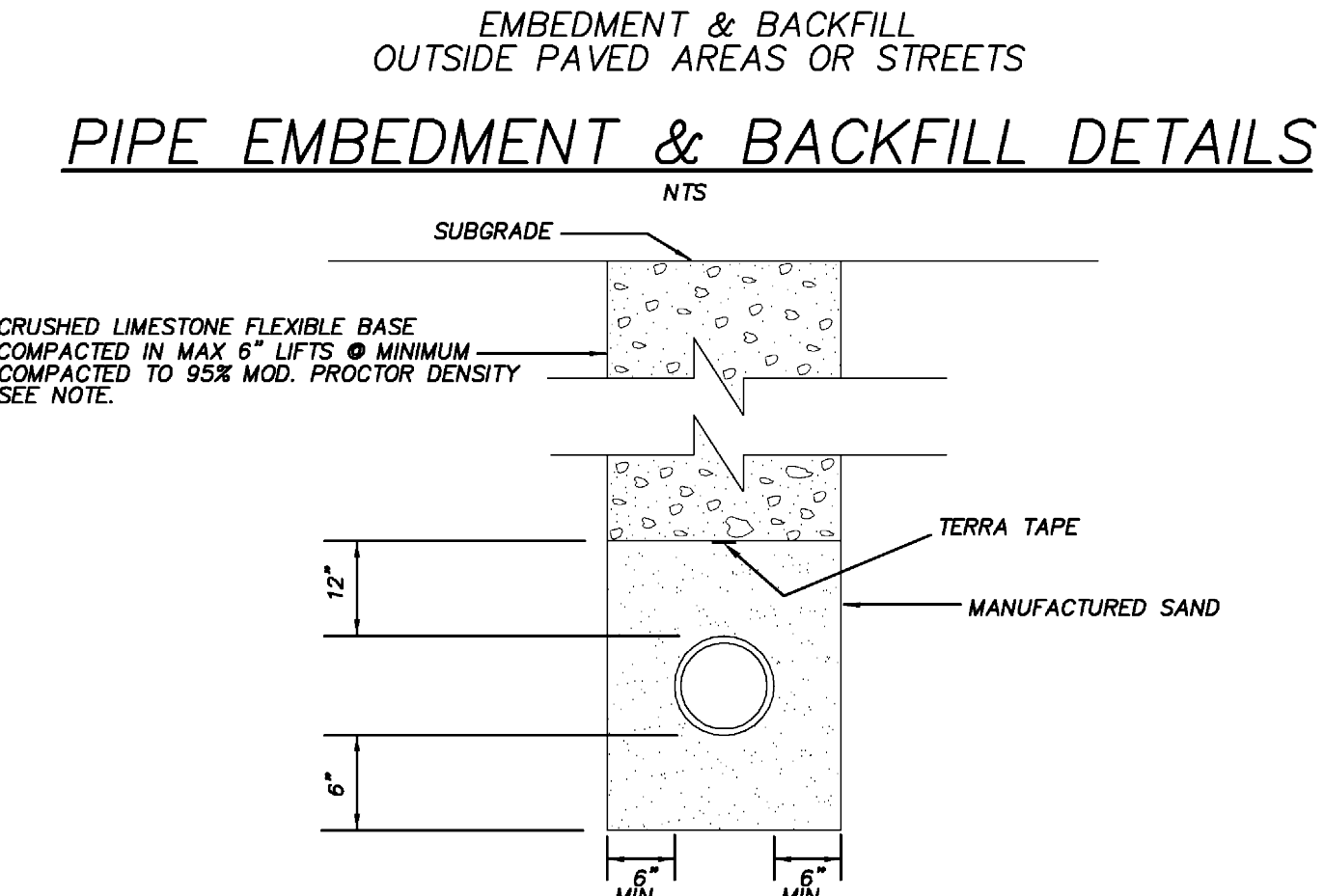
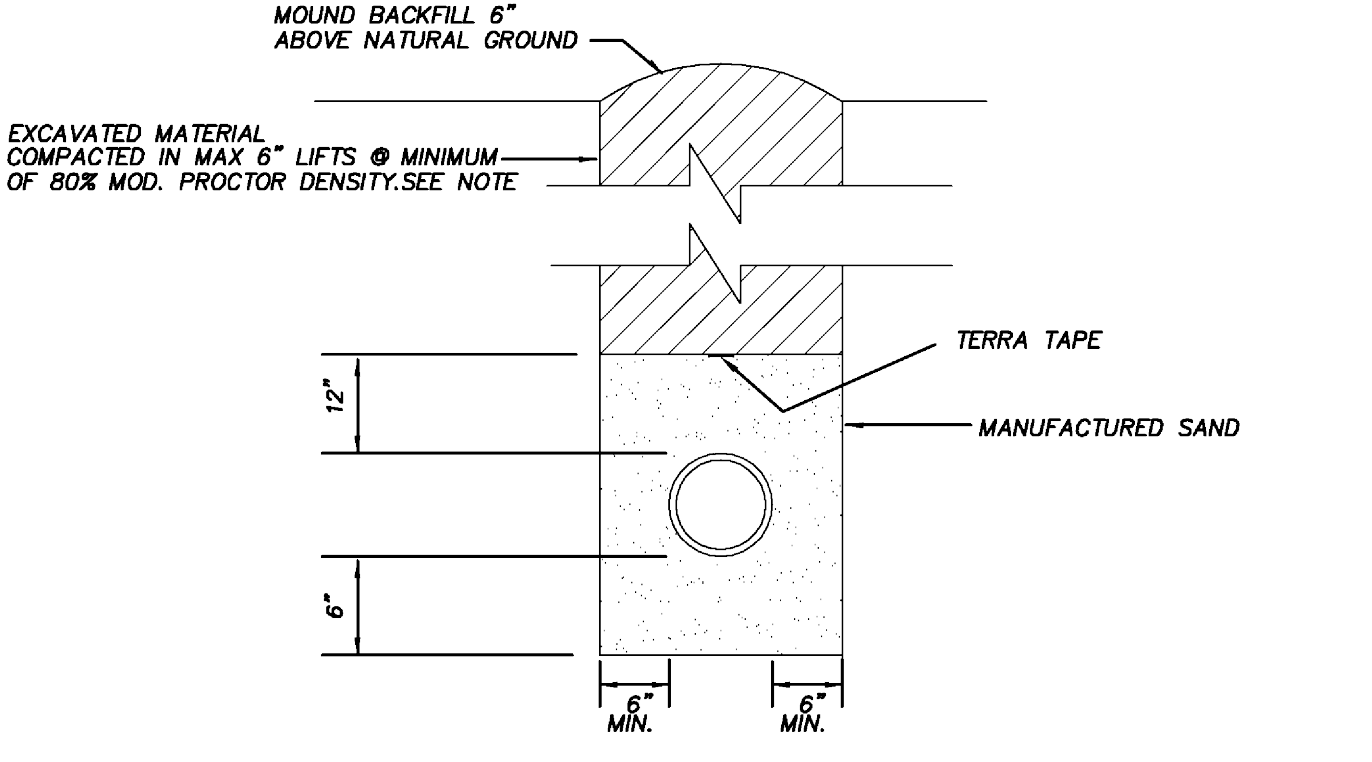
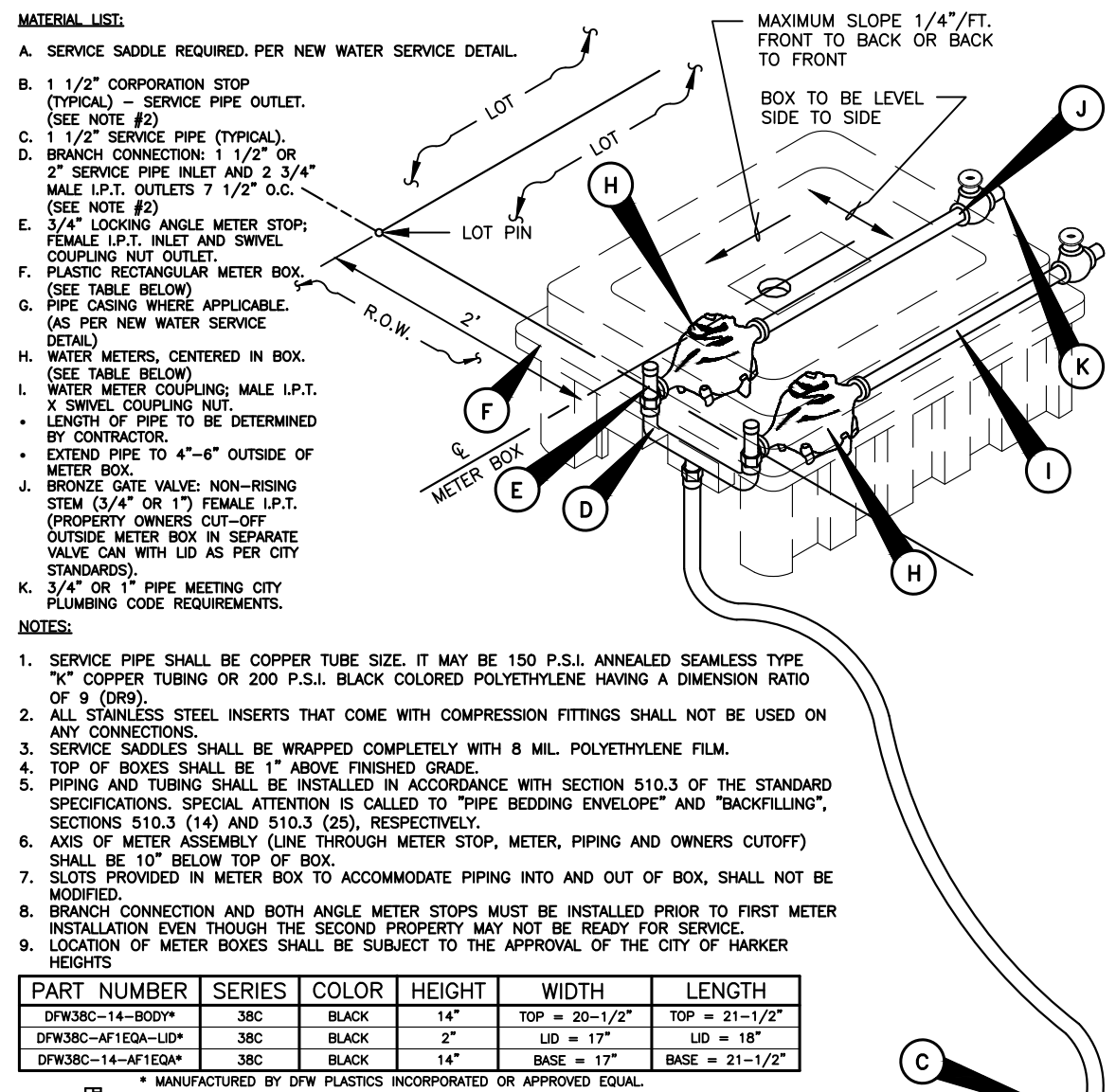
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THONHOFF CONSULTING ENGINEERS, INC.
 MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER
 FIRM REGISTRATION NO. P-002921
 1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78748
 (512) 328-6736 (512) 328-6648

**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

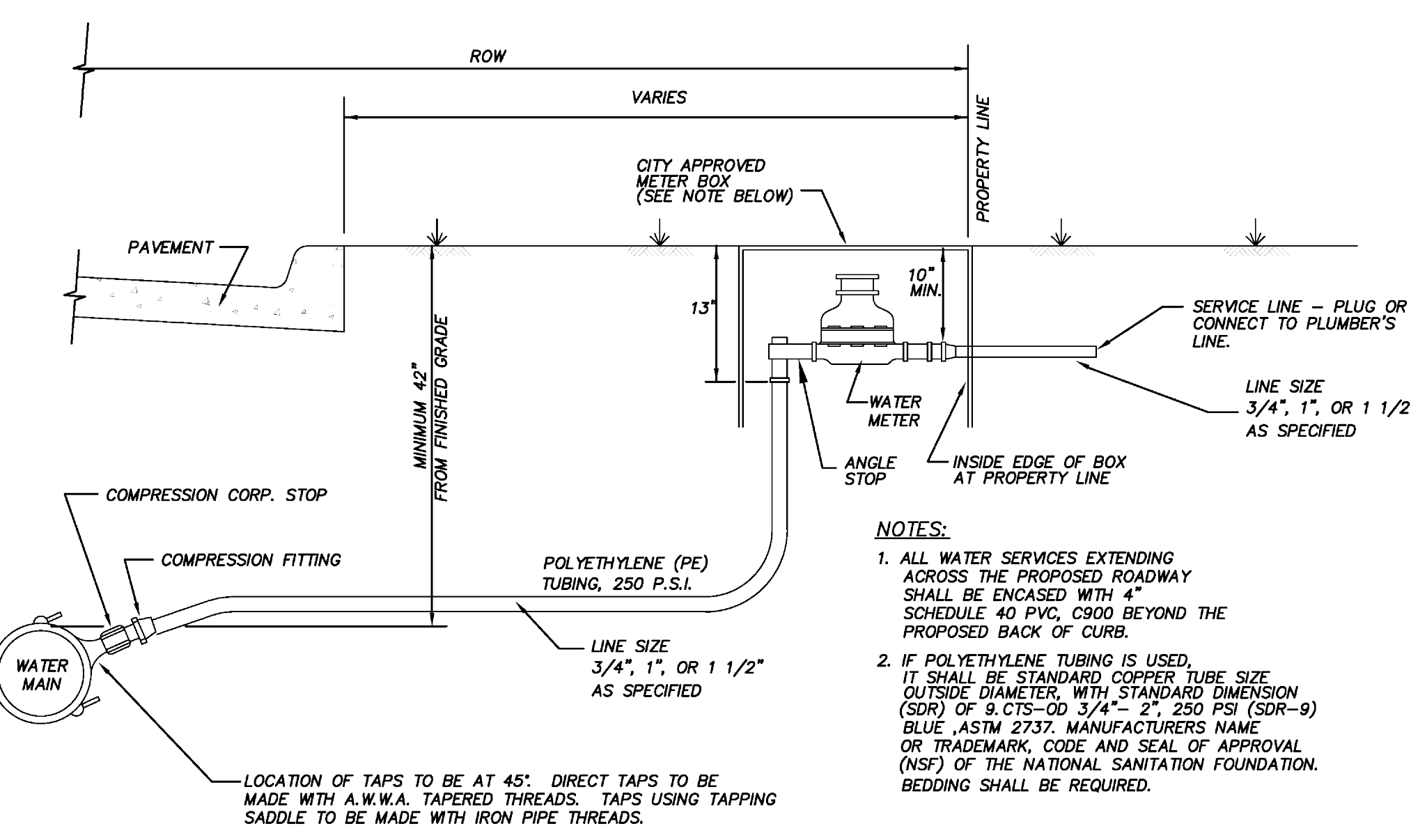
SHEET
8 OF 11
 REVISION NO.
 DATE



DUAL 3/4" WATER METER DETAIL

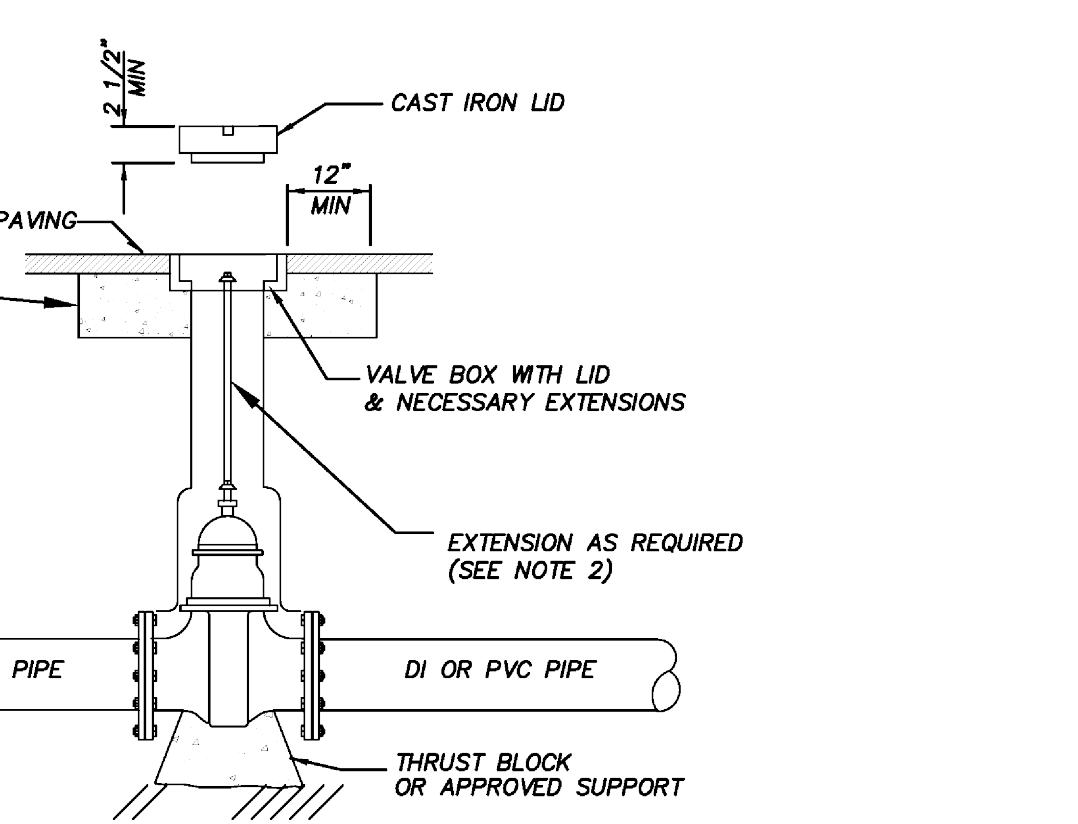
GENERAL NOTES:

- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES BEFORE ANY EXCAVATION BEGINS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGE TO UTILITIES.
- THE CONTRACTOR SHALL CONTACT ALL LOCAL UTILITIES AND TEXAS ONE CALL SYSTEM BEFORE COMMENCING ANY EXCAVATION OR DIGGING OPERATIONS.
- BRACE UTILITY POLES AS REQUIRED TO MAINTAIN STABILITY OF THE POLES DURING CONSTRUCTION.
- BLOCK ALL BENDS, TEES, WYES, PLUGS, AND ALL HORIZONTAL OR VERTICAL POINTS OF INTERSECTION GREATER THAN 5" USING SHORT-BODIED FITTINGS PER STANDARD WATER DETAILS.
- CONCRETE SHALL NOT BE IN CONTACT WITH BOLTS OR NUTS.
- ALL FITTINGS SHALL BE WRAPPED IN PLASTIC WHERE CONCRETE IS PLACED.
- ALL MATERIALS SHALL BE DOMESTIC / USA.
- CRUSHED LIMESTONE BASE MATERIAL SHALL BE TxDOT ITEM 248, TYPE A. GRADE 2 AND SHALL BE COMPACTED TO A MINIMUM OF 95% A.S.T.M. D1557, METHOD D @ + OR - 2% OPTIMAL MOISTURE AND LIFTS NOT TO EXCEED 6 INCHES.
- ALL WATER MAINS TO BE AWWA C900 CLASS UNLESS OTHERWISE SPECIFIED.
- ALL WATER MAINS TO BE BURIED A MINIMUM OF 42" BELOW FINISHED GRADE.
- ALL INFRASTRUCTURE SHALL MEET MINIMUM CURRENT EFFECTIVE TCEQ STANDARDS.

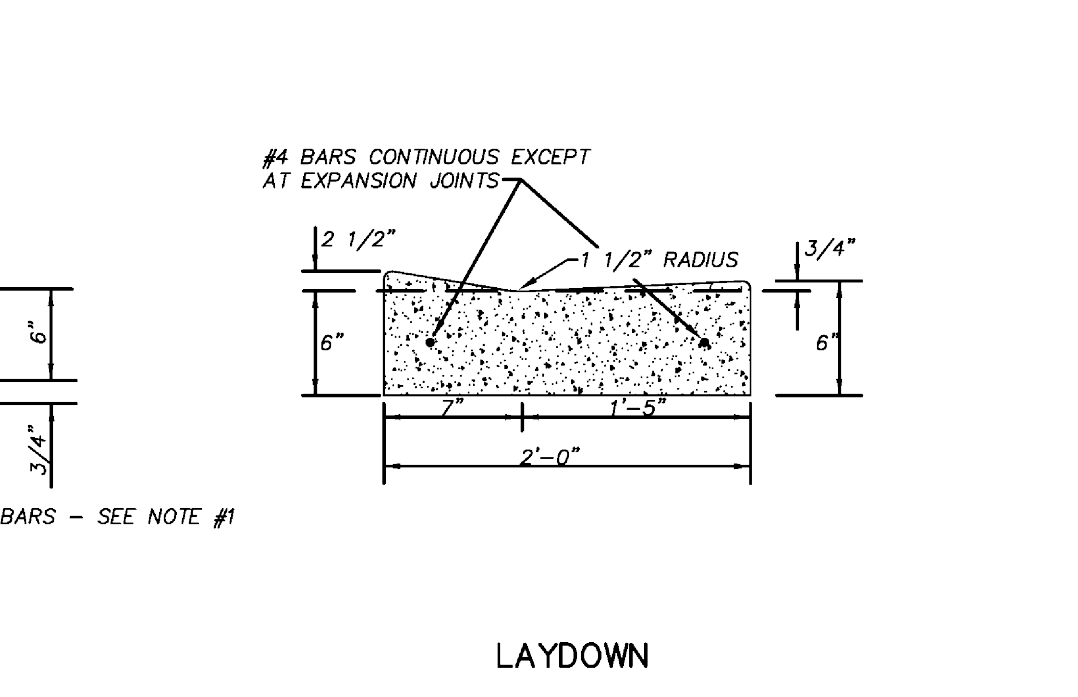


- CITY APPROVED METER BOX SIZES**
- 3/4" METER = 17 1/2" x 11 1/4" PLASTIC BODY, CAST IRON READER
 - 1 1/2" METER = 15" x 27" PLASTIC BODY, CAST IRON LID
 - 2" METER = 17" x 30" PLASTIC BODY, CAST IRON LID

NEW WATER SERVICE DETAIL

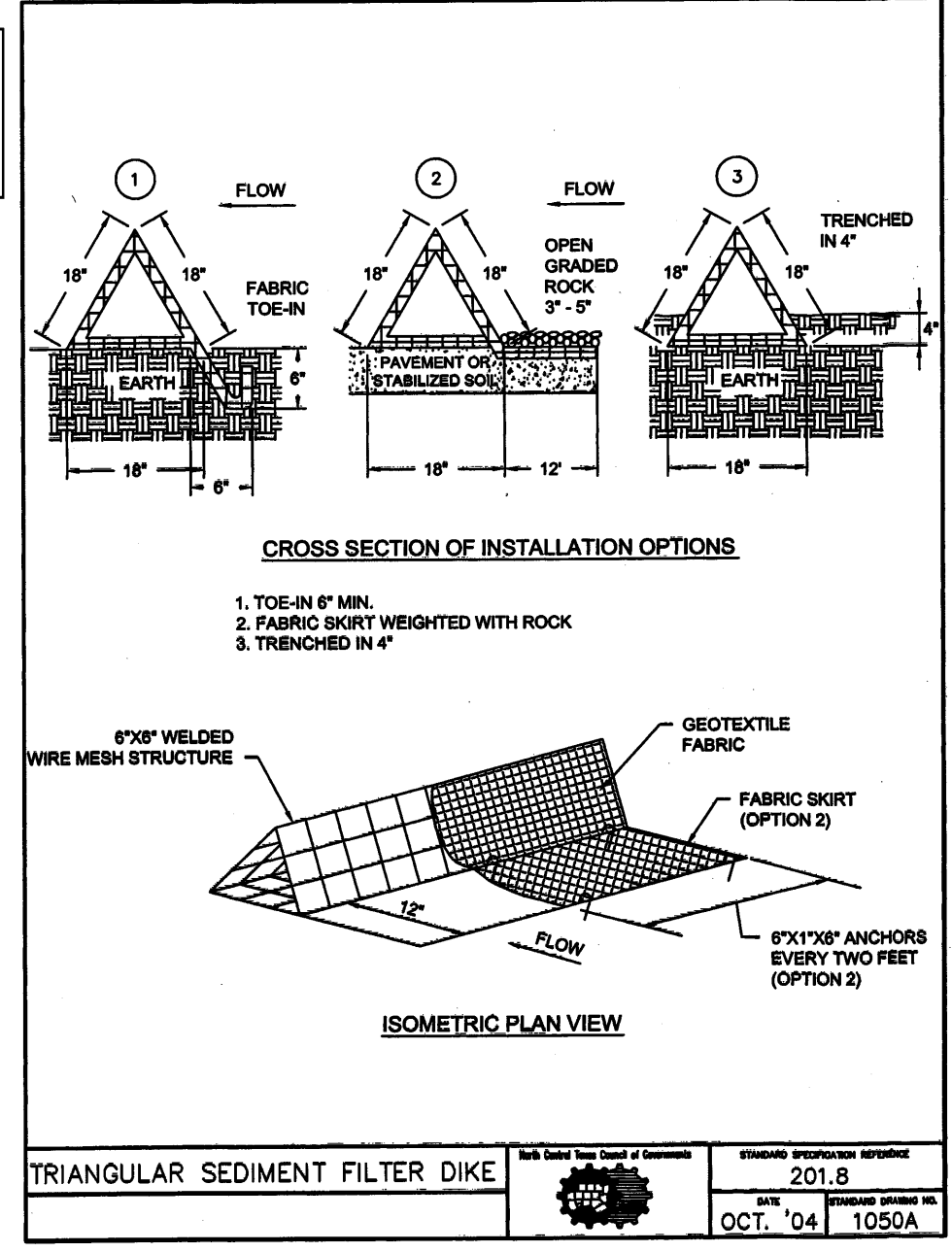
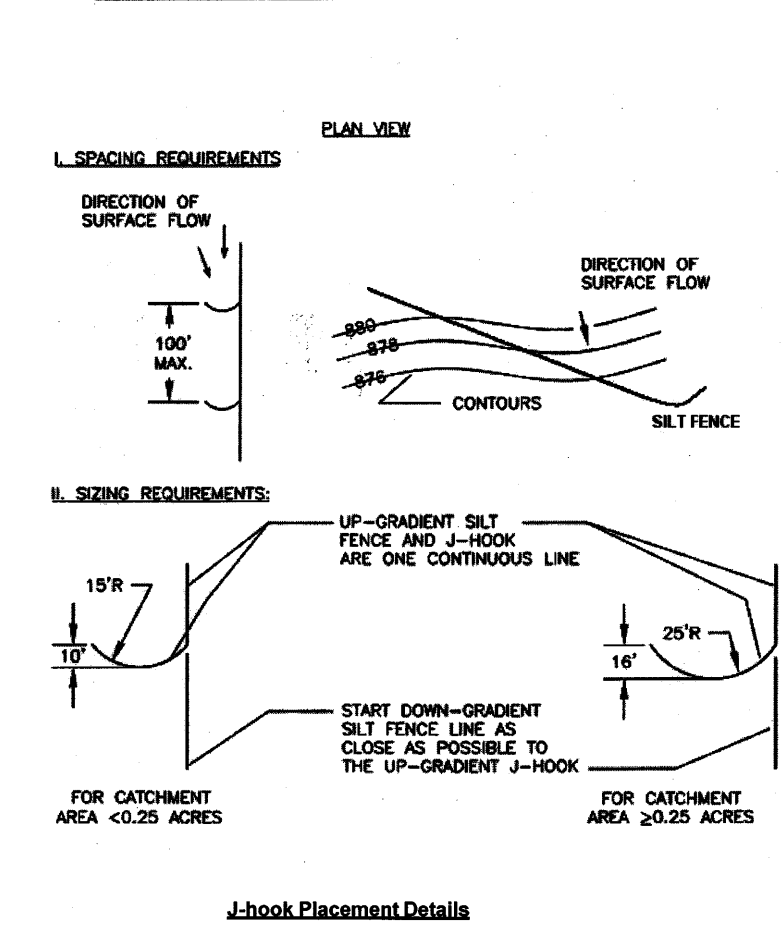


GATE VALVE & VALVE BOX INSTALLATION DETAIL



Recommended Silt Fence Spacing on Sloping Sites

Slope angle	Soil Type	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

Standard Specification Reference: 201.8

Approved for Construction: OCT. '04 1050A

Standard Specification Reference: 201.5

Approved for Construction: OCT. '04 1020B

TRIANGULAR SEDIMENT FILTER DIKE

Standard Specification Reference: 201.8

Approved for Construction: OCT. '04 1050B

SILT FENCE

Standard Specification Reference: 201.5

Approved for Construction: OCT. '04 1020B

REVISIONS

REV. NO.	DESCRIPTION	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 78748
(512) 328-6736 FAX (512) 328-6848

FREEDOM PARK SUBDIVISION PHASE II HARKER HEIGHTS BELL COUNTY, TEXAS

STANDARD DETAILS

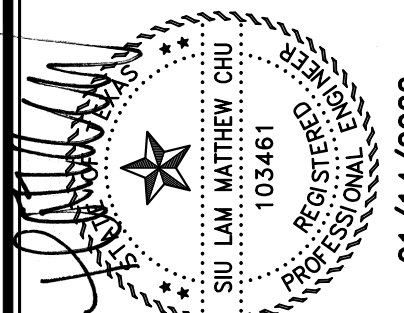
JOB NO. 22001.1.200

DESIGNED: SMC
DRAWN BY: SMC
APPROVED: RHT
DATE: JAN 2022
SCALE: AS NOTED

SHEET 9 OF 11
REVISION NO.

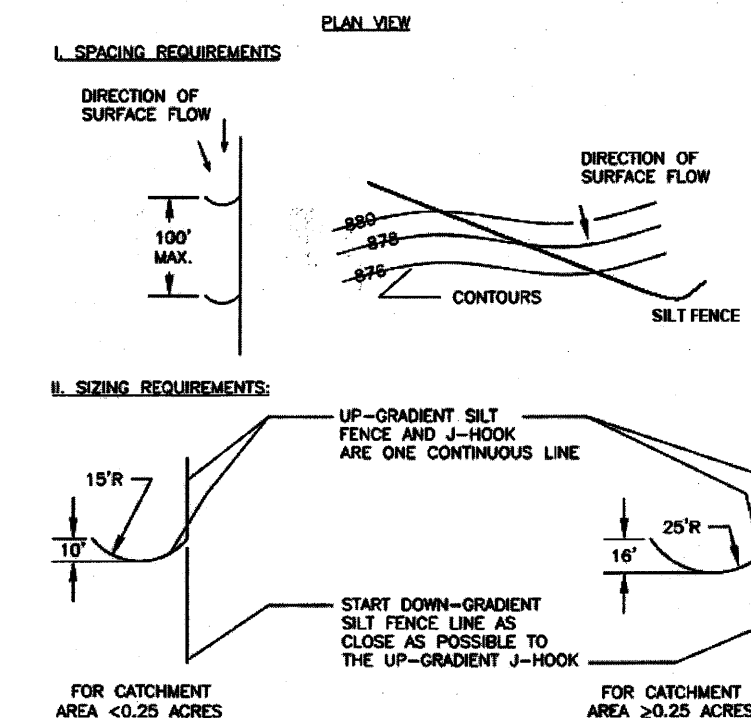
REVISIONS

REV. NO.	REVISION DESCRIPTION	DATE

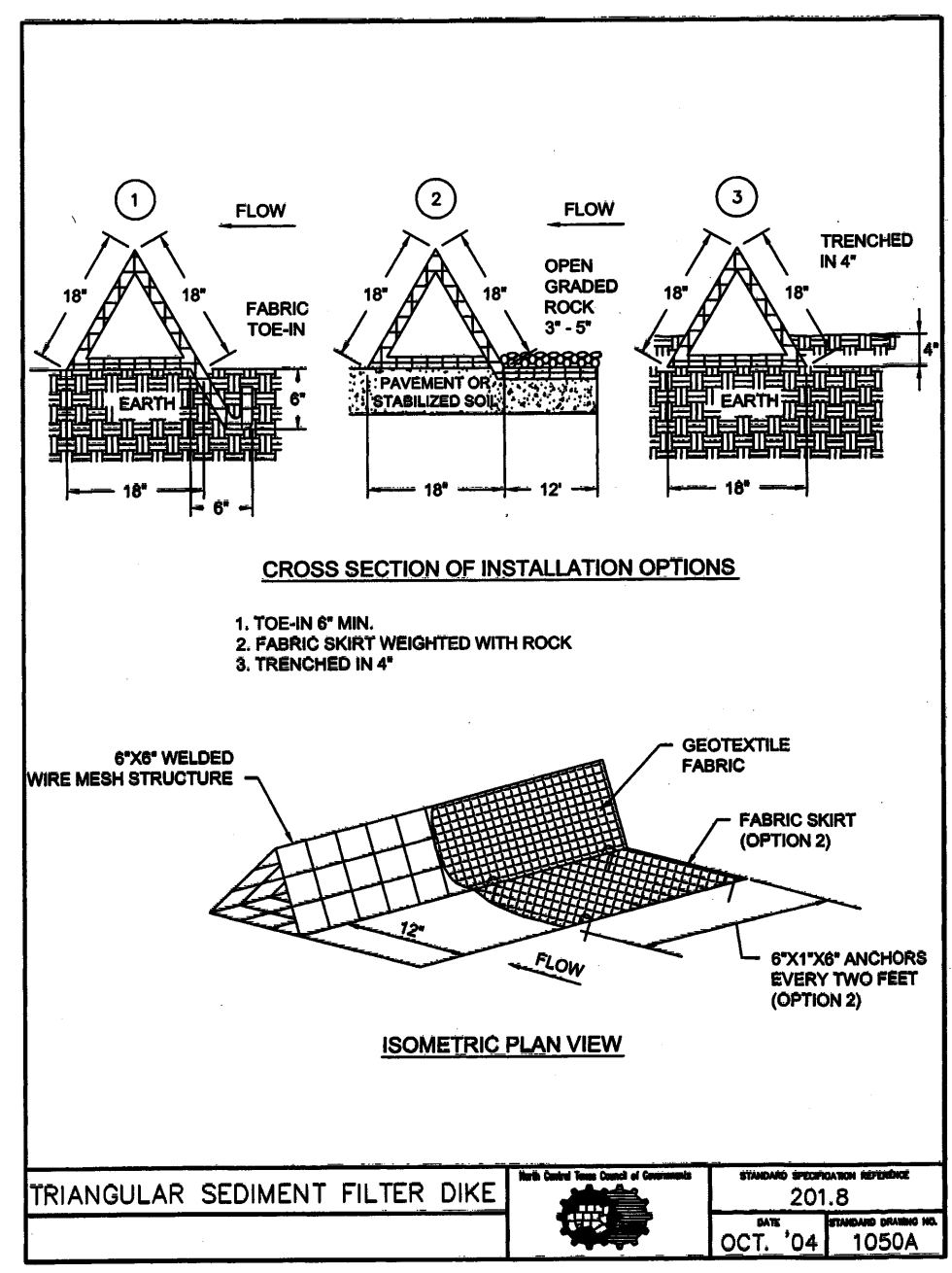


Recommended Silt Fence Spacing on Sloping Sites

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



CROSS SECTION OF INSTALLATION OPTIONS

- TOE-IN 6" MIN.
- FABRIC SKIRT WEIGHTED WITH ROCK
- TRENCHED IN 4"

ISOMETRIC PLAN VIEW

TRIANGULAR SEDIMENT FILTER DIKE	Sub Code from Book of Contents	Standard Specification Reference
		201.8
	DATE	REVISIONS
	OCT. '04	1050A

TRIANGULAR SEDIMENT FILTER DIKE	Sub Code from Book of Contents	Standard Specification Reference
		201.8
	DATE	REVISIONS
	OCT. '04	1050B

SILT FENCE GENERAL NOTES:

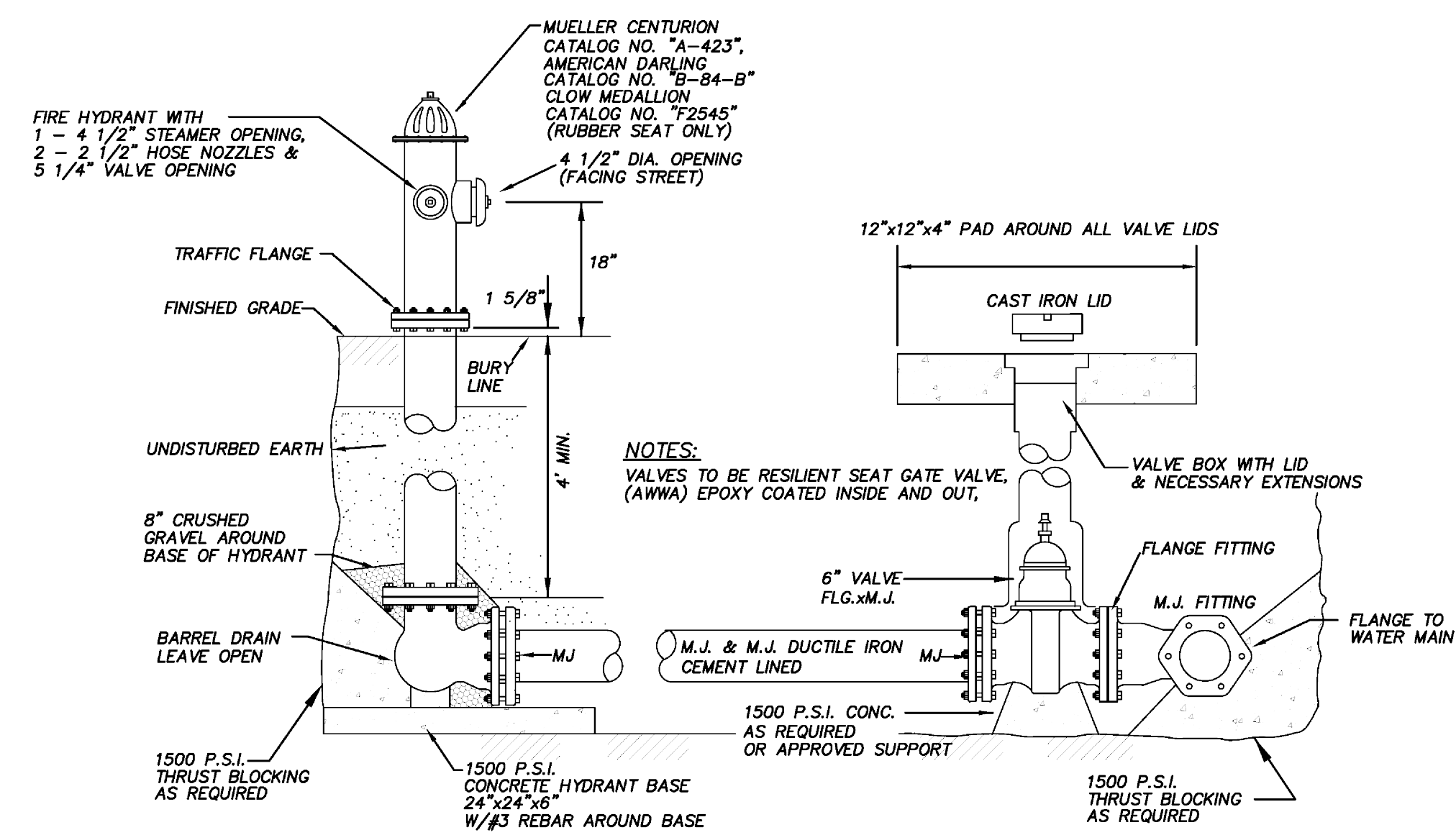
- POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
- THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR 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	Sub Code from Book of Contents	Standard Specification Reference
		201.5
	DATE	REVISIONS
	OCT. '04	1020B

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.
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- 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	Sub Code from Book of Contents	Standard Specification Reference
		201.5
	DATE	REVISIONS
	OCT. '04	1020B



- 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

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
SHEET	11 OF 11
REVISION NO.	
DATE	

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

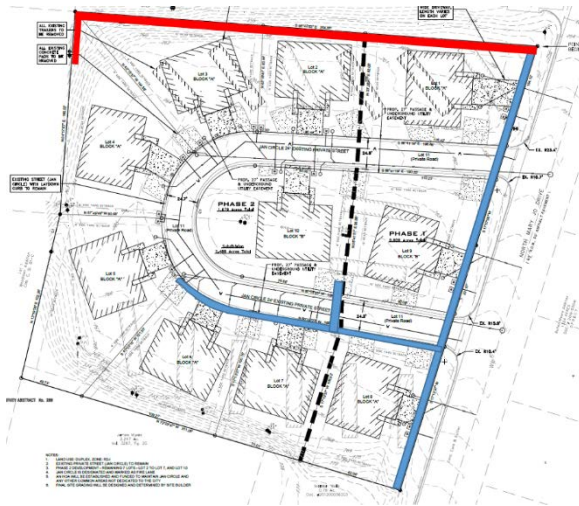
No comments 1/19/22 No additional comments provided.

Building Official, Mike Beard

No comment at this time. 1/19/22 No additional comments provided.

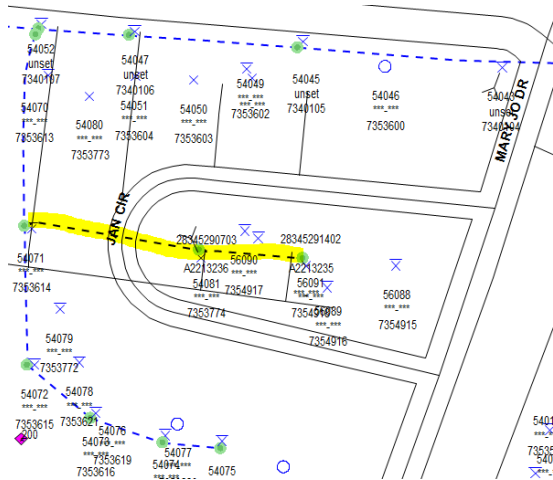
ONCOR, Steven Huggins

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.



January 24, 2022

Planning and Development Department
City of Harker Heights
305 Miller's Crossing
Harker Heights, TX 76548

Re: Plat and Engineering Plan Review
Freedom Park Subdivision Phase 2 – Preliminary Plat

Dear Reviewers,

I have reviewed your comments and my responses are listed as follows:
Second City comments dated 1/20/2022 is attached as a separate document for your reference.

Planning & Development

2. Hard copy of the Preliminary and Final Plats will be delivered by Copier.
3. Noted.
5. Noted.
6. Noted.
7. We have revised the plat and below is a list of my responses to your comments:
 - a) We have inserted the existing platted configuration in the title, but we did not insert it to the plan view. We don't want confusion with too much information on the plan view.
 - b) We have updated the dedication statement to include the roadway within the passage and underground utility easement will be maintained by an HOA established by the property owner(s).
 - c) We have updated the title to include the replat information.
 - d) Additional labels are added to clearly show all the 10" PUE.
 - e) I would suggest not adding Lot 11 in Phase 1 to be part of Phase 2. There are couple reasons:
 - i) If I understand correctly, we have to removed Lot 11 in Phase 1; hence, we have to amend the plat of Phase 1.

ii) We have to redo all the calculations of the tract in Phase 2. We won't have enough time to make the change before the deadline.

iii) Lot 11 in Phase 1 is currently owned by Manny. The HOA will be established before obtaining the Certificate of Occupancy from the City. It should be easier to handle the access from Mary Jo Drive when establishing the HOA. We have not include Lot 11 in Phase 1 as part of the Phase 2.

8. We have updated the dedication page to match the dedication language on the plat.

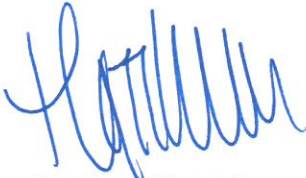
Public Works, Mark Hyde

1. Noted.

Please contact me should you have any questions or comments regarding the information provided above.

Sincerely,

THONHOFF CONSULTING ENGINEERS, INC.



Siu Lam Matthew Chu, P.E.



CITY COUNCIL MEMORANDUM

P21-39

AGENDA ITEM# VIII-4

FROM: THE OFFICE OF THE CITY MANAGER

DATE: FEBRUARY 8, 2022

DISCUSS AND CONSIDER APPROVING 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 AND TAKE THE APPROPRIATE ACTION.

PROJECT DESCRIPTION:

The applicant submitted an application for final plat approval for approximately 1.81 acres of land on Jan Circle located west of N. Mary Jo and south of Jamie Road. This is the second phase of this proposed common plan of development. 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 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 identifies this parcel for 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 13TH and 14TH, the applicant submitted revisions based on staff's January 10, 2022 comments. On January 24, 2022, the applicant submitted revisions based on staff's January 20, 2022 comments. Comments on revisions have not yet been fully met; however, staff believes remaining comments could be fully addressed. Staff therefore recommend approval to the Planning

& Zoning Commission 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 TAKEN BY THE PLANNING AND ZONING COMMISSION:

During the Planning & Zoning Commission meeting held on January 26, 2022, the Planning and Zoning Commission voted (8-0) to recommend approval of a Final Plat for the subdivision 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 with the five conditions, based on staff's recommendations and findings.

ACTION BY THE CITY COUNCIL:

1. Motion to **approve, approve with conditions, or disapprove with explanation** a request for Final Plat for the subdivision 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, based on staff's recommendations and findings.
2. Any other action desired.

ATTACHMENTS:

1. Application
2. Location Map
3. Field notes
4. Dedication
5. Freedom Park Addition –Prelim. Plat
6. Freedom Park Addition Ph 1– Final Plat
7. Freedom Park Addition Ph 2– Prelim. Plat
8. Freedom Park Addition Ph 2– Final Plat
9. Freedom Park Addition Ph 2- Prelim. Engineering Documents
10. Staff Comments with Responses
11. Cost Estimate for Public Infrastructure Bond



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: [Redacted] HARKER HEIGHTS, TX 76548

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

Developer: Yellow Lilly, Inc.

Address: [Redacted] Harker Heights, TX 76548

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

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@tacetx.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

I HEREBY UNDERSTAND AND ACKNOWLEDGE:

The final plat must be prepared in accordance with the City's subdivision rules and regulations and shall conform substantially to preliminary plat layout as approved. The subdivider will be required to install at his/her own expense all water lines, streets, sewer lines, drainage facilities, and structures within the subdivision accords to Section 154.36 of the Harker Heights Code of Ordinances.

All required improvements must be completed unless a Bond or Letter of Credit has been posted and attached in sufficient amount to assure completion.

A maintenance bond/surety instruments has been furnished to assure the quality of materials and workmanship and maintenance of all required improvements including the City's cost for collecting the guaranteed funds and administering the correction and/or replacement of covered improvements in the even the subdivider defaults.

The maintenance bond or other surety instrument shall be satisfactory to the city as to form, sufficiency and manner of execution. For water and sewer related improvements, the bond or other instrument shall be in an amount equal to 20% of the cost of improvements verified by the city Engineer and shall run for a period of one calendar year. Bonds or other instruments for streets and drainage facilities shall be in an amount equal to 40% of the improvements verified by the city Engineer and shall run for a period of two calendar years.

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

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]

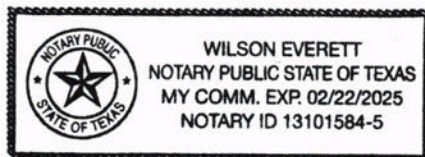
Signature of Authorized Agent (Corporation/Partnership)

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

Wilson Everett

Signature of Notary Public

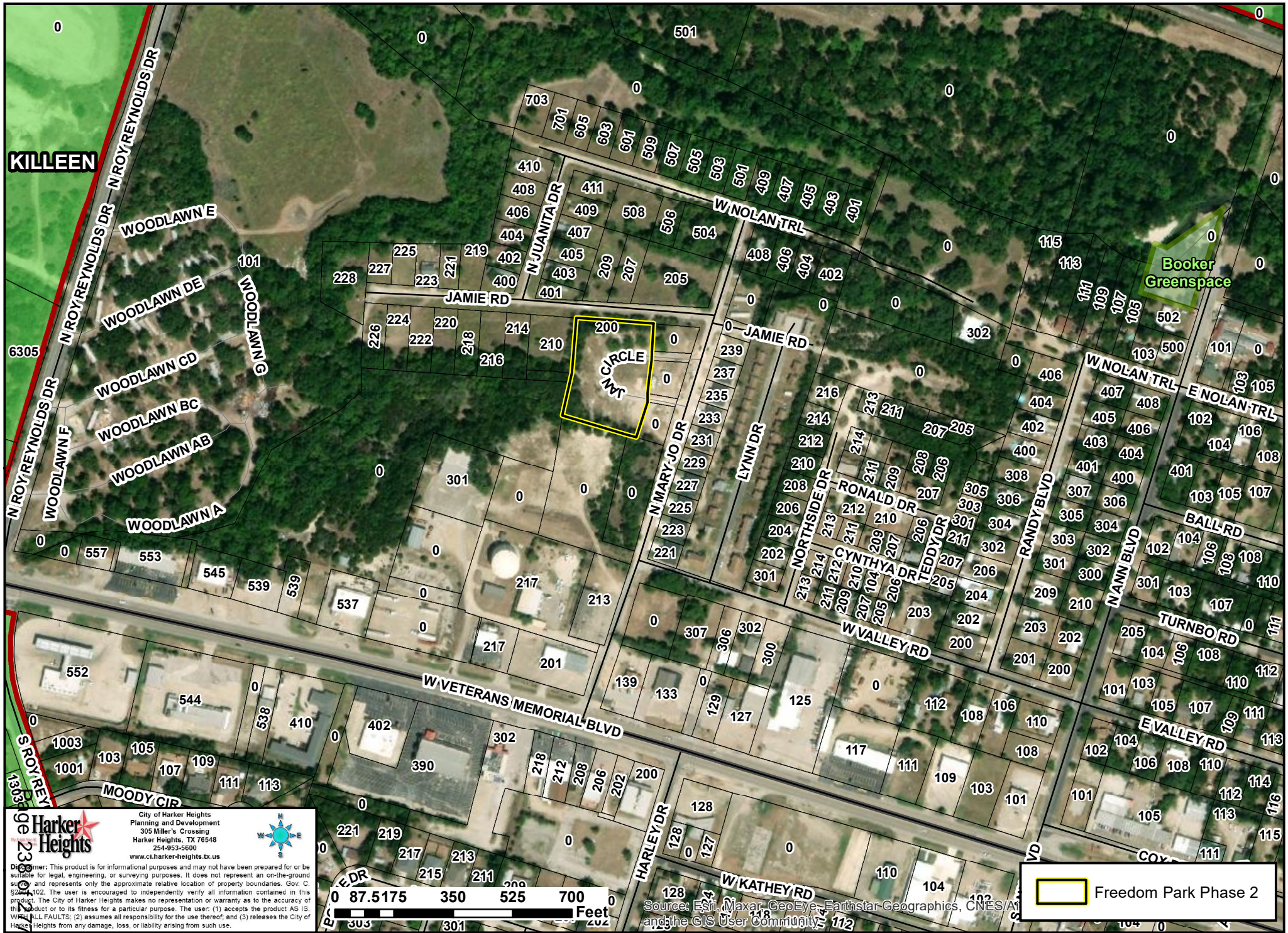
My Commission Expires: 2/22/2025



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. § 224.102. 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, Aerotech, Earthstar, IGN, 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 the west part of Lot 2, and all of Lots 3, 4 and 5, Block 3 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 of tract of land 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 2** 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 2** 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 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. The roadway within the 27 feet wide passage and underground utility easement will be maintained by an H.O.A. established by the property owner(s).

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

For: Yellow Lilly, Inc.

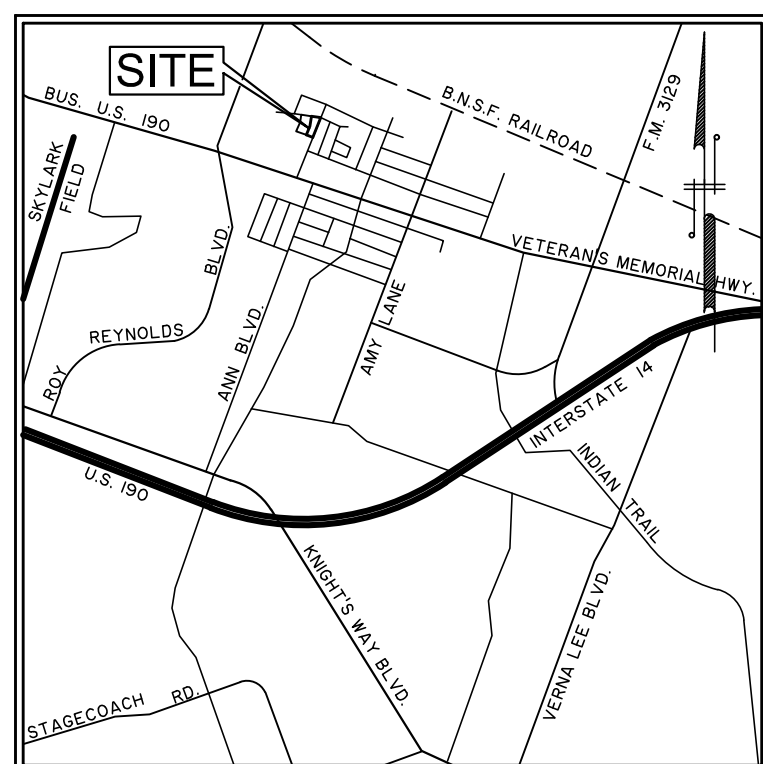
Manish Bhakta, Owner

Before me, the undersigned authority, on this day personally appeared **Manish Bhakta**, 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: _____

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

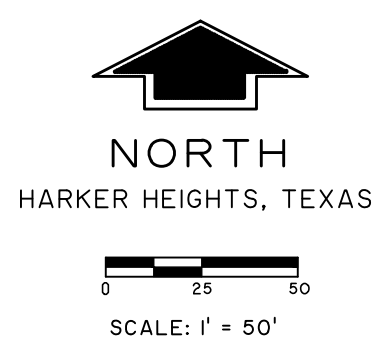
BEING 0.809 ACRES OUT OF AND A PART OF A 2.488 TRACT OF LAND CONVEYED TO
ADVANCED SPECIALTY SERVICES BY DEED RECORDED IN DOCUMENT NUMBER 2020025486,
OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS



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.

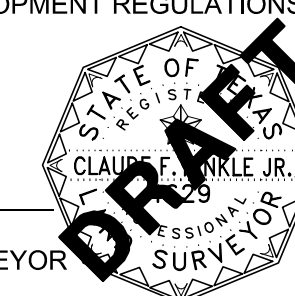
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 2020, A.D.

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.

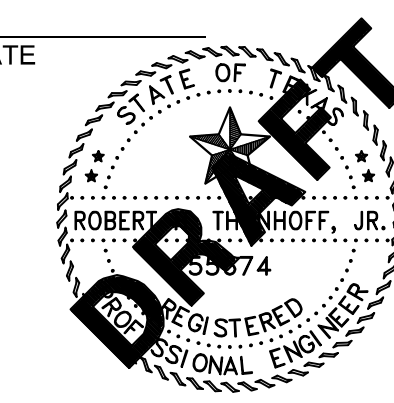


CLAUDE F. HINKLE, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 4629
P.O. BOX 180243
AUSTIN, TEXAS 78758
PH: (512) 454-6605

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

SHEET 1 OF 1

- 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 _____

V. L. EVANS SURVEY
ABSTRACT No. 288

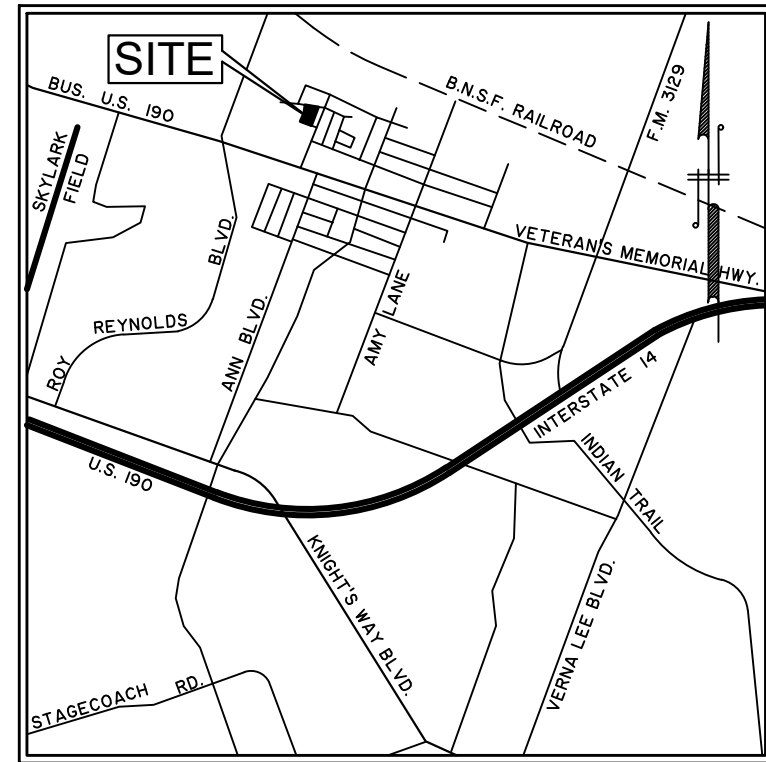
James Myers
2,247 Ac.
Vol. 3287, Pg. 25

Merrion Wells
0.78 Ac.
Doc. #20120036003

PRELIMINARY PLAT OF

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

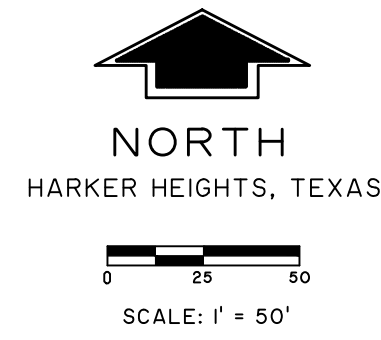
BEING A REPLAT OF THE WEST PART OF LOT 2, COPY AND ALL OF LOTS 3, 4 AND 5, BLOCK 3, KERN TERRACE EXTENSION 2, OF RECORD IN CABINET A, SLIDE 225A, PLAT RECORDS OF BELL COUNTY, TEXAS, AND BEING 1.679 ACRES OUT OF AND A PART OF A 2.488 ACRE TRACT OF LAND CONVEYED TO YELLOW LILLY, INC. BY DEED RECORDED IN DOCUMENT NUMBER 2021085670, 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 - 8 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.



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.

- 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
O.H.U.: OVERHEAD UTILITY LINE

Table with 3 columns: LINE, BEARING, DISTANCE. Rows L1, L2, L3.

Table with 5 columns: CURVE, CH BEARING, DISTANCE, ARC, RADIUS. Rows C1 through C7.

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. THE ROADWAY WITHIN THE 27 FEET WIDE PASSAGE AND UNDERGROUND UTILITY EASEMENT WILL BE MAINTAINED BY AN H.O.A. ESTABLISHED BY THE PROPERTY OWNER(S).

WITNESS THE EXECUTION HEREOF, ON THIS DAY OF 2022.

Manish Bhakta, Owner
Yellow Lilly, Inc.
2557 Junction 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 DAY OF 2022, A.D., NOTARY PUBLIC FOR BELL COUNTY, TEXAS.

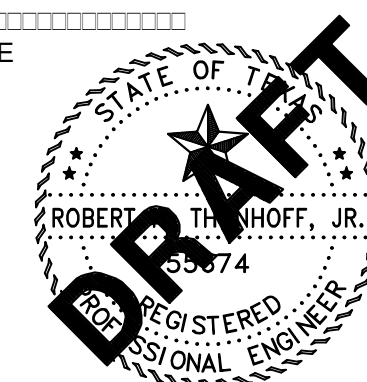
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES

Table with 2 columns: LOT #, LOT AREA (SF). Rows 2, 3, 4A, 4B, 5, 6, 7, 10, LOT 11 (PRIVATE ROAD), TOTAL: 73,147.65

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



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 DEPUTY

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.

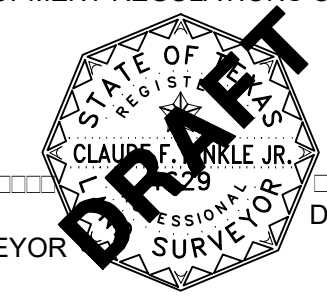
SHELLEY COSTON, COUNTY CLERK
BELL COUNTY, TEXAS

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



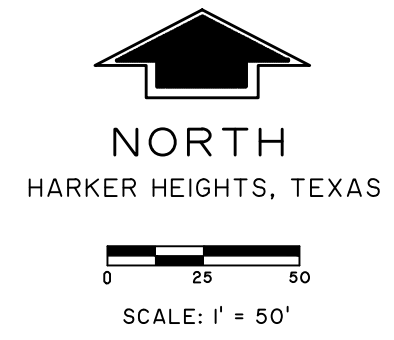
THONHOFF CONSULTING ENGINEERS, INC.
MUNICIPAL ENVIRONMENTAL WATER & WASTEWATER FIRM REGISTRATION NO. F-002921
1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78746
(512) 328-6736 FAX (512) 328-6848

FINAL PLAT

FREEDOM PARK SUBDIVISION, PHASE 2

CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS

BEING A REPLAT OF THE WEST PART OF LOT 2, COPY AND ALL OF LOTS 3, 4 AND 5, BLOCK 3, KERN TERRACE EXTENSION 2, OF RECORD IN CABINET A, SLIDE 225A, PLAT RECORDS OF BELL COUNTY, TEXAS, AND BEING 1.679 ACRES OUT OF AND A PART OF A 2.488 ACRE TRACT OF LAND CONVEYED TO YELLOW LILLY, INC. BY DEED RECORDED IN DOCUMENT NUMBER 2021085670, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS



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

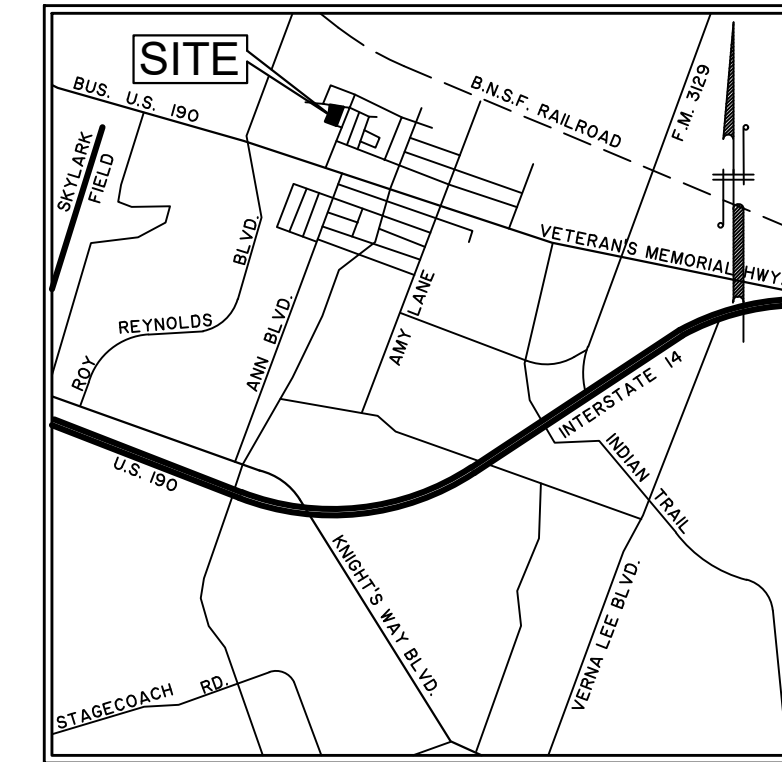
0.381 Acres
Adelheid K. Moss
V. 2957, P. 608
O.P.R.B.C.T.

Butler - Moore Addition
1.14 Acres
Doc. # 2019-13041
O.P.R.B.C.T.

James Myers
2.215 Acres
Vol. 3297, Pg. 25

Marion Wells
0.075 Acres
Doc. # 202006003

- 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 - 8 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.



VICINITY MAP
NO SCALE

- 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
- O.H.U. OVERHEAD UTILITY LINE

LINE	BEARING	DISTANCE
L1	N 13°20'39" E	30.30'
L2	N 80°03'23" W	6.42'
L3	S 86°41'19" E	2.44'

CURVE	CH BEARING	DISTANCE	ARC	RADIUS
C1	N 6°37'39" E	87.85'	133.19'	44.00'
C2	N 6°37'39" E	141.76'	214.84'	71.00'
C3	S 64°05'09" E	38.07'	38.56'	71.00'
C4	S 32°46'57" E	37.55'	38.00'	71.00'
C5	S 04°44'32" W	53.64'	59.69'	71.00'
C6	S 43°21'23" W	40.14'	40.70'	71.00'
C7	S 76°32'35" W	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. THE ROADWAY WITHIN THE 27 FEET WIDE PASSAGE AND UNDERGROUND UTILITY EASEMENT WILL BE MAINTAINED BY AN H.O.A. ESTABLISHED BY THE PROPERTY OWNER(S).

WITNESS THE EXECUTION HEREOF, ON THIS _____ DAY OF _____, 2022.

Manish Bhakta, Owner
Yellow Lilly, Inc.
2557 Junction 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.

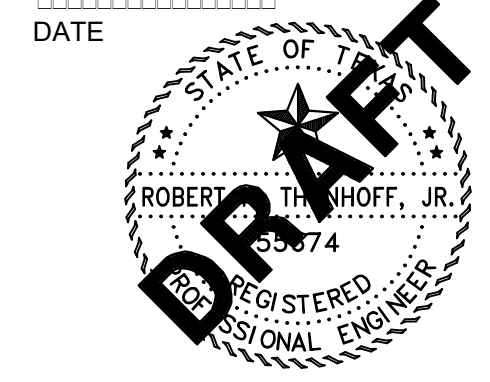
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2022, A.D.,
NOTARY PUBLIC FOR BELL COUNTY, TEXAS.

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

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

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



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.

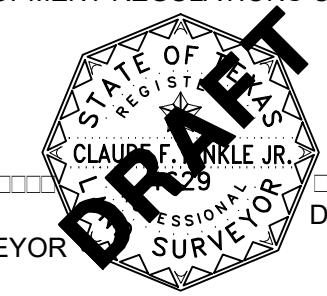
SHELLEY COSTON, COUNTY CLERK
BELL COUNTY, TEXAS

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



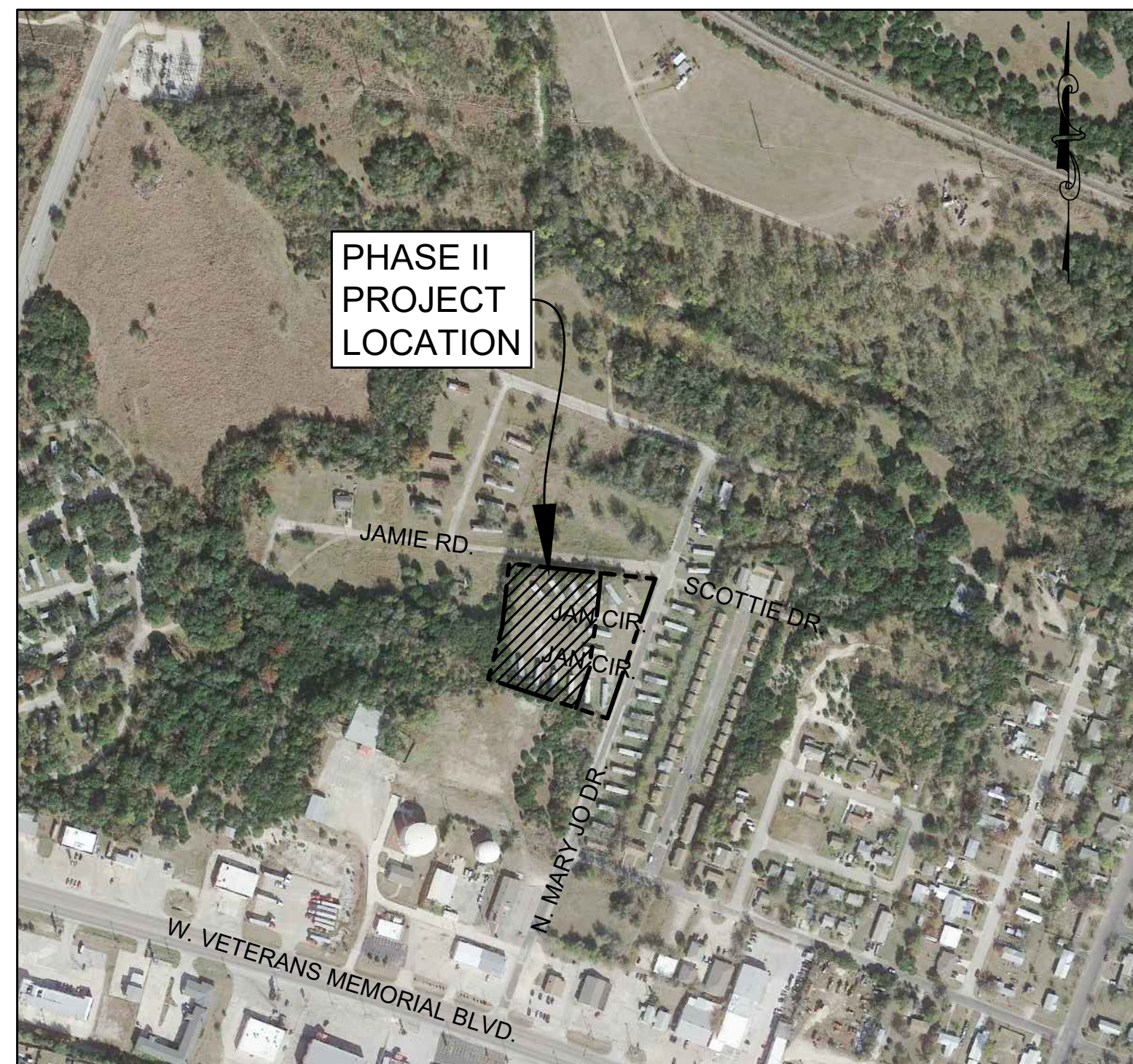
Tce THONHOFF CONSULTING ENGINEERS, INC.
MUNICIPAL ENVIRONMENTAL WATER & WASTEWATER
FIRM REGISTRATION NO. F-002921

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

FREEDOM PARK SUBDIVISION, PHASE II HARKER HEIGHTS, BELL COUNTY TEXAS ENGINEERING PLAN

GENERAL CONSTRUCTION NOTES:

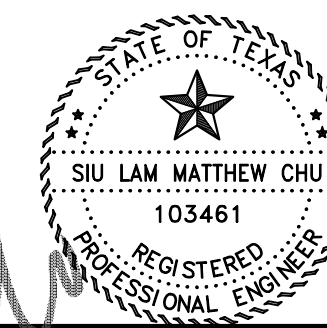
1. CONTRACTOR SHALL CALL TEXAS 811 FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W. 48 HOURS BEFORE YOU DIG.
2. CONTRACTOR OR OWNER'S REPRESENTATIVE SHALL SUBMIT A STORMWATER POLLUTION PREVENTION PLAN THAT COMPLIES WITH CHAPTER 156 OF THE CITY OF HARKER HEIGHTS' CODE OF ORDINANCES 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	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
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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:



1/24/2022

THONHOFF CONSULTING ENGINEERS, INC.

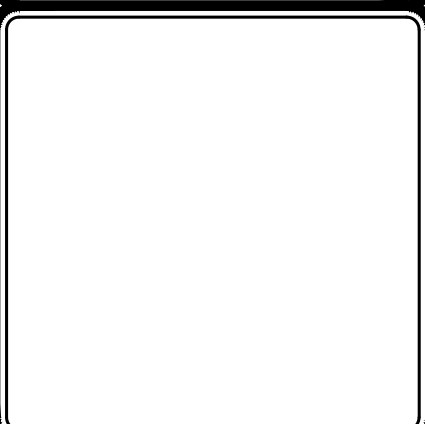
Date

APPROVED BY:

CITY OF HARKER HEIGHTS PUBLIC WORKS

Date

REVISIONS		
REV. NO.	REVISION DESCRIPTION	APPROVED BY / DATE



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

AUSTIN, TEXAS 78748
FAX (512) 328-6648

SUITE A-236
1301 CAPITAL OF TEXAS HWY. SOUTH
(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 ADMISSION 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.

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
		SIDEOATS GRAMA (BOUETOLOUA 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

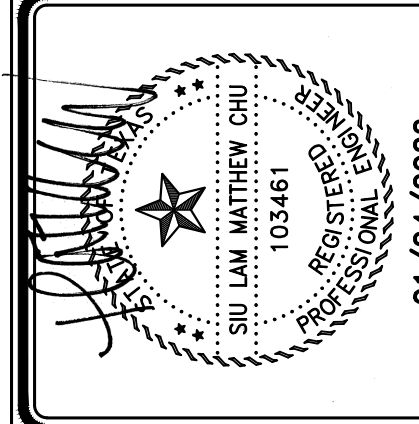
OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:
SIU LAM MATTHEW CHU, P.E. PHONE: 512-328-6736

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	
DATE	DESCRIPTION



01 / 24 / 2022

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

AUSTIN, TEXAS 78748
SUITE A-238
FAX (512) 328-6848


TCE

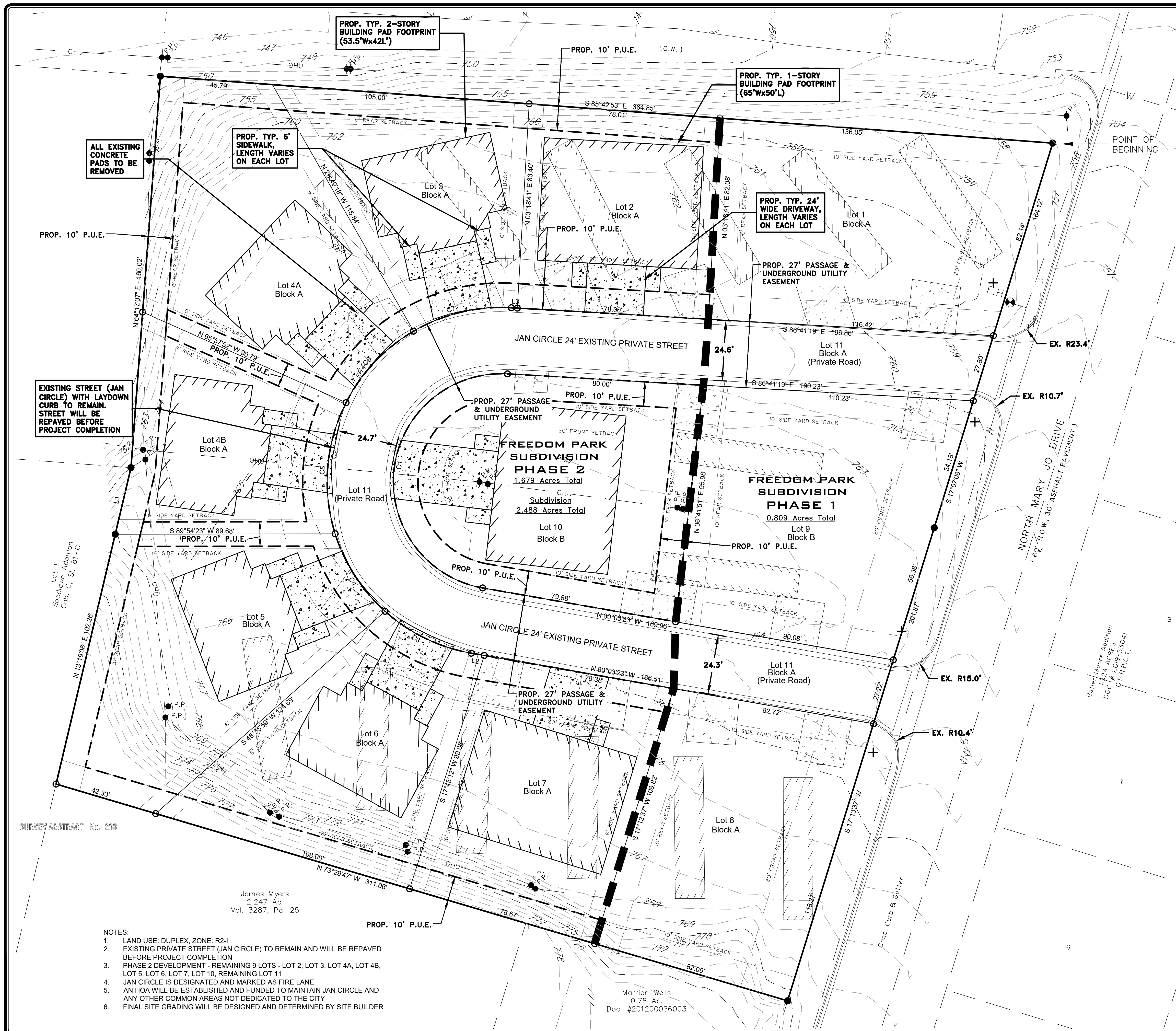
1301 CAPITAL OF TEXAS HWY. SOUTH
(512) 328-6736

**FREEDOM PARK SUBDIVISION
PHASE II
HARKER HEIGHTS
BELL COUNTY, TEXAS**

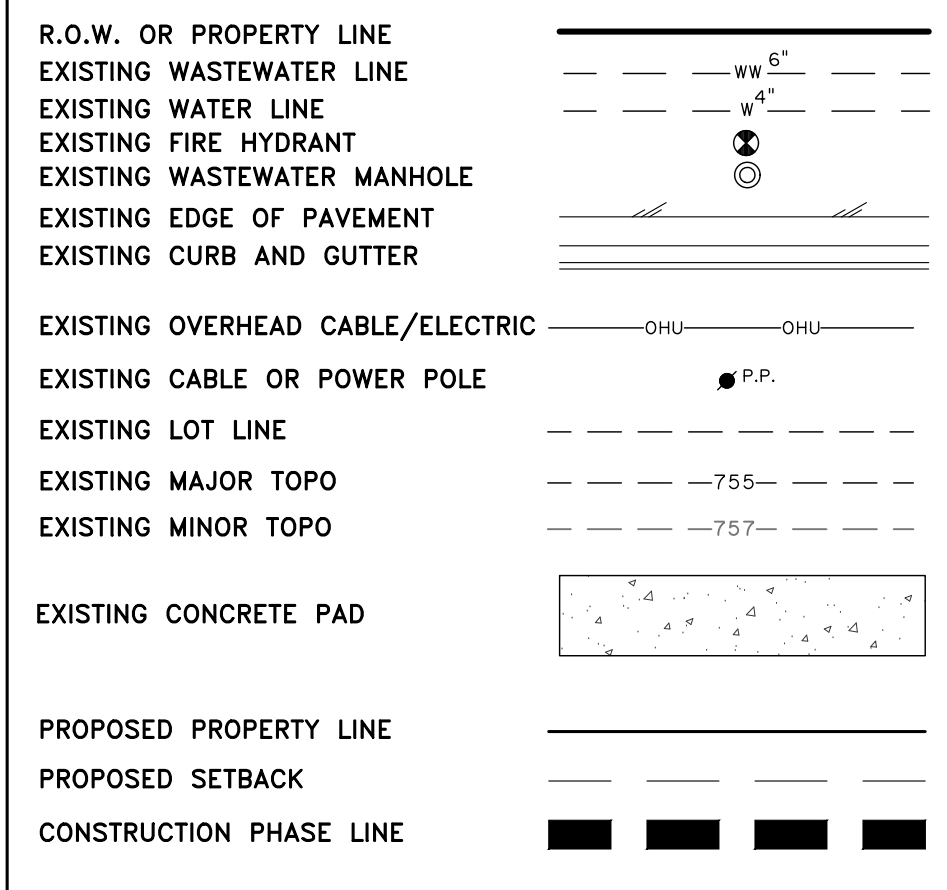
GENERAL NOTES

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



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'

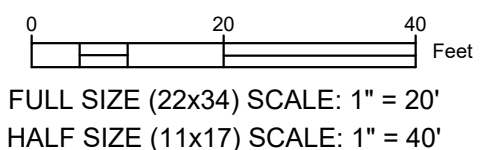
CURVE	CH. BEARING	DISTANCE	ARC	RADIUS
C1	N 6°37'39" E	87.85'	131.14'	44.00'
C2	N 6°37'39" E	141.76'	214.84'	71.00'
C3	S 64°05'08" E	39.07'	39.58'	71.00'
C4	S 32°46'57" E	37.55'	38.00'	71.00'
C5	N 04°44'32" E	53.64'	59.69'	71.00'
C6	N 43°21'23" E	40.14'	40.70'	71.00'
C7	N 76°32'35" E	40.97'	41.56'	71.00'

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)	9,084.33
TOTAL	73,147.65

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
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

SITE PLAN

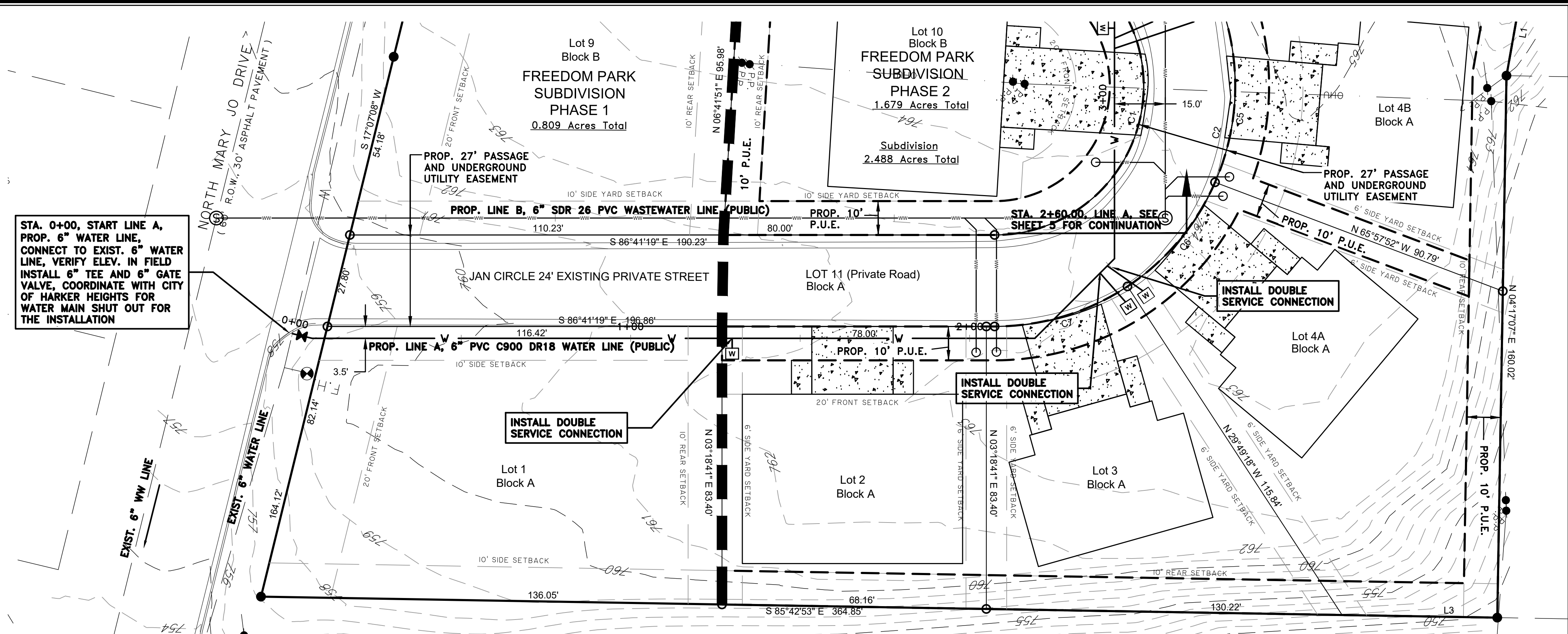
JOB NO.	22001.1.200
DESIGNED BY	SMC
DRAWN BY	SMC
APPROVED BY	RHT
DATE	JAN 2022
SCALE	AS NOTED
SHEET	3 OF 11
REVISION NO.	
DATE	

- 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

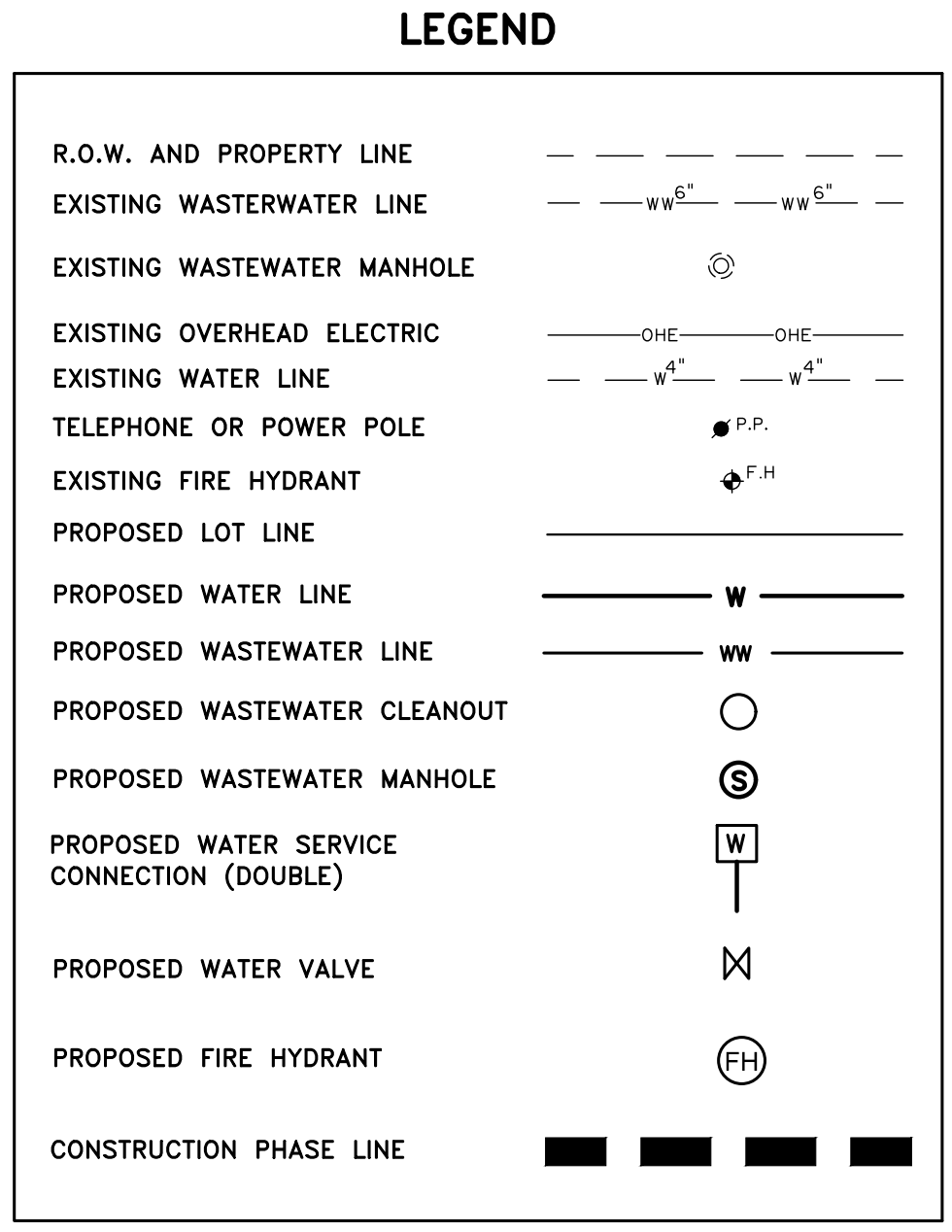
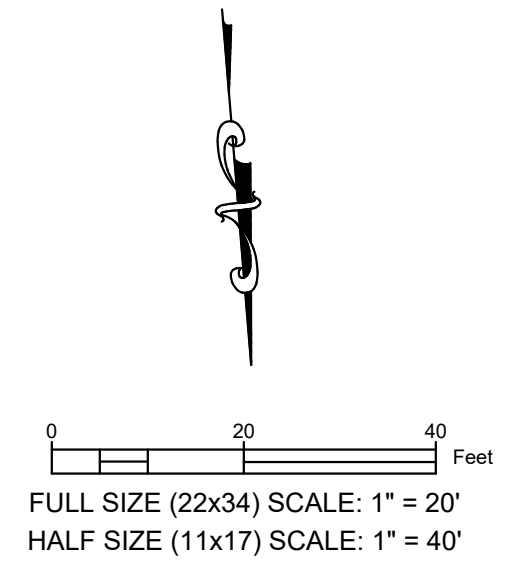
James Myers
2.247 Ac.
Vol. 3287, Pg. 25

Marrion Wells
0.78 Ac.
Doc. #201200036003

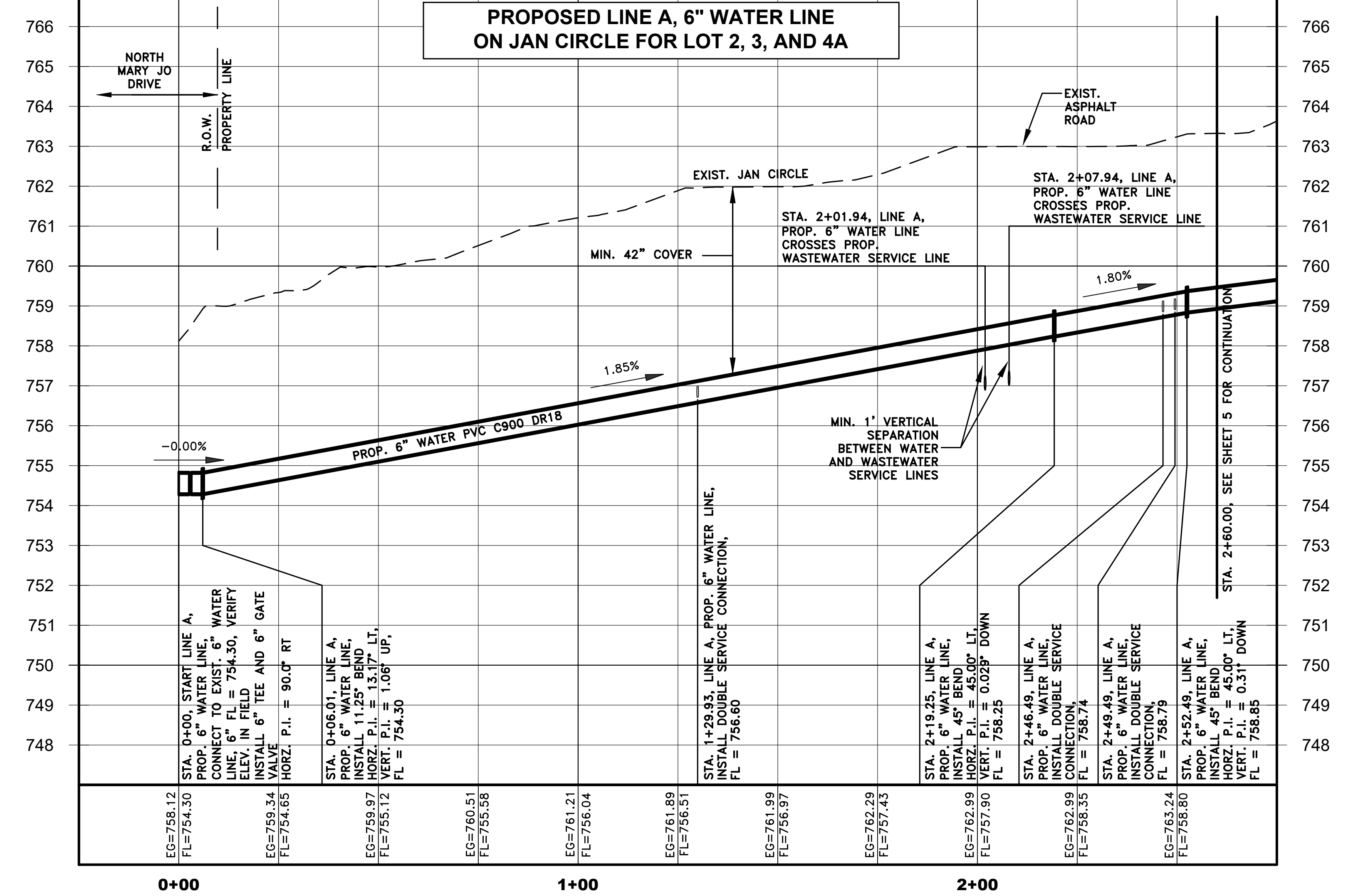
SURVEY ABSTRACT No. 288



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



- 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 DR18 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 DR18.
 7. ALL UTILITY CONSTRUCTION INSIDE CITY ROW SHALL BE BACKFILLED WITH TxDOT BASE MATERIAL PER CITY OF HARKER HEIGHTS STANDARD DETAILS



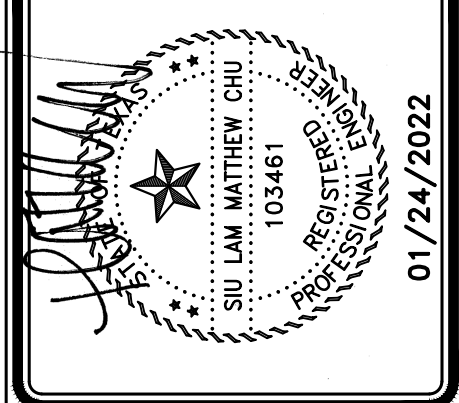
PROFILE SCALE
 FULL SIZE (22X34)
 HORL.: 1" = 20'
 VERT.: 1" = 2'
 HALF SIZE (11X17)
 HORL.: 1" = 40'
 VERT.: 1" = 4'

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!!!
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!!!WARNING!!!
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REVISIONS	
REV. NO.	DESCRIPTION



THONOFF CONSULTING ENGINEERS, INC.
 MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER

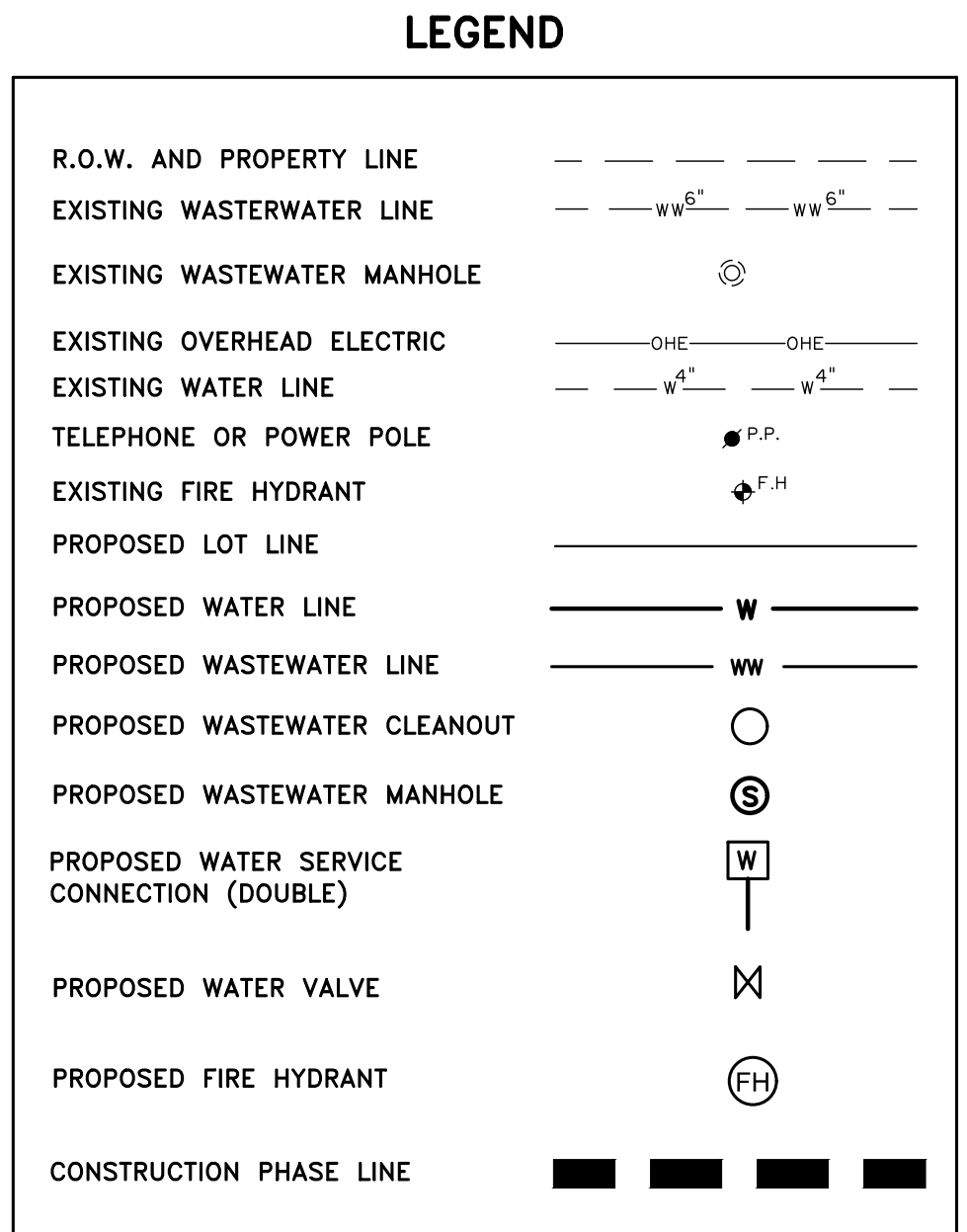
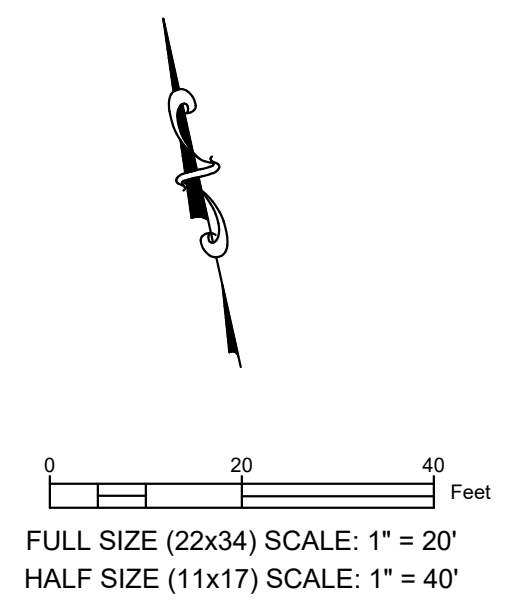
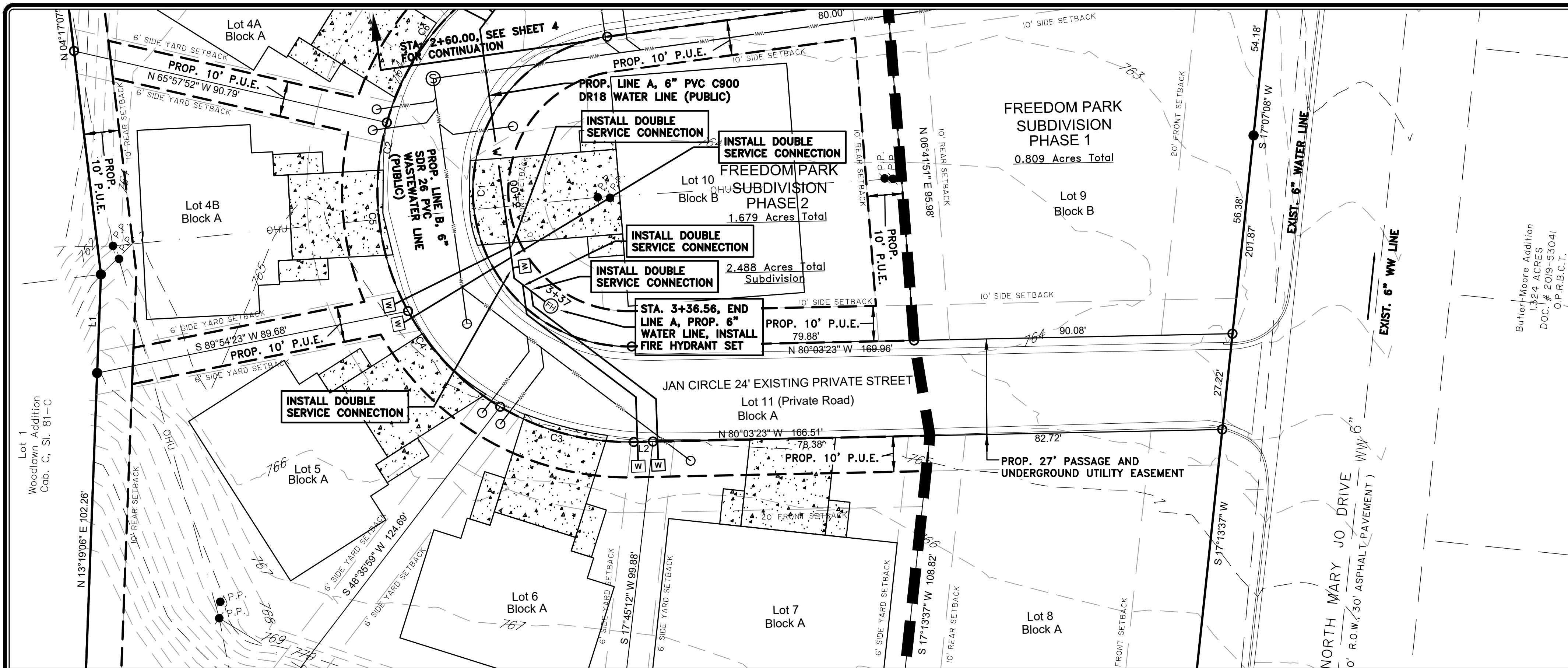
1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78746
 (512) 328-6726 FAX (512) 328-6848

FIRM REGISTRATION NO. F-020921

**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	

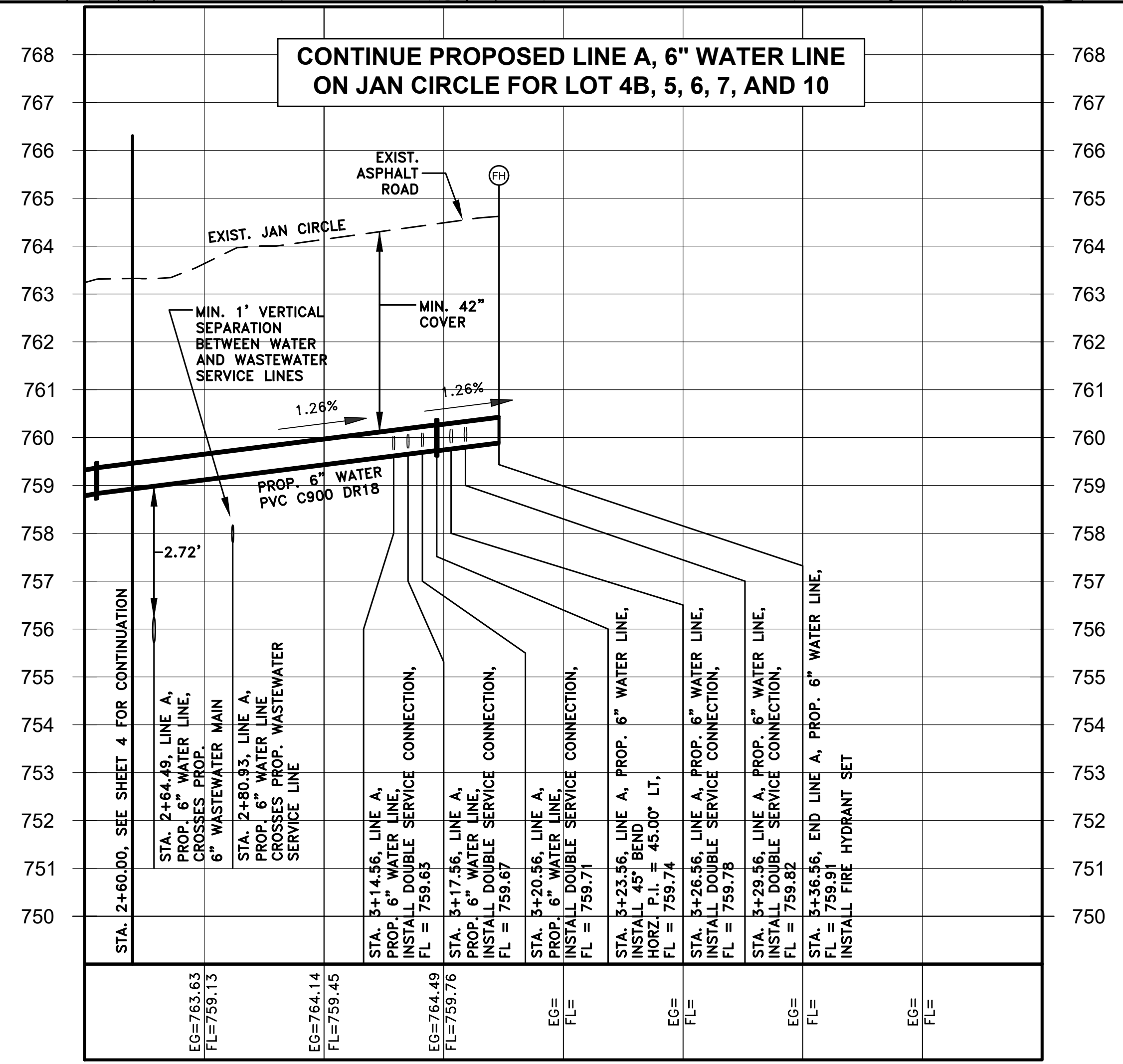


- NOTES:**
- HYDROSTATIC TEST SHALL BE PERFORMED ON THE PROPOSED 6" WATER BEFORE PLACING FOR SERVICE.
 - RECORD SHOWS EXISTING 2" WATER ON SITE, IT SHALL BE ABANDONED IN PLACE, VERIFY LOCATION IN FIELD.
 - WATER LINE SHALL BE PVC C900 DR18 UNLESS SPECIFIED OTHERWISE.
 - WATER LINE SHALL HAVE A MINIMUM 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 DR18.
 - ALL UTILITY CONSTRUCTION INSIDE CITY ROW SHALL BE BACKFILLED WITH TxDOT BASE MATERIAL PER CITY OF HARKER HEIGHTS STANDARD DETAILS.

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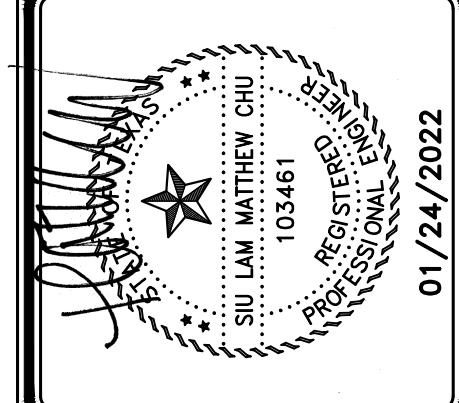
!!!CAUTION!!!
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PROFILE SCALE
FULL SIZE (22X34)
HORL.: 1" = 20'
VERT.: 1" = 2'
HALF SIZE (11X17)
HORL.: 1" = 40'
VERT.: 1" = 4'

REVISIONS	
REV. NO.	DESCRIPTION



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

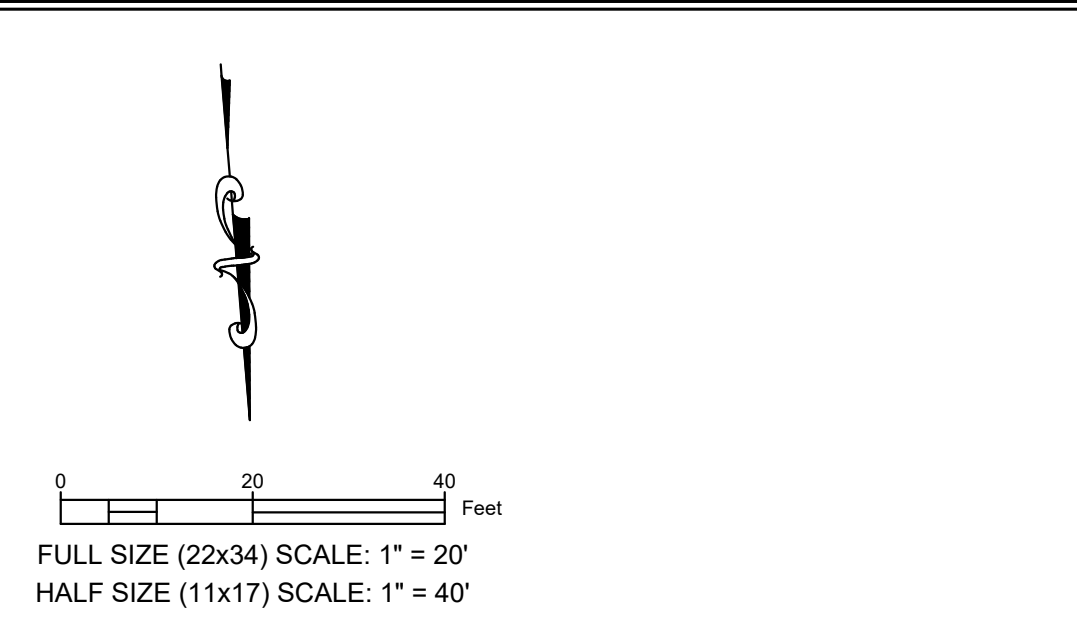
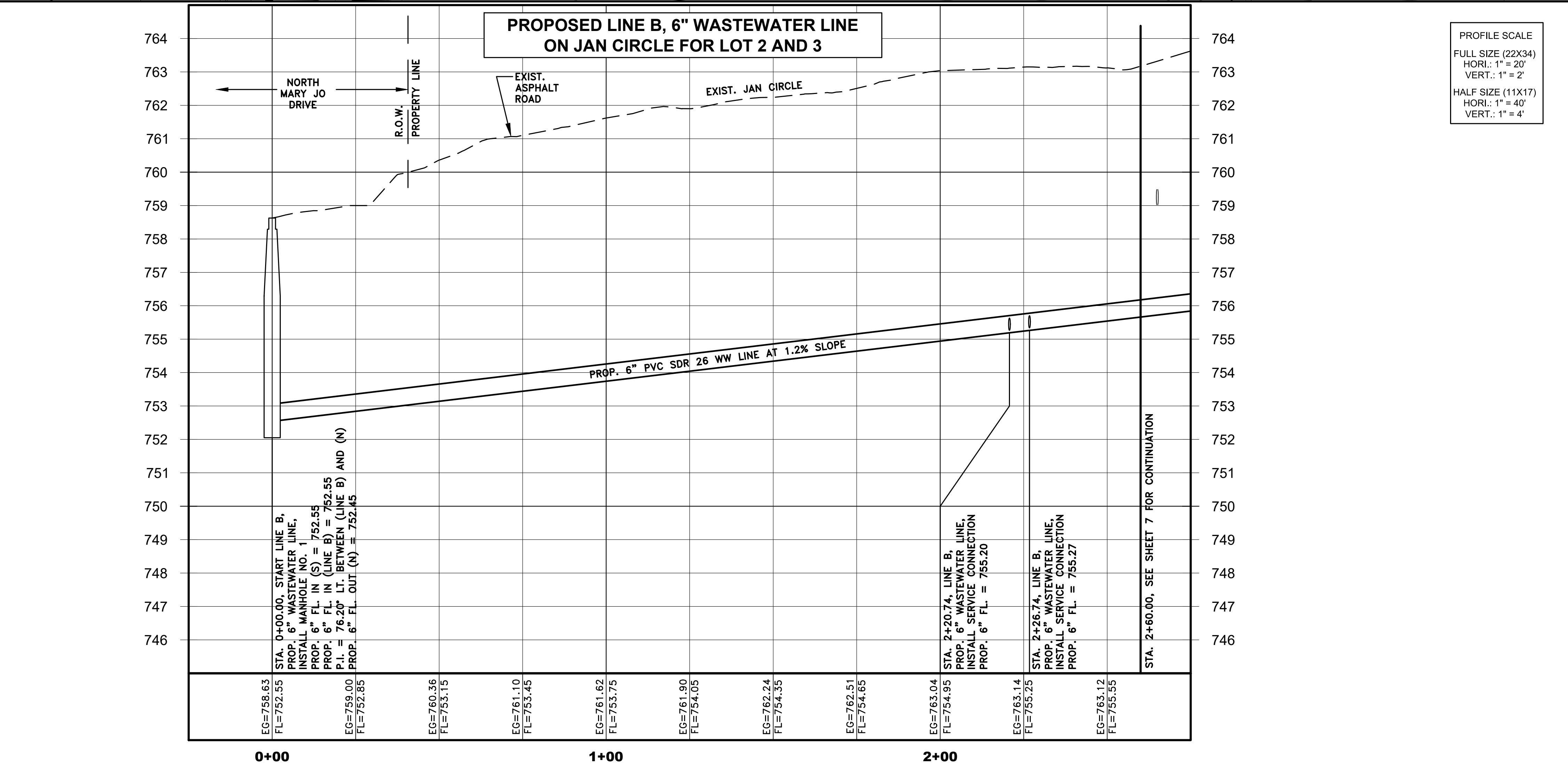
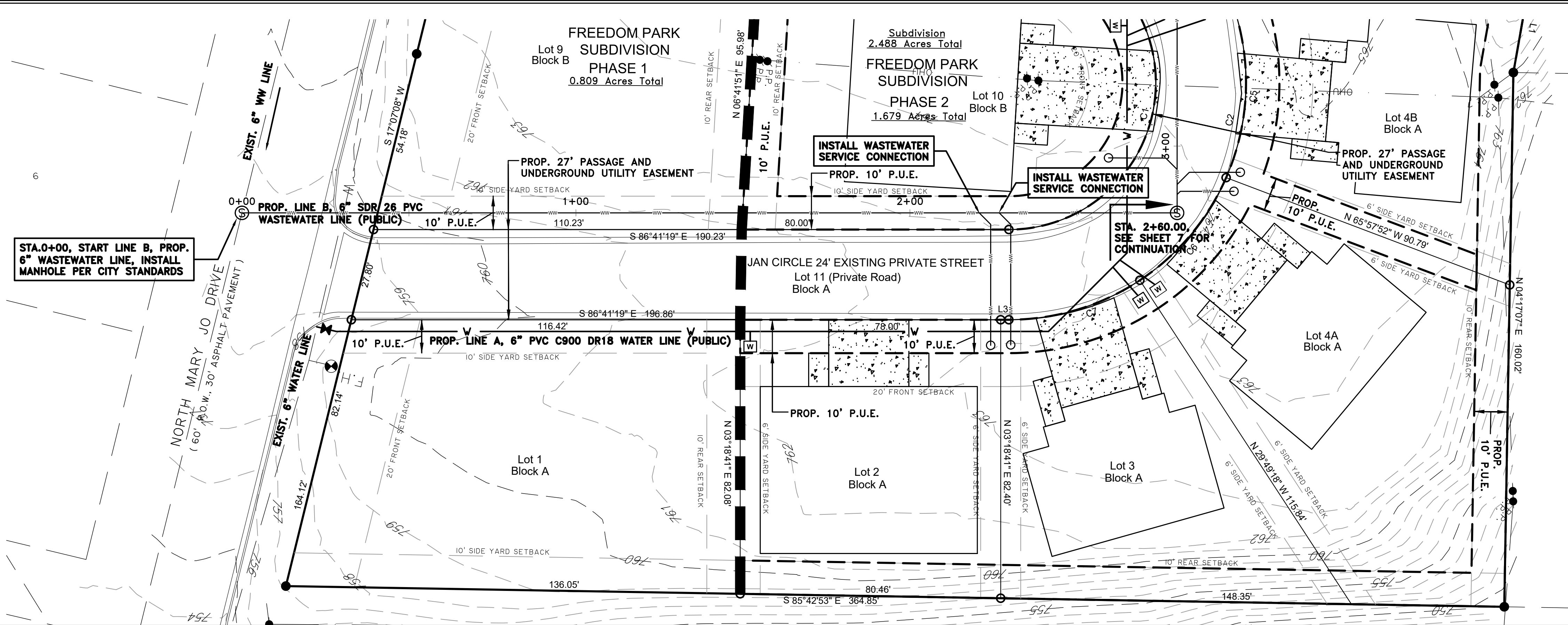
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1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78748
(512) 328-6736 FAX (512) 328-6648

**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

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.

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REVISIONS

REV. NO.	REVISION DESCRIPTION	APPROVED BY	DATE



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

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 (512) 328-6736 FAX (512) 328-6648

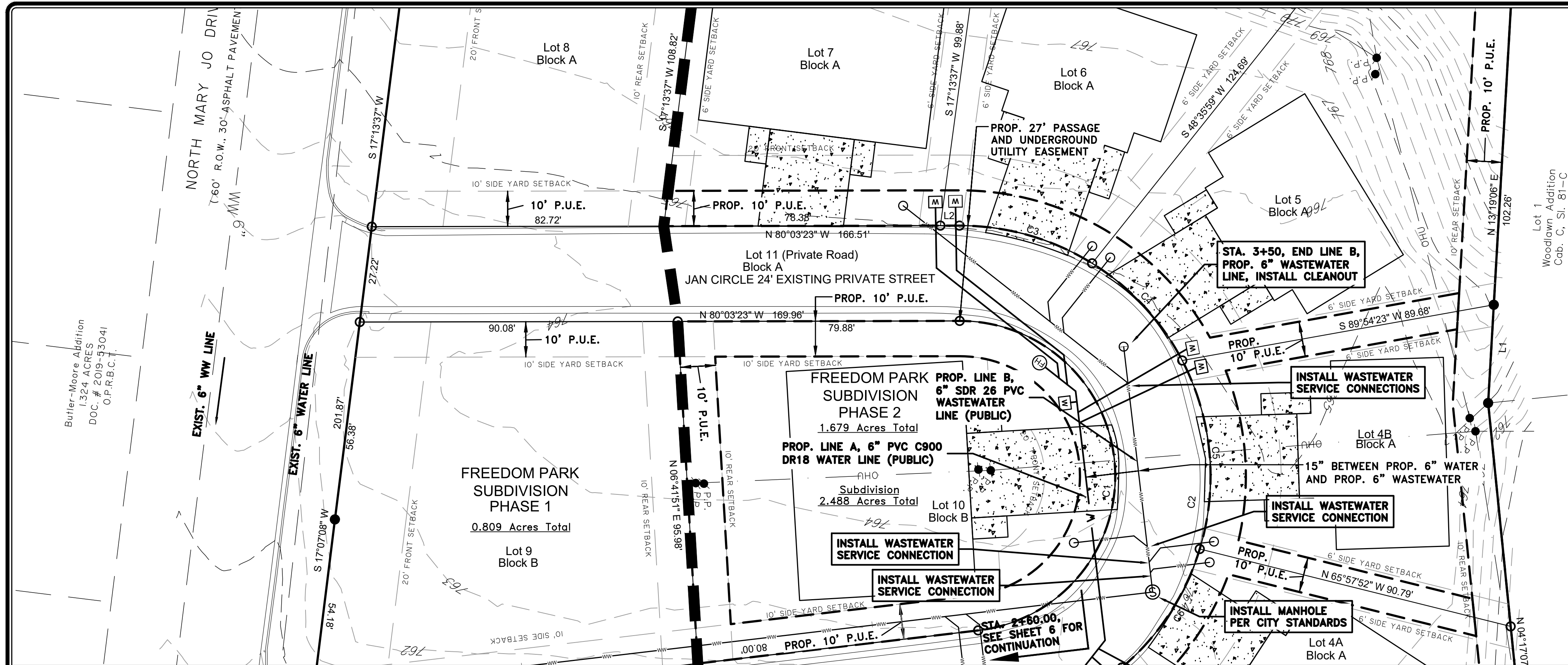
**FREEDOM PARK SUBDIVISION
 PHASE II
 HARKER HEIGHTS
 BELL COUNTY, TEXAS**

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



REVISIONS

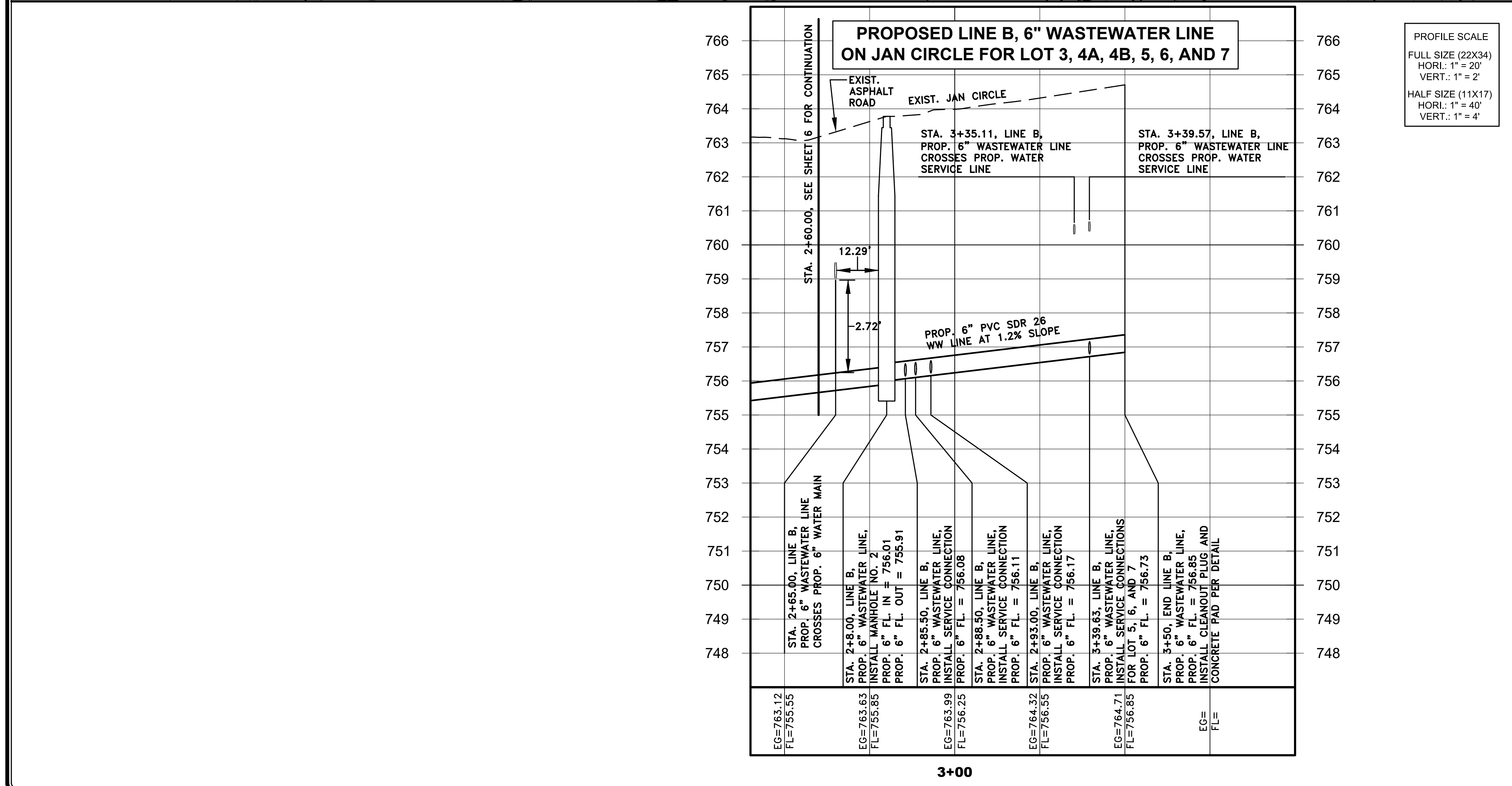
REV. NO.	REVISION DESCRIPTION	APPROVED BY	DATE

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

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

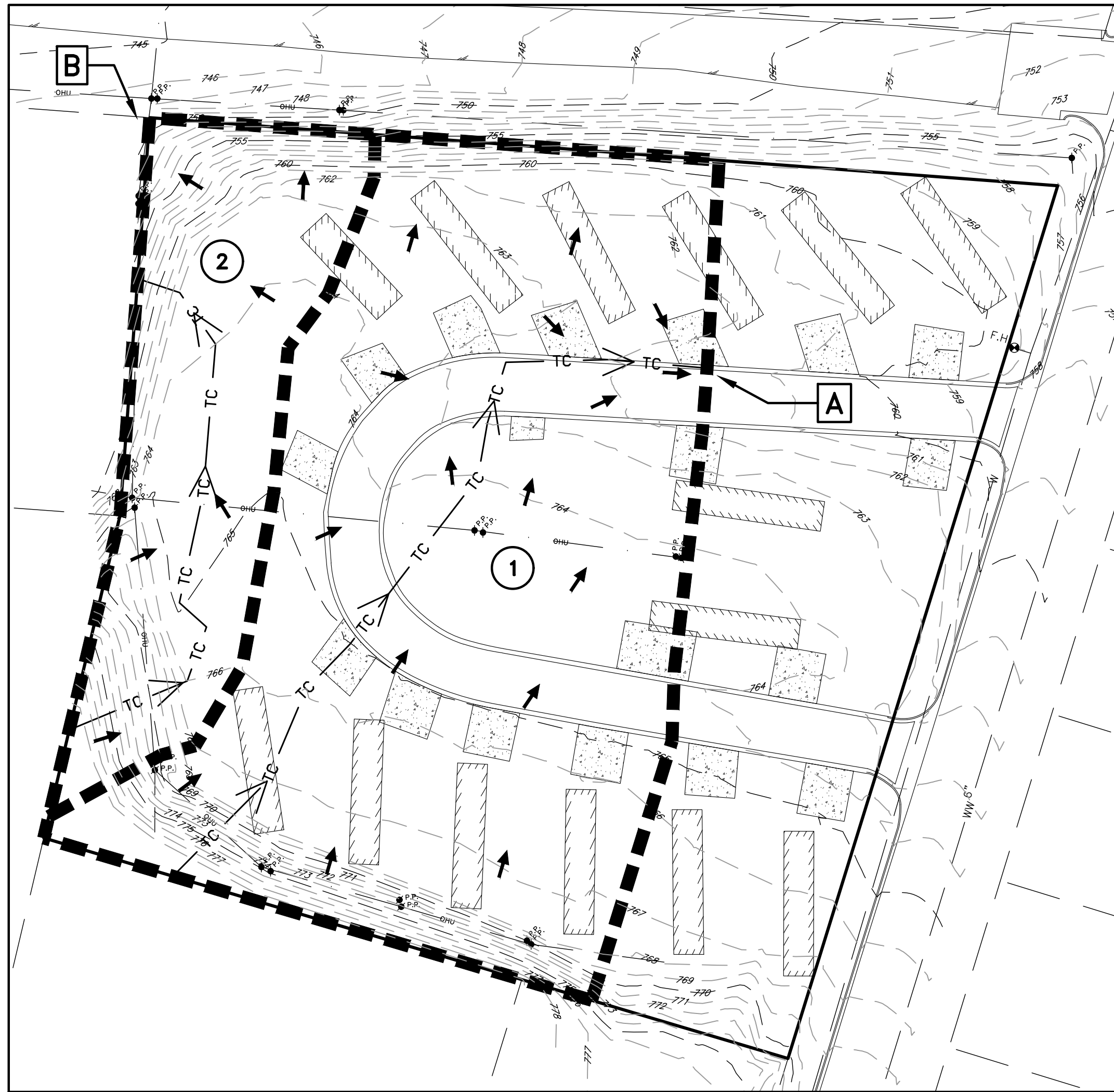
1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78748
(512) 328-6736 FAX (512) 328-6848

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



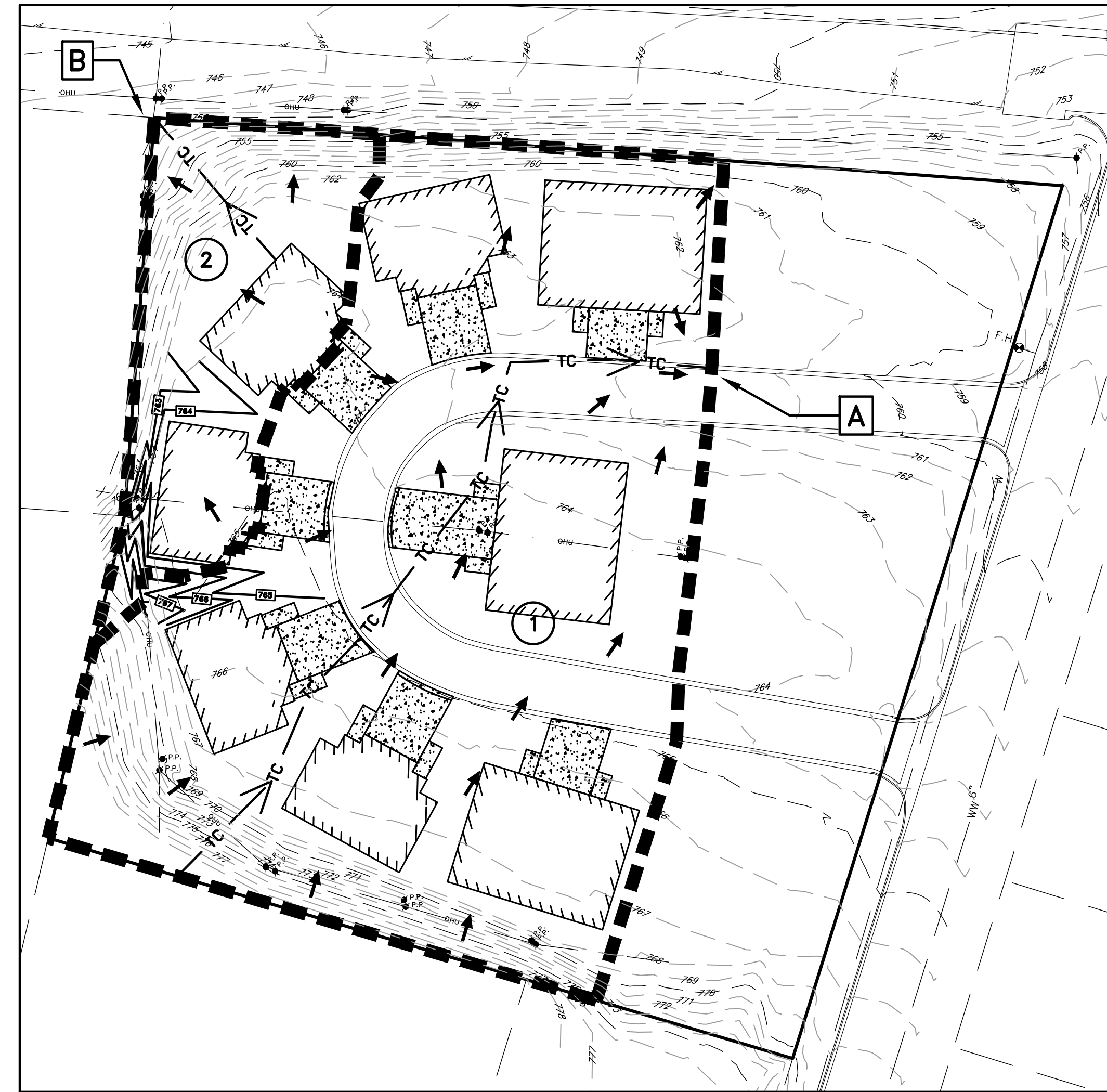
PRE-DEVELOP DRAINAGE PLAN

TIME OF CONCENTRATION (T_c) 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 T _c (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 (T_c) 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 T _c (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

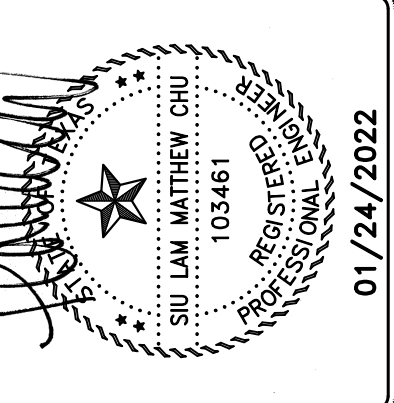
STORM EVENT	DISCHARGE (cfs)
25-YR	+0.7253
100-YR	+0.6698

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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 MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER
 FIRM REGISTRATION NO. P-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**

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

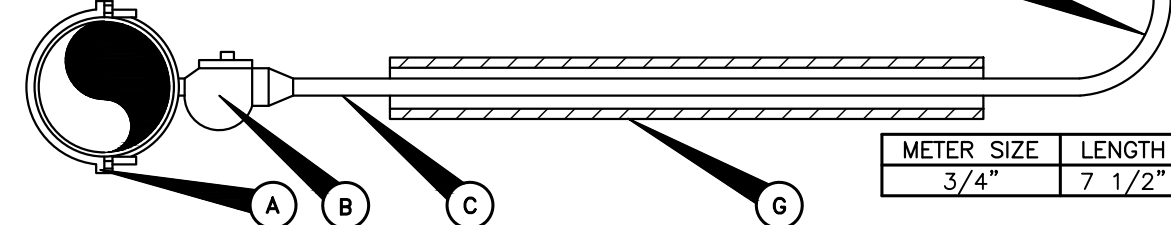
MATERIAL LIST:

- A. SERVICE SADDLE REQUIRED PER NEW WATER SERVICE DETAIL.
- B. 1 1/2" CORPORATION STOP (TYPICAL) - SERVICE PIPE OUTLET. (SEE NOTE #2)
- C. 1 1/2" SERVICE PIPE (TYPICAL).
- D. BRANCH CONNECTION 1 1/2" OR 2" SERVICE PIPE INLET AND 2 3/4" MALE L.P.T. OUTLET 7 1/2" O.C.
- E. 3/4" LOCKING ANGLE METER STOP: FEMALE L.P.T. INLET AND SWIVEL COUPLING NUT OUTLET.
- F. PLASTIC RECTANGULAR METER BOX (SEE TABLE BELOW)
- G. PIPE CASING WHERE APPLICABLE. (AS PER NEW WATER SERVICE DETAIL)
- H. WATER METERS, CENTERED IN BOX. (SEE TABLE BELOW)
- I. WATER METER COUPLING, MALE L.P.T. X SWIVEL COUPLING NUT.
- J. LENGTH OF PIPE TO BE DETERMINED BY CONTRACTOR.
- K. EXTEND PIPE TO 4"-6" OUTSIDE OF METER BOX.
- L. BRONZE GATE VALVE, NON-RISING STEM (3/4" OR 1") FEMALE L.P.T. (PROPERTY OWNERS CUT-OFF - OUTSIDE METER BOX IN SEPARATE VALVE CAN WITH LID AS PER CITY STANDARDS).
- M. 3/4" OR 1" PIPE MEETING CITY FLUDDING CODE REQUIREMENTS.

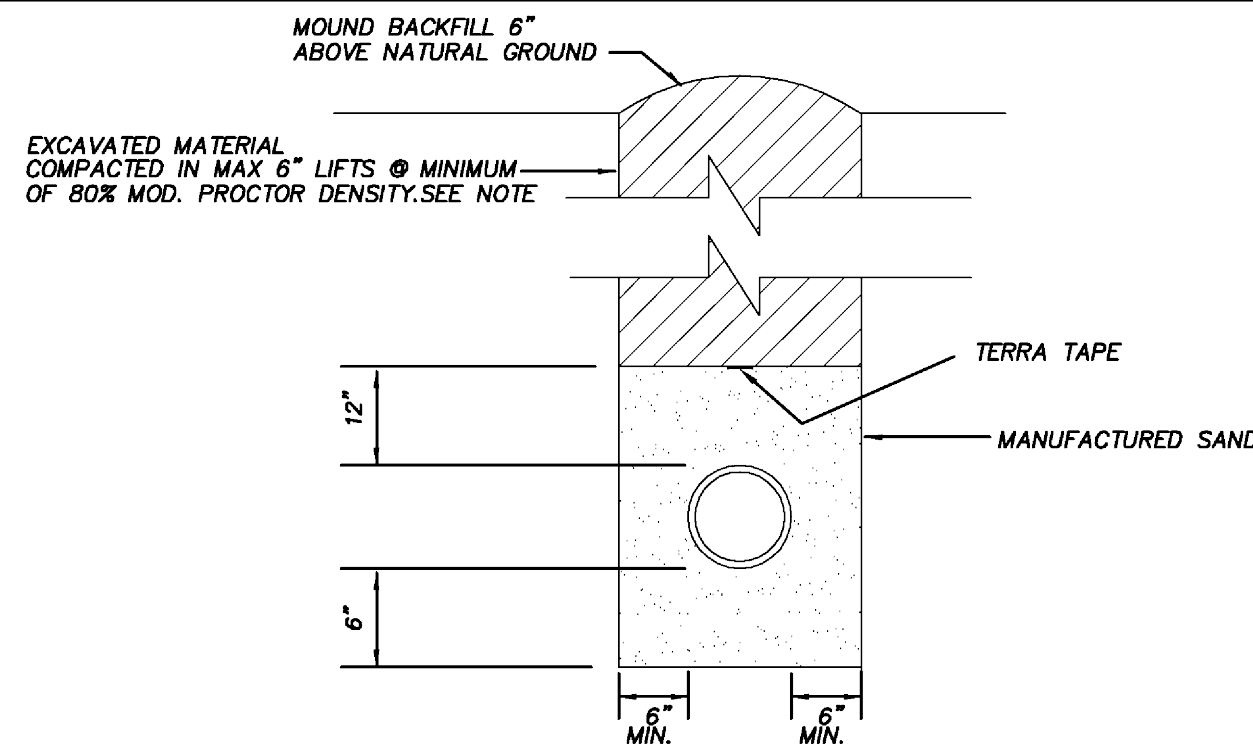
- NOTES:**
1. SERVICE PIPE SHALL BE COPPER TUBE SIZE. IT MAY BE 150 P.S.I. ANNEALED SEAMLESS TYPE "K" COPPER TUBING OR 200 P.S.I. BLACK COLORED POLYETHYLENE HAVING A DIMENSION RATIO OF 9 (DR).
 2. ALL STAINLESS STEEL INSERTS THAT COME WITH COMPRESSION FITTINGS SHALL NOT BE USED ON ANY CONNECTIONS.
 3. SERVICE SADDLES SHALL BE WRAPPED COMPLETELY WITH 8 MIL. POLYETHYLENE FILM.
 4. TOP OF BOXES SHALL BE 1" ABOVE FINISHED GRADE.
 5. PIPING AND TUBING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 510.3 OF THE STANDARD SPECIFICATIONS. SPECIAL ATTENTION IS CALLED TO "PIPE BEDDING ENVELOPE" AND "BACKFILLING", SECTIONS 510.3 (14) AND 510.3 (25), RESPECTIVELY.
 6. AXIS OF METER ASSEMBLY (LINE THROUGH METER STOP, METER, PIPING AND OWNERS CUTOFF) SHALL BE 10" BELOW TOP OF BOX.
 7. SLOTS PROVIDED IN METER BOX TO ACCOMMODATE PIPING INTO AND OUT OF BOX, SHALL NOT BE MODIFIED.
 8. BRANCH CONNECTION AND BOTH ANGLE METER STOPS MUST BE INSTALLED PRIOR TO FIRST METER INSTALLATION EVEN THOUGH THE SECOND PROPERTY MAY NOT BE READY FOR SERVICE.
 9. LOCATION OF METER BOXES SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF HARKER HEIGHTS.

PART NUMBER	SERIES	COLOR	HEIGHT	WIDTH	LENGTH
DFW38C-14-8527*	38C	BLACK	14"	TOP = 20-1/2" LID = 17"	TOP = 21-1/2" LID = 18"
DFW38C-AF-1E04-LIP*	38C	BLACK	2"	LID = 17"	LID = 18"
DFW38C-14-AF1E04*	38C	BLACK	14"	BASE = 17"	BASE = 21-1/2"

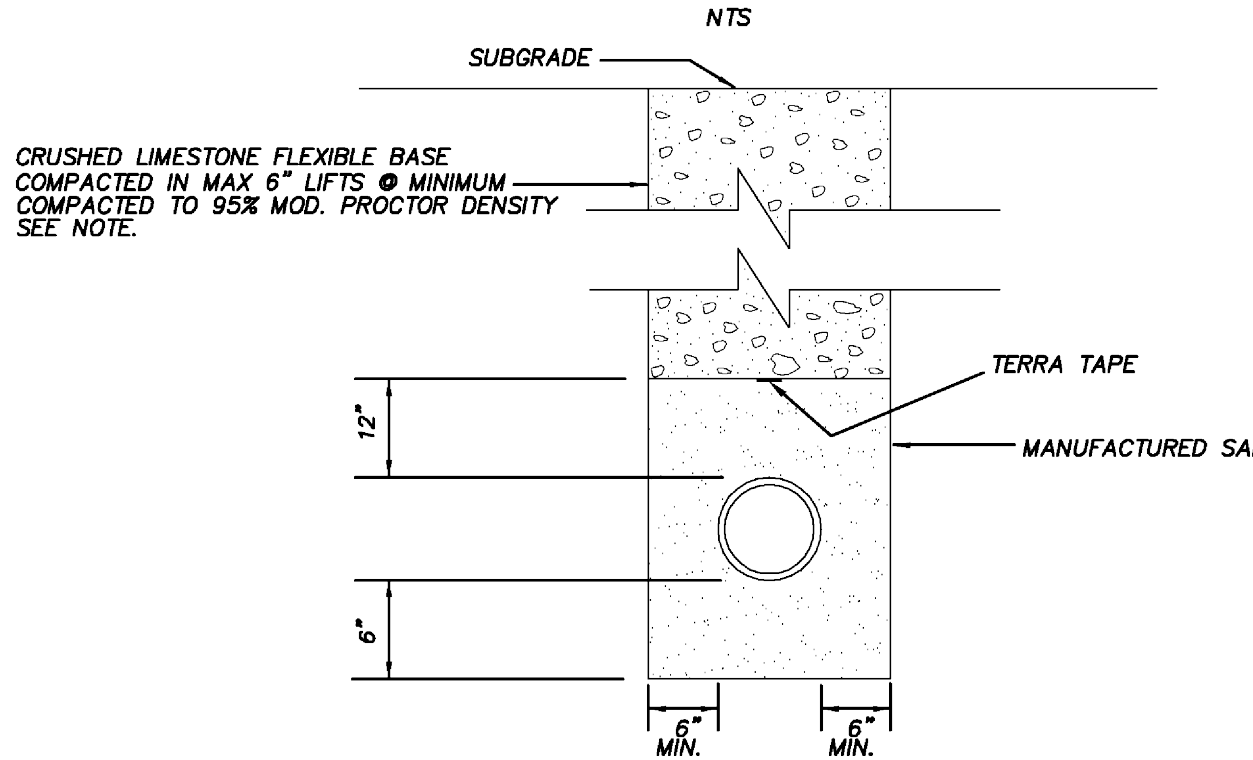
* MANUFACTURED BY OIK PLASTICS INCORPORATED OR APPROVED EQUAL.



DUAL 3/4" WATER METER DETAIL
N.T.S.



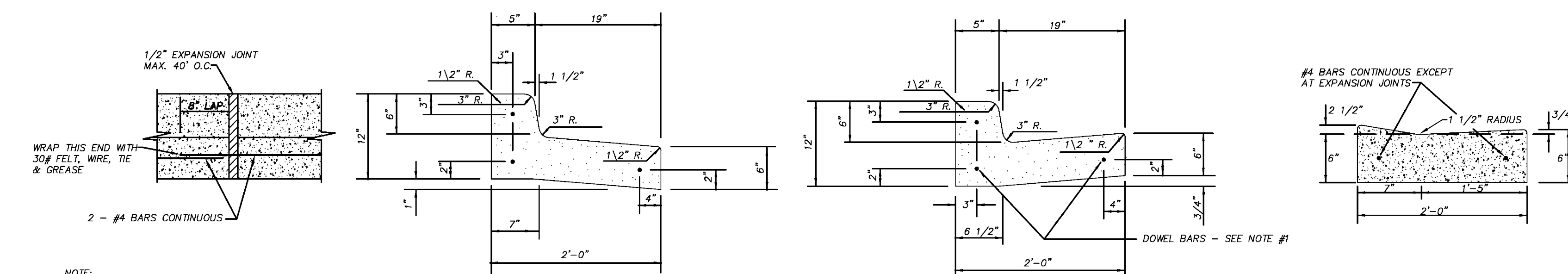
EMBEDMENT & BACKFILL OUTSIDE PAVED AREAS OR STREETS
PIPE EMBEDMENT & BACKFILL DETAILS



EMBEDMENT & BACKFILL WITHIN PAVED AREAS OR STREETS
PIPE EMBEDMENT & BACKFILL DETAILS

GENERAL NOTES:

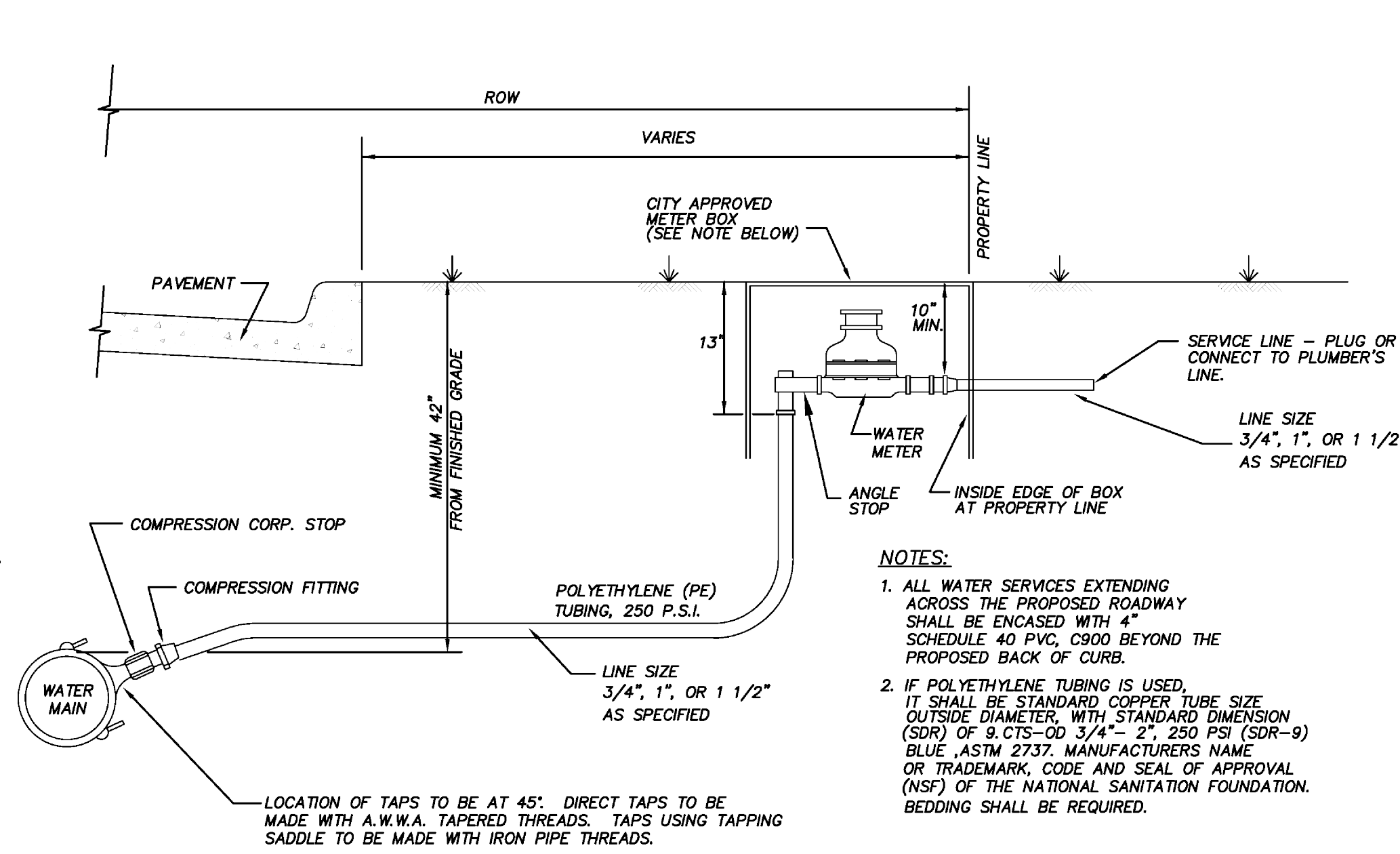
1. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES BEFORE ANY EXCAVATION BEGINS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGE TO UTILITIES.
2. THE CONTRACTOR SHALL CONTACT ALL LOCAL UTILITIES AND TEXAS ONE CALL SYSTEM BEFORE COMMENCING ANY EXCAVATION OR DIGGING OPERATIONS.
3. BRACE UTILITY POLES AS REQUIRED TO MAINTAIN STABILITY OF THE POLES DURING CONSTRUCTION.
4. BLOCK ALL BENDS, TEES, WYES, PLUGS, AND ALL HORIZONTAL OR VERTICAL POINTS OF INTERSECTION GREATER THAN 5' USING SHORT-BODIED FITTINGS PER STANDARD WATER DETAILS.
5. CONCRETE SHALL NOT BE IN CONTACT WITH BOLTS OR NUTS.
6. ALL FITTINGS SHALL BE WRAPPED IN PLASTIC WHERE CONCRETE IS PLACED.
7. ALL MATERIALS SHALL BE DOMESTIC / USA.
8. CRUSHED LIMESTONE BASE MATERIAL SHALL BE TxDOT ITEM 248, TYPE A, GRADE 2 AND SHALL BE COMPACTED TO A MINIMUM OF 95% A.S.T.M. D1557, METHOD D @ + OR - 2% OPTIMAL MOISTURE AND LIFTS NOT TO EXCEED 6 INCHES.
9. ALL WATER MAINS TO BE AWWA C900 CLASS UNLESS OTHERWISE SPECIFIED.
10. ALL WATER MAINS TO BE BURIED A MINIMUM OF 42" BELOW FINISHED GRADE.
11. ALL INFRASTRUCTURE SHALL MEET MINIMUM CURRENT EFFECTIVE TCEQ STANDARDS.



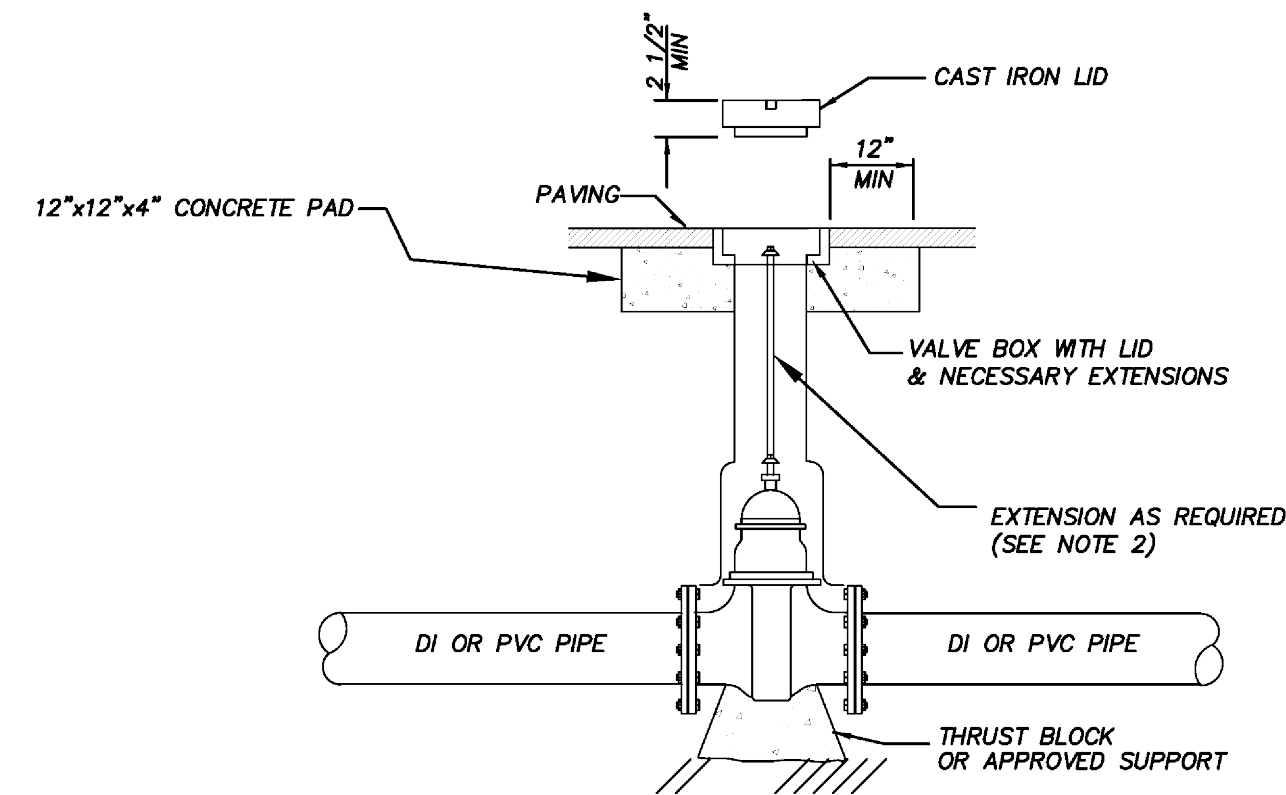
STANDARD CURB & GUTTER DETAIL
N.T.S.

- CITY APPROVED METER BOX SIZES**
- a. 3/4" METER = 17 1/2" x 11 1/4" PLASTIC BODY, CAST IRON READER
 - b. 1 1/2" METER = 15" x 27" PLASTIC BODY, CAST IRON LID
 - c. 2" METER = 17" x 30" PLASTIC BODY, CAST IRON LID

NEW WATER SERVICE DETAIL
N.T.S.



- NOTES:**
1. ALL WATER SERVICES EXTENDING ACROSS THE PROPOSED ROADWAY SHALL BE ENCASED WITH 4" SCHEDULE 40 PVC, C900 BEYOND THE PROPOSED BACK OF CURB.
 2. IF POLYETHYLENE TUBING IS USED, IT SHALL BE STANDARD COPPER TUBE SIZE OUTSIDE DIAMETER, WITH STANDARD DIMENSION (SDR) OF 9 CTS-00 3/4"- 2", 250 PSI (SDR-9) BLUE, ASTM 2737, MANUFACTURERS NAME OR TRADEMARK, CODE AND SEAL OF APPROVAL (NSF) OF THE NATIONAL SANITATION FOUNDATION. BEDDING SHALL BE REQUIRED.



- NOTES:**
1. VALVE BOXES LOCATED OUTSIDE OF PAVED AREAS SHALL BE ADJUSTED FLUSH WITH THE NATURAL GROUND WITH A CONCRETE PAD 12" SQUARE BY 4" DEEP.
 2. 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.
 3. VALVES TO BE RESILIENT SEATED GATE VALVE, (AWWA) EPOXY COATED INSIDE AND OUT, WITH A NON-RISING STEM, AND STAINLESS STEEL NUTS AND BOLTS.
 4. ALL FITTINGS TO BE WRAPPED IN PLASTIC WHERE CONCRETE IS PLACED.
 5. AMERICAN FLOW CONTROL, MUELLER OR APPROVED EQUAL.

GATE VALVE & VALVE BOX INSTALLATION DETAIL
N.T.S.

REVISIONS	
REV. NO.	DESCRIPTION

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

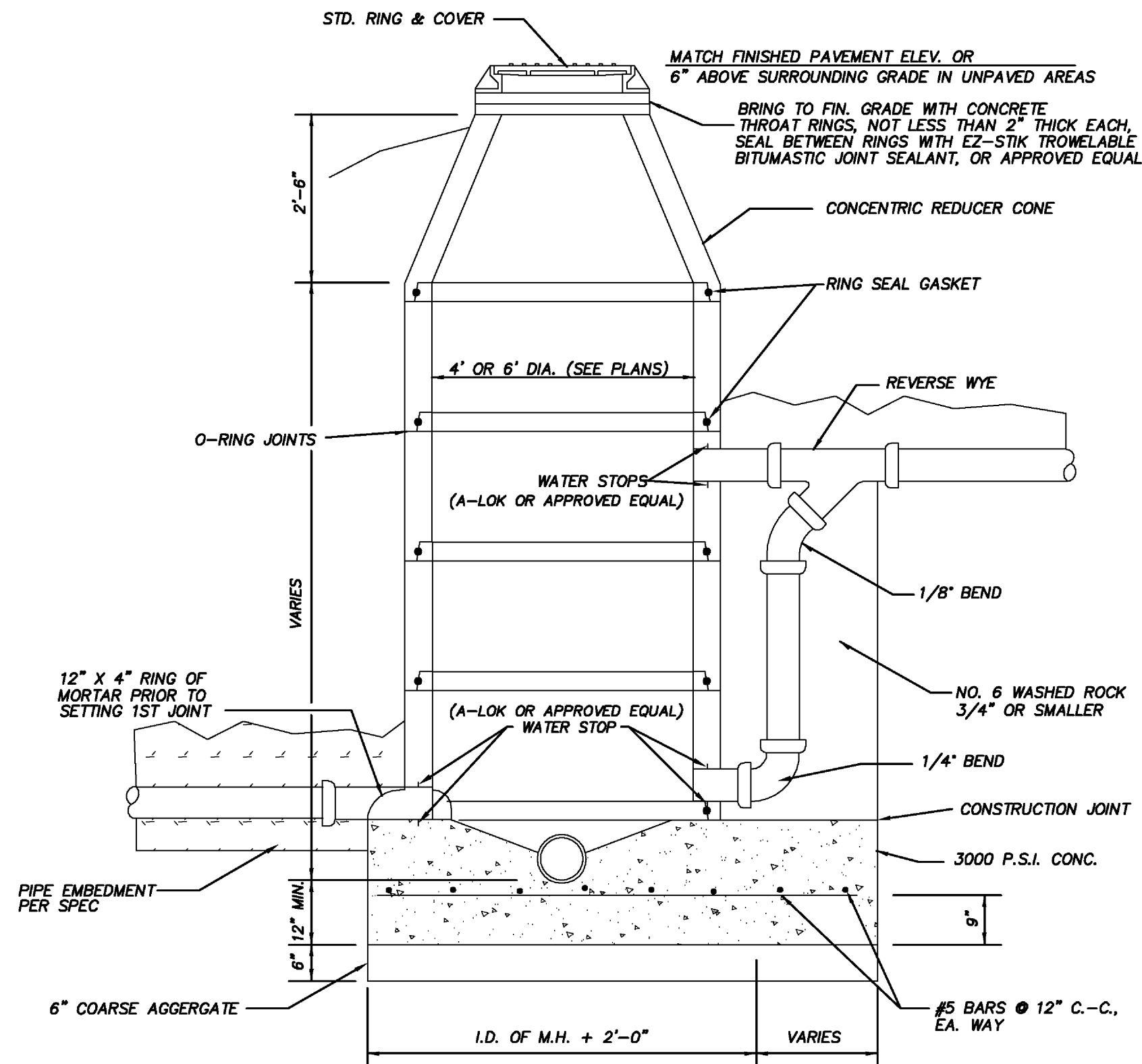
1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78748
 (512) 328-6736 FAX (512) 328-6648

FREEDOM PARK SUBDIVISION
PHASE II
HARKER HEIGHTS
BELL COUNTY, TEXAS

STANDARD DETAILS

JOB NO.	22001.1.200
DESIGNED BY	SMC
DRAWN BY	SMC
APPROVED BY	RHT
DATE	JAN 2022
SCALE	AS NOTED

SHEET	9 OF 11
REVISION NO.	
DATE	



NOTES:

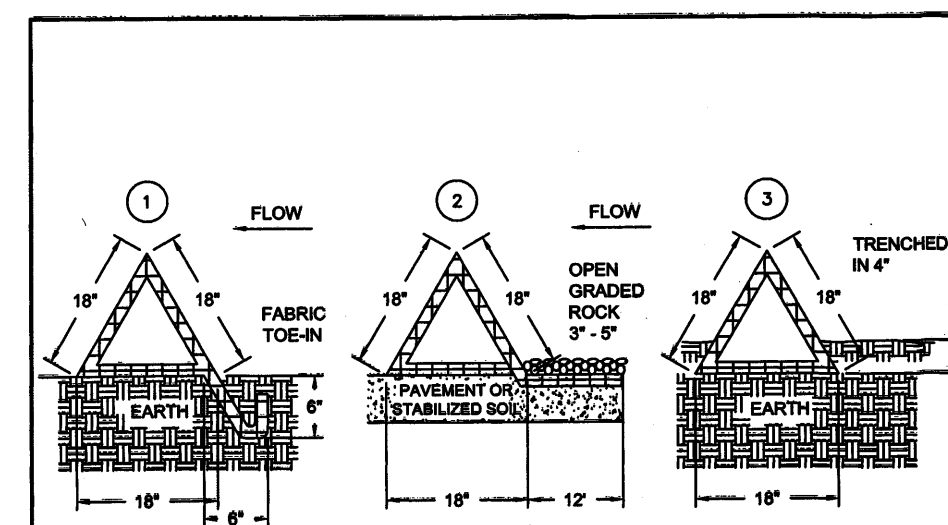
- MANHOLES SHALL BE PRECAST OR MONOLITHIC CONCRETE MANHOLES. MONOLITHICALLY PLACED MANHOLES SHALL BE CONSTRUCTED OF 3000# CONCRETE.
- ALL POURED IN PLACE MANHOLES SHALL BE POURED MONOLITHICALLY, EXCEPT AS APPROVED BY THE CITY ENGINEER OR AS SHOWN ON PLANS.
- FOR P.V.C. MAINS, USE DOUBLE FLANGED PIPE COLLARS AT MANHOLES FOR INFILTRATION-EXFILTRATION CONTROL.
- THE MANHOLE BASE SHALL BE BEDDED ON 6" COARSE AGGREGATE. THE CONTRACTOR SHALL LEVEL AND PLUMB THE BASE PRIOR TO SETTING THE PRECAST MANHOLE RISER SECTIONS ON THE PRECAST CONCRETE BASE.
- INSTALL DROP FITTING WHERE SHOWN ON PLANS.
- PRECAST MANHOLES SHALL MEET ASTM SPECIFICATIONS.

CONCRETE MANHOLE

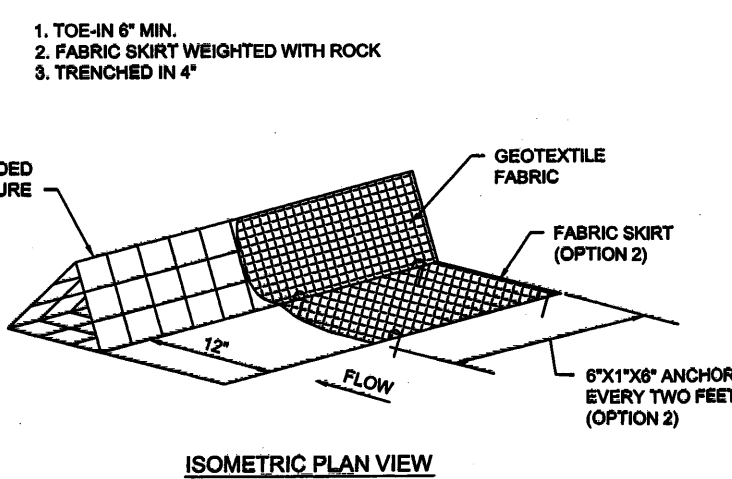
NTS

GENERAL NOTES:

- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES BEFORE ANY EXCAVATION BEGINS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGE TO UTILITIES.
- THE CONTRACTOR SHALL CONTACT ALL LOCAL UTILITIES AND TEXAS ONE CALL SYSTEM BEFORE COMMENCING ANY EXCAVATION OR DIGGING OPERATIONS.
- BRACE UTILITY POLES AS REQUIRED TO MAINTAIN STABILITY OF THE POLES DURING CONSTRUCTION.
- NO MANHOLES SHALL BE RAISED MORE THAN 1'-0" THROUGH THE USE OF GRADE RINGS.
- NO PLASTIC OR BRICK MANHOLES SHALL BE BUILT.
- FIBERGLASS MANHOLES ACCEPTABLE ONLY WHERE SHOWN ON PLANS AND AS DETAILED BY SEPARATE DRAWING.
- ALL MATERIALS SHALL BE DOMESTIC / USA.
- WHEN CROSSING ROADWAYS, CRUSHED LIMESTONE BASE MATERIAL SHALL BE TxDOT ITEM 24B, TYPE A, GRADE 2 AND SHALL BE COMPACTED TO A MINIMUM OF 95% A.S.T.M. D1557, METHOD D @ + OR - 2% OPTIMAL MOISTURE AND LIFTS NOT TO EXCEED 6 INCHES.
- ALL INFRASTRUCTURE SHALL MEET MINIMUM CURRENT EFFECTIVE TCEQ STANDARDS.



CROSS SECTION OF INSTALLATION OPTIONS

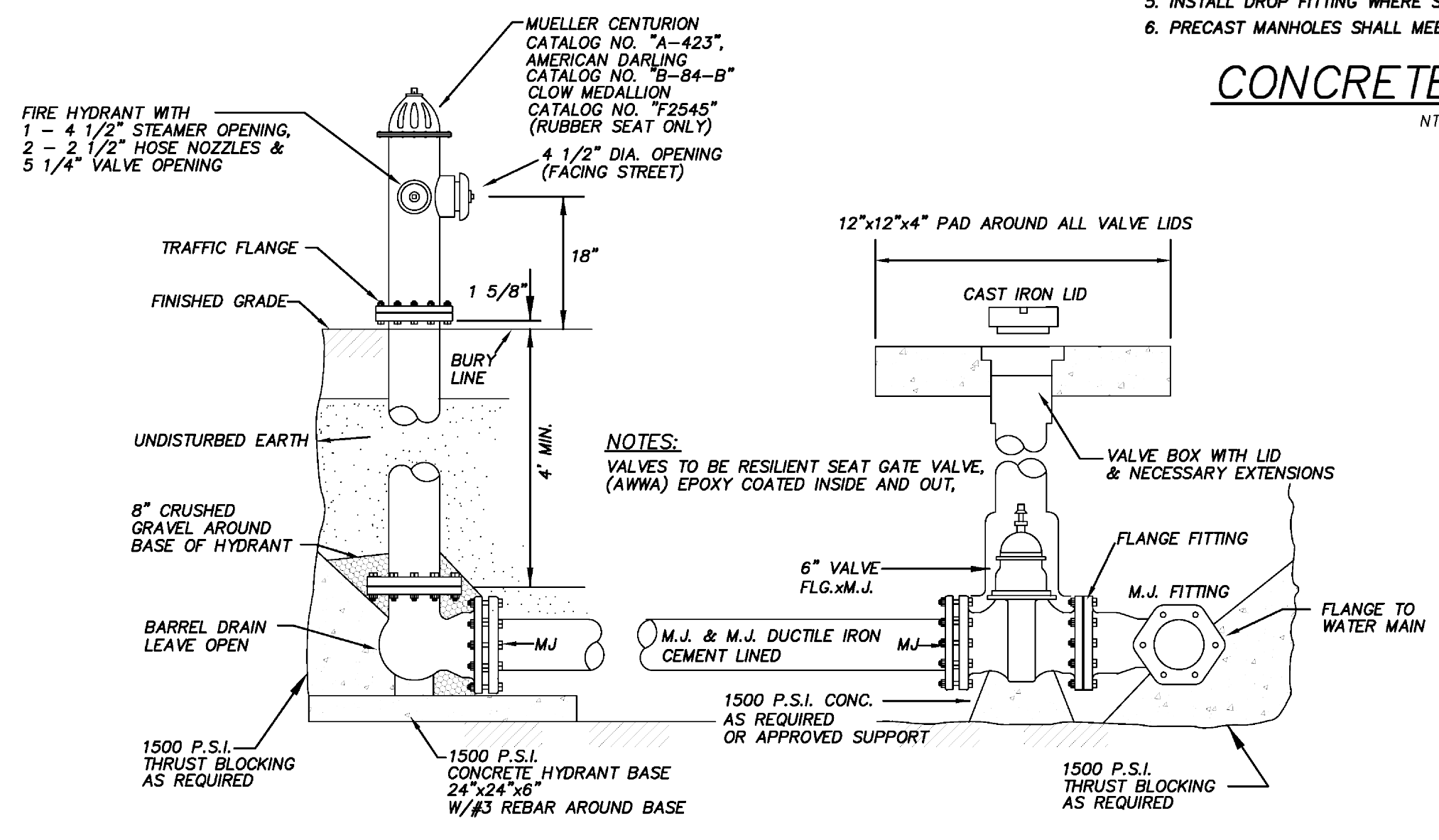


TRIANGULAR SEDIMENT FILTER DIKE

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. FABRIC SHALL BE OVERLAPPED A MINIMUM OF 12".
- THE SKIRT SHALL BE WEIGHTED WITH A CONTINUOUS LAYER OF TYPE 1A 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



NOTES:

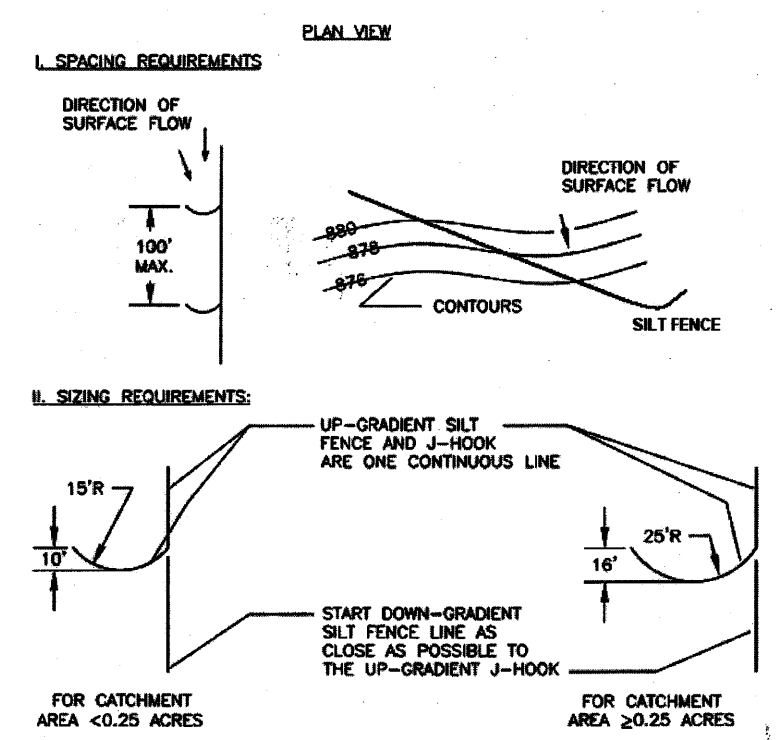
- ALL FIRE LINES SHALL HAVE MEGALUGS JOINT RESTRAINTS FROM MAIN TO HYDRANT.
- CRUSHED STONE OR GRAVEL SHALL BE PLACED AROUND THE BOTTOM OF THE HYDRANT FOR A RADIUS OF AT LEAST 12", AND EXTEND AT LEAST 12" ABOVE THE OUTLET. DO NOT BLOCK DRAIN HOLES.
- VALVE EXTENSION BARREL & STEM ARE REQUIRED ON ALL 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 GRADELOCK IS INSTALLED THRUST BLOCKS MAY NOT BE REQUIRED.
- FIRE HYDRANTS TO BE PAINTED FLUORESCENT YELLOW.

FIRE HYDRANT ASSEMBLY DETAIL

NTS

Recommended Silt Fence Spacing on Sloping Sites

Slope angle	Soil Type	Silty	Clays	Sandy
Very steep (1:1)	80 ft.	75 ft.	100 ft.	100 ft.
Steep (2:1)	75 ft.	100 ft.	125 ft.	125 ft.
Moderate (4:1)	100 ft.	125 ft.	150 ft.	150 ft.
Slight (10:1)	125 ft.	150 ft.	200 ft.	200 ft.



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

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SILT FENCE

REVISIONS

REV. NO.	REVISION DESCRIPTION	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

SHEET
11 OF 11
 REVISION NO.
 DATE

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

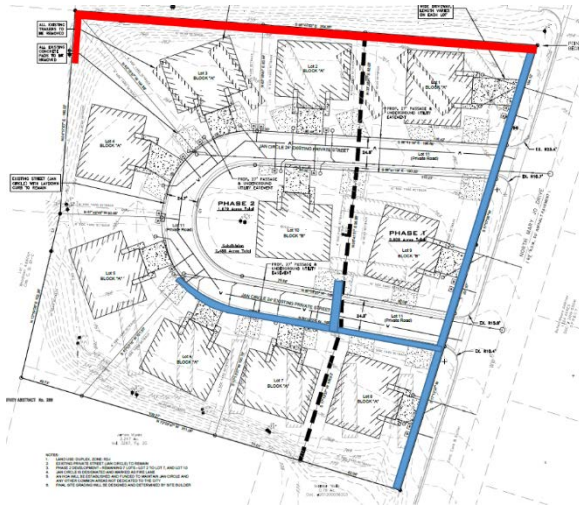
No comments **1/19/22 No additional comments provided.**

Building Official, Mike Beard

No comment at this time. **1/19/22 No additional comments provided.**

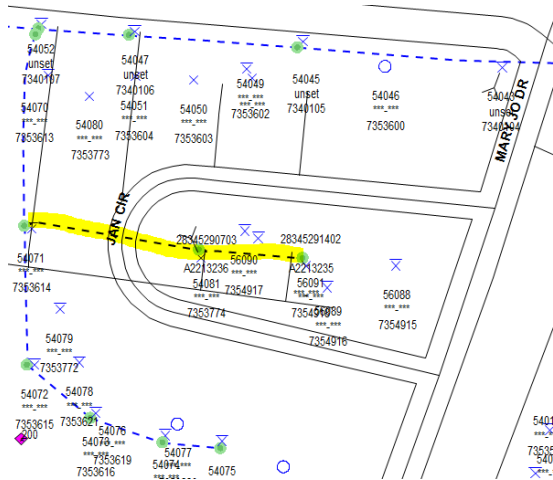
ONCOR, Steven Huggins

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.



January 24, 2022

Planning and Development Department
City of Harker Heights
305 Miller's Crossing
Harker Heights, TX 76548

Re: Plat and Engineering Plan Review
Freedom Park Subdivision Phase 2 – Final Plat

Dear Reviewers,

I have reviewed your comments and my responses are listed as follows:
Second City comments dated 1/20/2022 is attached as a separate document for your reference.

Planning & Development

2. Hard copy of the Preliminary and Final Plats will be delivered by Copier.
3. Construction cost estimate has been provided per comment, see attached.
5. Noted.
6. Noted.
7. We have revised the plat and below is a list of my responses to your comments:
 - a) We have inserted the existing platted configuration in the title, but we did not insert it to the plan view. We don't want confusion with too much information on the plan view.
 - b) We have updated the dedication statement to include the roadway within the passage and underground utility easement will be maintained by an HOA established by the property owner(s).
 - c) We have updated the title to include the replat information.
 - d) Additional labels are added to clearly show all the 10" PUE.
 - e) I would suggest not adding Lot 11 in Phase 1 to be part of Phase 2. There are couple reasons:
 - i) If I understand correctly, we have to removed Lot 11 in Phase 1; hence, we have to amend the plat of Phase 1.

ii) We have to redo all the calculations of the tract in Phase 2. We won't have enough time to make the change before the deadline.

iii) Lot 11 in Phase 1 is currently owned by Manny. The HOA will be established before obtaining the Certificate of Occupancy from the City. It should be easier to handle the access from Mary Jo Drive when establishing the HOA. We have not include Lot 11 in Phase 1 as part of the Phase 2.

8. We have updated the dedication page to match the dedication language on the plat.

Public Works, Mark Hyde

1. Noted.

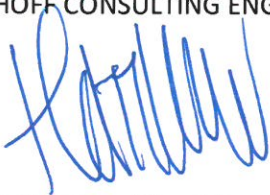
Century Link, Chris McGuire

1. Noted.

Please contact me should you have any questions or comments regarding the information provided above.

Sincerely,

THONHOFF CONSULTING ENGINEERS, INC.



Siu Lam Matthew Chu, P.E.

Construction Cost Estimate

**Freedom Park Phase 2 - Site Development
TCE Job No.: 22001.1.200**

6" Public Water Main

BID ITEM					
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
1	6-inch Water Main, PVC C900, DR18, Complete in Place, Per Linear Foot	337	LF	\$58.00	\$19,546.00
2	6-inch D.I.P. Fittings Including Restrained Joint, Adapters, Complete in Place, Per Ton	0.25	TON	\$8,000.00	\$2,000.00
3	Tracer Tape, Complete in Place, Per Linear Foot	337	LF	\$0.20	\$67.40
4	6-inch Gate Valve Including Pipe Couplings, Complete in Place, Per Each	1	EA	\$1,600.00	\$1,600.00
5	New Fire Hydrant Set Including 6-inch Tee and Coupling, 6-inch Gate Valve, 6-inch Fire Hydrant Lead Line, and Piping, Complete in Place, Per Each	1	EA	\$6,000.00	\$6,000.00

Subtotal for Public Water = \$29,213.40

6" Public Wastewater Main

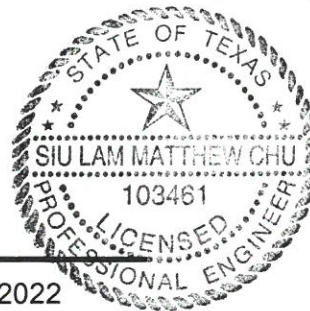
6	6-inch Wastewater Main, PVC SDR26, Complete in Place, Per Linear Foot	350	LF	\$65.00	\$22,750.00
7	Standard 4' Diameter Manhole, 0' - 8' depth Complete in Place, Per Standard Detail, Per Each	2	EACH	\$6,000.00	\$12,000.00
8	6-inch Sewer Cleanout, Complete in Place, Per Standard Detail, Per Each	1	EACH	\$2,000.00	\$2,000.00
9	Trench safety for trenches over five foot depth, complete in place, Per linear foot	350	LF	\$5.00	\$1,750.00

Subtotal for Public Wastewater = \$38,500.00

Total Public Utility Construction Cost = \$67,713.40

REVISION #1

Prepared By:
THONHOFF CONSULTING ENGINEERS, INC.



Siu Lam Matthew Chu, P.E.

1/28/2022



CITY COUNCIL MEMORANDUM

AGENDA ITEM # VIII-5

FROM: THE OFFICE OF THE CITY MANAGER

DATE: FEBRUARY 8, 2022

DISCUSS AND CONSIDER APPROVING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS, AWARDING A CONTRACT FOR THE FM 3481 SIDEWALK IMPROVEMENTS (PROSPECTOR TRAIL TO VINEYARD TRAIL) PROJECT IN THE AMOUNT OF \$509,090.00 TO CHOICE BUILDERS, LLC, AND TAKE THE APPROPRIATE ACTION.

EXPLANATION:

The bidding process began with the City advertising for bids for the FM 3481 Sidewalk Improvements (Prospector Trail to Vineyard Trail) Project on December 12, 2021 and December 19, 2021. A total of thirty-eight (38) bid packets were distributed to general contractors or plan rooms. Of those, thirty-one (31) were construction companies, and seven (7) were plan rooms. On January 12, 2022, at 2:00 p.m. the sealed bids for the FM 3481 Sidewalk Improvements (Prospector Trail to Vineyard Trail) Project were opened. The following bids were received:

No.	Bidder	Bid
1	Green Dream International, LLC	\$486,660.00
2	Choice Builders, LLC	\$509,090.00
3	M&C Fonseca Construction Company, Inc.	\$558,302.50
4	HCS Inc. Commercial General Contractor	\$755,920.00
5	A Greater Austin Development Company, LLC	\$951,720.00

The apparent low bidder at the time of bid opening was Green Dream International, LLC., of Irving, Texas in the amount of \$486,660.00. Several requests for references for projects of like construction were made to Green Dream International, LLC., along with one telephone call to Varand Vartanian, President. Green Dream International was not able to provide references as per the contract documents, S1.05 QUALIFICATIONS OF LOW BIDDER. A notification to Green Dream International was sent notifying them that the City was disqualifying their bid and proceeding with the next low bidder, Choice Builders, LLC of Temple, Texas.

S1.05 QUALIFICATONS OF LOW BIDDER

The City reserves the right, after the Bids have been opened and before the Contract has been awarded, to require of a Bidder the following information:

- (a) The experience record of the Bidder showing completed jobs of a similar nature to the one covered by the proposed Contract and all Work in progress with bond amounts and percentage completed.
- (b) A sworn statement of the current financial condition of the Bidder.
- (c) Equipment schedule.

Should the low Bidder fail to produce evidence satisfactory to the Inspector on any of the foregoing points, he may be disqualified and the Work awarded to the next low Bidder so qualifying.

References for Choice Builders were checked from the City of Temple and Kasberg, Patrick & Associates Engineers Temple and Georgetown offices with favorable responses.

The FM 3481 Sidewalk Improvements (Prospector Trail to Vineyard Trail) Project is budgeted in the FY 2021-22 Capital Improvement Project funding.

RECOMMENDATION:

The Public Works Director recommends approving a resolution awarding a contract for the FM 3481 Sidewalk Improvements (Prospector Trail to Vineyard Trail) Project in the amount of \$509,090.00 to Choice Builders, LLC.

ACTION BY CITY COUNCIL:

1. Motion to approve/disapprove a resolution awarding a contract for the FM 3481 Sidewalk Improvements (Prospector Trail to Vineyard Trail) Project in the amount of \$509,090.00 to Choice Builders, LLC.

2. Any other action desired.

ATTACHMENTS:

1. Resolution
2. Letter of recommendation from Walker Partners.
3. Bid Tabulation
4. Plan Holders List
5. Green Dream International Disqualifying Bid Notification
6. Choice Builders References
7. Project Location Map

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS, AWARDED A CONTRACT FOR THE FM 3481 SIDEWALK IMPROVEMENTS (PROSPECTOR TRAIL TO VINEYARD TRAIL) PROJECT IN THE AMOUNT OF \$509,090.00 TO CHOICE BUILDERS, LLC.

WHEREAS, the City advertised for bids on December 12, 2021 and December 19, 2021; and

WHEREAS, the City has funds budgeted from the FY 2021-22 Capital Improvement Project funding; and

WHEREAS, the City notified thirty-one construction contractors, and seven plan rooms; and

WHEREAS, the City received five bids. The apparent low bidder at the time of bid opening was Green Dream International, LLC who were unable to meet specifications. The next low bidder meeting specifications was Choice Builders, LLC; and

WHEREAS, the City opened the sealed bids at 2:00 p.m. on January 12, 2022 and found the lowest responsible bidder to be Choice Builders, LLC; and

WHEREAS, the meeting at which this resolution 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 RESOLVED by the City Council of the City of Harker Heights, Texas:

1. The facts and recitations set forth above are hereby found and declared to be true and correct.
2. The contract (“*Agreement*”) for the FM 3481 Sidewalk Improvements (Prospector Trail to Vineyard Trail) Project is awarded to Choice Builders, LLC in the amount of \$509,090.00.
3. The City Manager, David Mitchell, is hereby authorized and empowered to act in the name and on behalf of the City to execute and deliver the Agreement (and any changes therein and additions thereto as he shall determine to be necessary or advisable, such determination to be conclusively evidenced by the execution and delivery thereof), together with any related consents, notices, certificates, acknowledgments, and other instruments, and to act as the representative of the City in any lawful way to perform or cause to be performed such other and further acts as may be reasonably necessary and appropriate to effectuate the said Agreement, and to accomplish the purposes of these resolutions.
4. All actions taken or performed prior to the date hereof by any person herein authorized to act in respect to the matters referred to and approved in this Resolution be and hereby are ratified and confirmed in all respects.

5. Any person, corporation, partnership, limited partnership, association, joint venture or other business entity may presume upon the validity of the acts of any person authorized herein to act, without further recourse to the governing documents, minutes or other proceedings of the City, and without joinder of any other officer or employee of the City.

PASSED AND APPROVED on February 08, 2022, by the Harker Heights City Council.

CITY OF HARKER HEIGHTS, TEXAS:

Spencer H. Smith, Mayor

ATTEST:

Julie Helsham, City Secretary
City of Harker Heights

January 31, 2022

City of Harker Heights
305 Millers Crossing
Harker Heights, Texas 76548

Attn: Mark Hyde, Director of Public Works

Re: FM 3481 Sidewalk Improvements
Project No.: 2-01528

Dear Mr. Hyde:

Bids for the City of Harker Heights FM 3481 Sidewalk Improvements were received on January 12, 2022 until 2:00 pm. A total of five bids were received. The apparent low bidder at the time of bid opening was Green Dream International, LLC., of Irving, Texas in the amount of \$486,660.00. Several requests for references for projects of like construction were made to Green Dream International, LLC., along with one telephone call to Varand Vartanian, President. Green Dream International was not able to provide references as per the contract documents, S1.05 QUALIFICATIONS OF LOW BIDDER. A notification to Green Dream was sent notifying them that the City was disqualifying their bid and proceeding with the next low bidder, Choice Builders, LLC of Temple, Texas.

Choice Builders bid, as per the attached Bid Tabulation, is in the amount of \$509,090.00. Choice Builders provided the project references required by S1.05 of the bidding documents. I have received strong recommendations from the contacts to those references for this Contractor. Therefore, Walker Partners recommends that the City of Harker Heights award the contract for the construction of the FM 3481 Sidewalk Improvements to Choice Builders, LLC in the amount of \$509,090.00.

If you have any questions or comments, please don't hesitate to contact our office.

Sincerely,



Otto E. Wiederhold, P.E.
Senior Vice President

Attachments:
Bid Tabulation

**Walker Partners, LLC
Bid Tabulation**

City of Harker Heights
FM 3481 Sidewalk Improvements (Prospector to Vineyard)
Project No.: 2-01528
January 12, 2022 / 2:00 PM

Bidders

Item No.	Bid Item Description	Estimated		Green Dream International LLC		Choice Builders, LLC		M&C Fonseca Construction Co., Inc.		HCS Inc. Commercial General Contractor		A Greater Austin Development Co. LLC	
		Quantities	Measure	Unit Price	Unit Amount	Unit Price	Unit Amount	Unit Price	Unit Amount	Unit Price	Unit Amount	Unit Price	Unit Amount
1.00	General Conditions												
1.01	Mobilization & Bonds	1	LS	24,000.00	24,000.00	24,700.00	24,700.00	5,000.00	5,000.00	60,000.00	60,000.00	83,000.00	83,000.00
1.02	SWPPP & Implementation	1	LS	3,600.00	3,600.00	20,500.00	20,500.00	3,500.00	3,500.00	15,000.00	15,000.00	1,700.00	1,700.00
1.03	Traffic Safety Plan & Implementation	1	LS	3,600.00	3,600.00	24,000.00	24,000.00	6,000.00	6,000.00	20,000.00	20,000.00	27,000.00	27,000.00
1.04	R.O.W. Preparation & Grading	6,700	SY	4.80	32,160.00	4.50	30,150.00	3.00	20,100.00	15.00	100,500.00	28.00	187,600.00
1.05	Curlex Blanket, Seeding & Topsoil	7,150	SY	12.00	85,800.00	4.00	28,600.00	2.25	16,087.50	4.00	28,600.00	11.00	78,650.00
	Subtotal General Conditions				149,160.00		127,950.00		50,687.50		224,100.00		377,950.00
2.00	Sidewalk Improvements												
2.01	6' Wide Sidewalk (5" Thick with 2" granular bedding)	2,200	SY	66.00	145,200.00	78.50	172,700.00	120.00	264,000.00	90.00	198,000.00	93.00	204,600.00
2.02	Earth Fill Embankment (Select low PI)	500	CY	30.00	15,000.00	40.70	20,350.00	45.00	22,500.00	100.00	50,000.00	175.00	87,500.00
2.03	ADA Handrail (with footing)	845	LF	108.00	91,260.00	118.00	99,710.00	105.00	88,725.00	200.00	169,000.00	132.00	111,540.00
2.04	ADA Ramps	3	EA	2,160.00	6,480.00	2,500.00	7,500.00	4,500.00	13,500.00	2,500.00	7,500.00	1,730.00	5,190.00
2.05	Raise TXDOT Headwall 1' @ Culvert Crossing	64	LF	240.00	15,360.00	36.00	2,304.00	60.00	3,840.00	80.00	5,120.00	85.00	5,440.00
2.06	4'x4' TXDOT Grate Inlet w/apron	1	EA	6,600.00	6,600.00	7,400.00	7,400.00	6,200.00	6,200.00	9,500.00	9,500.00	4,500.00	4,500.00
2.07	4'x4' TXDOT Grate Inlet w/common apron	2	EA	7,200.00	14,400.00	8,600.00	17,200.00	6,500.00	13,000.00	10,500.00	21,000.00	4,500.00	9,000.00
2.08	36" RCP Storm Drain Piping	136	LF	120.00	16,320.00	196.00	26,656.00	400.00	54,400.00	200.00	27,200.00	600.00	81,600.00
2.09	Safety End Treatment (36")	1	EA	2,400.00	2,400.00	2,700.00	2,700.00	4,500.00	4,500.00	7,000.00	7,000.00	7,300.00	7,300.00
2.10	Safety End Treatment (2-36")	1	EA	3,600.00	3,600.00	5,300.00	5,300.00	9,000.00	9,000.00	12,000.00	12,000.00	15,000.00	15,000.00
2.11	Reinforced 4" Concrete Slope Protection	1,800	SF	3.60	6,480.00	7.40	13,320.00	10.00	18,000.00	10.00	18,000.00	13.00	23,400.00
2.12	Sidewalk Underdrain (C409)	1	EA	9,600.00	9,600.00	3,800.00	3,800.00	5,000.00	5,000.00	5,000.00	5,000.00	17,200.00	17,200.00
2.13	Extend 24" RCP 13 LF w/SET	1	LS	4,800.00	4,800.00	2,200.00	2,200.00	4,950.00	4,950.00	2,500.00	2,500.00	1,500.00	1,500.00
	Subtotal Sidewalk Improvements				337,500.00		381,140.00		507,615.00		531,820.00		573,770.00
	Total Bid				\$486,660.00		\$509,090.00		\$558,302.50		\$755,920.00		\$951,720.00

Company	Company Type	Contact Name	Contact Phone	Contact Fax	Email
Green Dream International	General Contractor	Antone Austin	8146368900		support@gdicompany.com
AMTEK Austin	Plan Room	Kaylan Wardlaw	5123230508		amtek.austin@amtekusa.com
Choice Builders LLC	General Contractor	Charles O'Daniel	254-534-2423	254-236-2998	charlie@choicebuilderstx.com
Ant Design Build	General Contractor	Kal F	5125379670		Kal@eesudc.com
ConstructConnect	Plan Room	Michael Stubbs	800-364-2059	866-570-8187	content@constructconnect.com
Construction Journal	Plan Room	Pamela Exton	8007855165	8005817204	bids@constructionjournal.com
Larwel Industries	Manufacturer	Stephen Dowdy	817-491-1200	817-491-0000	stephen@larwel.com
AGC Plan Room	Plan Room	Elaine Hobbs	254-772-5400	254-772-5451	plans@centexagc.org
T2 Utility Engineers	Engineer	Leivon Caddie	512-516-2493	512-520-2571	leivon.caddie@t2ue.com
M & C FONSECA CONSTRUCTION CO.INC	General Contractor	Jordan Tubig	830-596-1741	800-878-1716	jordan@mcfonseca.com
Peek Traffic	Manufacturer	Stacey Taylor	281-453-0186		stacey.taylor@peektraffic.com
Virtual Builders Exchange	Plan Room	Jeannette Olguin	210-564-6900	210-564-6902	addenda@virtualbx.com
Leaday Construction LLC	General Contractor	Will Johnson	9793240330		josephwilljohnson@gmail.com
TTG Utilities, LP	General Contractor	Dawna James	254-248-1151	254-248-1242	DJames@TTGUtilities.com
TI-ZACK CONCRETE, INC.	General Contractor	JEREMY GIBBS	5074129589	5073576096	JGIBBS@TIZACK.COM
A Greater Austin Development Company Inc.	General Contractor	Frankie Garcia	512-310-9300	512-310-9333	fgarcia@gad.co
Construction Bid Source	Other	Sherri Schweickert	8887869450	8887869450	sherri@constructionbidsource.com
Prime Vendor Inc.	Plan Room	Bid Clerk Bid Clerk	800-746-9554	800-746-8307	govtbids@prime-vendor.com
CivCast Admin	Other	Support Team	281-376-4577	281-376-4484	amtekusa@gmail.com
diamond x contracting	General Contractor	joe jackson	830 868 7997		ljackson@dxcontracting.com
Ceballos construction, LLC	General Contractor	Jorge Ceballos	8324439917	1-281-929-0780	ceballosconstruction1@gmail.com
CFG Industries LLC	General Contractor	David Cadriel	2812880488	2812880296	dcadriel@cfgcoatings.com
Longhorn Burnt Orange Oil Supply	Manufacturer	Jimbo Jenkins	6028884652		arthurfamily2636@gmail.com
Solid Bridge Construction, LLC	General Contractor	Jessie Seale	9366624423	9366624423	jessie@solidbridgeconstruction.com
Core & Main	Supplier	Josh Goodrum	254-772-7910	254-776-0004	joshua.goodrum@coreandmain.com
Allbrite Constructors of Texas, Inc.	General Contractor	Jan Parsons	210 490 6495		plans@AllbriteConstruction.Com
WLE	SubContractor	Blair Howell	8883895263		b.howell@wle.land
JH Contracting LLC	General Contractor	Brandon Powell	2547221824		brandon@jhcontractingllc.net
Diamond X Contracting	General Contractor	Jeff Coursey	15125847250		jcousey@dxcontracting.com
Greenscapes Six, LLC	General Contractor	Chase Archer	7137143500		carcher@greenscapes6.com
EARTC Telecommunications, LLC DBA EARTC	General Contractor	Carlos Reyes	5122184200	5122184201	customerservice@eartc.com
CP&Y, Inc.	Engineer	Carolyn Stracik	(254) 772-9272	(254) 776-2924	cstracik@cpyi.com
FCO CONSTRUCTION SERDVICES, LLC.	General Contractor	HECTOR CALDERON	4328539127		hectoromar113789@gmail.com

Gooden Engineers	Other	Gerald Wilson	8324434150		gwilson@goodenengineers.com
MHB Construction, Inc.	General Contractor	Mark Burner	817-924-6258	817-924-3584	mark@mhbconstruction.com
Quality Concrete Construction	General Contractor	Peter Orr	512-567-1578	512-610-0485	orr11@hotmail.com
HCS Inc	General Contractor	Mike Ballerino	254-829-3200	254-829-3201	bids@hcs-gc.com
Arreis group, llc	SubContractor	Sierra Alston	346-228-6490		info@arreisgroup.com
4M Analytics	Supplier	Lev Efimov	+1(970)930-5568		lev@4m-a.com
K4E	SubContractor	Matthew Ray	281-450-1936		mray@k4ellc.com
TCB Construction Inc.	General Contractor	Jeff Novosad	512.339.6321		tcbconstruction@hotmail.com
Alpha Paving	General Contractor	Manny Trinidad	512-368-6055	512-677-9002	manny@alphapaving.com
HCS Inc.	General Contractor	Morgan Wright	5127017280	2548293201	morgan@hcs-gc.com
Central Texas Chapter AGC	Plan Room	Ginger Ritchison	2547725400	2547725451	ginger@centexagc.org
LC paving	General Contractor	Logan Tatum	2543831498		Logantate08@gmail.com
Finish Elevation	SubContractor	Alfredo Lerma	8304692003		alfredo@finishelevation.com
LITE AND BARRICADE: DALLAS, FT WORTH, WACO	SubContractor	Clay Roberts	2548366223		clay@dlbinc.net
CMC Construction Services	Supplier	Michael Hutzler	210-662-3018		mike.hutzler@cmc.com
D.I.J. Construction, Inc.	SubContractor	Tim Jarma	5123552766		tim@dijconstruction.com
Ross Construction, Inc.	General Contractor	Randall Delgado	512-417-7234		randy@totalproject.net
Langerman Foster Engineering	Engineer	Ronnie Poston	2542351048		rposton@lfctx.com
Dodge Data & Analytics	Other	Jayalakshmi L	1-877-903-1909	877-847-3512	jayalakshmil@construction.com
Chasco Constructors	General Contractor	Rick Risener	512-244-0600	512-244-6085	bids@chasco.com
Hoover Construction Co., Inc.	General Contractor	Brenda Williams	512-756-6041	512-756-7411	Brendawilliams@yahoo.com
TB Concrete Construction inc	General Contractor	Eriberto Torres	713-576-9059	713- 991-6535	eriberto.torresbrothers@gmail.com
yoko excavating llc	General Contractor	javier alonzo	2547809707	2547809707	yokoexcavatingllc@gmail.com
Black Rock Construction	General Contractor	Donny Gambin	512-738-6700	512-392-4623	donny@blackrockconstructiontx.com

January 27, 2022

Green Dream International LLC
222 West Las Colinas Blvd.
Suite 1650E, Office 1727
Irving, Texas 75039

Attn: Varand Vartanian, President

Re: City of Harker Heights – FM 3481 Sidewalk Improvements
Bid No.: 22-560-513-01

Dear Mr Vartanian:

As the Engineer for the City of Harker Heights for the FM 3481 Sidewalk Improvements Project, I am hereby informing you that your bid for the above referenced project is disqualified by the City of Harker Heights for not meeting the conditions set forth in the Bidding Documents as follows:

S1.05 QUALIFICATONS OF LOW BIDDER

The City reserves the right, after the Bids have been opened and before the Contract has been awarded, to require of a Bidder the following information:

- (a) The experience record of the Bidder showing completed jobs of a similar nature to the one covered by the proposed Contract and all Work in progress with bond amounts and percentage completed.
- (b) A sworn statement of the current financial condition of the Bidder.
- (c) Equipment schedule.

Should the low Bidder fail to produce evidence satisfactory to the Inspector on any of the foregoing points, he may be disqualified and the Work awarded to the next low Bidder so qualifying.

Sincerely,



Otto E. Wiederhold, P.E.
Senior Vice President

Cc: Project File 2-01528
Mark Hyde, Director of Public Works

Mark Hyde

From: Otto Wiederhold <owiederhold@walkerpartners.com>
Sent: Tuesday, February 1, 2022 4:02 PM
To: Mark Hyde
Subject: FW: Choice Builders - Charlie O'Daniel

Sharon is an engineer and project manager for Temple Public Works.

OTTO E. WIEDERHOLD, P.E.
Senior Vice President

Walker Partners

W 254.690.1478 M 254.290.4774

From: Sharon Sesler <ssesler@templetx.gov>
Sent: Monday, January 31, 2022 10:09 AM
To: Otto Wiederhold <owiederhold@walkerpartners.com>
Subject: RE: Choice Builders - Charlie O'Daniel

Otto,

I've worked with Charlie on N 31st Street Sidewalk Improvements near Temple High School and currently on Adams Ave and Central Ave Sidewalk Improvements (from 31st St to 3rd St). Both were TxDOT funded projects. I never had any issues with Charlie and he is great to work with. He (and his foremen) are responsive, communicate well, and work in a timely manner. If given the opportunity, I would work with them again in the future.

Thanks,
Sharon Sesler, P.E.

From: Richard Wilson <rwilson@templetx.gov>
Sent: Monday, January 31, 2022 10:00 AM
To: Sharon Sesler <ssesler@templetx.gov>
Subject: FW: Choice Builders - Charlie O'Daniel

Sharon,

You have the experience with them...

Richard E. Wilson, P.E., CFM
City Engineer
Engineering Division
Public Works Department
3210 E. Avenue H, Bldg A
City of Temple, Texas 76501

(254) 298-5667

From: Otto Wiederhold <owiederhold@walkerpartners.com>
Sent: Monday, January 31, 2022 9:45 AM
To: Richard Wilson <rwilson@templetx.gov>
Subject: Choice Builders - Charlie O'Daniel

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Richard,

Choice Builders is being considered to be awarded a sidewalk project for the City of Harker Heights. Charlie listed the Adams-Central Pedestrian Improvements as a completed project. Could you or Sharon give a recommendation to me for them as a contractor?

OTTO E. WIEDERHOLD, P.E.
Senior Vice President



www.WalkerPartners.com
2100 Trimmier Rd., Suite 102
Killeen, Texas 76541

W 254.690.1478
M 254.290.4774

Mark Hyde

From: Otto Wiederhold <owiederhold@walkerpartners.com>
Sent: Tuesday, February 1, 2022 4:03 PM
To: Mark Hyde
Subject: FW: Reference for Choice Builders - Charlie O'Daniels

FYI

OTTO E. WIEDERHOLD, P.E.
Senior Vice President

Walker Partners

W 254.690.1478 M 254.290.4774

From: Trae Sutton <Tsutton@kpaengineers.com>
Sent: Monday, January 31, 2022 9:26 AM
To: Otto Wiederhold <owiederhold@walkerpartners.com>
Subject: RE: Reference for Choice Builders - Charlie O'Daniels

Thanks for the follow up Otto! I was on the other line and couldn't switch over fast enough. I called your office, but they weren't sure who called.

We've had several projects with Choice over the several years. Have two sidewalk projects they are working on currently. One in Georgetown (70%) complete and one in Temple (90%) complete.

We've not had any issues with them in the past. They perform good work and have been good to work with. Any Change Order related items were typically owner driven.

Let me know if there are any other specific questions you need me to answer, and I'll be more than glad to do so.

Thank you,

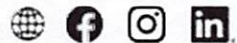


Alvin R. "Trae" Sutton, III, PE, CFM

Principal

800 South Austin Avenue • Georgetown, TX 78626

☎ (512) 819-9478



From: Otto Wiederhold <owiederhold@walkerpartners.com>
Sent: Monday, January 31, 2022 9:22 AM
To: Trae Sutton <Tsutton@kpaengineers.com>
Subject: Reference for Choice Builders - Charlie O'Daniels

Trae,
You were listed as a reference for Choice Builders _ Charlie O'Daniels. They are being considered for a sidewalk project for the City of Harker Heights. Just need your recommendation/comments. Tried to call, but you were busy.

OTTO E. WIEDERHOLD, P.E.
Senior Vice President



https://link.edgepilot.com/s/f361d8ca/Y5FTciYoAkGiz2_wOSz6GA?u=http://www.walkerpartners.com/
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Killeen, Texas 76541

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M 254.290.4774

Sidewalk–Prospector Trail to Vineyard Trail



Prospector Trail
Crosswalk



Stillhouse Lake Road
Southbound