

The background of the entire page is a map of Harker Heights. The city's boundary is outlined in black. Inside the boundary, various areas are shaded in different patterns: some are solid grey, some have a cross-hatch pattern, and some have a diagonal line pattern. The map shows streets, buildings, and surrounding areas.

Harker Heights
Planning and Zoning
Commission Meeting &
Workshop
Wednesday,
April 27, 2022
5:30 p.m.



**PLANNING & ZONING COMMISSION MEETING & WORKSHOP
HARKER HEIGHTS CITY HALL
WEDNESDAY, APRIL 27, 2022**

Notice is hereby given that beginning at 5:30 P.M. on Wednesday, April 27, 2022, and continuing from day to day thereafter, if necessary, the Planning and Zoning Commission (P&Z) of the City of Harker Heights will conduct a regular meeting, to be immediately followed by a workshop. The Meeting will be held in the Kitty Young Council Chambers of the Harker Heights City Hall located at 305 Miller's Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following Agenda:

MEETING AGENDA

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

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

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

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

IV. APPROVAL OF AGENDA

1. Consider approval of the agenda for the regular meeting of the Planning and Zoning Commission for April 27, 2022.

V. CONSENT AGENDA

1. Consider approval of Minutes from the Regular Planning and Zoning Meeting held on March 30, 2022.

VI. Report on planning & development related items from the City Council's meetings and workshops between March 29, 2022 and April 26, 2022.

VII. Recognition of Affidavits for Conflict of Interest.

VIII. PUBLIC COMMENTS

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

IX. PUBLIC HEARING

- 1. Z22-08 Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1(M) (Manufactured One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Valley View Third Ext, Block 011, Lot 13, PT 12, (E 25' of 12), generally located at 224 E. Turnbo Rd., Harker Heights, Bell County, Texas.**
- 2. Z22-09 Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Skipcha Mountain Estates, Phase Six, Section One, Block 007, Lot 0042, and Skipcha Mountain Estates, Phase Six, Section One, Block 007, Lot PT 43, (TRI of 43 (8.50' X 9.21' X 3.25')), generally located at 518 Chinook Circle, Harker Heights, Bell County, Texas.**
- 3. Z22-10 Conduct a public hearing to discuss and consider recommending 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 A0115BC IT Bean, S 5' of 5 & N 85' of 6, Blk 48, Pueblo Trace, Comm Land, Acres 0.4, generally located at 1711 Pueblo Trace, Harker Heights, Bell County, Texas.**

X. NEW BUSINESS

- 1. P22-09 Discuss and consider a request for a Final Plat review for FilmTech Addition, on property described as a 1.454 acre tract of land in Bell County, Texas, being part of the Uriah Hunt Survey, Abstract No. 401, the land herein being all of a called 1.455 acre tract of land conveyed in a Warranty Deed with Vendor's Lien to Filmtech.com, LLC, being described in Exhibit "A" of record in Instrument No. 2020027121, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.).**
- 2. P22-10 Discuss and consider a request for a Final Plat review for The Ridge Phase Three, Eighth Amendment, on property described as a 1.05 acre tract of land situated in the W.C. Biles Survey, A-1364, and the A. Gee Survey, A-1028, both of Bell County, Texas, being all of Lots 53 and 54, Block 10, The Ridge Phase Three, recorded in Cabinet D, Slides 201-D, 202-A, and 202-B, Plat Records of Bell County, Texas, and being described in a deed to Arvind Karthikeyan and Wife, Divya Ganesh, recorded in Instrument No. 2022017268, Deed Records of Bell County, Texas.**
- 3. P22-11 Discuss and consider a request for a Final Plat review for Corona De Vida, on property described as a 9.997 acre tract of land in Bell County, Texas,**

being part of the Uriah Hunt Survey, Abstract No. 401, the land herein being all of a called 9.99 acre tract of land conveyed in a Warranty Deed to CORONA DE VIDA, a nonprofit corporation, being described of record in Document No. 2020021660, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.).

4. P22-12 Discuss and consider a request for a Final Plat review for Fireside Heights Addition, on property described as a 0.799 acre tract of land in Bell County, Texas, being part of the Elizabeth Dawson Survey, Abstract No. 258, the land herein being part of Lot 1, Block 1, Fireside Addition, an addition to the City of Harker Heights, Texas, being of record in Cabinet C, Slide 199-D, Plat Records of Bell County, Texas (P.R.B.C.T.), and being a called 0.80 acre tract of land conveyed in a General Warranty Deed to J & U Properties, LLC, being described in Exhibit "A" of record Instrument No. 2015-00008355, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.).
5. P22-13 Discuss and consider a request for a Final Plat review for Fuller Heights Addition, on property described as a 6.494 acre tract of land in Bell County, Texas, being part of the J.W. Renick Survey, Abstract No. 704 and part of the R.Y. Renick Survey, Abstract No. 722, the land herein being all of a called 6.497 acre tract of land conveyed in a General Warranty Deed to John Reider and Danya Reider, described in Exhibit "A" of record in Instrument No. 2021062073, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.).

XI. REPORTS FROM COMMISSIONERS

XII. STAFF COMMENTS

XIII. ADJOURNMENT OF PLANNING & ZONING COMMISSION MEETING

MEETING WORKSHOP

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

I, the undersigned authority, do hereby certify that pursuant to the Texas Open Meetings Act, the above Notice of Meeting of the Planning and Zoning Commission of the City of Harker Heights, Texas, was posted at the Harker Heights Municipal Building, and the City of Harker Heights website which is readily accessible to the public at all times, by **10:00 A.M. on Friday, April 22, 2022**. Please contact the Planning and Development Department at (254) 953-5648 for further information.

Yvonne K. Spell

Yvonne K. Spell, City Planner

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

**Minutes of the Harker Heights Planning & Zoning Commission Meeting &
Workshop
March 30, 2022**

Present:

Commission

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

Staff

David Mitchell	City Manager
Kristina Ramirez	Planning and Development Director
Mark Hyde	Public Works Director
Yvonne K. Spell	City Planner
Daniel Phillips	GIS Analyst/Planner
Brad Alley	Fire Marshal
Raelin Fiscus	Planning & Development Administrative Assistant

Absent:

Rodney Shine	Commissioner
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Meeting Agenda:

Agenda Item I: A quorum was established, and the regular meeting for the Planning and Zoning Commission was called to order at 5:30 P.M.

Agenda Item II: Invocation

Agenda Item III: Pledge of Allegiance

Agenda Item IV: The next agenda item was approval of the agenda from the regular Planning and Zoning Meeting for March 30, 2022. Secretary Stegmeyer made a motion to approve the agenda, and Commissioner Watford seconded the motion. **The motion was approved (8-0).**

Agenda Item V: The next agenda item was approval of the meeting minutes from the regular Planning and Zoning Meeting held on February 23, 2022. Commissioner Heidtbrink made a motion to approve the meeting minutes, and Commissioner Bess seconded the motion. **The motion was approved (8-0).**

Agenda Item VI: Mrs. Spell provided a summary of the City Council results from meetings and workshops between February 23, 2022 and March 29, 2022.

Agenda Item VII: Mrs. Ramirez presented a report regarding land use designations and zoning districts for properties on the FM 2410 Corridor located within the Knight's Way Overlay District.

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

Agenda Item IX: Public Comments:

Leon Charpentier of 1800 Quarry Trail, Harker Heights, Texas 76548 spoke at the podium regarding the Knight's Way Corridor.

Agenda Item X: Public Hearing:

1. Z22-03 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-3 (Local Business District) on property described as Fawn Valley, Block 006, Lot 0001, generally located at 1702 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas

Mrs. Ramirez explained the applicants request for consider a change in zoning designation from R-1 (One-Family Dwelling District) to B-3 (Local Business District).

Raymond Hamden P.O. Box 2008, Harker Heights, Texas 76548 was present to represent the case.

Leon Charpentier of 1800 Quarry Trail, Harker Heights, Texas 76548 spoke in opposition to this request.

Robin Batt of 2404 Limestone & 1700 FM 2410, Harker Heights, Texas 76548 spoke in opposition to this request.

John Shatto of 2502 Quartz Trail, Harker Heights, Texas 76548 spoke in opposition to this request.

Loretta Shatto of 2502 Quartz Trail, Harker Heights, Texas 76548 spoke in opposition to this request.

Kristine Dillon of 2509 Quartz Trail, Harker Heights, Texas 76548 spoke in opposition to this request.

Michael Nitti of 2517 Granite Trail, Harker Heights, Texas 76548 spoke in opposition to this request.

Commissioner McCann made a motion to recommend approval of recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-3 (Local Business District) on property described as Fawn Valley, Block 006, Lot 0001, generally located at 1702 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas. Commissioner Watford seconded the motion. **The motion to recommend approval passed (6-2).** Vice Chairman Robinson and Secretary Stegmeyer denied the motion based on the proposed zoning being substantially inconsistent with the zoning of neighboring lands.

2. Z22-03-F Conduct a public hearing to discuss and consider recommending an ordinance to change land use designation from Medium Density Residential to Community Center on

property described as Fawn Valley, Block 006, Lot 0001, generally located at 1702 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicants request for a change in land use designation from Medium Density Residential to Community Center.

Raymond Hamden of P.O. Box 2008, Harker Heights, Texas 76548 was present to represent this case.

Leon Charpentier of 1800 Quarry Trail, Harker Heights, Texas 76548 spoke in opposition to this request.

Robin Batt of 2404 Limestone & 1700 FM 2410, Harker Heights, Texas 76548 spoke in opposition to this request.

Kristine Dillon of 2509 Quartz Trail, Harker Heights, Texas 76548 spoke in opposition to this request.

Michael Nitti of 2517 Granite Trail, Harker Heights, Texas 76548 spoke in opposition to this request.

Commissioner Heidtbrink made a motion to recommend approval of an ordinance to change land use designation from Medium Density Residential to Community Center on property described as Fawn Valley, Block 006, Lot 0001, generally located at 1702 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas. Commissioner McCann seconded the motion. **The motion to recommend approval passed (6-2).** Vice Chairman Robinson and Secretary Stegmeyer denied the motion based on the proposed zoning being substantially inconsistent with the zoning of neighboring lands.

3. Z22-06 Conduct a public hearing to discuss and consider a change in 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, generally located at 3202 Comanche Gap Road, Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicants request for a change in 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, generally located at 3202 Comanche Gap Road, Harker Heights, TX.

Michael Withers of 3200 Comanche Gap Road, Harker Heights, Texas 76548 was present to represent this case.

Commissioner Bess made a motion to recommend approval of 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, generally located at 3202 Comanche Gap Road, Harker Heights, Bell County, Texas. Secretary Stegmeyer seconded the motion. **The motion to recommend approval passed (8-0).**

4. Z22-04 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling District) with a Conditional Use Permit (CUP) on property described as

being all that certain 51.13 acre tract of land situated in the Uriah Hunt Survey, Abstract No. 401, and being all of the called 6.271 acre tract of land recorded in Volume 2840, Page 342, all of the called 2 acre tract of land recorded in Volume 3867, Page 611, all of the called 33.867 acre tract of land recorded in Volume 4132, Page 628, all of the called 1 acre tract of land recorded in Volume 5885, Page 918, all of the called 2.0 acre tract of land recorded in Instrument No. 202000014838, all of the Deed Records of Bell County, Texas and all belonging to Jordanna D. Packwood, and all of the called 5.989 acre tract of land described in deeds to Jordanna Packwood 2011 Trust, recorded in Instrument No. 201900047413, Deed Records of Bell County, Texas, generally located at 1833 Tonkawa Trail

Mrs. Spell explained the applicants request for a change in zoning designation from R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling District) with a Conditional Use Permit (CUP).

Jordanna Packwood Larson of 1833 Tonkawa Trail, Harker Heights, Texas 76548 was present to represent this case.

Commissioner McCann made a motion 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) with a Conditional Use Permit (CUP) on property described as being all that certain 51.13 acre tract of land situated in the Uriah Hunt Survey, Abstract No. 401, and being all of the called 6.271 acre tract of land recorded in Volume 2840, Page 342, all of the called 2 acre tract of land recorded in Volume 3867, Page 611, all of the called 33.867 acre tract of land recorded in Volume 4132, Page 628, all of the called 1 acre tract of land recorded in Volume 5885, Page 918, all of the called 2.0 acre tract of land recorded in Instrument No. 202000014838, all of the Deed Records of Bell County, Texas and all belonging to Jordanna D. Packwood, and all of the called 5.989 acre tract of land described in deeds to Jordanna Packwood 2011 Trust, recorded in Instrument No. 201900047413, Deed Records of Bell County, Texas, generally located at 1833 Tonkawa Trail with conditions. Secretary Stegmeyer seconded the motion. **The motion to recommend approval passed (8-0).** The conditions are as follows:

1. The approximate 5,200 square foot existing accessory structure, located on parcel 81615, is permitted to remain.
2. The maximum number of accessory buildings shall be allowed to exceed one per acre on parcels 25586, 81612, and 90539 provided that the aggregate number of all existing accessory buildings plus residence structures as shown in Exhibit 1 for those parcels is not exceeded.
3. The maximum aggregate square footage of accessory buildings shall be allowed to exceed 1,000 square feet per acre on parcels 25586, 81612, and 90539 provided that the cumulative square footage of those three parcels does not exceed 13,000 square feet.
4. The maximum aggregate square footage of accessory buildings shall be allowed to exceed 10,000 square feet on parcels 25586, 81612, and 90539 provided that the cumulative square footage for those three parcels does not exceed 13,000 square feet.
5. Multiple residences to be allowed on the property for a temporary period as requested by the owner in Exhibit 2. The two existing residences shown in Exhibit 1 shall be

demolished and removed from the property no later than 30 months from the date of approval.

5. Z22-05 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as A0115BC I T BEAN, BLK 49 COMANCHE LAND, UNDEDICATED, ACRES 6.58, generally located at 1608 Pima Trail, Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicants request for a change in zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District).

Ace Reneau of Mitchell & Associates, offices located at 102 North College Street, Killeen, TX 76541 was present to represent this case.

Secretary Stegmeyer made a motion to recommend approval of a change in zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as A0115BC I T BEAN, BLK 49 COMANCHE LAND, UNDEDICATED, ACRES 6.58 generally located at 1608 Pima Trail, Harker Heights, TX Commissioner Heidtbrink seconded the motion. **The motion to recommend approval passed (8-0).**

6. Z22-07 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from PD-R (Planned Development Residential District) with an underlying R-1 (One-Family Dwelling District) to B-2 (Neighborhood Retail District) on property described as Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicants request for a change in zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District).

Michael Aycock of 1818 Mesa Oaks Circle, Harker Heights, Texas 76548 was present to represent this case.

Commissioner Heidtbrink made a motion to recommend approval of an ordinance to change zoning designation from PD-R (Planned Development Residential District) with an underlying R-1 (One-Family Dwelling District) to B-2 (Neighborhood Retail District) on property described as Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas. Commissioner Watford seconded the motion. **The motion to recommend approval passed. (8-0)**

7. Z22-07-F Conduct a public hearing to discuss and consider recommending an ordinance to change land use designation from Low Density Residential to Community Center on property described as Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicants request for a change in land use designation from Low Density Residential to Community Center.

Michael Aycock of 1818 Mesa Oaks Circle, Harker Heights, Texas 76548 was present to represent this case.

Commissioner Bess made a motion to recommend approval of an ordinance to change land use designation from Low Density Residential to Community Center on property described as Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas. Commissioner McCann seconded the motion. **The motion to recommend approval passed. (8-0)**

Agenda Item XI: New Business:

1. P22-05 Discuss and consider a request for a Minor Plat referred to as Dunyasha Place, on property described as 5.806 acres, situated in the W.H. Russell Survey, Abstract 1019, Bell County, Texas, embracing all of Lot 1, Block 1, Withers Way, an addition within the City of Harker Heights, Bell County, Texas, according to the plat of record in Plat Year 2016, Plat #20, Plat Records of Bell County, Texas, and embracing all of a called 3.30 acre tract conveyed to Michael Withers and Dunyasha Withers in Document No. 2016-00036332, Official Public Records of Real Property, Bell County, Texas.

Mrs. Spell explained the applicant's request for a Minor Plat referred to as Dunyasha Place.

Michael Withers 3200 Comanche Gap Road, Harker Heights, Texas 76548 was present to represent this case.

Secretary Stegmeyer made a motion to recommend approval of 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. Commissioner Heidtbrink seconded the motion. **The motion to recommend approval passed (8-0).**

2. P22-08 Discuss and consider a request for a Minor Plat referred to as Casas Addition, on property described as being a 0.18 acre tract of land out of the I.T. Bean Survey, Abstract No. 115, Bell County, Texas, and being the same tract of land conveyed to Daria Casas De Mendez and Jose Casas-Rodriguez as recorded in Instrument No. 2019-00039451, Official Public Records of Real Property of Bell County, Texas.

Mrs. Spell explained the applicant's request for a Minor Plat review for Casas Addition.

Michelle Lee of Killeen Engineering & Surveying, offices located at 2901 E. Stan Schlueter Loop, Killeen, Texas 76542 was present to represent this case.

Secretary Stegmeyer made a motion to recommend approval of a Minor Plat referred to as Casas Addition, on property described as being a 0.18 acre tract of land out of the I.T. Bean Survey, Abstract No. 115, Bell County, Texas, and being the same tract of land conveyed to Daria Casas De Mendez and Jose Casas-Rodriguez as recorded in Instrument No. 2019-00039451, Official Public Records of Real Property of Bell County, Texas. Commissioner Austin seconded the motion. **The motion to recommend approval with conditions passed (8-0).** The condition is as follows:

1. Revise the dedication language on the face of the plat and the signatory blocks per the City's Code of Ordinances and as directed by City staff.

3. CP22-01 Discuss and consider a request for a Concept Plan referred to as McLaughlin Way, on property described as being a 4.80 acre tract of land being Lot 1, Block 1 of McLaughlin Way as recorded in Cabinet C, Slide 348-B, Plat Records of Bell County, Texas and being a tract of land conveyed to Thomas and Stacie Guice as recorded in Instrument No. 2021058830, Deed Records of Bell County, Texas.

Mrs. Spell explained the applicant's request for a Concept Plan referred to as McLaughlin Way.

Michelle Lee of Killeen Engineering & Surveying, offices located at 2901 E. Stan Schlueter Loop, Killeen, Texas 76542 was present to represent this case.

Secretary Stegmeyer made a motion to recommend approval of a Concept Plan referred to as McLaughlin Way, on property described as being a 4.80 acre tract of land being Lot 1, Block 1 of McLaughlin Way as recorded in Cabinet C, Slide 348-B, Plat Records of Bell County, Texas and being a tract of land conveyed to Thomas and Stacie Guice as recorded in Instrument No. 2021058830, Deed Records of Bell County, Texas. Commissioner Watford seconded the motion. **The motion to recommend approval passed (8-0).**

Agenda Item XI: Reports from commissioners

Agenda Item XII: Staff comments

Agenda Item XIII: Adjournment of P&Z Meeting. Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 8:22 P.M.

Larry Robison, Chairman

DATE:

Michael Stegmeyer, Secretary

DATE:



PLANNING AND ZONING COMMISSION MEMORANDUM

Z22-08

AGENDA ITEM IX-1

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: APRIL 27, 2022

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1(M) (MANUFACTURED ONE-FAMILY DWELLING DISTRICT) TO R-2 (TWO-FAMILY DWELLING DISTRICT) ON PROPERTY DESCRIBED AS VALLEY VIEW THIRD EXT, BLOCK 011, LOT 13, PT 12, (E 25' OF 12), GENERALLY LOCATED AT 224 E. TURNBO RD., HARKER HEIGHTS, BELL COUNTY, TEXAS.

EXPLANATION:

The applicant is requesting a change from the current zoning of R-1(M) (Manufactured One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property generally located at 224 E. Turnbo Rd.

Parcel History

This parcel is located within the original area of the city incorporation (1960); the subdivision was approved and platted in 1962. The mobile home that was on site was removed sometime prior to February 2015, and the property has remained vacant since.

STAFF ANALYSIS:

Surrounding Land Uses

Adjacent land uses include those identified in the table below:

	Existing Land Use	Land Use Plan	Zoning
North	Parks & Open Space	Parks & Open Space	R-1 (One-Family Dwelling District)
South	Medium Density Residential	Medium Density Residential	R1-I (Single-Family Infill Dwelling District) R-2 (Two-Family Dwelling District)
East	Medium Density Residential	Medium Density Residential	R-1(M) (One-Family Manufactured Home Dwelling District)
West	High Density Residential	Medium Density Residential	R-3 (Multi-Family Dwelling District)

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

Thoroughfare Plan

Turnbo Road is classified as a residential street. Per §154.01, Residential Streets are defined as: *Streets that serve individual residential lots. They carry low traffic volumes at low speeds. RESIDENTIAL STREETS shall be 36 feet in width back-of-curb to back-of-curb with a minimum 60 feet of right-of-way. These are streets that serve individual residential lots. Where entrances to subdivisions are not part of a collector street, they shall be 42 feet wide with 70 feet of right-of-way for a distance of 100 feet from the intersection.*

Flood Damage Prevention

The property is located within the flood plain. The Finished Floor Elevation (FFE) of any residence built upon this lot would have to be at least 2 (two) feet above the Base Flood Elevation (BFE) per COHH Drainage Criteria Manual (*Section 1.2.10 Lot Grading, C- Finished floor elevations shall be shown for all lots adjacent to or encroaching upon the FEMA designated 100-yr flood plain. Finished floor elevations shall be a minimum of two (2) FT above the ultimate base flood elevations.*).

Pharr vs. Tippet Considerations

1. The proposed use and rezoning are compatible with the current Comprehensive Plan and Land Use Plan.
2. The proposed use and rezoning will have no adverse impact on surrounding properties.
3. The proposed use and rezoning are compatible with existing uses and zoning in the neighborhood.
4. The proposed use and rezoning do not pose an adverse impact to the public health, safety, or general welfare.

NOTICES:

Based on the most recently approved tax roll available, staff sent out forty-two (42) notices to property owners within the 400-foot notification area. As of April 21, 2022, three (3) responses were received in favor of the request, and zero (0) responses were received in opposition of the request. Any additional responses received after the above date will be provided during the meeting.

RECOMMENDATION:

Alternatives Considered

Staff considered two (2) alternatives for this case.

1. Recommend approval of the applicant's zoning request as presented.
2. Recommend disapproval of the applicants zoning request based on Pharr & Tippet.

Staff Recommendation

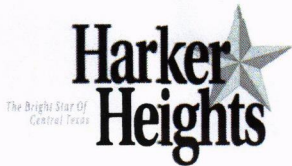
Staff recommends approval of an ordinance to change zoning designation from R-1(M) (Manufactured One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property generally located at 224 E. Turnbo Rd.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval or disapproval with explanation of an ordinance to change zoning designation from R-1(M) (Manufactured One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Valley View Third Ext, Block 011, Lot 13, PT 12, (E 25' of 12), generally located at 224 E. Turnbo Rd., Harker Heights, Bell County, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

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



Rezoning Request Application

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

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

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

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

Property Owner(s) Name: LEE PATRICK JR **Date:** 28 MARCH 2022

Address: 5019 BIRMINGHAM CIR

City/State/Zip: KILLEEN TEXAS 76542

Phone: 254-999-1329 **E-mail:** KYONG LEE PATRICK AT @-MAIL.COM

Legal Description of Property:

Location of Property (Address if available): 224 EAST TURNBRO RD HARKER HTS TX 76548

Lot: 12-13 **Block:** 11 **Subdivision:** VALLEY VIEW ADDITION H H

Acres: _____ **Property ID:** 91121 **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: R1M **Proposed Zoning:** R-2

Current Land Use: VACANT **Proposed Land Use:** DUPLEX

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.

LEE PATRICK JR
 Printed Name of Property Owner

[Signature]
 Signature of Property Owner

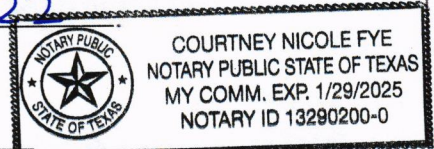
Printed Name of Representative

Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 28th DAY OF March, 2022

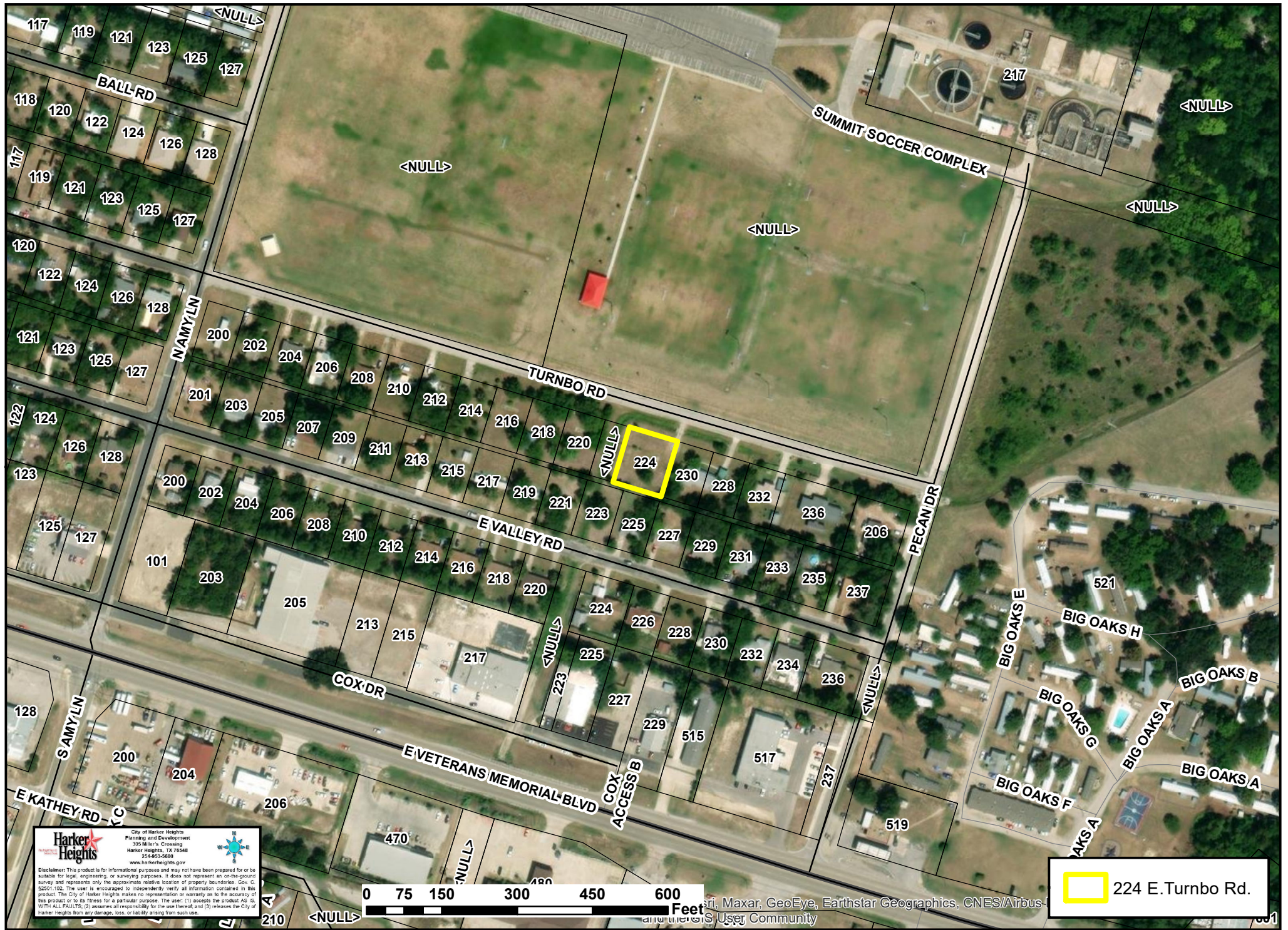
Courtney Nicole Iye
 SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/29/2025



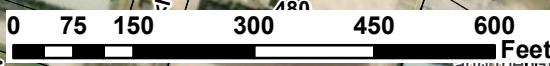
STAFF ONLY - DO NOT FILL OUT BELOW
Date Submitted: 3/28/2022 **Receipt #:** 01809317


Received By: [Signature] **Case #:** _____
 Pre-Application Meeting
 Revised: 10/2021

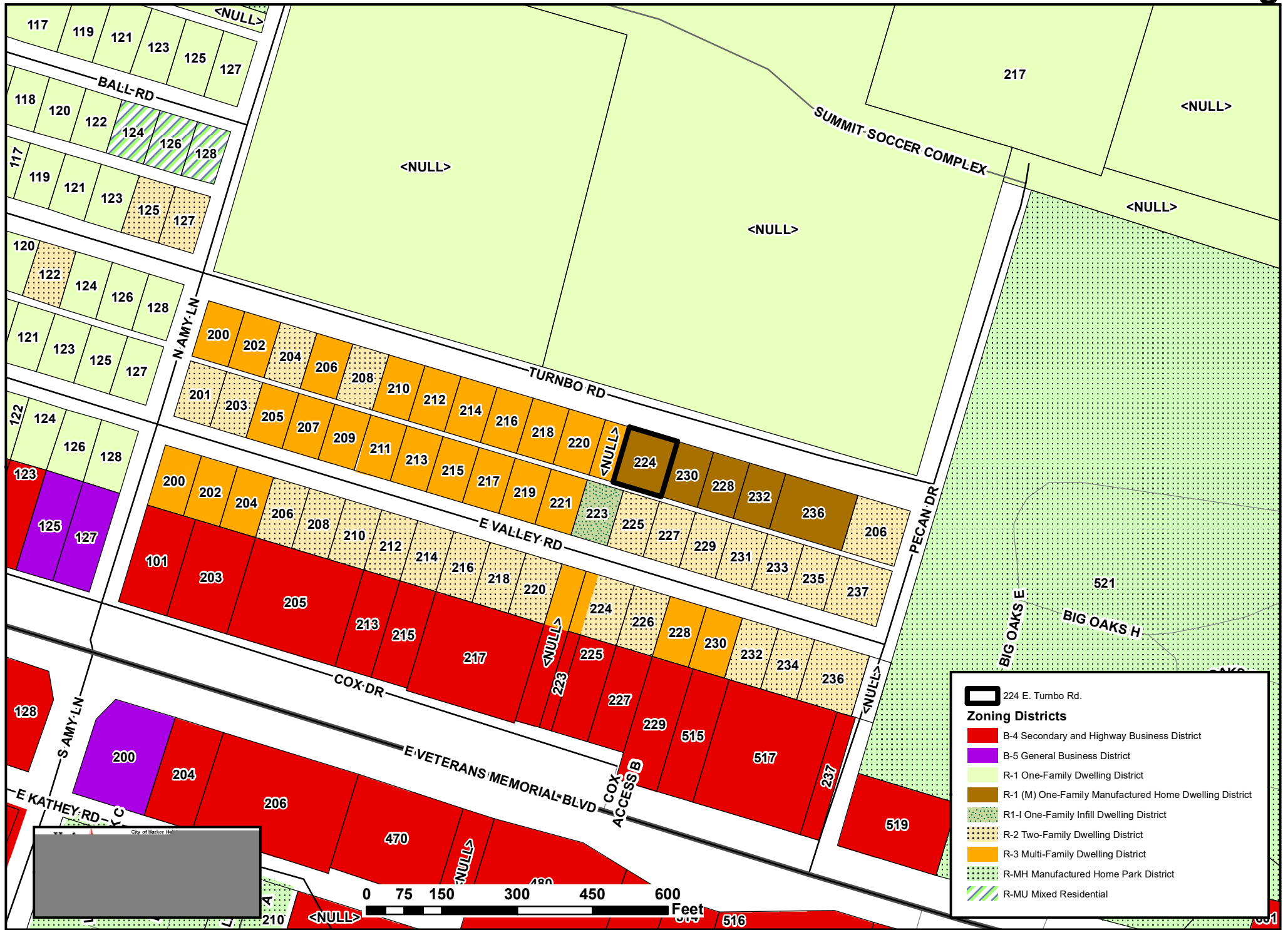


Harker Heights
 City of Harker Heights
 Planning and Development
 300 Miller's Crossing
 Harker Heights, TX 78548
 254-853-5699
 www.harkerheights.gov

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 224 E. Turnbo Rd.

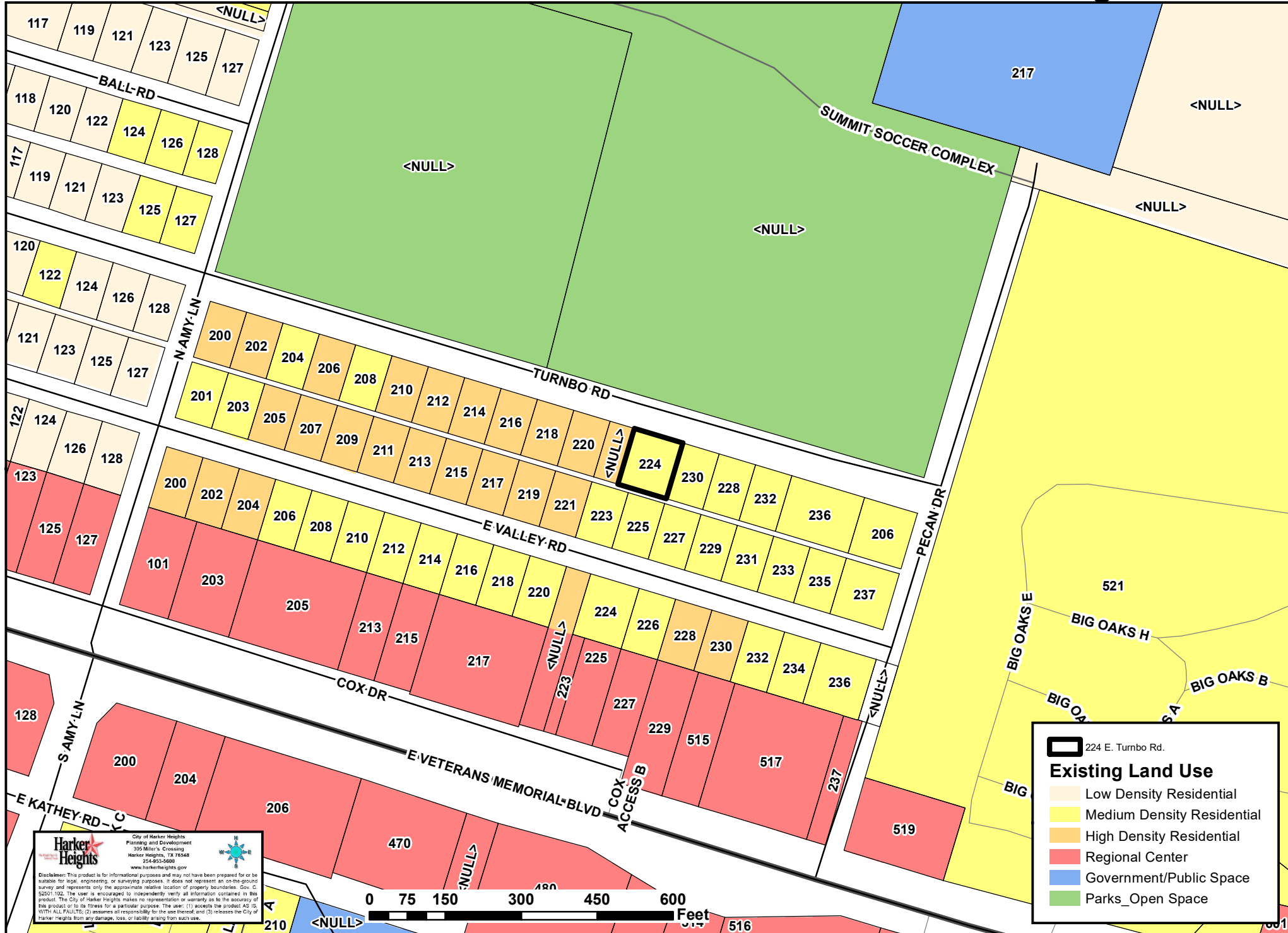



224 E. Turnbo Rd.

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-1-I One-Family Infill Dwelling District
- R-2 Two-Family Dwelling District
- R-3 Multi-Family Dwelling District
- R-MH Manufactured Home Park District
- R-MU Mixed Residential





 224 E. Turnbo Rd.

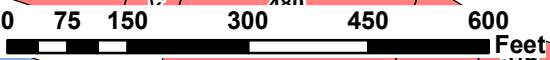
Existing Land Use

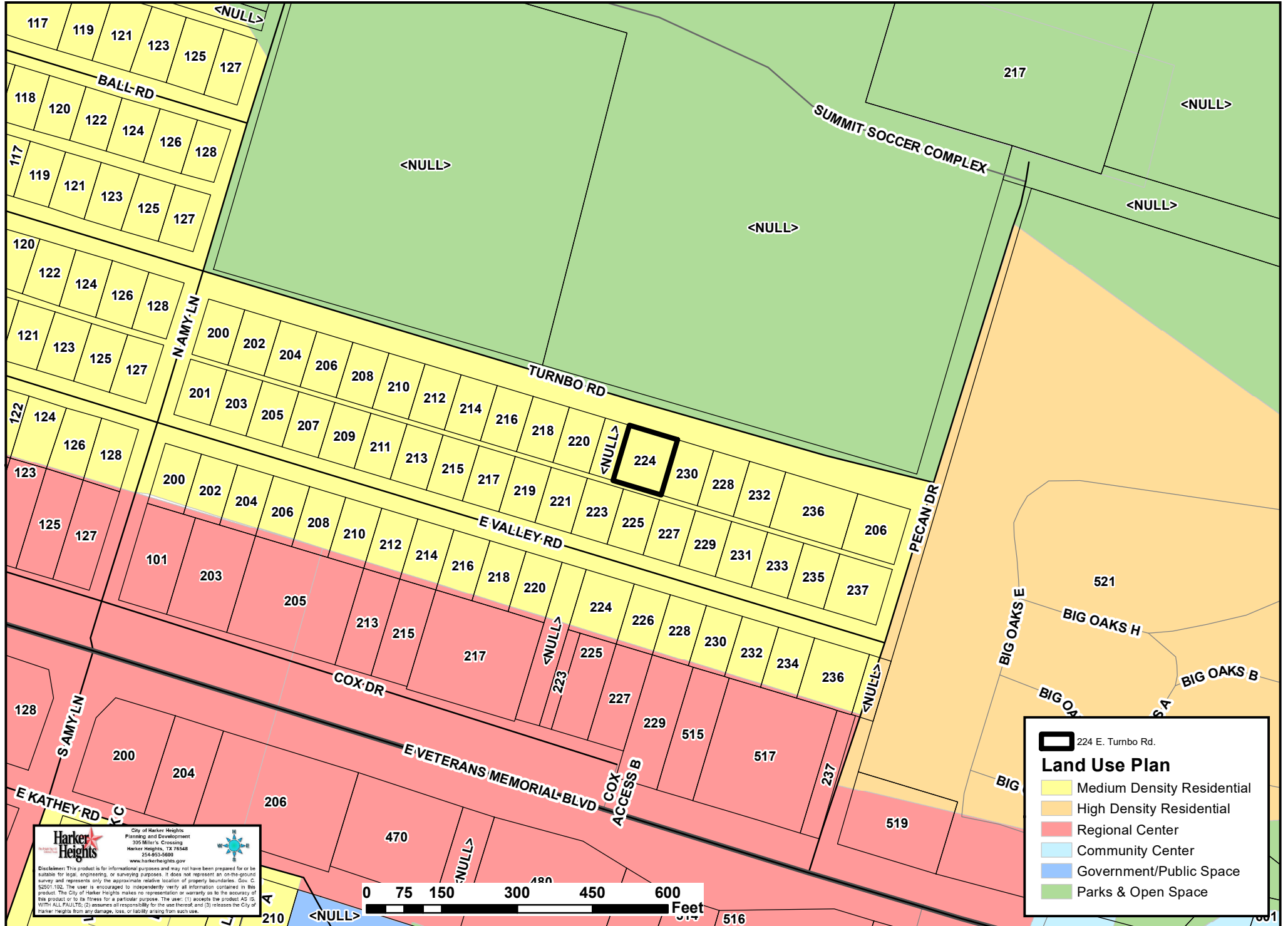
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Regional Center
-  Government/Public Space
-  Parks_Open Space

Harker Heights

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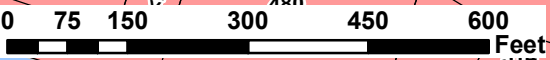
224 E. Turnbo Rd.

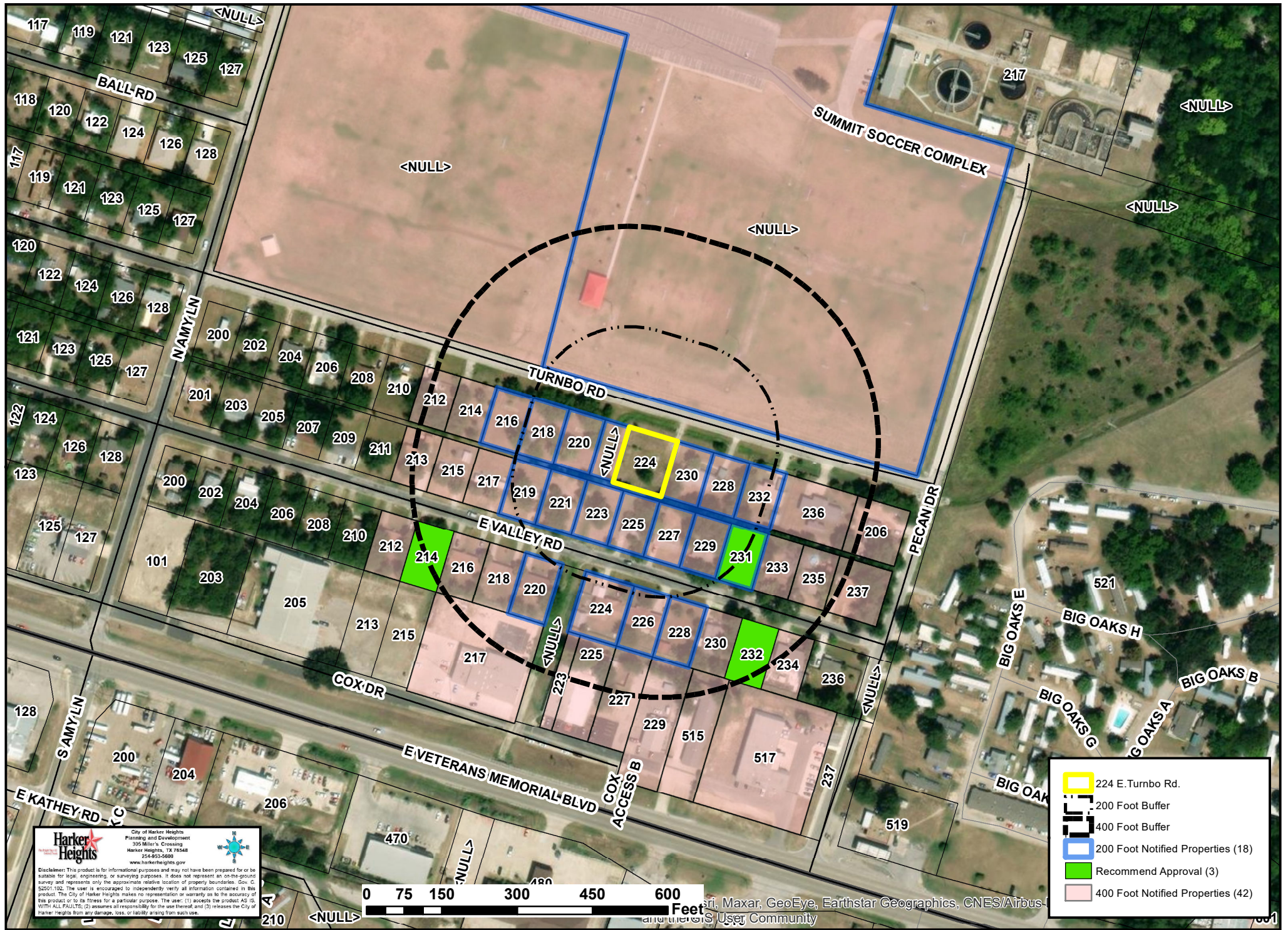
Land Use Plan

- Medium Density Residential
- High Density Residential
- Regional Center
- Community Center
- Government/Public Space
- Parks & Open Space

Harker Heights
 City of Harker Heights
 Planning and Development
 300 Miller's Crossing
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SENT: APRIL 8, 2022
DUE BACK: APRIL 20, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON APRIL 20, 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**

Received

APR 18 2022

FROM: POLICICHIO, JOSEPH

Planning & Development

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

Physical Address	Property ID
214 E VALLEY RD	31217

Z22-08 RE: application has been made to consider a request to change zoning designation from **R-1(M) (Manufactured One-Family Dwelling District)** to **R-2 (Two-Family Dwelling District)** on property described as *Valley View Third Ext, Block 011, Lot 13, PT 12, (E 25' of 12), generally located at 224 E. Turnbo Rd., Harker Heights, Bell County, Texas*, (see attached notification map).

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

JOSEPH Policchio
Printed Name

Joseph Policchio
Signature

4-12-22
Date

Received

APR 18 2022

Planning & Development

DIAZ-RUIZ, MARIA T
2001 E RANCIER AVE
KILLEEN, TX 76541-3791

4/18/22

Handwritten notes or signature

SENT: APRIL 8, 2022
DUE BACK: APRIL 20, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON APRIL 20, 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**

Received

APR 18 2022

FROM: DIAZ-RUIZ, MARIA T

Planning & Development

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

Physical Address	Property ID
232 E VALLEY RD	98304

Z22-08 RE: application has been made to consider a request to change zoning designation from **R-1(M) (Manufactured One-Family Dwelling District)** to **R-2 (Two-Family Dwelling District)** on property described as *Valley View Third Ext, Block 011, Lot 13, PT 12, (E 25' of 12), generally located at 224 E. Turnbo Rd., Harker Heights, Bell County, Texas,* (see attached notification map).

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

Mariatt Diaz-Ruiz

Maria T. Diaz Ruiz

4/12/22

Printed Name

Signature

Date



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

Z22-09

AGENDA ITEM IX-2

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: APRIL 27, 2022

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT (CUP) TO ALLOW FOR AN ACCESSORY DWELLING UNIT ON PROPERTY DESCRIBED AS SKIPCHA MOUNTAIN ESTATES, PHASE SIX, SECTION ONE, BLOCK 007, LOT 0042, AND SKIPCHA MOUNTAIN ESTATES, PHASE SIX, SECTION ONE, BLOCK 007, LOT PT 43, (TRI OF 43 (8.50' X 9.21' X 3.25')), GENERALLY LOCATED AT 518 CHINOOK CIRCLE, HARKER HEIGHTS, BELL COUNTY, TEXAS

EXPLANATION:

The applicant is requesting a change from the current zoning of R-1 (One-Family Dwelling District) to R-1 (One-Family Dwelling District) with a Conditional Use Permit (CUP) to allow for an Accessory Dwelling Unit (ADU) on property generally located at 518 Chinook Circle. The applicant indicated that the intent is to allow a family member to reside in the ADU.

Parcel History

This parcel was annexed into city limits in 1986, and the subdivision was approved and platted in 1993. The primary residential structure was constructed in 1995 and consists of approximately 1962 square feet. The parcel of land is .6 acres in size according to Bell County Appraisal District records.

STAFF ANALYSIS:

Surrounding Land Uses

Adjacent land uses include those identified in the table below:

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

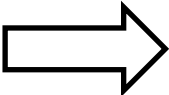
The 2021 Land Use Plan identifies this area being designated as Low Density Residential. The proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood and is consistent with the 2021 updates to the City of Harker Heights Comprehensive Plan and Land Use Plan.

Thoroughfare Plan

Chinook Circle is classified as a residential street. Per §154.01, Residential Streets are defined as: *Streets that serve individual residential lots. They carry low traffic volumes at low speeds. RESIDENTIAL STREETS shall be 36 feet in width back-of-curb to back-of-curb with a minimum 60 feet of right-of-way. These are streets that serve individual residential lots. Where entrances to subdivisions are not part of a collector street, they shall be 42 feet wide with 70 feet of right-of-way for a distance of 100 feet from the intersection.*

Accessory Structures: Per §155.020 One Family Dwelling District, Section (A) (5) (b) (4)

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



Total lot size for this parcel is 0.6 acres per Bell County Property Records. The applicant is allowed up to 1,000 aggregate square footage of all accessory structures; they currently have one accessory structure sized at 256 square feet.

Flood Damage Prevention

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

Pharr vs. Tippet Considerations

1. The proposed use and rezoning are compatible with the current Comprehensive Plan and Land Use Plan.
2. The proposed use and rezoning will have no adverse impact on surrounding properties.
3. The proposed use and rezoning are compatible with existing uses and zoning in the neighborhood.
4. The proposed use and rezoning do not pose an adverse impact to the public health, safety, or general welfare.

NOTICES:

Based on the most recently approved tax roll available, staff sent out sixty-four (64) notices to property owners within the 400-foot notification area. As of April 21, 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:

Alternatives Considered

Staff considered two (2) alternatives for this case.

1. Recommend approval of the applicant’s zoning request as presented.
2. Recommend disapproval of the applicants zoning request based on Pharr & Tippett.

Staff Recommendation

Staff recommends approval of an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-1 (One-Family Dwelling District) with a Conditional use Permit (CUP) for the property in this case with the following conditions:

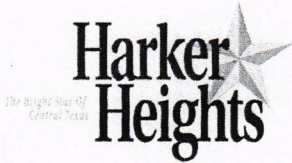
1. The accessory dwelling unit shall be used as a living space for a relative (not for rent).
2. The accessory dwelling unit will be located behind the front façade of the primary structure.
3. The accessory dwelling unit will gain access from the existing private driveway.
4. The accessory dwelling unit will have a maximum gross foundation footprint of 600 square feet.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval with conditions or disapproval with explanation of an ordinance granting a Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Skipcha Mountain Estates, Phase Six, Section One, Block 007, Lot 0042, and Skipcha Mountain Estates, Phase Six, Section One, Block 007, Lot PT 43, (TRI of 43 (8.50’ X 9.21’ X 3.25’), generally located at 518 Chinook Circle, Harker Heights, Bell County, Texas based on staff’s recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Application
2. Location Map
3. Zoning Map
4. Existing Land Use Map
5. Land Use Plan Map
6. Letter of Intent/Site Map
7. Notification Area Map
8. Public Responses



Conditional Use Permit Application

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

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

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

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

Property Owner(s) Name: MICHELE ALVAREZ-CHILDS Date: MARCH 28 2022

Address: 518 CHINOOK CIRCLE

City/State/Zip: HARKER HEIGHTS TX 76548

Phone: 254.449.2448 E-mail: shellbelltexas@gmail.com

Legal Description of Property:

Location of Property (Address if available): 518 CHINOOK CIRCLE HARKER HEIGHTS TX 76548

Lot: 0042 Block: 007 Subdivision: SKIPCHA MOUNTAIN ESTATES PH 06 SECT. 01

Acres: .0488 Property ID: 16096 Survey: _____

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

Current Zoning Classification: _____

Future Land Use Designation: _____

Applicant's Representative (if applicable):

Applicant's Representative: STEVEN GILL - GILL CONSTRUCTION SOLUTIONS LLC

Phone: 254.681.5228 E-Mail: Stevengill@gillconstructionservices.org

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

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

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

I, being the undersigned applicant, understand that failure to appear to represent a request shall be deemed a request to withdraw the proposal, or STEVEN GILL - GILL CONSTRUCTION SOLUTIONS will represent the owner.

MICHELE ALVAREZ-CHILDS
 Printed Name of Property Owner

[Signature]
 Signature of Property Owner

Stevengill
 Printed Name of Representative

[Signature]
 Signature of Representative

STAFF ONLY -- DO NOT FILL OUT BELOW

Date Submitted: 3/30/2022

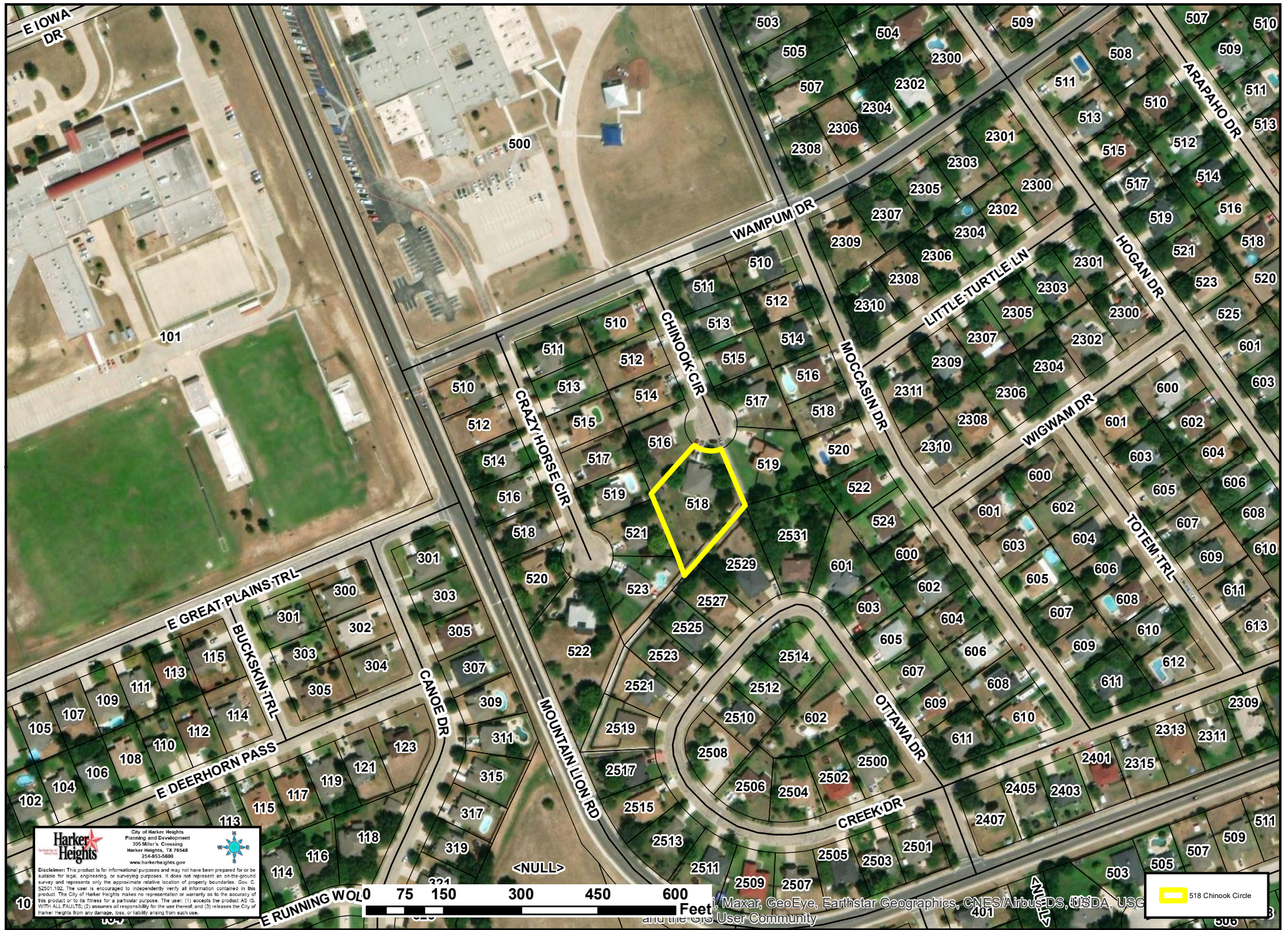
Pre-Application Meeting

Receipt #: 01810010

Received By: [Signature]

met w/ mike & yvonne @ front center

Case #: _____



Harker Heights
City of Harker Heights
Planning and Development
300 Millers Crossing
Harker Heights, TX 78548
254-853-5690
www.harkerheights.gov

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518 Chinook Circle

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



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518 Chinook Circle
Zoning Districts
 R-1 One-Family Dwelling District



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Existing Land Use


- Low Density Residential
- Government/Public Space

518 Chinook Circle




 City of Harker Heights
 Planning and Development
 300 Miller's Crossing
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 518 Chinook Circle
Land Use Plan
 Low Density Residential
 Government/Public Space





Steven Gill

stevengill@gillconstructionsolutionsllc.com

O:254.369.5978

C:254.681.5228

Date: March 30,2022

City of Harker Heights Planning and Development

305 Millers Crossing

Harker Heights, TX 76548

254.953.5647

Conditional use Permit Application Letter of Intent

Re: 518 Chinook Circle Harker Heights, Tx 76548

To whom it may concern,

This is a letter of intent regarding the property at 518 Chinook Circle Harker Heights, owned by Michele Alvarez-Childs. My name is Steven Gill, owner/operator of Gill Construction Solutions LLC. Michele has asked our company to be her representative in this matter. We propose building an auxiliary structure in the rear portion of the property directly behind the home. The build would be a <550 square foot structure, including a bedroom, bathroom, kitchenette, and sitting area. The purpose would be to provide a place for Michele's mother, Ella, to reside. Michele and her family have decided that they would prefer that Ella live as close as possible during this time~~ew~~ of life.



In reference to the Harker Heights Code of Ordinances Section 155.201 Conditional Use Permit

- The existing home, landscaping, parking, and land use will remain as-is.
- The lot size is between one half and one full acre.
- There is currently one existing auxiliary structure which size is 256 square feet.
- The aggregate size of the existing structure and proposed will be <1,000 square feet.
- All setbacks are within the allowable dimensions.
- The proposed would be a single story with a pitch equal to or less than 6 inches of rise per foot of run, equaling less than 24' and lower than the height of the main residence.
- Building materials and facade would be built consistent with the main residence building materials and facade.
- The proposed building would be built behind the front facade of the main residence.
- The proposed building would be for the use of family and friends only. There are no plans for rental/lease or business use.

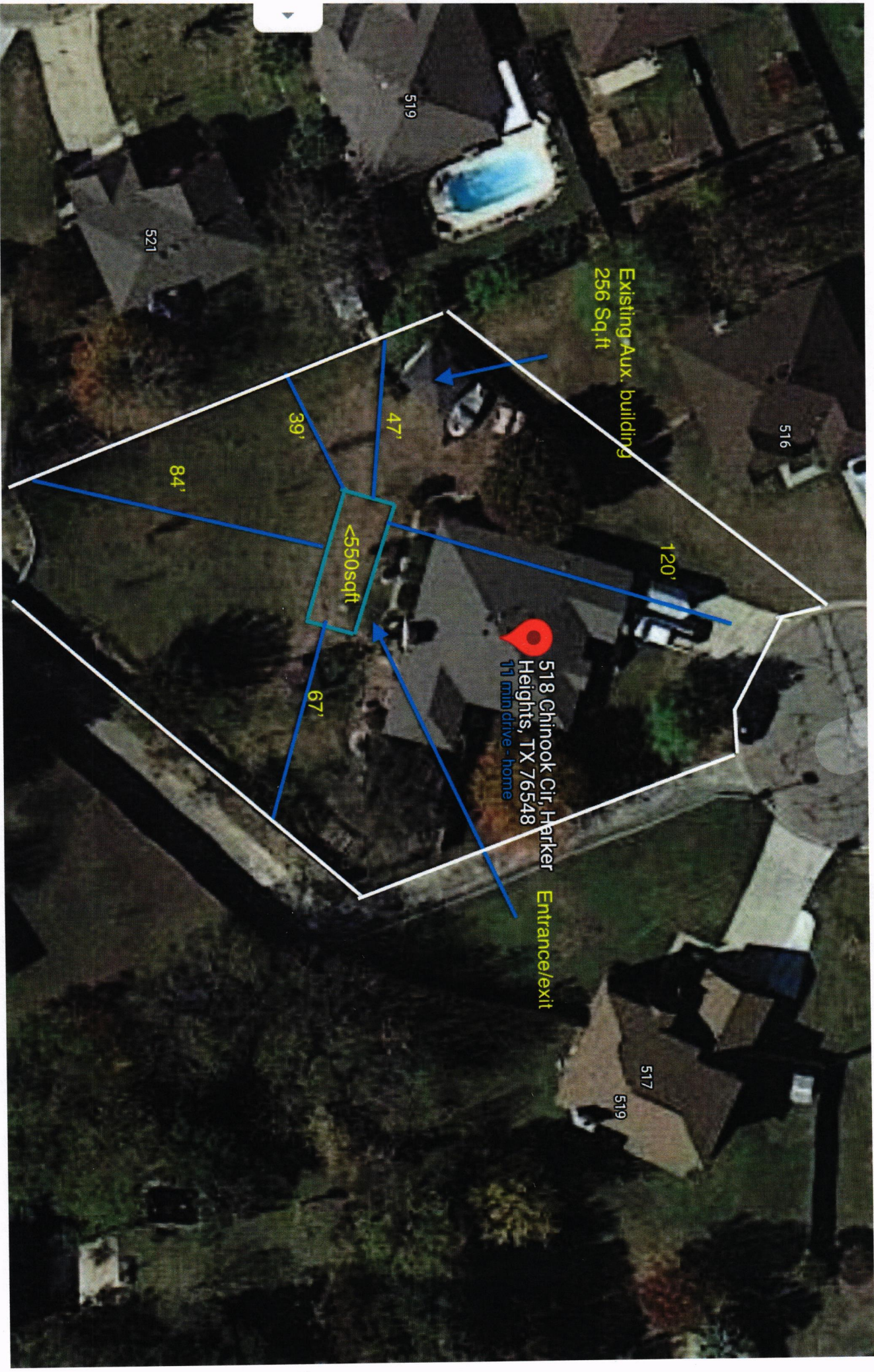
It has been our pleasure to provide the details of this proposed build. We look forward to the possibility of building a space for the family. Please let me know if you require any additional information or changes to the proposal. Thank you for your time and consideration in this matter

A handwritten signature in black ink, appearing to read "Michele", written over a horizontal line.

Michele Alvarez-Childs (property owner)

A handwritten signature in black ink, appearing to read "Steven Gill", written over a horizontal line.

Steven Gill (representative)



519

521

Existing Aux. building
256 Sq.ft.

516

<550sqft

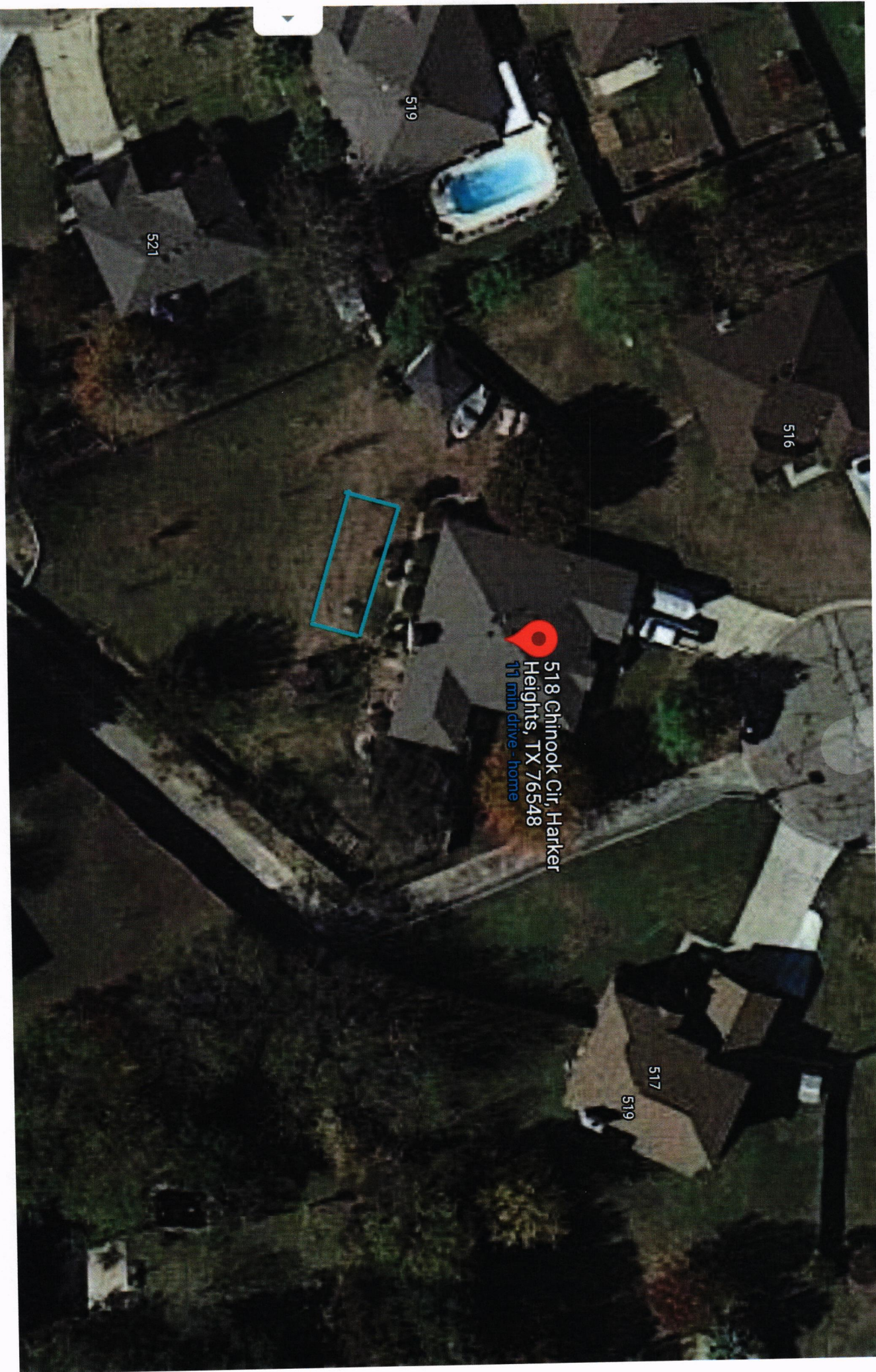
120'

518 Chinook Cir. Harker
Heights, TX 76548
111 min drive - home

Entrance/exit

517

519



518 Chinook Cir, Harker
Heights, TX 76548
11 min drive - home

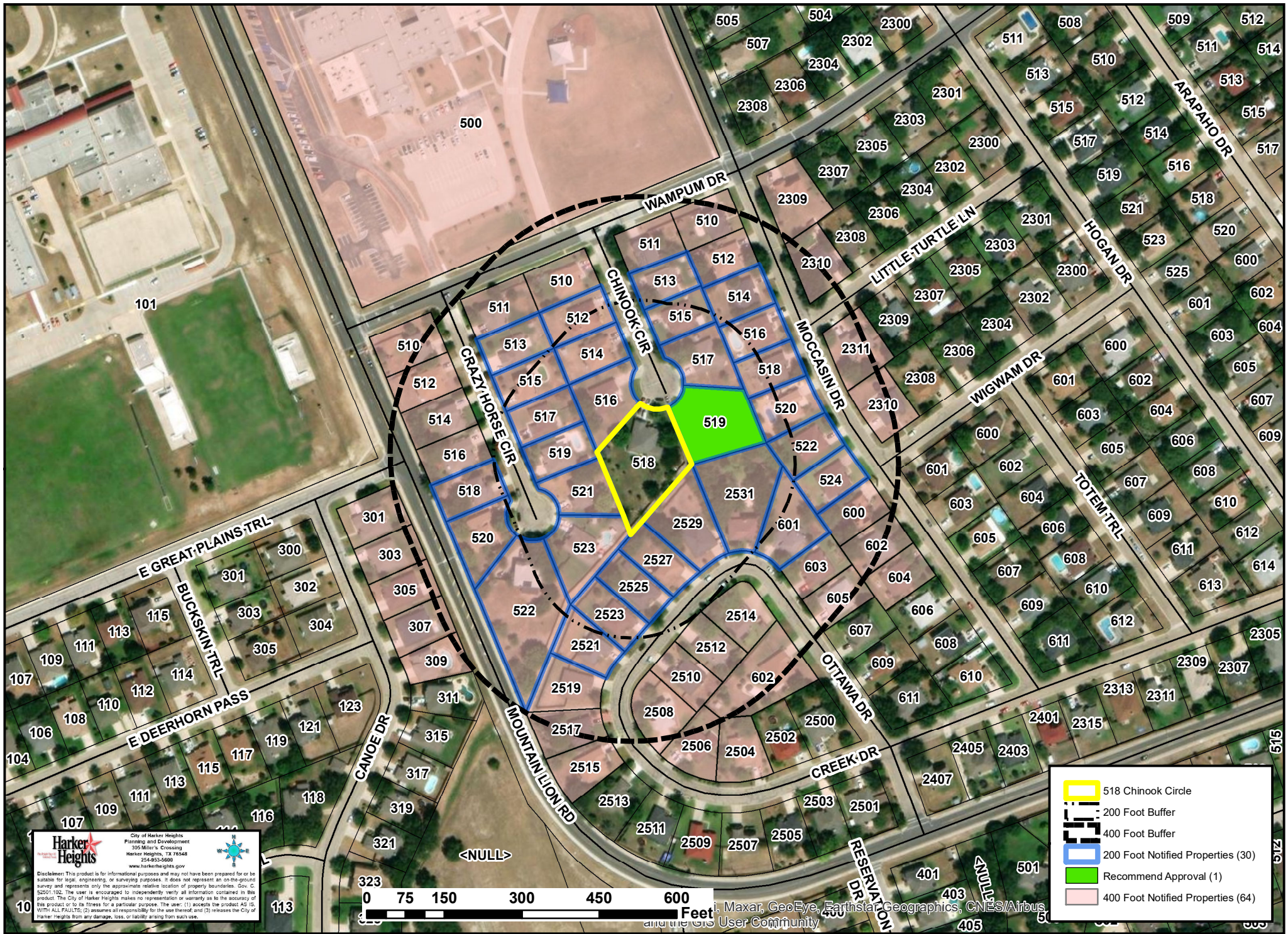
519

521

516

517

519



SENT: APRIL 8, 2022
DUE BACK: APRIL 20, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON APRIL 20, 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: DUNNELLS, NILES A JR & LAURA A

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

Physical Address	Property ID
519 CHINOOK CIR	16095

Z22-09 RE: application has been made to consider a request for a **Conditional Use Permit (CUP)** to allow for an accessory dwelling unit on property described as *Skipcha Mountain Estates, Phase Six, Section One, Block 007, Lot 0042, and Skipcha Mountain Estates, Phase Six, Section One, Block 007, Lot PT 43, (TRI of 43 (8.50' X 9.21' X 3.25')), generally located at 518 Chinook Circle, Harker Heights, Bell County, Texas, (see attached notification map).*

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

Niles A. Dunells Jr
Printed Name

[Signature]
Signature

4/18/22
Date

Received
APR 18 2022
Planning & Development



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

Z22-10

AGENDA ITEM IX-3

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: APRIL 27, 2022

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE-FAMILY DWELLING DISTRICT) TO R-2 (TWO-FAMILY DWELLING DISTRICT) ON PROPERTY DESCRIBED AS A0115BC IT BEAN, S 5' OF 5 & N 85' OF 6, BLK 48, PUEBLO TRACE, COMM LAND, ACRES 0.4, GENERALLY LOCATED AT 1711 PUEBLO TRACE, UNIT 2, HARKER HEIGHTS, BELL COUNTY, TEXAS.

EXPLANATION:

The applicant is requesting a change from the current zoning of R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property generally located at 1711 Pueblo Trace, Unit 2.

Parcel History

This parcel was annexed in 1987, the annexation was repealed the same year, and re-annexed in 1988; the plat for this area was never accepted or filed with the county, thus the property is currently un-platted.

STAFF ANALYSIS:

Surrounding Land Uses

Adjacent land uses include those identified in the table below:

	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	Government/Public Space	Government/Public Space	R-1 (One-Family Dwelling District)
West	Low Density Residential	Medium Density Residential	R-2 (Two-Family Dwelling District) R-3 (Multi-Family Dwelling District)

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

Thoroughfare Plan

Pueblo Trace is classified as a residential street. Per §154.01, Residential Streets are defined as: *Streets that serve individual residential lots. They carry low traffic volumes at low speeds. RESIDENTIAL STREETS shall be 36 feet in width back-of-curb to back-of-curb with a minimum 60 feet of right-of-way. These are streets that serve individual residential lots. Where*

entrances to subdivisions are not part of a collector street, they shall be 42 feet wide with 70 feet of right-of-way for a distance of 100 feet from the intersection.

Flood Damage Prevention

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

Pharr vs. Tippett Considerations

1. The proposed use and rezoning are compatible with the current Comprehensive Plan and Land Use Plan.
2. The proposed use and rezoning will have no adverse impact on surrounding properties.
3. The proposed use and rezoning are compatible with existing uses and zoning in the neighborhood.
4. The proposed use and rezoning do not pose an adverse impact to the public health, safety, or general welfare.

NOTICES:

Based on the most recently approved tax roll available, staff sent out thirty-three (33) notices to property owners within the 400-foot notification area. As of April 21, 2022, seven (7) 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:

Alternatives Considered

Staff considered two (2) alternatives for this case.

1. Recommend approval of the applicant's zoning request as presented.
2. Recommend disapproval of the applicants zoning request based on Pharr & Tippett.

Staff Recommendation

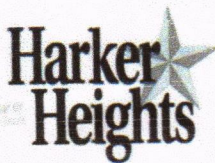
Staff recommends approval of an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property generally located at 1711 Pueblo Trace, Unit 2.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval or disapproval with explanation 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 A0115BC IT Bean, S 5' of 5 & N 85' of 6, Blk 48, Pueblo Trace, Comm Land, Acres 0.4, generally located at 1711 Pueblo Trace, Unit 2, Harker Heights, Bell County, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

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



Rezoning Request Application

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

This application must be completed and returned to the Planning and Development Department of the City of Harker Heights, Texas along with the following:
1. Pre-Application Meeting Scheduled
2. Payment of \$200.00 to the City of Harker Heights
3. If zoning change will require amendment to the Land Use Plan (aka FLUM), there will be an additional fee of \$100.00.

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

Property Owner(s) Name: Lackmeyer Construction, LLC Date: 3-21-2022
Address: 1201 S. W S Young Dr Ste F
City/State/Zip: Killeen, TX 76543
Phone: 254-289-9006 E-mail: lackmeyerhomes@hotmail.com

Legal Description of Property:
Location of Property (Address if available): 1711 Pueblo Trc Unit 2 Harker Heights
Lot: _____ Block: 48 Subdivision: Pueblo Trc Comm Land
Acres: .423 Property ID: 47705 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-1 Proposed Zoning: R-2
Current Land Use: Empty lot Proposed Land Use: Duplex

Applicant's Representative (if applicable):
Applicant's Representative: Jeff Lackmeyer
Phone: 254-716-6135 E-Mail: lackmeyerhomes@hotmail.com

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

Jeff Lackmeyer
Printed Name of Property Owner

[Signature]
Signature of Property Owner

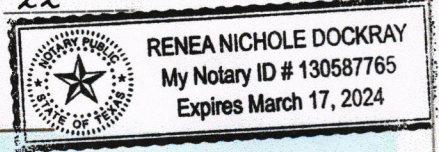
Jeff Lackmeyer
Printed Name of Representative

[Signature]
Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 21 DAY OF March, 2022

[Signature]
SIGNATURE OF NOTARY PUBLIC

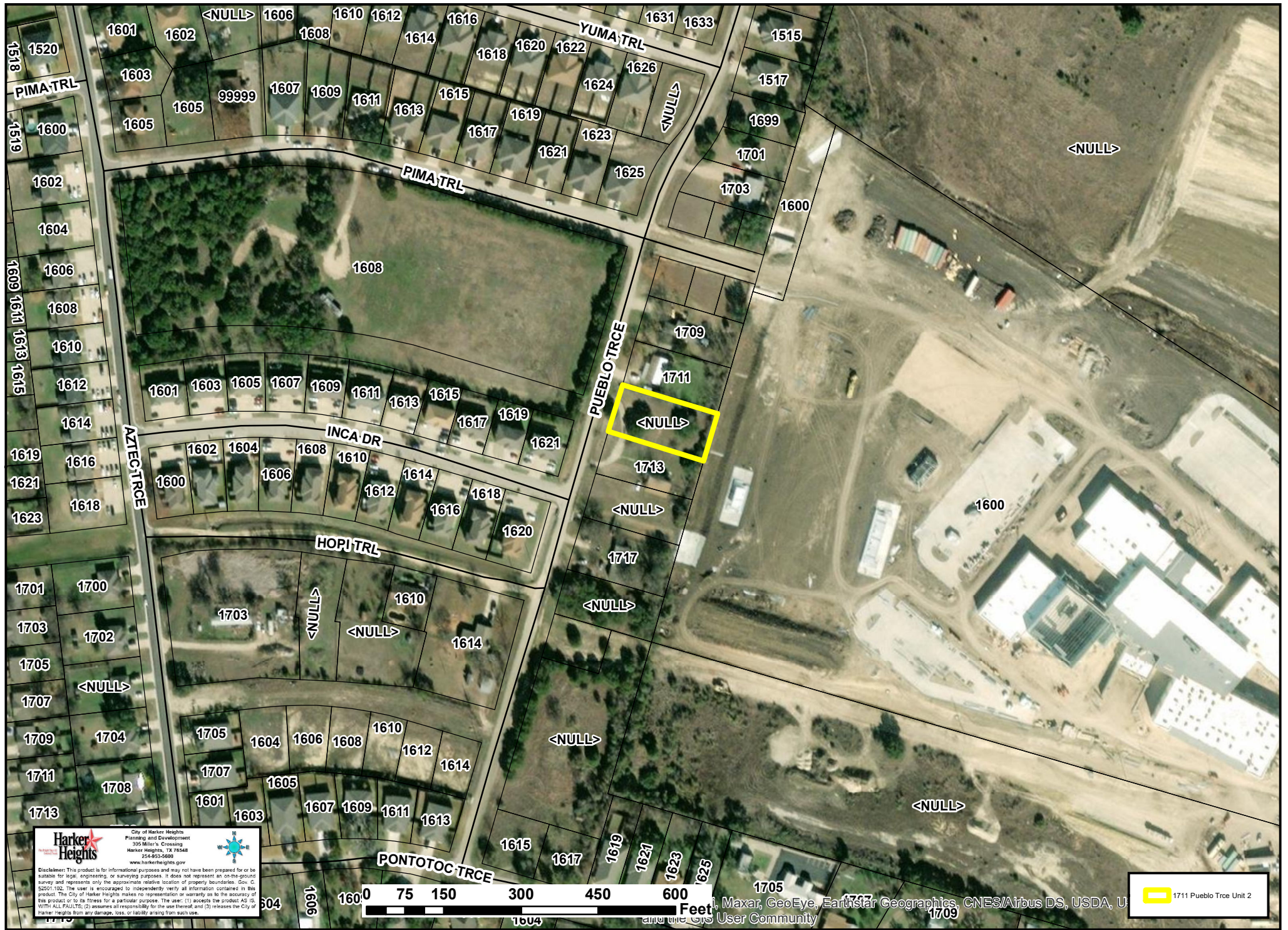
MY COMMISSION EXPIRES: March 17, 2024



Date Submitted: _____
Received By: _____

STAFF ONLY - DO NOT FILL OUT BELOW
 Pre-Application Meeting
Revised: 10/2021

Receipt #: _____
Case #: _____




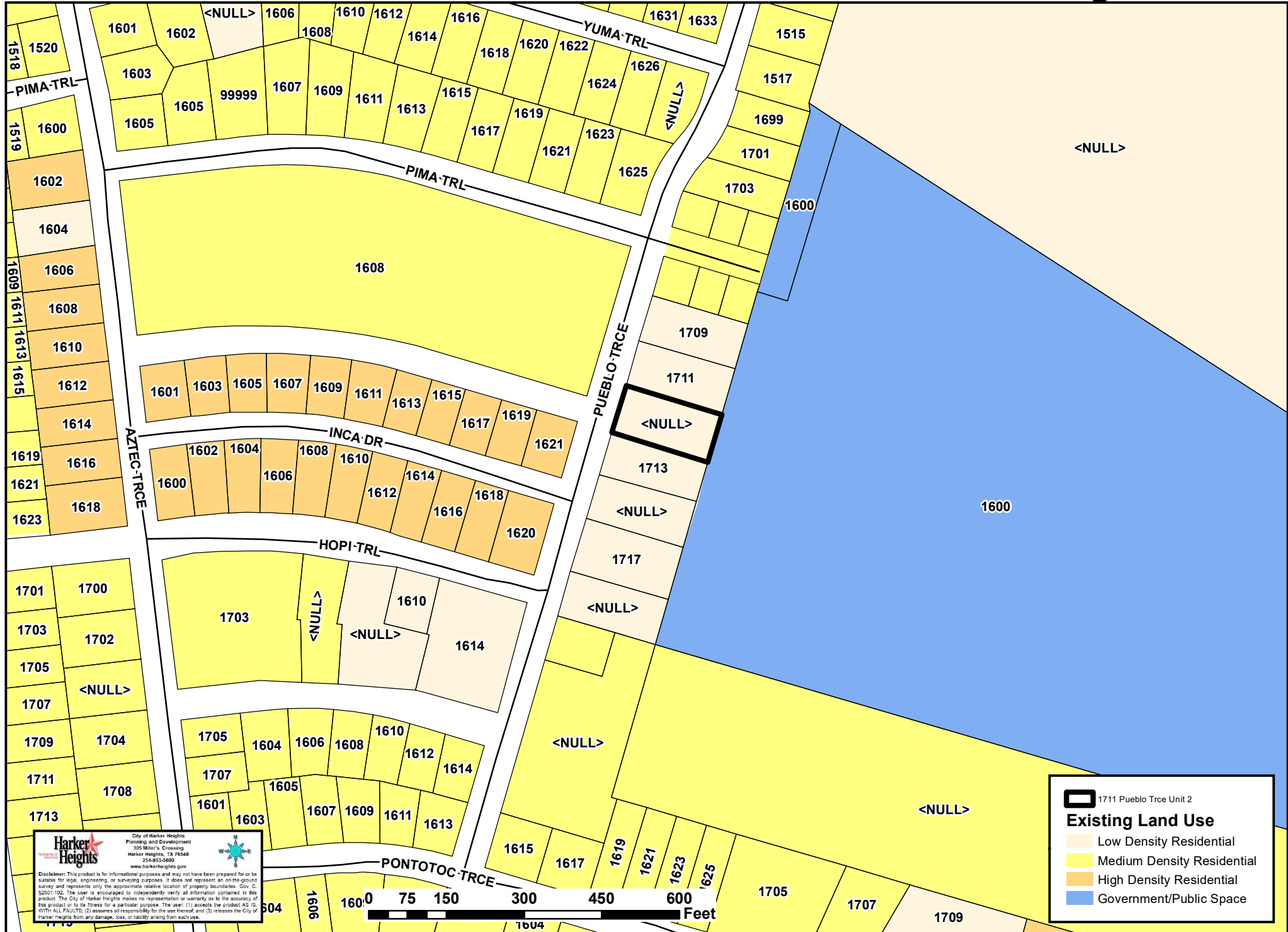

 City of Harker Heights
 Planning and Development
 300 Mill's Crossing
 Harker Heights, TX 78548
 254-853-5699
 www.harkerheights.gov

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. 52201.02. 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 this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAILURES; (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.



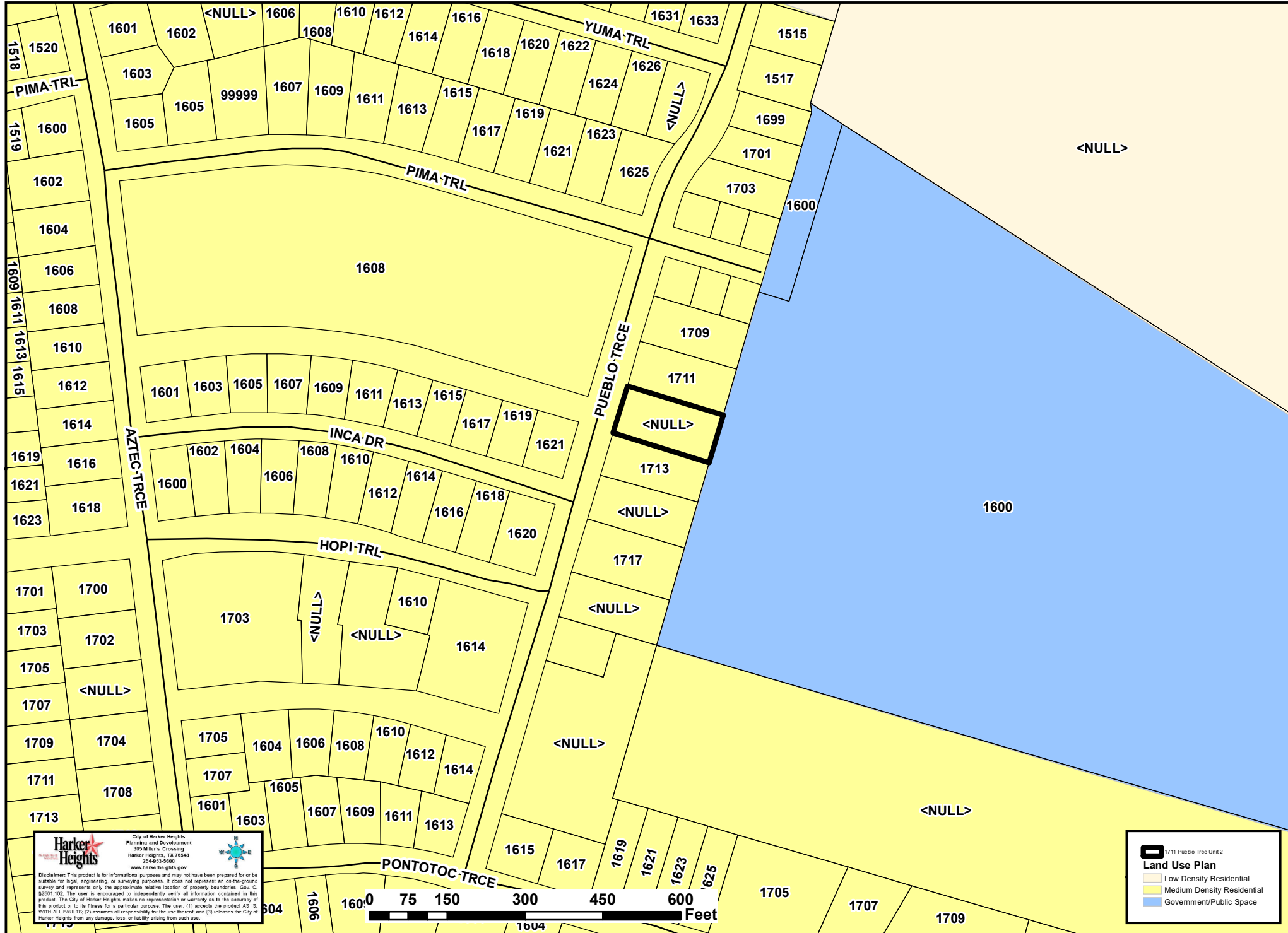
Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, U.S. Geological Survey, AeroGRID, IGN, and the GIS User Community

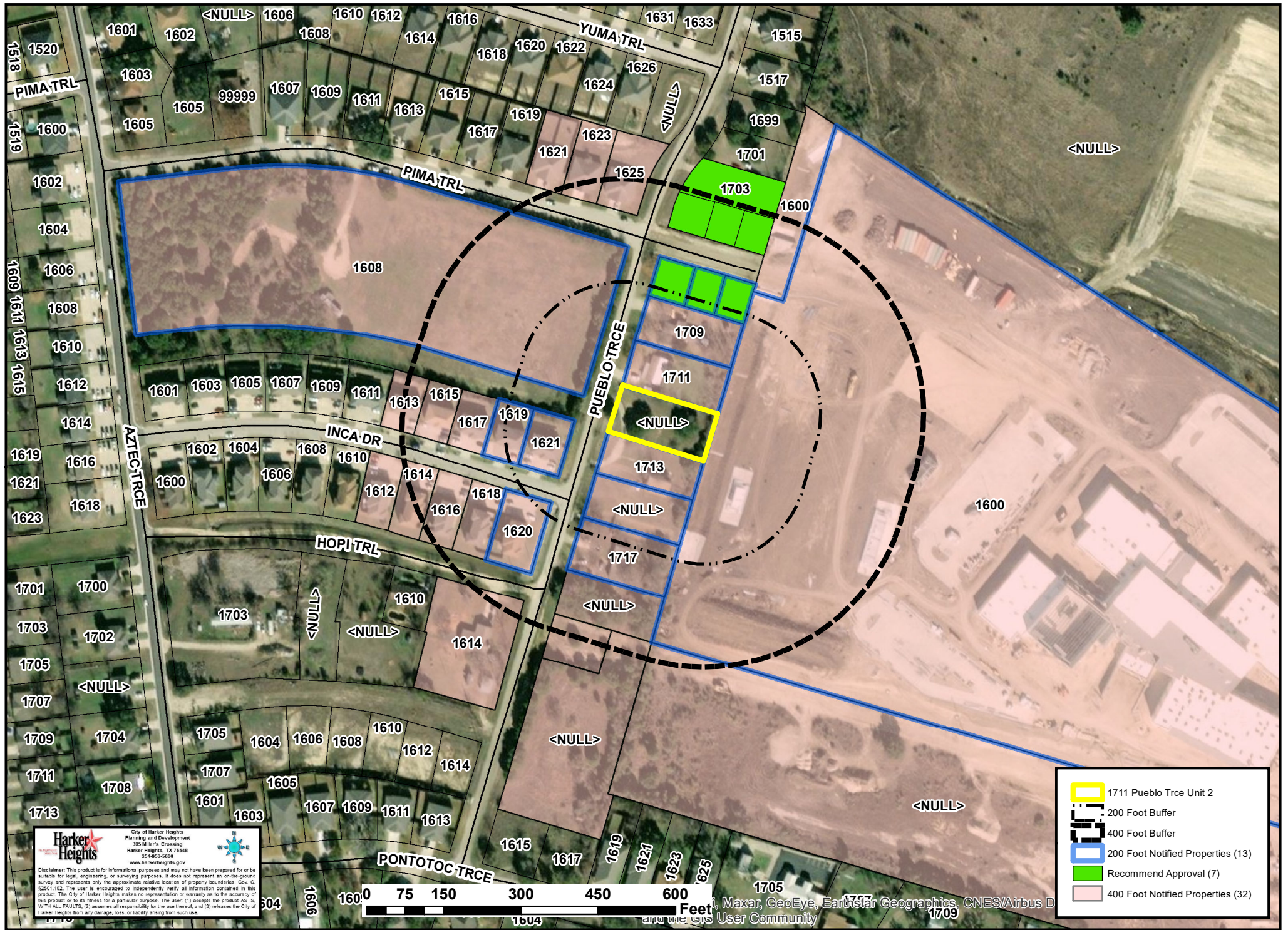
 1711 Pueblo Trce Unit 2



Harker Heights
City of Harker Heights
Planning and Development
300 Miller's Crossing
Harker Heights, TX 78548
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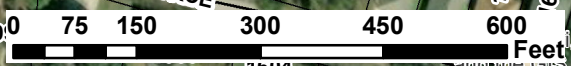




- 1711 Pueblo Trce Unit 2
- 200 Foot Buffer
- 400 Foot Buffer
- 200 Foot Notified Properties (13)
- Recommend Approval (7)
- 400 Foot Notified Properties (32)

Harker Heights
City of Harker Heights
Planning and Development
300 Mill's Crossing
Harker Heights, TX 78548
254-853-5699
www.harkerheights.gov

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

SENT: APRIL 8, 2022
DUE BACK: APRIL 20, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON APRIL 20, 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**

Received

APR 18 2022

FROM: CURRY, PATRICK & KIMBERLY

Planning & Development

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

Physical Address	Property ID
1703 PUEBLO TRACE	496260

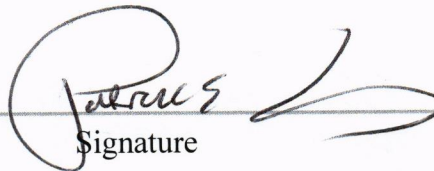
Z22-10 RE: application has been made to consider a request to change zoning designation from **R-1 (One-Family Dwelling District)** to **R-2 (Two-Family Dwelling District)** on property described as *A0115BC IT Bean, S 5' of 5 & N 85' of 6, Blk 48, Pueblo Trace, Comm Land, Acres 0.4, generally located at 1711 Pueblo Trace Unit 2, Harker Heights, Bell County, Texas, (see attached notification map).*

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

Patrick Curry
Printed Name


Signature

13 Apr 22
Date

SENT: APRIL 8, 2022
DUE BACK: APRIL 20, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON APRIL 20, 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: LACKMEYER CONSTRUCTION LLC

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

Physical Address	Property ID
PIMA TRAIL	496261

Z22-10 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 *A0115BC IT Bean, S 5' of 5 & N 85' of 6, Blk 48, Pueblo Trace, Comm Land, Acres 0.4, generally located at 1711 Pueblo Trace Unit 2, Harker Heights, Bell County, Texas, (see attached notification map).*

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

Comments:

Jeff Lackmeyer
Printed Name

[Handwritten Signature]
Signature

4-11-22
Date

Receiver
APR 12 2022
Planning & Development

SENT: APRIL 8, 2022
DUE BACK: APRIL 20, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON APRIL 20, 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: LACKMEYER CONSTRUCTION LLC

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

Physical Address	Property ID
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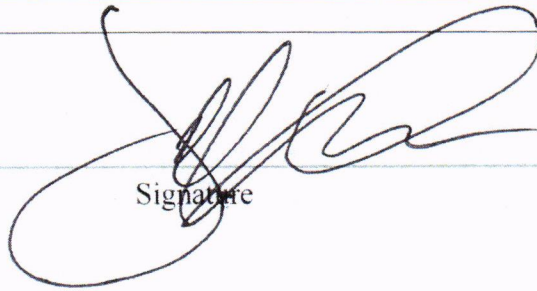
I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

Jeff Lackmeyer

Printed Name



Signature

4-11-22

Date

Received

APR 11 2022

Planning & Development

SENT: APRIL 8, 2022
DUE BACK: APRIL 20, 2022, 5:00 P.M.

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

FROM: LACKMEYER CONSTRUCTION LLC

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

Physical Address	Property ID
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- I RECOMMEND APPROVAL OF THE REQUEST**
- I RECOMMEND DENIAL OF THE REQUEST**

Comments:

Jeff Lackmeyer

Printed Name



Signature

4-11-22

Date

Received

APR 11 2022

Planning & Development

SENT: APRIL 8, 2022
DUE BACK: APRIL 20, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON APRIL 20, 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: LACKMEYER CONSTRUCTION LLC

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

Physical Address	Property ID
PIMA TRAIL	496264

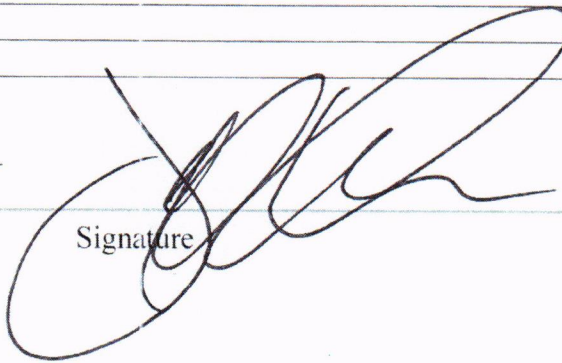
Z22-10 RE: application has been made to consider a request to change zoning designation from **R-1 (One-Family Dwelling District)** to **R-2 (Two-Family Dwelling District)** on property described as *A0115BC IT Bean, S 5' of 5 & N 85' of 6, Blk 48, Pueblo Trace, Comm Land, Acres 0.4, generally located at 1711 Pueblo Trace Unit 2, Harker Heights, Bell County, Texas, (see attached notification map).*

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

Jeff LaCameye
Printed Name


Signature

4-11-22
Date

Received
APR 11 2022
Planning & Development

SENT: APRIL 8, 2022
DUE BACK: APRIL 20, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON APRIL 20, 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: LACKMEYER CONSTRUCTION LLC

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

Physical Address	Property ID
PIMA TRAIL	496265

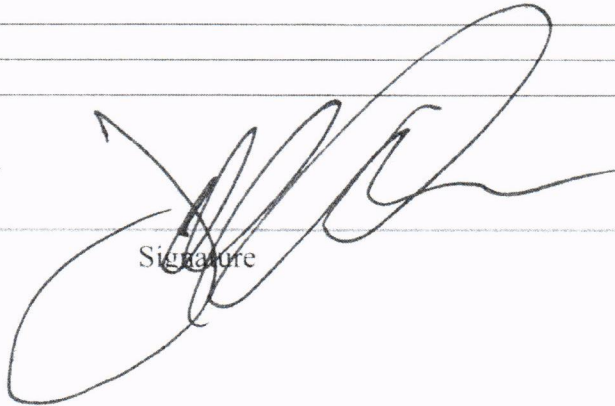
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- I RECOMMEND APPROVAL OF THE REQUEST**
- I RECOMMEND DENIAL OF THE REQUEST**

Comments:

Jeff Lackmeyer

Printed Name



Signature

4-11-22

Date

Received
APR 12 2022
Planning & Development

SENT: APRIL 8, 2022
DUE BACK: APRIL 20, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON APRIL 20, 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: LACKMEYER CONSTRUCTION LLC

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

Physical Address	Property ID
PIMA TRAIL	496266

Z22-10 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 *A0115BC IT Bean, S 5' of 5 & N 85' of 6, Blk 48, Pueblo Trace, Comm Land, Acres 0.4, generally located at 1711 Pueblo Trace Unit 2, Harker Heights, Bell County, Texas, (see attached notification map).*

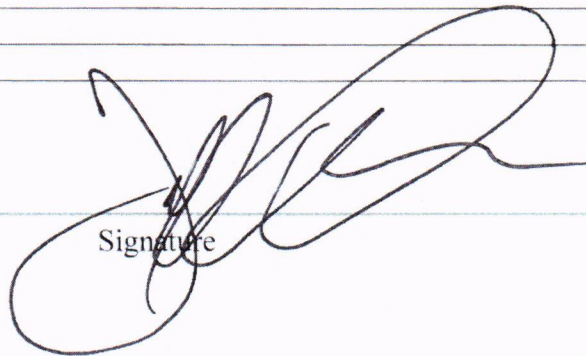
I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

Jeff Lackmeyer

Printed Name



Signature

4-11-22

Date

Received
APR 11 2022
Planning & Development



PLANNING AND ZONING COMMISSION MEMORANDUM

P22-09

AGENDA ITEM X-1

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: APRIL 27, 2022

DISCUSS AND CONSIDER A REQUEST FOR A FINAL PLAT REFERRED TO AS FILMTECH ADDITION, ON PROPERTY DESCRIBED AS A 1.454 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, BEING PART OF THE URIAH HUNT SURVEY, ABSTRACT NO. 401, THE LAND HEREIN BEING ALL OF A CALLED 1.455 ACRE TRACT OF LAND CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN TO FILMTECH.COM, LLC, BEING DESCRIBED IN EXHIBIT "A" OF RECORD IN INSTRUMENT NO. 2020027121, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS (O.P.R.R.P.B.C.T.).

PROJECT DESCRIPTION:

The applicant submitted an application for minor plat approval for approximately 1.455 acres of residential land near the northeast corner of Warrior's Path Road and E. Knight's Way/E. FM 2410. The proposed development will consist of one lot that is currently zoned R-1 (One-Family Dwelling District). The 2021 Land Use Plan identifies this parcel for Regional Center land use.

As of April 14, 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 April 14, 2022, staff returned comments to the applicant. As of April 21, 2022, revisions based on staff comments have not been received. Staff therefore recommends approval with conditions of the Final Plat for the subdivision referred to as FilmTech Addition with the following conditions:

1. All outstanding comments have been addressed per staff recommendation prior to filing of plat with Bell County Public Records.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to **approve, approve with conditions, or disapprove with explanation** a request for a Final Plat referred to as FilmTech Addition, on property described as a 1.454 acre tract of land in Bell County, Texas, being part of the Uriah Hunt Survey, Abstract No. 401, the land herein being all of a called 1.455 acre tract of land conveyed in a Warranty Deed with Vendor's Lien to Filmtech.com, LLC, being described in

Exhibit "A" of record in Instrument No. 2020027121, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), with the condition as presented by staff and based on staff's recommendations and findings.

2. Any other action desired.

ATTACHMENTS:

1. Application
2. Field notes
3. Dedication
4. FilmTech Addition - Minor Plat
5. Location Map
6. Staff Comments



Minor/Amending Plat Application

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

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

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

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

Property Information:

Plat Name: FilmTech Addition Date Submitted: Mar 30, 2022

Existing Lot Count: 1 Proposed Lot Count: 1 Acreage: 1.454

Site Address or General Location: 13950 F.M. 2410, Harker Heights, TX 76548

Reason for Amendment/
Description of Subdivision:

Zoning Classification: R-1 Existing Land Use: Residential

Located in Overlay District?: Yes No

Owner Information/Authorization:

Property Owner: Filmtech.com, LLC, a Texas limited liability company

Address: 425 North 8th Street, Killeen, TX 76541

Phone: 254-368-6099 E-mail: lane@filmtechusa.com

Developer: Filmtech.com, LLC, a Texas limited liability company

Address: 425 North 8th Street, Killeen, TX 76541

Phone: 254-368-6099 E-mail: lane@filmtechusa.com

Engineer/Surveyor: Mitchell & Associates, Inc.

Address: 102 N. College/P.O. Box 1088 Killeen, TX 76540

Phone: 254-634-5541 E-mail: jkriegel@mitchellinc.net; areneau@mitchellinc.net

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

Lane Heigunbotham (For Filmtech.com, LLC)

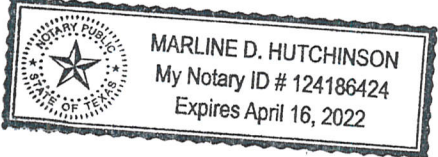
PRINTED NAME OF OWNER:

Lane Heigun
OWNER SIGNATURE:

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 30 DAY OF March, 2022

Marline D. Hutchinson
NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 16 April 2022



STAFF ONLY - - DO NOT FILL OUT BELOW

Date Submitted: _____ Receipt #: _____
 Received By: _____ Pre-Application Meeting Case #: _____

FILMTECH ADDITION
1.454 ACRES

FIELD NOTES for a 1.454 acre tract of land in Bell County, Texas, being part of the Uriah Hunt Survey, Abstract No. 401, the land herein being all of a called 1.455 acre tract of land conveyed in a Warranty Deed with Vendor's Lien to Filmtech.com, LLC, being described in Exhibit "A" of record in Instrument No. 2020027121, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), said 1.454 acre tract being more particularly described as follows:

BEGINNING at a 3/8" iron rod found on the north right-of-way line of F.M. 2410 (aka Knight's Way), same being at the southeast corner of Lot 1, Block1, Ortega Addition, an addition to the City of Harker Heights, Texas, being of record in Plat Year 2019, Plat No. 130, Plat Records of Bell County, Texas (P.R.B.C.T.), and the southwest corner of said 1.455 acre tract, for the southwest corner of this tract;

THENCE **N. 04° 14' 40" W., 345.05 feet**, departing the north right-of-way line of said F.M. 2410, with the east line of said Lot 1, and the west line of said 1.455 acre tract, to a 1/2" iron rod with cap stamped "M&A" set at the northwest corner of said 1.455 acre tract, for the northwest corner of this tract;

THENCE **S. 88° 15' 57" E., 219.11 feet**, continuing along the east line of said Lot 1 and with the north line of said 1.455 acre tract, to a (point) found on the west line of a called 8.148 acre tract of land conveyed to Sarah Elizabeth Sammons, being described of record in Instrument No. 2020-5060, O.P.R.R.P.B.C.T., and being at the northeast corner of said 1.455 acre tract, for the northeast corner of this tract;

THENCE **S. 10° 08' 51" W., 141.13 feet**, continuing along the east line of said 8.148 acre tract and with the east line of said 1.455 acre tract, to a (point) found at the northwest corner of a called 0.50 acre tract of land conveyed to Bonnie Maxine Daniels and Barbara Ann Daniels Mathis, being described of record in Instrument No. 2015-00031106, O.P.R.R.P.B.C.T., same being the southwest corner of said 8.148 acre tract, for an angle corner of this tract;

THENCE **S. 02° 58' 45" W., 207.98 feet**, with the west line of said 0.50 acre tract and continuing along the east line of said 1.455 acre tract, to a (point) found on the north right-of-way line of said F.M. 2410, also being the southwest corner of said 0.50 acre tract, and at the southeast corner of said 1.455 acre tract, for the southeast corner of this tract;

THENCE, along the north right-of-way line of said F.M. 2410 and with the south line of said 1.455 acre tract, the following two (2) calls:

1. **N. 87° 03' 45" W., 147.40 feet**, to a concrete highway monument found for an angle corner of this tract;
2. **N. 81° 26' 26" W., 10.71 feet**, to the **POINT OF BEGINNING** containing a 1.454 acre tract of land.

The bearings for the above description are grid bearings based on the Texas Coordinate System, Central Zone (NAD 83), as determined by Leica Texas SmartNet GPS observations.

See accompanying drawing.

STATE OF TEXAS

COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, that I, Mike W. Kriegel, Registered Professional Land Surveyor, do hereby certify that the above described tract was surveyed on the ground and that this description is true and correct to the best of my knowledge and belief.

IN WITNESS THEREOF, my hand and seal this the 30th day of March, 2022.



Mike W. Kriegel
Mike W. Kriegel
Registered Professional
Land Surveyor, No. 4330

DEDICATION

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BELL §

That **FILMTECH.COM, LLC**, being the **sole owner** of that certain **1.454 acre tract of land in the City of Harker Heights, Texas, being all of a called 1.455 acre tract of land conveyed in a Warranty Deed with Vendor's Lien to Filmtech.com, LLC, being described in Exhibit "A" of record in Instrument No. 2020027121, Official Public Records of Real Property, Bell County, Texas**, shown and attached hereto and incorporated herein for all purposes, **does** hereby subdivide the herein described property into lots and blocks, according to the plat hereof, to be known as **FILMTECH ADDITION**, to the City of Harker Heights, Bell County, Texas, as shown by the plat hereof, attached hereto, and made apart hereof, and approved by the City of Harker Heights, Bell County, Texas, and **FILMTECH.COM, LLC**, **does** hereby adopt said **FILMTECH ADDITION** as an addition to the City of Harker Heights, Bell County, Texas, and for the purpose of selling lots and blocks of land with reference thereto and for the property development of said land by its owners and for all other purposes; and do hereby dedicate to **the City of Harker Heights**, all streets, avenues, roads, drives, alleys and associated potable water, sanitary sewer, and storm sewer systems as shown on said plat, and final construction drawings the same to be used as public thoroughfares and public utilities when and as authorized by **the City of Harker Heights, Texas**.

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

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

For: FILMTECH.COM, LLC

Lane Heginbotham

Before me, the undersigned authority, on this day personally appeared **Lane Heginbotham** 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: _____

FILMTECH ADDITION

KNOW ALL MEN BY THESE PRESENTS, that **FILMTECH.COM, LLC**, whose address is **425 NORTH 8TH STREET, KILLEEN, TX 76541**, being the **sole owner** of that certain 1.454 acre tract of land in the City of Harker Heights, Texas, being all of a called 1.455 acre tract of land conveyed in a Warranty Deed with Vendor's Lien to Filmtech.com, LLC, being described in Exhibit "A" of record in Instrument No. 2020027121, Official Public Records of Real Property, Bell County, Texas, shown and attached hereto and incorporated herein for all purposes, **does** hereby subdivide the herein described property into lots and blocks, according to the plat hereof, to be known as **FILMTECH ADDITION**, to the City of Harker Heights, Bell County, Texas, as shown by the plat hereof, attached hereto, and made apart hereof, and approved by the City of Harker Heights, Bell County, Texas, and **FILMTECH.COM, LLC**, **does** hereby adopt said **FILMTECH ADDITION** as an addition to the City of Harker Heights, Bell County, Texas, and for the purpose of selling lots and blocks of land with reference thereto and for the property development of said land by its owners and for all other purposes; and do hereby dedicate to the **City of Harker Heights**, all streets, avenues, roads, drives, alleys and associated potable water, sanitary sewer, and storm sewer systems as shown on said plat, and final construction drawings the same to be used as public thoroughfares and public utilities when and as authorized by the **City of Harker Heights**, Texas.

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

WITNESS the execution hereof, on this _____ day of _____, 20____.

For: **FILMTECH.COM, LLC**

Lane Heginbotham

Before me, the undersigned authority, on this day personally appeared **Lane Heginbotham** 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: _____

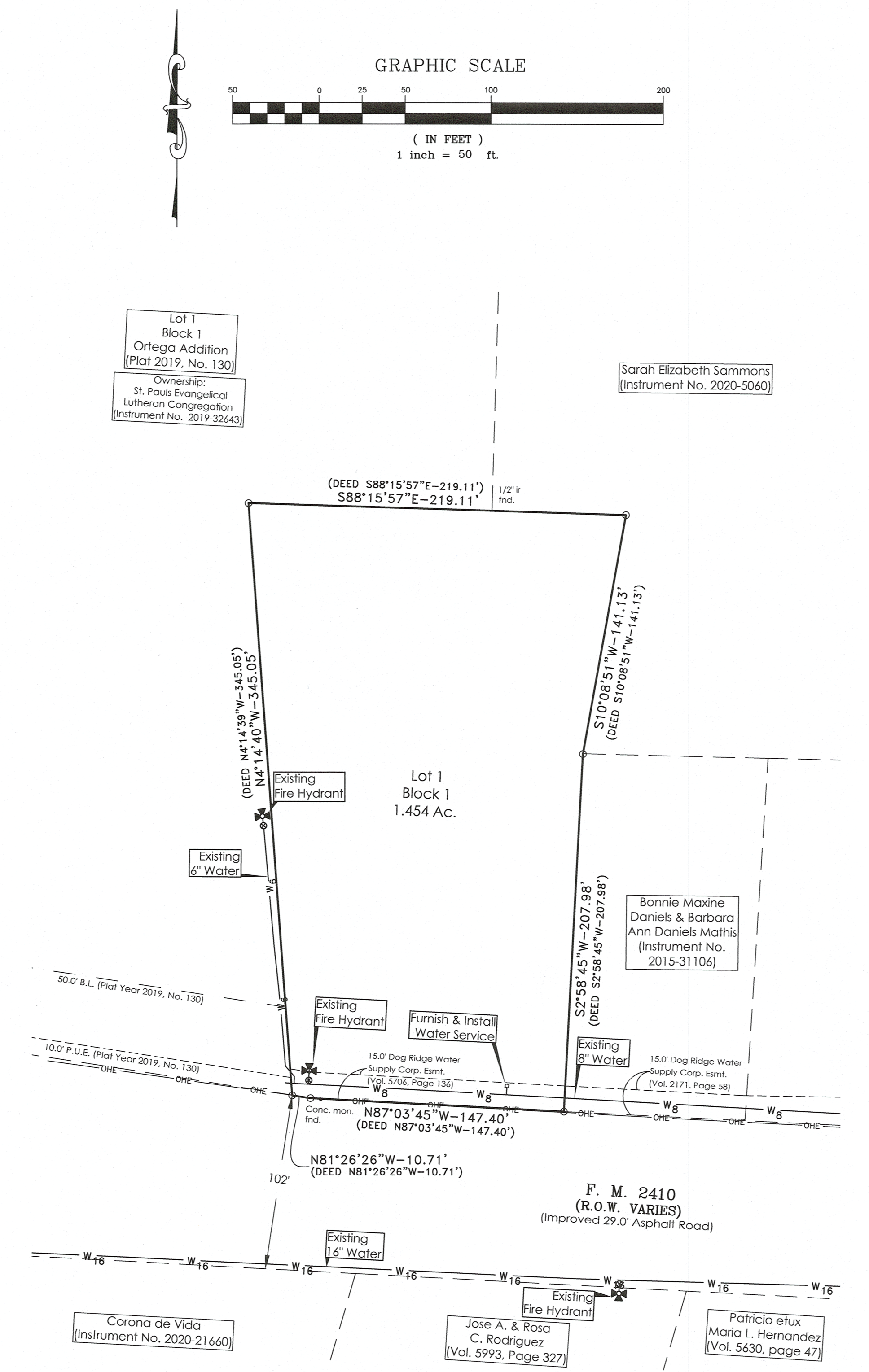
APPROVED this the _____ day of _____, 20____, by the Director of Planning and Development of the City of Harker Heights, Bell County, Texas.

DIRECTOR OF PLANNING AND DEVELOPMENT

ATTEST: CITY SECRETARY

KNOW ALL MEN BY THESE PRESENTS,

That I, Mike W. Kriegel, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Subdivision and Property Development Regulations of the **City of Harker Heights, Texas**, and this subdivision is within the **City Limits** of Harker Heights, Texas.



PROPERTY OWNER:
FilmTech Com LLC
425 N 8th St.
Killeen, TX 76541

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

NOTES:

- All bearings are based upon the Texas Coordinate System, NAD 83 (CORS 96), Texas Central Zone as determined by Leica Texas Smartnet GPS observations. All distances are surface distance. Combined scale factor=1.0001168.
- This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C0285E, effective date September 26, 2008 for Bell County, Texas.

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: _____ Date: _____

Title: _____ Bell County Public Health District

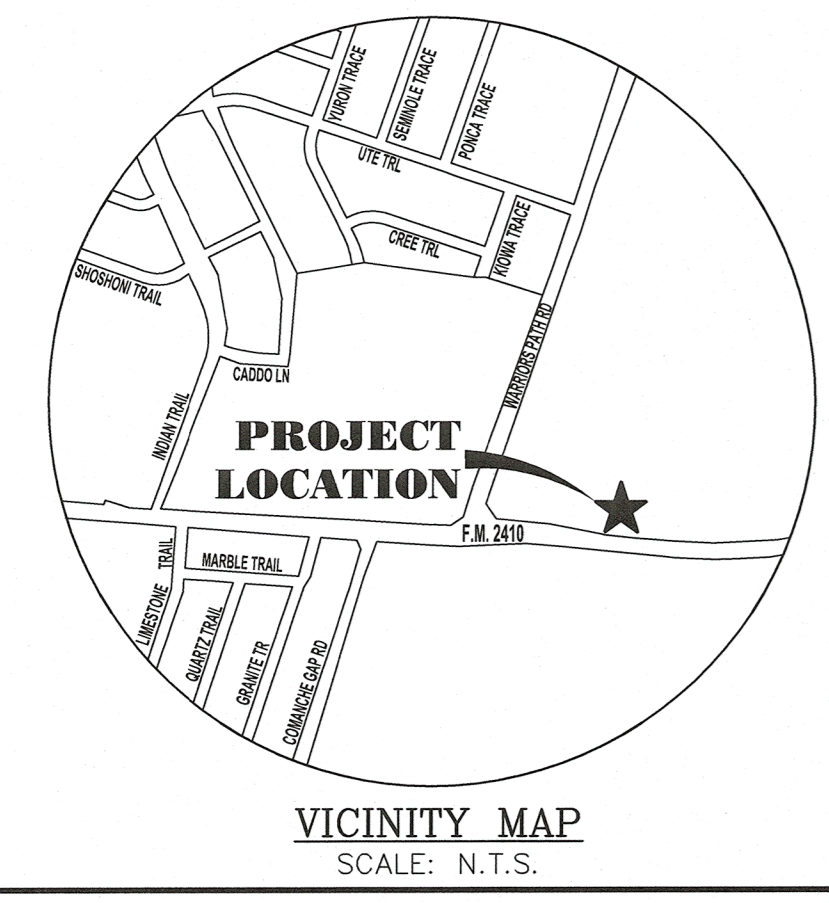
AFFIDAVIT:

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

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

By: _____
Bell County Tax Appraisal District

FILED FOR RECORD this _____ day of _____, 20____,
Plat Records of Bell County, Texas, and Dedication Instrument # _____,
Official Records of Real Property, Bell County, Texas



NO.	DATE	REMARKS	BY

FILMTECH ADDITION

HARKER HEIGHTS, BELL COUNTY, TEXAS

ADMINISTRATIVE PLAT

SHEET TITLE:

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
I. B. P. L. S. FIRM REGISTRATION NO. 100204-00

DWG. NO.: 22-026-D-5
DATE: MARCH 2022
SCALE: AS SHOWN
DRAWN BY: FRB
AREA: 1 LOT, 1.454 AC.

FILMTECH ADDITION

P22-09 Final Plat – FilmTech Addition

Plat Distributed to HH Staff: March 31, 2022

Comments Sent to Engineer: April 14, 2022

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Applicant must delineate the location of the proposed driveway and provide a 1' non-access easement along the remaining portion of FM 2410.
2. Pending TXDOT's approval of the driveway location, a 30' passage/access easement across the front of the property may also be required.
3. Applicant shall illustrate and annotate the setbacks on the plat dedication page.
4. Applicant shall provide a storm water plan/drainage analysis.
5. Per §154.21(C)(1)(b) the title block shall include the proposed subdivision name, phase, block and lot numbers, current legal description (or reference thereto), acreage, name and address of property owner, name and address of surveyor/engineer, date of survey, date of preparation and page content title. This title block shall be present on each page of the plat. Please amend the title block per Ordinance.
6. Applicant shall amend the plat dedication page to include all signature blocks required for a final plat and for Bell County Public Health.
7. FM 2410 is identified as an Arterial on the City's Thoroughfare Plan. As such a 120-foot right-of-way (ROW) is required. Applicant shall provide half of the required ROW needed to meet the 120-foot requirement. This ROW dedication will require this plat to be processed as a Final Plat.
8. Applicant shall provide a digital copy of the final plat per Section 154.20(B)(3)(c). Digital final plat files should be submitted in DXF, DWG or GIS shapefile/feature class/coverage format.
9. Applicant is advised that the Knight's Way Overlay District requirements apply to development on this parcel. Additionally, sidewalks will be required upon site development.
10. Applicant is advised that this parcel is currently zoned R-1, One Family Dwelling District. As such the plat was only reviewed according to those code requirements.

Public Works, Mark Hyde

1. Sanitary sewer is not available at this location. Since the lot is more than 300' from the nearest sanitary sewer, an on-site sewer facility is acceptable.
2. The Bell County Health Department permits and inspects all septic systems within the City of Harker Heights.

City Engineer, Otto Wiederhold

- No comments

Fire Marshal, Brad Alley

- No comments

Building Official, Mike Beard

- No comments received and may be forthcoming.

ONCOR, Steven Huggins

- No comments received and may be forthcoming.

Century Link/ Lumen, Chris McGuire

- No comments received and may be forthcoming.

Spectrum, Shaun Whitehead

- No comments received and may be forthcoming.

ATMOS, Rusty Fischer

- No comments received and may be forthcoming.

TxDOT, Richard Rangel & Stephen Kasberg

1. Requests a 1' non-access easement except where the driveway will be located
2. Applicant will need to contact TxDOT for driveway access permits.



PLANNING AND ZONING COMMISSION MEMORANDUM

P22-10

AGENDA ITEM X-2

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: APRIL 27, 2022

DISCUSS AND CONSIDER A REQUEST FOR A FINAL PLAT REFERRED TO AS THE RIDGE PHASE THREE, EIGHTH AMENDMENT, ON PROPERTY DESCRIBED AS A 1.05 ACRE TRACT OF LAND SITUATED IN THE W.C. BILES SURVEY, A-1364, AND THE A. GEE SURVEY, A-1028, BOTH OF BELL COUNTY, TEXAS, BEING ALL OF LOTS 53 AND 54, BLOCK 10, THE RIDGE PHASE THREE, RECORDED IN CABINET D, SLIDES 201-D, 202-A, AND 202-B, PLAT RECORDS OF BELL COUNTY, TEXAS, AND BEING DESCRIBED IN A DEED TO ARVIND KARTHIKEYAN AND WIFE, DIVYA GANESH, RECORDED IN INSTRUMENT NO. 2022017268, DEED RECORDS OF BELL COUNTY, TEXAS

PROJECT DESCRIPTION:

The applicant submitted an application for amending plat approval for approximately 1.05 acres of residential land on Shoreline Drive. The plat would consist of joining two existing lots out of the plat referred to as The Ridge Phase Three, Block 10, Lots 53 and 54. The 2021 Land Use Plan identifies this parcel for Residential Estate land use.

As of April 14, 2022, staff had reviewed the submitted final 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. The lot configuration on the face of the plat indicates the abandonment of the existing utility and drainage easement. Based on staff's review of the plat case and Local Government Code Section 212.016 (9) (B), this submission does not meet the requirements of an Amending Plat submission. Therefore, the plat must be considered as a Final Plat and requires action by the Planning & Zoning Commission.

STAFF RECOMMENDATION:

On April 14, 2022, staff returned comments to the applicant. On April 20, 2022, the applicant submitted revisions based on the April 14, 2022 comments. As of April 21, 2022, comments on revisions have been met. Due to the abandonment of the utility/drainage easement between lots 53 and 54, this plat will be considered a Final Plat. The applicant has been notified, and staff recommends approval of the Final Plat for the subdivision referred to as The Ridge Phase 3, Eighth Amendment with the following condition:

1. Plat type be identified as "Final Plat" on all required documents prior to filing with Bell County Public Records.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to **approve, approve with conditions, or disapprove with explanation** a request for a Final Plat referred to as The Ridge Phase Three, Eighth Amendment, on property described as a 1.05 acre tract of land situated in the W.C. Biles Survey, A-1364, and the A. Gee Survey, A-1028, both of Bell County, Texas, being all of Lots 53 and 54, Block 10, The Ridge Phase Three, recorded in Cabinet D, Slides 201-D, 202-A, and 202-B, Plat Records of Bell County, Texas, and being described in a deed to Arvind Karthikeyan and Wife, Divya Ganesh, recorded in Instrument No. 2022017268, Deed Records of Bell County, Texas, with the condition as presented by staff and based on staff's recommendations and findings.
2. Any other action desired.

ATTACHMENTS:

1. Application
2. Field notes
3. Dedication
4. The Ridge Phase 3, 8th Amendment Final Plat
5. Location Map
6. Staff Comments with Responses



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: The Ridge Phase Three, Eighth Amendment Date Submitted: _____

Number of Lots: 1 Number of Units/Suites: _____ Acreage: 1.05

Site Address or General Location: 3511 & 3513 Shoreline Drive

Residential Commercial Both On Site Detention Proposed with Subdivision: Yes No Other

Date of Preliminary Plat Approval by P&Z: _____

Owner Information & Authorization:

Property Owner: Arvind Karthikeyan & Wife, Divya Ganesh

Address: 916 Copper Ridge Loop, Temple, Texas 76502

Phone: (860) 416-5536 E-Mail: arvind.dino2@gmail.com

Developer: N/A

Address: _____

Phone: _____ E-Mail: _____

Engineer: Quintero Engineering, LLC

Address: 1501 W. Stan Schlueter Lp., Killeen, Texas

Phone: (254) 394-0034 E-Mail: gmeza@quinteroeng.com

Surveyor: Quintero Engineering, LLC

Address: 1501 W. Stan Schlueter Lp., Killeen, Texas

Phone: (254) 394-0034 E-Mail: gmeza@quinteroeng.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.

Arvind Karthikeyan _____

Printed Name of Owner

Gorge J. Meza for Quintero Engineering, LLC _____

Printed Name of Authorized Agent (Corporation/Partnership)



Signature of Owner



Signature of Authorized Agent (Corporation/Partnership)

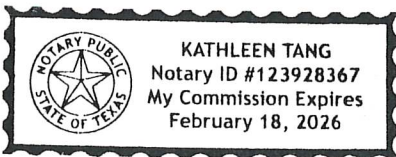
SWORN AND SUBSCRIBED BEFORE ME THIS 29 DAY OF

March, 2022.



Signature of Notary Public

My Commission Expires: 2-18-2026



STAFF ONLY -- DO NOT FILL OUT

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

Rev. 5/20



QUINTERO ENGINEERING, LLC

CIVIL ENGINEERING • LAND SURVEYING • PLANNING • CONSTRUCTION MANAGEMENT

415 E. AVENUE D, KILLEEN TEXAS (254) 493-9962

T.B.P.E. FIRM REGISTRATION NO.: 14709

T.B.P.L.S. FIRM REGISTRATION NO.: 10194110

FIELD NOTES 1.05 ACRE BELL COUNTY, TEXAS

BEING all that certain 1.05 acre tract of land situated in the W.C. Biles Survey, A-1364, and the A. Gee Survey, A-1028, both of Bell County, Texas, being all of Lots 53 and 54, Block 10, The Ridge Phase Three, recorded in Cabinet D, Slides 201-D, 202-A, and 202-B, Plat Records of Bell County, Texas, and being described in a deed to Arvind Karthikeyan and Wife, Divya Ganesh, recorded in Instrument No. 2022017268, Deed Records of Bell County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a cap stamped "QUINTERO 10194110" set in the West line of Shoreline Drive, at the Northeast corner of the Lot 55, of the said Block 10, for the Southeast corner of the herein described tract, from which a 1/2" iron rod found at the Southwest corner of Lot 22, of the said Block 10, and at the Northwest corner Lot 23, of the said Block 10, bears N 77° 27' 29" E, 60.17 feet, for reference;

THENCE, S 68° 43' 14" W, 161.19 feet (Plat S 68° 00' 32" W, 161.10 feet), along the common line between the said Lots 54 and 55, to a 1/2" iron rod with a cap stamped "QUINTERO 10194110" set, at the common West corner between the said Lots 54 and 55, being in the East line of Lot 43, Block 5, The Ridge, Phase Two, Section 1, recorded in Cabinet D, Slide 74-C, Plat Records of Bell County, Texas, for the Southwest corner of the herein described tract;

THENCE, N 14° 51' 42" W (Plat N 14° 40' 08" W), passing at 0.82 feet a 1/2" iron rod with cap stamped "RCS" found, for the Northeast corner of the said Lot 43, continuing in all a total distance of 171.33 feet, to a 1/2" iron rod with a cap stamped "QUINTERO 10194110" set, at the Northeast corner of Lot 42, of the said Block 5, The Ride, Phase Two, Section 1, for a corner in the West line of the said Lot 53 and of the herein described tract;

THENCE, N 33° 15' 53" W, 132.66 feet (Plat N 33° 07' 34" W, 132.69 feet), along the East line of Lot 41, of the said Block 5, The Ridge, Phase Two, Section 1, and the West line of the said Lot 53, to a 1/2" iron rod with a cap stamped "QUINTERO 10194110" set, in the East line of the said Lot 41, at the Southwest corner of Lot 52, The Ridge Phase Three, for the Northwest corner of the herein described tract, from which a 1/2" iron rod with a cap stamped "MA" found at the Northeast corner of the said Lot 41, bears N 33° 15' 53" W, 38.53 feet, for reference;

THENCE, N 68° 46' 39" E, 152.62 feet (Plat N 69° 00' 32" E, 152.62 feet), along the common line between the said Lots 52 and 53, The Ridge Phase Three, to a 1/2" iron rod with a cap stamped "QUINTERO 10194110" set, in a curve to the Right in the West line of Shoreline Drive, at the Southeast corner of the said Lot 52, for the Northeast corner of the herein described tract;

THENCE, 301.57 feet along the said curve to the Right, having a Radius of 970.00 feet, and a Chord Bearing and Distance of S 24° 31' 04" E, 300.36 feet, to the **POINT OF BEGINNING** and containing 1.05 acre of land, more or less.

The bearings for this description are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, per Leica Texas Smart Net GPS observations, as surveyed on the ground February 15, 2022 by Quintero Engineering, LLC.

03/30/2022

Seth H. Barton, R.P.L.S.
Registered Professional Land Surveyor
No. 6878, Texas



DEDICATION

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BELL §

That Arvind Karthikeyan and wife, Divya Ganesh, whose address is 916 Copper Ridge Loop, Temple, Texas, being the sole owner(s) of the 1.05 acre tract of land in The City of Harker Heights, Bell County, Texas, Situated in the W.C. Biles Survey, Abstract No. 1364, and the A. Gee Survey, Abstract No. 1028, both of Bell County, Texas, and the land herein described being all of Lots 53 and 54, Block 10, The Ridge Phase Three, an addition to the City of Harker Heights, Texas, Recorded in Cabinet D, Slide 201-d, 202-a, and 202-b, Plat Records OF Bell County, Texas, and being described in a deed to Arvind Karthikeyan and wife, Divya Ganesh, Recorded in Instrument NO. 2022017268, Deed Records OF Bell County, Texas, Which is more fully described in the dedication of The Ridge Phase Three, Eighth Amendment, as an addition to The City of Harker Heights, Bell County, Texas.

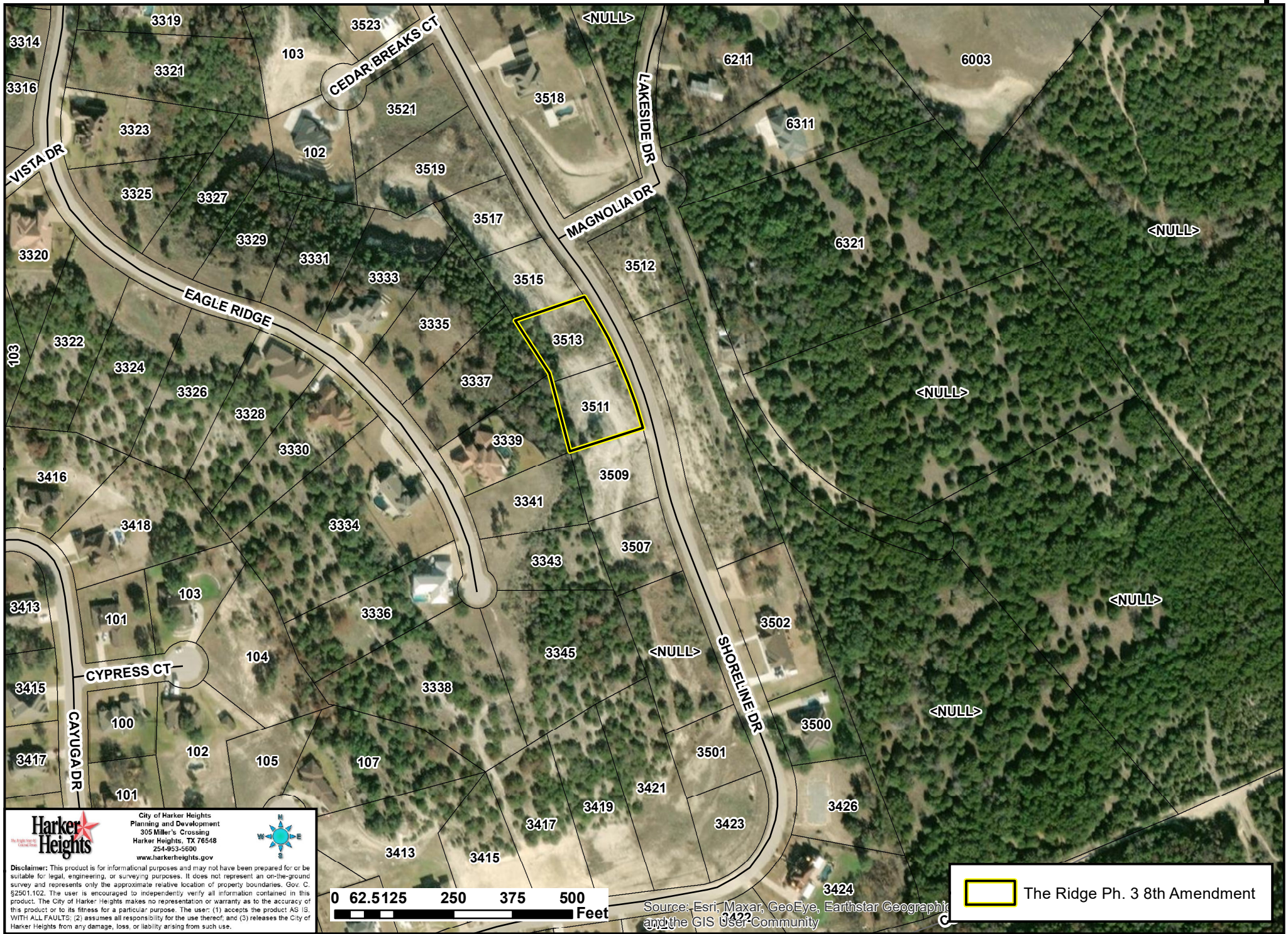
W I T N E S S the execution hereof, on this _____ day of _____, 2022.

Arvind Karthikeyan
Owner

Divya Ganesh
Owner

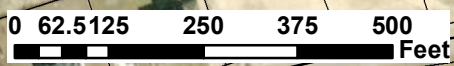
Before me, the undersigned authority, on this day personally appeared **Arvin Karthikeyan and Wife, Divya Ganesh**, known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that **he** executed the foregoing instrument as the owner of the property described hereon.

NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: _____




Harker Heights
 City of Harker Heights
 Planning and Development
 305 Miller's Crossing
 Harker Heights, TX 76548
 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. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.



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

 The Ridge Ph. 3 8th Amendment

THE RIDGE PHASE 3, 8TH AMENDMENT

P22-10 Minor Plat – The Ridge Phase 3, 8th Amendment

Plat Distributed to HH Staff: March 31, 2022

Comments Sent to Engineer: April 14, 2022

Revisions received April 20, 2022

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Property description does not match between the face of the plat and the separate dedication instrument. Please use description found on face of plat.
Response: Dedication has been revised, please see revised dedication.
Comment has been met, Y. Spell 4/21/2022
2. The dedication block on the plat should be specific for each plat. There are numerous dedications to the City of Harker Heights that are not applicable for this plat. Also, final construction drawings are not recorded with Bell County. Final construction drawings should not be listed in the dedication instrument.
Response – Updated plat and dedication, please see revised plat.
Comment has been met, Y. Spell 4/21/2022
3. Applicant shall provide a digital copy of the final plat per Section 154.20(B)(3)(c). Digital final plat files should be submitted in DXF, DWG or GIS shapefile/feature class/coverage format.
Response – The CAD file has been added to the cd as part of this submittal.
Comment has been met, Y. Spell 4/21/2022

Public Works, Mark Hyde

- No comments

City Engineer, Otto Wiederhold

- No comments

Fire Marshal, Brad Alley

- No Comment

Building Official, Mike Beard

- No comments received and may be forthcoming.

ONCOR, Steven Huggins

- No comments received and may be forthcoming.

Century Link/ Lumen, Chris McGuire

- CenturyLink does not have facilities in the easement and has no objections to abandon this easement

Spectrum, Shaun Whitehead

- No comments received and may be forthcoming.

ATMOS, Rusty Fischer

- No comments received and may be forthcoming.



PLANNING AND ZONING COMMISSION MEMORANDUM

P22-11

AGENDA ITEM X-3

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: APRIL 27, 2022

DISCUSS AND CONSIDER A REQUEST FOR A FINAL PLAT REFERRED TO AS CORONA DE VIDA, ON PROPERTY DESCRIBED AS A 9.997 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS , BEING PART OF THE URIAH HUNT SURVEY, ABSTRACT NO. 401, THE LAND HEREIN BEING ALL OF A CALLED 9.99 ACRE TRACT OF LAND CONVEYED IN A WARRANTY DEED TO CORONA DE VIDA, A NONPROFIT CORPORATION, BEING DESCRIBED OF RECORD IN DOCUMENT NO. 2020021660, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS (O.P.R.R.P.B.C.T.)

PROJECT DESCRIPTION:

The applicant submitted an application for final plat approval for approximately 9.99 acres of land east of Comanche Gap Rd. and south of E. Knight's Way/E. FM 2410. The preliminary plat for this case was recommended for approval by the Planning & Zoning Commission on June 30, 2021 and was approved by City Council on July 6, 2021. The 2021 Land Use Plan identifies this parcel for Regional Center, Medium Density Residential and Overlook Utilization Area land use.

As of April 14, 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 April 14, 2022, staff returned comments to the applicant. As of April 21, 2022, revisions based on staff comments have not been received. Staff therefore recommends approval with conditions of the Final Plat for the subdivision referred to as Corona De Vida with the following conditions:

1. All outstanding comments have been addressed per staff recommendation prior to filing of plat with Bell County Public Records.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to **approve, approve with conditions, or disapprove with explanation** a request for a Final Plat referred to as Corona De Vida, on property described as a 9.997 acre tract of land in Bell County, Texas , being part of the Uriah Hunt Survey, Abstract No. 401, the land herein being all of a called 9.99 acre tract of land conveyed in a Warranty Deed to CORONA DE VIDA, a nonprofit corporation, being described of record in Document No. 2020021660, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), with the condition as presented by staff and based on staff's recommendations and findings.
2. Any other action desired.

ATTACHMENTS:

1. Application
2. Field notes
3. Dedication
4. Corona De Vida – Final Plat
5. Location Map
6. Staff Comments with Responses



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: Corona De Vida Addition Date Submitted: Mar 30, 2022

Number of Lots: 1 Number of Units/Suites: 1 Acreage: 9.997

Site Address or General Location: 14025 FM 2410, Harker Heights, TX 76548

Residential Commercial Both On Site Detention Proposed with Subdivision: Yes No Other

Date of Preliminary Plat Approval by P&Z: N/A

Owner Information & Authorization:

Property Owner: Corona De Vida, a Texas nonprofit corporation

Address: 311 Wrought Iron Drive, Harker Heights, TX 76548

Phone: 254-410-4197 E-Mail: raestevez23@yahoo.com

Developer: Same as Above

Address: _____

Phone: _____ E-Mail: _____

Engineer: Mitchell & Associates, Inc

Address: 102 N. College/P.O. Box 1088 Killeen, TX 76541

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

Surveyor: Mitchell & Associates, Inc.

Address: 102 N. College/P.O. Box 1088 Killeen, TX 76540

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

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.

Rafael Estevez (For Corona De Vida)
Printed Name of Owner

[Handwritten Signature]
Signature of Owner

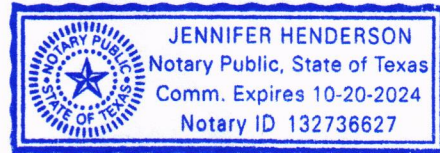
Ace Reneau, Mitchell & Associates, Inc.
Printed Name of Authorized Agent (Corporation/Partnership)

[Handwritten Signature]
Signature of Authorized Agent (Corporation/Partnership)

SWORN AND SUBSCRIBED BEFORE ME THIS 30th DAY OF March, 2022.

[Handwritten Signature]
Signature of Notary Public

My Commission Expires: 10-20-2024



STAFF ONLY -- DO NOT FILL OUT

Date Submitted: 3/30/22 Received By: RF Case #: 200-11 Receipt #: 01810220

CORONA DE VIDA ADDITION
9.997 ACRES

FIELD NOTES for a 9.997 acre tract of land in Bell County, Texas, being part of the Uriah Hunt Survey, Abstract No. 401, the land herein being all of a called 9.99 acre tract of land conveyed in a Warranty Deed to CORONA DE VIDA, a nonprofit corporation, being described of record in Document No. 2020021660, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), said 9.997 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the south right-of-way line of F.M. 2410, being the northwest corner of a called 5.154 acre tract of land conveyed to Jose A. Rodriguez and Rosa C. Rodriguez, being of record in Volume 5993, Page 327, O.P.R.R.P.B.C.T., and being the northeast corner of said 9.99 acre tract, for the northeast corner of this tract;

THENCE **S. 16° 08' 38" W., 1198.37 feet**, departing the south right-of-way line of said F.M. 2410, with the west line of said 5.154 acre tract, and the east line of said 10 acre tract, to a 1/2" iron rod found on the north line of a called 119.51 acre tract of land conveyed to Margarita F. Morton Marital Trust, being of record in Volume 4904, Page 556, O.P.R.R.P.B.C.T., also being the southwest corner of said 5.154 acre tract, and the southeast corner of said 9.99 acre tract, for the southeast corner of this tract;

THENCE with the north line of said 119.51 acre tract and the south line of said 9.99 acre tract; the following two (2) calls:

1. **N. 86° 59' 58" W., 191.32 feet**, to a 3/8" iron rod found for an angle corner of this tract;
2. **N. 86° 55' 54" W., 181.43 feet**, to a 5/8" iron rod found at the southeast corner of a called 10.0 acre tract of land conveyed to Martin F. Morgan and Frannie Charice Morgan, being of record in Instrument No. 2016-00033759, O.P.R.R.P.B.C.T., and the southwest corner of said 9.99 acre tract, for the southwest corner of this tract;

THENCE **N. 16° 06' 50" E., 1198.57 feet**, with the east line of said 10.0 acre tract and the west line of said 9.99 acre tract, to a 1/2" iron rod found on the south right-of-way line of said F.M. 2410, also being the northeast corner of said 10.0 acre tract, and the northwest corner of said 9.99 acre tract, for the northwest corner of this tract;

THENCE continuing along the south right-of-way line of said F.M. 2410 and with the north line of said 9.99 acre tract; the following two (2) calls:

1. **S. 86° 50' 03" E., 181.51 feet**, to a 1/2" iron rod found for an angle corner of this tract;
2. THENCE **S. 86° 59' 35" E., 191.82 feet**, to the **POINT OF BEGINNING** containing a 9.997 acre tract of land.


The bearings and coordinates recited in the above description are based on the Texas Coordinate System, North Central Zone, NAD 83 (CORS 96), as determined by Leica Texas SmartNet GPS observations.

See accompanying drawing.

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, that I, Mike W. Kriegel, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract and that this description is true and correct to the best of my knowledge and belief.

IN WITNESS THEREOF, my hand and seal this the 1st day of June, 2021.


Mike W. Kriegel
Registered Professional
Land Surveyor, No. 4330



DEDICATION

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:


COUNTY OF BELL §

That **CORONA DE VIDA, a Texas nonprofit corporation**, being the sole owner of that certain 9.997 acre tract of land in Bell County, Texas, being part of the Uriah Hunt Survey, Abstract No. 401, the land herein described being all of a called 9.99 acre tract of land conveyed to CORONA DE VIDA, a Texas nonprofit corporation, being of record in Document #2020021660, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), shown and attached hereto and incorporated herein for all purposes, does hereby subdivide the herein described property into lots and blocks, according to the plat hereof, to be known as **CORONA DE VIDA ADDITION**, to the City of Harker Heights, Bell County, Texas, as shown by the plat hereof, attached hereto, and made apart hereof, and approved by the Director of Planning and Development of the City of Harker Heights, Bell County, Texas, and **CORONA DE VIDA, a Texas nonprofit corporation**, does hereby adopt said **CORONA DE VIDA ADDITION** as an addition to the City of Harker Heights, Bell County, Texas, and for the purpose of selling lots and blocks of land with reference thereto and for the property development of said land by its owners and for all other purposes; and do hereby dedicate to the City of Harker Heights, all streets, avenues, roads, drives, alleys and associated potable water, sanitary sewer, and storm sewer systems as shown on said plat, and final construction drawings the same to be used as public thoroughfares and public utilities when and as authorized by the City of Harker Heights, Bell County, Texas.

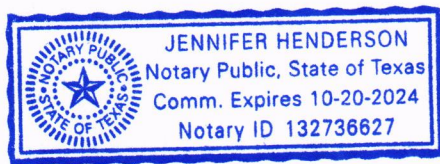
The utility and drainage easements shown on said plat are dedicated to the City of Harker Heights for installation and maintenance of any and all public utilities, which the city may elect to install and maintain or permit to be installed or maintained.

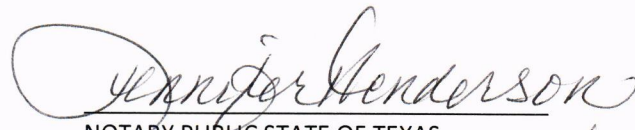
WITNESS the execution hereof, on this 20th day of October, 2021.

For: **CORONA DE VIDA,**
a Texas nonprofit corporation


Rafael A. Estevez (President)

Before me, the undersigned authority, on this day personally appeared Rafael A. Estevez 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: 10-20-2024

DEDICATION

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:


COUNTY OF BELL §

That **CORONA DE VIDA, a Texas nonprofit corporation**, being the sole owner of that certain 9.997 acre tract of land in Bell County, Texas, being part of the Uriah Hunt Survey, Abstract No. 401, the land herein described being all of a called 9.99 acre tract of land conveyed to CORONA DE VIDA, a Texas nonprofit corporation, being of record in Document #2020021660, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), shown and attached hereto and incorporated herein for all purposes, does hereby subdivide the herein described property into lots and blocks, according to the plat hereof, to be known as **CORONA DE VIDA ADDITION**, to the City of Harker Heights, Bell County, Texas, as shown by the plat hereof, attached hereto, and made apart hereof, and approved by the Director of Planning and Development of the City of Harker Heights, Bell County, Texas, and **CORONA DE VIDA, a Texas nonprofit corporation**, does hereby adopt said **CORONA DE VIDA ADDITION** as an addition to the City of Harker Heights, Bell County, Texas, and for the purpose of selling lots and blocks of land with reference thereto and for the property development of said land by its owners and for all other purposes; and do hereby dedicate to the City of Harker Heights, all streets, avenues, roads, drives, alleys and associated potable water, sanitary sewer, and storm sewer systems as shown on said plat, and final construction drawings the same to be used as public thoroughfares and public utilities when and as authorized by the City of Harker Heights, Bell County, Texas.

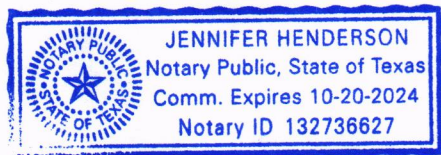
The utility and drainage easements shown on said plat are dedicated to the City of Harker Heights for installation and maintenance of any and all public utilities, which the city may elect to install and maintain or permit to be installed or maintained.

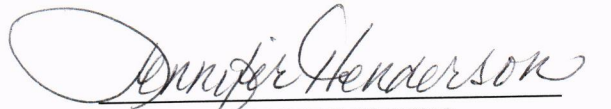
WITNESS the execution hereof, on this 29th day of October, 2021.

For: **CORONA DE VIDA,**
a Texas nonprofit corporation


Rafael A. Estevez (President)

Before me, the undersigned authority, on this day personally appeared Rafael A. Estevez 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.

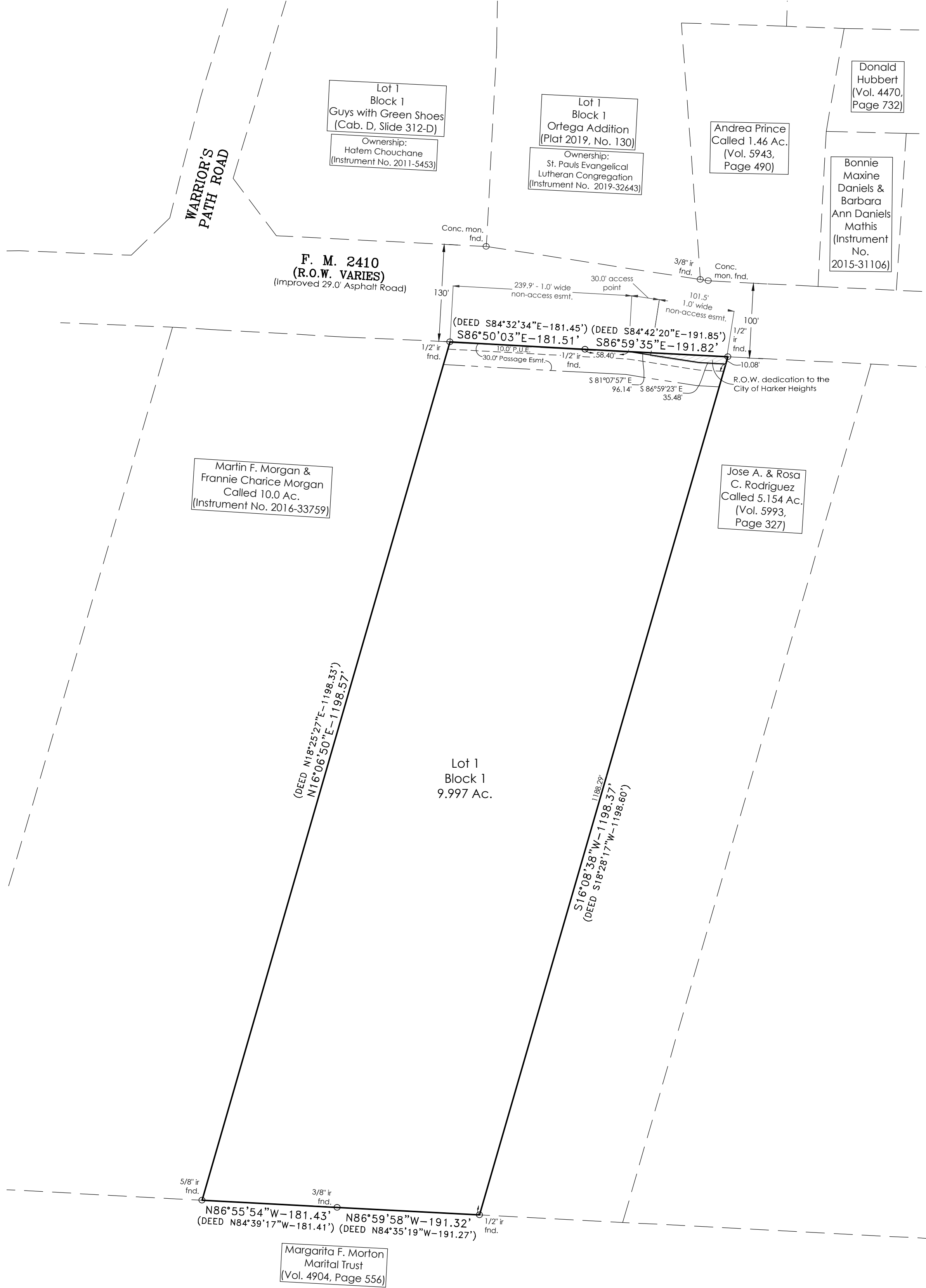
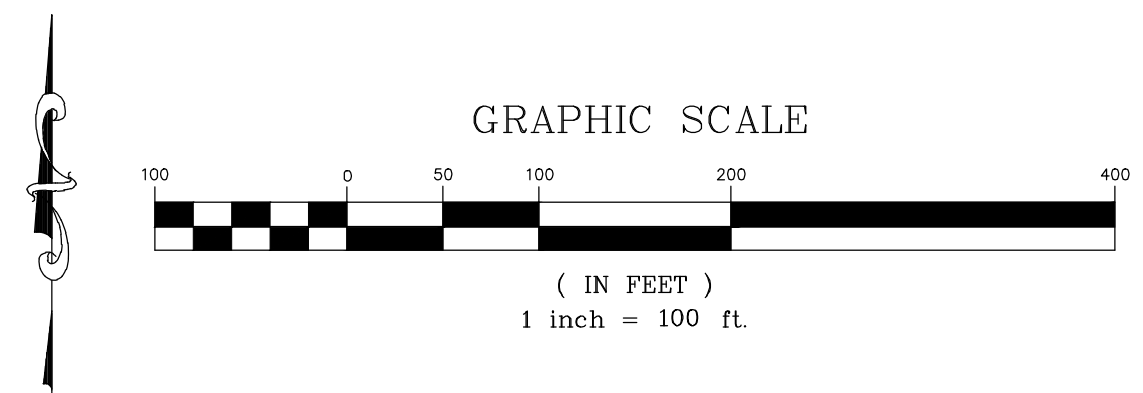



NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 10-20-2024

PROPERTY OWNER:
Corona de Vida
311 Wrought Iron Dr.
Harker Heights, TX 76548

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

- NOTES:**
- All bearings are based upon the Texas Coordinate System, NAD 83 (CORS 96), Texas Central Zone as determined by Leica Texas Smartnet GPS observations. All distances are surface distance. Combined scale factor=1.0001168.
 - This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C0325E, effective date September 26, 2008 for Bell County, Texas.
 - The property is currently zoned R-1 and no change in zoning is intended.
 - A 6' sidewalk shall be constructed as part of any permitted development activities.
 - This subdivision will be served by on site sewerage facilities (OSSF). Per §53.07 of the Harker Heights Code of Ordinances, city sanitary sewer is not reasonably available; the closest connection point is greater than 900 feet from the property. The Bell County Health Department must approve any on site sewerage facilities installation prior to construction.
 - All development shall be in accordance to the Harker heights Drainage Criteria Manual. Any development induced increase of peak stormwater flows shall be mitigated by detention facilities or approved equivalent.
 - Right of Way (R.O.W.) dedication to the City of Harker Heights is 829 sq. ft (0.019 Ac.)



CORONA DE VIDA ADDITION

KNOW ALL MEN BY THESE PRESENTS, that **CORONA DE VIDA, a Texas nonprofit corporation**, whose address is **311 Wrought Iron Drive, Harker Heights, Texas, 76548**, being the sole owner of that certain **9.997 acre tract of land in Bell County, Texas, the land herein described being all of a called 9.99 acre tract of land conveyed to CORONA DE VIDA, a Texas nonprofit corporation, being of record in Document No. 2020021660, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.)**, which is more fully described in the dedication of **CORONA DE VIDA ADDITION** as shown by the plat hereto, attached hereto, and made a part hereon, and approved by the City of Harker Heights, Bell County, Texas, **CORONA DE VIDA, a Texas nonprofit corporation**, does hereby adopt said **CORONA DE VIDA 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 and drainage easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

WITNESS the execution hereof, on this _____ day of _____, 2022.

For: **CORONA DE VIDA**
a Texas nonprofit corporation

Rafael A. Estevez (President)

Before me, the undersigned authority, on this day personally appeared Rafael A. Estevez, President for the CORONA DE VIDA, a nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that she executed the foregoing instrument as the owner of the property described hereon.

NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: _____

APPROVED this the _____ day of _____, 2022, by the Director of Planning and Development of the City of Harker Heights, Bell County, Texas.

DIRECTOR OF PLANNING AND DEVELOPMENT

ATTEST: CITY SECRETARY

KNOW ALL MEN BY THESE PRESENTS,

That I, Mike W. Kriegel, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Subdivision and Property Development Regulations of the City of Harker Heights, Texas, and this subdivision is within the City Limits of Harker Heights, Texas.

Mike W. Kriegel
Registered Professional
Land Surveyor, No. 4330

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 Sewerage Facilities and is hereby recommend for approval.

Signature: _____ Date: _____

Title: _____ Bell County Public Health District

AFFIDAVIT:

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

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

By: _____
Bell County Tax Appraisal District

FILED FOR RECORD this _____ day of _____, 20____. Plat Records of Bell County, Texas and Dedication Instrument # _____ Official Public Records of Real Property, Bell County, Texas.

No.	DATE	CITY OF HH COMMENTS	REMARKS	BY
1	06/23/21			

CORONA DE VIDA ADDITION
HARKER HEIGHTS, BELL COUNTY, TEXAS

FINAL PLAT

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
P. E. P. L. S. FIRM REGISTRATION NO. 102004-00

DWG No.: 21-040-D-S
DRAWN BY: FRB
DATE: JUNE 2021
SCALE: AS SHOWN
1 LOT: 1881/7
1 BLOCK: 1
AREA: 9.997 AC.

CORONA DE VIDA ADDITION

P22-11 Final Plat – Corona de Vida Addition

Plat Distributed to HH Staff: March 31, 2022

Comments Sent to Engineer: April 14, 2022

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Oncor requested existing P.U.E. be increased from 10' to 15' during the preliminary plat. Please update easement accordingly.
2. Per §154.21(C)(1)(b) the title block shall include the proposed subdivision name, phase, block and lot numbers, current legal description (or reference thereto), acreage, name and address of property owner, name and address of surveyor/engineer, date of survey, date of preparation and page content title. This title block shall be present on each page of the plat. Please amend the title block per Ordinance.
3. Applicant shall amend the plat dedication page to include all signature blocks required for a final plat.
4. Applicant shall provide “As-Built” construction plans and a maintenance bond for all public infrastructure that was constructed and accepted by the City for this subdivision (fire hydrant).
5. Applicant shall provide a utility plan (water & drainage) for the subdivision.
6. Applicant shall provide a digital copy of the final plat per Section 154.20(B)(3)(c). Digital final plat files should be submitted in DXF, DWG or GIS shapefile/feature class/coverage format.
7. Applicant is advised that the Knight’s Way Overlay District requirements apply to development on this parcel. Additionally, sidewalks will be required upon site development.

Public Works, Mark Hyde

1. Show existing utilities.
2. The infrastructure to be dedicated to the City of Harker Heights should be specific to this plat.

City Engineer, Otto Wiederhold

1. Existing 16-inch City of Harker Heights waterline within FM 2410 R.O.W. not shown
2. Existing Central Texas Water Supply Transmission line and existing easement not shown along north property line.

Fire Marshal, Brad Alley

- No Comments

Building Official, Mike Beard

- No comments received and may be forthcoming.

ONCOR, Steven Huggins

- No comments received and may be forthcoming.

Century Link/ Lumen, Chris McGuire

- No comments received and may be forthcoming.

Spectrum, Shaun Whitehead

- No comments received and may be forthcoming.

ATMOS, Rusty Fischer

- No comments received and may be forthcoming.

Bell County Public Health

- No comments received and may be forthcoming.

TxDOT, Richard Rangel & Stephen Kasberg

1. Requests a 1' non-access easement except where the driveway will be located
2. Applicant will need to contact TxDOT for driveway access permits.



PLANNING AND ZONING COMMISSION MEMORANDUM

P22-12

AGENDA ITEM X-4

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: APRIL 27, 2022

DISCUSS AND CONSIDER A REQUEST FOR A FINAL PLAT REFERRED TO AS FIRESIDE HEIGHTS ADDITION, ON PROPERTY DESCRIBED AS A 0.799 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, BEING PART OF THE ELIZABETH DAWSON SURVEY, ABSTRACT NO. 258, THE LAND HEREIN BEING PART OF LOT 1, BLOCK 1, FIRESIDE ADDITION, AN ADDITION TO THE CITY OF HARKER HEIGHTS, TEXAS, BEING OF RECORD IN CABINET C, SLIDE 199-D, PLAT RECORDS OF BELL COUNTY, TEXAS (P.R.B.C.T.), AND BEING A CALLED 0.80 ACRE TRACT OF LAND CONVEYED IN A GENERAL WARRANTY DEED TO J & U PROPERTIES, LLC, BEING DESCRIBED IN EXHIBIT "A" OF RECORD INSTRUMENT NO. 2015-00008355, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS (O.P.R.R.P.B.C.T.)

PROJECT DESCRIPTION:

The applicant submitted an application for administrative plat approval for approximately 0.8 acres of land north of E. Knight's Way/E. FM 2410 and west of Warrior's Path Rd. The parcel was previously approved as a Minor Plat named Fireside Addition and filed for record in March 2000. The platting action from the current application would separate the original parcel approved into two (2) separate lots. The 2021 Land Use Plan identifies this parcel for Regional Center land use.

As of April 14, 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. Additional Right of Way (ROW) dedication was deemed to be required for the plat area. Based on staff's review of the plat case and the City's Code of Ordinances, this submission does not meet the requirements of an Administrative Plat submission. Therefore, the plat must be considered as a Final Plat and requires action by the Planning & Zoning Commission.

STAFF RECOMMENDATION:

On April 14, 2022, staff returned comments to the applicant. As of April 21, 2022, revisions based on staff comments have not been received. Staff therefore recommends approval with conditions of the Final Plat for the subdivision referred to as Fireside Heights Addition with the following conditions:

1. All outstanding comments have been addressed per staff recommendation prior to filing of plat with Bell County Public Records.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to **approve, approve with conditions, or disapprove with explanation** a request for a Final Plat referred to as Fireside Heights Addition, on property described as a 0.799 acre tract of land in Bell County, Texas, being part of the Elizabeth Dawson Survey, Abstract No. 258, the land herein being part of Lot 1, Block 1, Fireside Addition, an addition to the City of Harker Heights, Texas, being of record in Cabinet C, Slide 199-D, Plat Records of Bell County, Texas (P.R.B.C.T.), and being a called 0.80 acre tract of land conveyed in a General Warranty Deed to J & U Properties, LLC, being described in Exhibit "A" of record Instrument No. 2015-00008355, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), with the condition as presented by staff and based on staff's recommendations and findings.
2. Any other action desired.

ATTACHMENTS:

1. Application
2. Field notes
3. Dedication
4. Fireside Heights Addition – Final Plat
5. Location Map
6. Staff Comments



Minor/Amending Plat Application

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

*** Requirements - APPLICATION MUST BE FULLY COMPLETED OR WILL NOT BE ACCEPTED***
This application must be completed and returned to the Planning and Development Department of the City of Harker Heights, Texas along with the following:
1. Pre-Application Meeting with Staff to ensure applicability
2. Payment of \$150.00 +\$3.00 per acre
3. Signed & Original Field Notes and Dedication

Property Information:

Plat Name: Fireside Heights Addition **Date Submitted:** Mar 30, 2022

Existing Lot Count: 1 **Proposed Lot Count:** 1 **Acreage:** 0.799

Site Address or General Location: 1825 E. F.M. 2410, Harker Heights, TX 76548

Reason for Amendment/ Description of Subdivision:

Zoning Classification: B-4 **Existing Land Use:** Commercial

Located in Overlay District?: Yes No

Owner Information/Authorization:

Property Owner: J & U Properties, LLC

Address: 510 Omar Drive, Killeen, TX 76542

Phone: 254-458-6768 E-mail: mnasir510@hotmail.com

Developer: J & U Properties, LLC

Address: 510 Omar Drive, Killeen, TX 76542

Phone: 254-458-6768 E-mail: mnasir510@hotmail.com

Engineer/Surveyor: Mitchell & Associates, Inc.

Address: 102 N. College/P.O. Box 1088 Killeen, TX 76540

Phone: 254-634-5541 E-mail: jkriegel@mitchellinc.net; areneau@mitchellinc.net

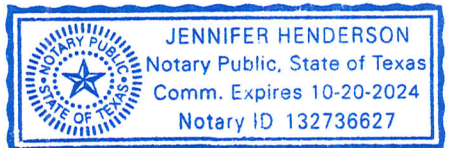
I HEREBY UNDERSTAND AND ACKNOWLEDGE:
THE MINOR PLAT INVOLVES **FOUR OR FEWER LOTS** FRONTING ONTO AN EXISTING STREET WHERE THE CREATION OF A NEW STREET OR THE EXTENSION OF MUNICIPAL FACILITIES ARE NOT REQUIRED
OR
THE AMENDEND PLAT DOES NOT INCREASE THE NUMBER OF LOTS AND DOES NOT REQUIRE A NEW STREET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

Mohammad Nasir (For J & U Properties, LLC) *Mohammad Nasir*

PRINTED NAME OF OWNER: **OWNER SIGNATURE:**

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS March DAY OF 30th, 2022

Jennifer Henderson MY COMMISSION EXPIRES: 10-20-2024
NOTARY PUBLIC SIGNATURE



STAFF ONLY - - DO NOT FILL OUT BELOW
Date Submitted: _____ Receipt #: _____
Received By: _____ Pre-Application Meeting Case #: _____

FIRESIDE HEIGHTS ADDITION
0.799 ACRE

FIELD NOTES for a 0.799 acre tract of land in Bell County, Texas, being part of the Elizabeth Dawson Survey, Abstract No. 258, the land herein being part of Lot 1, Block 1, Fireside Addition, an addition to the City of Harker Heights, Texas, being of record in Cabinet C, Slide 199-D, Plat Records of Bell County, Texas (P.R.B.C.T.), and being a called 0.80 acre tract of land conveyed in a General Warranty Deed to J & U Properties, LLC, being described in Exhibit "A" of record in Instrument No. 2015-00008355, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), said 0.799 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the south line of a called 3.817 acre tract of land conveyed to Jutta Margareta and Matte Bushbaker, being described of record in Instrument No. 2012-0001602, same being at the northwest corner of a called 1.204 acre tract of land conveyed to Wieland Management Co. LLC, being described of record in Instrument No. 2016-00050845, both of the O.P.R.R.P.B.C.T., and the northeast corner of said 0.80 acre tract, for the northeast corner of this tract;

THENCE S. 02° 25' 07" W., 209.35 feet, with the west line of said 1.204 acre tract and the east line of said 0.80 acre tract, to a 1/2" iron rod with cap stamped "M&A" set on the north right-of-way line of Farm-to-Market Road 2410, same being at the southwest corner of said 1.204 acre tract, and the southeast corner of said 0.80 acre tract, for the southeast corner of this tract;

THENCE N. 88° 52' 21" W., 178.05 feet, continuing along the north right-of-way line of said F.M. 2410 and with the south line of said 0.80 acre tract, to a 1/2" iron rod with cap stamped "M&A" set at the southeast corner of Lot 2, Block 1, W.A. Matkin Subdivision, an addition to the City of Harker Heights, Texas, being of record in Cabinet B, Slide 188-D, P.R.B.C.T., and the southwest corner of said 0.80 acre tract, for the southwest corner of this tract;

THENCE N. 08° 59' 05" E., 211.80 feet, departing the north right-of-way line of said F.M. 2410, with the east line of said Lot 2, and the west line of said 0.80 acre tract, to a 3/8" iron rod found at the northwest corner of said 0.80 acre tract, for the northwest corner of this tract;

THENCE S. 88° 44' 04" E., 153.81 feet, continuing with the east line of Lot 2 and the north line of said 0.80 acre tract, to the POINT OF BEGINNING containing a 0.799 acre tract of land.

The bearings for the above description are grid bearings based on the Texas Coordinate System, Central Zone (NAD 83), as determined by Leica Texas SmartNet GPS observations.

See accompanying drawing.


STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS, that I, Mike W. Kriegel, Registered Professional Land Surveyor, do hereby certify that the above described tract was surveyed on the ground and that this description is true and correct to the best of my knowledge and belief.

COUNTY OF BELL

IN WITNESS THEREOF, my hand and seal this the 30th day of March, 2022.




Mike W. Kriegel
Registered Professional
Land Surveyor, No. 4330

DEDICATION

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BELL §

That **J & U Properties, LLC**, being the sole owner of that certain 0.799 acre tract of land in the City of Harker Heights, Texas, being part of Lot 1, Block 1, Fireside Addition, an addition to the City of Harker Heights, Texas, being of record in Cabinet C, Slide 199-D, Plat Records of Bell County, Texas (P.R.B.C.T.), and being all of a called 0.80 acre tract of land conveyed in a General Warranty Deed to J & U Properties, LLC, being described in Exhibit "A" of record in Instrument No. 2015-00008355, Official Public Records of Real Property, Bell County, Texas, shown and attached hereto and incorporated herein for all purposes, does hereby subdivide the herein described property into lots and blocks, according to the plat hereof, to be known as **FIRESIDE HEIGHTS ADDITION**, to the City of Harker Heights, Bell County, Texas, as shown by the plat hereof, attached hereto, and made apart hereof, and approved by the City of Harker Heights, Bell County, Texas, and **J & U Properties, LLC**, does hereby adopt said **FIRESIDE HEIGHTS ADDITION** as an addition to the City of Harker Heights, Bell County, Texas, and for the purpose of selling lots and blocks of land with reference thereto and for the property development of said land by its owners and for all other purposes; and do hereby dedicate to **the City of Harker Heights**, all streets, avenues, roads, drives, alleys and associated potable water, sanitary sewer, and storm sewer systems as shown on said plat, and final construction drawings the same to be used as public thoroughfares and public utilities when and as authorized by **the City of Harker Heights**, Texas.

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

W I T N E S S the execution hereof, on this _____ day of _____, 2021.

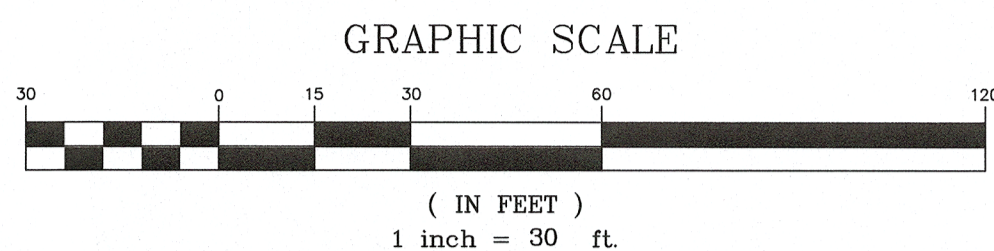
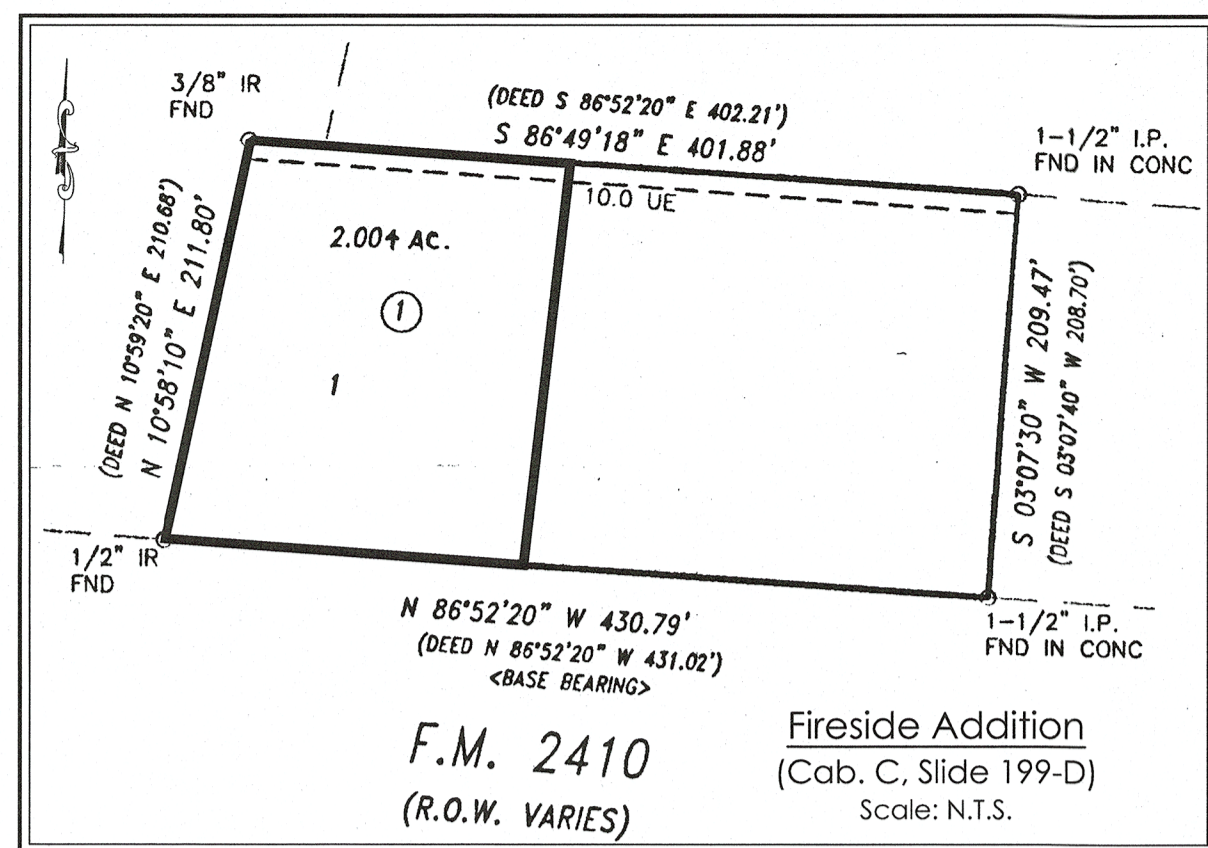
For: **J & U Properties, LLC**

Mohammad Nasir

Before me, the undersigned authority, on this day personally appeared **Mohammad Nasir** 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: _____



FIRESIDE HEIGHTS ADDITION

KNOW ALL MEN BY THESE PRESENTS, that **J & U Properties, LLC**, whose address is **510 OMAR DRIVE, KILLEEN, TX 76542**, being the sole owner of that certain 0.799 acre tract of land in the City of Harker Heights, Texas, being part of Lot 1, Block 1, Fireside Addition, an addition to the City of Harker Heights, Texas, being of record in Cabinet C, Slide 199-D, Plat Records of Bell County, Texas (P.R.B.C.T.), and being all of a called 0.80 acre tract of land conveyed in a General Warranty Deed to J & U Properties, LLC, being described in Exhibit "A" of record in Instrument No. 2015-00008355, Official Public Records of Real Property, Bell County, Texas, shown and attached hereto and incorporated herein for all purposes, does hereby subdivide the herein described property into lots and blocks, according to the plat hereof, to be known as **FIRESIDE HEIGHTS ADDITION**, to the City of Harker Heights, Bell County, Texas, as shown by the plat hereof, attached hereto, and made apart hereof, and approved by the City of Harker Heights, Bell County, Texas, and **J & U Properties, LLC** does hereby adopt said **FIRESIDE HEIGHTS ADDITION** as an addition to the City of Harker Heights, Bell County, Texas, and for the purpose of selling lots and blocks of land with reference thereto and for the property development of said land by its owners and for all other purposes; and do hereby dedicate to the **City of Harker Heights**, all streets, avenues, roads, drives, alleys and associated potable water, sanitary sewer, and storm sewer systems as shown on said plat, and final construction drawings the same to be used as public thoroughfares and public utilities when and as authorized by the **City of Harker Heights, Texas**.

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

WITNESS the execution hereof, on this _____ day of _____, 20____.

For: **J & U Properties, LLC**

Mohammad Nasir

Before me, the undersigned authority, on this day personally appeared **Mohammad Nasir** 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: _____

APPROVED this the _____ 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

KNOW ALL MEN BY THESE PRESENTS,

That I, Mike W. Kriegel, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Subdivision and Property Development Regulations of the **City of Harker Heights, Texas**, and this subdivision is within the **City Limits** of Harker Heights, Texas.

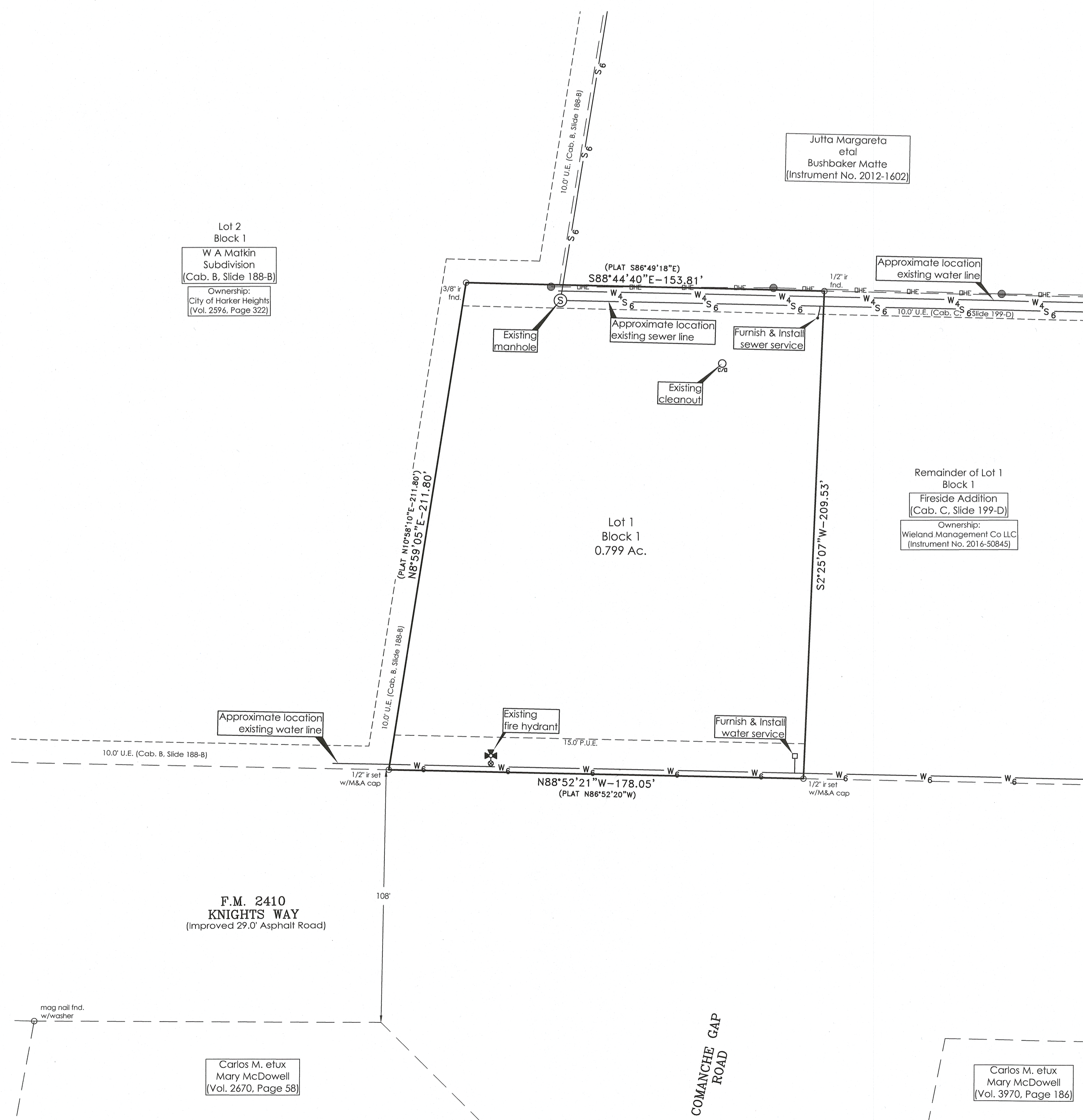
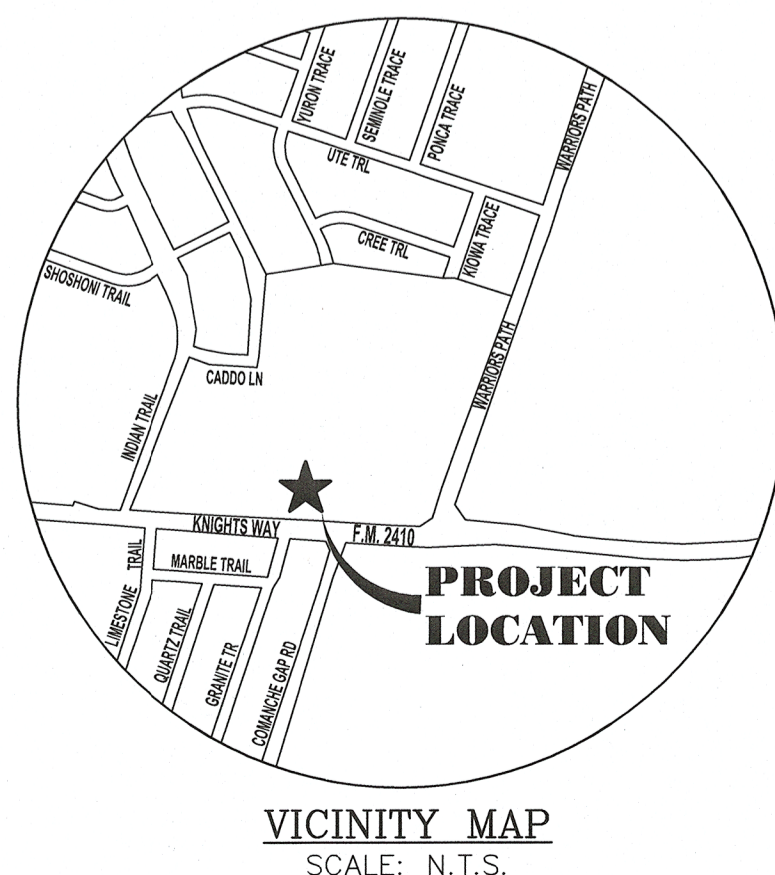


Mike W. Kriegel
Mike W. Kriegel
Registered Professional
Land Surveyor, No. 4330

PROPERTY OWNER:
J & U Properties LLC
510 Omar Dr.
Killeen, TX 76542

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

- NOTES:**
- All bearings are based upon the Texas Coordinate System, NAD 83 (CORS 96), Texas Central Zone as determined by Leica Texas Smartnet GPS observations. All distances are surface distance. Combined scale factor=1.0001168.
 - This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C0295E, effective date September 26, 2008 for Bell County, Texas.



Lot 2
Block 1
W A Matkin
Subdivision
(Cab. B, Slide 188-B)
Ownership:
City of Harker Heights
(Vol. 2594, Page 322)

Julia Margareta
et al
Bushbaker Matte
(Instrument No. 2012-1602)

Remainder of Lot 1
Block 1
Fireside Addition
(Cab. C, Slide 199-D)
Ownership:
Wieland Management Co LLC
(Instrument No. 2016-50845)

F.M. 2410
KNIGHTS WAY
(Improved 29.0' Asphalt Road)

Carlos M. et ux
Mary McDowell
(Vol. 2670, Page 58)

Carlos M. et ux
Mary McDowell
(Vol. 3970, Page 186)

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

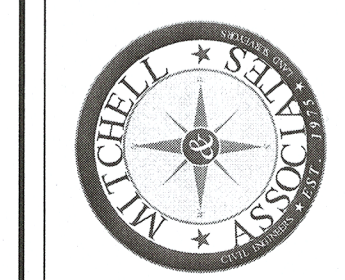
Dated this the _____ day of _____, 20____ A. D.

By: _____
Bell County Tax Appraisal District

FILED FOR RECORD this _____ day of _____, 20____,
Plat Records of Bell County, Texas, and Dedication Instrument # _____,
Official Records of Real Property, Bell County, Texas

FIRESIDE HEIGHTS ADDITION
BEING REPLAT OF PART OF LOT 1, BLOCK 1, FIRESIDE ADDITION
HARKER HEIGHTS, BELL COUNTY, TEXAS

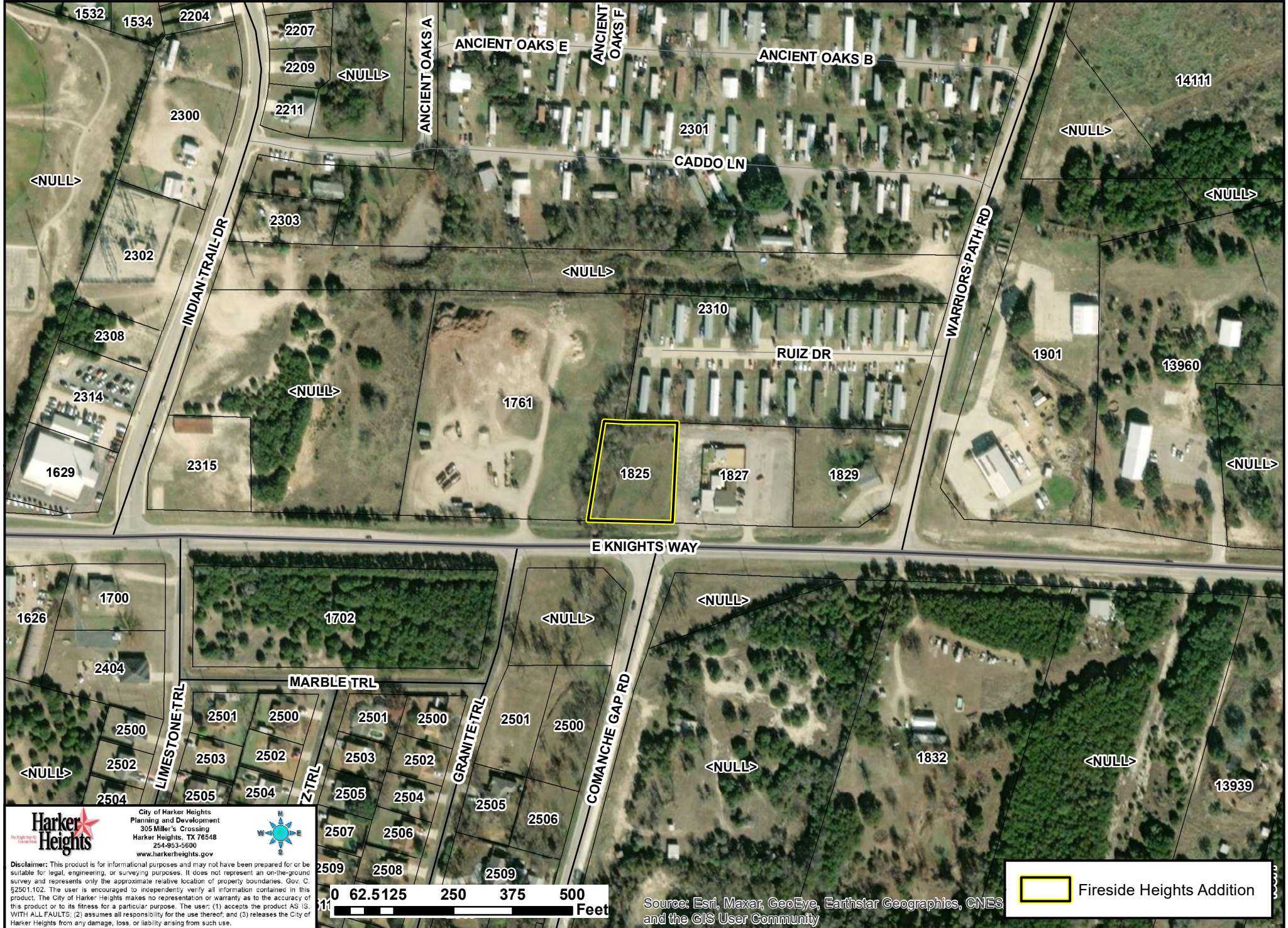
MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
I. B. P. L. S. FIRM REGISTRATION NO. 100204-00



No.	DATE	REMARKS	BY

SHEET TITLE:
ADMINISTRATIVE PLAT

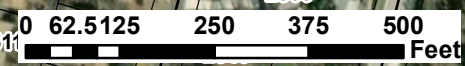
DWG No.	DATE	SCALE	FB/LB	1 LOT	AREA
22-016-D-S	MARCH 2022	AS SHOWN	1989/B	1 BLOCK	0.799 Ac.




Harker Heights
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-6600
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. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.



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

 Fireside Heights Addition

FIRESIDE HEIGHTS ADDITION

P22-12 Final Plat – Fireside Heights Addition

Plat Distributed to HH Staff: March 31, 2022

Comments Sent to Engineer: April 14, 2022

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Applicant and/or the Applicant's representative shall schedule and attend the mandatory pre-development meeting with the City's development staff. Contact planning@harkerheights.gov to schedule the meeting.
2. Applicant must delineate the location of the proposed driveway and provide a 1' non-access easement along the remaining portion of FM 2410.
3. Pending TXDOT's approval of the driveway location, a 30' passage/access easement across the front of the property may also be required.
4. Applicant shall illustrate and annotate the setbacks on the plat dedication page.
5. Applicant shall provide a storm water plan/drainage analysis.
6. Per §154.21(C)(1)(b) the title block shall include the proposed subdivision name, phase, block and lot numbers, current legal description (or reference thereto), acreage, name and address of property owner, name and address of surveyor/engineer, date of survey, date of preparation and page content title. This title block shall be present on each page of the plat. Please amend the title block per Ordinance.
7. Applicant shall amend the plat dedication page to include all signature blocks required for a final plat.
8. FM 2410 is identified as an Arterial on the City's Thoroughfare Plan. As such a 120-foot right-of-way (ROW) is required. Applicant shall provide half of the required ROW needed to meet the 120-foot requirement. This ROW dedication will require this plat to be processed as a Final Plat.
9. Provide LLC paperwork and provide authorization for those who can sign for J&U Properties, LLC.
10. Applicant shall provide a digital copy of the final plat per Section 154.20(B)(3)(c). Digital final plat files should be submitted in DXF, DWG or GIS shapefile/feature class/coverage format.
11. Applicant is advised that the Knight's Way Overlay District requirements apply to development on this parcel. Additionally, sidewalks will be required upon site development.

Public Works, Mark Hyde

1. Change the annotation of the existing 15' PUE along FM 2410 to 15' Public Utility & Drainage Easement.

2. The dedication block on the plat has numerous items listed including “drives” to be dedicated to the City of Harker Heights. All of the public infrastructure shown on the plat has already been dedicated to the City of Harker Heights.

City Engineer, Otto Wiederhold

- No comments

Fire Marshal, Brad Alley

- No Comments

Building Official, Mike Beard

- No comments received and may be forthcoming.

ONCOR, Steven Huggins

- No comments received and may be forthcoming.

Century Link/ Lumen, Chris McGuire

- No comments received and may be forthcoming.

Spectrum, Shaun Whitehead

- No comments received and may be forthcoming.

ATMOS, Rusty Fischer

- No comments received and may be forthcoming.

TxDOT, Richard Rangel & Stephen Kasberg

1. Requests a 1’ non-access easement except where the driveway will be located
2. Applicant will need to contact TxDOT for driveway access permits.



PLANNING AND ZONING COMMISSION MEMORANDUM

P22-13

AGENDA ITEM X-5

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: APRIL 27, 2022

DISCUSS AND CONSIDER A REQUEST FOR A FINAL PLAT REFERRED TO AS FULLER HEIGHTS ADDITION, ON PROPERTY DESCRIBED AS A 6.494 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, BEING PART OF THE J.W. RENICK SURVEY, ABSTRACT NO. 704 AND PART OF THE R.Y. RENICK SURVEY, ABSTRACT NO. 722, THE LAND HEREIN BEING ALL OF A CALLED 6.497 ACRE TRACT OF LAND CONVEYED IN A GENERAL WARRANTY DEED TO JOHN REIDER AND DANYA REIDER, DESCRIBED IN EXHIBIT "A" OF RECORD IN INSTRUMENT NO. 2021062073, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS (O.P.R.R.P.B.C.T.).

PROJECT DESCRIPTION:

The applicant submitted an application for administrative plat approval for approximately 6.494 acres of land Fuller Lane and west of Broken Arrow Drive. This platting action will divide the existing single parcel into two separate parcels. The 2021 Land Use Plan identifies this parcel for Residential Estate land use.

As of April 14, 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. Additional Right of Way (ROW) dedication was deemed to be required for the plat area. Based on staff's review of the plat case and the City's Code of Ordinances, this submission does not meet the requirements of an Administrative Plat submission. Therefore, the plat must be considered as a Final Plat and requires action by the Planning & Zoning Commission.

STAFF RECOMMENDATION:

On April 14, 2022, staff returned comments to the applicant. As of April 21, 2022, revisions based on staff comments have not been received. Staff therefore recommends approval with conditions of the Final Plat for the subdivision referred to as Fuller Heights Addition with the following conditions:

1. All outstanding comments have been addressed per staff recommendation prior to filing of plat with Bell County Public Records.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to **approve, approve with conditions, or disapprove with explanation** a request for a final plat referred to as Fuller Heights Addition, on property described as a 6.494 acre tract of land in Bell County, Texas, being part of the J.W. Renick Survey, Abstract No. 704 and part of the R.Y. Renick Survey, Abstract No. 722, the land herein being all of a called 6.497 acre tract of land conveyed in a General Warranty Deed to John Reider and Danya Reider, described in Exhibit “A” of record in Instrument No. 2021062073, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), with the condition as presented by staff and based on staff’s recommendations and findings.
2. Any other action desired.

ATTACHMENTS:

1. Application
2. Field notes
3. Dedication
4. Fuller Heights Addition – Final Plat
5. Location Map
6. Staff Comments



Minor/Amending Plat Application

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

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

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

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

Property Information:

Plat Name: Fuller Heights Addition Date Submitted: Mar 30, 2022

Existing Lot Count: 1 Proposed Lot Count: 2 Acreage: 6.494

Site Address or General Location: 1918 Fuller Lane, Harker Heights, TX 76548

Reason for Amendment/
Description of Subdivision:

Zoning Classification: R-1 Existing Land Use: Residential

Located in Overlay District?: Yes No

Owner Information/Authorization:

Property Owner: John Reider and Danya Reider

Address: 2017 Caribou Trail, Harker Heights, Texas 76548

Phone: 254-466-4996 E-mail: johnreider@johnreider.com

Developer: John Reider and Danya Reider

Address: 2017 Caribou Trail, Harker Heights, Texas 76548

Phone: 254-466-4996 E-mail: johnreider@johnreider.com

Engineer/Surveyor: Mitchell & Associates, Inc.

Address: 102 N. College/P.O. Box 1088 Killeen, TX 76540

Phone: 254-634-5541 E-mail: jkriegel@mitchellinc.net; areneau@mitchellinc.net

I HEREBY UNDERSTAND AND ACKNOWLEDGE:

THE MINOR PLAT INVOLVES **FOUR OR FEWER LOTS** FRONTING ONTO AN EXISTING STREET WHERE THE CREATION OF A NEW STREET OR THE EXTENSION OF MUNICIPAL FACILITIES ARE NOT REQUIRED

OR

THE AMENDEND PLAT DOES NOT INCREASE THE NUMBER OF LOTS AND DOES NOT REQUIRE A NEW STREET OR EXTENSION OF MUNICIPAL FACILITIES.

John Reider and Danya Reider

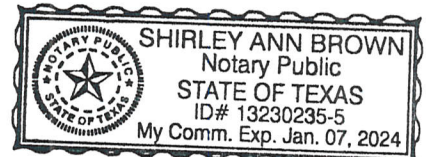
PRINTED NAME OF OWNER:

OWNER SIGNATURE:

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 29 DAY OF March, 2022

MY COMMISSION EXPIRES: 1-7-2024

NOTARY PUBLIC SIGNATURE



STAFF ONLY - - DO NOT FILL OUT BELOW

Date Submitted: _____

Receipt #: _____

Received By: _____

Pre-Application Meeting

Case #: _____

FULLER HEIGHTS ADDITION
6.494 ACRES

FIELD NOTES for a 6.494 acre tract of land in Bell County, Texas, being part of the J.W. Renick Survey, Abstract No. 704 and part of the R.Y. Renick Survey, Abstract No. 722, the land herein being all of a called 6.497 acre tract of land conveyed in a General Warranty Deed to John Reider and Danya Reider, described in Exhibit "A" of record in Instrument No. 2021062073, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), said 6.494 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the north right-of-way line of Fuller Lane, also being the southeast corner of a called 9.339 acre tract of land conveyed to Don J. Daniels, and wife Doris M. Daniels of record in Instrument No. 2009-00045677, O.P.R.R.P.B.C.T., and the southwest corner of said 6.497 acre tract, for the southwest corner of this tract;

THENCE N. 13° 53' 38" W., 940.17 feet, departing the north right-of-way line of said Fuller Lane, with the east line of said 9.339 acre tract, and the west line of said 6.497 acre tract, to a 1/2" iron rod found on the south line of Lot 29, Block 1, Quail Estates Phase 2, being an addition to the City of Harker Heights, Texas, being of record in Cabinet D, Slide 184-D, Plat Records of Bell County, Texas (P.R.B.C.T.), also being the northeast corner of said 9.339 acre tract, and the northwest corner of said 6.497 acre tract, for the northwest corner of this tract;

THENCE N. 82° 03' 29" E., 342.35 feet, with the south line of said Lot 29 and the north line of said 6.497 acre tract, to a 3/8" iron rod with cap stamped "MAK" found on the on the south line of Lot 29, Block 1, said Quail Estates Phase 2, same being the northwest corner of Lot 37A, Block 1, Quail Estates Phase 2, Second Amendment, an addition to the City of Harker Heights, Texas, being of record in Plat Year 2013, Number 27, P.R.B.C.T., and the northeast corner of said 6.497 acre tract, for the northeast corner of this tract;

THENCE S. 08° 58' 42" E., 937.62 feet, with the west line of said Lot 37A and the east line of said 6.497 acre tract, to a 3/8" iron rod with cap stamped "MAK" found on the north right-of-way line of said Fuller Lane, same being at the southwest corner of Drainage Tract "A", said Quail Estates Phase 2, and the southeast corner of said 6.497 acre tract, for the southeast corner of this tract;

THENCE continuing along the north right-of-way line of said Fuller Lane and with the south line of said 6.497 acre tract, the following two (2) calls:

1. S. 82° 16' 09" W., 174.72 feet, to a 1/2" iron rod found for an angle corner of this tract;
2. S. 83° 11' 23" W., 87.12 feet, to the **POINT OF BEGINNING** containing a 6.494 acre tract of land.

The bearings for the above description are grid bearings based on the Texas Coordinate System, Central Zone (NAD 83), as determined by Leica Texas SmartNet GPS observations.


See accompanying drawing.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS, that I, Mike W. Kriegel, Registered Professional Land Surveyor, do hereby certify that the above described tract was surveyed on the ground and that this description is true and correct to the best of my knowledge and belief.

COUNTY OF BELL

IN WITNESS THEREOF, my hand and seal this the 30th day of March, 2022.


Mike W. Kriegel
Registered Professional
Land Surveyor, No. 4330



DEDICATION

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BELL §

That that John Reider and Danya Reider, being the **sole owners** of that certain **6.494 Acre tract of land in the City of Harker Heights, Texas, being all of called 6.497 acre tract of land conveyed in a General Warranty Deed to John Reider and Danya, being described in Exhibit "A" of record in Instrument No. 2021062073, Official Public Records of Real Property Records, Bell County**, shown and attached hereto and incorporated herein for all purposes, **does** hereby subdivide the herein described property into lots and blocks, according to the plat hereof, to be known as **FULLER HEIGHTS ADDITION**, to the City of Harker Heights, Bell County, Texas, as shown by the plat hereof, attached hereto, and made apart hereof, and approved by the City of Harker Heights, Bell County, Texas, and John Reider and Danya Reider, **does** hereby adopt said **FULLER HEIGHTS ADDITION** as an addition to the City of Harker Heights, Bell County, Texas, and for the purpose of selling lots and blocks of land with reference thereto and for the property development of said land by its owners and for all other purposes; and do hereby dedicate to **the City of Harker Heights**, all streets, avenues, roads, drives, alleys and associated potable water, sanitary sewer, and storm sewer systems as shown on said plat, and final construction drawings the same to be used as public thoroughfares and public utilities when and as authorized by **the City of Harker Heights, Texas**.

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

W I T N E S S the execution hereof, on this _____ day of _____, 20____.

For: John Reider

For: Danya Reider

John Reider (Owner)

Danya Reider (Owner)

Before me, the undersigned authority, on this day personally appeared John Reider and Danya Reider known to me to be the persons whom names are 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:_____

FULLER HEIGHTS ADDITION

KNOW ALL MEN BY THESE PRESENTS, that **John Reider and Danya Reider**, whose address is **2017 CARIBOU TRAIL, HARKER HEIGHTS, TX 76546**, being the sole owners of that certain **6.494 acre tract of land in the City of Harker Heights, Texas, being all of called 6.497 acre tract of land conveyed in a General Warranty Deed to John Reider and Danya, being described in Exhibit "A" of record in Instrument No. 2021062073, Official Public Records of Real Property Records, Bell County**, shown and attached hereto and incorporated herein for all purposes, **does** hereby subdivide the herein described property into lots and blocks, according to the plat hereof, to be known as **FULLER HEIGHTS ADDITION**, to the City of Harker Heights, Bell County, Texas, as shown by the plat hereof, attached hereto, and made apart hereof, and approved by the City of Harker Heights, Bell County, Texas, and **John Reider and Danya Reider**, do hereby adopt said **FULLER HEIGHTS ADDITION** as an addition to the City of Harker Heights, Bell County, Texas, and for the purpose of selling lots and blocks of land with reference thereto and for the property development of said land by its owners and for all other purposes; and do hereby dedicate to the **City of Harker Heights**, all streets, avenues, roads, drives, alleys and associated potable water, sanitary sewer, and storm sewer systems as shown on said plat, and final construction drawings the same to be used as public thoroughfares and public utilities when and as authorized by the **City of Harker Heights, Texas**.

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

WITNESS the execution hereof, on this _____ day of _____, 20____.

For: **John Reider** For: **Danya Reider**

John Reider (Owner) **Danya Reider (Owner)**

Before me, the undersigned authority, on this day personally appeared **John Reider and Danya Reider** known to me to be the persons whose names are 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: _____

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

DIRECTOR OF PLANNING AND DEVELOPMENT

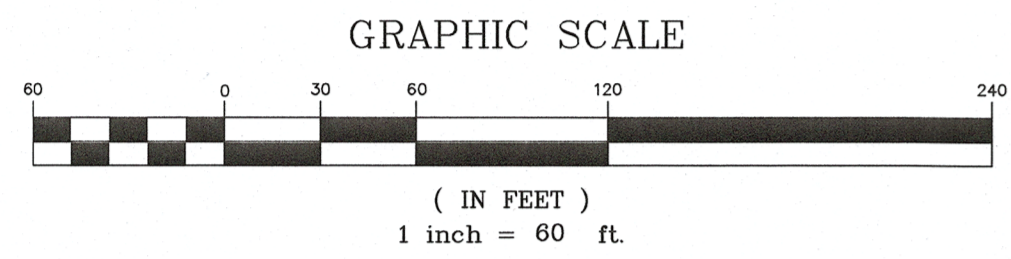
ATTEST: CITY SECRETARY

KNOW ALL MEN BY THESE PRESENTS,

That I, **Mike W. Kriegel**, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Subdivision and Property Development Regulations of the **City of Harker Heights, Texas**, and this subdivision is within the **City Limits** of Harker Heights, Texas.

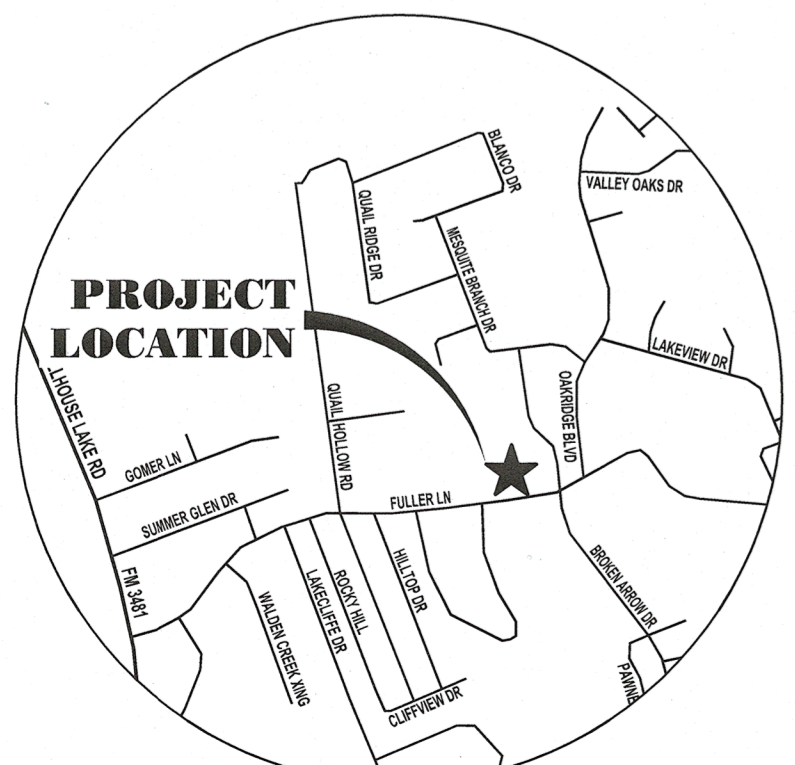
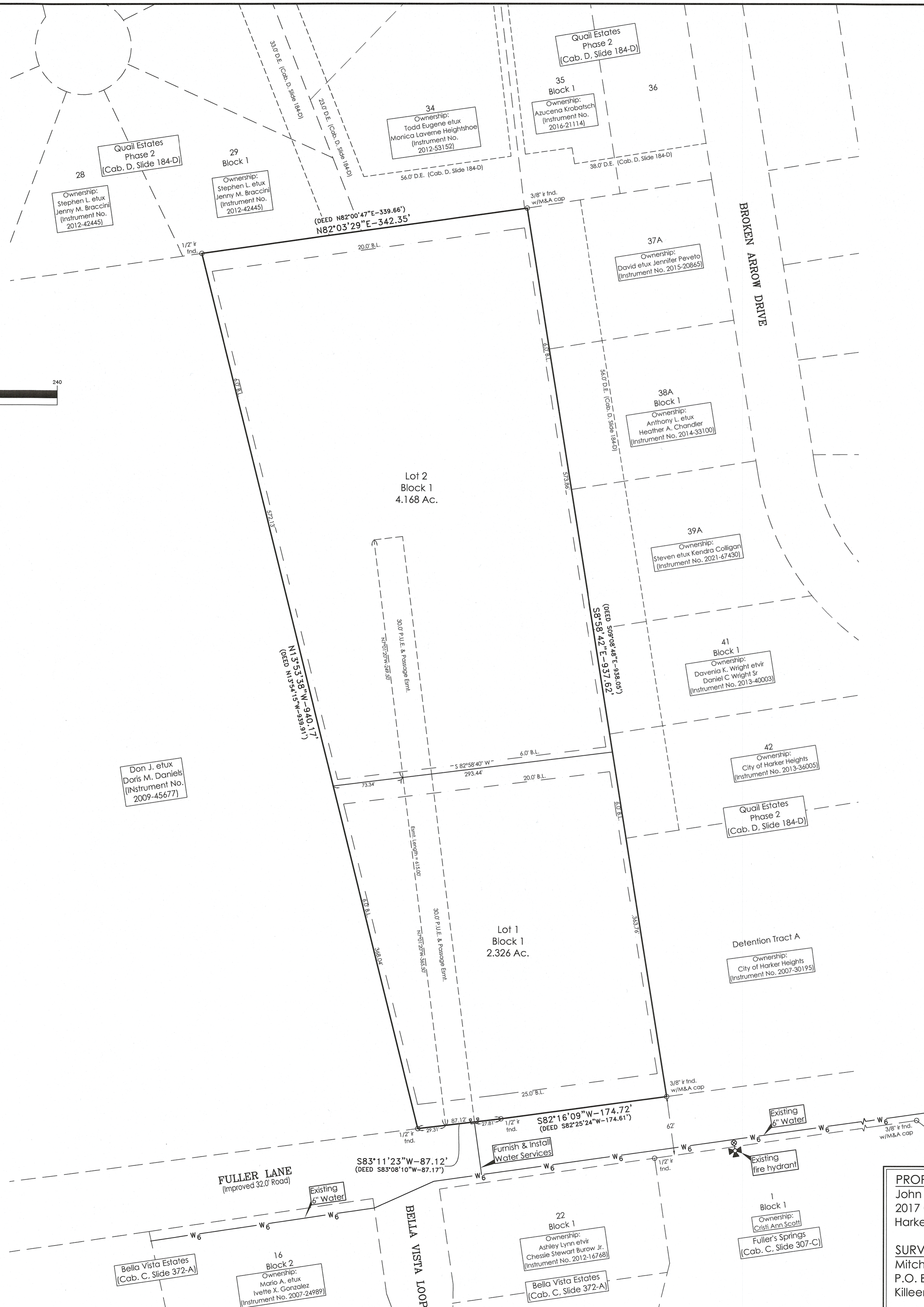


Mike W. Kriegel
Registered Professional
Land Surveyor, No. 4330



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.



PROJECT LOCATION

VICINITY MAP
SCALE: N.T.S.

- NOTES:**
- All bearings are based upon the Texas Coordinate System, NAD 83 (CORS 96), Texas Central Zone as determined by Leica Texas Smartnet GPS observations. All distances are surface distance. Combined scale factor=1.0001168.
 - This subdivision will be served by on site sewerage facilities (OSSF). The Bell County Health Department must approve any on site sewerage facilities installation prior to construction.
 - All interior lot corners marked with 1/2" ir & cap stamped "M&A" set after construction completed.
 - This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C0295E, effective date September 26, 2008 for Bell County, Texas.

AFFIDAVIT:
The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.
Dated this the _____ day of _____, 20____ A. D.
By: _____
Bell County Tax Appraisal District

FILED FOR RECORD this _____ day of _____, 20____,
Plat Records of Bell County, Texas, and Dedication Instrument # _____,
Official Records of Real Property, Bell County, Texas

PROPERTY OWNER:
John & Danya Reider
2017 Caribou Trl;
Harker Heights, TX 76548

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

NO.	DATE	REMARKS	BY

FULLER HEIGHTS ADDITION
HARKER HEIGHTS, BELL COUNTY, TEXAS
ADMINISTRATIVE PLAT

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
T. B. P. L. S. FIRM REGISTRATION NO. 10029F-00
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241

DRAWN BY: FRB DATE: MARCH 2022 AS SHOWN 1989/25 1 BLOCK 6.494 AC.
SCALE: 1" = 60' AREA: 6.494 AC.

FULLER HEIGHTS ADDITION

P22-13 Final Plat – Fuller Heights Addition

Plat Distributed to HH Staff: March 31, 2022

Comments Sent to Engineer: April 14, 2022

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Per §154.21(C)(1)(b) the title block shall include the proposed subdivision name, phase, block and lot numbers, current legal description (or reference thereto), acreage, name and address of property owner, name and address of surveyor/engineer, date of survey, date of preparation and page content title. This title block shall be present on each page of the plat. Please amend the title block per Ordinance.
2. Applicant shall amend the plat dedication page to include all signature blocks required for a final plat and for Bell County Public Health.
3. Fuller Lane is identified as a collector on the City's Thoroughfare Plan. As such a 70 foot right-of-way (ROW) is required. Applicant shall provide half of the required 8 feet of ROW needed to meet the 70 foot requirement. This ROW dedication will require this plat to be processed as a Final Plat.
4. Applicant shall provide a digital copy of the final plat per Section 154.20(B)(3)(c). Digital final plat files should be submitted in DXF, DWG or GIS shapefile/feature class/coverage format.

Public Works, Mark Hyde

1. Provide a 15' Public Utility & Drainage Easement along Fuller Lane.
2. For the plat to remain as an administrative plat, the public utility easement shown with the passage easement must be a private utility easement. The passage easement must also be private.
3. It appears more than one acre of lot clearing is underway. An erosion and sedimentation control permit is required along with a stormwater pollution prevention plan. Lot clearing/land disturbing activity must cease until the permit has been approved by the City of Harker Heights.
4. The dedication block on the plat should be specific for each plat. There are numerous dedications to the City of Harker Heights that are not applicable for this plat. Also, final construction drawings are not recorded with Bell County. Final construction drawings should not be listed in the dedication instrument.

City Engineer, Otto Wiederhold

- No comments

Fire Marshal, Brad Alley

- No Comments

Building Official, Mike Beard

- No Comments

ONCOR, Steven Huggins

- No comments received and may be forthcoming.

Century Link/ Lumen, Chris McGuire

- No comments received and may be forthcoming.

Spectrum, Shaun Whitehead

- No comments received and may be forthcoming.

Atmos, Rusty Fischer

- No comments received and may be forthcoming.

Clearwater, Dirk Aaron

- No comments received and may be forthcoming.

Bartlett Electric

- Bartlett Electric Cooperative has no additional comments and the PUE appears to be assigned has discussed with my Line Design Tech. and the property owner in the field.

Bell County Public Health

- Bell County will not review until signature block added.