

A detailed map of Harker Heights, Texas, showing a complex street grid. Different areas of the city are shaded with various patterns: a cross-hatch pattern, a diagonal line pattern, and a solid light gray pattern. The map is overlaid with large, bold, black text.

Harker Heights
Planning and Zoning
Commission
Workshop and Meeting
Wednesday,
August 28, 2019
5:30 P.M.



**PLANNING & ZONING COMMISSION
WORKSHOP AND MEETING AGENDA
HARKER HEIGHTS CITY HALL
WEDNESDAY, AUGUST 28, 2019 – 5:30 P.M.**

Notice is hereby given that, beginning at 5:30 P.M. on August 28, 2019, the Planning and Zoning Commission (P&Z) of the City of Harker Heights will hold a Workshop; then, beginning at 6:30 P.M. on August 28, 2019, and continuing from day to day thereafter if necessary the Planning and Zoning Commission (P&Z) of the City of Harker Heights, Texas will hold a Meeting, both being in the Kitty Young Council Chambers of the Harker Heights City Hall at 305 Millers Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following Agenda:

WORKSHOP AGENDA

- I.*** Convene Workshop at 5:30 P.M.
- II.*** Discuss Options to Address Legislative Acts.
- III.*** Settle the Calendar.
- IV.*** Discuss the Revised Sign Code.
- V.*** Adjournment of Workshop.

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. **CONSENT AGENDA**

- 1.*** Approval of Minutes from the Regular Planning and Zoning Meetings held on May 29, 2019, June 6, 2019 and June 26, 2019.
- V.*** Report on City Council actions results from the July 9, 2019 meeting.

VI. Recognition of Affidavits for Conflict of Interest.

VII. Report on Development Activity.

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 submit a Citizen's Comment Form to the Planning & Development Administrative Assistant prior to the start of the meeting. ***No action may be taken by the Planning and Zoning Commission during Public Comments.***

IX. PUBLIC HEARINGS:

1. **Z19-18** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow an accessory dwelling unit on property described as Lot Thirty-Two (32), Lakeside Hills Section Two (2), Harker Heights, according to the plat of record in Cabinet A, Slide 43-C, Plat Records of Bell County, Texas, generally located at 4650 High Oak Drive.
2. **Z19-15** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) and R-MH (Manufactured Home Park District) to R-3 (Multi-Family Dwelling District) on property described as Lots One (1) through Five (5), Block Three (3), Kern Terrace Second Extension, Harker Heights, per plat of record in Cabinet A, Slide 225-A, Plat Records of Bell County, Texas, and 1.241 Acres out of the V.L. Evans Survey, Abstract 288, generally located southwest of the intersection of Jamie Road and North Mary Jo Drive, currently addressed as 200, 202, 204, 206, and 208 Jamie Road, and 200 Jan Circle, Harker Heights, Bell County, Texas.
3. **Z19-17** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R2-I (Two Family Infill Dwelling District) on property described as 4.216 acres out of the V.L. Evans Survey, Abstract 288, being the same property described in field notes attached to a General Warranty Deed recorded under Instrument Number 2010-00016917, Real Property Records of Bell County, Texas, generally located at Lynn Drive, Harker Heights, Bell County, Texas.
4. **Z19-16/P19-10** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-MH (Manufactured Home Park District) to R2-I (Two Family Infill Dwelling District), and Preliminary/Final Plat approval on property described as Yandell Mobile Home Park, being 1.446 Acres out of the V.L. Evans Survey, Abstract 288, generally located at 201 N. Mary Jo Drive, Harker Heights, Bell County, Texas.

X. NEW BUSINESS:

1. **P19-09** Discuss and consider a request for Preliminary Plat approval on property described as a 4.149 acre tract of land in Bell County, Texas, being part of the

Francis Hughes Survey, Abstract No. 396, and the land herein described being all of a called 0.725 acre tract conveyed to Will Properties, Inc., of record in Volume 5168, Page 659, Official Public Records of Real Property, Bell County, Texas, all of a called 1.017 acre tract conveyed to Will Properties, Inc., of record in Volume 5168, Page 730, and all of a called 2.407 acre tract conveyed to Will Properties, Inc., of record in Volume 5168, Page 708, Official Public Records of Real Property, Bell County, Texas, generally located within the peninsula between E. Veterans Memorial Boulevard and Edwards Drive, approximate address of 1212 E. Veterans Memorial Boulevard, Harker Heights, Bell County, Texas.

XI. REPORTS FROM COMMISSIONERS

XII. STAFF COMMENTS

XIII. ADJOURNMENT

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Harker Heights, Texas, was posted at the Harker Heights Municipal Building, which is readily accessible to the public at all times, by **10:00 A.M. on Friday, August 23, 2019.**

Tiffany Dake

Tiffany Dake
Planning and Development Administrative Assistant



Minutes of the Regular Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
May 29, 2019

Present:

Larry Robison	Chairman
Robert Robinson III	Vice Chair
Adam Parker	Secretary
Stephen Watford	Commissioner
Kay Carey	Commissioner
Joshua McCann	Commissioner
Noel Webster	Commissioner
Darrel Charlton	Commissioner
Dustin Hallmark	Alternate Commissioner

Absent:

Jan Anderson	Commissioner
Kendall Cox	Alternate Commissioner
Nuala Taylor	Alternate Commissioner
Rodney Shine	Alternate Commissioner

Staff:

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

A quorum was established and the meeting was called to order at 6:30 P.M.

The first item on the agenda was the approval of the minutes from the April 24, 2019 meeting. Commissioner Parker made the motion to approve the meeting minutes and Commissioner Webster seconded the motion. The motion passed (8-0).

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

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

Next was the report on City Council actions regarding recommendations resulting from the April 24, 2019 Planning and Zoning Commission meeting.

Next under Public Hearings, Mr. Molis presented **Z19-10** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) to R2-I (Two-Family Infill Dwelling District) on properties described as Kern Terrace 2nd Extension Block 2, Lots 1-8, 11; Block 3, Lots 6-7; Block 3 Lots 8-14 & Strips Adjacent 70'x30'; and Block 4, Lots 1-16; generally located at 205, 207, 209, 210, 214, 216, 218, 219, 220, 221, 222, 224, 226, 227 Jamie Road; 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411 N Juanita Drive; and 504, 506, 508 W Nolan Trail, Harker Heights, Bell County, Texas.

The applicant, Mr. Henry Moore, of 268 D N Watts Ln., Belton, TX 76513 was present to speak about the rezoning of this property for duplexes. Mr. Moore stated thanks to Donald Trump's Economic Plan this is a long term investment. Mr. Moore also stated he would like to do a big cleanup of the area and is trying to purchase commercial property in this area as well. Mr. Moore did state they will be putting in a new water line. They will also move the rest of the mobile homes all at one time instead of the ten (10) a month they had worked out with the Planning Department.

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

Chairman Robison then closed the public hearing. A motion was made by Commissioner Parker to approve the rezoning of the properties. Commissioner Robinson seconded the motion. The motion passed unanimously (8-0).

Next under Public Hearings, Mr. Molis presented **Z19-12** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as 5.461 acres, being part of the H.B. Littlefield Survey, Abstract No. 511, being all of a called 5.44 acre tract of record in Volume 1380, Page 255, Deed Records of Bell County, Texas, also being known as all of Lots 6 thru 13, Block 35, all of Lots 6 thru 13, Block 36, and a portion of Kiowa Trace, of Comanche Land, an unrecorded subdivision in Bell County, Texas, generally located at the corner of Ute Trail and Warriors Path Road, Harker Heights, Bell County, Texas.

The applicant, Mr. Jerome Gomer of 1524 Indian Trail, Harker Heights, TX 76548 was present to answer questions. Mr. Gomer stated he would like to turn the five (5) acres into duplex lots just like he did on Yuma and Pima. Mr. Gomer was asked what size the duplexes would be and he stated three (3) bedrooms with garage and all brick. Commissioner Webster did ask about widening of Warrior's Path Rd and the Right-of-way. Mr. Molis did state this was all part of Regional KTMPO Funding through 2025.

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

Chairman Robison closed the Public Hearing. A motion to approve was made by Commissioner Parker and second motion was made by Commissioner Watford. The motion passed unanimously (8-0).

Next under New Business, Mrs. Pate presented **CP19-01** Discuss and consider a request by Jerome and Rachel Gomer for concept plan approval of 5.461 acre tract of land to accommodate single family residences in a R-1 (One Family Residential Dwelling District) on property described as 5.461 acres, being part of the H.B. Littlefield Survey, Abstract No. 511, being all of a called 5.44 acre tract of record in Volume 1380, Page 255, Deed Records of Bell County, Texas, also being known as all of Lots 6 thru 13, Block 35, all of Lots 6 thru 13, Block 36, and a portion of Kiowa Trace, of Comanche Land, an unrecorded subdivision in Bell County, Texas, generally located at the corner of Ute Trail and Warriors Path Road, Harker Heights, Bell County, Texas.

Chairman Robison then asked if there was anyone present to speak in favor or against the agenda item. There was no one present to speak for or against the agenda item. The applicant Mr. Jerome Gomer, was present to answer any questions.

Commissioner Carey stated her concern with the number of approvals that had been made for duplexes within the city. Commissioner Carey did not want to see the city turned into a "duplex city." Commissioner Webster was concerned about the width of the road and the sidewalk that will be along the fence on the property line. Mr. Hyde was asked to look at the sidewalk and a possible pedestrian easement if needed.

Chairman Robison asked for a motion to recommend approval of agenda item CP19-01. Commissioner Parker made a motion to approve the agenda item based on staff's recommendations. Commissioner McCann seconded the motion. The motion passed unanimously (8-0).

Next under New Business, Mrs. Pate presented **P19-03** Discuss and consider a request by Jerome and Rachel Gomer for preliminary plat approval for the proposed Sapiah Plains Addition, on property described as 5.461 acres, being part of the H.B. Littlefield Survey, Abstract No. 511, being all of a called 5.44 acre tract of record in Volume 1380, Page 255, Deed Records of Bell County, Texas, also being known as all of Lots 6 thru 13, Block 35, all of Lots 6 thru 13, Block 36, and a portion of Kiowa Trace, of Comanche Land, an unrecorded subdivision in Bell County, Texas, generally located at the corner of Ute Trail and Warriors Path Road, Harker Heights, Bell County, Texas.

Chairman Robison then asked if there was anyone present to speak in favor or against the agenda item. There was no one present to speak for or against the agenda item. The applicant Mr. Jerome Gomer, was present to answer any questions.

Chairman Robison asked for a motion to recommend approval of agenda item P19-03. Commissioner Webster made a motion to table this agenda item and Mr. Molis explained that they could not table this item but they could make a motion to deny. Commissioner Webster made a motion to deny this agenda item and Commissioner Charlton seconded the motion. The motion failed four (4) to four (4). Commissioner Parker made an amended motion to approve but remove Lot 9 and Commissioner McCann seconded the motion. The motion passed unanimously (8-0).

Next under New Business, Mrs. Pate presented **P19-04** Discuss and consider a request by UBET Investments, LLC for preliminary plat approval for a proposed replat of property

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

Chairman Robison then asked if there was anyone present to speak in favor or against the agenda item. There was no one present to speak for or against the agenda item. The applicant Mr. Jeff Lackmeyer, of 1201 WS Young Drive, Killeen, TX 76543 was present to answer any questions. Mr. Lackmeyer was asked what size the duplexes would be and he stated two (2) bedroom, two (2) bath with a single car garage.

Chairman Robison asked for a motion to recommend approval of agenda item P19-04. Commissioner McCann made a motion to approve the agenda item based on staff's recommendations. Commissioner Carey seconded the motion. The motion passed unanimously (8-0).

Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 8:03 P.M.

Larry Robison, Chairman

DATE:

Adam Parker, Secretary

DATE:



Minutes of the Special Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
June 6, 2019

Present:

Larry Robison	Chairman
Robert Robinson III	Vice Chair
Kay Carey	Commissioner
Joshua McCann	Commissioner
Darrel Charlton	Commissioner
Jan Anderson	Commissioner

Absent:

Adam Parker	Secretary
Noel Webster	Commissioner
Stephen Watford	Commissioner
Dustin Hallmark	Alternate Commissioner
Kendall Cox	Alternate Commissioner
Nuala Taylor	Alternate Commissioner
Rodney Shine	Alternate Commissioner

Staff:

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

Absent:

Mark Hyde	Director Public Works
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A quorum was established and the meeting was called to order at 6:00 P.M.

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

Next under Public Hearings, Mr. Molis presented **Z19-11** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-MH (Manufactured Home Park District) to PD-B (Planned Development Business) on property described as A0288BC V.L. Evans, Woodlawn Mobile Home Park, Acres 28.867, generally located at 101 N. Roy Reynolds Drive, Harker Heights, Bell County, Texas.

The Commissioners had a few questions for the applicant. The applicant, Mr. Joel Canfield with Open Air Resorts, of 705 Vanguard Street, Lakeway, TX 78734 was there to represent the request. Commissioner Robinson asked about the condition of the sewer and water, he wanted to know if it is adequate for this and Mr. Molis stated yes they were. Commissioner McCann asked about a dumping station on the property and there will not be one. Mr.

Canfield stated each individual site will be able to hook into water and sewer at their individual sites and dump that way. Commissioner Charlton was questioning the entrances and exits to the west of the property. There are four (4) entrances on Roy Reynolds. Commissioner Charlton did ask about who would be responsible for clearing out the other mobile homes, it will be the applicant. Commissioner Carey asked if all the mobile homes are currently vacant and the answer was yes.

Mr. Canfield explained Open Air Resorts are hospitality resorts. They service existing clientele for RV space as well as new people. There will be an Open Air Resort in Spicewood, TX outside of Austin. Mr. Canfield stated they will get bids to move out mobile homes, having units removed in 30 days.

Mr. Canfield was asked about the sewer line size and if they were good. He stated they were good but could not remember the size of the sewer line. Mr. Canfield did state they will run all new water and sewer if need be. Commissioner McCann asked about the leach field and Mr. Canfield stated again the connections for water and sewer will be at each one of the RV sites. When asked about who would pay for this Mr. Canfield stated the park would. Mr. Moore did tell the Commissioners that ONCOR is upgrading the electric for the whole area. Commissioner Robison asked if this will be like a Super KOA. Mr. Canfield said that they want to be the Courtyard Marriott of the RV Parks. They will have a company store, propane station, golf carts, general use fire pits and community grills. Commissioner Carey asked what the pull was for this area. Mr. Canfield said the two (2) lakes, seasonal workers, military base, and large groups of transients – millennials, home school groups and retirees. Commissioner Robison asked about a pool, new lighting in the RV Park and pets. Mr. Canfield stated yes to a pool at some point, new lighting and pets. When asked about a gate Mr. Canfield stated they would like to not put one up since it can have a negative effect but if they needed they could get a security officer. Commissioner Anderson thought that with the RV Park going in this would also bring in new businesses as well.

Chairman Robison then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. Mr. Mike Stegmeyer, of 715 Blackhills Trail, Harker Heights, TX 76548 did ask if there would be enough room for larger RV's and trailers. They answer was yes. Mr. Stegmeyer did ask the applicant to confirm there would be fulltime management on site as well.

Chairman Robison then closed the public hearing. A motion was made by Commissioner Carey to approve the rezoning of this property. Commissioner McCann seconded the motion. The motion passed unanimously (6-0).

Chairman Robison then adjourned the special meeting of the Planning and Zoning Commission at 6:48 P.M.

Larry Robison, Chairman

DATE:

Adam Parker, Secretary

DATE:



Minutes of the Special Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
June 26, 2019

Present:

Robert Robinson III	Vice Chair
Kay Carey	Commissioner
Joshua McCann	Commissioner
Darrel Charlton	Commissioner
Jan Anderson	Commissioner
Noel Webster	Commissioner
Stephen Watford	Commissioner
Dustin Hallmark	Alternate Commissioner
Nuala Taylor	Alternate Commissioner
Rodney Shine	Alternate Commissioner

Absent:

Larry Robison	Chairman
Adam Parker	Secretary
Kendall Cox	Alternate Commissioner

Staff:

Joseph Molis	Director Planning&Development
Courtney Pate	Senior Planner/GIS Coordinator
Dan Phillips	GIS Analyst/Planner
Randy Ray	Lt. Deputy Fire Marshal
Tiffany Dake	Planning Admin. Assistant

Absent:

Mark Hyde	Director Public Works
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A quorum was established and the meeting was called to order at 6:41 P.M.

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

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

Next was the report on City Council actions regarding recommendations resulting from the May 29, 2019 and June 6, 2019 Planning and Zoning Commission meeting.

Next under Public Hearings, Mr. Molis presented **Z19-13** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow uses associated with a B-1 zoning district or a real estate office on property described as Lot Four (4), Block Ten (10), Highland Oaks Estates Section Three (3), a subdivision in the City of Harker Heights according to the plat in Cabinet A, Slide 215-C, Plat Records of Bell County, Texas, and Lot One A (1A), Block One (1), Replat of Lot 4, Block B, Highland Oaks Estates, Section One, and Lots 1 & 5, Block 10,

Highland Oaks Estates, Section Three, an addition to the City of Harker Heights, according to the plat of record in Cabinet C, Slide 339-C, Plat Records of Bell County, Texas, generally located at 703 W. Knights Way (W. FM 2410), Harker Heights, Bell County, Texas.

Mr. Barry Hinshaw of 724 Cattail Circle, Harker Heights, TX 76548 was present to speak about the rezoning of this property. Mr. Hinshaw first stated that there was a sign company hired to cover the "Commercial" text on the real estate sign due to that being incorrect information. Mr. Hinshaw pointed out the history of FM 2410 in how it was a two (2) lane road when the seller had purchased the property sixteen (16) years ago but it is now a five (5) lane road. Due to this road expansion it has made the selling of this property as a single family home difficult. Mr. Hinshaw worked with the City to see if this property would be a good fit for a Conditional Use Permit (CUP) to B-1 to allow a business (such as office space or possible real estate office).

The applicant, Mr. Kevin Tramp, of 703 W. FM 2410, Harker Heights, TX 76548 spoke about the Conditional Use Permit (CUP) for his property. Mr. Tramp stated that when the house was purchased sixteen (16) years ago FM 2410 was a two (2) lane road and now it is a five (5) lane road. Mr. Tramp wanted to sell his house as residential but has not been able to, thus the request for the Conditional Use Permit (CUP). Mr. Tramp did state he is concerned about who purchases the property and would only want it to be used as an office space.

Acting Chairman Robinson then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. Mr. Larry Moehnke, of 200 Pin Oak, Harker Heights, TX 76548 did address his disapproval for the Conditional Use Permit (CUP) for this property. Mr. Moehnke stated that the Conditional Use Permit (CUP) would lower the value of his home. Mr. Moehnke was concerned this was also "spot zoning" in an older neighborhood. Mr. Moehnke also stated that the proposed conditions would not be adequate, especially the 6' foot fence.

Ms. Jeannie Davis, of 104 E. Briarwood Ln, Harker Heights, TX 76548 also stated her concern with this Conditional Use Permit (CUP). Ms. Davis's property is directly behind this property and it did raise concern for her safety and her property value as well.

Commissioner Webster did ask Mr. Molis if the property is sold will the Conditional Use Permit (CUP) stay with the property and Mr. Molis said yes. Commissioner Carey and Commissioner Webster did state that this would be a really tough decision.

Acting Chairman Robinson then closed the public hearing. A motion was made by Commissioner McCann to approve a Conditional Use Permit (CUP) for this property. Commissioner Anderson seconded the motion with acting Chairman Robinson abstaining. The motion failed (2-4). Commissioners Carey and McCann voted for and Commissioners Webster, Charlton, Anderson and Webster voted against.

Next under Public Hearings, Mr. Molis presented **Z19-14** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to adjust design requirements for 4C Headstart Program on property described as a 0.294 acre tract of land in Bell County Texas and the land herein described being part of

Lot One (1), Block One (1), City of Harker Heights Harley Drive Addition, of record in Plat Year 2018, Number 119, Plat Records of Bell County, Texas, generally located at 120 Harley Drive, Harker Heights, Bell County, Texas.

The applicant, Janell Frazier on behalf of Central Texas 4C, Inc. (Head Start) spoke about the Conditional Use Permit (CUP) for the expansion of their program needing a 0-3 year old program and an expansion grant that was given to them to purchase a building to do this. Ms. Frazier stated they will be cooking at the new building to feed all children in the program in both buildings.

Commissioner Charlton did ask about morning and lunch drop-off traffic and questioned if this would be an issue. Mr. Molis stated at this time we cannot say it will be or will not. Ms. Frazier did state that they are aware of this as well as parking and will address this. Commissioner Webster asked if they would be able to park in the open area around the new building and there has been no discussion of this yet. There was a question on the fence and Ms. Frazier did state the fence will have double gates that will allow the children to be protected while moving to and from the playground.

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

Acting Chairman Robinson then closed the public hearing. A motion was made by Commissioner McCann to approve a Conditional Use Permit (CUP) for this property. Commissioner Anderson seconded the motion with acting Chairman Robinson abstaining. The motion passed (6-0).

Next under Public Hearings, Mrs. Pate presented **MC19-01** Discuss and consider a request by Mike Garcia for a home based business described as Waggy Tails, a professional K9 training and behavioral modification business within a R-1 (One Family Dwelling District) district, on property described as Evergreen Phase One (1), Block Eight (8), Lot Eleven (11), generally located at 2520 Jackson Drive, Harker Heights, Bell County, Texas.

The applicant, Mr. Mike Garcia, of 2520 Jackson Dr., Harker Heights, TX 76548 spoke about his home business. Mr. Garcia stated 95% of the time he will be going to the homes of clients and only on occasion when needed would he have a training in his home by appointment only and for one hour. Mr. Garcia's services will only be available to Harker Heights residences. Mr. Garcia did state there would be no kenneling or boarding going on at his home.

Acting Chairman Robinson then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. Ms. Mary Oszust, of 2521 Alpine Fir Dr., Harker Heights, TX 76548 spoke of her concern of increased traffic and if this would effect the peacefulness of the neighborhood. Mr. Garcia stated again there should be minimal traffic since 95% of the time he will be in client's homes.

Acting Chairman Robinson then closed the public hearing. A motion was made by Commissioner Charlton to approve this Home Business for this property. Commissioner

Anderson seconded the motion with acting Chairman Robinson and Commissioner Carey abstaining. The motion passed (5-0).

Next under New Business, Mrs. Pate presented **CP19-02** Discuss and consider a request by Will Properties, Inc. and Adonias Frias for Concept Plan approval of a semi- truck parking facility on property described as a 4.149 acre tract of land in Bell County, Texas, being part of the Francis Hughes Survey, Abstract No. 396, and the land herein described being all of a called 0.725 acre tract conveyed to Will Properties, Inc., of record in Volume 5168, Page 659, Official Public Records of Real Property, Bell County, Texas, all of a called 1.017 acre tract conveyed to Will Properties, Inc., of record in Volume 5168, Page 730, and all of a called 2.407 acre tract conveyed to Will Properties, Inc., of record in Volume 5168, Page 708, Official Public Records of Real Property, Bell County, Texas, generally located within the peninsula between E. Veterans Memorial Boulevard and Edwards Drive, approximate address of 1212 E. Veterans Memorial Boulevard, Harker Heights, Bell County, Texas.

Mr. Ace Reneau with Mitchell and Associates at 102 N. College Street, Killeen, TX 76541 spoke as the representative of the Concept Plan and stated that the plan identified a clear representation of what is intended for this property.

Mr. Adonias Frias, the developer, did state they would be renting short term and long term parking; a driver could pay for the weekend or pay monthly if they should need it every day. Commissioner McCann asked if this was going to be like a Love's or a family business. Mr. Frias said a family business with the hopes of semi-trucks not needing to go further into town. Commissioner Anderson asked what else trucks would be able to do besides just park there. Mr. Frias stated they will be able to fuel, wash trucks and have quick maintenance on trucks. Commissioner McCann asked about food and Mr. Frias stated possibly in the future.

A motion was made by Commissioner Anderson to approve this Concept Plan for this property. Commissioner Webster seconded the motion. The motion passed unanimously (7-0).

Acting Chairman Robinson then adjourned the meeting of the Planning and Zoning Commission at 8:26 P.M.

Larry Robison, Chairman

DATE:

Adam Parker, Secretary

DATE:



PLANNING AND ZONING COMMISSION MEMORANDUM

Z19-18

AGENDA ITEM IX-1

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: AUGUST 28, 2019

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT (CUP) TO ALLOW AN ACCESSORY DWELLING UNIT ON PROPERTY DESCRIBED AS LOT THIRTY-TWO (32), LAKESIDE HILLS SECTION TWO (2), HARKER HEIGHTS, ACCORDING TO THE PLAT OF RECORD IN CABINET A, SLIDE 43-C, PLAT RECORDS OF BELL COUNTY, TEXAS, GENERALLY LOCATED AT 4650 HIGH OAK DRIVE.

EXPLANATION:

The applicant is requesting a Conditional Use Permit (CUP) to allow an accessory dwelling unit (ADU) to be used for a relative on property located at 4650 High Oak Drive. Per the Harker Heights Code of Ordinance Section 155.020(B) (4), an accessory dwelling unit for a relative (not for rent) is permitted via a Conditional Use Permit.

The applicant desires to construct an accessory dwelling structure to permanently house a family member. The accessory building will be located behind the front façade of the primary structure and will gain access from the private driveway. The dwelling will be approximately 915 square feet and the exterior will be comprised of siding with a brick wainscoting. Additionally, all construction will comply with the City's Residential Building Code.

Existing Use:

The property is currently vacant. Staff identified the home builder's submittal prior to the issuance of a permit and informed the builder that a Conditional Use Permit would be required for the accessory dwelling unit (ADU). The applicant does intend to construct a single family dwelling as their primary structure and will not be able to begin construction on their ADU should they not receive approval from both the Planning and Zoning Commission and City Council. The neighborhood is primarily comprised of large lot single family homes. This CUP, if granted, would not interfere with the property's primary use as a single family home. The proposed change would not alter or have any significant impact on the square footage of the primary house, setbacks or any other development regulations. The proposed use would therefore not likely have any adverse impact on adjoining land uses in the neighborhood.

Zoning:

Current zoning for the property is R-1 (One-Family Dwelling District). Neighboring property directly to the north is zoned R1-R (Rural One Family Dwelling District). Remaining properties to the east, west and south are designated as R-1 (One-Family Dwelling District). The proposed use will be for residential use only, which the R-1 zoning district allows via a Conditional Use Permit. The use will also meet all applicable setbacks and development requirements outlined in the Zoning Ordinance. The proposed accessory dwelling unit would therefore not likely have any adverse effects on the surrounding residential zoning districts.

Future Land Use:

Per the City's Future Land Use Map, the subject property is currently located in an area designated as Single Family Residential (SFR). The residential dwelling unit is an accessory to the primary house and does not violate the intent or ideals of Single Family Residential (SFR) use if it meets all development regulations. Hence granting the conditional use permit would be consistent with the 2007 City of Harker Heights Comprehensive Plan.

Flood Damage Prevention:

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

Notices:

Staff sent out ten (10) notices to property owners within the 400 foot notification area. There was one (1) responses received in favor of the request, and zero (0) responses received in opposition of the request.

RECOMMENDATION:

Staff recommends approval to consider recommending an ordinance granting a Conditional Use Permit (CUP) granting a Conditional Use Permit (CUP) to allow an accessory dwelling unit on property described as Lot Thirty-Two (32), Lakeside Hills Section Two (2), Harker Heights, according to the plat of record in Cabinet A, Slide 43-C, Plat Records of Bell County, Texas, generally located at 4650 High Oak Drive, based on the following in accordance to Section 155.201 of the Harker Heights Code of Ordinance:

1. The proposed use conforms with applicable regulations and standards established by the City's Building and Development Code;
2. The proposed use will be consistent with the objectives and purposes of the zoning district in which the development is located, or the goals, objectives and policies set forth in the 2007 City of Harker Heights Comprehensive Plan;
3. The proposed use will be compatible with existing or permitted uses on abutting sites because of use, building height, setbacks, square footage, landscaping and access to the site;
4. The proposed use is suitable to the premises or structure(s) in which it will be conducted; and
5. The proposed use will not be detrimental to the public health, safety or welfare, nor will materially injure property or improvements in the vicinity.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance granting a Conditional Use Permit (CUP) to allow an accessory dwelling unit on property described as Lot Thirty-Two (32), Lakeside Hills Section Two (2), Harker Heights, according to the plat of record in Cabinet A, Slide 43-C, Plat Records of Bell County, Texas, generally located at 4650 High Oak Drive, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

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



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

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

Property Owner(s) Name: Dan and Nadine HUBer **Date:** 7/24/2019

Address: 612 Totem Trail

City/State/Zip: Harker Heights, TX 76548

Phone: 254-630-6889 **E-mail:** danny.t.huber.civ@mail.mil

Legal Description of Property:

Location of Property (Address if available): 4650 High Oak Drive

Lot: 32 Block: _____ Subdivision: Lakeside Hills Section

Acres: 5.04 Property ID: 62181 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: R1 **Future Land Use Designation:** Single Family Residential

Applicant's Representative (if applicable):

Applicant's Representative: Dustin Hallmark

Phone: 254-702-5440 **E-Mail:** dhallmark@cameohomesdf.com

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 Dustin Hallmark will represent the owner.

Dan Huber

Printed Name of Property Owner

Nadine Huber

Printed Name of Representative

DocuSigned by:
Dan Huber
F894CF906AFC4A9...

Signature of Property Owner
 DocuSigned by:
Nadine Huber
C841A048BA764BA...

Signature of Representative

STAFF ONLY – DO NOT FILL OUT BELOW

Date Submitted: 7/24/19

Received By: [Signature]

Pre-Application Meeting

Revised: 07/31/18

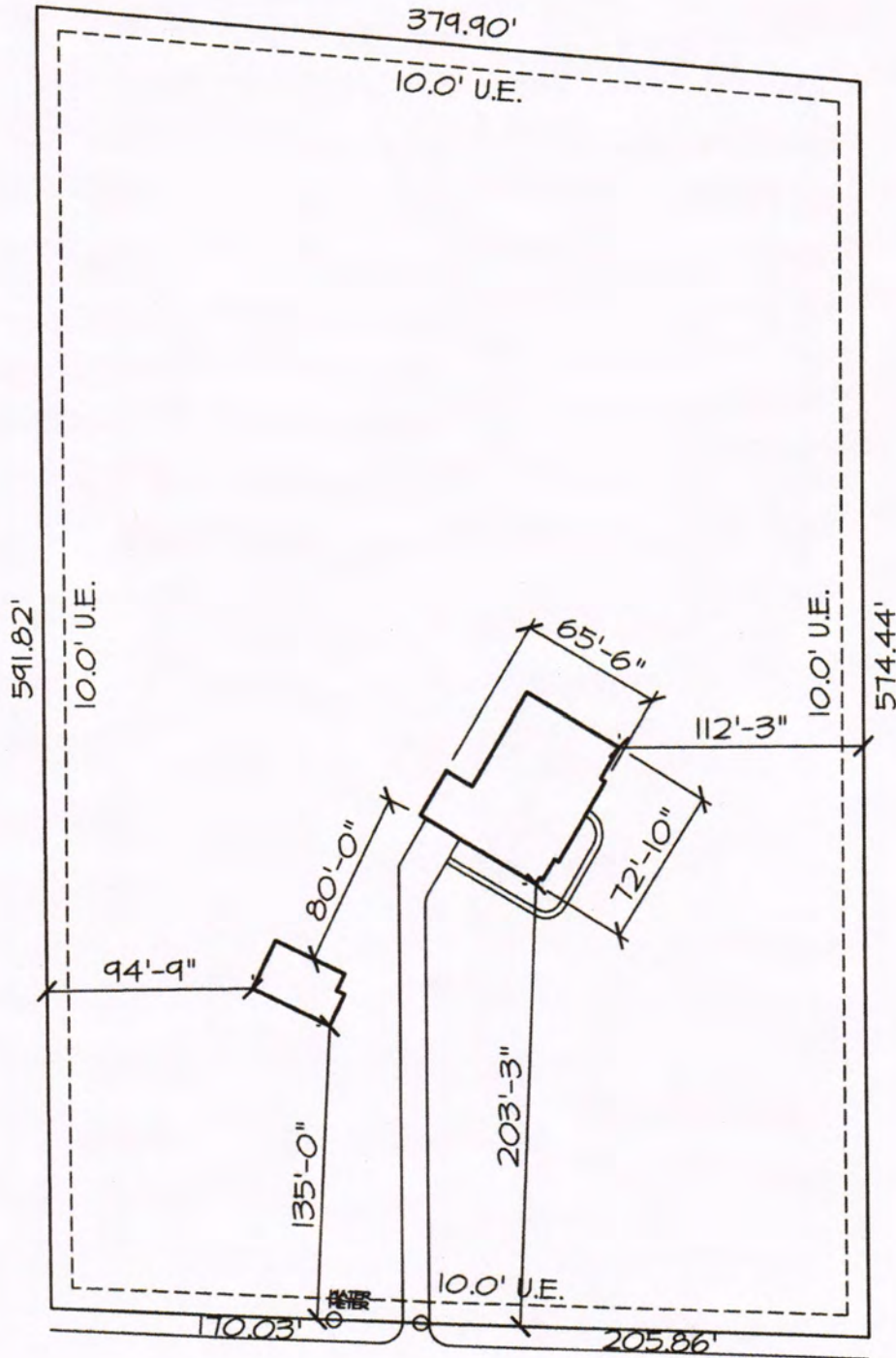
Receipt #: _____

Case #: 219-18

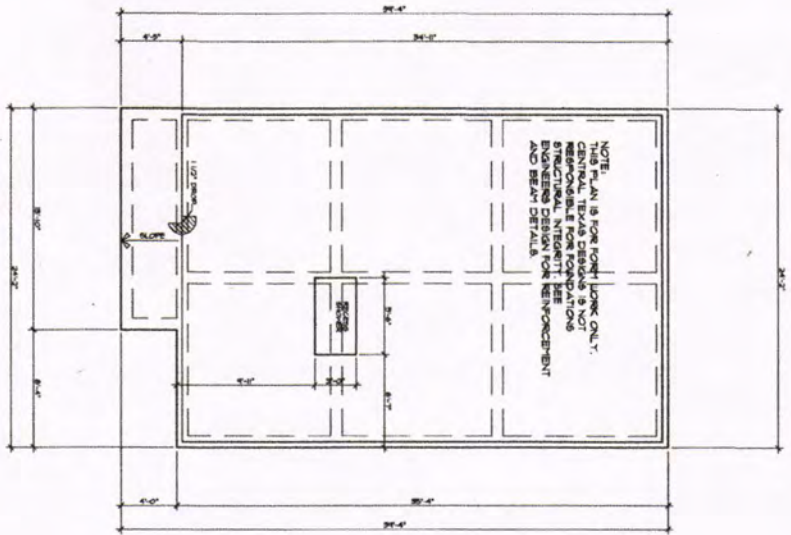
SCALE:	1"=80'-0"
PLAN NO:	CAM-52611
DATE:	06/20/19
DWN BY:	CMR
SITE NO:	SCAM-321

CAMEO HOMES

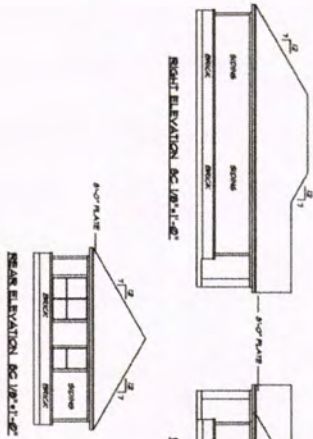
SITE PLAN DRAWN BY CENTRAL TEXAS DESIGNS (254-939-6550)



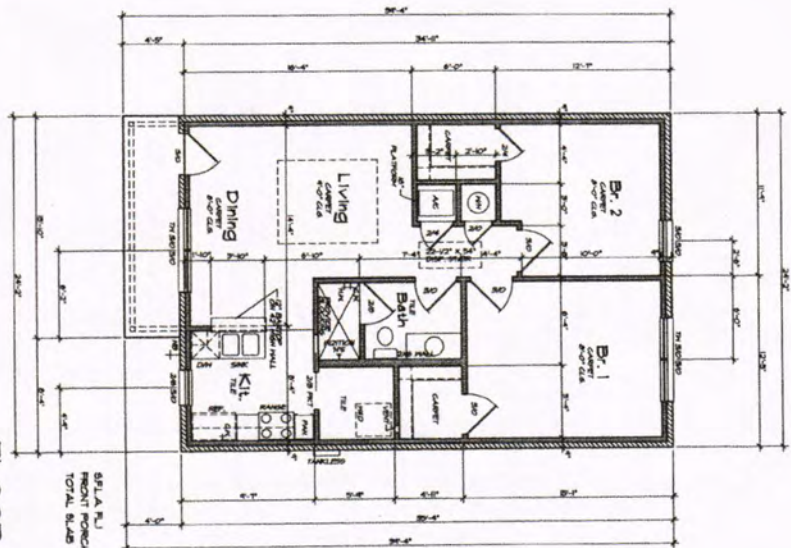
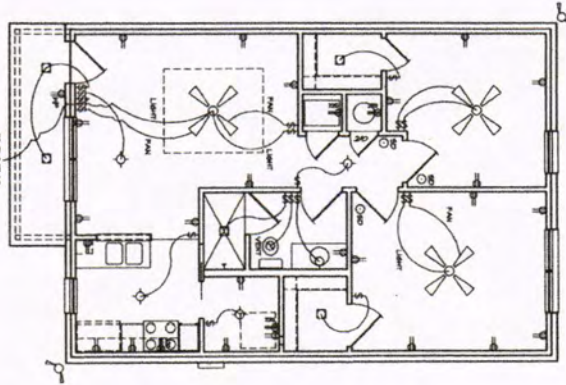
4650 HIGH OAK DRIVE
 LOT 32
 BLOCK
 LAKE HILLS SECTION 2



FOUNDATION
1/4" = 1'-0"



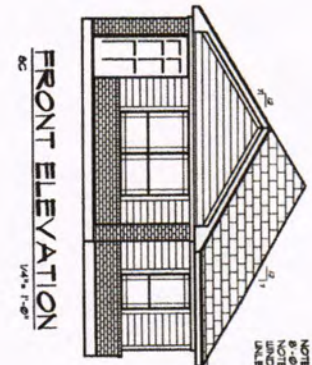
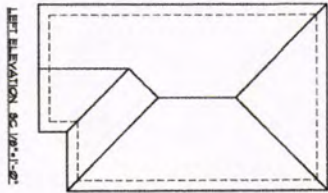
ELECTRIC PLAN
1/4" = 1'-0"



FLOOR PLAN
1/4" = 1'-0"

NOTE:
8'-0" CEILING TYPICAL UNLESS
INDICATED OTHERWISE * 8'-10" A/F
DIMENSIONS NOTED OTHERWISE

STLA #11
FRONT PORCH SF 0000
TOTAL FLOOR 0735



HUBER 06/11/19 HIGH OAK

CAMEO HOMES
PLAN BY
CENTRAL TEXAS DESIGNS
2320 N. MAIN ST. (MELTON, TX. 76053) (254-535-4550)

REVISIONS

COPYRIGHT
© 2004
CAMEO
HOMES

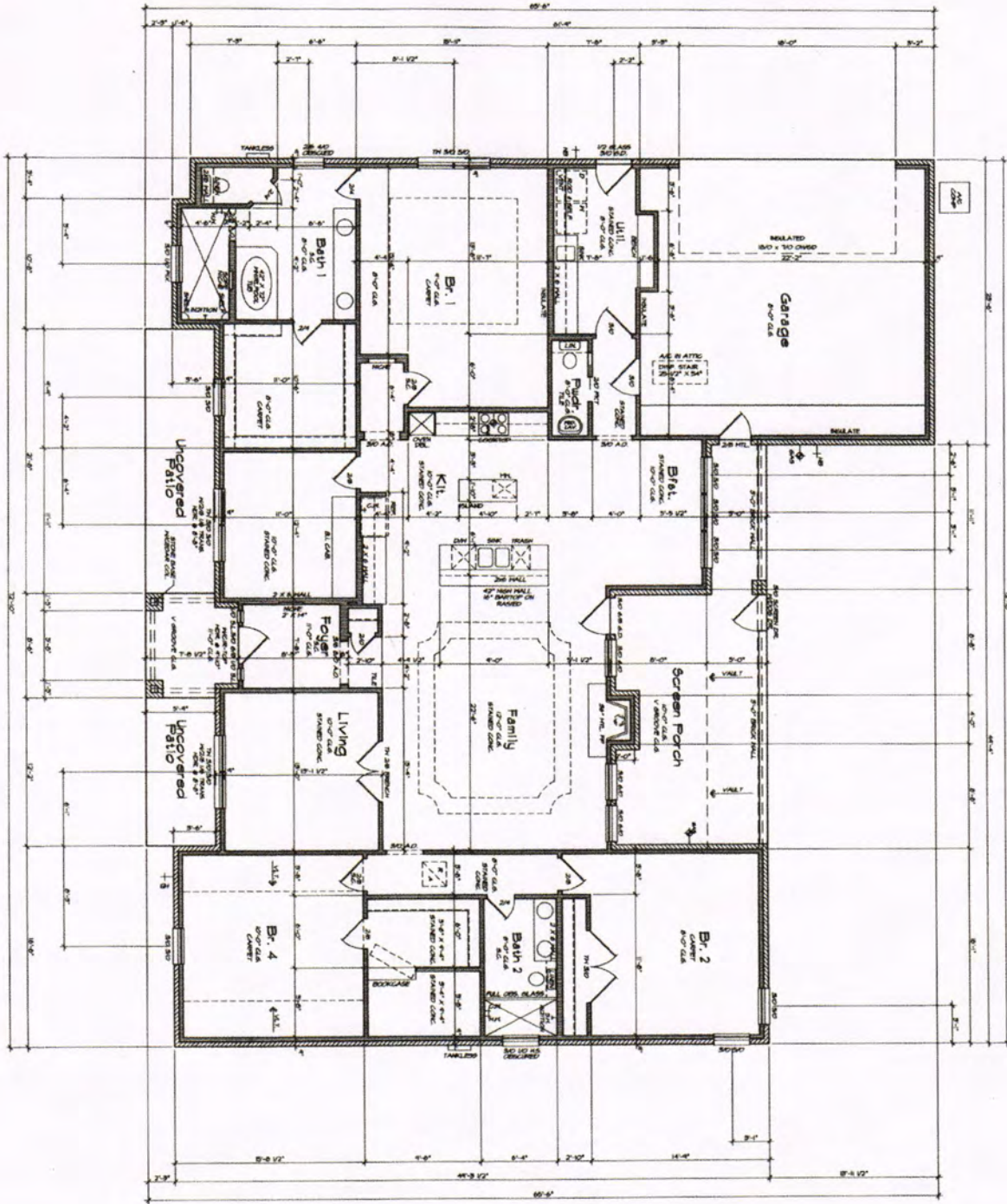
DRAWN BY
CJM

CHECKED BY
CJM

DATE

PLAN NO.
CAM-
526 II

SHEET NO.
5



971A (LJ)
 2848
 BLACK PORCH ST. 0310
 BLACK PORCH ST. 0310
 10741 450 580
 1247 1-07
FLOOR PLAN
 1247 1-07
 NOTE: CEILING TYPICAL UNLESS NOTED OTHERWISE
 UNDOOR HEADERS @ 6" X 8" APX.
 UNLESS NOTED OTHERWISE.

HUBER 06/11/19 HIGH OAK

CAMEO HOMES
 PLAN BY
CENTRAL TEXAS DESIGNS
 2320 N. MAIN ST. BELTON, TX. 76501 (254-933-6500)

REVISIONS

COPYRIGHT © 2004
 CAMEO HOMES

DRAWN BY

CHECKED BY

DATE

PLAN NO. CAM-52611
 SHEET NO. 1

DON FAREK'S

Cameo



Homes

A TRADITION OF CRAFTSMANSHIP

City of Harker Heights
Planning and Development
305 Millers Crossing
Harker Heights, TX 76548

July 24, 2019

To Whom It May Concern:

The homeowner at 4650 High Oak Drive has entered into a construction contract with Cameo Homes, Inc. to construct a single-family residence at 4650 High Oak Drive. In addition to the residence, they would like to construct an accessory building of 915 square feet total slab to serve as a dwelling for aging parents.

Detailed plans for the accessory building are attached as well as a plot plan indicating location of the accessory building in relation to the main dwelling.

The homeowners designate Dustin Hallmark to serve as their representative should further information be required.

Sincerely,

A handwritten signature in black ink that reads 'Don Farek'. The signature is written in a cursive, slightly slanted style.

Donald Farek

4650 High Oak Dr.

4201

MEADOW CIR

4280

CAMEO HOMES
 SITE PLAN DRAWN BY CENTRAL TEXAS DESIGNS (254-939-6550)

4255



4650 HIGH OAK DRIVE
 BLOCK
 LOT 32
 LAKE HILLS SECTION 2

SCALE: 1"=80'-0"
PLAN NO. CAM-52611
DATE: 06/20/19
DWN BY: CHR
SITE NO. SCAM-321

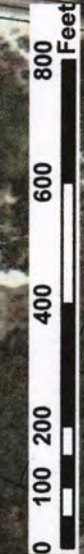
Harker Heights
 City of Harker Heights
 Planning & Zoning Department
 305 Miller's Crossing
 Harker Heights, TX 76648
 254-953-5400
 www.ci.harkerheights.tx.us

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Harker Heights
 City of Harker Heights
 Planning and Development
 1000 E. Central Expressway
 Harker Heights, TX 76788
 Phone: 254-852-3600
 www.ci.harker-heights.tx.us

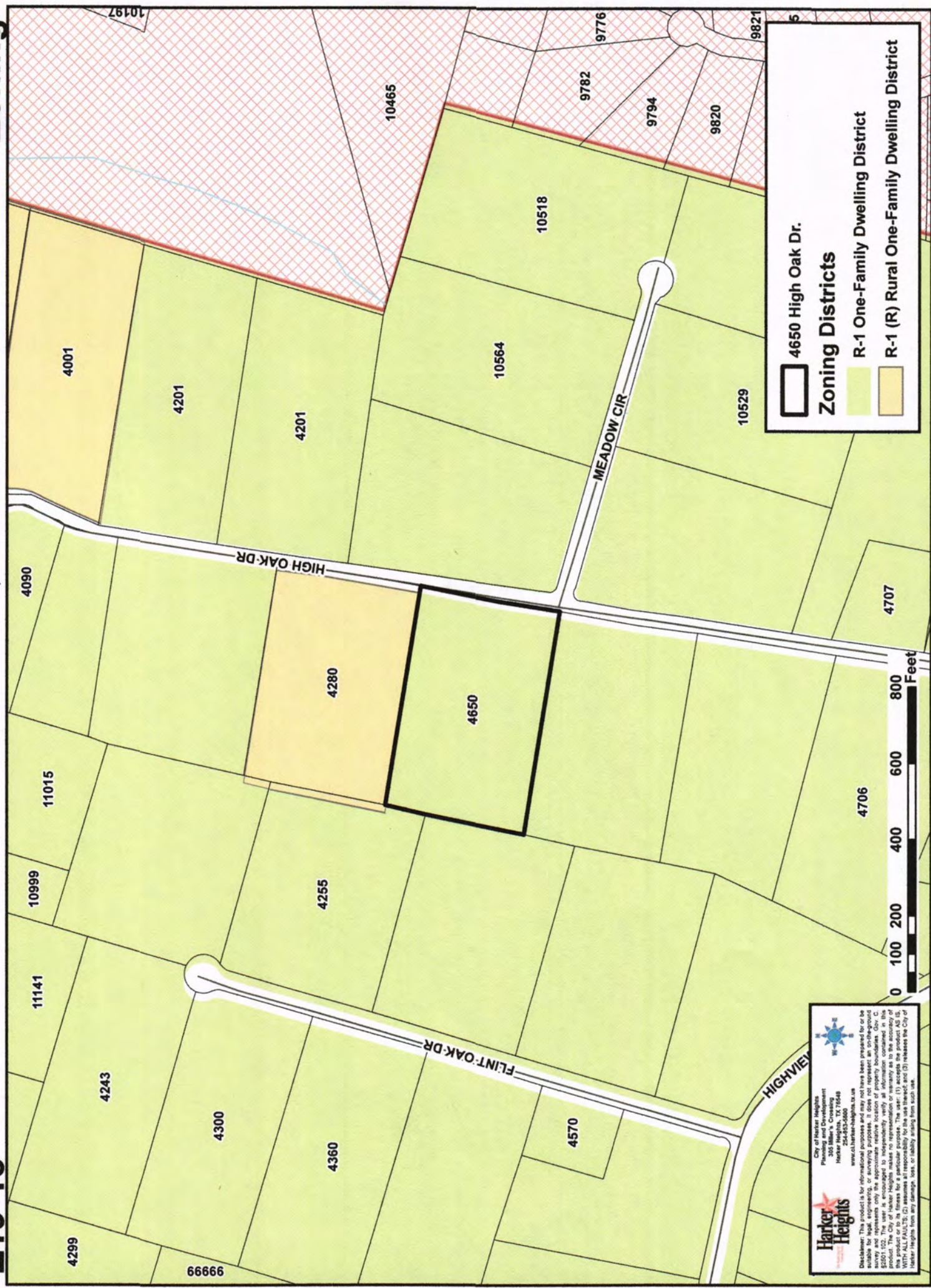
Disclaimer: This product is for informational purposes and may not have been prepared for or by a licensed surveyor. The City of Harker Heights makes no representation or warranty as to the accuracy of the information contained in this product. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of the information contained in this product. The user is encouraged to independently verify all information contained in this product. THE CITY OF HARKER HEIGHTS ASSUMES NO LIABILITY FOR THE USE OF THIS PRODUCT AND ASSUMES ALL LIABILITY ARISING FROM SUCH USE.



4650 High Oak Dr.

Zoning

Z19-18



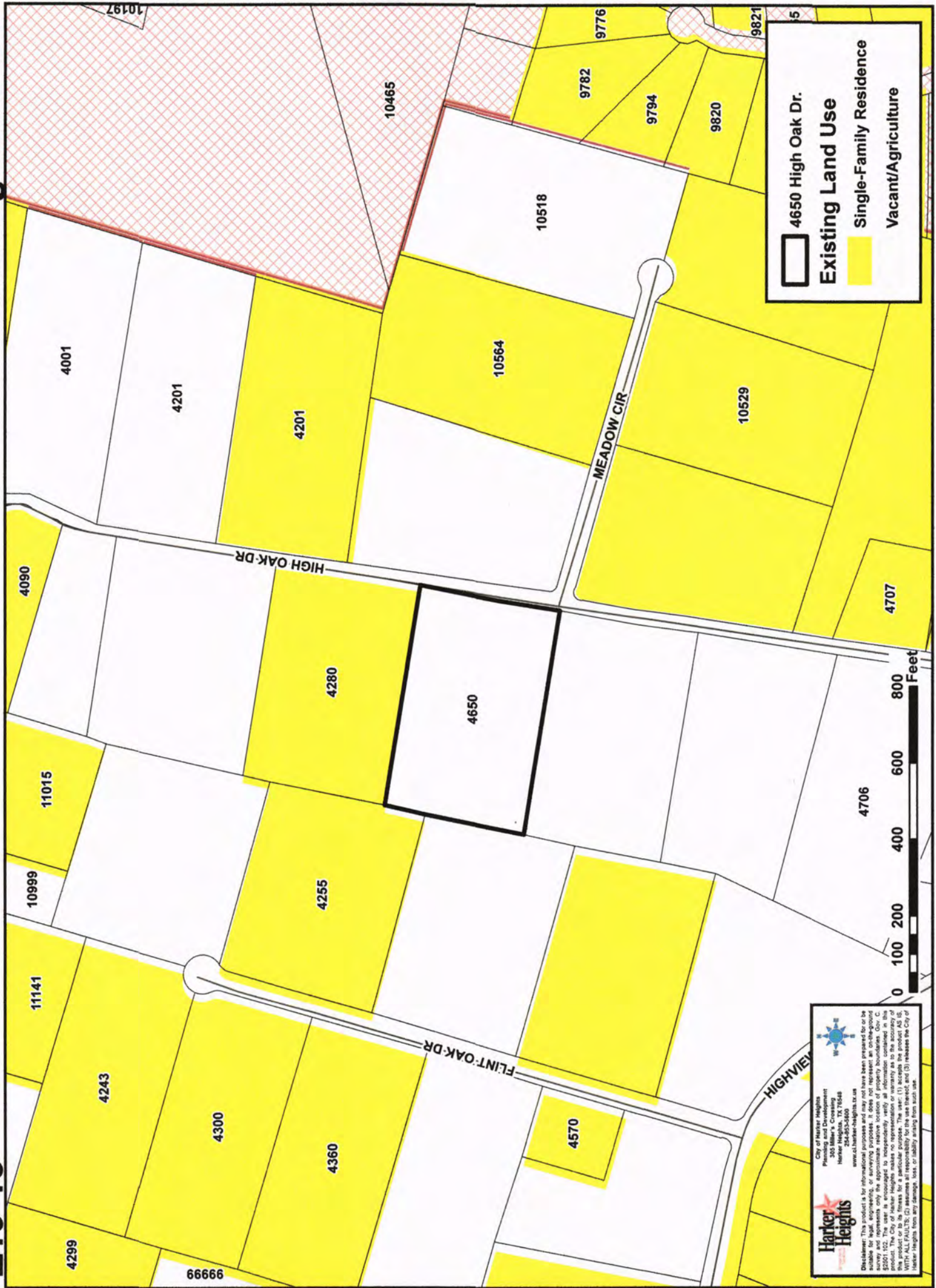
City of Harker Heights
Planning and Development
300 Main St. Crossing
Harker Heights, TX 76788
www.ci.harkerheights.tx.us


Harker Heights


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Z19-18


Existing Land Use



 4650 High Oak Dr.

 Existing Land Use

 Single-Family Residence

 Vacant/Agriculture

Harker Heights

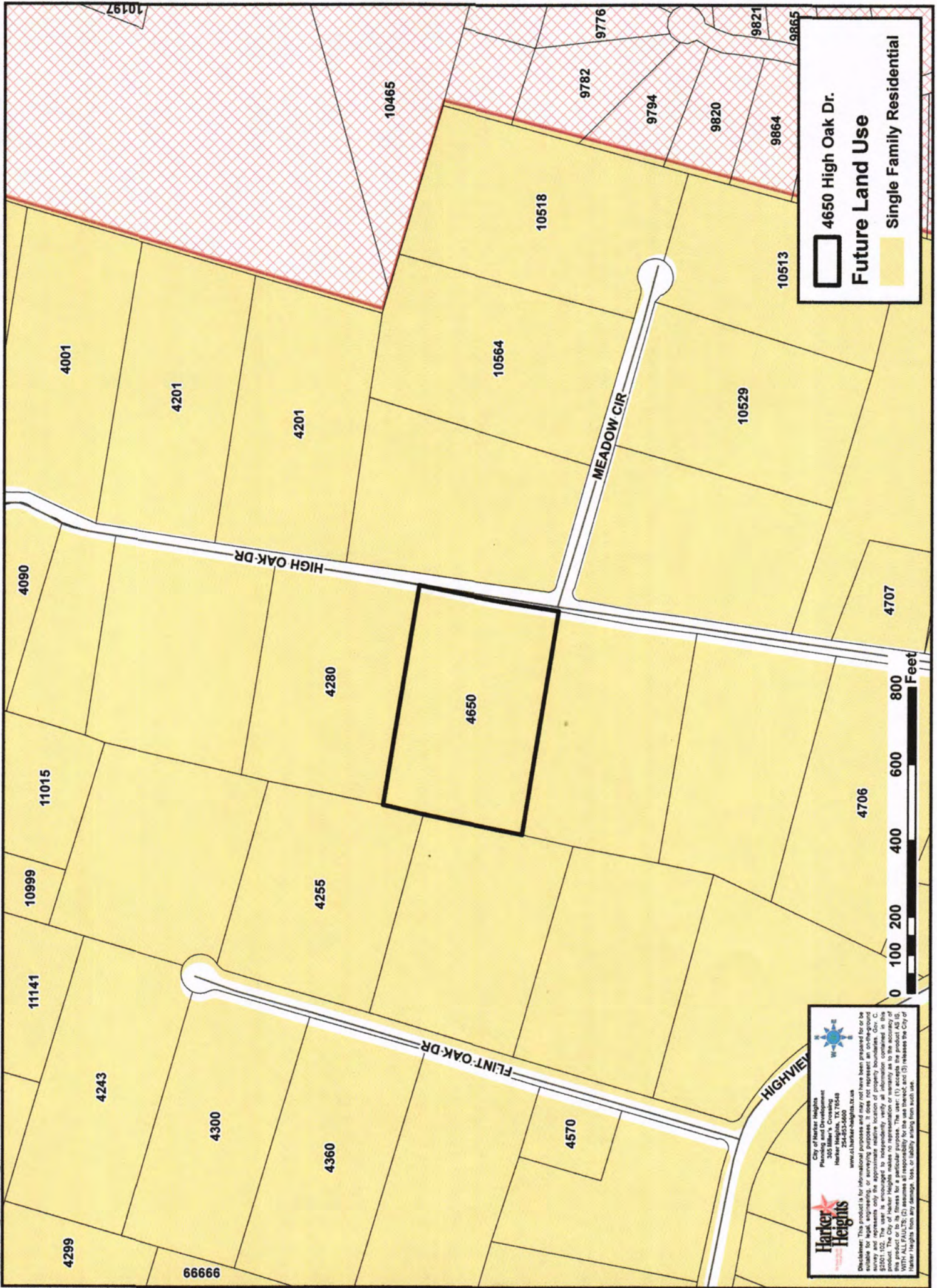
City of Harker Heights
Planning and Development
300 Miller's Crossing
Harker Heights, TX 76788
www.ci.harker-heights.tx.us




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Z19-18

Future Land Use

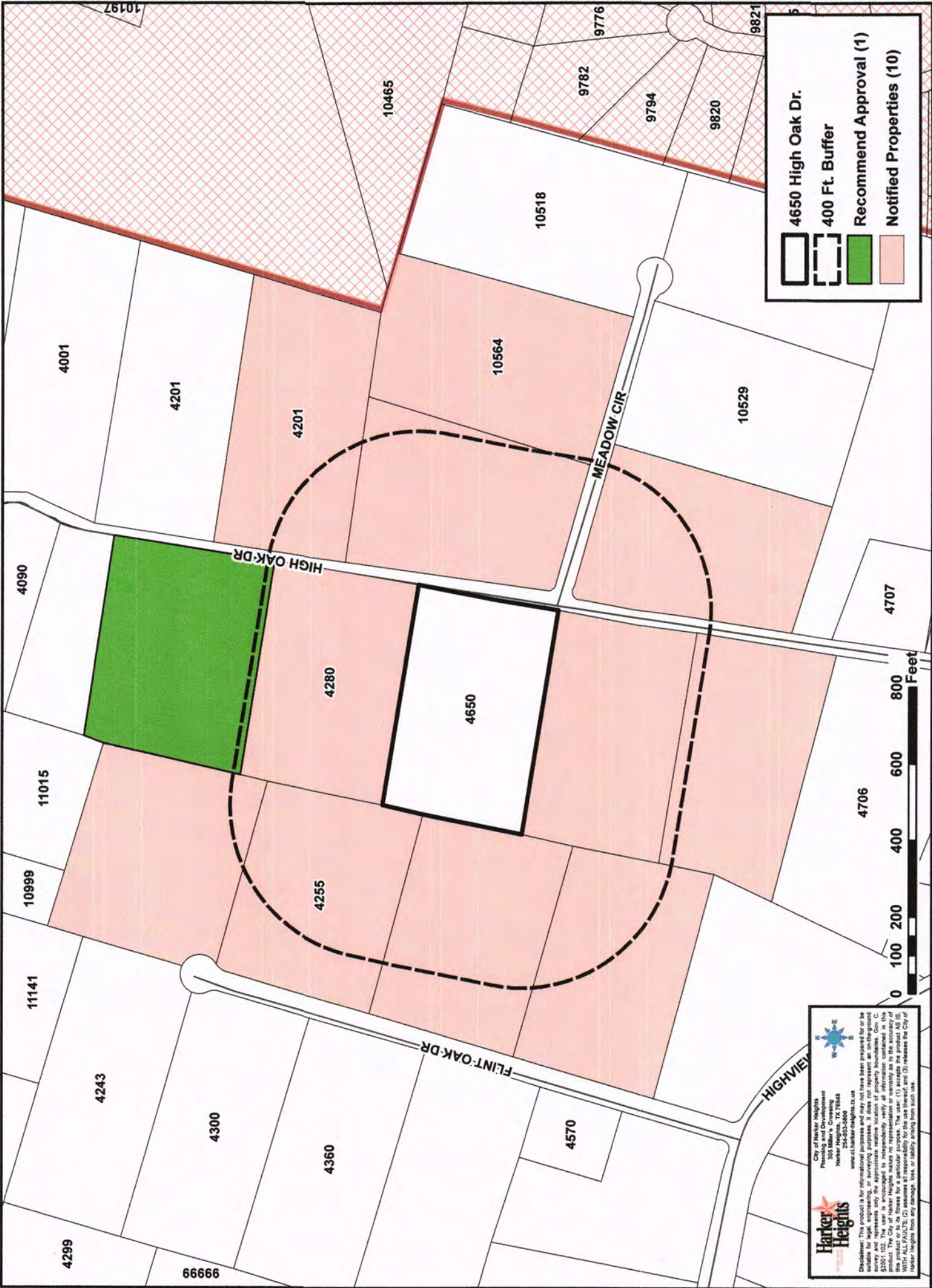


 4650 High Oak Dr.
 Future Land Use
 Single Family Residential


 City of Harker Heights
 Planning and Development
 Harker Heights, TX 76548
 254-853-5400
 www.ci.harkerheights.tx.us

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	4650 High Oak Dr.
	400 Ft. Buffer
	Recommend Approval (1)
	Notified Properties (10)



Harker Heights

City of Harker Heights
 Planning and Development
 300 Miller's Crossing
 Harker Heights, TX 76788
 254-525-5400
 www.ci.harker-heights.tx.us

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

FROM: Property ID 128115
Lot Tract 34
(Address of Your Property that Could
Be **Impacted** by this Request)

RE: An application has been made to consider a Conditional Use Permit to allow an accessory dwelling unit on property described as Lot Thirty-Two (32), Lakeside Hills Section Two (2), Harker Heights, according to the plat of record in Cabinet A, Slide 43-C, Plat Records of Bell County, Texas, generally located at 4650 High Oak Drive (see attached notification map).

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

Comments:

Margaret Norman
Printed Name

M. Norman
Signature

18 Aug 19
Date

Received

AUG 21 2019

Planning & Development

PLANNING AND ZONING COMMISSION MEMORANDUM

Z19-15

AGENDA ITEM IX-2

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: AUGUST 28, 2019

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1(M) (ONE-FAMILY MANUFACTURED HOME DWELLING DISTRICT) AND R-MH (MANUFACTURED HOME PARK DISTRICT) TO R-3 (MULTI-FAMILY DWELLING DISTRICT) ON PROPERTY DESCRIBED AS LOTS ONE (1) THROUGH FIVE (5), BLOCK THREE (3), KERN TERRACE SECOND EXTENSION, HARKER HEIGHTS, PER PLAT OF RECORD IN CABINET A, SLIDE 225-A, PLAT RECORDS OF BELL COUNTY, TEXAS, AND 1.241 ACRES OUT OF THE V.L. EVANS SURVEY, ABSTRACT 288, GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF JAMIE ROAD AND NORTH MARY JO DRIVE, CURRENTLY ADDRESSED AS 200, 202, 204, 206, AND 208 JAMIE ROAD, AND 200 JAN CIRCLE, HARKER HEIGHTS, BELL COUNTY, TEXAS

EXPLANATION:

The applicant has met with staff to discuss the proposed use of the property and an appropriate zoning class to develop an apartment complex. The applicant is requesting a change from the current zoning classes as R-1(M) (One-Family Manufactured Home Dwelling District), north of Jan Circle and R-MH (Manufactured Home Park District), south of Jan Circle, to R-3 (Multi-Family Dwelling District). The applicant intends to merge the subject properties with an adjacent property to the west that is currently zoned R-3 in order to take advantage of approximately 10.6 acres of land in total.



Existing Use:

The subject properties are currently vacant, having been cleared by the applicant within the last six (6) months. Surrounding land uses consist of primarily vacant property surrounding the subject site. The applicant does have other properties in the immediate area and has removed many manufactured homes from their lots within the year. Staff believes the proposed multi-family zoning will be of greater value for the land, neighborhood, and the City.

Zoning:

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

Future Land Use:

Per the City's Future Land Use Map, the subject property is currently located in an area designated as Mixed Residential (MR) to allow for single family housing, duplex housing and manufactured homes and Mobile Home Park. Surrounding properties are also designated as Mixed Residential as well as property designated as a Mobile Home Park (MHP) to the east of the subject property. Per the 2007 Comprehensive Plan, MR is an acceptable replacement for aging manufactured housing or for new development in areas zoned appropriately for such within the City. The proposed rezoning from R-1(M)/R-MH to R-3 will allow for the construction of apartment complexes and therefore, the proposed rezoning and intended use would be consistent with the 2007 City of Harker Heights Comprehensive Plan and Future Land Use Map.

Flood Damage Prevention:

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

Notices:

Staff sent out ten (10) notices to property owners within the 400 foot notification area. Zero (0) responses were received in favor of the request, and zero (0) responses were received in opposition of the request.

RECOMMENDATION:

Staff recommends approval of an ordinance to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) and R-MH (Manufactured Home Park District) to R-3 (Multi-Family Dwelling District) on property described as Lots One (1) through Five (5), Block Three (3), Kern Terrace Second Extension, Harker Heights, per plat of record in Cabinet A, Slide 225-A, Plat Records of Bell County, Texas, and 1.241 Acres out of the V.L. Evans Survey, Abstract 288, generally located southwest of the intersection of Jamie Road and North Mary Jo Drive, currently addressed as 200, 202,

204, 206, and 208 Jamie Road, and 200 Jan Circle, Harker Heights, Bell County, Texas, based on the following:

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

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) and R-MH (Manufactured Home Park District) to R-3 (Multi-Family Dwelling District) on property described as Lots One (1) through Five (5), Block Three (3), Kern Terrace Second Extension, Harker Heights, per plat of record in Cabinet A, Slide 225-A, Plat Records of Bell County, Texas, and 1.241 Acres out of the V.L. Evans Survey, Abstract 288, generally located southwest of the intersection of Jamie Road and North Mary Jo Drive, currently addressed as 200, 202, 204, 206, and 208 Jamie Road, and 200 Jan Circle, Harker Heights, Bell County, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

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



Rezoning Request Application

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

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

Property Owner(s) Name: Roy Reynolds Estates LLC & Harker Heights Condomin Date: 7/19/19

Address: 101 North Roy Reynolds drive

City/State/Zip: Harker Heights Texas 76548

Phone: 512.680.1403 E-mail: mbutler451@gmail.com

Legal Description of Property:

Location of Property (Address if available): 201 Lynn Drive, See attached (All Lots In Jan circle and all lots 14 lots on Mary Jo

Lot: _____ Block: _____ Subdivision: _____

Acres: _____ Property ID: _____ Survey: _____

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

Proposed Use: See supplemental attached

Current Zoning Classification: _____ Proposed Zoning: _____

Current Land Use: _____ Proposed Land Use: _____

Applicant's Representative (if applicable):

Applicant's Representative: Henry Moore (Roy Reynolds Estates LLC) Larry Hawthorn(Harker Heights Condominiums LLC)

Phone: 512.621.8407, 512.799.4555 E-Mail: henry1071@gmail.com, atdwh@gmail.com

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

I, being the undersigned applicant, understand that failure to appear to represent a request shall be deemed a request to withdraw the proposal, or _____ will represent the owner.

Michael Butler

Printed Name of Property Owner

Michael Butler

Signature of Property Owner

Printed Name of Representative

Signature of Representative

STAFF ONLY - DO NOT FILL OUT BELOW
Date Submitted: _____
Received By: _____
 Pre-Application Meeting
Receipt #: _____
Case #: _____
Revised: 2/28/18



Rezoning Request Application

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

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

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

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

Property Owner(s) Name: Roy Reynolds Estates LLC **Date:** 7.1.19

Address: 101 North Reynolds

City/State/Zip: Harker Heights, Texas 76548

Phone: 512.680.1403 **E-mail:** mbutler451@gmail.com

Legal Description of Property:

Location of Property (Address if available): See Attached (All lots in Jan circle and 14 lots on Mary Jo)

Lot: _____ Block: _____ Subdivision: _____

Acres: _____ Property ID: _____ Survey: _____

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

Proposed Use: Duplex Lots

Current Zoning Classification: MHP **Proposed Zoning:** R21

Current Land Use: Mobile Home Park **Proposed Land Use:** Duplexes

Applicant's Representative (if applicable):

Applicant's Representative: Henry Moore

Phone: 512.621.8407 **E-Mail:** henry1071@gmail.com

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

I, being the undersigned applicant, understand that failure to appear to represent a request shall be deemed a request to withdraw the proposal, or _____ will represent the owner.

Printed Name of Property Owner

Roy Reynolds Estates LLC

Signature of Property Owner

michael butler

Printed Name of Representative

Signature of Representative

Date Submitted: 7/21/19

Received By: apate

STAFF ONLY -- DO NOT FILL OUT BELOW

Pre-Application Meeting

Revised: 2/28/18

Receipt #: 01475269

Case #: 219-15

201 Lynn Drive Harker Heights, Texas 76548

Legal A0288BC V L EVANS, UNIT 1, HARKER HEIGHTS APARTMENTS, ACRES 4.216

Zoning Request (From SFH residential to R2I)

Mary JO

Zoning Request (From MHP to Multi-Family)

Jan Circle

Zoning Request (From MHP to R2I)

Courtney Peres

From: Michael Butler <mbutler451@gmail.com>
Sent: Tuesday, July 30, 2019 2:18 PM
To: Courtney Peres; Henry Moore
Subject: Re: Harker Heights - Rezoning Cases

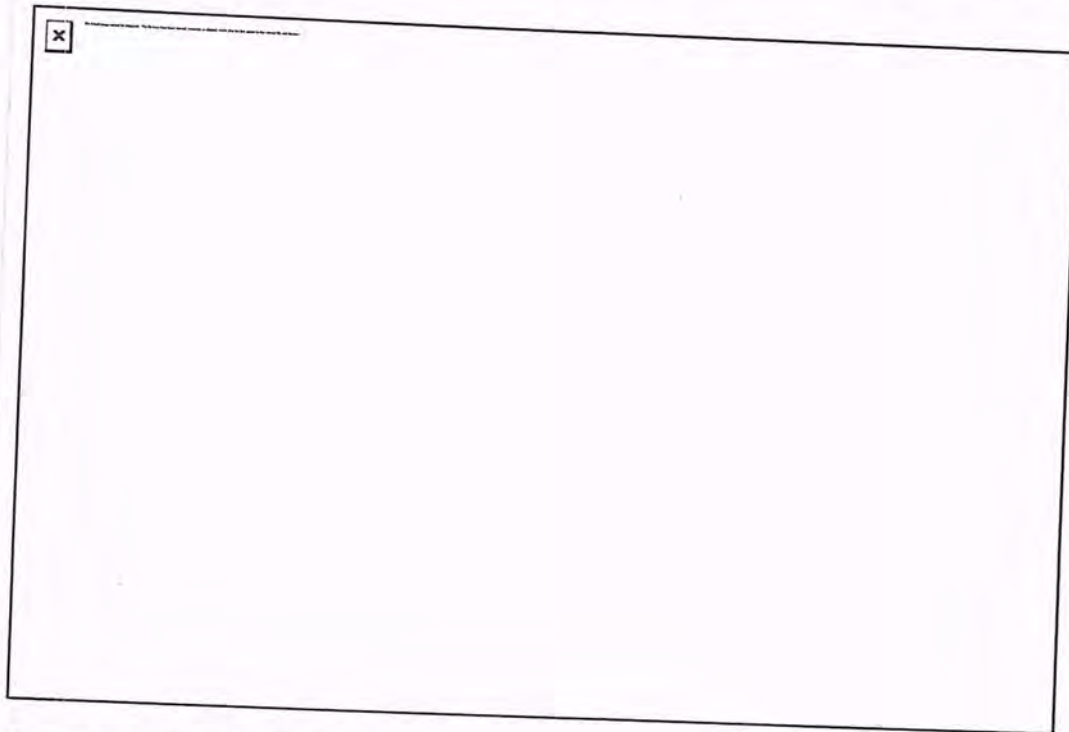
*** **WARNING:** This message is from an **EXTERNAL** email source. **DO NOT** open attachments or click links from unknown senders or unexpected email. Contact HH IT support for assistance if necessary. ***

Properties along Jan circle will be rezoned to R3. Properties on north Mary jo will be rezoned to R2I.

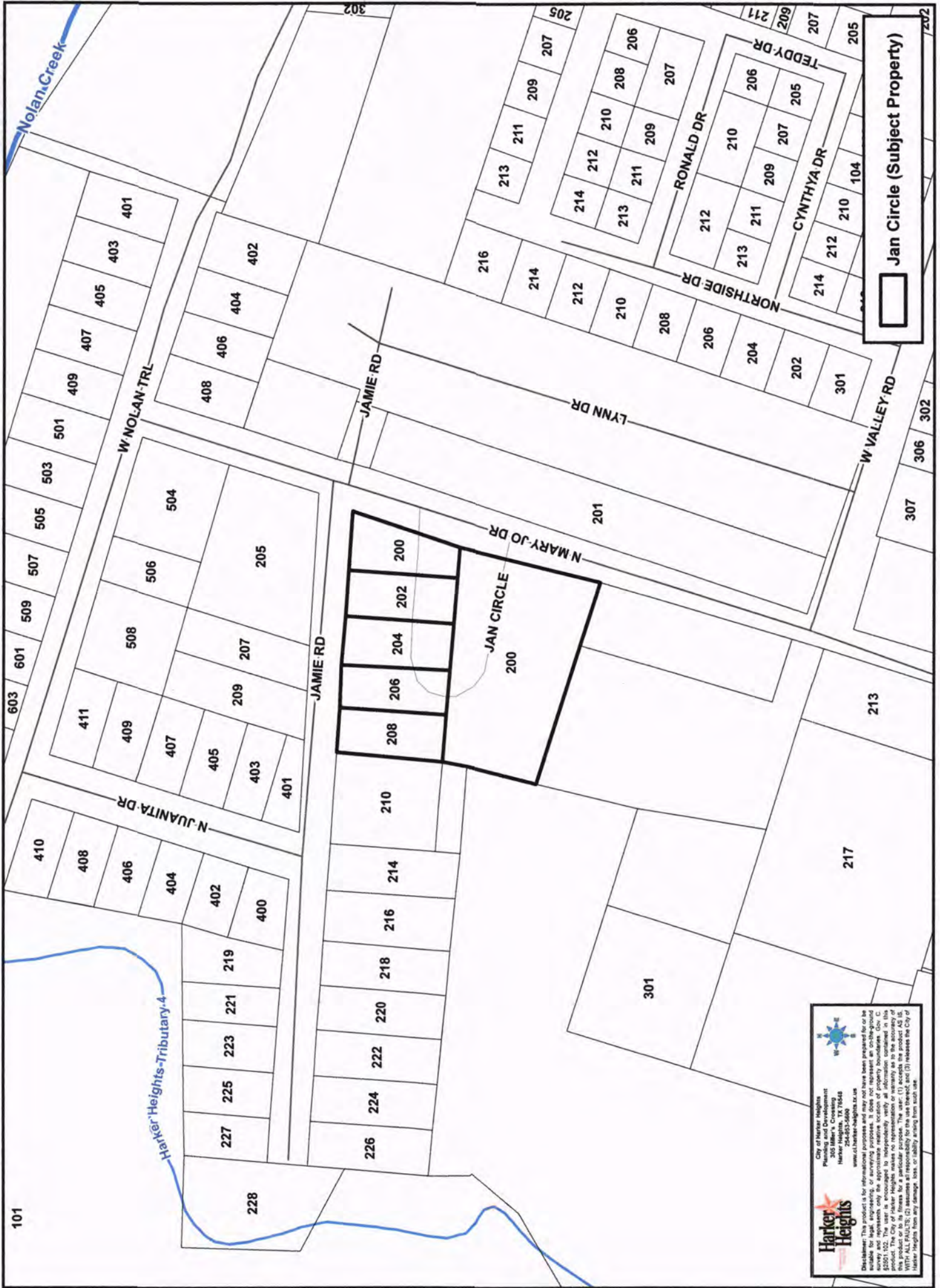
On Tue, Jul 30, 2019, 12:54 PM Courtney Peres <cperes@ci.harker-heights.tx.us> wrote:

Good Afternoon,

I wanted to reach out to both and confirm that the rezoning request as you stated would rezone the **strip of land along N. Mary Jo to multi-family (R-3 – three plex and above) and the area along Jan Circle as R2-I (Infill duplex lots).**



Courtney Pate, CNU-A
Senior Planner/GIS Coordinator
City of Harker Heights
305 Millers Crossing
Harker Heights, TX 76548



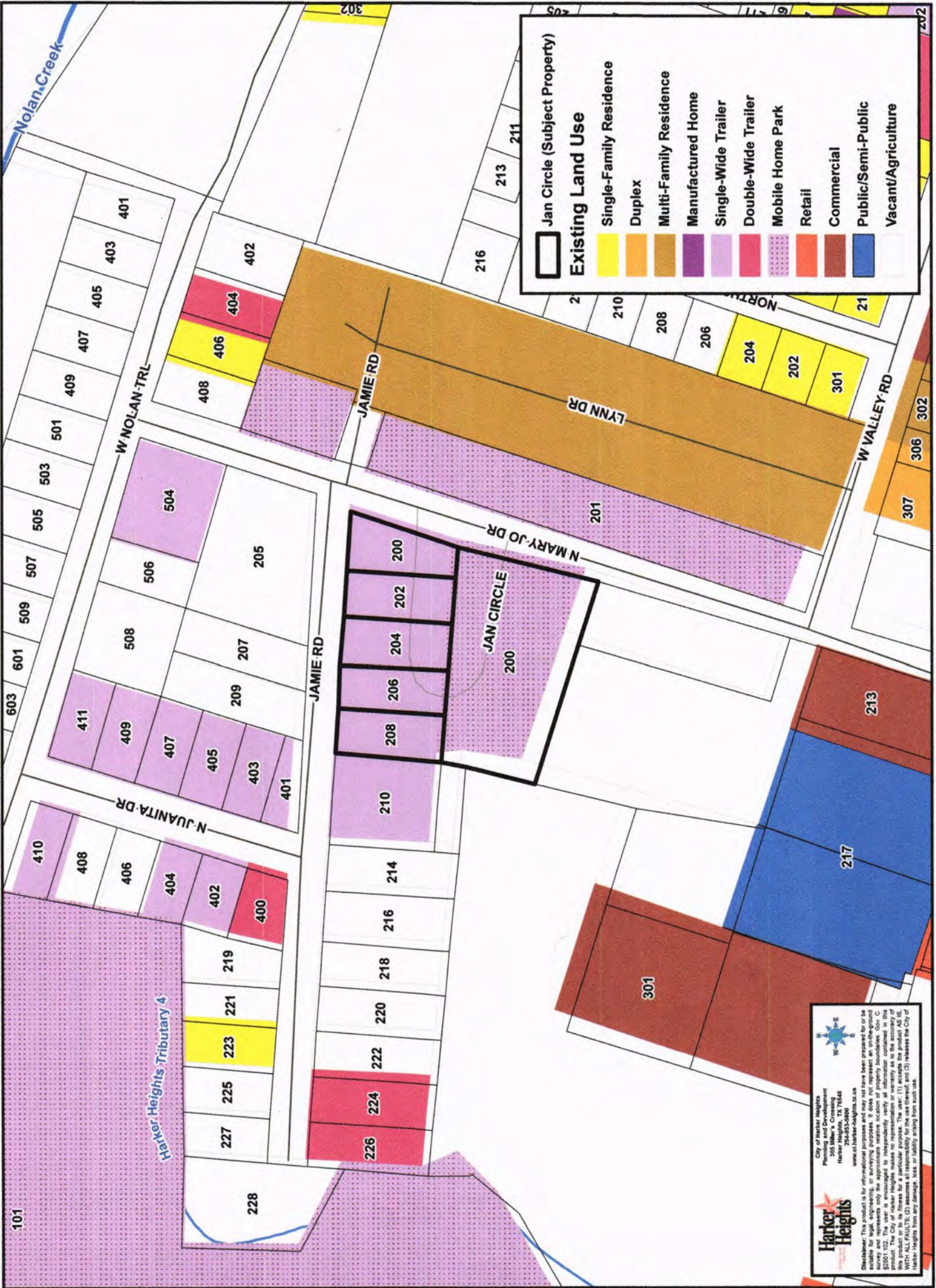
Harker Heights

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

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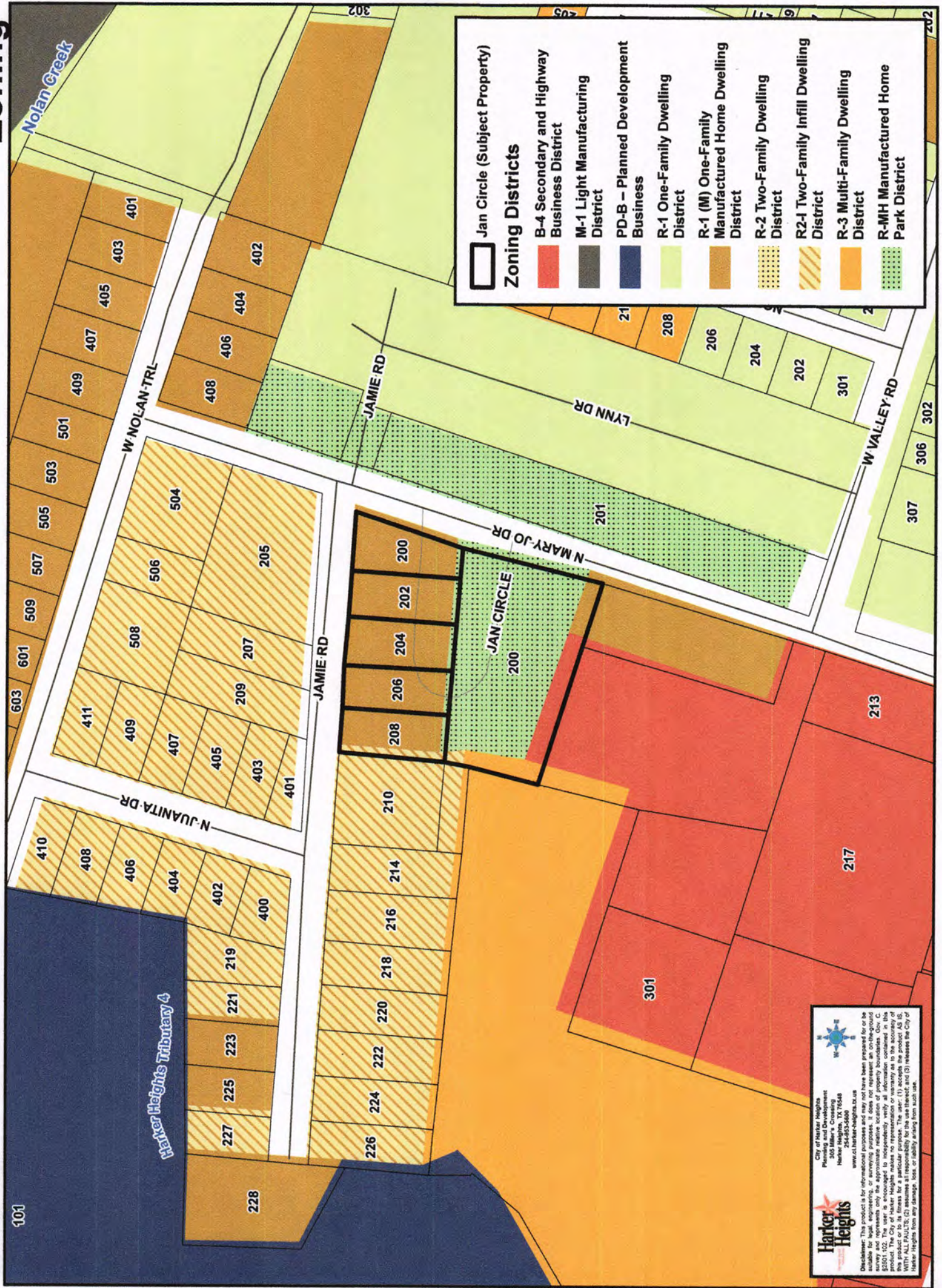
Z19-15

Existing Land Use



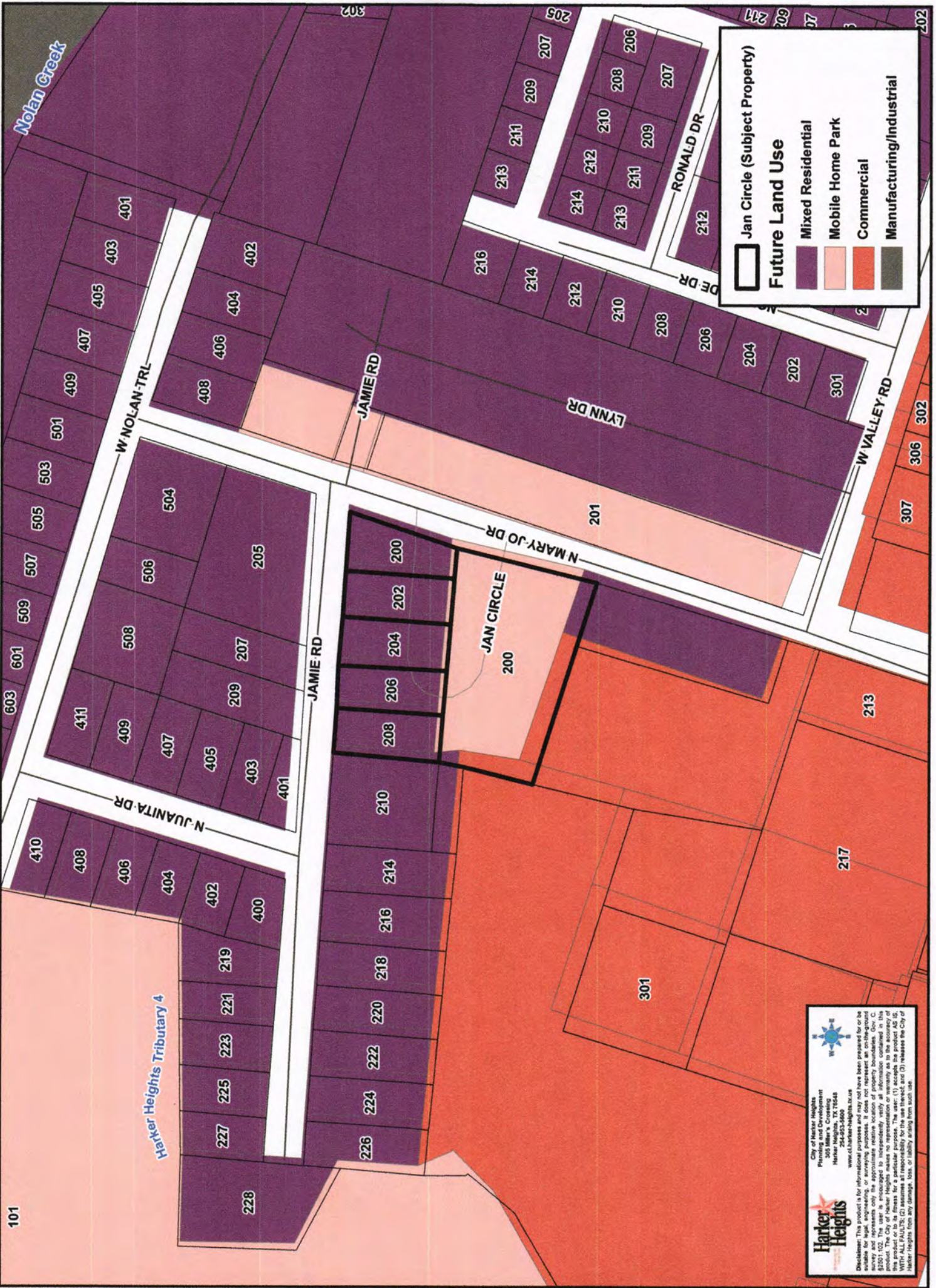
City of Harker Heights Planning and Development
 308 Miller's Crossing
 Harker Heights, MO 64644
 314.433.7644
 www.ci.harker-heights.mo.us

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City of Harker Heights
 Planning and Zoning Department
 300 Main Street, Crossing
 Harker Heights, TX 75048
 254-853-5400
 www.ci.harkerheights.tx.us

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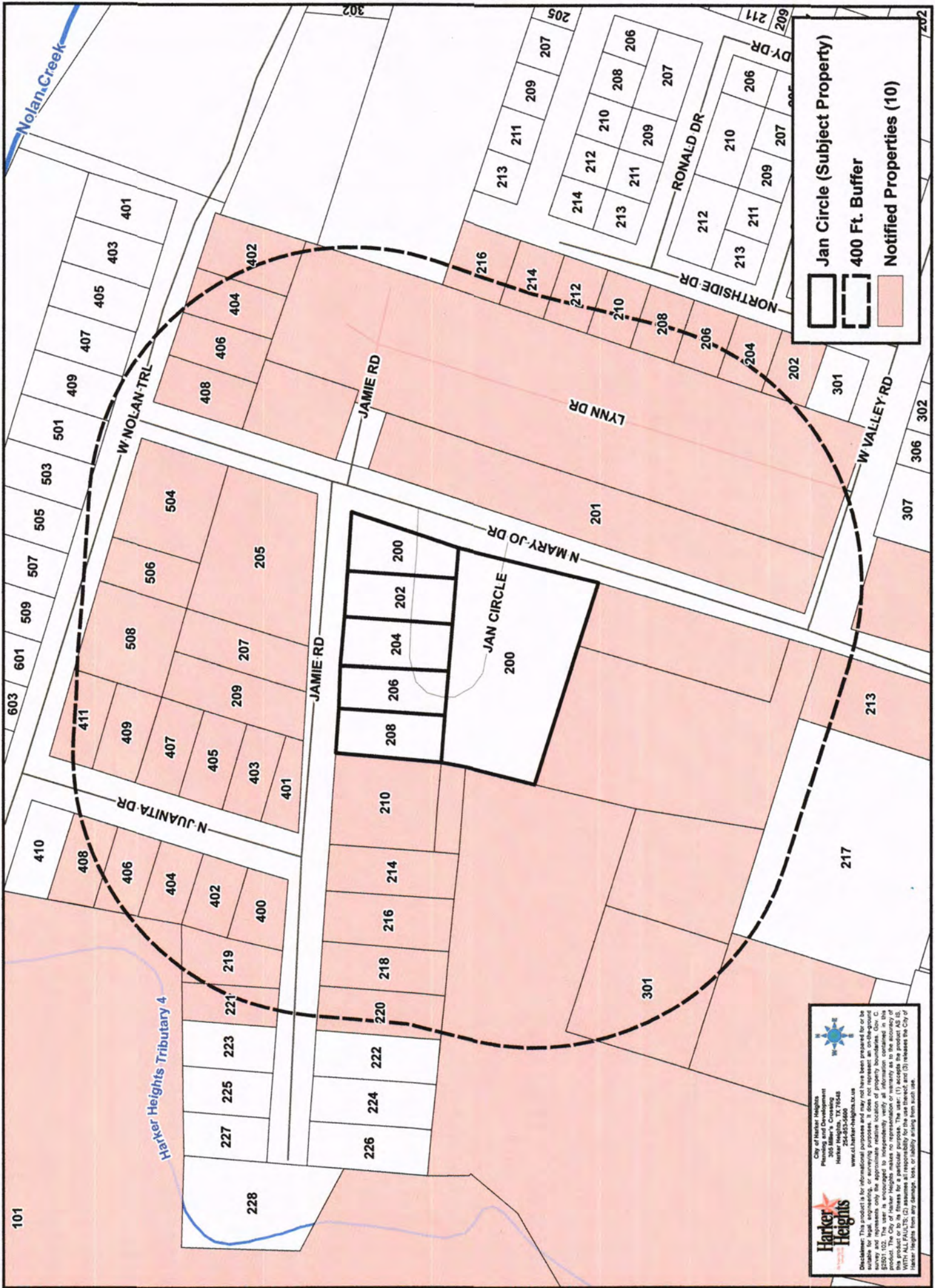
Jan Circle (Subject Property)

Future Land Use

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

City of Harker Heights
Planning and Development
301 W. 30th St.
Harker Heights, TX 76548
254-853-5400
www.ci.harkerheights.tx.us

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

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PLANNING AND ZONING COMMISSION MEMORANDUM

Z19-17

AGENDA ITEM IX-3

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: AUGUST 28, 2019

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE FAMILY DWELLING DISTRICT) TO R2-I (TWO FAMILY INFILL DWELLING DISTRICT) ON PROPERTY DESCRIBED AS 4.216 ACRES OUT OF THE V.L. EVANS SURVEY, ABSTRACT 288, BEING THE SAME PROPERTY DESCRIBED IN FIELD NOTES ATTACHED TO A GENERAL WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 2010-00016917, REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS, GENERALLY LOCATED AT LYNN DRIVE, HARKER HEIGHTS, BELL COUNTY, TEXAS.

EXPLANATION:

The applicant's representatives and prospective owners of Lynn Drive have requested a zoning change for all 4.216 acres within the Lynn Drive development. Mr. Butler and Mr. Moore (prospective owners) have requested to rezone the subject property from its existing non-conforming zoning of R-1 (One Family Dwelling District) to R2-I (Two Family Infill Dwelling District) with the intention to construct duplex units and take advantage of the decreased infill lot requirements of 6,000 square feet per lot.

Existing Use:

The subject property is currently occupied by single family dwellings, two family dwellings and four-plexes. A majority of the structures are vacant and deemed uninhabitable by the City of Harker Heights Building Standards Commission. Surrounding land uses consist of a mixture of mobile home parks, vacant property, double-wide trailers and single family residences. Staff believes the proposed infill duplex zoning will be of greater value for the land, neighborhood, and the City.

Zoning:

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

Future Land Use:

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

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

Flood Damage Prevention:

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

Notices:

Staff sent out forty-six (46) notices to property owners within the 400 foot notification area. Zero (0) responses were received in favor of the request, and zero (0) responses were received in opposition of the request.

RECOMMENDATION:

Staff recommends approval of an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R2-I (Two Family Infill Dwelling District) from R-1 (One Family Dwelling District) to R2-I (Two Family Infill Dwelling District) on property described as 4.216 acres out of the V.L. Evans Survey, Abstract 288, being the same property described in field notes attached to a General Warranty Deed recorded under Instrument Number 2010-00016917, Real Property Records of Bell County, Texas, generally located at Lynn Drive, Harker Heights, Bell County, Texas, based on the following:

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

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R2-I (Two Family Infill Dwelling District) on property described as 4.216 acres out of the V.L. Evans Survey, Abstract 288, being the same property described in field notes attached to a General Warranty Deed recorded under Instrument Number 2010-00016917, Real Property Records of Bell County, Texas, generally located at Lynn Drive, Harker Heights, Bell County, Texas.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Application
2. Field Notes
3. Location Map
4. Existing Land Use Map
5. Zoning Map
6. Future Land Use Map
7. Notification Area Map



Rezoning Request Application

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

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

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

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

Property Owner(s) Name: Roy Reynolds Estates LLC & Harker Heights Condominiums Date: 7/19/19

Address: 101 North Roy Reynolds drive

City/State/Zip: Harker Heights Texas 76548

Phone: 512.680.1403 E-mail: mbutler451@gmail.com

Legal Description of Property:

Location of Property (Address if available): 201 Lynn Drive, See attached (All Lots In Jan circle and all lots 14 lots on Mary Jo

Lot: _____ Block: _____ Subdivision: _____

Acres: _____ Property ID: _____ Survey: _____

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

Proposed Use: See supplemental attached

Current Zoning Classification: _____ Proposed Zoning: _____

Current Land Use: _____ Proposed Land Use: _____

Applicant's Representative (if applicable):

Applicant's Representative: Henry Moore (Roy Reynolds Estates LLC) Larry Hawthorn(Harker Heights Condominiums LLC)

Phone: 512.621.8407, 512.799.4555 E-Mail: henry1071@gmail.com, atdwh@gmail.com

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

I, being the undersigned applicant, understand that failure to appear to represent a request shall be deemed a request to withdraw the proposal, or _____ will represent the owner.

Michael Butler

Printed Name of Property Owner

Michael Butler

Printed Name of Representative

[Signature]
Signature of Property Owner

Signature of Representative

STAFF ONLY – DO NOT FILL OUT BELOW

Date Submitted: _____

Pre-Application Meeting

Receipt #: _____

Received By: _____

Revised: 2/28/18

Case #: _____

201 Lynn Drive Harker Heights, Texas 76548

Legal A0288BC V L EVANS, UNIT 1, HARKER HEIGHTS APARTMENTS, ACRES 4.216

Zoning Request (From SFH residential to R2I)

Mary JO

Zoning Request (From MHP to Multi-Family)

Jan Circle

Zoning Request (From MHP to R2I)

EXHIBIT A

Being a 4.216 acre tract of land in Bell County, Texas, part of V. L. Evans Survey, Abstract No. 288 and the land herein described being that tract described in Volume 3641, page 650, Deed Records of Bell County, Texas; said 4.216 acre tract being more fully described as follows:

BEGINNING at a 3/8" iron rod found in the North margin of Valley Road, said rod being the Southwest corner of Lot 1, Block 4, Kern Terrace 3rd Extension as recorded in Cabinet A, Slide 225-D, said county plat records for the Southeast corner of the herein described tract;

THENCE, N 70° 52' 58" W, 206.91 feet with the North margin of said Valley Road and the South line of the herein described tract to a 3/8" iron rod set with Killeen E&S orange cap, said rod being the Southeast corner of a tract of land conveyed to John C. Moss and wife, Adelheid K. Moss as recorded in Volume 2957, page 8, said county deed records for the Southwest corner of the herein described tract;

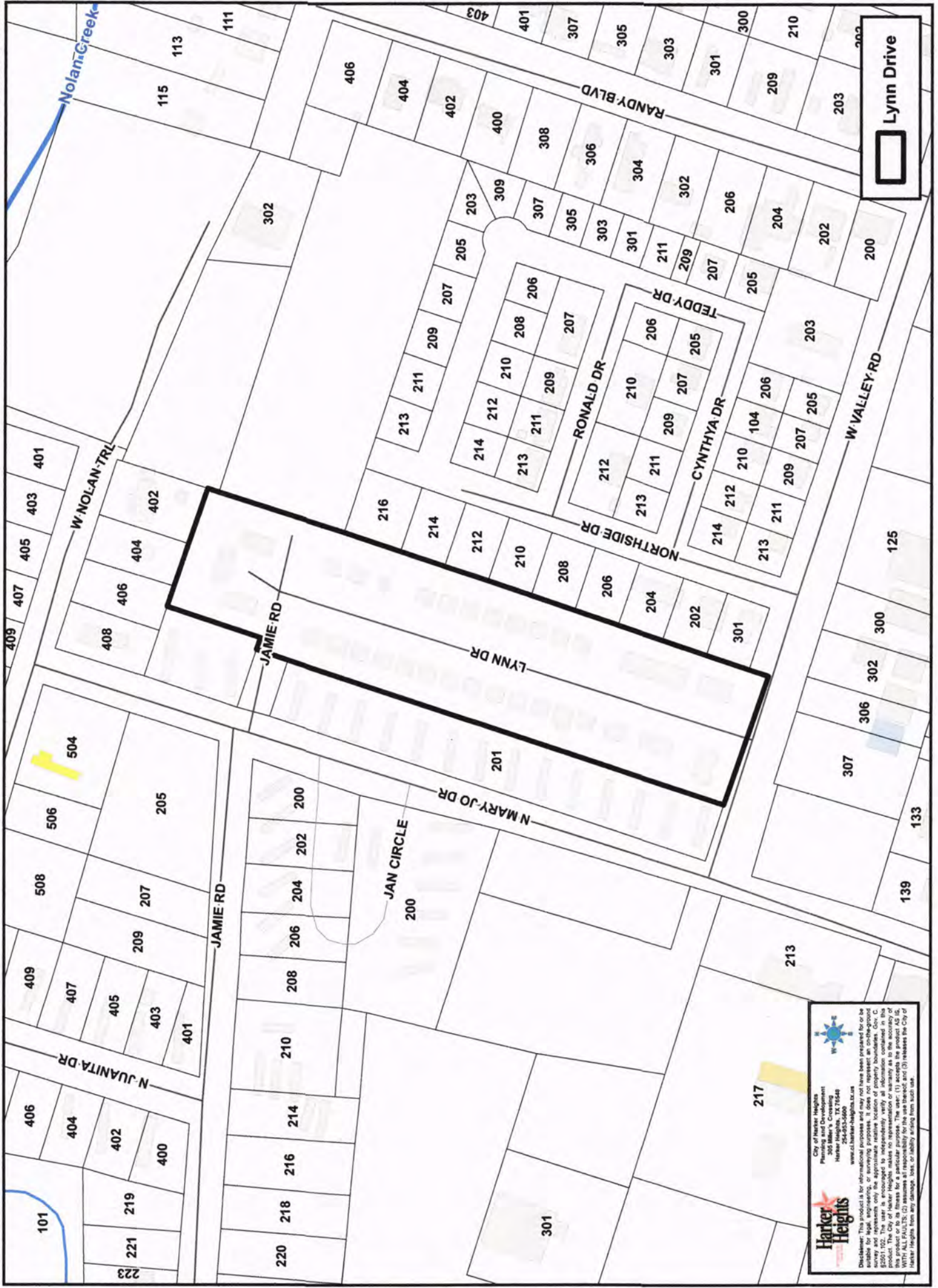
THENCE, N 19° 21' 00" E, 749.76 feet (bearing reference per deed) leaving the North margin of said Valley Road and with the East line of said Moss tract, the East line of a tract of land belonging to the City of Harker Heights (no deed reference) and the West line of the herein described tract to a 3/8" iron rod set with Killeen E&S orange cap, said rod being the Northeast corner of said Harker Heights tract and a point in the South line of a tract of land conveyed to John C. Moss and wife, Adelheid K. Moss as recorded in Volume 2957, page 603, said county deed records for a corner in the West line of the herein described tract;

THENCE, S 70° 56' 30" E, 18.75 feet with the South line of said Moss tract and the West line of the herein described tract to a 1/4" iron rod found, said rod being the Southeast corner of said Moss tract for another corner in the West line of the herein described tract;

THENCE, N 19° 18' 10" E, 150.09 feet with the East line of said Moss tract and the West line of the herein described tract to a 1/4" iron rod found, said rod being the Northeast corner of said Moss tract and a point in the South line of Lot 3, Block 5, Kern Terrace, 2nd Extension as recorded in Cabinet A, Slide 225-A, said county plat records for the Northwest corner of the herein described tract;

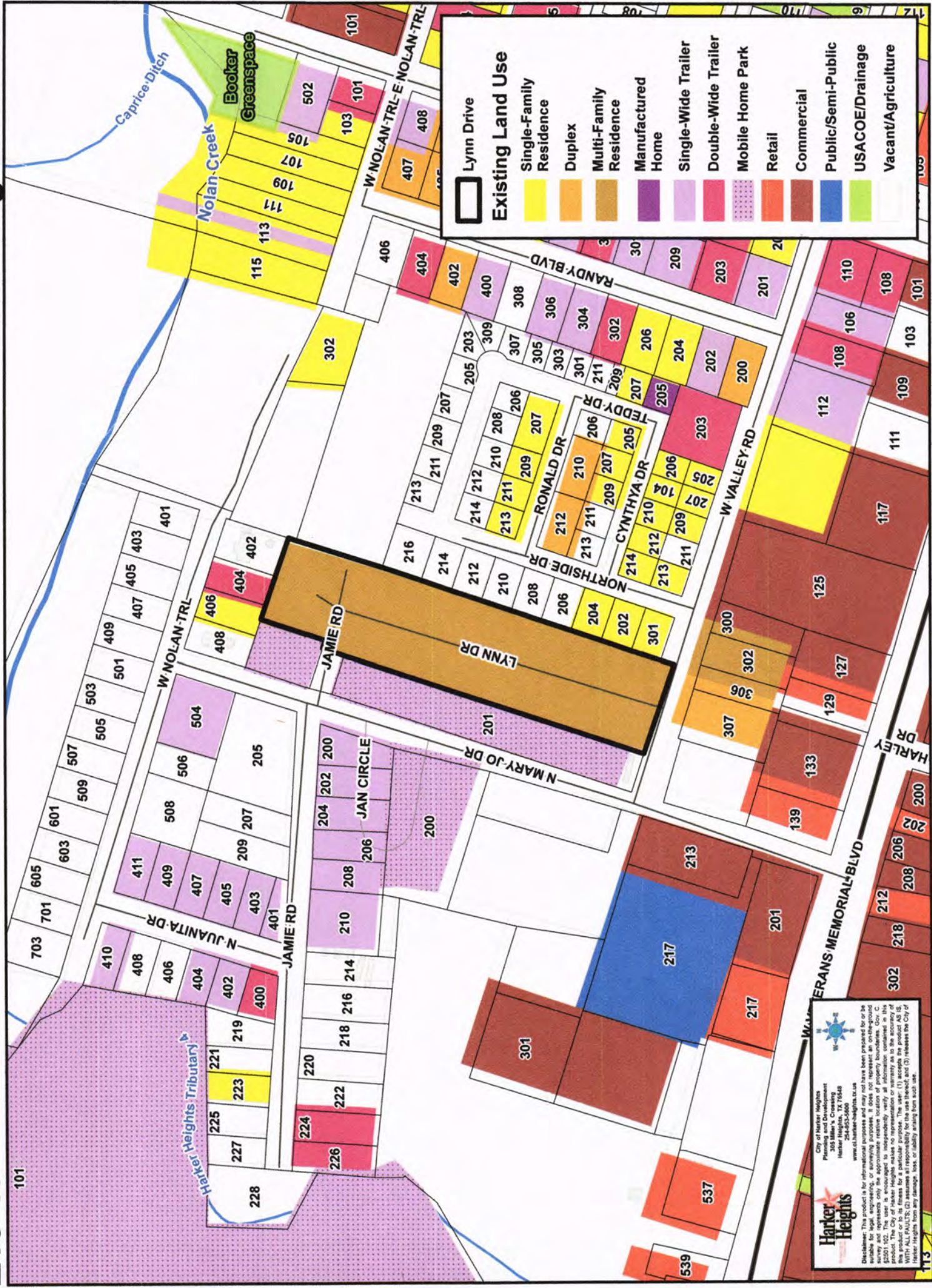
THENCE, S 70° 45' 21" E, 188.97 feet with the South line of Block 5, said Kern Terrace, 2nd Extension and the North line of the herein described tract to a 3/8" iron rod set with Killeen E&S orange cap, said rod being the Southeast corner of Lot 1, Block 5, said Kern Terrace, 2nd Extension and being a point in the West line of a tract of land conveyed to Felipe Rodriguez, and wife, Cruz Rodriguez as recorded in Volume 5171, page 459, said county deed records for the Northeast corner of the herein described tract;

THENCE, S 19° 23' 39" W, 899.45 feet with the West line of said Rodriguez tract, the West line of a tract conveyed to the City of Harker Heights as recorded in Volume 4950, page 265, said county deed records, the West line of Lots 1-9, Block 4, of the above mentioned Kern Terrace, 3rd Extension and the East line of the herein described tract to **THE PLACE OF BEGINNING**, containing 4.216 acres of land, more or less.



Harker Heights
 City of Harker Heights
 Planning and Development
 Harker Heights, TX 76548
 254-953-5600
 www.ci.harkerheights.tx.us

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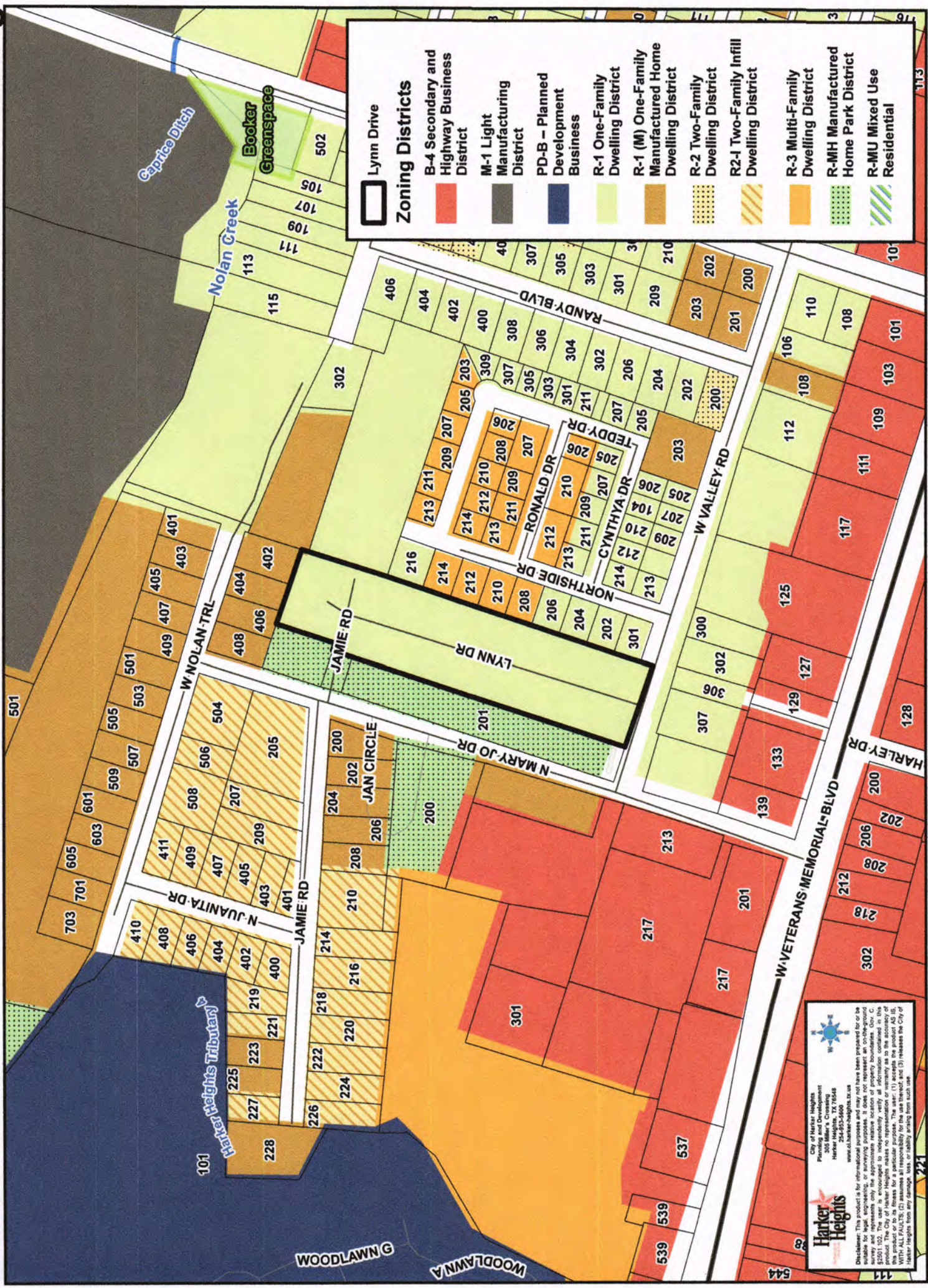
Existing Land Use

- Single-Family Residence
- Duplex
- Multi-Family Residence
- Manufactured Home
- Single-Wide Trailer
- Double-Wide Trailer
- Mobile Home Park
- Retail
- Commercial
- Public/Semi-Public
- USACOE/Drainage
- Vacant/Agriculture

Harkey Heights

City of Harkey Heights
 Planning and Development
 305 Baker's Crossing
 Harkey Heights, TX 75648
 www.ci.harkey-heights.tx.us

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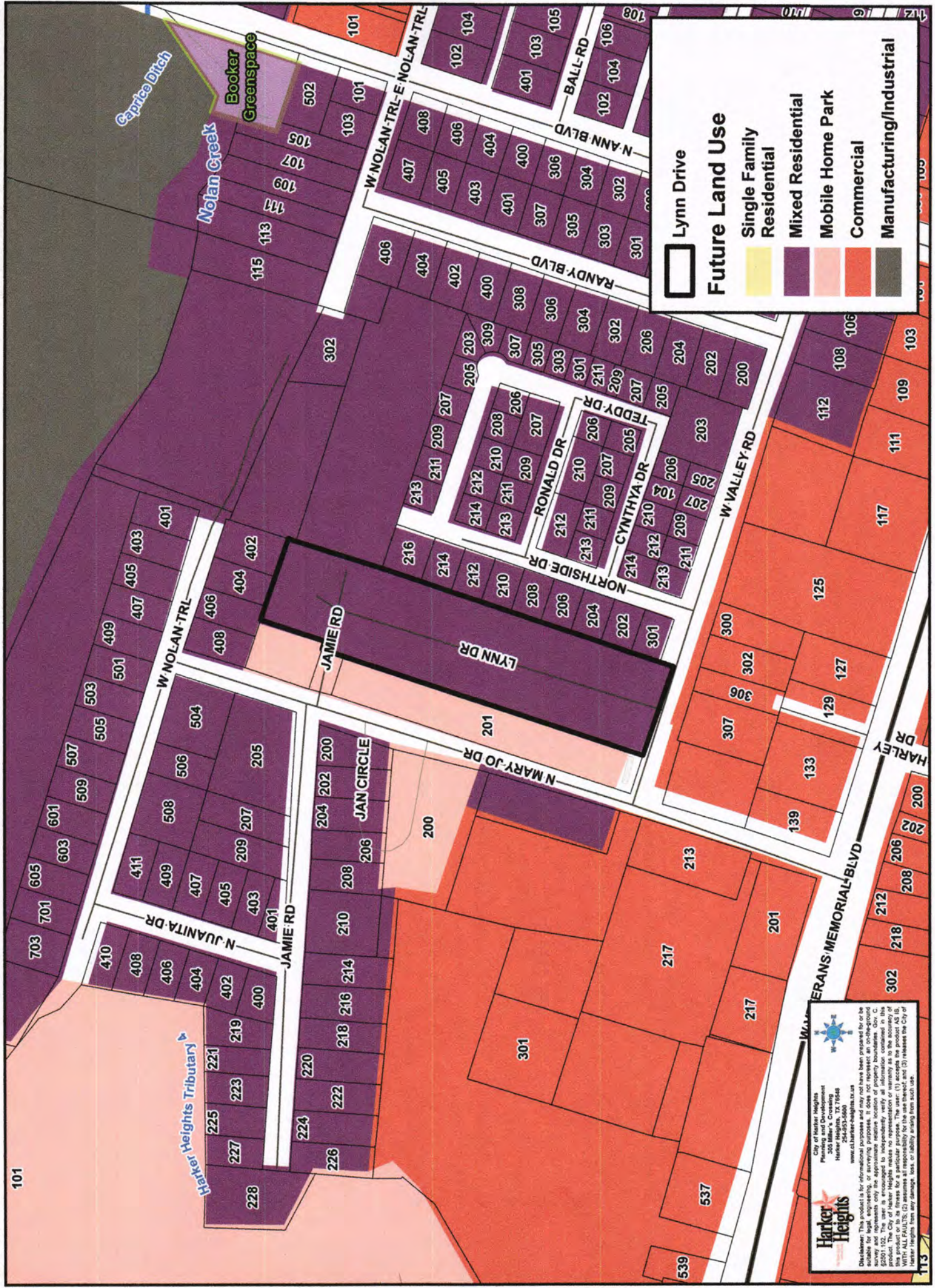
Zoning Districts

- Lynn Drive
- B-4 Secondary and Highway Business District
- M-1 Light Manufacturing District
- PD-B - Planned Development Business
- R-1 One-Family Dwelling District
- R-1 (M) One-Family Manufactured Home Dwelling District
- R-2 Two-Family Dwelling District
- R2-1 Two-Family Infill Dwelling District
- R-3 Multi-Family Dwelling District
- R-MH Manufactured Home Park District
- R-MU Mixed Use Residential

Harter Heights

City of Harter Heights
 Planning and Development
 305 Miller's Crossing
 Harter Heights, NY 11556
 Phone: 254-853-1166
 www.ci.harter-heights.ny.us

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Lynn Drive

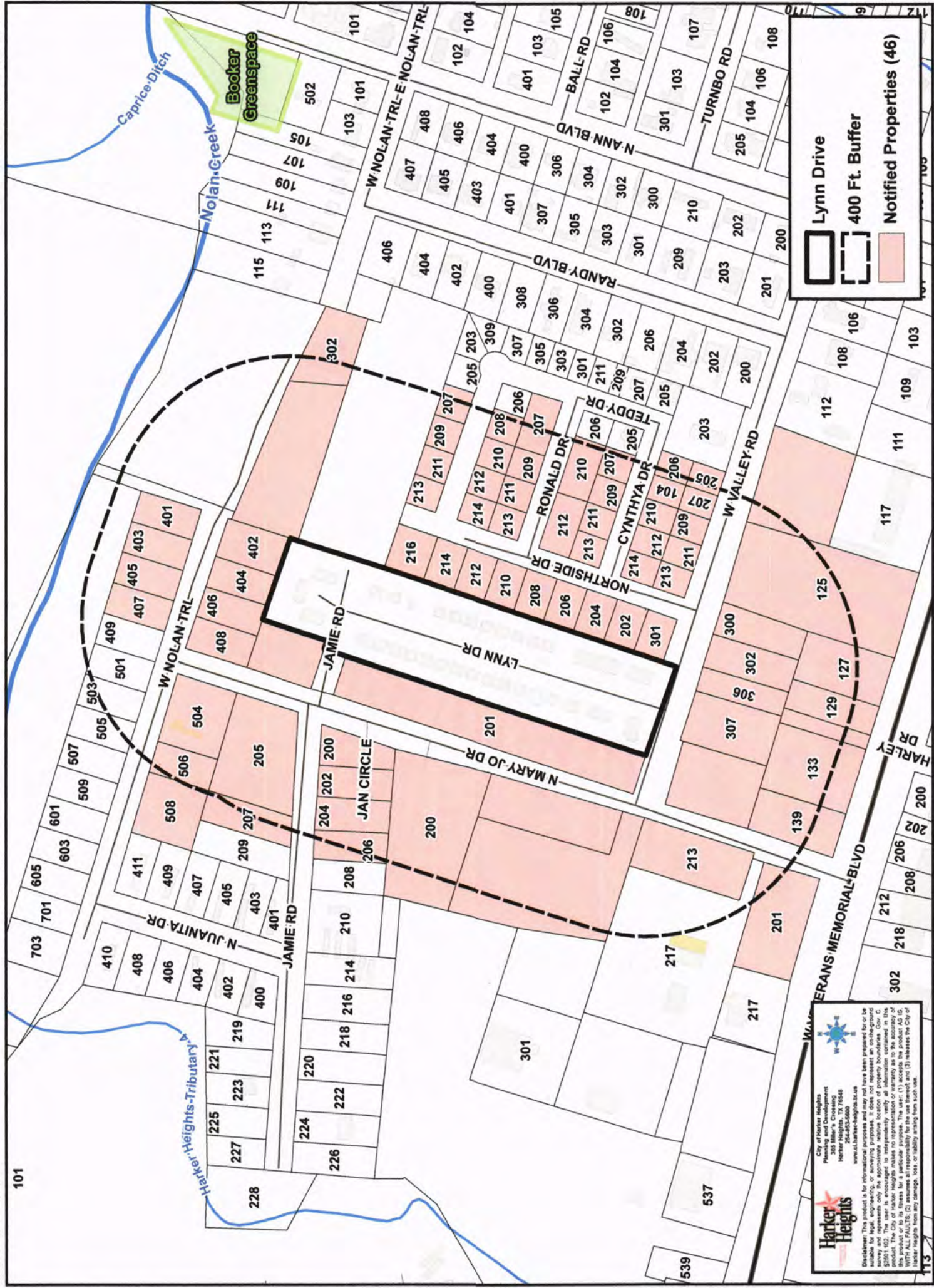
Future Land Use

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

City of Harter Heights
 Planning and Development
 505 Miller's Crossing
 Harter Heights, NY 11548
 254-533-2600
 www.ci.harter-heights.ny.us

Harter Heights

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Lynn Drive

400 Ft. Buffer

Notified Properties (46)

City of Harke Heights
 Planning and Development
 300 Miller's Crossing
 Harke Heights, MO 64048
 248-255-5400
 www.ci.harke-heights.mo.us

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PLANNING AND ZONING COMMISSION MEMORANDUM

Z19-16/P19-10

AGENDA ITEM IX-4

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: AUGUST 28, 2019

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-MH (MANUFACTURED HOME PARK DISTRICT) TO R2-I (TWO FAMILY INFILL DWELLING DISTRICT), AND PRELIMINARY/FINAL PLAT APPROVAL ON PROPERTY DESCRIBED AS YANDELL MOBILE HOME PARK, BEING 1.446 ACRES OUT OF THE V.L. EVANS SURVEY, ABSTRACT 288, GENERALLY LOCATED AT 201 N. MARY JO DRIVE, HARKER HEIGHTS, BELL COUNTY, TEXAS.

EXPLANATION:

The subject site is located north of Veteran's Memorial Boulevard along North Mary Jo Drive and consists of approximately 1.446 acres. The proposed zoning change from R-MH (Manufactured Home Park District) to R2-I (Two Family Infill Dwelling District) would ultimately allow the applicant to subdivide the property into ten (10) infill lots at roughly 6,200 square feet per lot. The proposed area was approved for infill development of no less than 6,000 square foot lots for duplexes and should adequately accommodate the density proposed.

The applicants, Mr. Butler and Mr. Moore, have also submitted a Preliminary/Final plat for the Planning and Zoning Commission's recommendation. The plat called, Butler-Moore Addition identifies ten (10) lots to be subdivide for the purpose of constructing infill duplex dwellings. Prior to removing the mobile homes the subject property contained fourteen (14) dilapidated and uninhabited mobile homes. As it is required in the Harker Heights Code of Ordinances; a major subdivision consisting of five or more lots and/or requiring the extension of municipal facilities will require approval from the Planning and Zoning Commission. The applicant will not need to extend utilities as they are existing on site. Staff has reviewed the submitted preliminary/final plat and have made comments to address safety, existing utility easements, drainage and other pertinent requirements to ensure that all developmental regulations stipulated in the Harker Heights Code of Ordinances will be adhered to.

Existing Use:

The subject properties are currently vacant, having been cleared by the applicant. Surrounding land uses consist of Multi-Family uses to the East, mobile home parks to the North and West and vacant property to the South of the subject site. Staff believes the proposed infill duplex zoning will be of greater value for the land, neighborhood, and the City.

Zoning:

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

Future Land Use:

Per the City's Future Land Use Map, the subject property is currently located in an area designated as Mobile Home Park (MHP) to act as a buffer between commercial and stick-built single family residential uses. The proposed use will fall in line with Medium Density Residential which calls for acceptable replacements for aging manufactured housing and new development in areas zone appropriately. The proposed rezoning from R-MH to R2-I will allow for the construction of duplexes which will be a new development and are considered a medium density residential use. Therefore, the proposed rezoning and intended use would be a significant improvement to the recommended Future Land Use within the 2007 City of Harker Heights Comprehensive Plan.

Flood Damage Prevention:

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

Notices:

Staff sent out thirty-one (31) notices to property owners within the 400 foot notification area. Zero (0) responses were received in favor of the request, and zero (0) responses were received in opposition of the request.

RECOMMENDATION:

Staff recommends approval of an ordinance to change zoning designation from R-MH (Manufactured Home Park District) to R2-I (Two Family Infill Dwelling District), and Preliminary/Final Plat approval on property described as Yandell Mobile Home Park, being 1.446 Acres out of the V.L. Evans Survey, Abstract 288, generally located at 201 N. Mary Jo Drive, Harker Heights, Bell County, Texas, based on the following:

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

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change **zoning designation** from R-MH (Manufactured Home Park District) to R2-I (Two Family Infill Dwelling District), on property described as Yandell Mobile Home Park, being 1.446 Acres out of the V.L. Evans Survey, Abstract 288, generally located at 201 N. Mary Jo Drive, Harker Heights, Bell County, Texas, based on staff's recommendation and findings.

2. Motion to approve/disapprove a **preliminary/final plat** for the proposed Bulter-Moore Addition on property described as Yandell Mobile Home Park, being 1.446 Acres out of the V.L. Evans Survey, Abstract 288, generally located at 201 N. Mary Jo Drive, Harker Heights, Bell County, Texas, based on staff's recommendation and findings.
3. Any other action deemed necessary

ATTACHMENTS:

1. Rezone Application
2. Plat Application
3. Butler-Moore Addition Preliminary/Final Plat
4. Staff Comments – Preliminary/Final Plat (Dated August 9, 2019)
5. Location Map
6. Existing Land Use Map
7. Zoning Map
8. Future Land Use Map
9. Notification Area Map



Rezoning Request Application

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

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

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

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

Property Owner(s) Name: Roy Reynolds Estates LLC **Date:** 7.1.19

Address: 101 North Reynolds

City/State/Zip: Harker Heights, Texas 76548

Phone: 512.680.1403 **E-mail:** mbutler451@gmail.com

Legal Description of Property:

Location of Property (Address if available): See Attached (All lots in Jan circle and 14 lots on Mary Jo)

Lot: _____ Block: _____ Subdivision: _____

Acres: _____ Property ID: _____ Survey: _____

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

Proposed Use: Duplex Lots

Current Zoning Classification: MHP **Proposed Zoning:** R2 I

Current Land Use: Mobile Home Park **Proposed Land Use:** Duplexes

Applicant's Representative (if applicable):

Applicant's Representative: Henry Moore

Phone: 512.621.8407 **E-Mail:** henry1071@gmail.com

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

I, being the undersigned applicant, understand that failure to appear to represent a request shall be deemed a request to withdraw the proposal, or _____ will represent the owner.

 Printed Name of Property Owner

Roy Reynolds Estates LLC

 Signature of Property Owner

michael butler

 Printed Name of Representative

 Signature of Representative

Date Submitted: 7/2/19

Received By: opate

STAFF ONLY -- DO NOT FILL OUT BELOW

Pre-Application Meeting

Revised: 2/28/18

Receipt #: 01475269

Case #: 219-15

201 Lynn Drive Harker Heights, Texas 76548

Legal A0288BC V L EVANS, UNIT 1, HARKER HEIGHTS APARTMENTS, ACRES 4.216

Zoning Request (From SFH residential to R2I)

Mary JO

Zoning Request (From MHP to Multi-Family)

Jan Circle

Zoning Request (From MHP to R2I)

Courtney Peres

From: Michael Butler <mbutler451@gmail.com>
Sent: Tuesday, July 30, 2019 2:18 PM
To: Courtney Peres; Henry Moore
Subject: Re: Harker Heights - Rezoning Cases

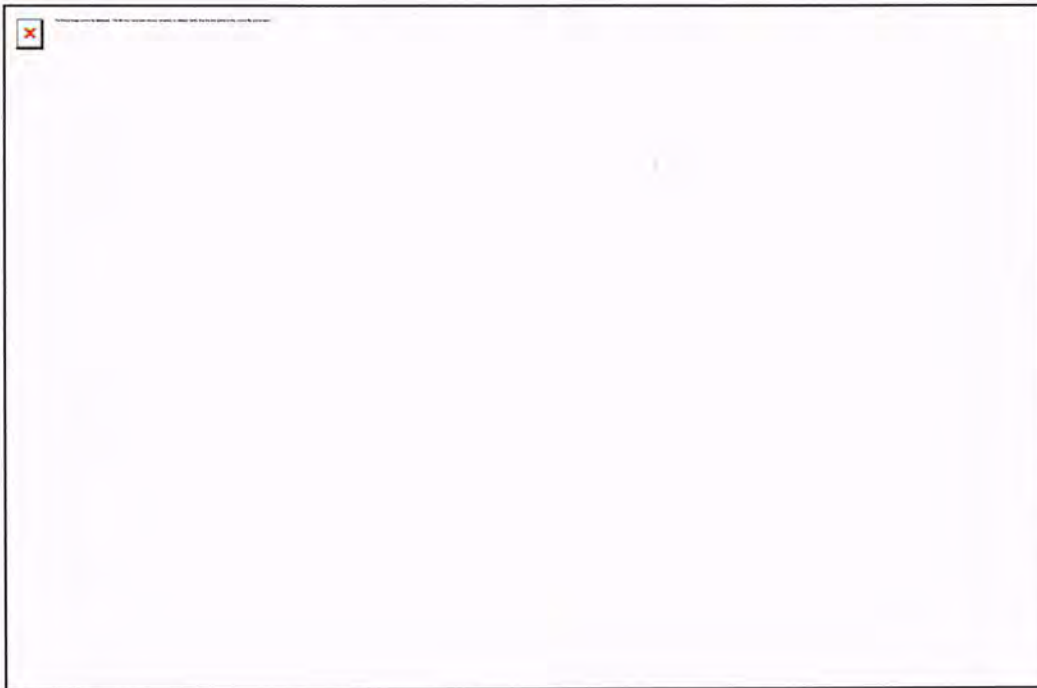
***** WARNING: This message is from an EXTERNAL email source. DO NOT open attachments or click links from unknown senders or unexpected email. Contact HH IT support for assistance if necessary. *****

Properties along Jan Circle will be rezoned to R3. Properties on north Mary Jo will be rezoned to R2I.

On Tue, Jul 30, 2019, 12:54 PM Courtney Peres <cperes@ci.harker-heights.tx.us> wrote:

Good Afternoon,

I wanted to reach out to both and confirm that the rezoning request as you stated would rezone the **strip of land along N. Mary Jo to multi-family (R-3 – three plex and above) and the area along Jan Circle as R2-I (Infill duplex lots).**



Courtney Pate, CNU-A

Senior Planner/GIS Coordinator

City of Harker Heights

305 Millers Crossing

Harker Heights, TX 76548



APPLICATION FOR FINAL PLAT APPROVAL
Application Fee \$ 150.00

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

Receive

PLAT NAME: Butter-Moore Addition
NUMBER OF LOTS: 10 NUMBER OF ACRES 1.447C AUG 21 2019

DATE OF PRELIMINARY APPROVAL: Planning & Development

PROPERTY OWNER: Roy Reynolds Estates, LLC & Harker Heights Condominiums, LLC

ADDRESS: 101 N. Roy Reynolds Dr., HH, Tx 76548
PHONE: 512-680-1403

DEVELOPER: Same

ADDRESS:
PHONE:

SURVEYOR/ENG: Thonett Consulting Engineers, Inc.

ADDRESS: 1301 Capital of Texas Highway South Suite A-236 Austin, TX 78746
PHONE: 512-328-6736

I HEREBY UNDERSTAND AND ACKNOWLEDGE:

THE FINAL PLAT MUST BE PREPARED IN ACCORDANCE WITH THE CITY'S SUBDIVISION RULES AND REGULATIONS AND SHALL CONFORM SUBSTANTIALLY TO THE PRELIMINARY LAYOUT AS APPROVED. THE SUBDIVIDER WILL BE REQUIRED TO INSTALL AT HIS/HER OWN EXPENSE ALL WATER LINES, STREETS, SEWER LINES, STORM SEWER LINES, DRAINAGE FACILITIES AND STRUCTURES WITHIN THE SUBDIVISION ACCORDING TO SECTION 154.45 OF THE HARKER HEIGHTS CODE OF ORDINANCES.

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

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

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

Henry MOORE
Printed Name of Property Owner

[Signature]
Signature of Property Owner

8/21/19
Date

Printed Name of Authorized Agent (Corporation/Partnership)

Signature of Authorized Agent (Corporation/Partnership)

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF , 20

MY COMMISSION EXPIRES:

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Preliminary 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 IT WILL NOT BE ACCEPTED
This application must be completed, returned to the Planning Development Department of the City of Harker Heights, Texas along with the following:
1. Fee - Application Meeting with Staff to ensure applicability.
2. Payment of \$500.00 - \$25/acre.
3. Signed Original Field Notes and Dedication Pages.
4. Paper Plan Submissions: Ten (10) Copies of the Plat and Seven (7) Copies of Preliminary Engineering Drawings.
5. Electronic Submission of all documents for review delivered to Planning Administrative Assistant.

Property Information:

Plat Name: Butler - Moore Addition Date Submitted: 08/05/2019
Existing Lot Count: _____ Proposed Lot Count: 10 Proposed Units: _____ Acreage: 1.44 Ac.
Existing Land Use: _____ Proposed Land Use: _____
Site Address or General Location: North Mary Jo Drive
Public Infrastructure Proposed with Subdivision: Water Wastewater Streets (including Private) Stormwater
NONE

Owner Information & Authorization:

Property Owner: Roy Reynolds Estates, LLC & Harker Heights Condominiums, LLC
Address: 101 North Roy Reynolds Drive Harker Heights, Tx 76548
Phone: 512/680-1403 E-Mail: mbutler@gmail.com
Developer: SAME
Address: _____
Phone: _____ E-Mail: _____
Engineer/Surveyor: Thonhoff Consulting Engineers, Inc.
Address: 1301 Capital of Texas Highway South, Suite A-236 Austin, Tx 78746
Phone: 512/328-6736 E-Mail: bthonhoff@tcetx.com

CHECK ONE OF THE FOLLOWING:

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

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

OWNER SIGNATURE: _____
SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.

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

STAFF ONLY - DO NOT FILL OUT
Date Submitted: 08/05/19 Received by: JM Receipt # 018190

BUTLER-MOORE ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS

BEING ALL OF THE CERTAIN TRACT OF LAND CALLED TRACT 3, CONVEYED TO ROY REYNOLDS ESTATES, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2019-2238, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS

APPROVED THIS _____ DAY OF _____, 2019, BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS.

MAYOR _____

CITY SECRETARY _____

APPROVED THIS _____ DAY OF _____, 2019, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION _____

SECRETARY, PLANNING AND ZONING COMMISSION _____

APPROVED THIS _____ DAY OF _____, 2019, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, TEXAS, BELL COUNTY, TEXAS.

DIRECTOR OF PLANNING AND DEVELOPMENT _____

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

DATED THIS _____ DAY OF _____, 2019, A.D.

BY _____

FILED FOR RECORD THIS _____ DAY OF _____, 2019, IN YEAR _____, AT _____ PLAT RECORDS OF BELL COUNTY, TEXAS. DELEGATION INSTRUMENT # _____ OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 2019, A.D. SHELLEY COSTON, COUNTY CLERK, BELL COUNTY, TEXAS

BY _____

DEPUTY _____

KNOW ALL MEN BY THESE PRESENTS, THAT I, CLAUDE F. HINKLE, JR., DO HEREBY CERTIFY THAT I PREPARED THIS P.L.A.T. FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CONDIMNMENTS THEREIN WERE MADE IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF HARKER HEIGHTS, TEXAS.

CLAUDE F. HINKLE, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 4539
AUSTIN, TEXAS 78738
P/E (512) 454-0800

DATE _____

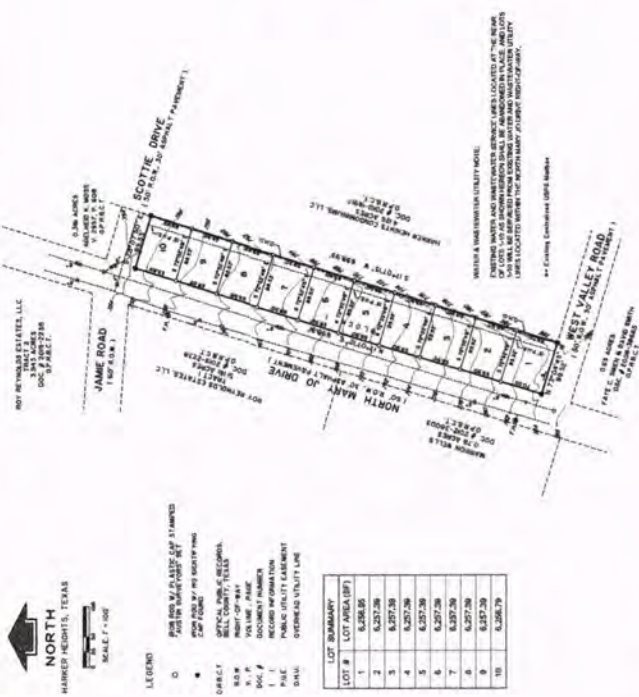
NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF A FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48070 C04 C COMMUNITY PANEL NO. 48070 D04 E, CITY OF HARKER HEIGHTS, TEXAS, BEARING DATE OF DEPOSITION P.L. 182.

Robert H. Reynolds
DATE 9/22/2019



THEODORE CONSULTING ENGINEERS, INC.
REGISTERED PROFESSIONAL ENGINEERS & ARCHITECTS
10000 N. MOORE AVENUE, SUITE 100
AUSTIN, TEXAS 78758
(512) 381-0000

SHEET 1 OF 1



KNOW ALL MEN THESE PRESENTS, THAT ROY REYNOLDS ESTATES, LLC, ACTING BY AND THROUGH MICHAEL BUTLER, AND HENRY MOORE, AS TRUSTEES, HAVE CAUSED THIS INSTRUMENT TO BE PREPARED AND RECORDED IN ACCORDANCE WITH THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019, A.D., NOTARY PUBLIC FOR BELL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019, A.D., NOTARY PUBLIC FOR BELL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019, A.D., NOTARY PUBLIC FOR BELL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019, A.D., NOTARY PUBLIC FOR BELL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019, A.D., NOTARY PUBLIC FOR BELL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019, A.D., NOTARY PUBLIC FOR BELL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019, A.D., NOTARY PUBLIC FOR BELL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019, A.D., NOTARY PUBLIC FOR BELL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BELL

BUTLER-MOORE ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS

BEING ALL OF THE CERTAIN TRACT OF LAND CALLED TRACT 3, CONVEYED TO ROY REYNOLDS ESTATES, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2019-2238, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS

APPROVED THIS _____ DAY OF _____, 2019 BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS

MAYOR _____

CITY SECRETARY _____

APPROVED THIS _____ DAY OF _____, 2019 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, TEXAS

CHAIRMAN, PLANNING AND ZONING COMMISSION _____

SECRETARY, PLANNING AND ZONING COMMISSION _____

APPROVED THIS _____ DAY OF _____, 2019 BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, TEXAS BELL COUNTY, TEXAS

DIRECTOR OF PLANNING AND DEVELOPMENT _____

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

DATED THIS _____ DAY OF _____, 2019, A.D.

BY _____

FILED FOR RECORD THIS _____ DAY OF _____, 2019 A.D. IN CLERK'S OFFICE OF BELL COUNTY, TEXAS. RECORD INSTRUMENT NUMBER _____ BELL COUNTY, TEXAS

WITNESSES BY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 2019 A.D.

BELLY CORTON, COUNTY CLERK

BY _____

KNOW ALL MEN BY THESE PRESENTS

THAT ROY REYNOLDS ESTATES, LLC, AS LANDLORD, CERTIFY THAT THE PRESENTS ARE IN FULL PAYMENT OF ALL TAXES AND ACCRUALS DUE TO THE LAND AND THAT THE CONDOMINIUMS WERE PROPERLY PLACED UNDER PERSONAL SUPERVISION IN ACCORDANCE WITH BELL COUNTY, TEXAS PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF HARKER HEIGHTS, TEXAS

CLAUDE F. WENZEL, JR.
PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 4629
100 WEST KATNEY ROAD
AUSTIN, TEXAS 78708
PH (512) 454-6900

NO PORTION OF THIS TRACT IS WITHIN THE SUBSIDIES OF A FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48023 C 0284 C, COMMUNITY PANEL NO. 48003 D08 E, CITY OF HARKER HEIGHTS, TEXAS BEARING AN EFFECTIVE DATE OF SEPTEMBER 26, 2008



Robert H. Thompson
REGISTERED PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
TEXAS LICENSE NO. 58974
100 WEST KATNEY ROAD
HARKER HEIGHTS, TEXAS 76841
PH (512) 388-8238
RTHOMPSON@CTCX.COM

Received
AUG 13 2019
Planning & Development

TRANSDIFF CONSULTING ENGINEERS, INC.
1401 CAPITAL OF TEXAS BLDG. SUITE 1000
AUSTIN, TEXAS 78701
PH (512) 380-8848
WWW.TRANSDIFF.COM



VICINITY MAP
NO SCALE



STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN THESE PRESENTS THAT ROY REYNOLDS ESTATES, LLC, ACTING BY AND THROUGH ITS ATTORNEYS AT LAW, HAS CAUSED THESE PRESENTS TO BE RECORDED IN DOCUMENT NUMBER 2019-2238, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, AS SHOWN BY THE PLAT HEREOF AND APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, TEXAS, DOES HEREBY ADOPT THESE PRESENTS TO BE THE INSTRUMENT OF CONVEYANCE FOR THE BUTLER-MOORE ADDITION TO THE CITY OF HARKER HEIGHTS, TEXAS. THE INSTALLATION AND MAINTENANCE OF ALL PUBLIC UTILITIES AND ALL PUBLIC UTILITIES ARE DELEGATED TO THE CITY OF HARKER HEIGHTS, TEXAS FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESSE THE EXECUTION HEREOF ON THIS _____ DAY OF _____, 2019

STATE OF TEXAS
COUNTY OF BELL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2019, A.D., NOTARY PUBLIC FOR BELL COUNTY, TEXAS.

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

STATE OF TEXAS
COUNTY OF BELL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2019, A.D., NOTARY PUBLIC FOR BELL COUNTY, TEXAS.

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

BUTLER-MOORE ADDITION

P19-10 Preliminary/Final Plat – Butler-Moore Addition

Plat Distributed to HH Staff: August 5, 2019
Comments Returned to Thonhoff Engineers: August 9, 2019

Planning & Development

1. Please provide a block number for the subdivision (i.e. Block One, Lot 2).
2. Please provide two separate signature lines for the clients.

WITNESS THE EXECUTION HEREOF, ON THIS ____ DAY OF _____, 2019.

Henry Moore

WITNESS THE EXECUTION HEREOF, ON THIS ____ DAY OF _____, 2019.

Michael Butler

3. Edit Recordation signature block:

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

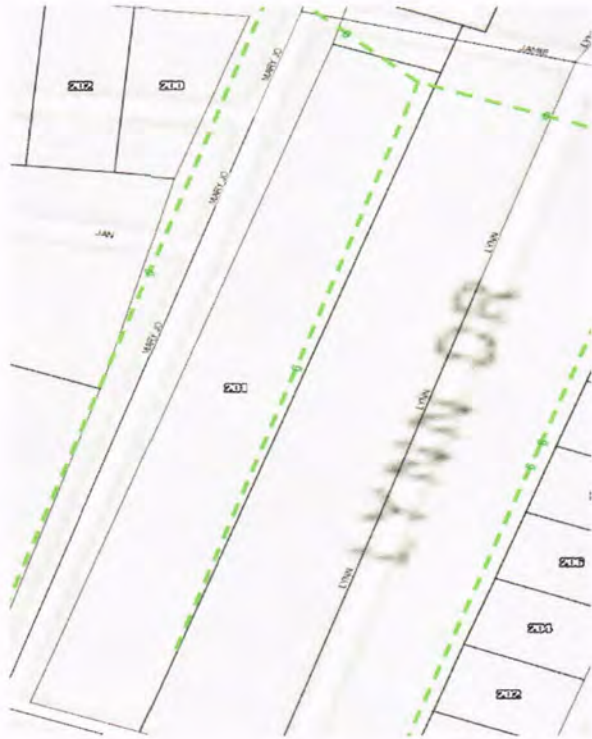
a.

Public Works, Mark Hyde

1. Verify there are not any existing public utility easements along the property. If there are not existing public utility easements, provide 15' public utility easements for water, sanitary sewer and drainage. Check with Oncor if there is overhead electric in the area.

Public Works Supervisor, Joe Hines

1. The lots do not show any easements. We have a sewer line in the back that needs to be shown in the PUE across the back of the lots. This is also an electrical easement. The sewer line runs at an angle and likely on lot 1 moving east.



Consulting Engineer, Otto Wiederhold

1. This being in an existing area, we still need existing utilities and 2' contours to review availability of water and wastewater.

Fire Marshal, Brad Alley

1. Approval

Building Official, Steve Philen or Michael Beard

1. Approval

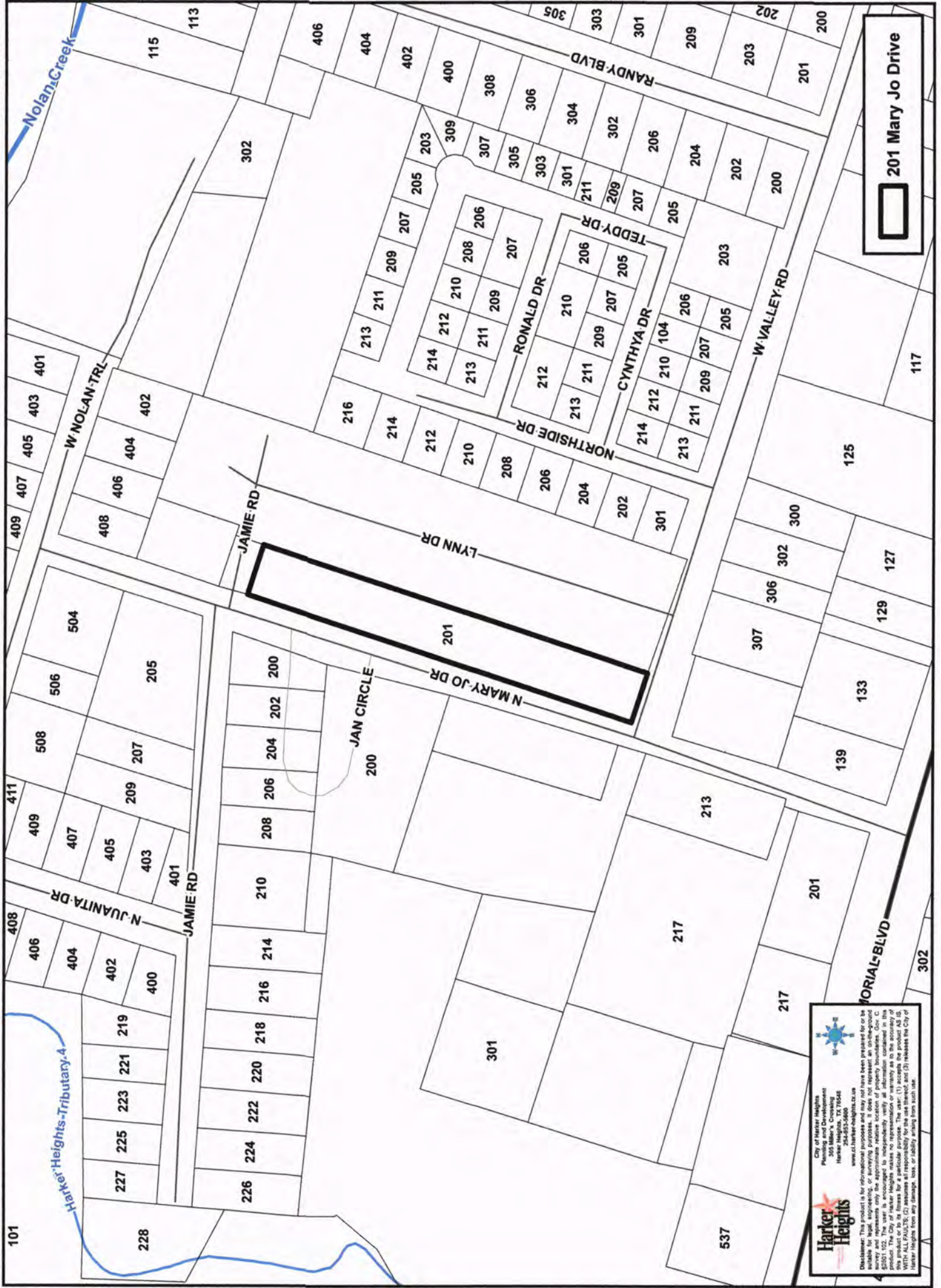
ONCOR, Jay Walthall

Century Link, Chris McGuire

1. NEED A UTILITY EASEMET ON THE REAR LOTS 1-10 CTL has existing facilities.

Charter/Spectrum, Shaun Whitehead

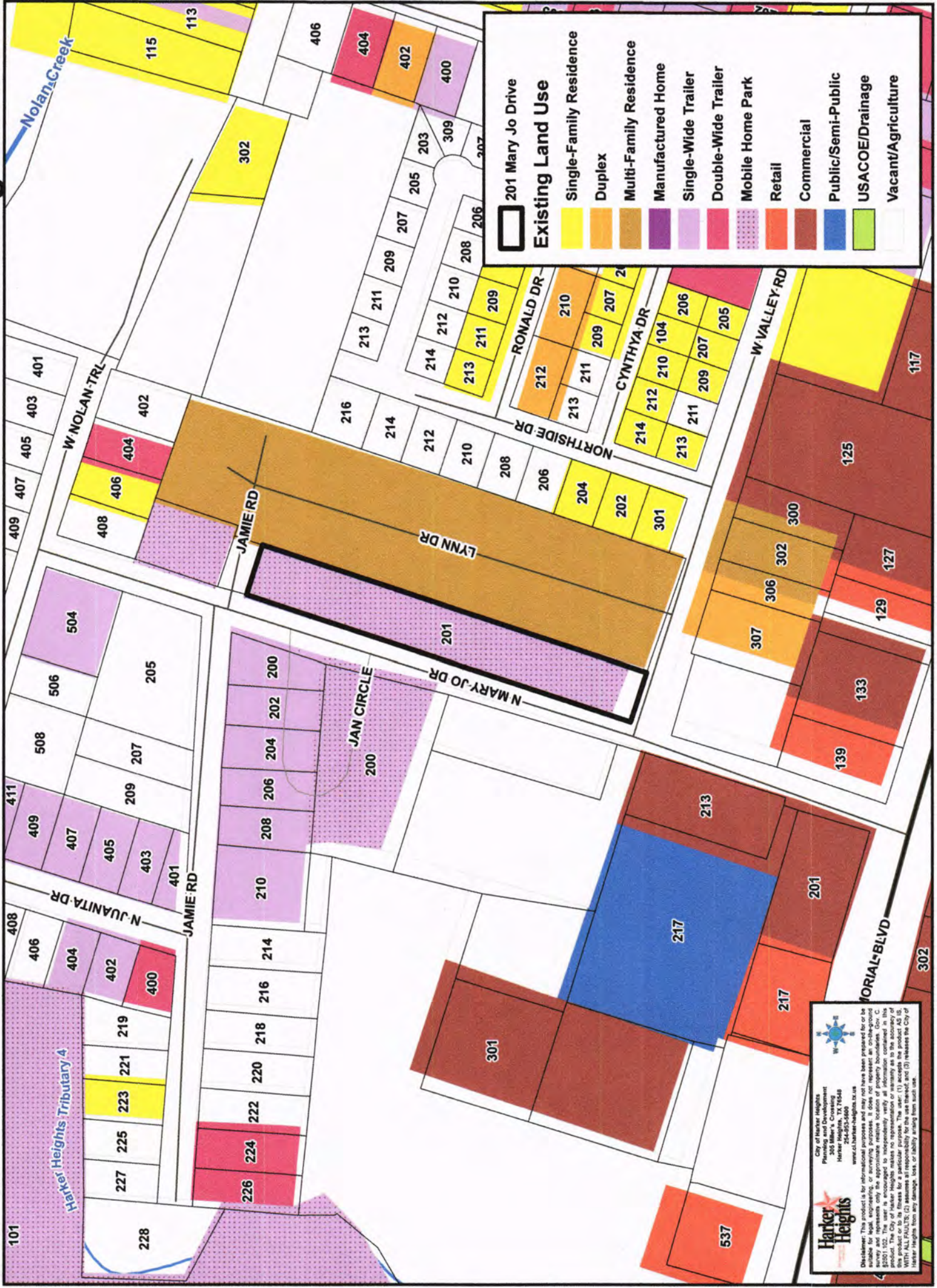
ATMOS, Shawn Kelley



201 Mary Jo Drive

Harker Heights
 City of Harker Heights
 Planning Department
 300 Main A, Crossing
 Harker Heights, TX 78648
 254-853-5400
 www.ci.harkerheights.tx.us

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. T. Canales, Mayor of Harker Heights, has authorized the City of Harker Heights to use 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.



201 Mary Jo Drive

Existing Land Use

- Single-Family Residence
- Duplex
- Multi-Family Residence
- Manufactured Home
- Single-Wide Trailer
- Double-Wide Trailer
- Mobile Home Park
- Retail
- Commercial
- Public/Semi-Public
- USACOE/Drainage
- Vacant/Agriculture

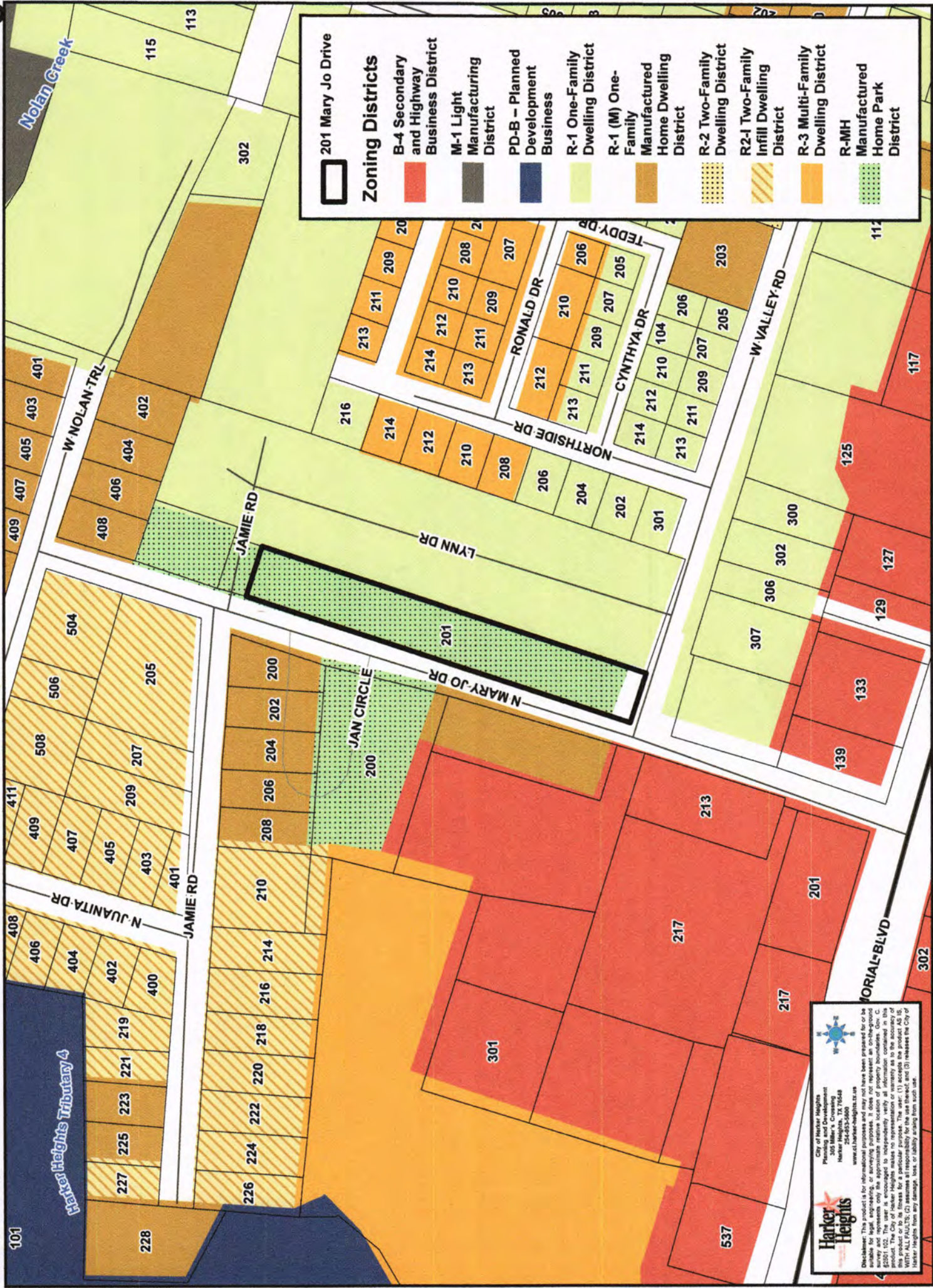
Harker Heights

City of Harker Heights
 Planning and Development
 300 Miller's Crossing
 Harker Heights, TX 76744
 254-525-5400
 www.ci.harker-heights.tx.us

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an independent professional opinion. The City of Harker Heights makes no representation or warranty as to the accuracy of the information contained in this product. WITH ALL FAULTS, (C) assumes all responsibility for the use thereof, and (C) releases the City of Harker Heights from any damage, loss, or liability arising from such use.

Z19-16

Zoning



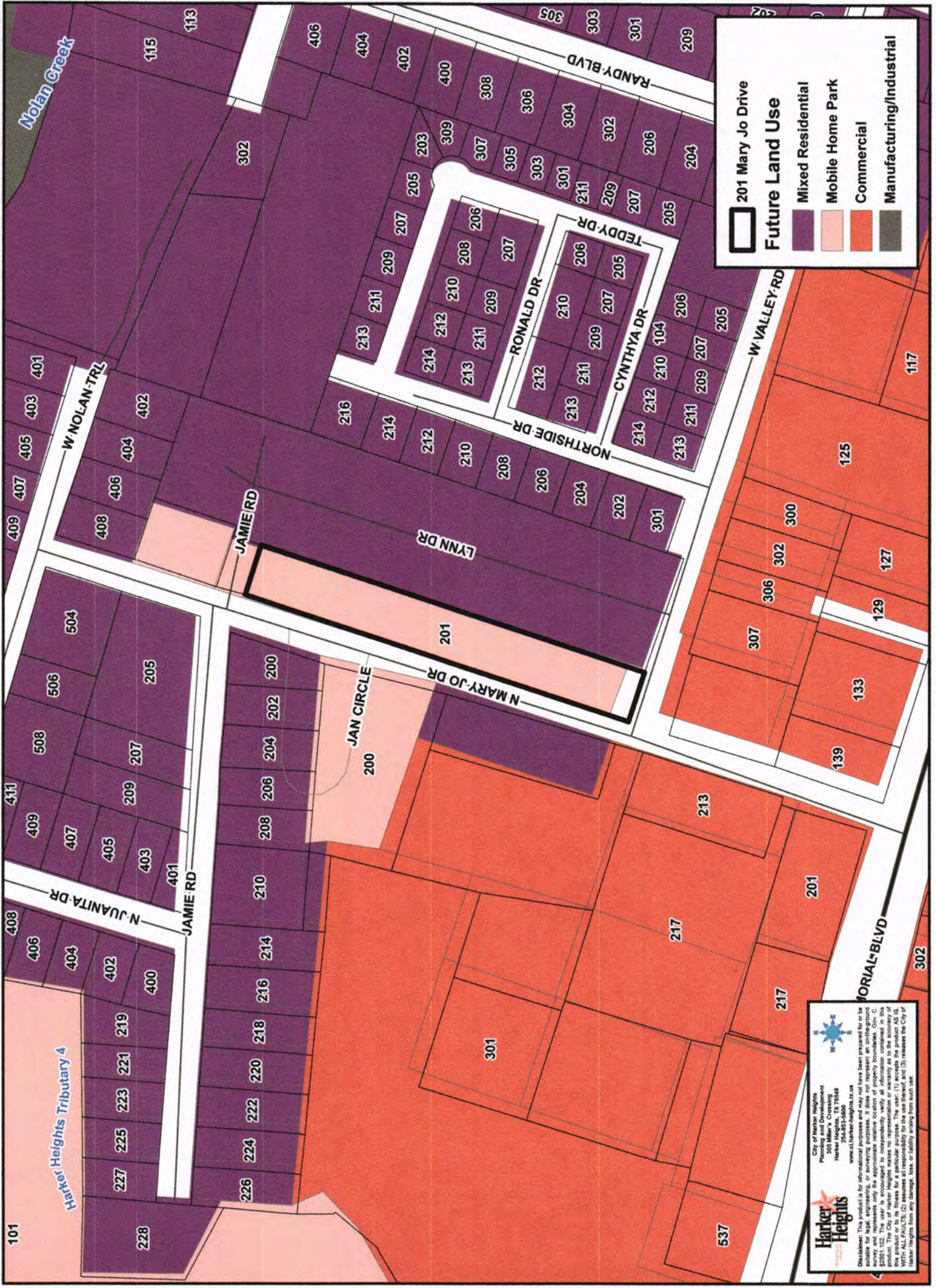
201 Mary Jo Drive

Symbol	Zoning District
[Red Box]	B-4 Secondary and Highway Business District
[Grey Box]	M-1 Light Manufacturing District
[Dark Blue Box]	PD-B - Planned Development Business
[Light Green Box]	R-1 One-Family Dwelling District
[Brown Box]	R-1 (M) One-Family Manufactured Home Dwelling District
[Dotted Pattern]	R-2 Two-Family Dwelling District
[Diagonal Lines]	R2-1 Two-Family Infill Dwelling District
[Orange Box]	R-3 Multi-Family Dwelling District
[Green Dotted Pattern]	R-MH Manufactured Home Park District

Harker Heights

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

Disclaimer: This product is for informational purposes and may not have been prepared for or be available for legal engineering, or surveying purposes. It does not represent an engineering product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product. Users are encouraged to independently verify all information contained in this product. THE CITY OF HARKER HEIGHTS, TEXAS, SHALL NOT BE RESPONSIBLE FOR THE USE OF THIS PRODUCT IN ANY MANNER THAT RESULTS IN ANY DAMAGE, LOSS, OR LIABILITY ARISING FROM SUCH USE.



201 Mary Jo Drive

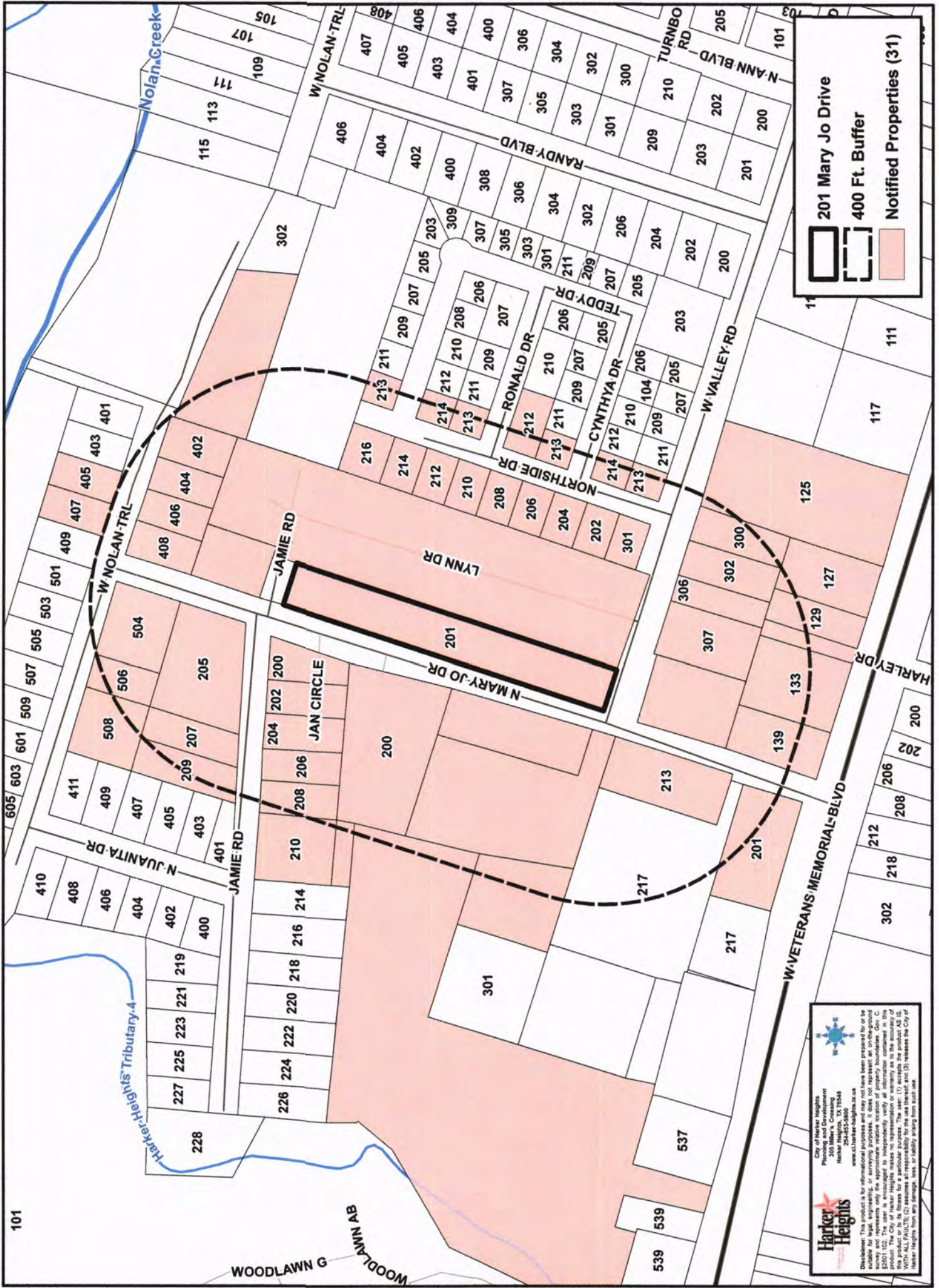
Future Land Use

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


Harker Heights

City of Harker Heights
 Planning and Development
 Harker Heights, TX 76548
 254-953-5400
 www.ci.harker-heights.tx.us

Disclaimer: This product is for informational purposes only and may have been prepared for or be based on information provided by a third party. It is not intended to be used as a substitute for a professional survey and represents only the approximate relative location of property boundaries. Gov. C. 25201.02. The user is encouraged to independently verify all information contained in this product or to its source 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.



201 Mary Jo Drive
 400 Ft. Buffer
 Notified Properties (31)



 City of Harker Heights
 Planning and Development
 Harker Heights, TX 75848
 254-853-5400
 www.ci.harkerheights.tx.us

Disclaimer: This product is for informational purposes only and does not constitute an offer or be liable for any losses, or any other damages, or any other consequences arising from the use of this product. The user is encouraged to independently verify the information contained in this product or to its files for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.



PLANNING AND ZONING COMMISSION MEMORANDUM

P19-09

AGENDA ITEM X-1

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: AUGUST 28, 2019

DISCUSS AND CONSIDER A REQUEST FOR PRELIMINARY PLAT APPROVAL ON PROPERTY DESCRIBED AS A 4.149 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, BEING PART OF THE FRANCIS HUGHES SURVEY, ABSTRACT NO. 396, AND THE LAND HEREIN DESCRIBED BEING ALL OF A CALLED 0.725 ACRE TRACT CONVEYED TO WILL PROPERTIES, INC., OF RECORD IN VOLUME 5168, PAGE 659, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS, ALL OF A CALLED 1.017 ACRE TRACT CONVEYED TO WILL PROPERTIES, INC., OF RECORD IN VOLUME 5168, PAGE 730, AND ALL OF A CALLED 2.407 ACRE TRACT CONVEYED TO WILL PROPERTIES, INC., OF RECORD IN VOLUME 5168, PAGE 708, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS, GENERALLY LOCATED WITHIN THE PENINSULA BETWEEN E. VETERANS MEMORIAL BOULEVARD AND EDWARDS DRIVE, APPROXIMATE ADDRESS OF 1212 E. VETERANS MEMORIAL BOULEVARD, HARKER HEIGHTS, BELL COUNTY, TEXAS.

PROJECT DESCRIPTION:

The applicant has submitted a preliminary plat for approximately 4.149 acres of land currently zoned as B-5 (General Business District) located within the peninsula between E. Veterans Memorial Boulevard and Edwards Drive. The site is primarily vacant with the exception of a small structure to the far west of the subject property. The proposed major subdivision preliminary plat will allow the applicant to move forward with their approved Concept Plan (approved by City Council on July 9, 2019) which outlines the development of a semi-truck maintenance/truck wash, parking, and fueling station.

The proposed development will require the connection to city utilities. All required sanitary sewer, water, and drainage plans have been prepared in accordance with the City standards and specifications and approved by the Public Works Director and City Engineer. The applicant's engineer identifies an extension of a six (6) inch water line and the installation of a fire hydrant along the northern property boundary abutting E. Veterans Memorial Boulevard (see attachment 5). The sanitary sewer extension will begin southeast of the subject property and will act to extend a six (6) inch sewer line to the southeast corner of the property (see attachment 6).

RECOMMENDATION

The comments provided by Staff have been addressed, the required concept plan has been approved, and the submitted preliminary plat meets the standards and ordinances of the City of Harker Heights. Staff recommends approval of the Preliminary Plat for the proposed Will Properties Addition on property described as a 4.149 acre tract of land in Bell County, Texas, being part of the Francis Hughes Survey, Abstract No. 396, and the land herein described being all of a called 0.725 acre tract conveyed to Will Properties, Inc., of record in Volume 5168, Page 659, Official Public Records of Real Property, Bell County, Texas, all of a called 1.017 acre tract conveyed to Will Properties, Inc., of record in Volume 5168, Page 730, and all of a called 2.407 acre tract conveyed to Will Properties, Inc., of record in Volume 5168, Page 708, Official Public Records of Real Property, Bell County, Texas, generally located within the peninsula between E. Veterans Memorial Boulevard and Edwards Drive, approximate address of 1212 E. Veterans Memorial Boulevard, Harker Heights, Bell County, Texas.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to approve/disapprove a request for preliminary plat for the proposed Will Properties Addition on property described as a 4.149 acre tract of land in Bell County, Texas, being part of the Francis Hughes Survey, Abstract No. 396, and the land herein described being all of a called 0.725 acre tract conveyed to Will Properties, Inc., of record in Volume 5168, Page 659, Official Public Records of Real Property, Bell County, Texas, all of a called 1.017 acre tract conveyed to Will Properties, Inc., of record in Volume 5168, Page 730, and all of a called 2.407 acre tract conveyed to Will Properties, Inc., of record in Volume 5168, Page 708, Official Public Records of Real Property, Bell County, Texas, generally located within the peninsula between E. Veterans Memorial Boulevard and Edwards Drive, approximate address of 1212 E. Veterans Memorial Boulevard, Harker Heights, Bell County, Texas.
2. Any other action desired.

ATTACHMENTS:

1. Application
2. Location Map
3. Plat
4. Utility Plans (Water/Wastewater)
5. Water Map
6. Wastewater Map
7. Staff Comments Dated August 14, 2019



Preliminary Plat Application

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

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

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

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

Property Information:

Plat Name: Will Properties Addition Date Submitted: Jul 31, 2019

Existing Lot Count: 0 Proposed Lot Count: 1 Proposed Units: 1 Acreage: 4.149

Existing Land Use: Commercial Proposed Land Use: Commercial

Site Address or General Location: 1212 E Veterans Memorial

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

Owner Information & Authorization:

Property Owner: Will Properties Inc

Address: P.O. Box 578, Killeen, TX 76540

Phone: 732-277-3738 E-Mail: _____

Developer: Adonias Frias

Address: 1120 Shine Lane, Harker Heights, TX 76548

Phone: 732-277-3738 E-Mail: amfrtransportation@gmail.com

Engineer/Surveyor: Mitchell & Associates, Inc.

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

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

CHECK ONE OF THE FOLLOWING:

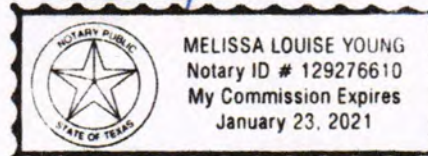
- I will represent the application myself.
- I hereby designate Mitchell & Associates, Inc. (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application.

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

OWNER SIGNATURE: Brittany Williams

SWORN AND SUBSCRIBED BEFORE ME THIS 31 DAY OF July, 2019.

Neely
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: January 23, 2021

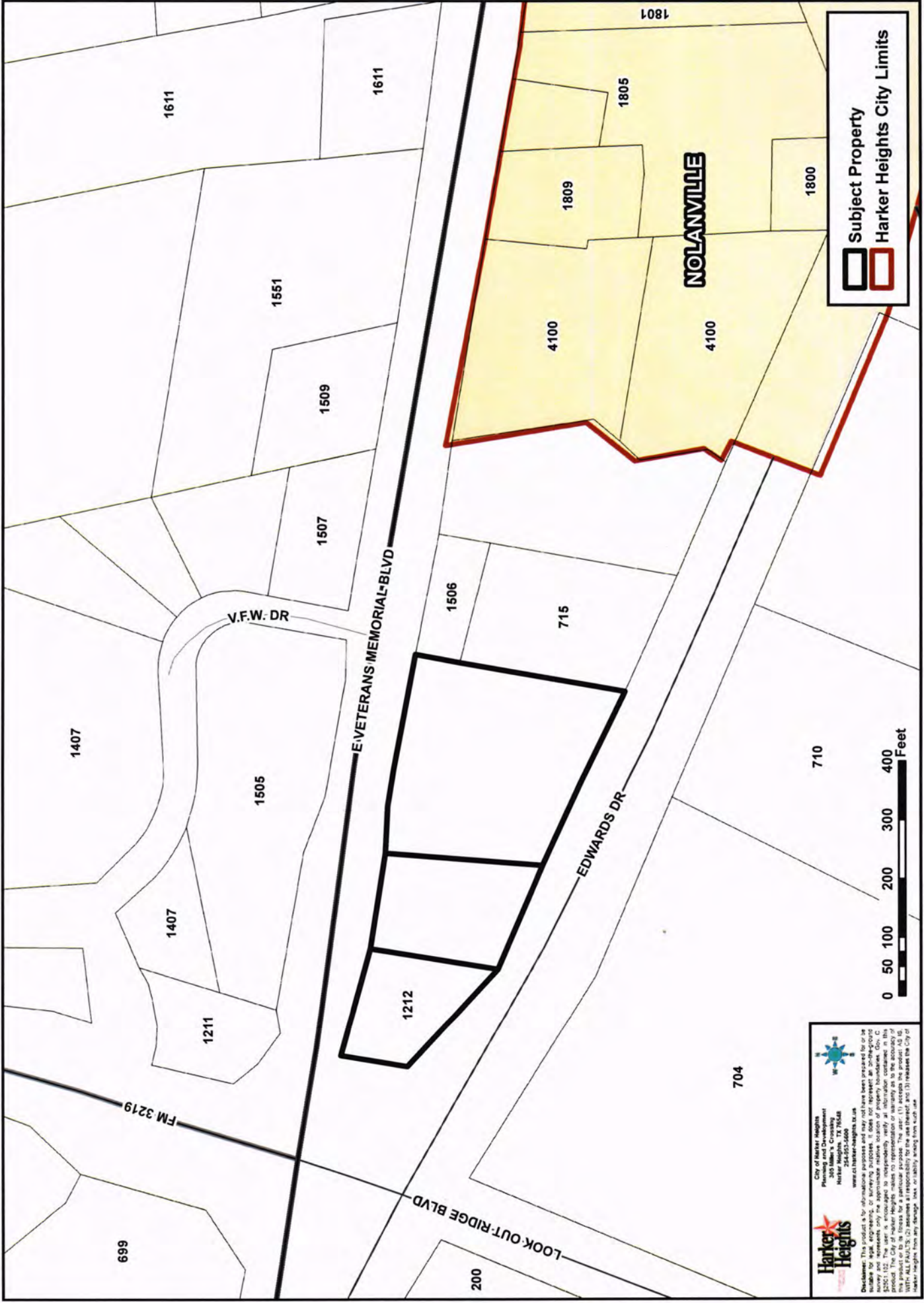


STAFF ONLY -- DO NOT FILL OUT

Date Submitted: 7/31/19 Received By: DL Receipt #: 01484309

P19-09

Location




Harker Heights
 City of Harker Heights
 Planning & Zoning Department
 100 Main Street
 Harker Heights, TX 76548
 254-955-5600
 www.ci.harkerheights.tx.us

Disclaimer: This product is for informational purposes and may not have been prepared by or be suitable for legal, engineering, or surveying purposes. It does not represent an "as-shown" survey and represents only the approximate relative location of property boundaries. City, County, and State officials are not responsible for the accuracy of the information shown on 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 any use of the information shown on this product; and (3) releases the City of Harker Heights from all liability, including attorney's fees, for such use.

Map Date: 8/19/2019

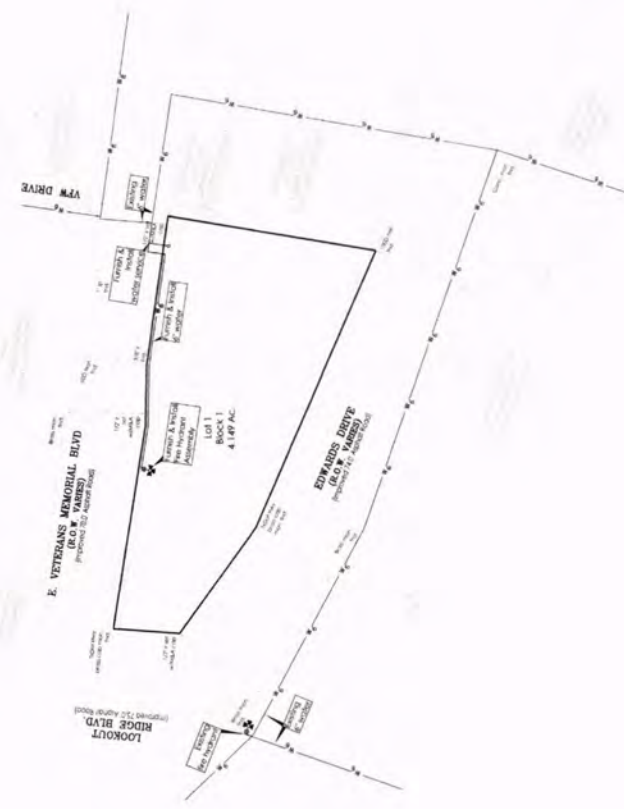
MITCHELL & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 102 N. COLLEGE
 KILLEEN, TEXAS 76541
 PHONE: (254) 824-5214
 FAX: (254) 824-2141
 THE STATE OF TEXAS
 1. I, J. E. MITCHELL, REGISTERED PROFESSIONAL ENGINEER NO. 24914
 2. I, J. E. MITCHELL, REGISTERED PROFESSIONAL SURVEYOR NO. 24914



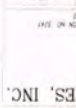

WILL PROPERTIES ADDITION
HARKER HEIGHTS, BELL COUNTY, TEXAS
WATER LAYOUT

DATE	DESCRIPTION

- WATER NOTES:**
- All work indicated on these plans shall be constructed to the satisfaction of the Director of Public Works in accordance with the Standard Specifications for Public Works Construction for the State of Texas, and shall conform to the standards and specifications of the City of Harker Heights, unless otherwise noted.
 - Contractor shall comply with all current O.S.H.A. requirements regarding trench safety and shoring.
 - Contractor shall comply with all I.C.E.D. rules for water services as per IAC Chapter 260.
 - All materials used in water system to be approved by the D.P.W.
 - Contractor shall install sleeves for all long water services. Sleeves shall be 4" F.Y.C. and shall be extended to 2 ft. beyond back of curb.
 - Utilities have been located by record drawings and visible appearances. Contractor to verify location prior to construction.
 - Fire hydrant symbols are for representation only. Please refer to water detail sheet for fire hydrant orientation.
 - Fire hydrants shall not be installed within nine feet vertically or horizontally of any wastewater man, wastewater utility, or wastewater service line regardless of construction.
 - Water service symbols are for representation only.



MITCHELL & ASSOCIATES, INC.
 ENGINEERING & CONSTRUCTION
 102 N. COLLEGE
 KILLEEN, TEXAS 76541
 PHONE (254) 834-5511
 FAX (254) 834-2141
 STATE OF TEXAS PROFESSIONAL REGISTER NO. 2009-01

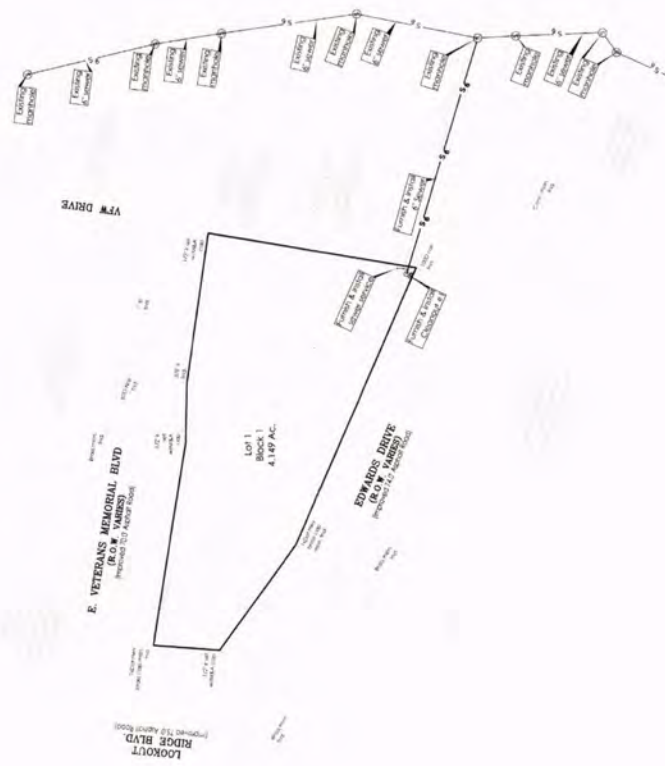



WILL PROPERTIES ADDITION
HARKER HEIGHTS, BELL COUNTY, TEXAS


NO.	DATE	REVISION

SEWER LAYOUT

- SEWER NOTES:**
- All work depicted on these plans shall be constructed to the publication of the applicable Texas Administrative Code, Title 26, Chapter 217, Subchapter A, Section 217.001, Texas Construction (latest edition), including all amendments published hereon prior to the date of approval of these plans and in accordance with the standard drawings of the City of Harker Heights, unless otherwise noted.
 - Contractor shall comply with all current O.S.H.A. requirements regarding trench safety and shoring.
 - Contractor shall comply with Texas Administrative Code, Title 26, Chapter 217.
 - All sewer mains to be S.D. 8" 26" P.V.C. pipe unless otherwise noted.
 - All manholes used in sewer system to be approved by the D.P.W.
 - Double sewer services shall consist of two separate 4" P.V.C. lines located in the same trench.
 - Utilities have been located by record drawings and visible appearances. Contractors to verify locations prior to construction.
 - Sewer service symbols are for representation only.



MITCHELL & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 102 N. COLLEGE
 KILLEEN, TEXAS 76741
 PHONE: (817) 554-1541
 FAX: (254) 634-2141
 THIS FIRM IS AN EQUAL OPPORTUNITY FIRM
 STATE OF TEXAS REGISTRATION NO. 000220




WILL PROPERTIES ADDITION
HARKER HEIGHTS, BELL COUNTY, TEXAS
PRELIMINARY DRAINAGE & TOPOGRAPHY

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NO.: _____

Time of Concentration and Runoff Coefficient

Drainage Area (A)	Runoff Coefficient (C)	Time of Concentration (Tc)	Runoff Volume (V)
DA A (4.01 AC)	0.45	1.5	1000
DA B (0.14 AC)	0.45	1.5	100
DA C (65.86 AC)	0.45	1.5	10000

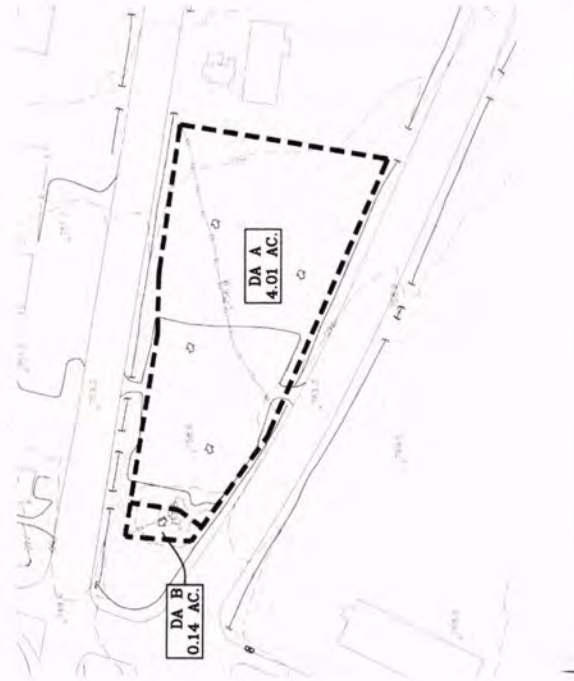
- NOTE: DRAINAGE CALCULATIONS FOR THE PLAT ARE BASED UPON THE CITY OF HARKER HEIGHTS (COH) ENGINEERING MANUAL (2007) AND THE CITY OF HARKER HEIGHTS (COH) ENGINEERING MANUAL (2007). OTHER HYDRAULIC CALCULATIONS ARE BASED UPON THE HANCOCK EQUATION.
- THE DRAINAGE AREA AMOUNTS AND CALCULATIONS PROVIDED HEREIN ARE PRELIMINARY IN NATURE AND ARE PROVIDED TO PROVIDE A CONCEPTUAL DESIGN ONLY. FINAL DESIGN DESIGN AND CONSTRUCTION SHALL BE BASED UPON THE CITY OF HARKER HEIGHTS (COH) ENGINEERING PRINCIPLES IN ACCORDANCE WITH THE COH DRAINAGE MANUAL (2007).
 - UNDER DEVELOPED CONDITIONS ALL UPSTREAM FLOWS SHALL BE ACCEPTED ON SITE AS THEY CURRENTLY EXIST.
 - TOPOGRAPHY SHOWN IS BASED UPON COH AERIAL TOPOGRAPHY.
 - IN NO INSTANCE SHALL A POINT DISCHARGE BE ALLOWED ONTO AN ADJACENT DOWNSTREAM PROPERTY OR ROW, UNLESS APPROPRIATE PREDEVELOPMENT CONDITIONS, THE USE OF LEVEL SPREADERS OR AN EQUIVALENT STRUCTURE SHALL BE USED TO PREVENT A POINT DISCHARGE.
 - UNDER DEVELOPED CONDITIONS, THE SITE SHALL BE GRADED SUCH THAT ANY RUNOFF WILL SHEET OFF THE SITE AND BE COLLECTED IN A DRAINAGE BASIN OR SUB-BASIN. THE DRAINAGE BASIN SHALL BE DESIGNED TO PREVENT EROSION AND TO MAINTAIN THE CALCULATED RUNOFF VOLUME FOR THE DEVELOPED CONDITION. BASED ON A LAND USE CORRELATORY TO THE EXISTING ZONING, EXISTING CALCULATED RUNOFF VOLUME FOR PREDEVELOPMENT CONDITIONS SHALL BE EVALUATED BASED ON THE FINAL SITE DESIGN PARAMETERS IN ACCORDANCE WITH THE COH DRAINAGE MANUAL (2007).

Storm Water Discharge Summary

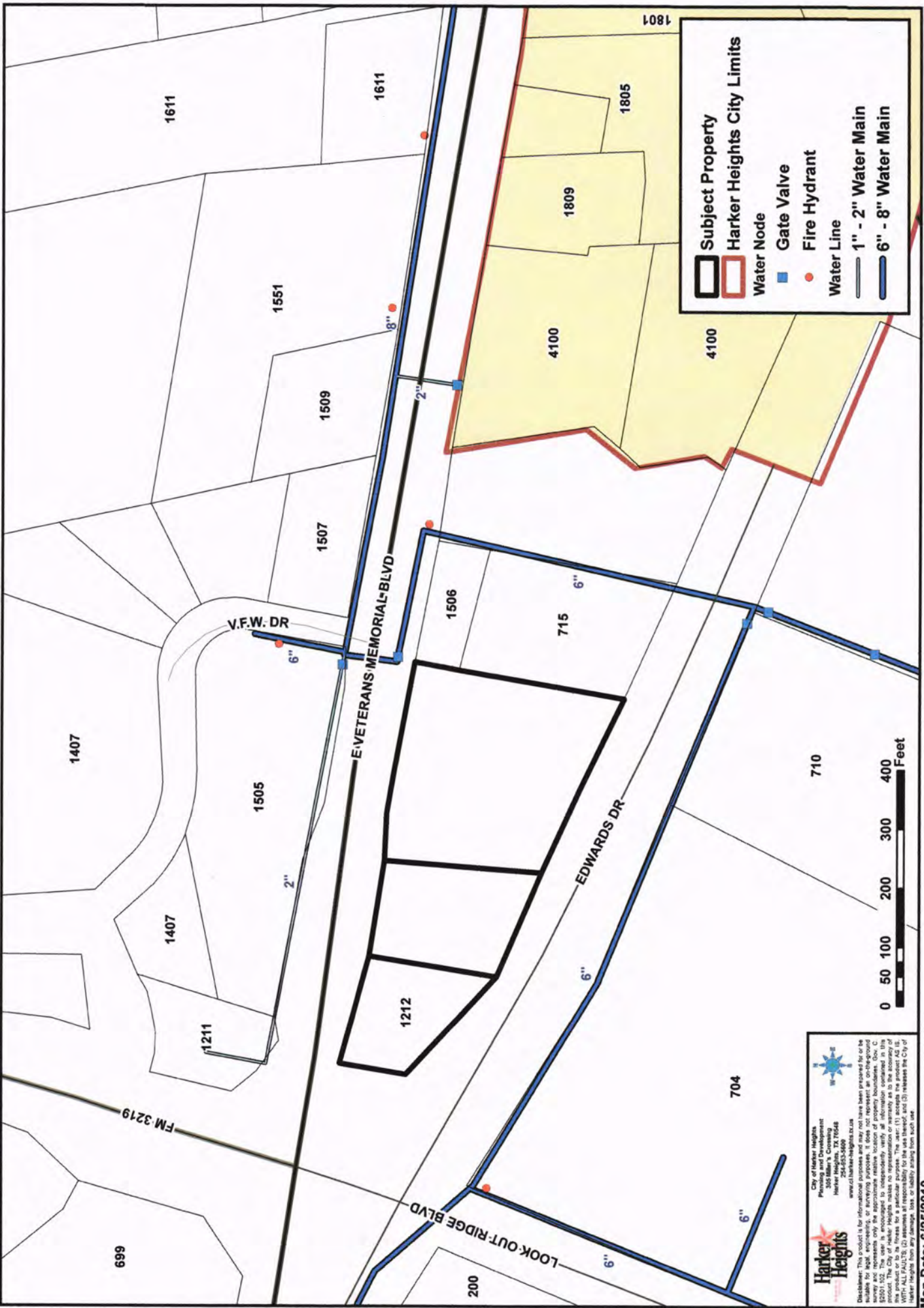
25 Year Storm Event	Drainage Basin	
	DA A	DA B
Existing (1%)	23.17	1.02
Developed (1%)	32.36	1.03
Change (1%)	+ 9.89	+ 0.01
100 Year Storm Event		
Existing (1%)	32.77	1.49
Developed (1%)	43.48	1.41
Change (1%)	+ 10.71	+ 0.07

Drainage Legend

- DRAINAGE AREA ABBREVIATION
- WATERSHED LETTER
- WATERSHED (1.0) AREA (ACRES)
- WATERSHED BOUNDARY LABEL
- Existing Time Of Concentration
- Proposed Time Of Concentration
- Existing Watershed Boundary
- Proposed Watershed Boundary
- Existing Sub-Basin Area
- Proposed Watershed Boundary
- Proposed Sub-Basin Area
- Proposed Sub-Basin Area for Street and/or Channel Capacities
- Existing Drainage Arrow
- Proposed Drainage Arrow



FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NOTE: THE PROPOSED PROJECT IS IN THE FEMA FLOOD HAZARD ZONE 'X' AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 80270008E WHICH BEARS THE DATE OF 01/13/2006. THE PROPOSED PROJECT IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FIRM. THE PROPOSED PROJECT IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FIRM. THE PROPOSED PROJECT IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FIRM.



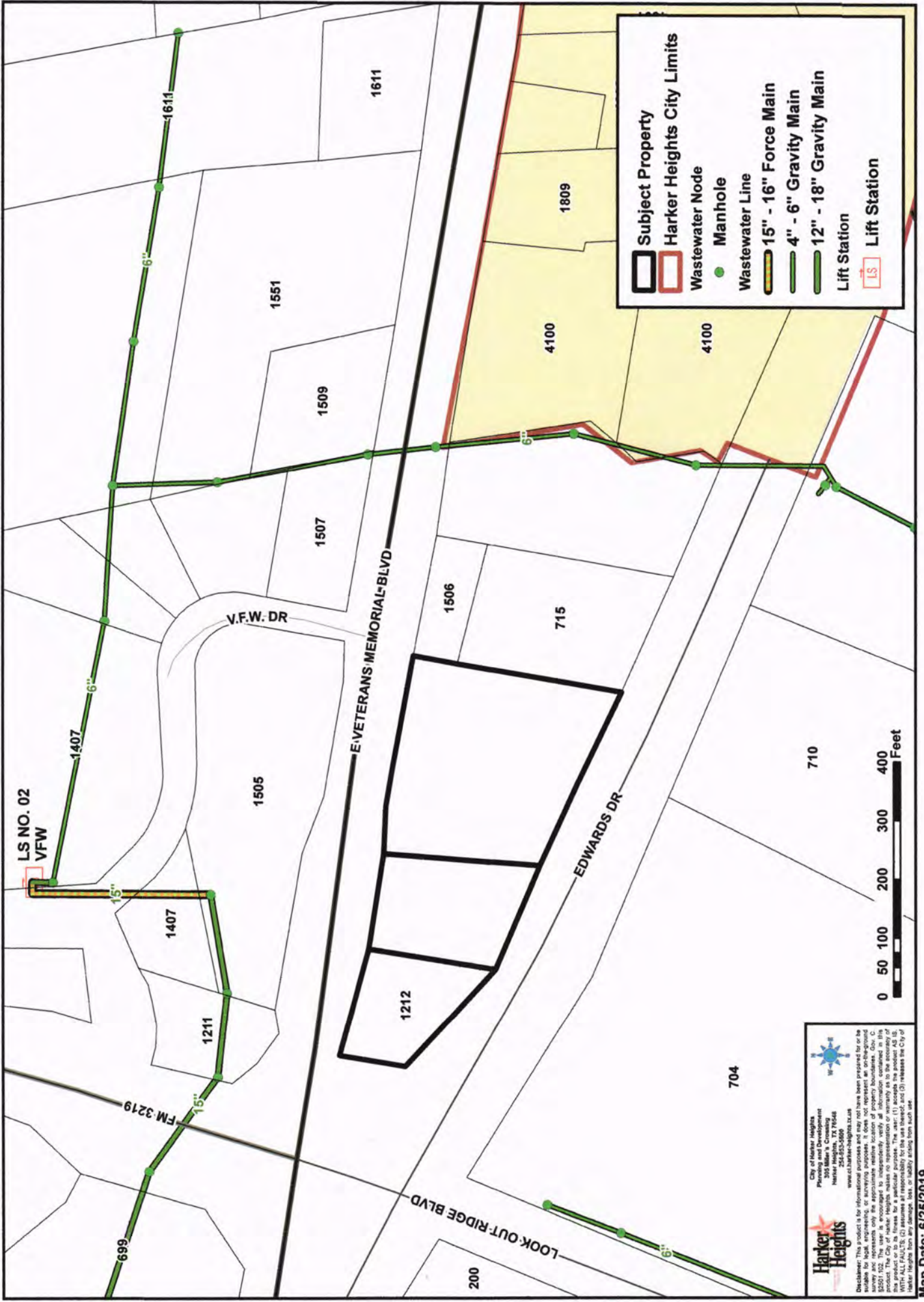
Legend

- Subject Property (Black outline)
- Harker Heights City Limits (Red outline)
- Water Node (Blue square)
- Gate Valve (Blue square)
- Fire Hydrant (Red dot)
- Water Line (Thin blue line)
- 1" - 2" Water Main (Thin blue line)
- 6" - 8" Water Main (Thick blue line)

Harker Heights
 City of Harker Heights
 Planning and Development
 300 Main, Crossing
 Harker Heights, TX 76548
 www.ci.harker-heights.tx.us

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Map Date: 6/25/2019



Legend

- Subject Property (Black outline)
- Harker Heights City Limits (Red outline)
- Wastewater Node (Green dot)
- Wastewater Line (Green line)
- 15" - 16" Force Main (Thick green line)
- 4" - 6" Gravity Main (Thin green line)
- 12" - 18" Gravity Main (Dashed green line)
- Lift Station (Red box with 'LS')

Harker Heights

City of Harker Heights
 Planning and Development
 225-653-5800
 www.harkerheights.tx.us

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WILL PROPERTIES ADDITION

P19-09 Preliminary Plat – Will Properties Addition

Plat Distributed to HH Staff: August 1, 2019
Comments Returned to Michelle & Associates: August 14, 2019

Planning & Development

1. A cover sheet is required for all plat involving three or more sheets. All plan sheet numbers shall be placed on the cover along with the corresponding plan sheet titles. This cover sheet should include a listing of all plan sheet numbers and plan sheet titles in the engineering drawings as well. A vicinity map should always be included on the cover sheet to show the project location.
2. Will the site be constructed in phases? If so please provide a phasing plan.

Public Works, Mark Hyde

1. Approved subject to the City Engineer's review of the drainage calculations supporting no storm water detention facility.
2. Provide the instrument number for the 15' public utility easement for the sanitary sewer.

Public Works Supervisor, Joe Hines

1. Need more info on water and sewer extensions.
2. Easements are not shown?

TXDOT, Billy Tweedle

1. Edwards Drive and BU 190 are both TxDOT facilities. The speed limit on both facilities is 40 MPH. Based on the speed limit the spacing criteria for access is 305' measured edge of access to edge of access. Therefore, there is only a possibility for a single access on both BU 190 and Edwards Drive. TxDOT does request a one foot non-access easement to be placed along the entire frontage of both BU 190 and Edwards Drive being broken only at the permissible access locations.
2. In addition, if there would be greater than 5 gas pumps/diesel pumps or greater than 75 parking spaces, a "Traffic Impact Analysis" will be required for any access from any TxDOT facility.

Consulting Engineer, Otto Wiederhold

1. Storm water discharge under developed condition could be a problem for TXDOT.
2. Developer must provide details for discharge/detention when site plan is submitted for construction.
3. TXDOT will require approval of developed storm water plans.

Fire Marshal, Brad Alley

Actual hydrant location may change based upon final construction documents submitted.

Building Official, Steve Philen or Michael Beard

1. Approval

ONCOR, Jay Walthall

Century Link, Chris McGuire

Charter/Spectrum, Shaun Whitehead

ATMOS, Shawn Kelley