

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

Harker Heights
Planning and Zoning
Commission Meeting &
Workshop
Wednesday,
February 23, 2022
5:30 p.m.



**PLANNING & ZONING COMMISSION MEETING & WORKSHOP
HARKER HEIGHTS CITY HALL
WEDNESDAY, FEBRUARY 23, 2022**

Notice is hereby given that beginning at 5:30 P.M. on Wednesday, February 23, 2022, and continuing from day to day thereafter if necessary, the Planning and Zoning Commission (P&Z) of the City of Harker Heights will conduct a regular meeting, to be immediately followed by a workshop. The Meeting will be held in the Kitty Young Council Chambers of the Harker Heights City Hall located at 305 Miller's Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following Agenda:

MEETING AGENDA

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

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

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

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

IV. APPROVAL OF AGENDA

1. Consider approval of the agenda for the regular meeting of the Planning and Zoning Commission for February 23, 2022.

V. CONSENT AGENDA

1. Consider approval of Minutes from the Regular Planning and Zoning Meeting held on January 26, 2022.

VI. Report on planning & development related items from the City Council's meetings and workshops between December 14, 2021 and February 22, 2022.

VII. Recognition of Affidavits for Conflict of Interest.

VIII. PUBLIC COMMENTS

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

IX. PUBLIC HEARING

- 1. Z22-01** Conduct a public hearing to discuss and consider a request for a Conditional Use Permit (CUP) to allow for modifications to adjust design requirements for an existing storage business on property designated as B-5 (General Business District), on property described as J P T C Addition, Block 001, Lot 4, PT 3, 5.394AC, generally located at 1174 S. Amy Ln., Harker Heights, Bell County, Texas
- 2. Z22-02** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from PD-R (Planned Development Residential District) with an underlying R-1 (One-Family Dwelling District) to B-2 (Neighborhood Retail District) on property described as Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas
- 3. Z22-02-F** Conduct a public hearing to discuss and consider recommending an ordinance to change land use designation from Low Density Residential to Community Center on property described as Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas

X. NEW BUSINESS

- 1. P22-01** Discuss and consider a request for a **Preliminary Plat** for the subdivision referred to as **Pat Kern Subdivision Replat 1**, on property described as being all of that certain 2.29 acre tract of land situated in the W.E. Hall Survey, Abstract No. 1086, Bell County, Texas, being all of the called Lot 1, Block 1, Pat Kern Subdivision, an addition to the City of Harker Heights, recorded in Cabinet D, Slide 185-A, Plat Records of Bell County, Texas, and all of the called 1.127 acre tract, described in a deed to Moothing K, LTD., recorded in Instrument No. 2013-00048060, Deed Records of Bell County, Texas
- 2. P22-02** Discuss and consider a request for a **Final Plat** for the subdivision referred to as **Pat Kern Subdivision Replat 1**, on property described as being all of that certain 2.29 acre tract of land situated in the W.E. Hall Survey, Abstract No. 1086, Bell County, Texas, being all of the called Lot 1, Block 1, Pat Kern Subdivision, an addition to the City of Harker Heights, recorded in Cabinet D, Slide 185-A, Plat Records of Bell County, Texas, and all of the called 1.127 acre tract, described in a deed to Moothing K, LTD., recorded in Instrument No. 2013-00048060, Deed Records of Bell County, Texas
- 3. P22-03** Discuss and consider a request for a **Final Plat** for the subdivision referred to as **Savannah Commercial Addition, Replat 2, Phase 2**, on property described as a 3.833 acre tract of land situated in the Daniel J. Keiger Survey, Abstract No. 491, Bell County, Texas, and being all of the remnant portion of Lot 2R, Block 1, Final Plat of Lot 2R, 3R, and 4R, Block 1, Savannah Commercial Addition Replat, recorded in Cabinet D, Slide 381-B of the plat records of Bell County, Texas

4. **P22-04** Discuss and consider a request for a **Minor Plat** referred to as **Turnbo Addition**, on property described as a 0.464 acre tract of land in Bell County, Texas, being part of the V. L. Evans Survey, Abstract No. 88, the land herein being the east 25 feet of Lot 12 and all of Lots 13 & 14, Block 11, Valley View Third Extension, an addition to the City of Harker Heights, Texas, being of record in Cabinet A, Slide 300-C, Plat Records of Bell County, Texas (P.R.B.C.T.), and also being part of those certain tracts of land conveyed in an Administrator's Deed to Purchasers to Lee Patrick, Jr. and wife Kyong Hui Patrick being described of record in Volume 2185, Page 333, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.).

XI. REPORTS FROM COMMISSIONERS

XII. STAFF COMMENTS

XIII. ADJOURNMENT OF PLANNING & ZONING COMMISSION MEETING

MEETING WORKSHOP

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

I, the undersigned authority, do hereby certify that pursuant to the Texas Open Meetings Act, the above Notice of Meeting of the Planning and Zoning Commission of the City of Harker Heights, Texas, was posted at the Harker Heights Municipal Building, and the City of Harker Heights website which is readily accessible to the public at all times, by **10:00 A.M. on Friday, February 18, 2022**. Please contact the Planning and Development Department at (254) 953-5648 for further information.

Yvonne K. Spell

Yvonne K. Spell, City Planner

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



**Minutes of the Harker Heights Planning & Zoning Commission Meeting
January 26, 2022**

Present:

Commission

| | |
|---------------------|---------------|
| Robert Robinson III | Vice Chairman |
| Michael Stegmeyer | Secretary |
| Rodney Shine | Commissioner |
| Joshua McCann | Commissioner |
| Jerry Bess | Commissioner |
| Natalie Austin | Commissioner |
| Bary Heidtbrink | Commissioner |

Elizabeth McDaniel Alternate Commissioner

Staff

| | |
|------------------|-----------------------------------|
| Kristina Ramirez | Planning and Development Director |
| Yvonne K. Spell | City Planner |
| Daniel Phillips | GIS Analyst/ Planner |
| Michael Beard | Building Official |
| Brad Alley | Fire Marshal |

Absent:

| | |
|-----------------|---|
| Larry Robison | Chairman |
| Stephen Watford | Commissioner |
| Bary Heidtbrink | Alternate Commissioner |
| Natalie Austin | Alternate Commissioner |
| Wilson Everett | Planning and Development Administrative Assistant |

Meeting Agenda:

Agenda Item I: A quorum was established, and the regular meeting for the Planning and Zoning Commission was called to order at 5:30 P.M. Vice Chairmain Robinson requested Alternate Commissioner Elizabeth McDaniel serve as a regular commission during the meeting.

Agenda Item II: Invocation

Agenda Item III: Pledge of Allegiance

Agenda Item IV: The next agenda item was approval of the agenda from the regular Planning and Zoning Meeting for January 26, 2022. Commissioner Shine made a motion to approve the agenda, and Commissioner Heidtbrink seconded the motion. **The motion was approved (8-0).**

Agenda Item V: The next agenda item was approval of the meeting minutes from the regular Planning and Zoning Meeting held on December 8, 2021 and January 12, 2022. Commissioner Stegmeyer made a motion to approve the meeting minutes. Commissioner Bess seconded the motion. **The motion was approved (8-0).**

Agenda Item VI: Mrs. Spell provided a summary of the City Council results from the December 14, 2021 meeting.

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

Agenda Item VIII: Public Comments:

Agenda Item IX: Public Hearing:

1. Z21-35 Conduct a public hearing to discuss and consider a request to amend conditions of Ordinance 2019-16, allowing for a Planned Development at property described as A0288BC, V.L. Evans, Woodlawn Mobile Home Park, Acres 28.867, generally located at 101 N. Roy Reynolds Dr., Harker Heights, Bell County, Texas

Mrs. Ramirez explained the applicants request to amend conditions of Ordinance 2019-16 to allow for a Planned Development (PD w/R-MH) on property generally located at 101 N. Roy Reynolds Dr. Conditions are described as:

1. Ordinance 2019-16 Condition #1 be amended to read as follows:
Recreational Vehicle Housing shall be so harbored on each lot that there shall be at least a thirty-three (33) foot distance between recreational vehicles, measured from utility pedestal to utility pedestal. The twenty-one (21) spaces indicated in the attached Exhibit 2 - Pedestal Exhibit are allowed to have less than thirty-three (33) foot distance between recreational vehicles as illustrated and annotated.
2. Ordinance 2019-16 Condition #11 be amended to read as follows:
At the time of the development a five (5) foot sidewalk must extend from the corner of Roy Reynolds Boulevard and Veterans Memorial Boulevard to the main entrance of the park.
3. Ordinance 2019-16 be amended to add Condition #14 as follows:
At the time of the development, the owner shall have a private backflow prevention assembly installed on the customer side of the meter.

Joel Canfield of 705 Vanguard Street, Lakeway, TX was present to represent the case.

Commissioner Austin made a motion to recommend approval of an ordinance to amend conditions of Ordinance 2019-16, allowing for a Planned Development at property described as A0288BC, V.L. Evans, Woodlawn Mobile Home Park, Acres 28.867, generally located at 101 N. Roy Reynolds Dr., Harker Heights, Bell County, Texas. Secretary Stegmeyer seconded the motion. **The motion was approved (8-0).**

2. Z21-36 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to B-1 (Office District) on property described as Forest Hills Addition, Block 016, Lot 0004, generally located at 203 E. Knight's Way/E. FM 2410, Harker Heights, Texas

Mrs. Spell explained the applicants request to change zoning designation from R-1 (One Family Dwelling District) to B-1 (Office District). She noted that the zoning request is consistent with

the 2021 Future Land Use Plan, identifying this area is designated for Community Center, and staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood.

Amanda Barton spoke on behalf of the applicant, Doksun Barton from 6002 Whispering Forest Circle, Killeen, TX.

Laura Gauer (518 Lobo Trail), Joel Hogan (1723 Forest Hills) and Mary Gauer (206 Arrowhead Drive) spoke in opposition of the request.

Vice Chairman Robinson made a motion to recommend denial of an ordinance to change zoning designation from R-1 (One Family Dwelling District) to B-1 (Office District) on property described as Forest Hills Addition, Block 016, Lot 0004, generally located at 203 E. Knight's Way/E. FM 2410, Harker Heights, Texas. Secretary Stegmeyer seconded the motion. Explanation for the denial was provided as: the request would cause substantial detriment to the surrounding areas, and the proposed zoning is substantially inconsistent with zoning of neighboring lands. **The motion to recommend denial was passed (7-1).** Commissioner Heidtbrink voted to recommend denial of the motion.

3. Z21-37 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from B-4 (Secondary and Highway Business District) to R-2 (Two-Family Dwelling District) on property described as Kern Acres 2nd Extension & Revision, Block 003, Lot 0012, Property ID 11455, generally located at 106 W. Kathey Rd., Harker Heights, Texas

Mrs. Spell explained the applicants request to change zoning designation from B-4 (Secondary and Highway Business District) to R-2 (Two-Family Dwelling District). The 2021 Land Use Plan identifies this area is designated for Community Center, and staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood.

Tim Kropp, applicant, P.O. Box 2910, Harker Heights, TX 76548 was present to represent the case.

Commissioner McCann made a motion to recommend approval of an ordinance to change zoning designation from B-4 (Secondary and Highway Business District) to R-2 (Two-Family Dwelling District) on property described as Kern Acres 2nd Extension & Revision, Block 003, Lot 0012, Property ID 11455, generally located at 106 W. Kathey Rd., Harker Heights, Texas. Commissioner Bess seconded the motion. **The motion to recommend approval passed (8-0).**

4. Z21-37-F Conduct a public hearing to discuss and consider recommending an ordinance to change land use designation from Community Center to Medium Density Residential on property described as Kern Acres 2nd Extension & Revision, Block 003, Lot 0012, Property ID 11455, generally located at 106 W. Kathey Rd., Harker Heights, Bell County, Texas

Mrs. Spell explained the applicants request to change land use designation from Community Center to Medium Density Residential. She explained the 2021 Future Land Use Plan identifies this area being designated as Community Center and will need to be amended to reflect the change in zoning designation that was approved in the previous case. Staff believes the proposed land use will likely not have any adverse impact on the neighborhood.

Tim Kropp, applicant, P.O. Box 2910, Harker Heights, TX 76548 was present to represent the case.

Secretary Stegmeyer made a motion to recommend approval of an ordinance to change land use designation from Community Center to Medium Density Residential on property described as Kern Acres 2nd Extension & Revision, Block 003, Lot 0012, Property ID 11455, generally located at 106 W. Kathey Rd., Harker Heights, Bell County, Texas. Commissioner McCann seconded the motion. **The motion to recommend approval passed (8-0).**

5. Z21-38 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Kern Acres 2nd Extension & Revision, Block 003, Lot 0010, Property ID 11453, generally located at 110 W. Kathey Rd., Harker Heights, Bell County, Texas

Mrs. Spell explained the applicants request to change zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District). The 2021 Land Use Plan identifies this area is designated for Community Center, and staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood.

Tim Kropp, applicant, P.O. Box 2910, Harker Heights, TX 76548 was present to represent the case.

Commissioner Shine made a motion to recommend approval of an ordinance to change zoning designation from f R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Kern Acres 2nd Extension & Revision, Block 003, Lot 0010, Property ID 11453, generally located at 110 W. Kathey Rd., Harker Heights, Bell County, Texas. Secretary Stegmeyer seconded the motion. **The motion to recommend approval passed (8-0).**

6. Z21-38-F Conduct a public hearing to discuss and consider recommending an ordinance to change land use designation from Community Center to Medium Density Residential on property described as Kern Acres 2nd Extension & Revision, Block 003, Lot 0010, Property ID 11453, generally located at 110 W. Kathey Rd., Harker Heights, Bell County, Texas

Mrs. Spell explained the applicants request to change land use designation from Community Center to Medium Density Residential. She explained the 2021 Future Land Use Plan identifies this area being designated as Community Center and will need to be amended to reflect the change in zoning designation that was approved in the previous case. Staff believes the proposed land use will likely not have any adverse impact on the neighborhood.

Tim Kropp, applicant, P.O. Box 2910, Harker Heights, TX 76548 was present to represent the case.

Commissioner Heidtbrink made a motion to recommend approval of an ordinance to change land use designation from Community Center to Medium Density Residential on property described as Kern Acres 2nd Extension & Revision, Block 003, Lot 0010, Property ID 11453, generally located at 110 W. Kathey Rd., Harker Heights, Bell County, Texas. Commissioner Shine seconded the motion. **The motion to recommend approval passed (8-0).**

7. Z21-39 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling District) on property described as Lakeside Hills Section Two, Lot Tract 111, Acres 10.06, Property ID #38147, generally located at 10485 Highview Drive, Harker Heights, Texas and locally known as 10485 Highview Drive, Belton, Texas

Mrs. Spell explained the applicants request to change zoning designation from R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling District). The 2021 Land Use Plan identifies this area is designated for Residential Estate, and staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood.

Justin Haun, applicant, 1981 Mountain Ridge Dr., Belton, TX 76513 was present to represent the case.

Commissioner McCann made a motion to recommend approval of an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling District) on property described as Lakeside Hills Section Two, Lot Tract 111, Acres 10.06, Property ID #38147, generally located at 10485 Highview Drive, Harker Heights, Texas and locally known as 10485 Highview Drive, Belton, Texas. Secretary Stegmeyer seconded the motion. **The motion to recommend approval passed (8-0).**

8. Z21-40 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Valley View Second Ext, Block 007, Lot 0003, Property ID #111315, generally located at 116 E. Turnbo Road, Harker Heights, Texas

Mrs. Spell explained the applicants request to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District). The 2021 Land Use Plan identifies this area is designated for Medium Density Residential, and staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood.

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

Commissioner Shine made a motion to recommend approval of an ordinance to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Valley View Second Ext, Block 007, Lot 0003, Property ID #111315, generally located at 116 E. Turnbo Road, Harker Heights, Texas. Commissioner Heidtbrink seconded the motion. **The motion to recommend approval passed (8-0).**

9. Z21-41 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 Wildewood Acres, Block 001, Lot 0001, & 25' Strip ADJ on N, Property ID #60753, generally located at 901 Ramblewood Dr., Harker Heights, Texas

Mrs. Spell explained the applicants request to change zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District). The 2021 Land Use Plan identifies this area is designated for Medium Density Residential, and staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood.

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

Kennedy Baptiste (904 Ramblewood Dr.) and Angelica Salazar (702 Pioneer Trail) spoke in opposition of the request.

Commissioner McCann made a motion to recommend approval of an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Wildewood Acres, Block 001, Lot 0001, & 25' Strip ADJ on N, Property ID #60753, generally located at 901 Ramblewood Dr., Harker Heights, Texas. Commissioner Bess seconded the motion. **The motion to recommend approval passed (8-0).**

10. Z21-42 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Wildewood Acres, Block 002, Lot 0002, & 10' Strip ADJ on S, Property ID #17693, generally located at 902 Ramblewood Dr., Harker Heights, Texas

Mrs. Spell explained the applicants request to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District). The 2021 Land Use Plan identifies this area is designated for Medium Density Residential, and staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood.

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

Kennedy Baptiste (904 Ramblewood Dr.) and Angelica Salazar (702 Pioneer Trail) spoke in opposition of the request.

Commissioner Austin made a motion to recommend approval of an ordinance to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Wildewood Acres, Block 002, Lot 0002, & 10' Strip ADJ on S, Property ID #17693, generally located at 902 Ramblewood Dr., Harker Heights, Texas. Commissioner McCann seconded the motion. **The motion to recommend approval passed (8-0).**

11. Z21-43 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R1-R (Rural One-Family Dwelling District) to R-1 (One-Family Dwelling District) on property described as a portion of A1049BC W H Russell, 2, Acres 3.3, Property ID #424038, generally located at 3202 Comanche Gap Road, Harker Heights, Texas

Mrs. Spell explained the applicants request to change zoning designation from R1-R (Rural One-Family Dwelling District) to R-1 (One-Family Dwelling District). The 2021 Land Use Plan identifies this area is designated for Residential Estate, and staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood.

The applicant was not present to represent their case.

Commissioner McCann made a motion to recommend the case considered withdrawn due to lack of representation for a request to change zoning designation from R1-R (Rural One-Family Dwelling District) to R-1 (One-Family Dwelling District) on property described as a portion of A1049BC W H Russell, 2, Acres 3.3, Property ID #424038, generally located at 3202 Comanche Gap Road, Harker Heights, Texas. Secretary Stegmeyer seconded the motion. **The motion to recommend the case considered withdrawn passed (8-0).**

Agenda Item X: New Business:

1. P21-40 Discuss and consider a request for a Minor Plat referred to as Dunyasha Place, on property described as 5.806 acres, situated in the W.H. Russell Survey, Abstract 1019, Bell County, Texas, embracing all of Lot 1, Block 1, Withers Way, an addition within the City of Harker Heights, Bell County, Texas, according to the plat of record in plat year 2016, plat #20, plat records of Bell County, Texas, and embracing all of a called 3.30 acre tract conveyed to Michael Withers and Dunyasha Withers in Document No. 2016-00036332, Official Public Records of Real Property, Bell County, Texas

Mrs. Ramirez explained the applicant's request for minor plat approval for approximately 5.806 acres of land generally located at 3200 and 3202 Comanche Gap Road. The proposed development will consist of two (2) lots, one consisting of approximately 4.806 acres, and the other lot consisting of approximately 1.0 acres. The applicant indicated that they intended to sell the 1.0 acre lot.

The applicant was not present to represent their case

Commissioner Heidtbrink made a motion to disapprove a Minor Plat referred to as Dunyasha Place, on property described as 5.806 acres, situated in the W.H. Russell Survey, Abstract 1019, Bell County, Texas, embracing all of Lot 1, Block 1, Withers Way, an addition within the City of Harker Heights, Bell County, Texas, according to the plat of record in plat year 2016, plat #20, plat records of Bell County, Texas, and embracing all of a called 3.30 acre tract conveyed to Michael Withers and Dunyasha Withers in Document No. 2016-00036332, Official Public Records of Real Property, Bell County, Texas. Commissioner Austin seconded the motion. **The motion was approved (8-0).**

2. P21-38 Discuss and consider a request for a Preliminary Plat referred to as Becca Ramos Addition, on property described as a 12.768 acre tract of land out of the Urial Hunt Survey, Abstract No. 401, Bell County, Texas, being that tract of land conveyed to Donna Wham as recorded in Instrument No. 2020-068934, Official Public Records of Bell County, Texas

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

Commissioner Austin made a motion to approve a Preliminary Plat referred to as Becca Ramos Addition, on property described as a 12.768 acre tract of land out of the Urial Hunt Survey, Abstract No. 401, Bell County, Texas, being that tract of land conveyed to Donna Wham as recorded in Instrument No. 2020-068934, Official Public Records of Bell County, Texas. Secretary Stegmeyer seconded the motion. **The motion was approved (8-0).**

3. P21-41 Discuss and consider a request for a Preliminary Plat for the subdivision referred to as referred to as Freedom Park Subdivision Phase 2, on property described as a 2.488 acre tract of land situated in the Vincent L. Evans Survey, Abstract No. 288, in Bell County, Texas, being all of Lots 1-5 in Block Three Of Kern Terrace Extension 2 as recorded in Cabinet A, Slide 225A of the plat records of Bell County, Texas and also being a part of a 51.161 acre tract, designated as Tract One in a deed to Roy Reynolds Estates, LLC in Document #2019-2238 of the Official Public Records Of Bell County, Texas, save and except Lot One (1), Block A, Lot Nine (9), Block B and Lot Eight (8), Block A, Freedom Park Subdivision, Phase 1, Harker Heights, Bell County, Texas, plat of record filed in Instrument Number 2020069308, Official Public Record Of Real Property Of Bell County, Texas

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

recommended approval with conditions of this request for preliminary plat, subject to the following conditions:

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

Commissioner Bess made a motion to approve with conditions a Preliminary Plat referred to as Freedom Park Subdivision Phase 2, on property described as a 2.488 acre tract of land situated in the Vincent L. Evans Survey, Abstract No. 288, in Bell County, Texas, being all of Lots 1-5 in Block Three Of Kern Terrace Extension 2 as recorded in Cabinet A, Slide 225A of the plat records of Bell County, Texas and also being a part of a 51.161 acre tract, designated as Tract One in a deed to Roy Reynolds Estates, LLC in Document #2019-2238 of the Official Public Records Of Bell County, Texas, save and except Lot One (1), Block A, Lot Nine (9), Block B and Lot Eight (8), Block A, Freedom Park Subdivision, Phase 1, Harker Heights, Bell County, Texas, plat of record filed in Instrument Number 2020069308, Official Public Record Of Real Property Of Bell County, Texas. Commissioner McCann seconded the motion. **The motion was approved (7-0).** Commissioner Shine recommended disapproval of the motion.

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

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

1. Hard copies of the submission shall be provided prior to recordation.
2. A Guarantee of Performance (bond) shall be provided for 100% of the public infrastructure that has not been constructed as of the date of approval of the final plat by City Council. Said bond shall be vetted and approved by the City Engineer.

3. A Home Owners Association shall be established and the executed and recorded documentation provided to the City prior to release of a Certificate of Occupancy on any Lot within this subdivision.
4. The dedication language on the plat dedication page and in the separate dedication instrument shall be amended as stated by city staff.
5. All outstanding staff comments be addressed such that code requirements are met as determined by city staff.

Commissioner Bess made a motion to approve with conditions a Final Plat for the subdivision referred to as Freedom Park Subdivision Phase 2, on property described as a 2.488 acre tract of land situated in the Vincent L. Evans Survey, Abstract No. 288, in Bell County, Texas, being all of Lots 1-5 in Block Three Of Kern Terrace Extension 2 as recorded in Cabinet A, Slide 225A of the plat records of Bell County, Texas and also being a part of a 51.161 acre tract, designated as Tract One in a deed to Roy Reynolds Estates, LLC in Document #2019-2238 of the Official Public Records Of Bell County, Texas, save and except Lot One (1), Block A, Lot Nine (9), Block B and Lot Eight (8), Block A, Freedom Park Subdivision, Phase 1, Harker Heights, Bell County, Texas, plat of record filed in Instrument Number 2020069308, Official Public Record Of Real Property Of Bell County, Texas. Commissioner Austin seconded the motion. **The motion was approved (8-0).** Commissioner Shine recommended disapproval of the motion

Agenda Item XI: Reports from commissioners

Agenda Item XII: Staff comments

Agenda Item XIII: Adjournment of P&Z Meeting. Vice Chairman Robinson then adjourned the meeting of the Planning and Zoning Commission at 8:29 P.M.

Larry Robison, Chairman

DATE:

Michael Stegmeyer, Secretary

DATE:



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

Z22-01

AGENDA ITEM IX-1

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: FEBRUARY 23, 2022

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT (CUP) TO ALLOW FOR MODIFICATIONS TO ADJUST DESIGN REQUIREMENTS FOR AN EXISTING STORAGE BUSINESS ON PROPERTY DESIGNATED AS B-5 (GENERAL BUSINESS DISTRICT), ON PROPERTY DESCRIBED AS J P T C ADDITION, BLOCK 001, LOT 4, PT 3, 5.394AC, GENERALLY LOCATED AT 1174 S. AMY LN., HARKER HEIGHTS, BELL COUNTY, TEXAS

EXPLANATION:

The applicant was approved for a Conditional Use Permit (CUP) in 2018, to allow for an additional storage building with modified façade requirements. Because no construction occurred within one (1) year of the CUP being approved by City Council, the CUP expired in 2019. The applicant has since contacted staff to re-apply for a CUP.

There is currently a screening wall encompassing the site and will need to be removed to allow for the proposed new structure. There will not be sufficient room to extend the screening wall behind the proposed structure because of the proximity of the proposed structure to the property line. The applicant has requested the façade of the proposed structure on the West and North side of the property be allowed to have stucco finish, to match the esthetic of the screening wall existing. However, HB 2439, effective September 1, 2019, restricted municipalities ability to enforce façade requirements on new construction.

Surrounding Land Uses

Adjacent land uses include:

| | Existing Land Use | Land Use Plan | Zoning |
|--------------|---|--|--|
| North | Regional Center Parks & Open Space | Community Center Parks & Open Space | B-3 (Local Business District) B-4 (Secondary and Highway Business District) |
| South | Low Density Residential | Low Density Residential | R-1 (One-Family Dwelling District) |
| East | Medium Density Residential High Density Residential Community Centers Regional Centers | Medium Density Residential | B-4 (Secondary and Highway Business District) R-2 (Two-Family Dwelling District) R-3 (Multi-Family Dwelling District) |
| West | Parks & Open Space | Parks & Open Space | B-3 (Local Business District) |

The 2021 Land Use Plan identifies this area as designated for Community Center use; therefore the proposed rezoning is consistent with the 2021 updates to the City of Harker Heights Comprehensive Plan & Land Use Plan.

Flood Damage Prevention:

A portion of this property lies within the 100 year or 500-year flood hazard areas, see enclosed FEMA Flood Map.

Notices:

Staff sent out seventy-six (76) notices to property owners within the 400-foot notification area. As of February 16, 2022, three (3) responses were received in favor of the request, and zero (0) responses were received in opposition of the request. Any additional responses received after the above date will be provided during the meeting.

RECOMMENDATION:

Staff recommends approval of an ordinance to change zoning designation from B-5 (General Business District) to B-5 (General Business District) with a Conditional Use Permit (CUP) to allow for modifications to adjust design requirements for an existing storage business on property designated as B-5 (General Business District), on property described as J P T C Addition, Block 001, Lot 4, PT 3, 5.394AC, generally located at 1174 S. Amy Ln., Harker Heights, Bell County, Texas, subject to the following conditions:

1. One Additional Structure shall be allowed to be constructed and shall be consistent with the existing storage facility structures.
2. With the exception of the screening materials and architectural feature requirements, the new structure built on site must meet all other requirements within the Harker Heights Code of Ordinances at the time the Conditional Use Permit is approved.
3. Screening wall shall be allowed at a maximum height of 9ft., 6 in. (9' 6"), and be constructed of metal wall panels with stucco finish.

The above recommendation is based on the following:

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

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change zoning designation from B-5 (General Business District) to B-5 (General Business District) with a Conditional Use Permit (CUP) to allow for modifications to adjust design requirements for an existing storage business on property designated as B-5 (General Business District), on property described as J P T C Addition, Block 001, Lot 4, PT 3, 5.394AC, generally located at 1174 S. Amy Ln., Harker Heights, Bell County, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Application
2. Original Ordinance §2018-27
3. Screening Ordinances
4. Proposed elevations
5. Location Map
6. Zoning Map
7. Existing Land Use Map
8. Land Use Plan Map
9. Public Responses

ORDINANCE NO. 2018-27

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT (CUP) TO ADJUST DESIGN REQUIREMENTS FOR AN EXISTING STORAGE BUSINESS ON PROPERTY DESIGNATED AS B-5 (GENERAL BUSINESS DISTRICT), ON 5.394 ACRES DESCRIBED AS PART OF LOT 3, BLOCK 1, AND ALL OF LOT 4, BLOCK 1, J.P.T.C. ADDITION, GENERALLY LOCATED AT 1174 S. AMY LANE, HARKER HEIGHTS, BELL COUNTY, TEXAS.

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

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

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

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

SECTION 2: The hereinafter-described property zoned B-5 (General Business District) is granted a Conditional Use Permit (CUP), to adjust design requirements on property described as:

5.394 acres, being part of Lot 3, Block 1, and all of Lot 4, Block 1, J.P.T.C. Addition to the City of Harker Heights, as shown by the amending plat recorded in Cabinet C, Slide 226-B, Plat Records of Bell County, Texas, and being more particularly described in field notes attached hereto as Exhibit A and incorporated by reference for all relevant purposes as if set forth at length herein, generally located at 1174 South Amy Lane, Harker Heights, Bell County, Texas.

This permit is subject to the following conditions:

1. One Additional Structure Shall be allowed to be constructed with a metal exterior which is consistent with the existing storage facility structures.
2. With the exception of the façade materials and architectural feature requirements, the new structure built on site must meet all other requirements within the Harker Heights Code of Ordinances at the time the Conditional Use Permit is approved.
3. Additionally, an 8-foot screening fence wall shall be required to secure the facility and screen the building, storage of vehicles, and equipment on the site. Acceptable materials shall be wood, metal, masonry, or a combination of these materials, not including chain-link fencing with screening slats.

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

| <u>Ord. No.</u> | <u>Date Passed</u> | <u>Description</u> |
|-----------------|--------------------|--|
| 2018-27 | 12/11/18 | Granting a CUP (Conditional Use Permit), to adjust design requirements for an existing storage business on property designated as B-5 (General Business District), on 5.394 acres described as part of Lot 3, Block 1, and all of Lot 4, Block 1, J.P.T.C. Addition, generally located at 1174 S. Amy Lane, Harker Heights, Bell County, Texas. |

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

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

PASSED AND APPROVED on December 11, 2018



 Spencer H. Smith, Mayor

ATTEST:



 Patricia Brunson, City Secretary

§ 150.35 SCREENING.

(A) Where the side, rear, or service side of property zoned R-3, RM-H, B, or M is adjacent to property zoned R-1, R-2, or R-3, or RT-1, screening of not less than six feet in height shall be erected separating the use from R-1, R-2, R-3, or RT-1 property. Screening shall be erected as the property is developed for use. Screening shall meet the requirements of one of the listed alternates, A, B, or C, as set forth in § 150.36. No screening shall be required adjacent to a street.

(B) For all uses other than R-1, R-2, or RT-1, refuse storage areas shall be visually screened per the regulations found in Chapter 51.

(Ord. 87-20, passed 5-26-87; Am. Ord. 2009-17, passed 6-9-09) Penalty, see §150.99

§ 150.36 STANDARDS FOR SCREENING.

Where screening is required, the following are the approved types of screening:

(A) *Screening alternate A.* Consists of a solid masonry or concrete wall, eight feet in height measured from the average grade of the nearest property line of the property adjacent to that on which the screening is required.

(B) *Screening alternate B.* Consists of a chain link fence with redwood slats, eight feet in height measured from the average grade of the nearest property line of the property adjacent to that on which the screening is required.

(C) *Screening alternate C.* Consists of a solid wood fence, eight feet in height measured from the average grade of the nearest property line of the property adjacent to that on which screening is required.

(Ord. 87-20, passed 5-26-87; Am. Ord. 2020-08, passed 4-14-20) Penalty, see §150.99

§ 155.050 SCREENING REQUIREMENTS.

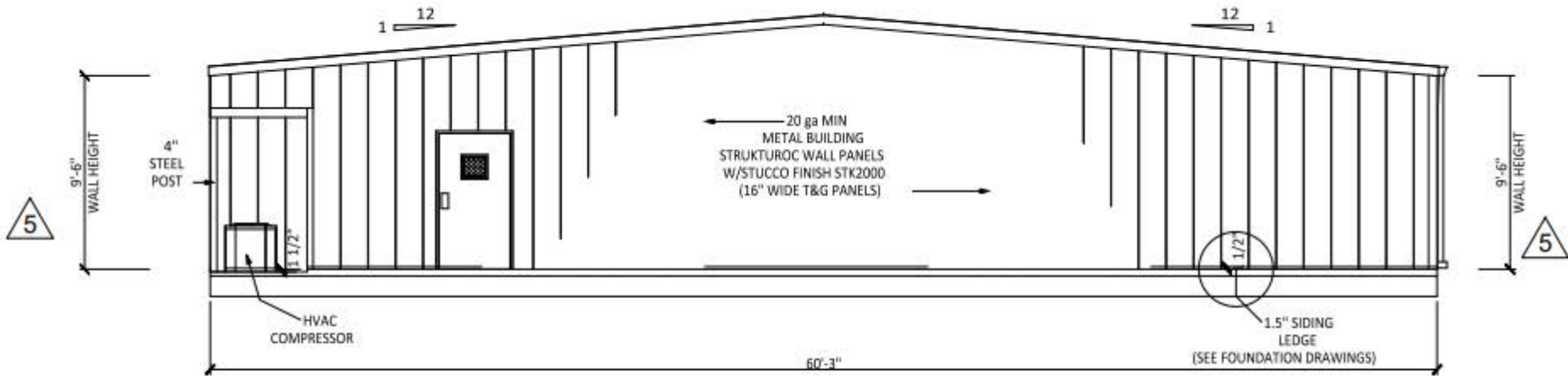
(A) Screening shall be installed and maintained as provided in §§150.30 through 150.38, with the exception that perimeter fencing around subdivisions, or between zoning districts, may be increased to seven feet in height

(B) Landscaping, fencing or other material shall be erected to a height not less than six feet, to provide a visual barrier from adjacent properties and streets. Such screening shall be permanently and adequately maintained by the owner of the property on which the screening is required. Except for the landscape buffer, no screening fence or wall shall have more than 40 square inches of openings over any one square foot of fence or wall surface.

(C) Fencing may consist of solid wood panel or a galvanized metal chain link fence with all-weather slats interwoven into the metal fabric. Such fencing shall be constructed on metal posts and placed in concrete footings with bracing.

(D) Fencing may be constructed of native stone, brick, precast concrete panels with decorative finish, or decorative masonry units; constructed with the finish side out. In no case shall more than 25% of the area of the wall be erected with common smooth-faced masonry units.

(Ord. 2001-36, passed 11-13-01; Am. Ord. 2006-40, passed 10-24-06)



**RIGHT
ELEVATION**

39'-3 3/4"

39'-4"

5"

5"

26 ga MIN
METAL BUILDING
ROOF PANELS

5"

5" GUTTERS
WITH (5)
5" DOWNSPOUTS

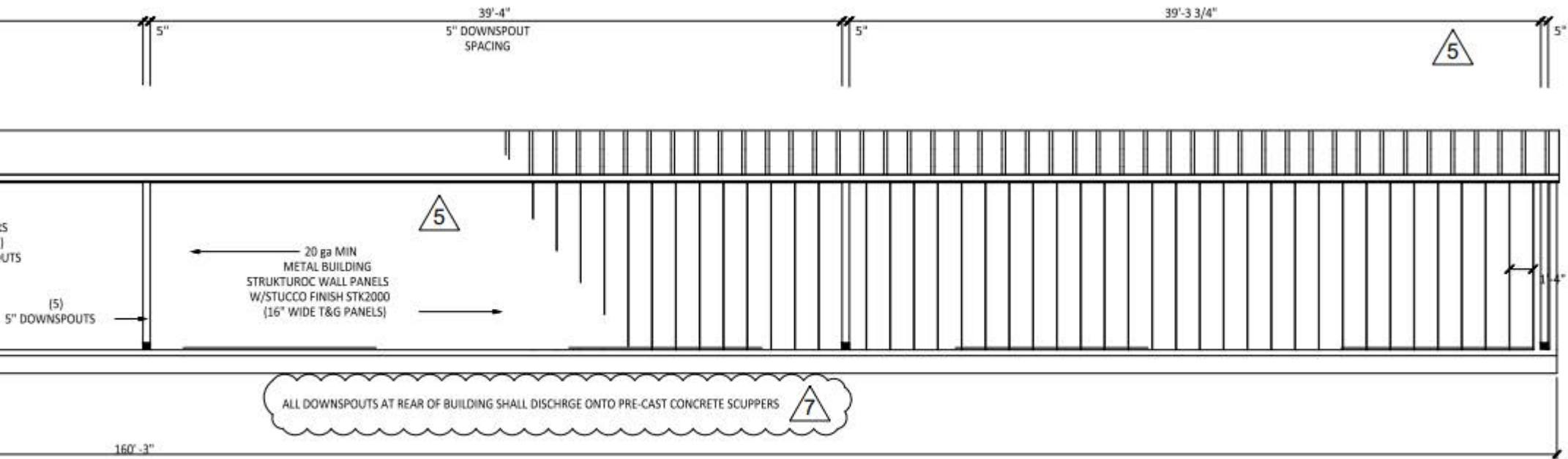
(5)
5" DOWNSPOUTS



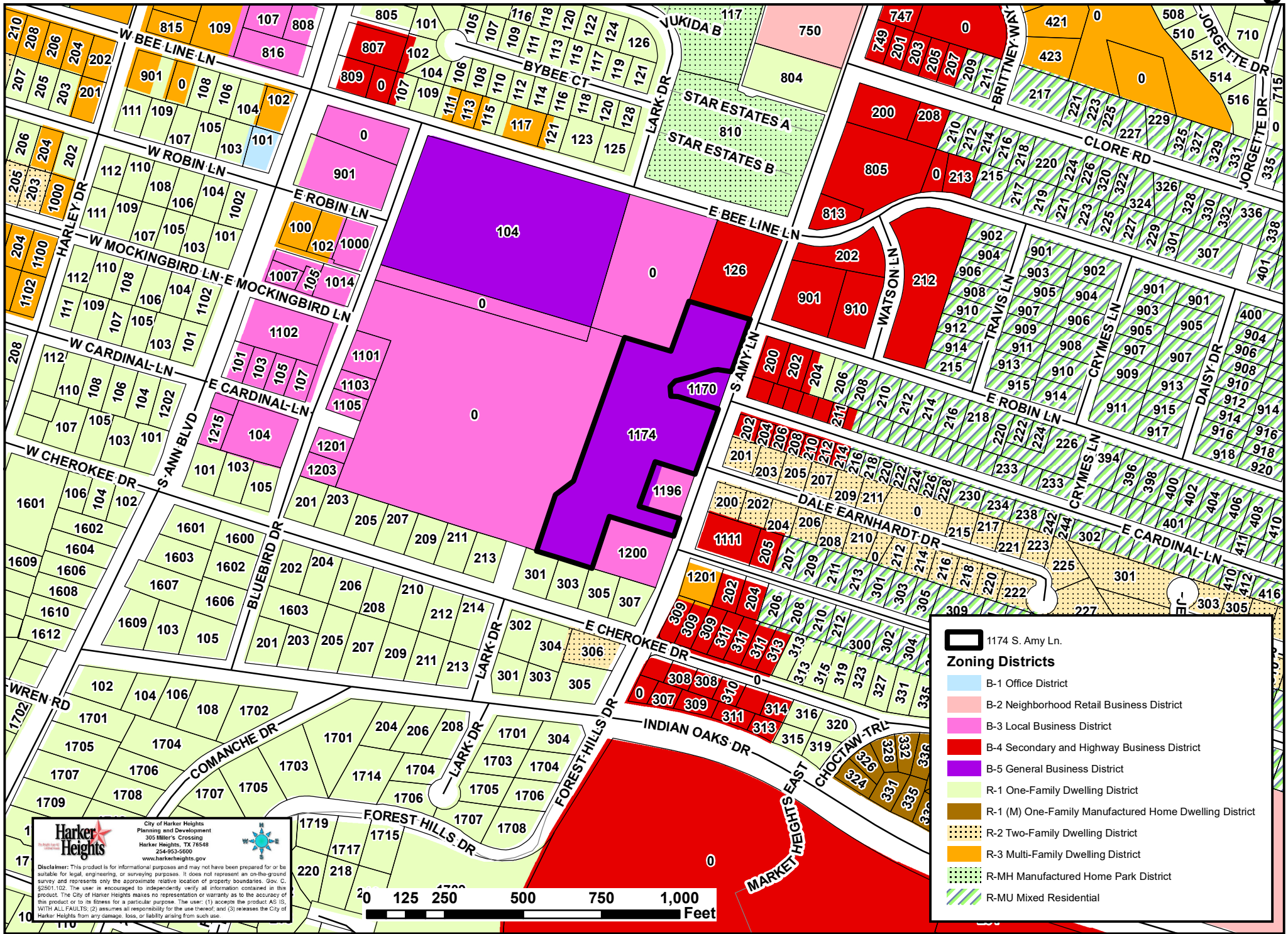
1.5" SIDING
LEDGE
(SEE FOUNDATION DRAWINGS)

160'-3"

**REAR
ELEVATION**



**REAR
ELEVATION**



1174 S. Amy Ln.

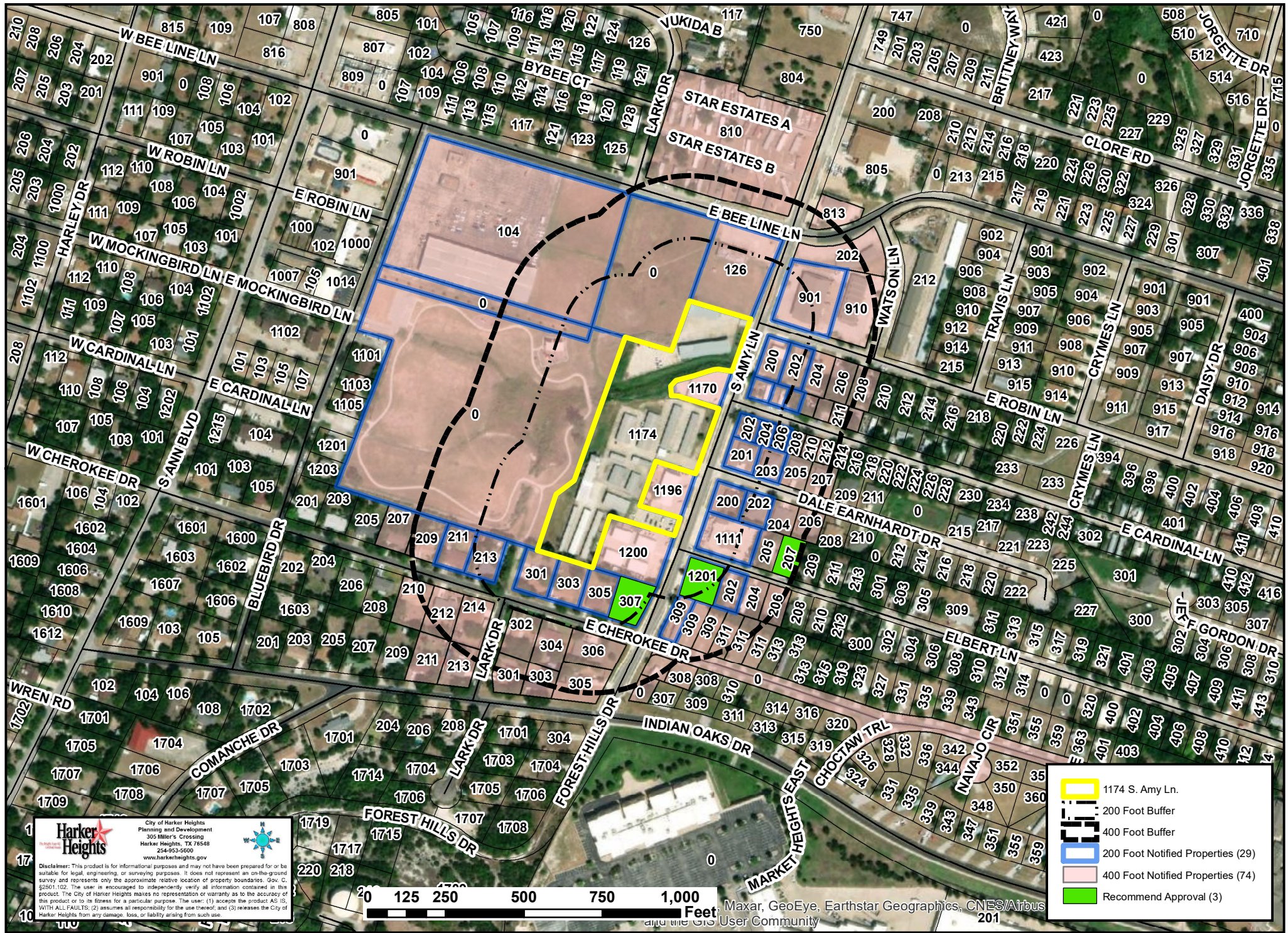
Zoning Districts

- B-1 Office District
- B-2 Neighborhood Retail Business District
- B-3 Local Business District
- B-4 Secondary and Highway Business District
- B-5 General Business District
- R-1 One-Family Dwelling District
- R-1 (M) One-Family Manufactured Home Dwelling District
- R-2 Two-Family Dwelling District
- R-3 Multi-Family Dwelling District
- R-MH Manufactured Home Park District
- R-MU Mixed Residential

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

- 1174 S. Amy Ln.
- 200 Foot Buffer
- 400 Foot Buffer
- 200 Foot Notified Properties (29)
- 400 Foot Notified Properties (74)
- Recommend Approval (3)



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

Z22-02

AGENDA ITEM IX-2

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: FEBRUARY 23, 2022

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM PD-R (PLANNED DEVELOPMENT RESIDENTIAL DISTRICT) WITH AN UNDERLYING R-1 (ONE-FAMILY DWELLING DISTRICT) TO B-2 (NEIGHBORHOOD RETAIL DISTRICT) ON PROPERTY DESCRIBED AS CEDARBROOK RIDGE PHASE II, LOT TRACT H, PROPERTY ID 505020, GENERALLY LOCATED SOUTH OF 1340 E. KNIGHT’S WAY/E. FM 2410, HARKER HEIGHTS, BELL COUNTY, TEXAS

EXPLANATION:

The applicant is requesting a change from the current zoning of PD-R (Planned Development Residential District) with an underlying R-1 (One-Family Dwelling District) to B-2 (Neighborhood Retail District) on property described as Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight’s Way/E. FM 2410, Harker Heights, Bell County, Texas. The property was platted as Tract H in the Cedarbrook Ridge Phase II Final Plat.

Surrounding Land Uses

Adjacent land uses include:

| | Existing Land Use | Land Use Plan | Zoning |
|--------------|--------------------------------|-------------------------|---|
| North | Community Center Industrial | Community Center | B-2 (Neighborhood Retail Business District) M-1 (Light Manufacturing District) |
| South | Low Density Residential | Low Density Residential | PD-R Planned Development Residential |
| East | Low Density Residential | Low Density Residential | PD-R Planned Development Residential |
| West | Low Density Residential | Low Density Residential | PD-R Planned Development Residential |

The 2021 Land Use Plan identifies this area as designated for Low Density Residential use; therefore the proposed rezoning is consistent with the 2021 updates to the City of Harker Heights Comprehensive Plan & Land Use Plan.

Flood Damage Prevention:

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

Notices:

Staff sent out sixty-one (61) notices to property owners within the 400-foot notification area. As of February 16, 2022, four (4) responses were received in favor of the request, and zero (0) responses were received in opposition of the request. Any additional responses received after the above date will be provided during the meeting.

RECOMMENDATION:

Staff recommends approval of an ordinance to change zoning designation from PD-R (Planned Development Residential District) with an underlying R-1 (One-Family Dwelling District) to B-2 (Neighborhood Retail District) on property described as Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas, based on the following:

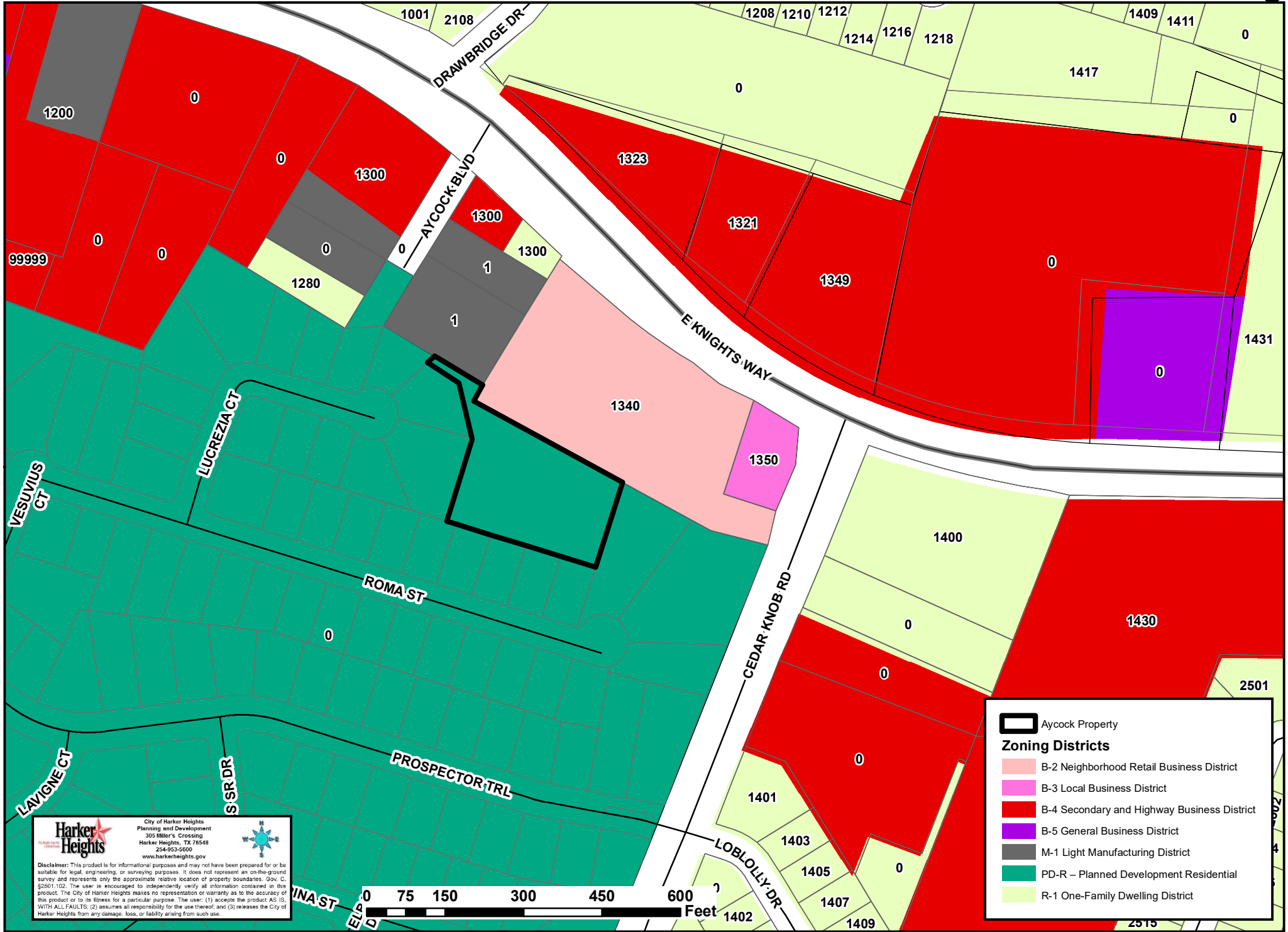
1. The proposed use and rezoning would likely not have an adverse impact on adjoining uses and zoning districts.
2. The proposed use and rezoning is compatible with existing uses and zoning in the neighborhood.
3. The proposed use and rezoning does not pose an adverse impact to the public health, safety,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

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change zoning designation from PD-R (Planned Development Residential District) with an underlying R-1 (One-Family Dwelling District) to B-2 (Neighborhood Retail District) on property described as Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

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



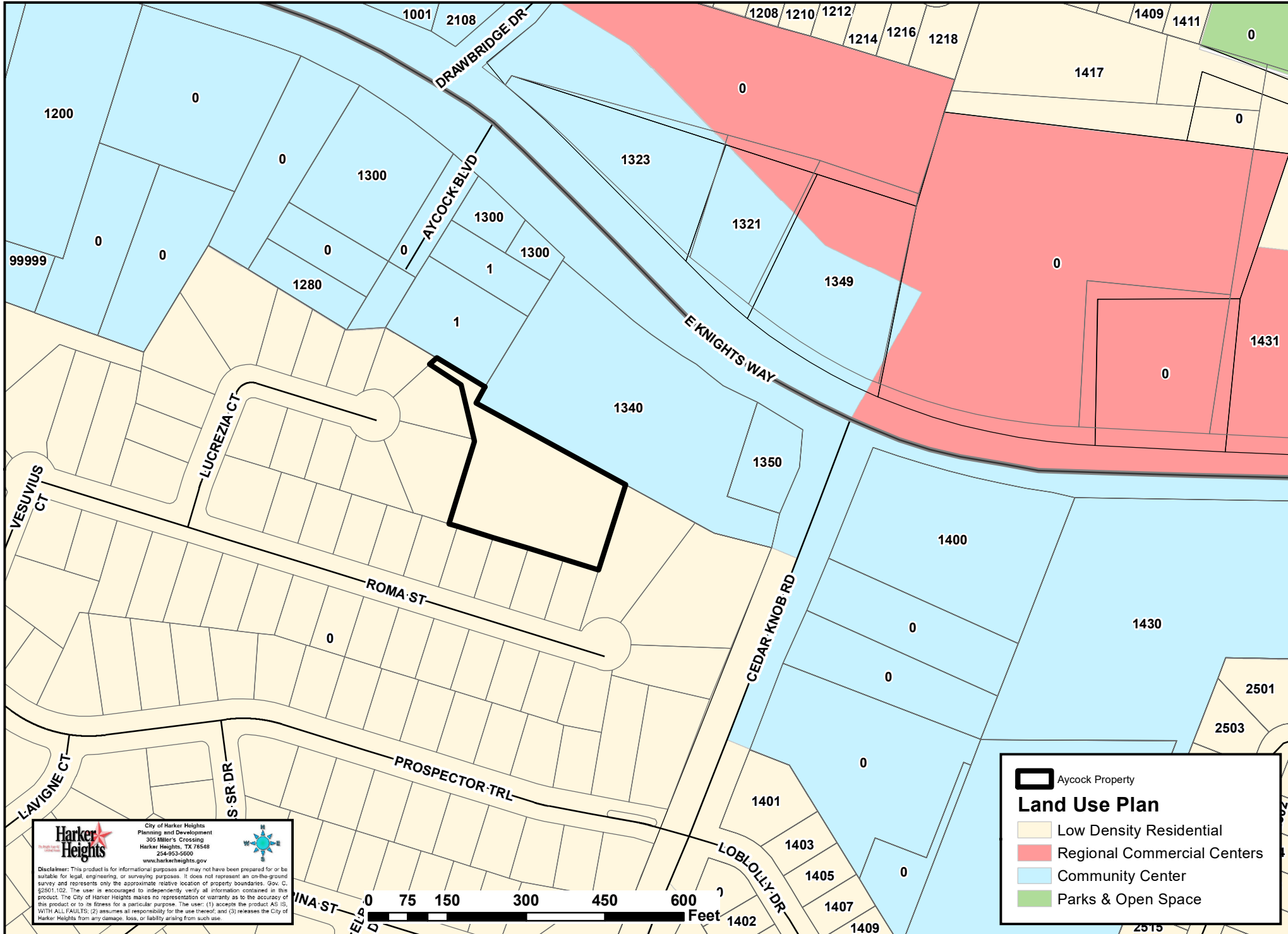
Legend

- Aycock Property
- Zoning Districts**
- B-2 Neighborhood Retail Business District
- B-3 Local Business District
- B-4 Secondary and Highway Business District
- B-5 General Business District
- M-1 Light Manufacturing District
- PD-R – Planned Development Residential
- R-1 One-Family Dwelling District

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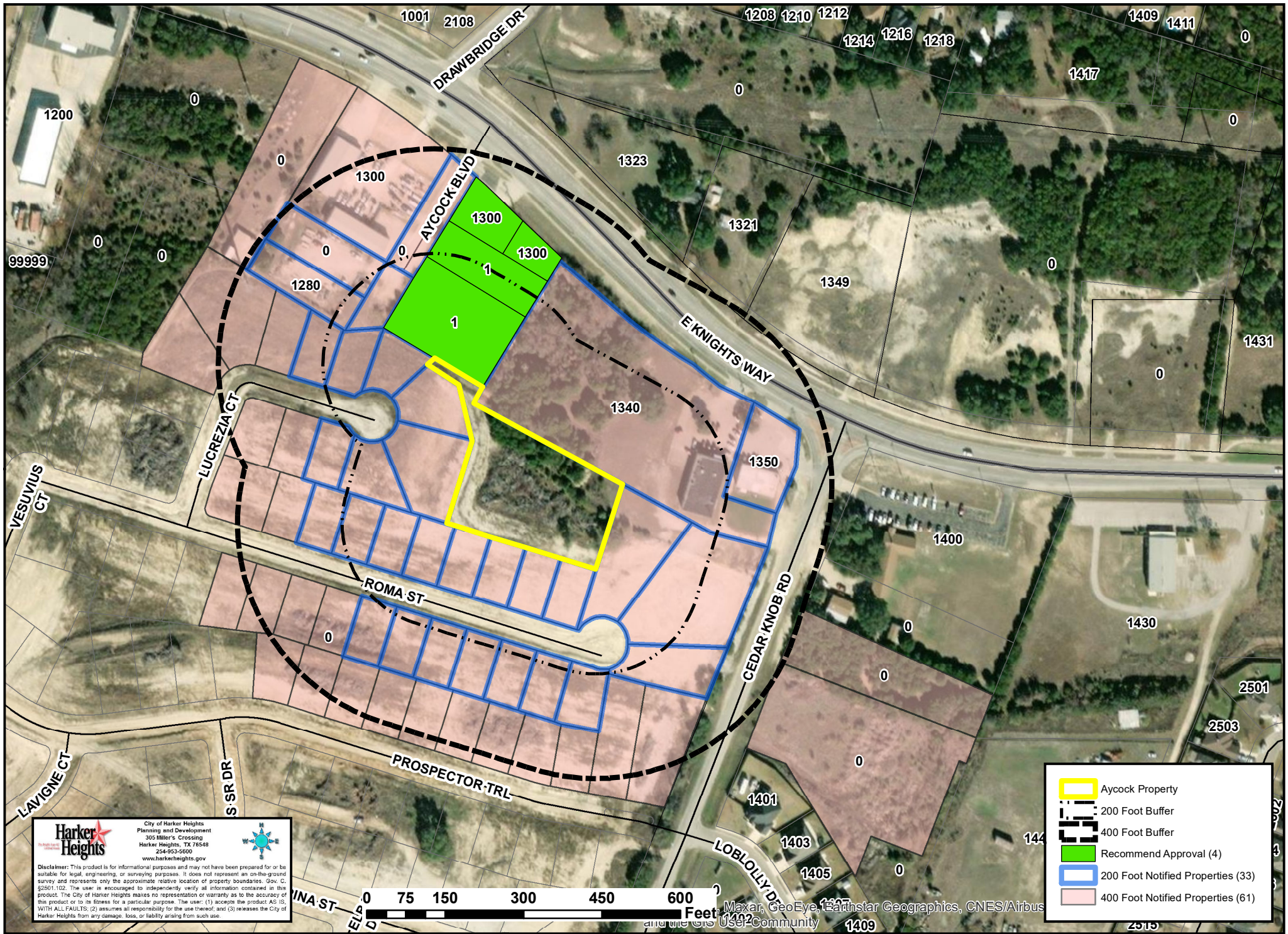


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Land Use Plan

- Aycock Property
- Low Density Residential
- Regional Commercial Centers
- Community Center
- Parks & Open Space



| | |
|--|-----------------------------------|
| | Aycock Property |
| | 200 Foot Buffer |
| | 400 Foot Buffer |
| | Recommend Approval (4) |
| | 200 Foot Notified Properties (33) |
| | 400 Foot Notified Properties (61) |

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

SENT: FEBRUARY 2, 2022
DUE BACK: FEBRUARY 16, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON FEBRUARY 16, 2022 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

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

FROM: AYCOCK, WANDA LEE


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

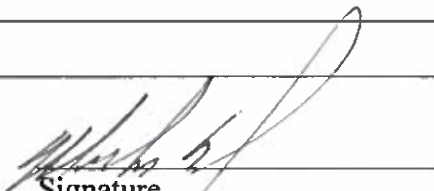
| Physical Address | Property ID |
|------------------|-------------|
| 1300 FM 2410 | 241231 |

RE: application has been made to consider a request to change zoning designation from **R-1 (One-Family Dwelling District)** to **B-2 (Neighborhood Retail District)** on property described as *Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas* (see attached notification map).

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

Comments:


Printed Name


Signature

2.16.22
Date

Received
FEB 16 2022
Planning & Development

SENT: FEBRUARY 2, 2022
DUE BACK: FEBRUARY 16, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON FEBRUARY 16, 2022 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

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

FROM: AYCOCK, MATELAND L CONSTRUCTION INC

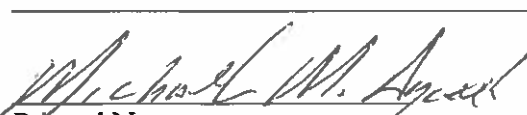
Address(es)/Property ID(s) that could be impacted by this request:

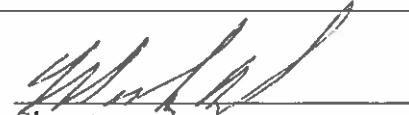
| Physical Address | Property ID |
|------------------|-------------|
| 1 FM 2410 | 4530 |

RE: application has been made to consider a request to change zoning designation from **R-1 (One-Family Dwelling District)** to **B-2 (Neighborhood Retail District)** on property described as *Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas* (see attached notification map).

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

Comments:


Printed Name


Signature

2-16-22
Date

Received
FEB 16 2022
Planning & Development

SENT: FEBRUARY 2, 2022
DUE BACK: FEBRUARY 16, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON FEBRUARY 16, 2022 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

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

FROM: AYCOCK, MATELAND L CONSTRUCTION INC


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


| Physical Address | Property ID |
|------------------|-------------|
| 1300 FM 2410 | 4528 |

RE: application has been made to consider a request to change zoning designation from **R-1 (One-Family Dwelling District)** to **B-2 (Neighborhood Retail District)** on property described as *Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas* (see attached notification map).

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

Comments:


Printed Name


Signature

2-16-22
Date

Received

FEB 16 2022

Planning & Development

SENT: FEBRUARY 2, 2022
DUE BACK: FEBRUARY 16, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON FEBRUARY 16, 2022 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

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

FROM: AYCOCK, MATELAND L CONSTRUCTION INC

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

| Physical Address | Property ID |
|------------------|-------------|
| 1 FM 2410 | 4529 |

RE: application has been made to consider a request to change zoning designation from **R-1 (One-Family Dwelling District)** to **B-2 (Neighborhood Retail District)** on property described as *Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas* (see attached notification map).

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

Comments:

Michael M. Aycock
Printed Name

[Signature]
Signature

2.16.22
Date

Received
FEB 16 2022
Planning & Development



PLANNING AND ZONING COMMISSION MEMORANDUM

Z22-02-F

AGENDA ITEM IX-3

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

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL TO COMMUNITY CENTER ON PROPERTY DESCRIBED AS CEDARBROOK RIDGE PHASE II, LOT TRACT H, PROPERTY ID 505020, GENERALLY LOCATED SOUTH OF 1340 E. KNIGHT’S WAY/E. FM 2410, HARKER HEIGHTS, BELL COUNTY, TEXAS

EXPLANATION:

The applicant is requesting a change from the current land use designation of Low Density Residential to Community Center on property described as Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight’s Way/E. FM 2410, Harker Heights, Bell County, Texas. The property was platted as Tract H in the Cedarbrook Ridge Phase II Final Plat.

Surrounding Land Uses

Adjacent land uses include:

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

The 2021 Land Use Plan identifies this parcel for Low Density Residential use. Staff believes the proposed change in land use will not adversely impact the adjacent residential properties due to the natural buffer created by the drainage easement.

Flood Damage Prevention:

No portion of this property lies within the 100 year or 500-year flood hazard areas. However, the tract does have a variable width drainage easement along the southern and western property lines.

Notices:

Staff sent out sixty-one (61) notices to property owners within the 400-foot notification area. As of February 16, 2022, four (4) responses were received in favor of the request, and zero (0) responses were received in opposition of the request. Any additional responses received after the above date will be provided during the meeting.

RECOMMENDATION:

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

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

If the B-2 zoning classification case for this parcel is recommended for approval by the Planning & Zoning Commission, then staff recommends approval of an ordinance to change the Land Use Plan designation from Low Density Residential use to Community Center use on property described as Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas, based on the following:

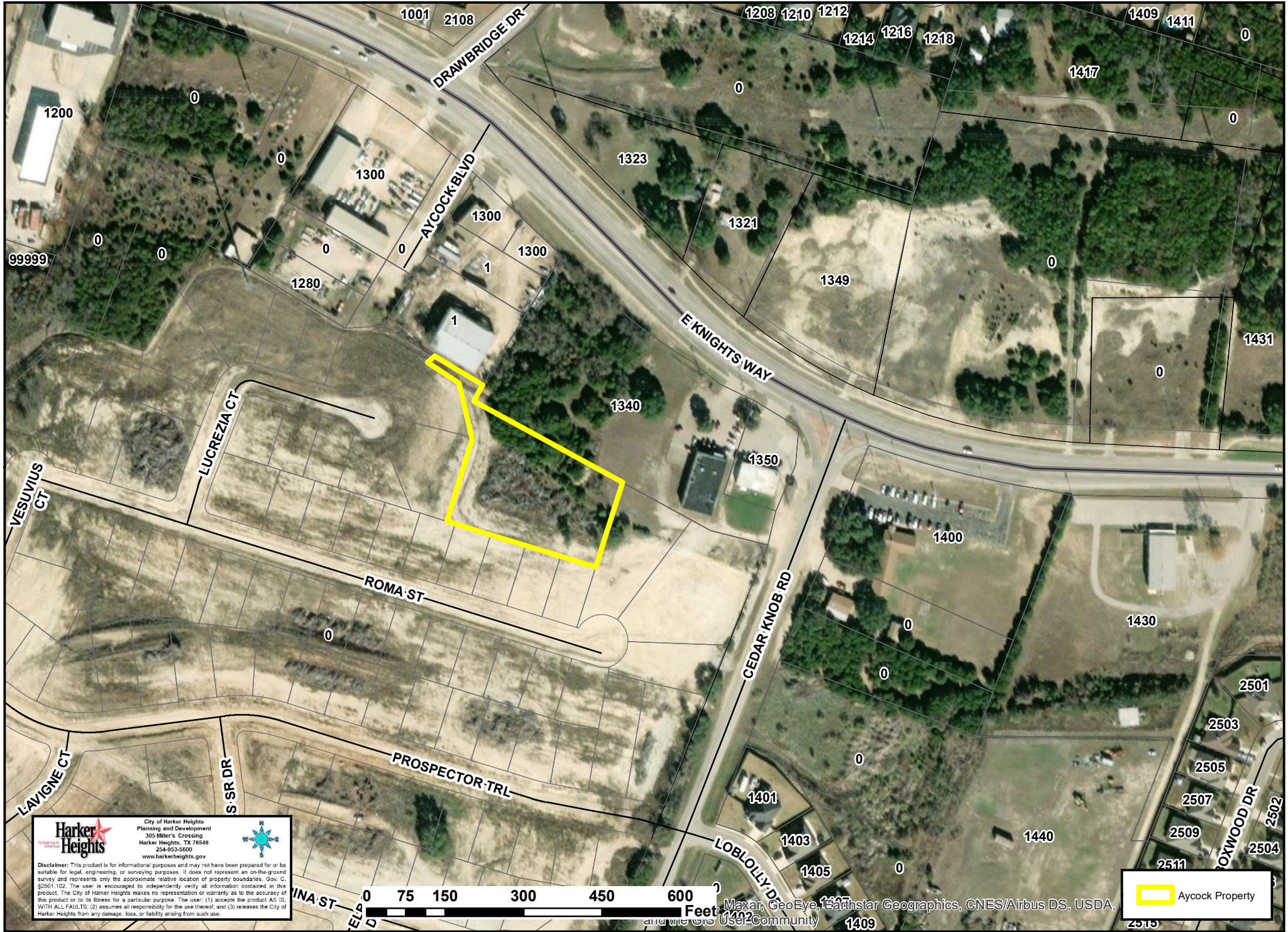
1. This action would amend the current Comprehensive Plan and Land Use Plan such that the proposed use would be compatible with the new R-2 zoning.
2. The proposed use is compatible with new B-2 zoning in the neighborhood.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change land use designation from Community Center to Medium Density Residential on property described as Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

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



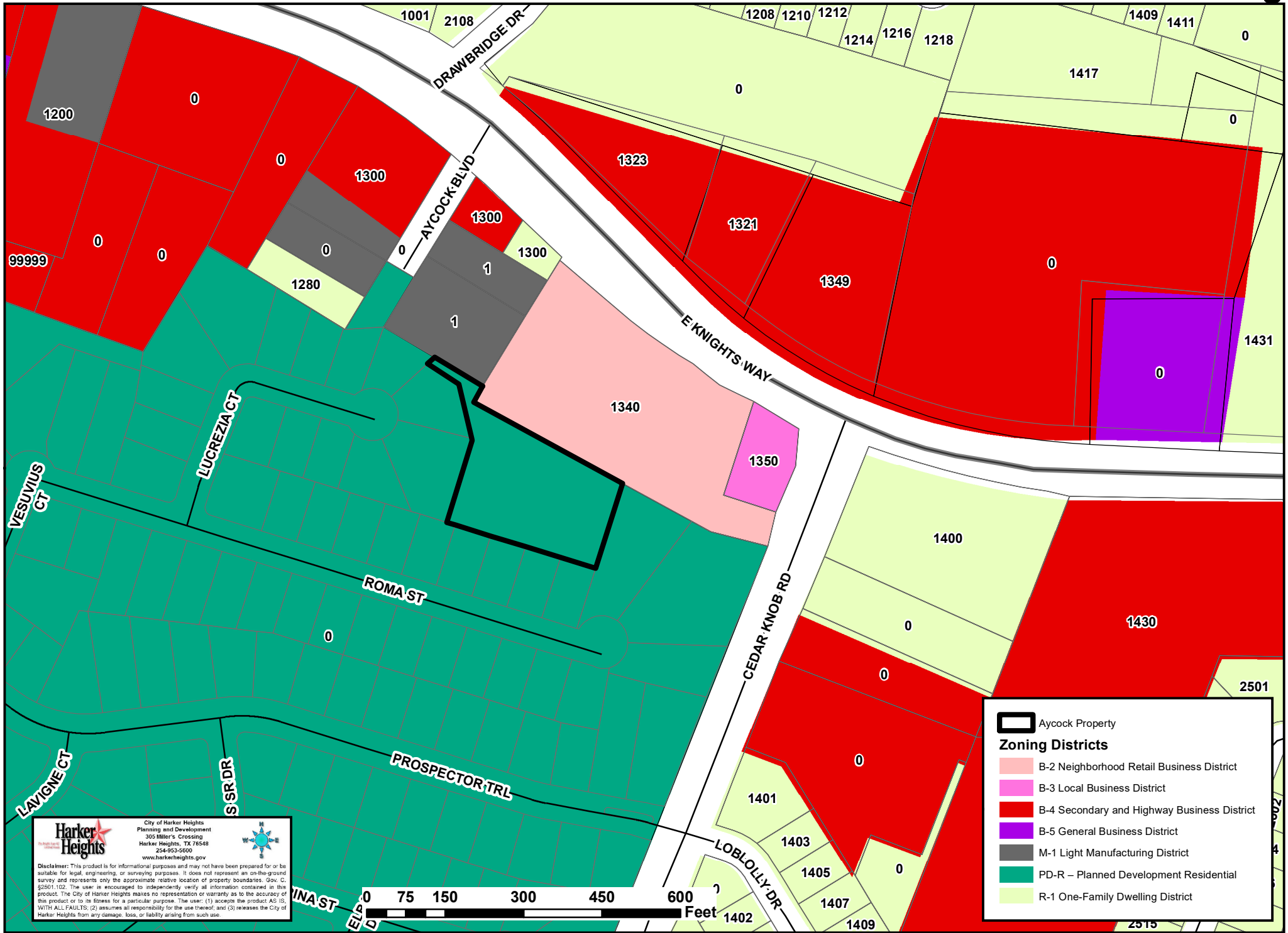
Harker Heights
City of Harker Heights
Planning and Development
300 Miller's Crossing
Harker Heights, TX 78548
254-953-5600
www.harkerheights.gov

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. 2201.102. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.











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

 Aycock Property



Legend

-  Aycock Property
- Zoning Districts**
-  B-2 Neighborhood Retail Business District
-  B-3 Local Business District
-  B-4 Secondary and Highway Business District
-  B-5 General Business District
-  M-1 Light Manufacturing District
-  PD-R – Planned Development Residential
-  R-1 One-Family Dwelling District

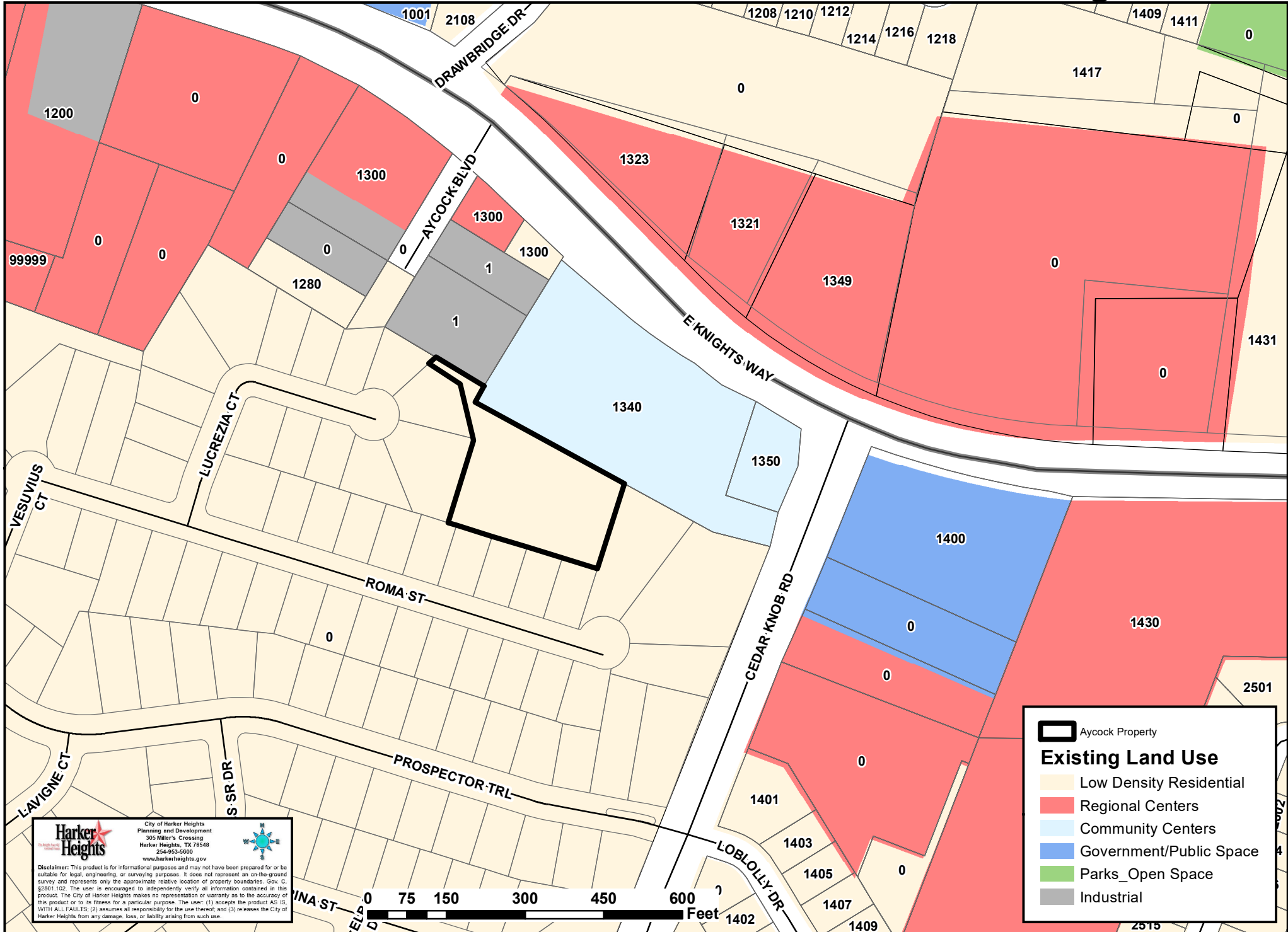
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Zoning Districts allowed per Land Use







| Residential Estate | Low Density Residential | Medium Density Residential | High Density Residential | Community Center | Regional Center | Parks & Open Spaces | Government & School | Overlook Utilization Area |
|---|--|-------------------------------------|------------------------------------|------------------------------------|--------------------------------------|----------------------------------|----------------------------------|---|
| R-1 One-Family Dwelling District (only on lots larger than 0.5 acres) | R-1 One-Family Dwelling District | R1-M Manufactured Homes | R-3 Multi-Family Dwelling District | B-1 Office District | B-4 Secondary and Highway Business | Potentially all zoning districts | Potentially all zoning districts | R-1 One Family Dwelling District |
| Residential Estate | R1-I Single Family Infill Dwelling District* | R1-I Single Family Infill Dwelling* | | B-2 Neighborhood Business District | B-5 General Business | | | R1-R Rural One-Family Dwelling District |
| | R1-A Single Family Garden Home District | R1-A Single Family Garden Home | B-3 Local Business District | PD-B Planned Development Business | PD-R Planned Development Residential | | | |
| | PD-R Planned Development Residential | R2-I Two Family Infill Dwelling* | PD-M Planned Development Mixed Use | PD-B Planned Development Business | PD-M Planned Development Mixed Use | | | |
| | | RT-1 Townhouse Single Family | | | | | | |
| | | R-MU Mixed Use Residential | | | | | | |
| | | R-MH Manufactured Home Park | | | | | | |

(*Zoning districts are allowed only in specific geographical areas per approved ordinances)



 Aycock Property

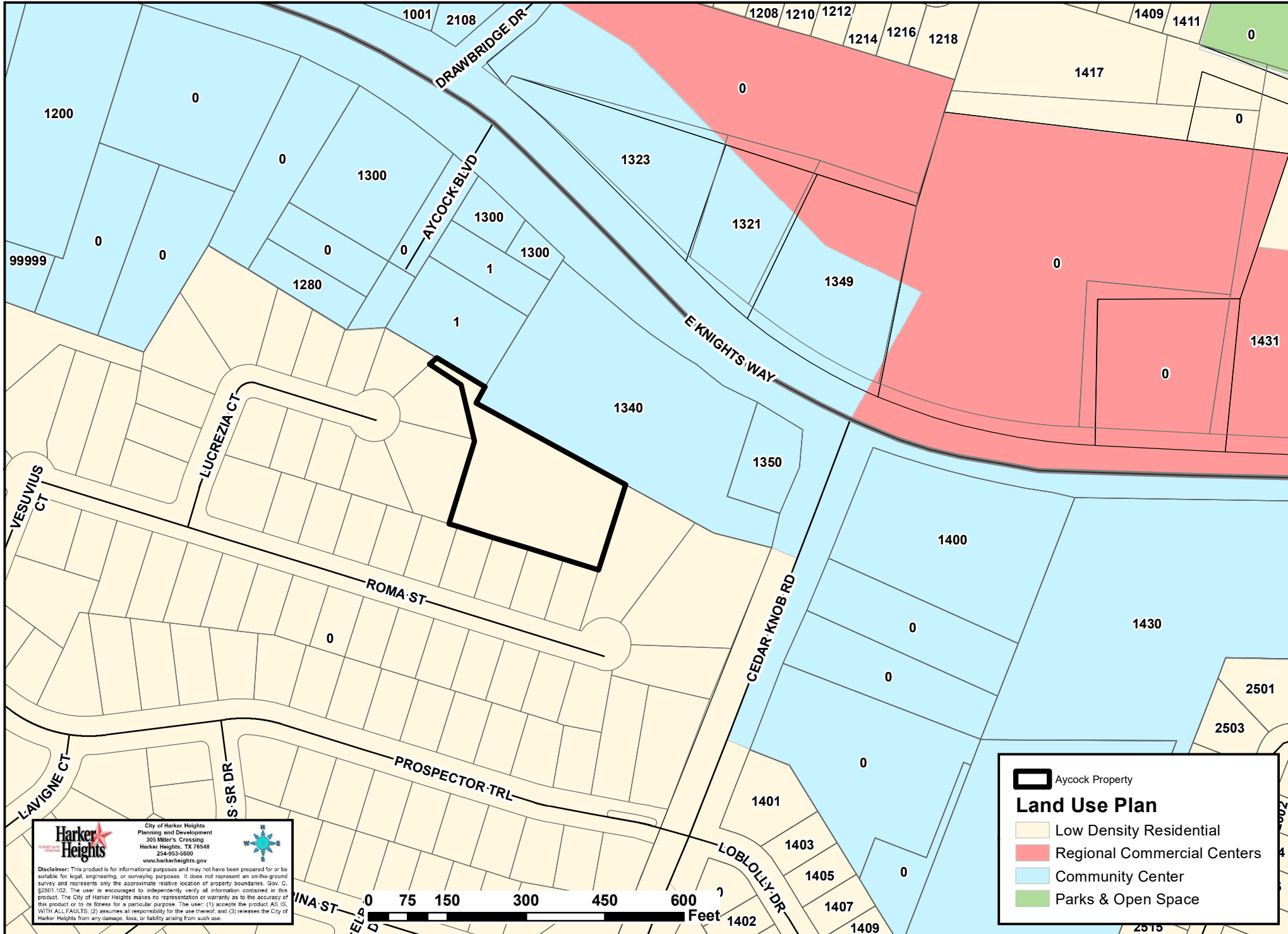
Existing Land Use

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

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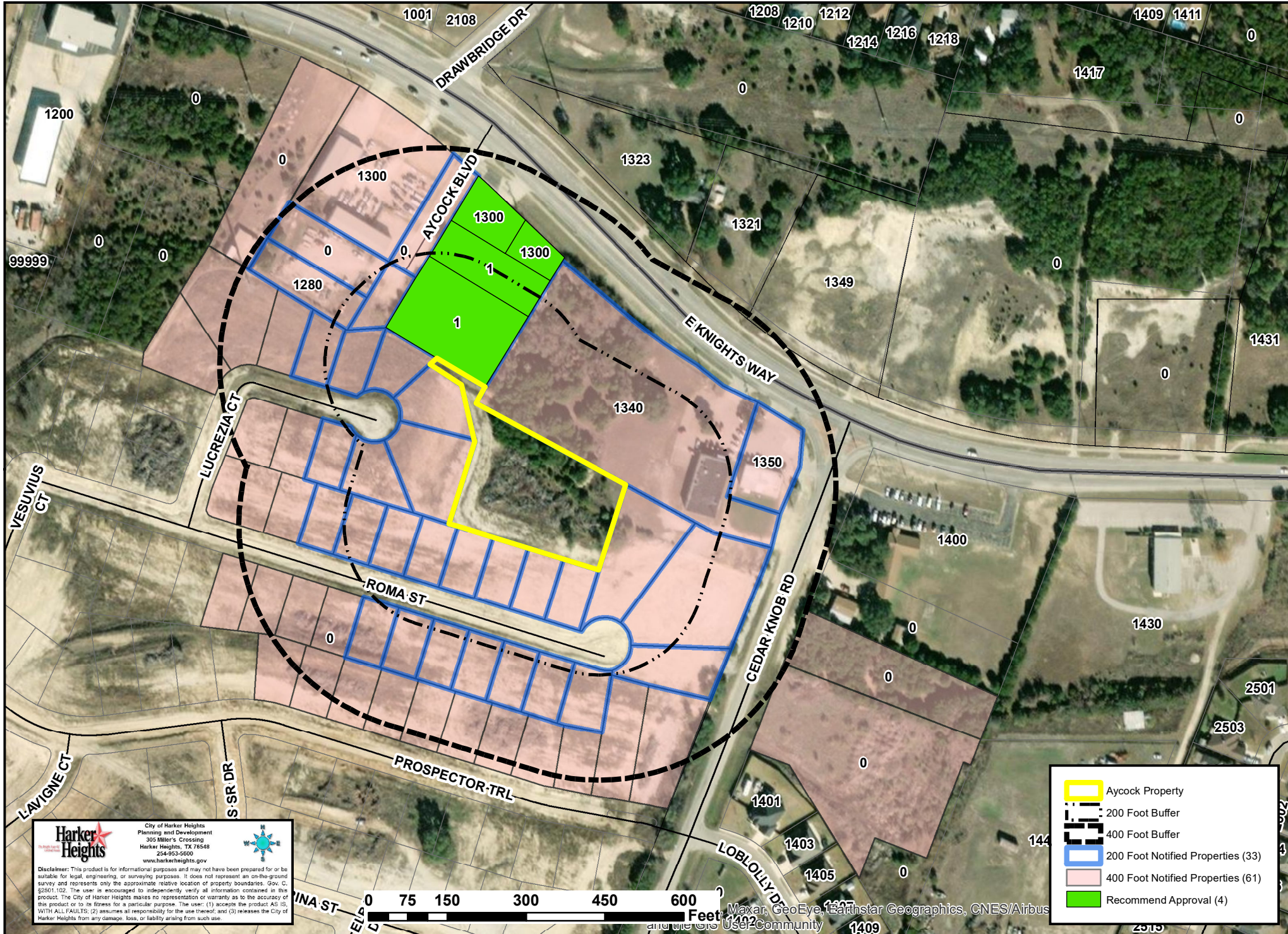
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 Aycock Property

Land Use Plan

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



SENT: FEBRUARY 2, 2022
DUE BACK: FEBRUARY 16, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON FEBRUARY 16, 2022 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

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

FROM: AYCOCK, MATELAND L CONSTRUCTION INC

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

| Physical Address | Property ID |
|------------------|-------------|
| 1300 FM 2410 | 4528 |

RE: application has been made to consider a request to change land use designation from **Low Density Residential to Community Center** on property described as Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located at south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas (see attached notification map).

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

Michael M. Aycock
Printed Name

[Signature]
Signature

2-16-22
Date

Received
FEB 16 2022
Planning & Development

SENT: FEBRUARY 2, 2022
DUE BACK: FEBRUARY 16, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON FEBRUARY 16, 2022 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

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

FROM: AYCOCK, MATELAND L CONSTRUCTION INC

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

| Physical Address | Property ID |
|------------------|-------------|
| 1 FM 2410 | 4529 |

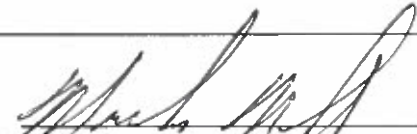
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I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:


Printed Name


Signature

2-16-22
Date

Received
FEB 16 2022
Planning & Development

SENT: FEBRUARY 2, 2022
DUE BACK: FEBRUARY 16, 2022, 5:00 P.M.

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

FROM: AYCOCK, WANDA LEE

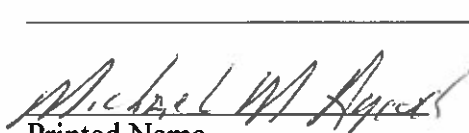
Address(es)/Property ID(s) that could be impacted by this request:

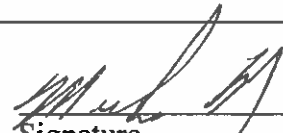
| Physical Address | Property ID |
|------------------|-------------|
| 1300 FM 2410 | 241231 |

RE: application has been made to consider a request to change land use designation from **Low Density Residential to Community Center** on property described as Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located at south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas (see attached notification map).

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

Comments:


Printed Name


Signature

2.16.22
Date

Received
FEB 16 2022
Planning & Development



PLANNING AND ZONING COMMISSION MEMORANDUM

P22-01

AGENDA ITEM X-1

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: FEBRUARY 23, 2022

DISCUSS AND CONSIDER A REQUEST FOR A PRELIMINARY PLAT REFERRED TO AS PAT KERN SUBDIVISION REPLAT 1, ON PROPERTY DESCRIBED AS BEING ALL OF THAT CERTAIN 2.29 ACRE TRACT OF LAND SITUATED IN THE W.E. HALL SURVEY, ABSTRACT NO. 1086, BELL COUNTY, TEXAS, BEING ALL OF THE CALLED LOT 1, BLOCK 1, PAT KERN SUBDIVISION, AN ADDITION TO THE CITY OF HARKER HEIGHTS, RECORDED IN CABINET D, SLIDE 185-A, PLAT RECORDS OF BELL COUNTY, TEXAS, AND ALL OF THE CALLED 1.127 ACRE TRACT, DESCRIBED IN A DEED TO MOOCHING K, LTD., RECORDED IN INSTRUMENT NO. 2013-00048060, DEED RECORDS OF BELL COUNTY, TEXAS

PROJECT DESCRIPTION:

The applicant submitted an application for preliminary plat approval for approximately 3.56 acres of vacant land located near the southeast corner of Indian Trail/FM 3423 and Veterans Memorial Boulevard. The proposed development will consist of one (1) lot that is currently zoned B-4 (Secondary and Highway Business District). The 2021 Land Use Plan indicates this parcel to be designated as a Community Center land use.

As of February 16, 2022 staff had reviewed the submitted preliminary plat and engineering plans and made comments to address safety, drainage, water and wastewater utilities and other pertinent requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

STAFF RECOMMENDATION:

On February 8, 2022, staff returned comments to the applicant. On February 15, 2022, the applicant submitted revisions based on the February 8, 2022 comments. Comments on revisions have been met. Staff therefore recommends approval of the Preliminary Plat for the subdivision referred to as Pat Kern Subdivision Replat 1.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to **approve, approve with conditions, or disapprove with explanation** a request for Preliminary Plat for the subdivision referred to as Pat Kern Subdivision Replat 1, on property described as being all of that certain 2.29 acre tract of land situated in the W.E. Hall Survey, Abstract No. 1086, Bell County, Texas, being all of the called Lot 1, Block 1, Pat Kern Subdivision, an addition to the City of Harker Heights, recorded in Cabinet D, Slide 185-A, Plat Records of Bell County, Texas, and all of the called 1.127 acre tract, described in a deed to Moothing K, LTD., recorded in Instrument No. 2013-00048060, Deed Records of Bell County, Texas

2. Any other action desired.

ATTACHMENTS:

1. Application
2. Field notes
3. Dedication
4. Pat Kern Subdivision Replat 1 - Preliminary Plat
5. Approved Construction Plans for Enclave at Indian Trail (adjacent development)
6. Sidewalk Plan
7. Location Map
8. Staff Comments with Responses



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: Pat Kern Subdivision, Replat No. 1 **Date Submitted:** 01/26/2022

Existing Lot Count: 2 **Proposed Lot Count:** 1 **Proposed Units:** _____ **Acreage:** 2.29

Existing Land Use: Commercial **Proposed Land Use:** Commercial

Site Address or General Location: 201 Indian Trail Dr., Harker Heights

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

Owner Information & Authorization:

Property Owner: Moothing K, LTD

Address: PO Box 2281, Harker Heights, Texas

Phone: N/A E-Mail: _____

Developer: _____

Address: _____

Phone: _____ E-Mail: _____

Engineer/Surveyor: Quintero Engineering, LLC

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

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

CHECK ONE OF THE FOLLOWING:

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

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.

Pat Harvey Kern

Printed Name of Owner

[Signature]

Signature of Owner

SWORN AND SUBSCRIBED BEFORE ME ON THIS DAY OF January, 2022

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 3/3/24



STAFF ONLY -- DO NOT FILL OUT

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



QUINTERO ENGINEERING, LLC

CIVIL ENGINEERING • LAND SURVEYING • PLANNING • CONSTRUCTION MANAGEMENT

1501 W. STAN SCHLUETER LP, KILLEEN TEXAS (254) 493-9962

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

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

2.29 ACRES BELL COUNTY, TEXAS

BEING all of that certain 2.29 acre tract of land situated in the W.E. Hall Survey, Abstract No. 1086, Bell County, Texas, being all of the called Lot 1, Block 1, Pat Kern Subdivision, an addition to the City of Harker Heights, recorded in Cabinet D, Slide 185-A, Plat Records of Bell County, Texas, and all of the called 1.127 acre tract, described in a deed to Mooching K, LTD., recorded in Instrument No. 2013-00048060, Deed Records of Bell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod with cap stamped "M&A" found in the East right-of-way line of Indian Trail (FM 3423) and at the Northwest corner of Lot 1, Block 1, Texas Tumblers Addition, an addition to the City of Harker Heights, recorded in Cabinet D, Slide 14-A, Plat Records of Bell County, Texas, for the Southwest corner of the herein described tract;

THENCE, along the East right-of-way line of Indian Trail and the West line of the herein described tract, the following three courses and distances:

1. N 12° 06' 02" E, 56.44 feet (Deed N 12° 02' 19" E, 56.45 feet), to a 3/8" iron rod found at the beginning of a curve to the left;
2. 207.90 feet along the arc of the said curve to the left having a Radius of 920.34 feet, and a Chord Bearing and Distance of N 05° 37' 04" E, 207.46 feet, to a 1/2" iron rod with a cap stamped "QUINTERO 10194110" set;
3. N 00° 48' 38" W, 139.56 feet (Plat N 00° 48' 34" W, 139.56 feet), to a to a 1/2" iron rod with a cap stamped "QUINTERO 10194110" set in the East right-of-way line of Indian Trail, at the Southwest corner of a called 1.321 acre tract, described in a deed to BHE, LLP., recorded in Volume 5320, Page 444, Deed Records of Bell County, Texas, for the Northwest corner of the herein described tract;

THENCE, S 76° 41' 36" E, 234.75 feet (Plat S 76° 41' 47" E, 234.87 feet), departing the East right-of-way line of Indian Trail, along the South line of the said 1.321 acre tract to a 3/8" iron rod found at the Southeast corner of the said 1.321 acre tract and in the West line of a called 2.649 acre tract (Parcel 2), described in a deed to Tera Azul Developments, LLC, recorded in Instrument No. 2013-00048429, Deed Records of Bell County, Texas, for the Northeast corner of the herein described tract;

THENCE, along the common line between the herein described tract and the said Parcel 2 and Parcel 1, recorded in the same deed to Tera Azul Development, the following three courses and distances:

1. S 07° 16' 44" W, 234.94 feet (Plat S 07° 18' 36" W, 234.98 feet), to a 3/8" iron rod with a cap stamped "M&A" found;
2. S 75° 05' 01" E, 100.80 feet (Deed S 75° 01' 33" E, 100.86 feet), to a 3/8" iron rod found;
3. S 12° 16' 35" W, 155.26 feet (Deed S 12° 17' 44" W, 155.15 feet), to a 3/8" iron rod with a cap stamped "M&A" found at the Northeast corner of the said Lot 1, Texas Tumblers Addition for the Southeast corner of the herein described tract;

THENCE, N 77° 46' 31" W, 300.04 feet (Deed N 77° 51' 32" W, 300.06 feet), along the North line of the said Lot 1, Texas Tumblers Addition to the **POINT OF BEGINNING** containing 2.29 acres of land, more or less.

The bearings for this description are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, per Leica Texas Smart Net GPS observations, as surveyed on the ground September 8, 2021, by Quintero Engineering, LLC.

For Interim Review Only

This document is released for the purpose of review and comment under the authority of Seth H. Barton, R.P.L.S., R.P.L.S. No. 6878 on February 15, 2022. This document shall not be recorded for any purpose and shall not

DEDICATION

STATE OF TEXAS §

COUNTY OF _____BELL §

KNOW ALL MEN BY THESE PRESENTS:

That **Mooching K, LTD.** being the sole owner of that certain 2.29 acre tract of land situated in the W. E. Hall Survey, Abstract No. 1086, Bell County, Texas, being all of Lot 1, Block 1, Pat Kern Subdivision, recorded in Cabinet D, Slide 185-A, Plat Records of Bell County, Texas, and all of the called 1.127 acre tract described in a deed to Mooching K, LTD., recorded in Instrument No. 2013-00048060, Deed Records of Bell County, Texas, which is more fully described in the dedication of **Pat Kern Subdivision, Replat No. 1**, an addition to the City of Harker Height, Bell County, Texas, and **Pat Kern Subdivision, Replat No. 1** hereby dedicates to said City all streets, avenues, drives, alleys and drainage tracts shown on the said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities when and as authorized by the City of Harker Heights, Bell County, Texas.

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

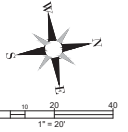
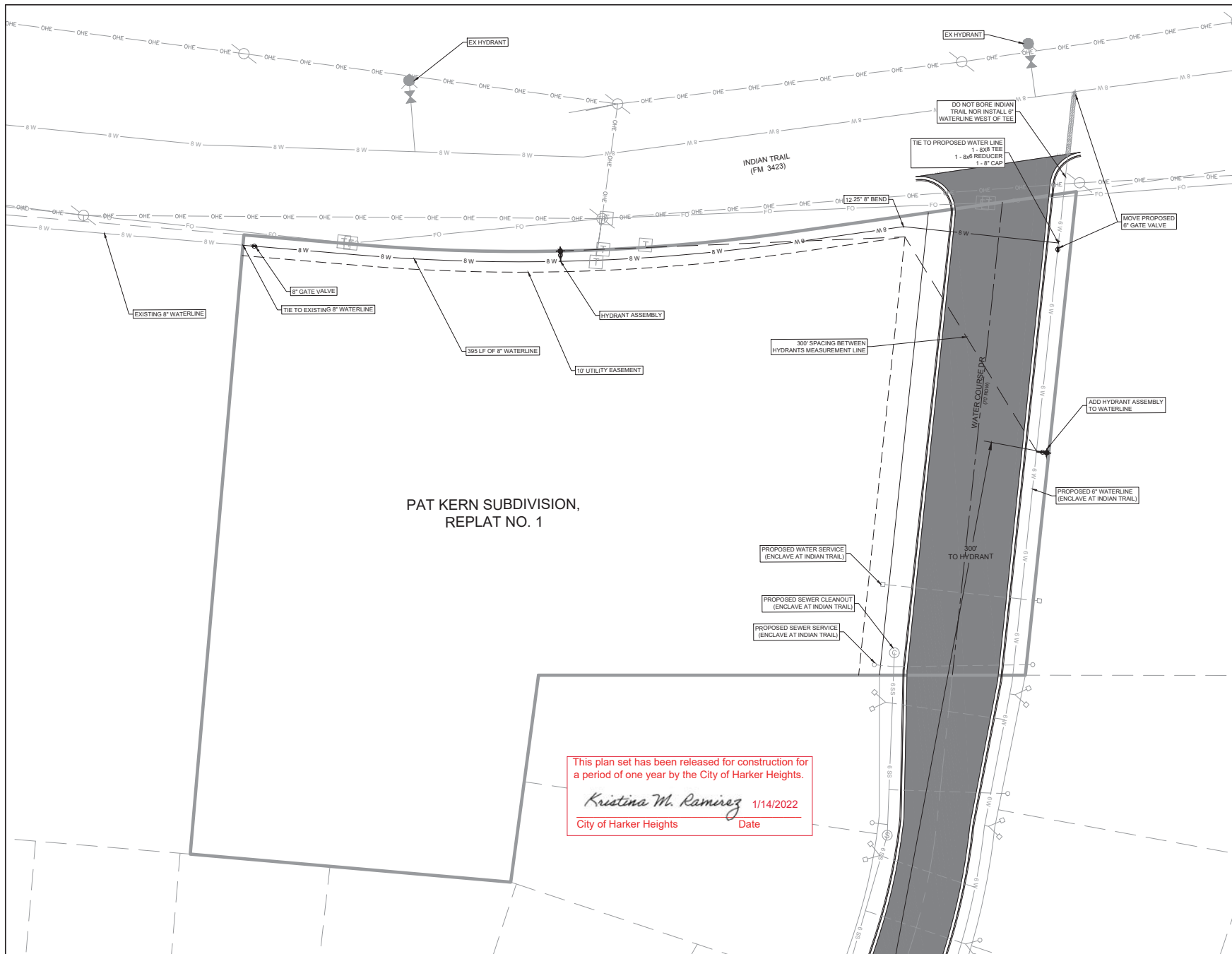
W I T N E S S the execution hereof, on this _____ day of _____, 2022.

For: Mooching K, LTD.

By: _____
Pat Kern
Manager

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

NOTARY PUBLIC STATE OF TEXAS
My Commission Expires:_____



- WATER NOTES:**
- ALL WATERLINES SHALL BE AWWA C900 PIPE WITH MINIMUM 42" COVER UNLESS OTHERWISE NOTED.
 - ALL CONSTRUCTION SHOWN HEREIN SHALL BE PER CITY OF HARKER HEIGHTS STANDARDS AND SPECIFICATIONS.
 - EXISTING UTILITIES SHOWN HEREIN HAVE BEEN LOCATED BY VISIBLE APPURTENANCES AND RECORD DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND PROTECTING ALL UTILITIES REGARDLESS OF THEIR DEPICTION HEREIN.
 - FIRE HYDRANT SYMBOLS ARE FOR REPRESENTATION ONLY. FIRE HYDRANT ORIENTATION SHALL BE PER CITY OF HARKER HEIGHTS STANDARD DETAIL. ALL VALVES FOR HYDRANTS ARE TO BE CONNECTED DIRECTLY TO TEE AND HYDRANT IS TO BE EXTENDED TO PROPERTY LINE.
 - ALL FIELD BENDS SHALL BE PER PIPE MANUFACTURER RECOMMENDATIONS.
 - WATER - SEWER CROSSING SHALL MEET THE MINIMUM CURRENT REQUIREMENTS PER TCEQ AND CITY CODE.
 - THE CONTRACTOR SHALL COORDINATE THE FINAL PLACEMENT OF PROPOSED VALVES AND OTHER APPURTENANCES WITH STREET, SIDEWALK AND UTILITY IMPROVEMENTS TO AVOID CONFLICTS.
 - SEE SHEETS 26, 27, AND 28 OF THE ENCLAVE AT INDIAN TRAIL PLANS FOR DETAILS.

!!! CAUTION !!!
 DEPTH AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE EXCAVATING IN THE AREA.



**Know what's below.
 Call before you dig.**

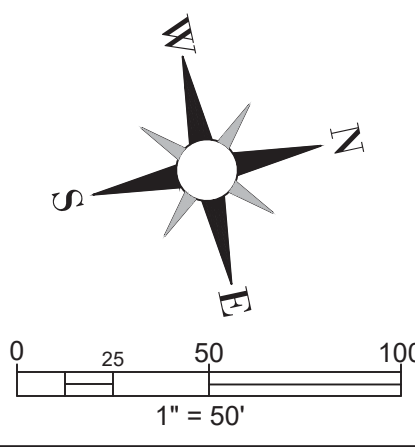
| NO. | DATE | DESCRIPTION | BY |
|-----|------------|------------------|----|
| 1 | 01/14/2022 | ORIGINAL RELEASE | |
| 2 | 02/03/2022 | REVISED | |



**PAT KERN
 WATERLINE
 EXTENSION**

| | |
|-----------|------------|
| DATE | 01/14/2022 |
| DESIGN | JAT |
| CHECKED | JAT |
| APPROVED | JAT |
| PROJECT # | 21-020-001 |
| DRAWING # | 1 |

This plan set has been released for construction for a period of one year by the City of Harker Heights.
Kristina M. Ramirez 1/14/2022
 City of Harker Heights Date



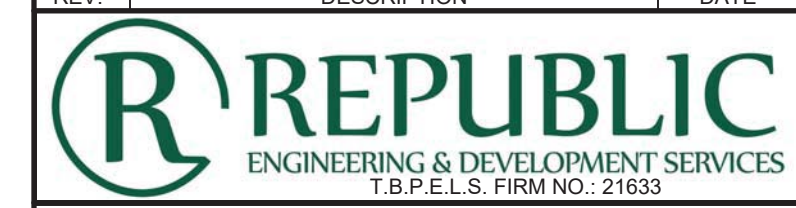
- WATER NOTES:**
1. ALL WATERLINES SHALL BE AWWA C900 PIPE UNLESS OTHERWISE NOTED.
 2. ALL CONSTRUCTION SHOWN HEREIN SHALL BE PER CITY OF HARKER HEIGHTS STANDARDS AND SPECIFICATIONS.
 3. EXISTING UTILITIES SHOWN HEREIN HAVE BEEN LOCATED BY VISIBLE APPURTENANCES AND RECORD DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND PROTECTING ALL UTILITIES REGARDLESS OF THEIR DEPICTION HEREIN.
 4. FIRE HYDRANT SYMBOLS ARE FOR REPRESENTATION ONLY. FIRE HYDRANT ORIENTATION SHALL BE PER CITY OF HARKER HEIGHTS STANDARD DETAIL. ALL VALVES FOR HYDRANTS ARE TO BE CONNECTED DIRECTLY TO TEE AND HYDRANT IS TO BE EXTENDED TO PROPERTY LINE.
 5. ALL FIELD BENDS SHALL BE PER PIPE MANUFACTURER RECOMMENDATIONS.
 6. WATER - SEWER CROSSING SHALL MEET THE MINIMUM CURRENT REQUIREMENTS PER TCEQ AND CITY CODE.
 7. THE CONTRACTOR SHALL COORDINATE THE FINAL PLACEMENT OF PROPOSED VALVES AND OTHER APPURTENANCES WITH STREET, SIDEWALK AND UTILITY IMPROVEMENTS TO AVOID CONFLICTS.
 8. SEE SHEETS 26, 27, AND 28 FOR DETAILS.

!!! CAUTION !!!
 DEPTH AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE EXCAVATING IN THE AREA.



**Know what's below.
 Call before you dig.**

| REV | DESCRIPTION | DATE |
|-----|------------------|-----------|
| 1 | ORIGINAL RELEASE | 8/13/2021 |

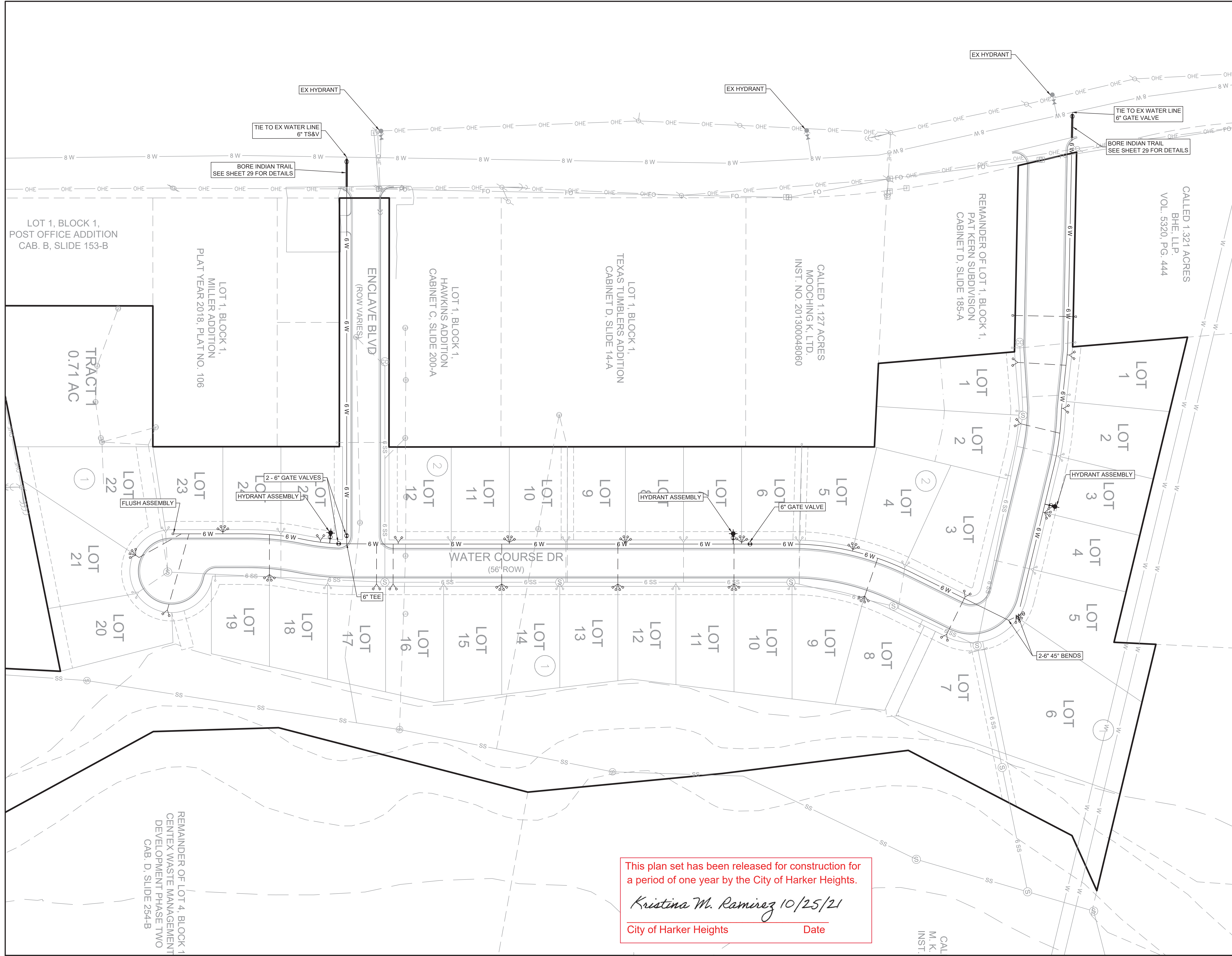
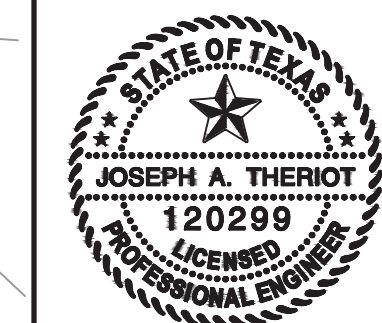


**THE ENCLAVE AT
 INDIAN TRAIL**

WATER LAYOUT

JAT 10/13/2021
 DATE

| | |
|-----------|------------|
| DESIGN | JAT |
| DRAFTED | JAT |
| CHECKED | JAT |
| PROJECT # | 21-020-001 |
| DRAWING # | 8 |



This plan set has been released for construction for a period of one year by the City of Harker Heights.
Kristina M. Ramirez 10/25/21
 City of Harker Heights Date

REMAINDER OF LOT 4, BLOCK 1
 CENTER WASTE MANAGEMENT
 DEVELOPMENT PHASE TWO
 CAB. D, SLIDE 254-B

LOT 1, BLOCK 1,
 POST OFFICE ADDITION
 CAB. B, SLIDE 153-B

LOT 1, BLOCK 1,
 MILLER ADDITION
 PLAT YEAR 2018, PLAT NO. 106

TRACT 1
 0.71 AC

LOT 1, BLOCK 1,
 HAWKINS ADDITION
 CABINET C, SLIDE 200-A

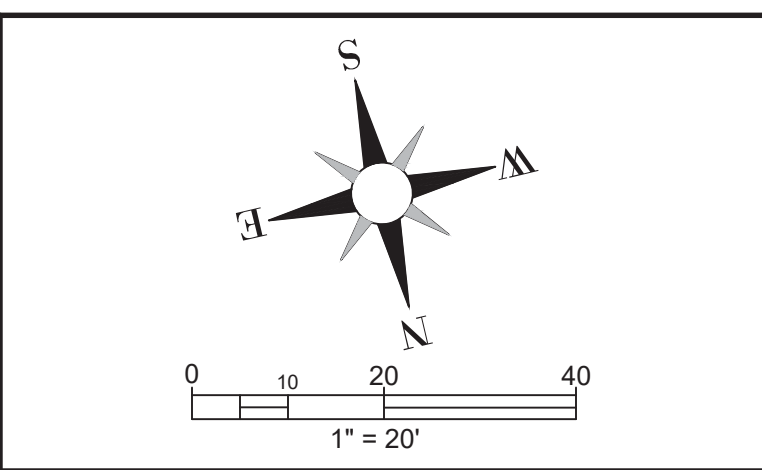
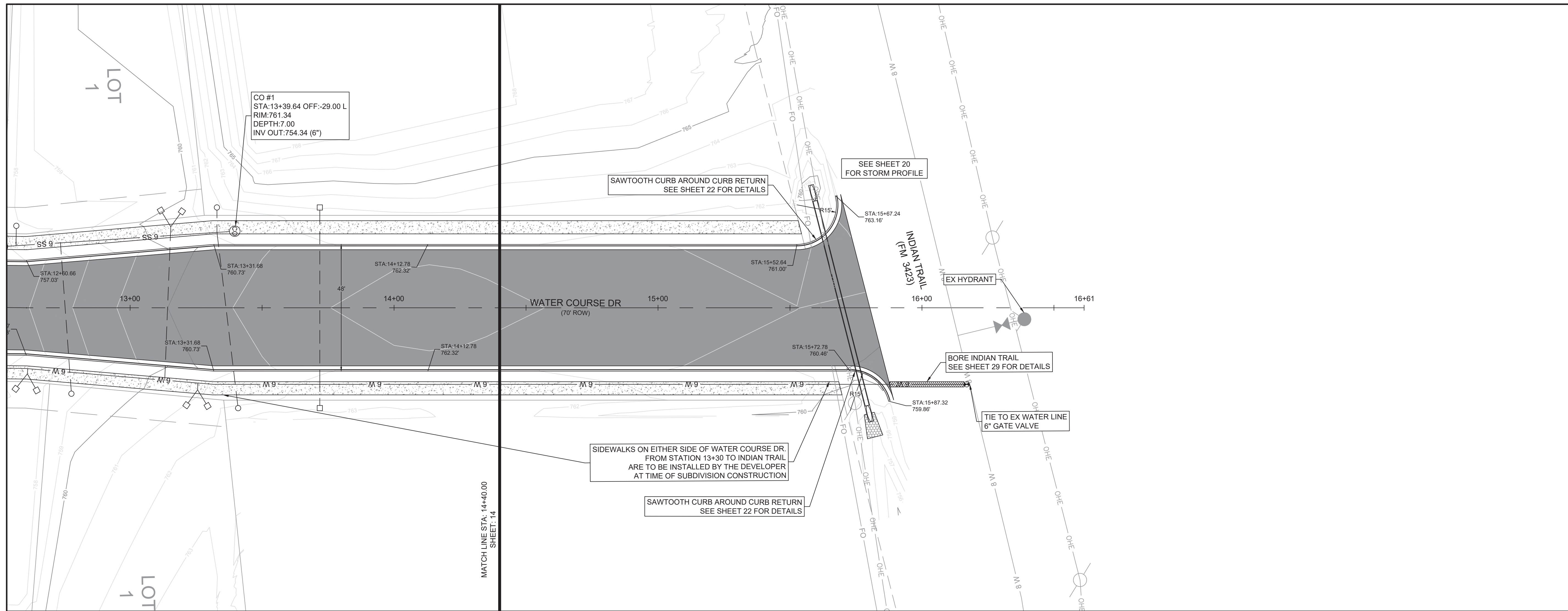
LOT 1, BLOCK 1,
 TEXAS TUMBLERS ADDITION
 CABINET D, SLIDE 14-A

CALLED 1.127 ACRES
 MOOCHING K, LTD.
 INST. NO. 201300048060

REMAINDER OF LOT 1, BLOCK 1,
 PAT KERN SUBDIVISION
 CABINET D, SLIDE 185-A

CALLED 1.321 ACRES
 BHE, LLP.
 VOL. 5320, PG. 444

CAL
 M. K.
 INST.



- NOTES:**
- EXISTING UTILITIES SHOWN HEREIN HAVE BEEN LOCATED BY VISIBLE APPURTENANCES AND RECORD DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND PROTECTING ALL UTILITIES REGARDLESS OF THEIR DEPICTION HEREIN.
 - WATER - SEWER CROSSING SHALL MEET THE MINIMUM CURRENT REQUIREMENTS PER TCEQ AND CITY CODE.
 - ALL SIDEWALKS ARE 5' WIDE AND 1' FROM PROPERTY LINE. SEE SHEET 10 FOR DETAILS.

!!! CAUTION !!!
 DEPTH AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE EXCAVATING IN THE AREA.



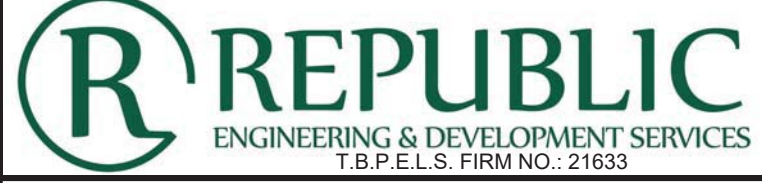
**Know what's below.
 Call before you dig.**

PROFILE LEGEND

- — — — — EXISTING GRADE
- - - - - DESIGN GRADE (CROWN)
- — — — — LEFT BACK-OF-CURB
- — — — — RIGHT BACK-OF-CURB

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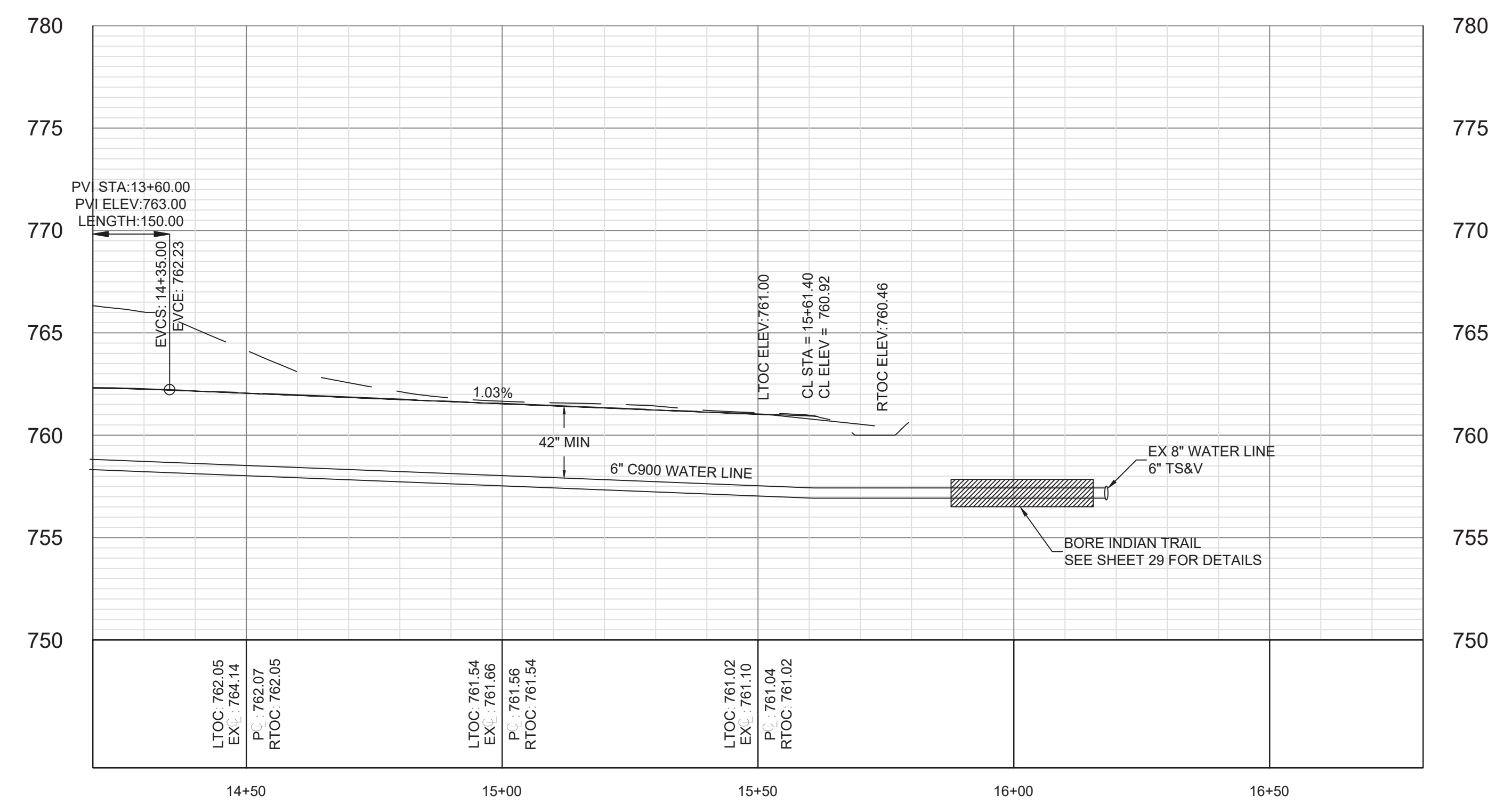
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| 1 | ORIGINAL RELEASE | 8/13/2021 |
| REV | DESCRIPTION | DATE |



**THE ENCLAVE AT
 INDIAN TRAIL
 WATER COURSE DR
 STA 14+40 TO END**

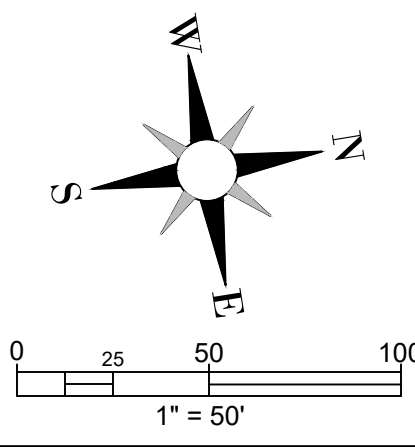
JAT 10/13/2021
 DATE

| | | |
|--|-----------|------------|
| | DESIGN | JAT |
| | DRAWN | JAT |
| | CHECKED | JAT |
| | PROJECT # | 21-020-001 |
| | DRAWING # | 15 |



This plan set has been released for construction for a period of one year by the City of Harker Heights.

Kristina M. Ramirez 10/25/21
 City of Harker Heights Date

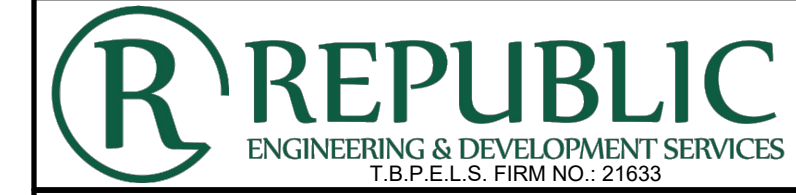


- SIDEWALK NOTES:**
1. SIDEWALKS WITHIN THE PROJECT BOUNDARY ARE TO BE 5' WIDE AND 1' FROM PROPERTY LINE.
 2. SIDEWALKS AND CURB RAMPS WITHIN THE PROJECT BOUNDARY ARE TO BE BUILT BY HOMEOWNER AT TIME OF HOUSE CONSTRUCTION UNLESS OTHERWISE NOTED ON THIS SHEET
 3. ALL CURB RAMPS ARE STANDARD HARKER HEIGHTS WHEELCHAIR RAMPS UNLESS OTHERWISE NOTED ON THIS SHEET
 4. DEVELOPER IS REQUIRED TO INSTALL ALL SIDEWALKS ACROSS ALL DRAINAGE EASEMENT/TRACT CROSSINGS DURING SUBDIVISION CONSTRUCTION.

2-CURB RAMPS

| | | |
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|-----|------------------|-----------|
| 1 | ORIGINAL RELEASE | 4/28/2021 |
| REV | DESCRIPTION | DATE |



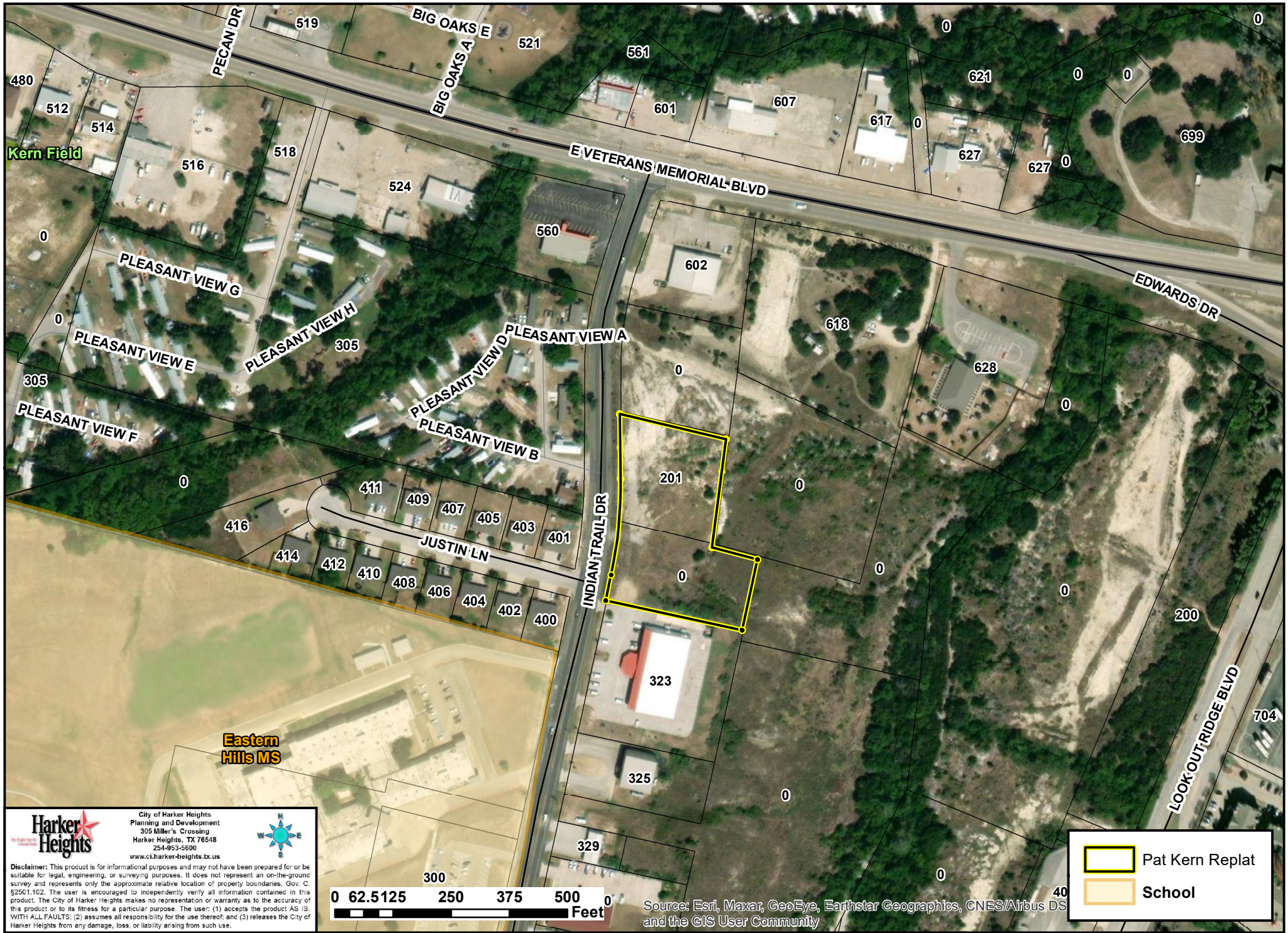
THE ENCLAVE

SIDEWALK LAYOUT

| | |
|-----------|------|
| | |
| SIGNATURE | DATE |

| | | |
|--|------------|-----|
| THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JOSEPH THERIOT, P.E. 120299 ON 4/28/2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. | PM | JAT |
| | DESIGN | JAT |
| | DRAFTED | JAT |
| | CHECKED | JAT |
| PROJECT # | 21-020-001 | |
| DRAWING # | 6 | |

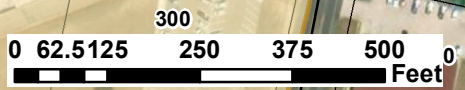
6



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

Eastern Hills MS

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



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

Pat Kern Replat
 School

PAT KERN SUBDIVISION

REPLAT NO. 1

P22-01 Preliminary Plat – Pat Kern Subdivision Replat No. 1

Plat Distributed to HH Staff: January 28, 2022
Comments Returned to Quintero Engineering, LLC: February 8, 2022
Revisions received: February 14, 2022
Comments on revisions returned to Quintero Engineering.: February 18, 2022

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Plat Dedication Page

- a. Water Course Drive was shown as being dedicated in the preliminary plat for The Enclave at Indian Trail subdivision. Applicant shall clarify ownership of the land area shown for the Water Course Drive ROW and who will be responsible for the construction of the roadway, drainage and sidewalks within said ROW.

(Response – The property that contains the proposed Watercourse drive right-of-way has transferred ownership to Moothing K, LTD. The agreement is still the same, Terra Azul Developments, LLC will still construct the public infrastructure per the approved construction plans submitted to the City.)

(COHH Staff - Applicant is advised that no Certificate of Occupancy will be issued until required public infrastructure has been installed and accepted by the City.)

- b. Applicant shall annotate and illustrate ROW measurements for Indian Trail (90 ft ROW). If the required amount of ROW is not existing, then the Applicant shall provide half of the required remaining ROW. (Met 2/16/2022 Y. Spell)
- c. Per 154.22 (B) (1), applicant shall provide a drawing scale of not less than 1-inch equals 100 feet (can be an inset). (Met 2/16/2022 Y. Spell)
- d. Language on dedication statement on face of plat and separate dedication instrument do not match. (Met 2/16/2022 Y. Spell)
- e. Sum of acreage listed on field notes is greater than acreage shown on face of plat. Clarify total acreage of lot. (Met 2/16/2022 Y. Spell)
- f. Show the following information on face of plat for properties within 100 feet : §154.21 (C) (1) (k) Adjacent property information including present ownership, legal descriptions (recorded volume and page) and property lines within 100 feet; (Met 2/16/2022 Y. Spell)

- g. ~~TX Dot may require a 1' non-access easement be placed along Indian Trail/FM 3423 (Met 2/16/2022 Y. Spell)~~
2. Utilities
- a. ~~Applicant is advised that the construction plans for the proposed 8" watermain and fire hydrants along Indian Trail has been released and is slightly different from what is shown on the submitted utility plan sheets for this application. The installation, acceptance and maintenance bonding of said line has not occurred to date. Depending on timing of Development the Applicant may need to coordinate with that Developer or construct said offsite main. (Applicant noted response 2/15/2022 Y. Spell)~~
- b. ~~Applicant is advised that the offsite utility easement and sewer main at the proposed sewer service location have not yet been recorded and constructed. They are part of The Enclave at Indian Trail subdivision's proposed construction. Depending on timing of Development the Applicant may need to coordinate with that Developer or construct said offsite main. (Applicant noted response 2/15/2022 Y. Spell)~~
- c. ~~Applicant shall provide a sidewalk layout for the proposed plat. (Met 2/16/2022 Y. Spell)~~
3. The following items can be addressed during construction site plan review and are provided for the Applicant's advanced reference.
- a. ~~Applicant is advised that sheet flow approximation will be required inside of the proposed subdivision since there is not an existing point discharge location from this proposed subdivision onto the property to the east. (Applicant noted response 2/15/2022 Y. Spell)~~
- b. ~~Applicant is advised that TXDOT approval of the driveway(s) along Indian Trail will be required prior to final plat and release of construction site plans. This may require a traffic impact analysis, a 1' non-access easement, and/or a 30' internal passage easement to the adjacent lots. (Applicant noted response 2/15/2022 Y. Spell)~~
- c. ~~Applicant is advised that a driveway entrance onto Water Course Drive or Indian Trail will not be allowed in the AASHTO clear site triangle at the corner of Indian Trail and Water Course Drive. (Applicant noted response 2/15/2022 Y. Spell)~~

Public Works, Mark Hyde

1. ~~Label the proposed utility easements as public utility easements. (Met 2/16/2022 Y. Spell)~~
2. ~~Provide the construction drawings for the 8-inch water line and the section of Water Course Drive including the utilities. Once constructed, the property owner will be required to provide a maintenance bond for the public infrastructure. (Met 2/16/2022 Y. Spell)~~

City Engineer, Otto Wiederhold

1. No comments.

Fire Marshal, Brad Alley

1. No comments.

Building Official, Mike Beard

1. Comments have not been received and may be forthcoming.

ONCOR, Steven Huggins

1. ~~Oncor to keep existing lines and easements.~~ (Applicant noted response 2/15/2022 Y. Spell)

Century Link/ Lumen, Chris McGuire

1. No comments, easement called out for existing facilities.

Spectrum, Shaun Whitehead

1. Comments have not been received and may be forthcoming.

ATMOS, Rusty Fischer

1. Comments have not been received and may be forthcoming.

TXDOT

1. Comments have not been received and may be forthcoming.

Bell County WC&ID #1

1. Comments have not been received and may be forthcoming.



PLANNING AND ZONING COMMISSION MEMORANDUM

P22-02

AGENDA ITEM X-2

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT

DATE: FEBRUARY 23, 2022

DISCUSS AND CONSIDER A REQUEST FOR A FINAL PLAT REFERRED TO AS PAT KERN SUBDIVISION REPLAT 1, ON PROPERTY DESCRIBED AS BEING ALL OF THAT CERTAIN 2.29 ACRE TRACT OF LAND SITUATED IN THE W.E. HALL SURVEY, ABSTRACT NO. 1086, BELL COUNTY, TEXAS, BEING ALL OF THE CALLED LOT 1, BLOCK 1, PAT KERN SUBDIVISION, AN ADDITION TO THE CITY OF HARKER HEIGHTS, RECORDED IN CABINET D, SLIDE 185-A, PLAT RECORDS OF BELL COUNTY, TEXAS, AND ALL OF THE CALLED 1.127 ACRE TRACT, DESCRIBED IN A DEED TO MOOCHING K, LTD., RECORDED IN INSTRUMENT NO. 2013-00048060, DEED RECORDS OF BELL COUNTY, TEXAS

PROJECT DESCRIPTION:

The applicant submitted an application for final plat approval for approximately 3.56 acres of vacant land located near the southeast corner of Indian Trail/FM 3423 and Veterans Memorial Boulevard. The proposed development will consist of one (1) lot that is currently zoned B-4 (Secondary and Highway Business District). The 2021 Land Use Plan indicates this parcel to be designated as a Community Center land use.

As of February 16, 2022 staff had reviewed the submitted final plat and engineering plans and made comments to address safety, drainage, water and wastewater utilities and other pertinent requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

STAFF RECOMMENDATION:

On February 8, 2022, staff returned comments to the applicant. On February 15, 2022, the applicant submitted revisions based on the February 8, 2022 comments. Comments on revisions have not yet been fully met; however, staff believes remaining comments could be fully addressed prior to recordation. Staff therefore recommends approval of the Final Plat for the subdivision referred to as Pat Kern Subdivision Replat 1 with the following conditions:

1. A Guarantee of Performance (bond/letter of credit) shall be provided for 100% of the public infrastructure that has not been constructed as of the date of approval of the final plat by City Council. Said bond shall be vetted and approved by the City Engineer. Additionally, the final plat shall not be filed for record and no permits issued until the executed Guarantee of Performance is provided to the City.
2. Remaining comments to be adequately addressed per city staff.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to **approve, approve with conditions, or disapprove with explanation** a request for Final Plat for the subdivision referred to as Pat Kern Subdivision Replat 1, on property described as being all of that certain 2.29 acre tract of land situated in the W.E. Hall Survey, Abstract No. 1086, Bell County, Texas, being all of the called Lot 1, Block 1, Pat Kern Subdivision, an addition to the City of Harker Heights, recorded in Cabinet D, Slide 185-A, Plat Records of Bell County, Texas, and all of the called 1.127 acre tract, described in a deed to Mooching K, LTD., recorded in Instrument No. 2013-00048060, Deed Records of Bell County, Texas

2. Any other action desired.

ATTACHMENTS:

1. Application
2. Field notes
3. Dedication
4. Pat Kern Subdivision Replat 1 – Final Plat
5. Approved Construction Plans for Enclave at Indian Trail
6. Sidewalk Plan
7. Location Map
8. Staff Comments with Responses



QUINTERO ENGINEERING, LLC

CIVIL ENGINEERING • LAND SURVEYING • PLANNING • CONSTRUCTION MANAGEMENT

1501 W. STAN SCHLUETER LP, KILLEEN TEXAS (254) 493-9962

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

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

2.29 ACRES BELL COUNTY, TEXAS

BEING all of that certain 2.29 acre tract of land situated in the W.E. Hall Survey, Abstract No. 1086, Bell County, Texas, being all of the called Lot 1, Block 1, Pat Kern Subdivision, an addition to the City of Harker Heights, recorded in Cabinet D, Slide 185-A, Plat Records of Bell County, Texas, and all of the called 1.127 acre tract, described in a deed to Mooching K, LTD., recorded in Instrument No. 2013-00048060, Deed Records of Bell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod with cap stamped "M&A" found in the East right-of-way line of Indian Trail (FM 3423) and at the Northwest corner of Lot 1, Block 1, Texas Tumblers Addition, an addition to the City of Harker Heights, recorded in Cabinet D, Slide 14-A, Plat Records of Bell County, Texas, for the Southwest corner of the herein described tract;

THENCE, along the East right-of-way line of Indian Trail and the West line of the herein described tract, the following three courses and distances:

1. N 12° 06' 02" E, 56.44 feet (Deed N 12° 02' 19" E, 56.45 feet), to a 3/8" iron rod found at the beginning of a curve to the left;
2. 207.90 feet along the arc of the said curve to the left having a Radius of 920.34 feet, and a Chord Bearing and Distance of N 05° 37' 04" E, 207.46 feet, to a 1/2" iron rod with a cap stamped "QUINTERO 10194110" set;
3. N 00° 48' 38" W, 139.56 feet (Plat N 00° 48' 34" W, 139.56 feet), to a to a 1/2" iron rod with a cap stamped "QUINTERO 10194110" set in the East right-of-way line of Indian Trail, at the Southwest corner of a called 1.321 acre tract, described in a deed to BHE, LLP., recorded in Volume 5320, Page 444, Deed Records of Bell County, Texas, for the Northwest corner of the herein described tract;

THENCE, S 76° 41' 36" E, 234.75 feet (Plat S 76° 41' 47" E, 234.87 feet), departing the East right-of-way line of Indian Trail, along the South line of the said 1.321 acre tract to a 3/8" iron rod found at the Southeast corner of the said 1.321 acre tract and in the West line of a called 2.649 acre tract (Parcel 2), described in a deed to Tera Azul Developments, LLC, recorded in Instrument No. 2013-00048429, Deed Records of Bell County, Texas, for the Northeast corner of the herein described tract;

THENCE, along the common line between the herein described tract and the said Parcel 2 and Parcel 1, recorded in the same deed to Tera Azul Development, the following three courses and distances:

1. S 07° 16' 44" W, 234.94 feet (Plat S 07° 18' 36" W, 234.98 feet), to a 3/8" iron rod with a cap stamped "M&A" found;
2. S 75° 05' 01" E, 100.80 feet (Deed S 75° 01' 33" E, 100.86 feet), to a 3/8" iron rod found;
3. S 12° 16' 35" W, 155.26 feet (Deed S 12° 17' 44" W, 155.15 feet), to a 3/8" iron rod with a cap stamped "M&A" found at the Northeast corner of the said Lot 1, Texas Tumblers Addition for the Southeast corner of the herein described tract;

THENCE, N 77° 46' 31" W, 300.04 feet (Deed N 77° 51' 32" W, 300.06 feet), along the North line of the said Lot 1, Texas Tumblers Addition to the **POINT OF BEGINNING** containing 2.29 acres of land, more or less.

The bearings for this description are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, per Leica Texas Smart Net GPS observations, as surveyed on the ground September 8, 2021, by Quintero Engineering, LLC.

For Interim Review Only

This document is released for the purpose of review and comment under the authority of Seth H. Barton, R.P.L.S., R.P.L.S. No. 6878 on February 15, 2022. This document shall not be recorded for any purpose and shall not

DEDICATION

STATE OF TEXAS §

COUNTY OF _____BELL §

KNOW ALL MEN BY THESE PRESENTS:

That **Mooching K, LTD.** being the sole owner of that certain 2.29 acre tract of land situated in the W. E. Hall Survey, Abstract No. 1086, Bell County, Texas, being all of Lot 1, Block 1, Pat Kern Subdivision, recorded in Cabinet D, Slide 185-A, Plat Records of Bell County, Texas, and all of the called 1.127 acre tract described in a deed to Mooching K, LTD., recorded in Instrument No. 2013-00048060, Deed Records of Bell County, Texas, which is more fully described in the dedication of **Pat Kern Subdivision, Replat No. 1**, an addition to the City of Harker Height, Bell County, Texas, and **Pat Kern Subdivision, Replat No. 1** hereby dedicates to said City all streets, avenues, drives, alleys and drainage tracts shown on the said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities when and as authorized by the City of Harker Heights, Bell County, Texas.

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

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

For: Mooching K, LTD.

By: _____
Pat Kern
Manager

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

NOTARY PUBLIC STATE OF TEXAS
My Commission Expires:_____

KNOW ALL MEN BY THESE PRESENTS, THAT **MOOCHING K, LTD.**, BEING THE SOLE OWNER OF THAT CERTAIN 2.29 ACRE TRACT OF LAND SITUATED IN THE W. E. HALL SURVEY, ABSTRACT NO. 1086, BELL COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, PAT KERN SUBDIVISION, RECORDED IN CABINET D, SLIDE 185-A, PLAT RECORDS OF BELL COUNTY, TEXAS, AND ALL OF THE CALLED 1.127 ACRE TRACT DESCRIBED IN A DEED TO MOOCHING K, LTD., RECORDED IN INSTRUMENT 2019-0048090, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF **PAT KERN SUBDIVISION, REPLAT NO. 1**, AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, AND APPROVED BY THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, AND **PAT KERN SUBDIVISION, REPLAT NO. 1**, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, ALLEYS AND DRAINAGE TRACTS SHOWN ON SAID PLAT, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS.

THE DRAINAGE AND UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS _____ DAY OF _____, 202__.

FOR: MOOCHING K, LTD.

BY: _____
PAT KERN
MANAGER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED **PAT KERN** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNERS OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

PLANNING AND ZONING COMMISSION
 APPROVED THIS _____ DAY OF _____, 20____, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, TEXAS.

CHAIRPERSON, PLANNING AND ZONING COMMISSION _____ SECRETARY, PLANNING AND ZONING COMMISSION _____

CITY COUNCIL
 APPROVED THIS _____ DAY OF _____, 20____, A.D. BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS.

MAYOR _____ CITY SECRETARY _____

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

DIRECTOR OF PLANNING AND DEVELOPMENT _____

SURVEYORS' CERTIFICATE:
 THAT I, SETH H. BARTON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF HARKER HEIGHTS, TEXAS.

For Interim Review Only
 This document is released for the purpose of review and comment under the authority of Seth H. Barton, R.P.L.S., R.P.L.S. No. 6878 on February 15, 2022. This document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

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

DATED THIS THE _____ DAY OF _____, 20____, A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: _____

COUNTY CLERK INFORMATION:
 FILED FOR RECORD THIS _____ DAY OF _____, 20____, IN YEAR _____
 PLAT # _____ PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # _____
 OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: _____

| | | | |
|--------------------------|-----------------------------------|------------------|--|
| SURVEY: | W. E. HALL SURVEY, A- 1086 | OWNER: | MOOCHING K, LTD PO BOX 2281 HARKER HEIGHTS, TEXAS 76548 |
| NUMBER OF BLOCKS: | 1 | SURVEYOR: | QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962 |
| NUMBER OF LOTS: | 1 | | |
| TOTAL ACREAGE: | 2.29 AC | | |
| DATE: | JANUARY 2022 | | |

REMAINDER OF:
 "EXHIBIT B"
 CALLED 6.00 ACRES
 RENA CHANG HOOT
 INST. NO. 200800048579

CALLED 1.321 ACRES
 BHE, LLP.
 VOL. 5320, PG. 444

"PARCEL 2"
 CALLED 2.649 ACRES
 TERA AZUL DEVELOPMENTS, LLC.
 INST. NO. 201300048429

"PARCEL 1"
 CALLED 3.003 ACRES
 TERA AZUL DEVELOPMENTS, LLC.
 INST. NO. 201300048429

LOT 34
 1.88 AC

LOT 1, BLOCK 1,
 TEXAS TUMBLERS ADDITION
 CABINET D, SLIDE 14-A
 T&T ELITE PROPERTIES, LLC
 INSTR. NO. 201200043965

CALLED 7.971 ACRES
 TERA AZUL DEVELOPMENTS, LLC.
 INST. NO. 201300048422

CALLED 11.15 ACRES
 PLEASANTVIEW PLINDY TX, LLC
 (INSTR. NO. 201200014247)

LOT 1, BLOCK 1,
 JB HEIGHT
 (CAB. C, SLIDE 194-C)
 KEITH J. OLIVER
 (INSTR. NO. 200800032679)

LOT 15, BLOCK 1,
 JB HEIGHT
 (CAB. C, SLIDE 194-C)
 VICTORIAN REALTY, LLC
 (INSTR. NO. 201100011904)

CALLED 24.8 ACRES
 KILLEEN IND
 SCHOOL DISTRICT
 (NO DEED
 INFORMATION
 FOUND)

WATER COURSE DRIVE

INDIAN TRAIL
 FM 3423

INSET
 SCALE: 1:100

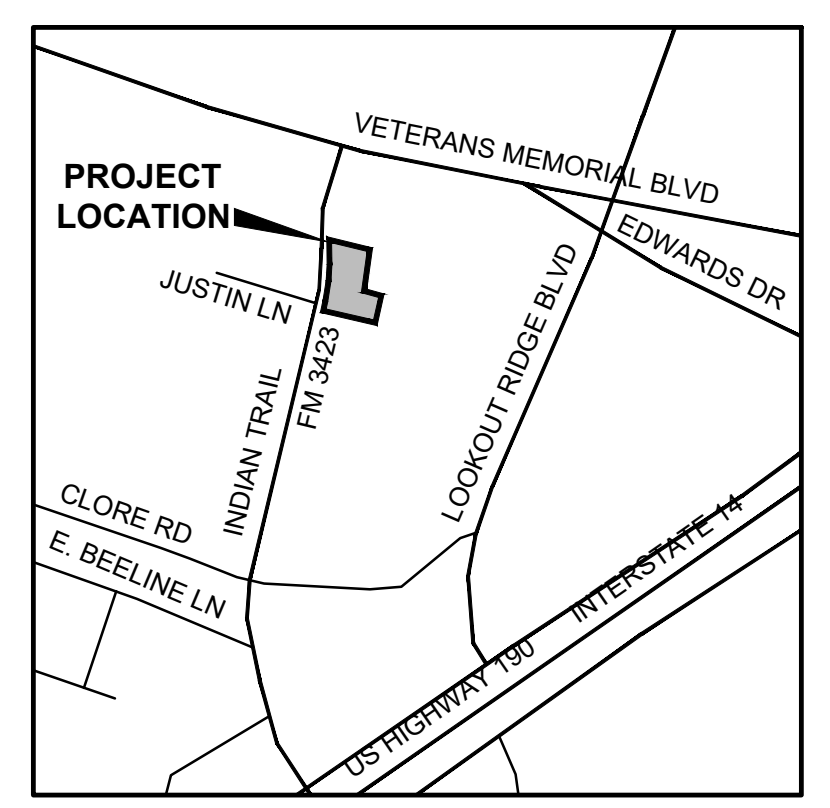
LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- - - - - EASEMENT LINES
- - - - - ADJOINING TRACT PROPERTY LINES
- - - - - OFFSITE EASEMENTS
- IRON ROD FOUND
- 1/2" IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110"
- **UNLESS OTHERWISE NOTED**

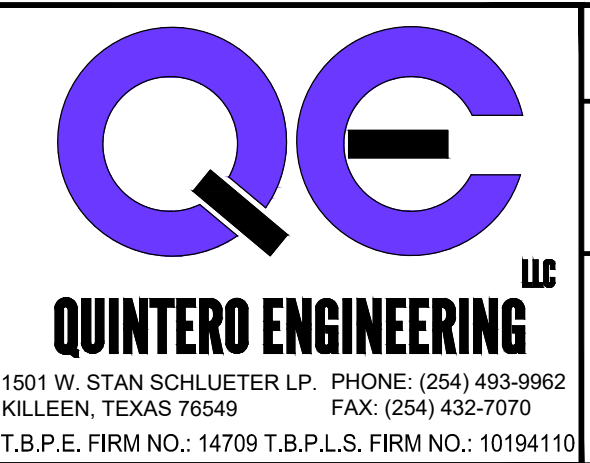
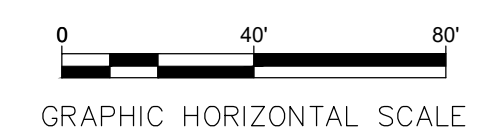
NOTES

1. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
2. THIS PROPERTY LIES WITHIN FEMA "ZONE X, OTHER AREAS" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0285E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

FEMA "ZONE X, OTHER AREAS" ARE DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN



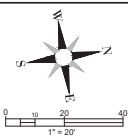
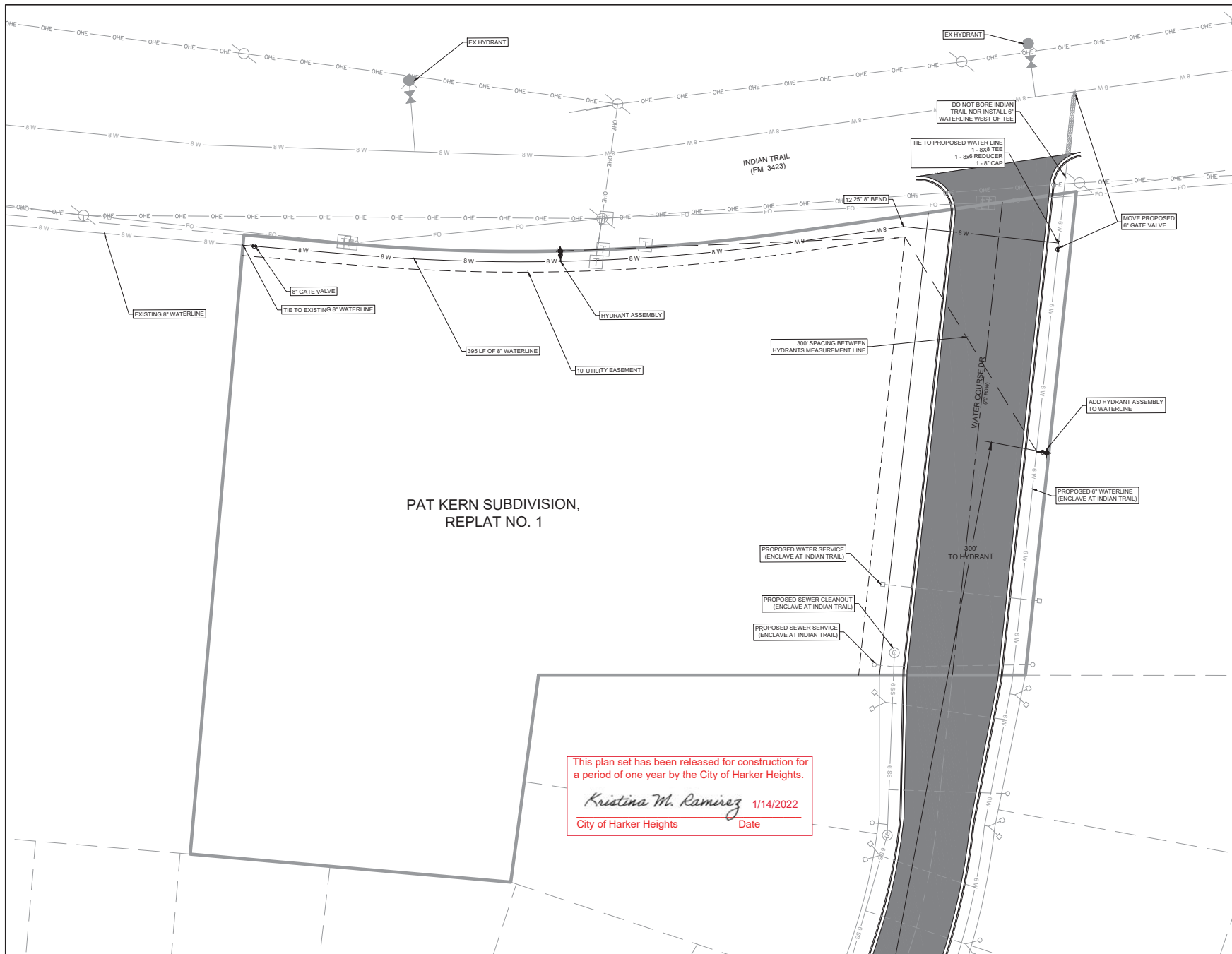
LOCATION MAP
 SCALE: NTS



FINAL PLAT FOR:
PAT KERN SUBDIVISION, REPLAT NO. 1
 CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS

PAT KERN SUBDIVISION, REPLAT NO. 1,
 IS A FINAL PLAT ALL OF LOT 1, BLOCK 1, PAT KERN SUBDIVISION, RECORDED IN CABINET D, SLIDE 185-A, PLAT RECORDS OF BELL COUNTY, TEXAS, AND ALL OF THE CALLED 1.127 ACRE TRACT DESCRIBED IN A DEED TO MOOCHING K, LTD, RECORDED IN INSTRUMENT NO. 2013-00048090, DEED RECORDS OF BELL COUNTY, TEXAS, ALL SITUATED IN THE CITY LIMITS OF THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS.

| | |
|--------------|---------------|
| PROJECT NO.: | 025-21 |
| DRAWING NO.: | P1 |



- WATER NOTES:**
- ALL WATERLINES SHALL BE AWWA C900 PIPE WITH MINIMUM 42" COVER UNLESS OTHERWISE NOTED.
 - ALL CONSTRUCTION SHOWN HEREIN SHALL BE PER CITY OF HARKER HEIGHTS STANDARDS AND SPECIFICATIONS.
 - EXISTING UTILITIES SHOWN HEREIN HAVE BEEN LOCATED BY VISIBLE APPURTENANCES AND RECORD DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND PROTECTING ALL UTILITIES REGARDLESS OF THEIR DEPICTION HEREIN.
 - FIRE HYDRANT SYMBOLS ARE FOR REPRESENTATION ONLY. FIRE HYDRANT ORIENTATION SHALL BE PER CITY OF HARKER HEIGHTS STANDARD DETAIL. ALL VALVES FOR HYDRANTS ARE TO BE CONNECTED DIRECTLY TO TEE AND HYDRANT IS TO BE EXTENDED TO PROPERTY LINE.
 - ALL FIELD BENDS SHALL BE PER PIPE MANUFACTURER RECOMMENDATIONS.
 - WATER - SEWER CROSSING SHALL MEET THE MINIMUM CURRENT REQUIREMENTS PER TCEQ AND CITY CODE.
 - THE CONTRACTOR SHALL COORDINATE THE FINAL PLACEMENT OF PROPOSED VALVES AND OTHER APPURTENANCES WITH STREET, SIDEWALK AND UTILITY IMPROVEMENTS TO AVOID CONFLICTS.
 - SEE SHEETS 26, 27, AND 28 OF THE ENCLAVE AT INDIAN TRAIL PLANS FOR DETAILS.

!!! CAUTION !!!
 DEPTH AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE EXCAVATING IN THE AREA.



**Know what's below.
 Call before you dig.**

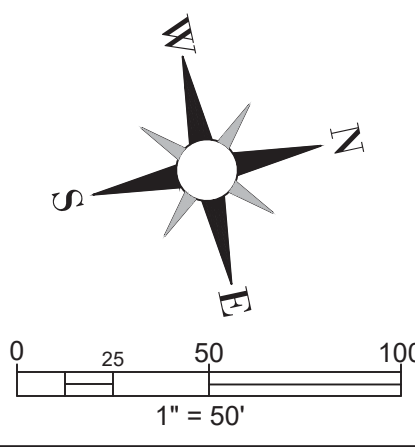
| NO. | DATE | DESCRIPTION | DATE |
|-----|------------|---------------------|------|
| 1 | 05/25/2022 | ORIGINAL RELEASE | |
| 2 | 01/14/2022 | ADDED HYDRANTS | |
| 3 | 05/25/2022 | ADDED 8" GATE VALVE | |



**PAT KERN
 WATERLINE
 EXTENSION**

| | |
|-----------|------------|
| DATE | 01/14/2022 |
| DESIGN | JAT |
| CHECKED | JAT |
| APPROVED | JAT |
| PROJECT # | 21-020-001 |
| DRAWING # | 1 |

This plan set has been released for construction for a period of one year by the City of Harker Heights.
Kristina M. Ramirez 1/14/2022
 City of Harker Heights Date



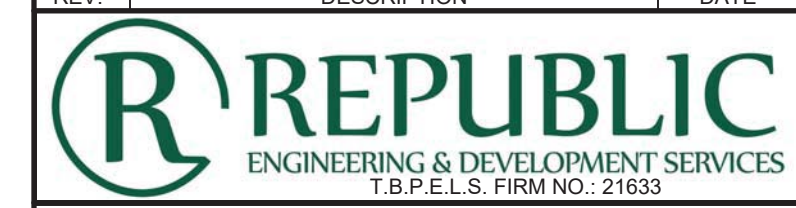
- WATER NOTES:**
1. ALL WATERLINES SHALL BE AWWA C900 PIPE UNLESS OTHERWISE NOTED.
 2. ALL CONSTRUCTION SHOWN HEREIN SHALL BE PER CITY OF HARKER HEIGHTS STANDARDS AND SPECIFICATIONS.
 3. EXISTING UTILITIES SHOWN HEREIN HAVE BEEN LOCATED BY VISIBLE APPURTENANCES AND RECORDED DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND PROTECTING ALL UTILITIES REGARDLESS OF THEIR DEPICTION HEREIN.
 4. FIRE HYDRANT SYMBOLS ARE FOR REPRESENTATION ONLY. FIRE HYDRANT ORIENTATION SHALL BE PER CITY OF HARKER HEIGHTS STANDARD DETAIL. ALL VALVES FOR HYDRANTS ARE TO BE CONNECTED DIRECTLY TO TEE AND HYDRANT IS TO BE EXTENDED TO PROPERTY LINE.
 5. ALL FIELD BENDS SHALL BE PER PIPE MANUFACTURER RECOMMENDATIONS.
 6. WATER - SEWER CROSSING SHALL MEET THE MINIMUM CURRENT REQUIREMENTS PER TCEQ AND CITY CODE.
 7. THE CONTRACTOR SHALL COORDINATE THE FINAL PLACEMENT OF PROPOSED VALVES AND OTHER APPURTENANCES WITH STREET, SIDEWALK AND UTILITY IMPROVEMENTS TO AVOID CONFLICTS.
 8. SEE SHEETS 26, 27, AND 28 FOR DETAILS.

!!! CAUTION !!!
 DEPTH AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE EXCAVATING IN THE AREA.



**Know what's below.
 Call before you dig.**

| REV | DESCRIPTION | DATE |
|-----|------------------|-----------|
| 1 | ORIGINAL RELEASE | 8/13/2021 |

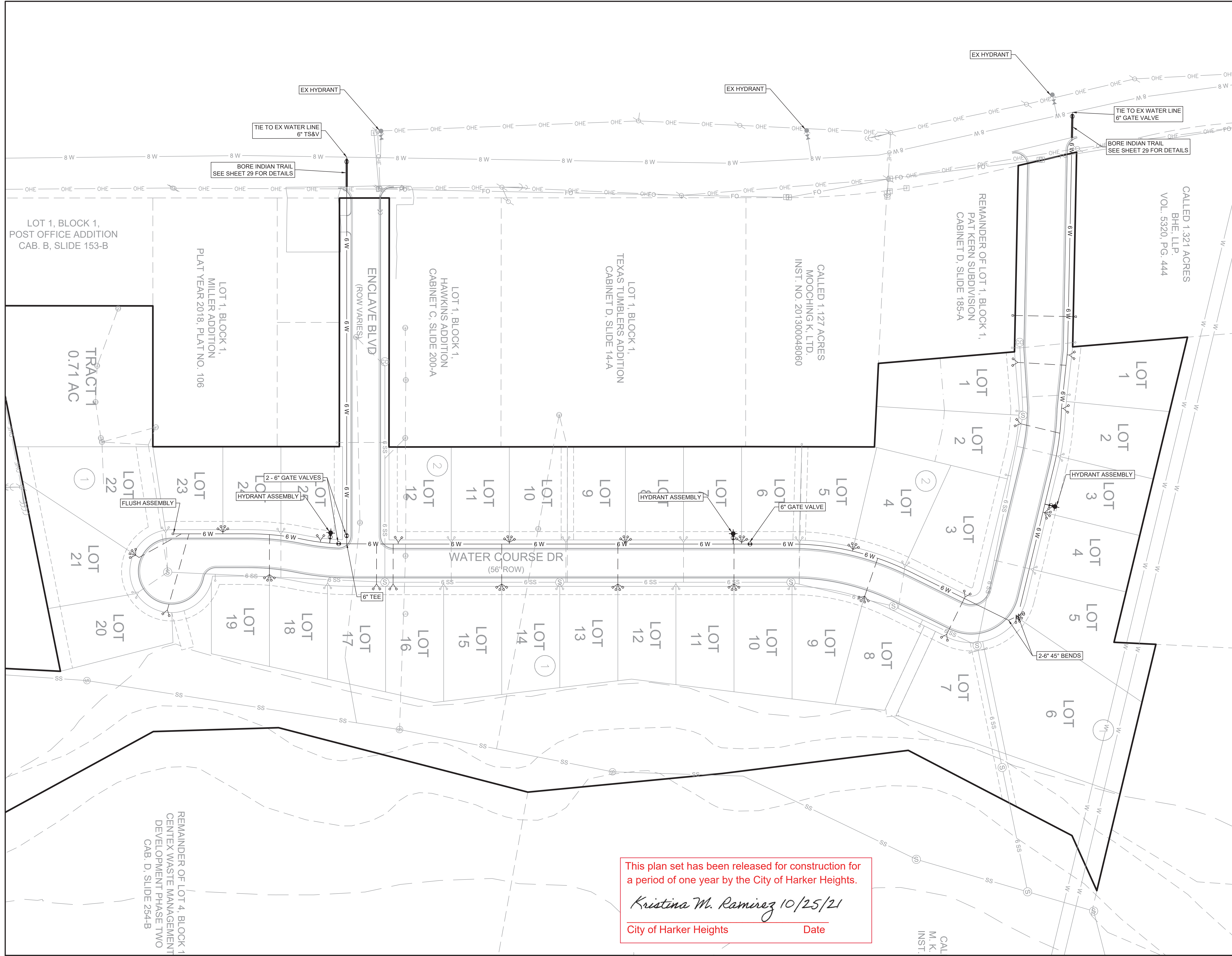
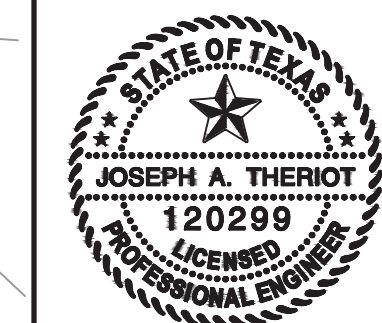


**THE ENCLAVE AT
 INDIAN TRAIL**

WATER LAYOUT

[Signature] 10/13/2021
 DATE

| | |
|-----------|------------|
| DESIGN | JAT |
| DRAFTED | JAT |
| CHECKED | JAT |
| PROJECT # | 21-020-001 |
| DRAWING # | 8 |



This plan set has been released for construction for a period of one year by the City of Harker Heights.
Kristina M. Ramirez 10/25/21
 City of Harker Heights Date

LOT 1, BLOCK 1,
 MILLER ADDITION
 PLAT YEAR 2018, PLAT NO. 106

LOT 1, BLOCK 1,
 POST OFFICE ADDITION
 CAB. B, SLIDE 153-B

TRACT 1
 0.71 AC

REMAINDER OF LOT 4, BLOCK 1
 CENTER WASTE MANAGEMENT
 DEVELOPMENT PHASE TWO
 CAB. D, SLIDE 254-B

LOT 1, BLOCK 1,
 HAWKINS ADDITION
 CABINET C, SLIDE 200-A

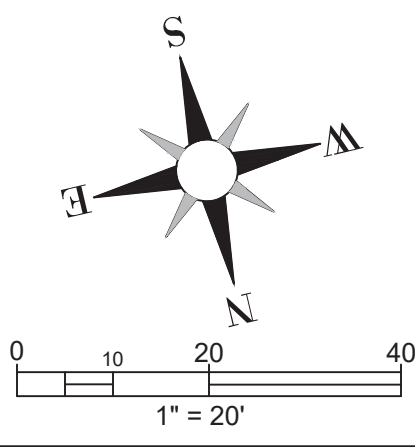
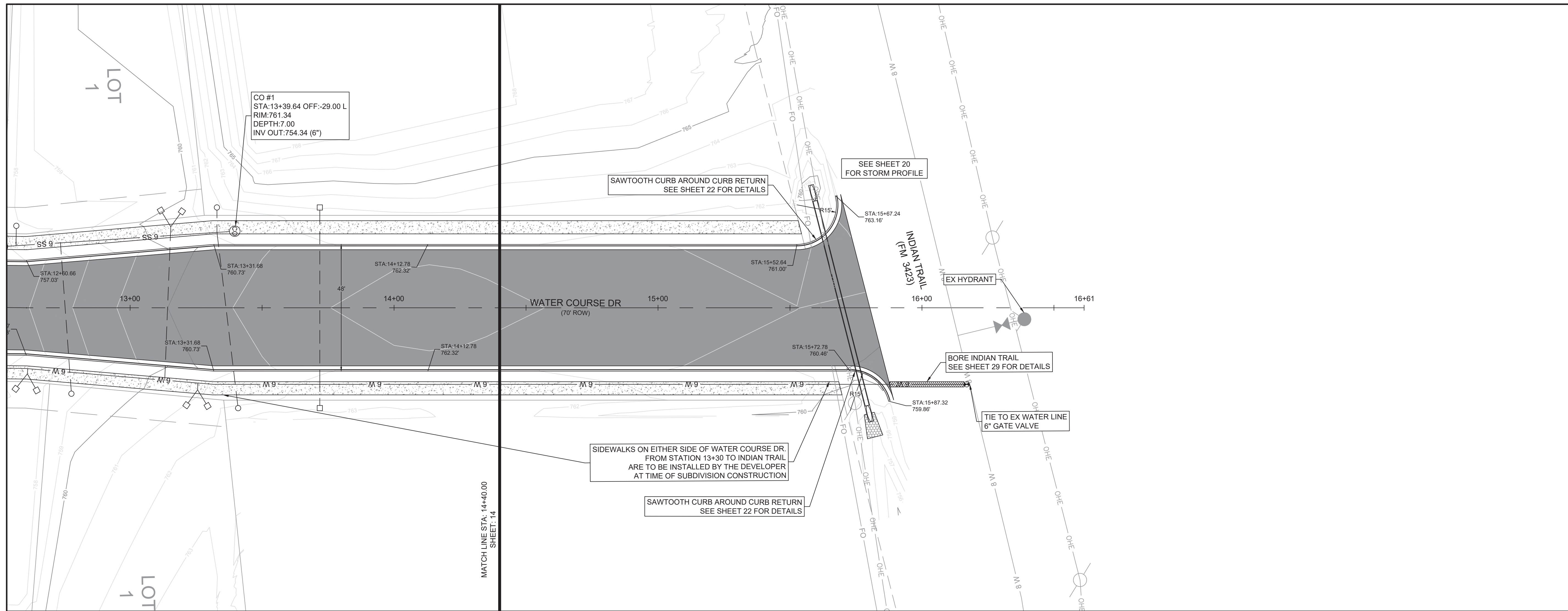
LOT 1, BLOCK 1,
 TEXAS TUMBLERS ADDITION
 CABINET D, SLIDE 14-A

CALLED 1.127 ACRES
 MOOCHING K, LTD.
 INST. NO. 201300048060

REMAINDER OF LOT 1, BLOCK 1,
 PAT KERN SUBDIVISION
 CABINET D, SLIDE 185-A

CALLED 1.321 ACRES
 BHE, LLP.
 VOL. 5320, PG. 444

CAL
 M. K.
 INST.



- NOTES:**
- EXISTING UTILITIES SHOWN HEREIN HAVE BEEN LOCATED BY VISIBLE APPURTENANCES AND RECORD DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND PROTECTING ALL UTILITIES REGARDLESS OF THEIR DEPICTION HEREIN.
 - WATER - SEWER CROSSING SHALL MEET THE MINIMUM CURRENT REQUIREMENTS PER TCEQ AND CITY CODE.
 - ALL SIDEWALKS ARE 5' WIDE AND 1' FROM PROPERTY LINE. SEE SHEET 10 FOR DETAILS.

!!! CAUTION !!!
 DEPTH AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE EXCAVATING IN THE AREA.

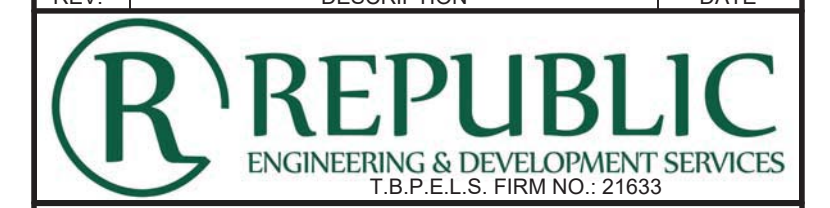


**Know what's below.
 Call before you dig.**

PROFILE LEGEND

- — — — — EXISTING GRADE
- - - - - DESIGN GRADE (CROWN)
- — — — — LEFT BACK-OF-CURB
- — — — — RIGHT BACK-OF-CURB

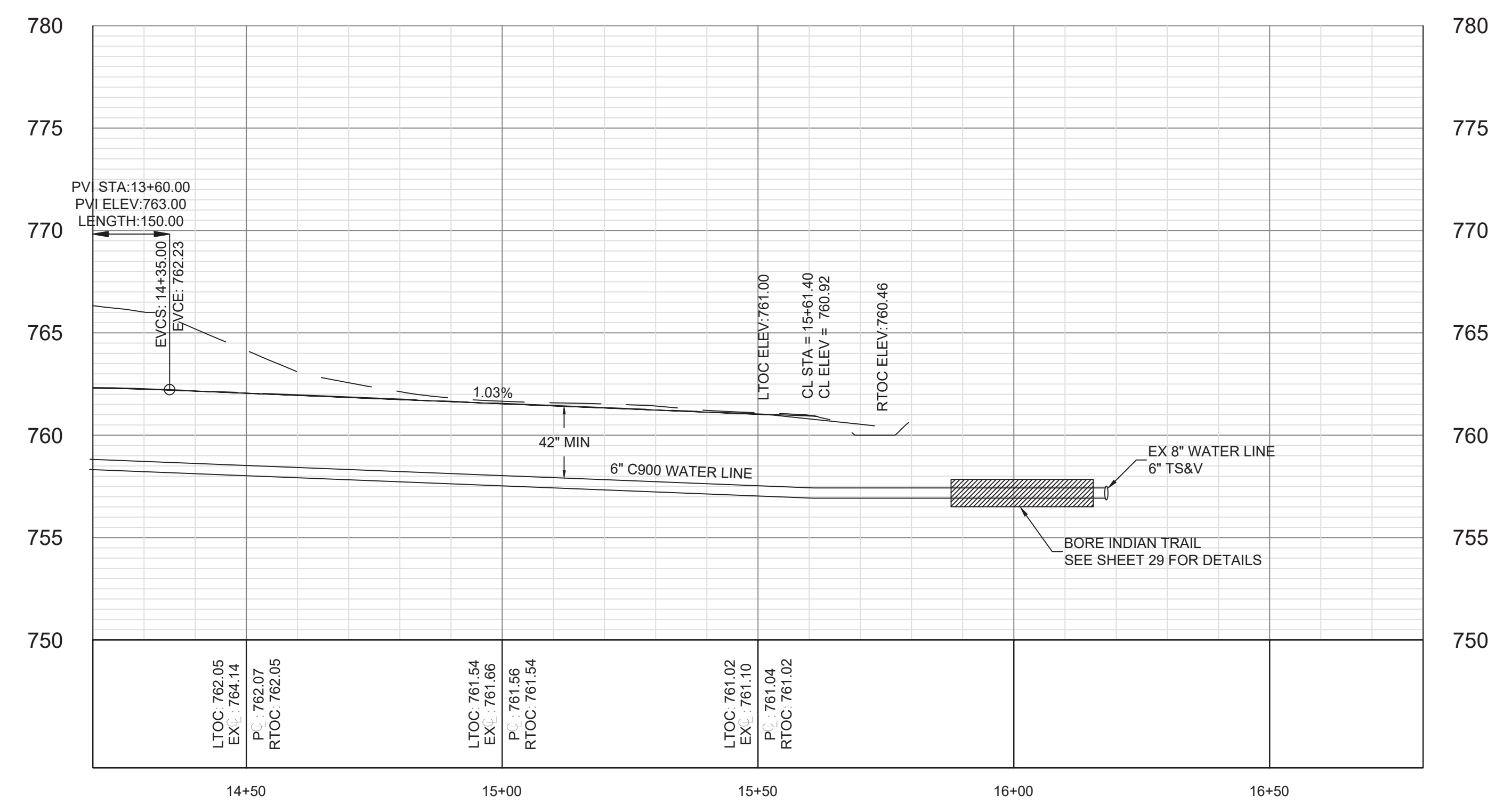
| REV | DESCRIPTION | DATE |
|-----|------------------|-----------|
| 1 | ORIGINAL RELEASE | 8/13/2021 |



**THE ENCLAVE AT
 INDIAN TRAIL
 WATER COURSE DR
 STA 14+40 TO END**

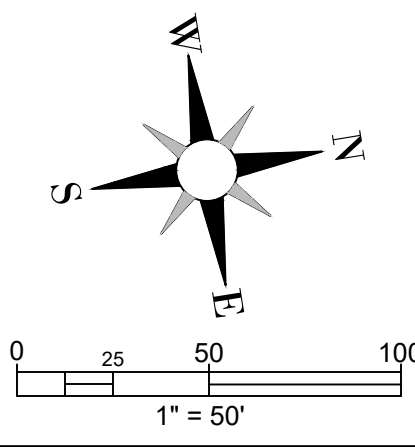
JAT 10/13/2021
 DATE

| | |
|-----------|------------|
| DESIGN | JAT |
| DRAFTED | JAT |
| CHECKED | JAT |
| PROJECT # | 21-020-001 |
| DRAWING # | 15 |



This plan set has been released for construction for a period of one year by the City of Harker Heights.

Kristina M. Ramirez 10/25/21
 City of Harker Heights Date

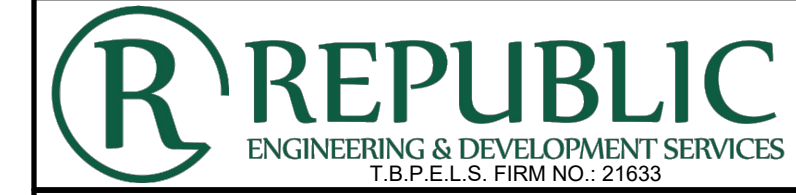


- SIDEWALK NOTES:**
1. SIDEWALKS WITHIN THE PROJECT BOUNDARY ARE TO BE 5' WIDE AND 1' FROM PROPERTY LINE.
 2. SIDEWALKS AND CURB RAMPS WITHIN THE PROJECT BOUNDARY ARE TO BE BUILT BY HOMEOWNER AT TIME OF HOUSE CONSTRUCTION UNLESS OTHERWISE NOTED ON THIS SHEET
 3. ALL CURB RAMPS ARE STANDARD HARKER HEIGHTS WHEELCHAIR RAMPS UNLESS OTHERWISE NOTED ON THIS SHEET
 4. DEVELOPER IS REQUIRED TO INSTALL ALL SIDEWALKS ACROSS ALL DRAINAGE EASEMENT/TRACT CROSSINGS DURING SUBDIVISION CONSTRUCTION.

2-CURB RAMPS

| | | |
|--|--|--|
| | | |
| | | |
| | | |
| | | |
| | | |

| | | |
|-----|------------------|-----------|
| 1 | ORIGINAL RELEASE | 4/28/2021 |
| REV | DESCRIPTION | DATE |

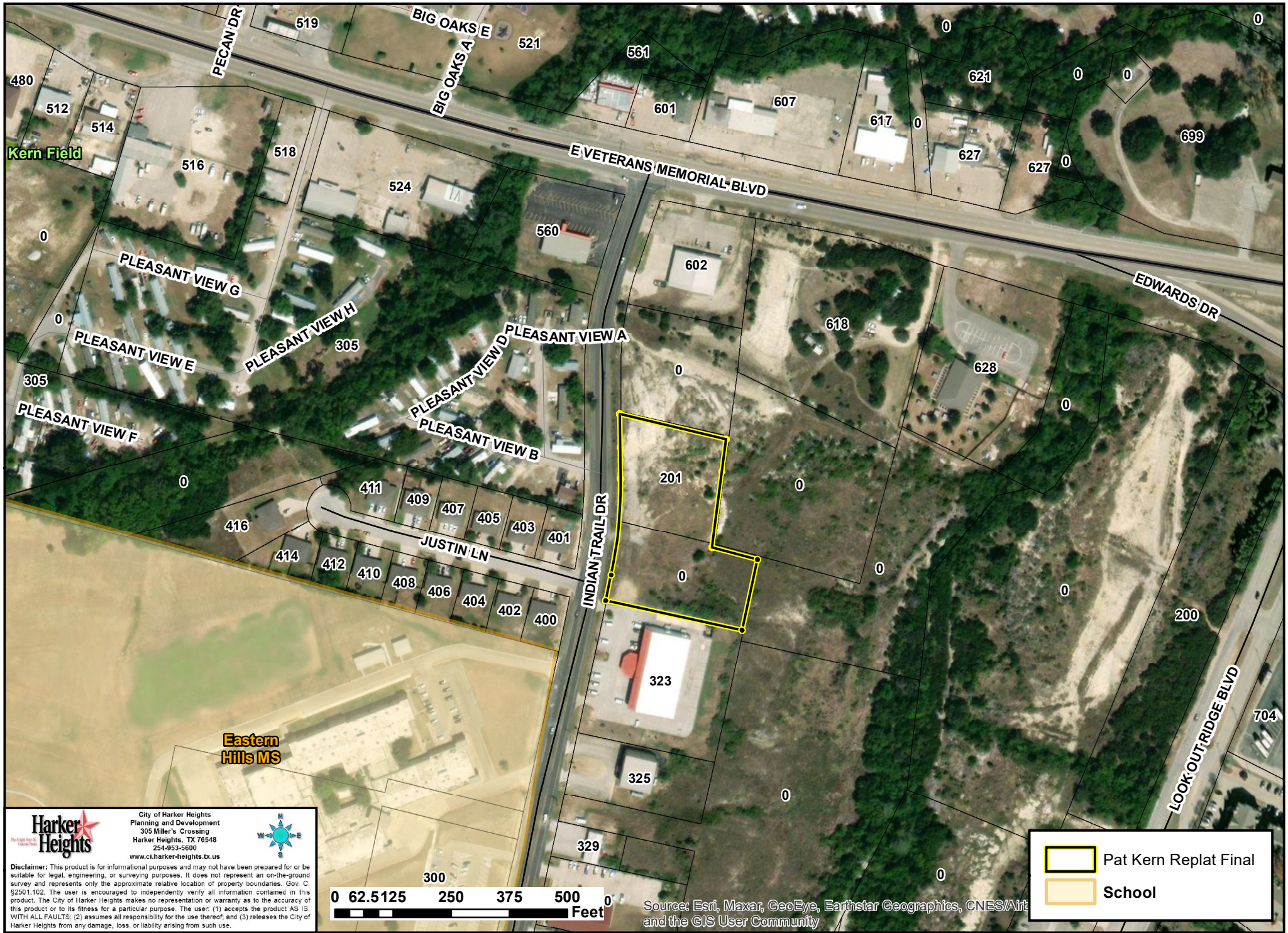


THE ENCLAVE

SIDEWALK LAYOUT

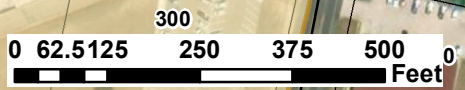
| | |
|-----------|------|
| | |
| SIGNATURE | DATE |

| | | |
|--|-----------|------------|
| THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JOSEPH THERIOT, P.E. 120299 ON 4/28/2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. | PM | JAT |
| | DESIGN | JAT |
| | DRAFTED | JAT |
| | CHECKED | JAT |
| | PROJECT # | 21-020-001 |
| | DRAWING # | 6 |



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

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



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

Pat Kern Replat Final
 School

PAT KERN SUBDIVISION

REPLAT NO. 1

P22-02 Final Plat – Pat Kern Subdivision Replat No. 1

Plat Distributed to HH Staff: January 28, 2022
Comments Returned to Quintero Engineering: February 7, 2022
Revisions Received: February 15, 2022
Comments Returned to Quintero Engineering: February 8, 2022

Planning & Development, Kristina Ramirez & Yvonne Spell

Since this Final Plat is being submitted concurrently with the preliminary plat many of the comments are the same. Comments that are in addition to those made on the preliminary plat will be labeled as “FINAL PLAT”.

1. Plat Dedication Page

- a. Water Course Drive was shown as being dedicated in the preliminary plat for The Enclave at Indian Trail subdivision. Applicant shall clarify ownership of the land area shown for the Water Course Drive ROW and who will be responsible for the construction of the roadway, drainage and sidewalks within said ROW.

(Response – The property that contains the proposed Watercourse drive right-of-way has transferred ownership to Moothing K, LTD. The agreement is still the same, Terra Azul Developments, LLC will still construct the public infrastructure per the approved construction plans submitted to the City.)

(COHH Staff - Applicant is advised that no Certificate of Occupancy will be issued until required public infrastructure has been installed and accepted by the City.)

- ~~b. Applicant shall annotate and illustrate ROW measurements for Indian Trail (90 ft ROW). If the required amount of ROW is not existing, then the Applicant shall provide half of the required remaining ROW. (Met 2/16/2022 Y. Spell)~~
- ~~c. Per 154.22 (B) (1), applicant shall provide a drawing scale of not less than 1-inch equals 100 feet (can be an inset). (Met 2/16/2022 Y. Spell)~~
- ~~d. FINAL PLAT— Applicant shall provide TXDOT approval of the driveway(s) along Indian Trail This may require a traffic impact analysis, a 1' non-access easement, and/or a 30' internal passage easement to the adjacent lots. (Met 2/16/2022 Y. Spell)~~
- ~~e. FINAL PLAT— Applicant shall provide the required signatory blocks and language in accordance with §154.22 (B)(1)(q). (Met 2/16/2022 Y. Spell)~~

~~f. Surveyors Certificate does not match per COHH §154.22 (B) (1) (q) (1)~~

~~1. A surveyor's certificate, in the following format, shall be placed on the final plat:~~

~~KNOW ALL MEN BY THESE PRESENTS:~~

~~That I, _____, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision and Property Development Regulations of the City of Harker Heights, Texas.~~

~~_____~~

~~Signature~~

~~_____~~

~~Texas Reg. No. (Met 2/16/2022 Y. Spell)~~

- ~~g. Language on dedication statement on face of plat and separate dedication instrument do not match.~~
- ~~h. Sum of acreage listed on field notes is greater than acreage shown on face of plat. Clarify total acreage of lot. (Met 2/16/2022 Y. Spell)~~
- ~~i. Show the following information on face of plat for properties within 100 feet : §154.24 (C) (1) (k) Adjacent property information including present ownership, legal descriptions (recorded volume and page) and property lines within 100 feet; (Met 2/16/2022 Y. Spell)~~

2. Utilities

- ~~a. Applicant is advised that the construction plans for the proposed 8" watermain and fire hydrants along Indian Trail has been released and is slightly different from what is shown on the submitted utility plan sheets for this application. The installation, acceptance and maintenance bonding of said line has not occurred to date. Depending on timing of Development the Applicant may need to coordinate with that Developer or construct said offsite main. (Met 2/16/2022 Y. Spell)~~
- ~~b. Applicant is advised that the offsite utility easement and sewer main at the proposed sewer service location have not yet been recorded and constructed. They are part of The Enclave at Indian Trail subdivision's proposed construction. Depending on timing of Development the Applicant may need to coordinate with that Developer or construct said offsite main. (Met 2/16/2022 Y. Spell)~~
- ~~c. Applicant shall provide a sidewalk layout for the proposed plat. (Met 2/16/2022 Y. Spell)~~
- ~~d. FINAL PLAT – Applicant shall provide a Guarantee of Performance per § 154.23 for all public infrastructure (roadways, drainage, water, wastewater) required for this~~

development that has not yet been constructed or accepted. *(Comment Not Met 2/16/2022 Y. Spell)*

3. The following items can be addressed during construction site plan review and are provided for the Applicant's advanced reference.
 - a. ~~Applicant is advised that sheet flow approximation will be required inside of the proposed subdivision since there is not an existing point discharge location from this proposed subdivision onto the property to the east. (Met 2/16/2022 Y. Spell)~~
 - b. ~~Applicant is advised that a driveway entrance onto Water Course Drive or Indian Trail will not be allowed in the AASHTO clear site triangle at the corner of Indian Trail and Water Course Drive. (Met 2/16/2022 Y. Spell)~~

Public Works, Mark Hyde

1. ~~Label the proposed utility easements as public utility easements. (Met 2/16/2022 Y. Spell)~~
2. ~~Provide the construction drawings for the 8-inch water line and the section of Water Course Drive including the utilities. Once constructed, the property owner will be required to provide a maintenance bond for the public infrastructure. (Met 2/16/2022 Y. Spell)~~
3. FINAL PLAT - For final plat approval, the 8-inch diameter water line and the section of Water Course Drive including the utilities must be constructed and accepted by the City of Harker Heights -or- a performance bond or performance letter of credit in the amount of the improvements verified by the City Engineer can be submitted. *(Comment Not Met 2/16/2022 Y. Spell)*

§ 154.23 GUARANTEE OF PERFORMANCE.

(A) *General.* In order to record an approved final plat in which public infrastructure improvements are required, the developer shall construct the improvements to the approval of the city or file a guarantee of performance in lieu of completing the infrastructure prior to recordation of the plat. All such construction shall be inspected while in progress by the Public Works Department and must be approved upon completion by the Public Works Director or his or her designee.

(B) *Filing a guarantee.* If the developer elects to file a guarantee of performance in lieu of completing construction prior to recording the plat, one of the following methods of posting security shall be used, while the city does reserve the right to select which of the following guarantees of performance is utilized.

(1) Unconditional letter of credit from a local bank, local federally insured Savings and Loan Association or other financial institution in a form acceptable to the city and signed by a principal officer of the institution, agreeing to pay to the city, on demand, a stipulated sum

of money to apply to the estimated costs of completion of all required improvements, cost of completion of the required improvements being verified by the City Engineer.

The letter of credit shall be dated to expire not less than one year from the recordation of the final plat. If the required infrastructure is not complete within six months of acceptance of the letter of credit, the city shall use the funds to construct the improvements.

(2) Performance bond submitted with the city by a surety company holding a license to do business in the State of Texas, in a form acceptable to the city, in an amount equal to the estimated costs of completion of required improvements verified by the City Engineer. It shall be dated to expire not less than one year from the recordation of the final plat. If the required infrastructure is not complete within six months of acceptance of the letter of credit, the city shall use the funds to construct the improvements.

(C) *Guarantee of performance.* For the guarantee of performance, as described in this section, the Engineer whose stamp and signature are found on the final plat and final engineering drawings shall prepare a detailed estimate of outstanding infrastructure items to include the cost of each item, the cost of installation of each item and the total cumulative cost of all outstanding infrastructure items. This detailed estimate should be stamped and signed by the Engineer. The city's Engineer shall review this detailed estimate to ensure that all items are accounted for and are valued at costs that are reasonable given the market at the time of which the project occurs. The city may request that the developer make modifications to the detailed estimate to reflect comments from the city's Engineer. Once approved by the city's Engineer, the city will accept the guarantee of performance, as described in this section, for the total cumulative cost as shown on the detailed estimate, and the final plat shall be filed with the county.

(Ord. 2010-08, passed 3-9-10)

City Engineer, Otto Wiederhold

1. No comments.

Fire Marshal, Brad Alley

1. No comments.

Building Official, Mike Beard

1. Comments have not been received and may be forthcoming.

ONCOR, Steven Huggins

1. Oncor to keep existing lines and easements.

Century Link/ Lumen, Chris McGuire

1. No comments, easement called out for existing facilities.

Spectrum, Shaun Whitehead

1. Comments have not been received and may be forthcoming.

ATMOS, Rusty Fischer

1. Comments have not been received and may be forthcoming.

TXDOT

1. Comments have not been received and may be forthcoming.

Bell County WC&ID #1

1. Comments have not been received and may be forthcoming.



PLANNING AND ZONING COMMISSION MEMORANDUM

P22-03

AGENDA ITEM X-3

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: FEBRUARY 23, 2022

DISCUSS AND CONSIDER A REQUEST FOR A FINAL PLAT REFERRED TO AS SAVANNAH COMMERCIAL ADDITION, REPLAT 2, PHASE 2, ON PROPERTY DESCRIBED AS A 3.833 ACRE TRACT OF LAND SITUATED IN THE DANIEL J. KEIGER SURVEY, ABSTRACT NO. 491, BELL COUNTY, TEXAS, AND BEING ALL OF THE REMNANT PORTION OF LOT 2R, BLOCK 1, FINAL PLAT OF LOT 2R, 3R, AND 4R, BLOCK 1, SAVANNAH COMMERCIAL ADDITION REPLAT, RECORDED IN CABINET D, SLIDE 381-B OF THE PLAT RECORDS OF BELL COUNTY, TEXAS

PROJECT DESCRIPTION:

The applicant submitted an application for final plat approval for approximately 3.833 acres of undeveloped land located between Seton Medical Center and Sam's Club on W. Central Texas Expressway. The proposed development will consist of two (2) lots that are currently zoned B-5 (General Business District). The 2021 Land Use Plan indicates this parcel to be designated as a Community Center land use. This plat is the remainder parcel from the Savannah Commercial Addition, Replat 2 platting action completed in 2021.

As of February 8, 2022 staff had reviewed the submitted final plat and engineering plans and made comments to address safety, drainage, water and wastewater utilities and other pertinent requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

STAFF RECOMMENDATION:

On February 8, 2022, staff returned comments to the applicant. On February 14, 2022, the applicant submitted revisions based on the February 8, 2022 comments. Staff has not yet reviewed revisions; however, staff believes remaining comments could be fully addressed. Staff therefore recommends approval of the Final Plat for the subdivision referred to as Savannah Commercial Addition, Replat 2, Phase 2, with the following conditions:

1. A Guarantee of Performance (bond/letter of credit) shall be provided for 100% of the public infrastructure that has not been constructed as of the date of approval of the final plat by City Council and is required to service the lots of this subdivision. Said bond shall be vetted and approved by the City Engineer. Additionally, the final plat shall not be filed for record and no permits issued until the executed Guarantee of Performance is provided to the City.
2. Remaining comments to be adequately addressed per staff.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to **approve, approve with conditions, or disapprove with explanation** a request for Final Plat for the subdivision referred to as Savannah Commercial Addition, Replat 2, Phase 2, on property described as a 3.833 acre tract of land situated in the Daniel J. Keiger Survey, Abstract No. 491, Bell County, Texas, and being all of the remnant portion of Lot 2R, Block 1, Final Plat of Lot 2R, 3R, and 4R, Block 1, Savannah Commercial Addition Replat, recorded in Cabinet D, Slide 381-B of the plat records of Bell County, Texas

2. Any other action desired.

ATTACHMENTS:

1. Application
2. Field notes
3. Dedication
4. Savannah Commercial Addition, Replat 2, Phase 2 – Final Plat
5. Engineering Documents
6. Sidewalk Plan
7. Location Map
8. Staff Comments with Responses (Comments sent February 8, 2022; Revisions received February 15, 2022)



Final Plat Application

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

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

1. Payment of \$150.00
2. Signed Original Field Notes and Dedication Pages
3. Paper Plan Submissions: Ten (10) Copies of Plat and Seven (7) sets of Final Engineering Plans
4. Electronic Submissions: Plat and Engineering Plans submitted to tdake@harkerheights.gov in PDF format.
5. Completed Final Plat Checklist

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

Property Information:

Plat Name: Final Plat of Savannah Commercial Addition, Replat 2 - Phase 2, Lots 2R-1, 2R-2, B1, B2 Date Submitted: 26Jan2022

Number of Lots: 2 Number of Units/Suites: N/A Acreage: 3.833

Site Address or General Location: 700 E CENTRAL TEXAS EXPWY HARKER HEIGHTS, TX

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

Date of Preliminary Plat Approval by P&Z: Unknown

Owner Information & Authorization:

Property Owner: WB WHITIS INVESTMENTS LTD - Travis Parks

Address: 109 W 2ND ST STE 201 GEORGETOWN, TX 78626

Phone: (254) 953 - 5353 E-Mail: tparks@wbdevelopment.com

Developer: CSW Development - Jon Switzer

Address: 1703 W 5th St, Austin, TX 78703

Phone: (512) 861-3550 E-Mail: jon.switzer@am.jll.com

Engineer: Waeltz & Prete, Inc. - Antonio A. Prete, P.E.

Address: 211 N. A.W. Grimes, Round Rock, TX 78665

Phone: 512-423-8730 E-Mail: tony@w-pinc.com

Surveyor: Diamond Surveying, Inc. - Shane Shaffer, RPLS

Address: 116 Skyline Road, Georgetown, TX 78628

Phone: 512-931-3100 E-Mail: shane@diamondsurveying.com

For more information reference Section 154.22 Final Plat of the Harker Heights Code of Ordinances

I HEREBY UNDERSTAND AND ACKNOWLEDGE:

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

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

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

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

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

Printed Name of Owner

Printed Name of Authorized Agent (Corporation/Partnership)

Signature of Owner

Signature of Authorized Agent (Corporation/Partnership)

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

Signature of Notary Public

My Commission Expires: _____



WAELTZ & PRETE, INC.

Land owner is out Sick w/ Covid. We are actively working on getting his signature

512.505.8953
WWW.W-PINC.COM

STAFF ONLY -- DO NOT FILL OUT

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

Rev. 5/20



Final Plat Application

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

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Property Information:

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

Date of Preliminary Plat Approval by P&Z: Unknown

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GEORGETOWN TX 78626

Phone: (254) 953 - 5353 E-Mail: tparks@wbdevelopment.com

Developer: CSW Development - Jon Switzer

Address: 1703 W 5th St, Austin, TX 78703

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Address: 211 N. A.W. Grimes, Round Rock, TX 78665

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Surveyor: Diamond Surveying, Inc. - Shane Shaffer, RPLS

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WB Whit's Investments LTD

Printed Name of Owner

Printed Name of Authorized Agent (Corporation/Partnership)

By: WB Whit's Investments Management, LC

Signature of Owner

Signature of Authorized Agent (Corporation/Partnership)

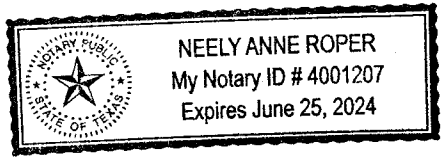
Bruce Whit's, President

SWORN AND SUBSCRIBED BEFORE ME THIS 26th DAY OF

January, 2022.

[Signature]

Signature of Notary Public



My Commission Expires: 06-25-2024

STAFF ONLY – DO NOT FILL OUT

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

Rev. 5/20

METES AND BOUNDS DESCRIPTION

FOR A 3.833 ACRE TRACT OF LAND SITUATED IN THE DANIEL J. KEIGER SURVEY, ABSTRACT NO. 491, BELL COUNTY, TEXAS, AND BEING ALL OF THE REMNANT PORTION OF LOT 2R, BLOCK 1, FINAL PLAT OF LOT 2R, 3R AND 4R, BLOCK 1, SAVANNAH COMMERCIAL ADDITION REPLAT, RECORDED IN CABINET D, SLIDE 381-B OF THE PLAT RECORDS OF BELL COUNTY, TEXAS. SAID 3.833 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with cap marked "KHA" on the northeast corner of said remnant portion of Lot 2R, Block 1 and the most northerly northwest corner of Lot 3R, Block 1 of said Final Plat of Lot 2R, 3R and 4R, Block 1, Savannah Commercial Addition Replat, same being on a point in the south boundary line of the called 25.49 acre tract of land (Parcel 48) conveyed to State of Texas, recorded in Volume 1237, Page 867 of the Deed Records of Bell County, Texas, same being on the south right-of-way line of W. Central Texas Expressway (variable width right-of-way) for the northeast corner and **POINT OF BEGINNING** hereof, from which a TxDot Type II monument found on an angle point in the north boundary line of said Lot 3R, Block 1, same being on an angle point in said south boundary line of the 25.49 acre State of Texas tract and said south right-of-way line of W. Central Texas Expressway, bears S 72°02'11" E for a distance of 288.46 feet;

THENCE, **S 17°53'43" W** with the east boundary line of said remnant portion of Lot 2R, Block 1 common with said Lot 3R, Block 1, for a distance of **343.38 feet** to an iron rod found with cap marked "JPH Land Surveying" on the southeast corner of said remnant portion of Lot 2R, Block 1 and an interior ell corner of said Lot 3R, Block 1, for the southeast corner hereof;

THENCE, **N 72°06'58" W** with the south boundary line of said remnant portion Lot 2R, Block 1, in part with the boundary line of said Lot 3R, Block 1, and in part with the north boundary line of Lot 1, Block 1, Savannah Commercial Addition Replat 2 Phase 1, recorded in Instrument No. 2021084843 of the Real Property Records of Bell County, Texas, passing at a distance of 146.37 feet an iron rod found with cap marked "KHA" on the northeast corner of said Lot 1, Block 1, Savannah Commercial Addition Replat 2 Phase 1, same being on the most westerly northwest corner of said Lot 3R, Block 1, in all a total distance of **223.26 feet** to a 1/2" iron rod found on an interior ell corner of said remnant portion of Lot 2R, Block 1 and an exterior ell corner of said Lot 1, Block 1 Savannah Commercial Addition Replat 2 Phase 1;

THENCE, with said south boundary line of the remnant portion of Lot 2R, Block 1 and said north boundary line of Lot 1, Block 1, Savannah Commercial Addition Replat 2 Phase 1, the following two (2) courses and distances:


1. **S 17°54'29" W** for a distance of **59.16 feet** to an iron rod found with cap (illegible);
2. **N 72°05'31" W** for a distance of **223.92 feet** to a cotton gin spindle found with washer marked "JPH Land Surveying" on the southwest corner of said remnant portion of Lot 2R, Block 1 and the northwest corner of said Lot 1, Block 1, Savannah Commercial Addition Replat 2 Phase 1, same being on the east boundary line of Lot 1, Block 1 Savannah Commercial Addition, recorded in Cabinet D, Slide 96-D of the Plat Records of Bell County, Texas, for the southwest corner hereof, from which a 1/2" iron rod found on the southwest corner of said Lot 1, Block 1, Savannah Commercial Addition Replat 2 Phase 1 and the southeast corner of said Lot 1, Block 1 Savannah Commercial Addition, bears S 17°53'10" W for a distance of 607.62 feet;

THENCE, **N 17°53'10" E** with the west boundary line of said remnant portion of Lot 2R, Block 1 and said east boundary line of Lot 1, Block 1, Savannah Commercial Addition, for a distance of **403.07 feet** to a PK nail set on the northwest corner of said remnant portion of Lot 2R, Block 1 and the northeast corner of said Lot 1, Block 1, Savannah Commercial Addition, same being on a point in said south boundary line of the 25.49 acre State of Texas tract, same being on said south right-of-way line of W. Central Texas Expressway, for the northwest corner hereof, from which an iron rod found with cap (illegible) bears N 17°53'10" E for a distance of 0.27 feet;

THENCE, **S 72°02'11" E** with the north boundary line of said remnant portion of Lot 2R, Block 1, same being with said south boundary line of the 25.49 acre State of Texas tract and said south right-of-way line of W. Central Texas Expressway, for a distance of **447.26 feet** to the POINT OF BEGINNING hereof and containing 3.833 acres of land more or less.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM.

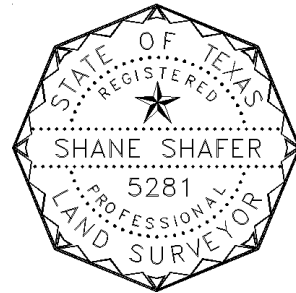
A survey drawing has been prepared to accompany this metes and bounds description.

 **DIAMOND SURVEYING, INC.**
 116 SKYLINE ROAD, GEORGETOWN, TX 78628
 (512) 931-3100
 T.B.P.E.L.S. FIRM NO. 10006900



JANUARY 25, 2022

SHANE SHAFER, R.P.L.S. NO. 5281 DATE



Z:\WAELTZ & PRETE\CHUYS HARKER HEIGHTS 2021-189_REPLAT\SAVANNAH COMMERCIAL ADDITION REPLAT 2-PHASE 2 M&B 20220125.doc

DEDICATION INSTRUMENT FOR
**SAVANNAH COMMERCIAL ADDITION, REPLAT 2 PHASE 2,
LOTS 2R-1 AND 2R-2, BLOCK 1**
A SUBDIVISION IN THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF BELL §

KNOW ALL MEN BY THESE PRESENTS:

That **WB Whitis Investments, Ltd.**, a Texas limited partnership, hereinafter being referred to as Grantor, whether one or more, being the sole owner of those tracts of land containing 3.833 acres described in Field Notes prepared by Shane Shafer, Registered Professional Land Surveyor, dated the 11th day of November 2021, which Field Notes are attached hereto as Exhibit A and made a part hereof as fully as if written verbatim, does hereby name and designate said tract(s) as **SAVANNAH COMMERCIAL ADDITION, REPLAT 2 PHASE 1, LOTS 2R-1 AND 2R-2, BLOCK 1**, a subdivision of the City of Harker Heights, Bell County, Texas, and does hereby adopt the attached map and plat thereof and does hereby agree that all future sales and conveyances of said property shall be by reference to said plat and dedication.

Grantor does hereby give, grant and convey to the City of Harker Heights, Texas, its assignees and franchisees furnishing public utilities in said subdivision, hereinafter collectively referred to as Grantee, the easements as shown on said plat for drainage purposes and for the installation, operation, maintenance, repair, use and replacement of all public utility lines, including electric power, water, sewer, gas and telephone, and reference is hereby made to such plat for the location of such easements.

Grantor does hereby give, grant and convey to the City of Harker Heights, Texas, and to the general public, for public use and for public purposes the streets, avenues and roadways as shown on said plat.

Grantee shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, included but not limited to, the free right of ingress or egress over and across the roads, streets, easements, and rights of way to construct, reconstruct, remove, and maintain same. To have and to hold said right-of-way and easements unto said Grantee, and the undersigned hereby binds itself, its heirs, administrators, executors, successors and assigns, to warrant and forever defend all and singular said premises unto the said Grantee against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WB WHITIS INYESTMENTS LTD,
a Texas limited partnership

By: WB Whitis Investments Management, LC,
Its general partner

By: _____
Bruce Whitis, President

STATE OF TEXAS

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on _____, 2022, by Bruce Whitis, President of WB Whitis Investments Management, LC, the general partner of WB Whitis Investments LTD, a Texas limited partnership, on behalf of said limited partnership.

Notary Public in and for the State of TEXAS
My Commission Expires: _____

METES AND BOUNDS DESCRIPTION

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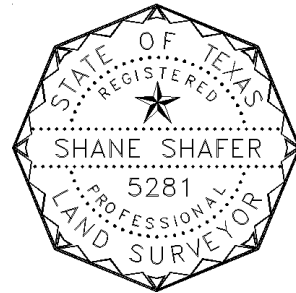
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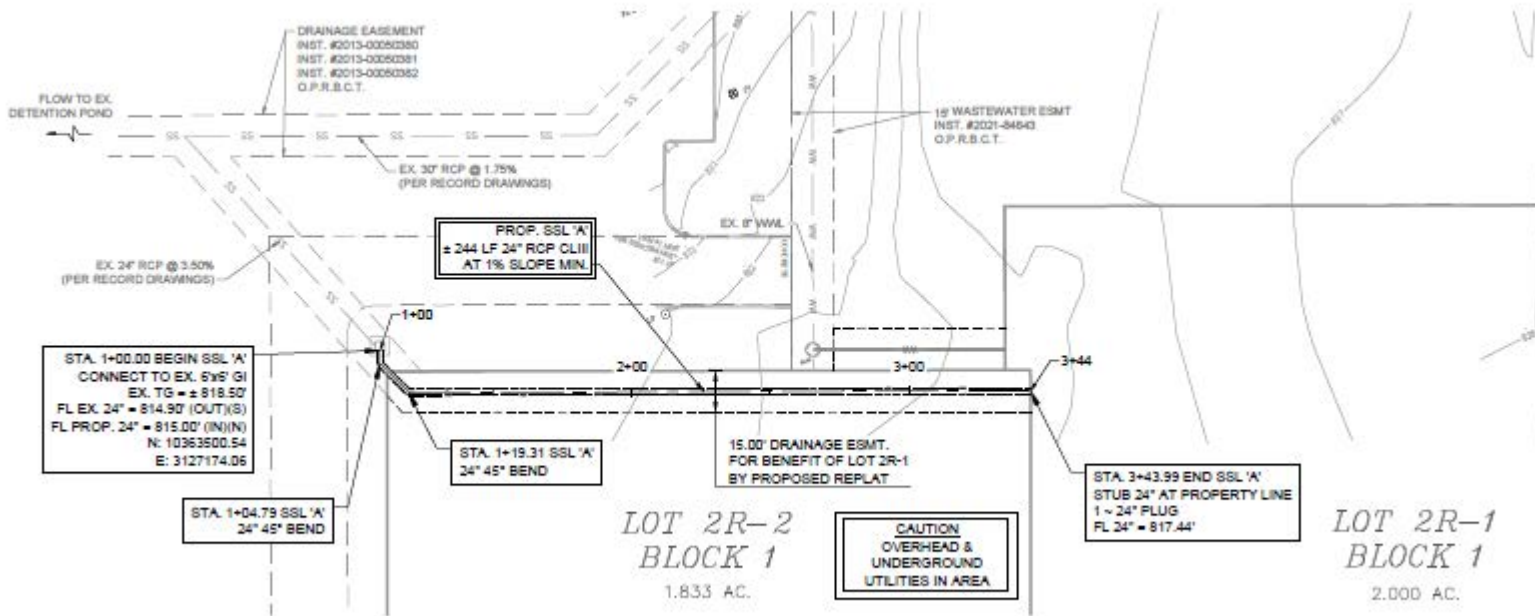


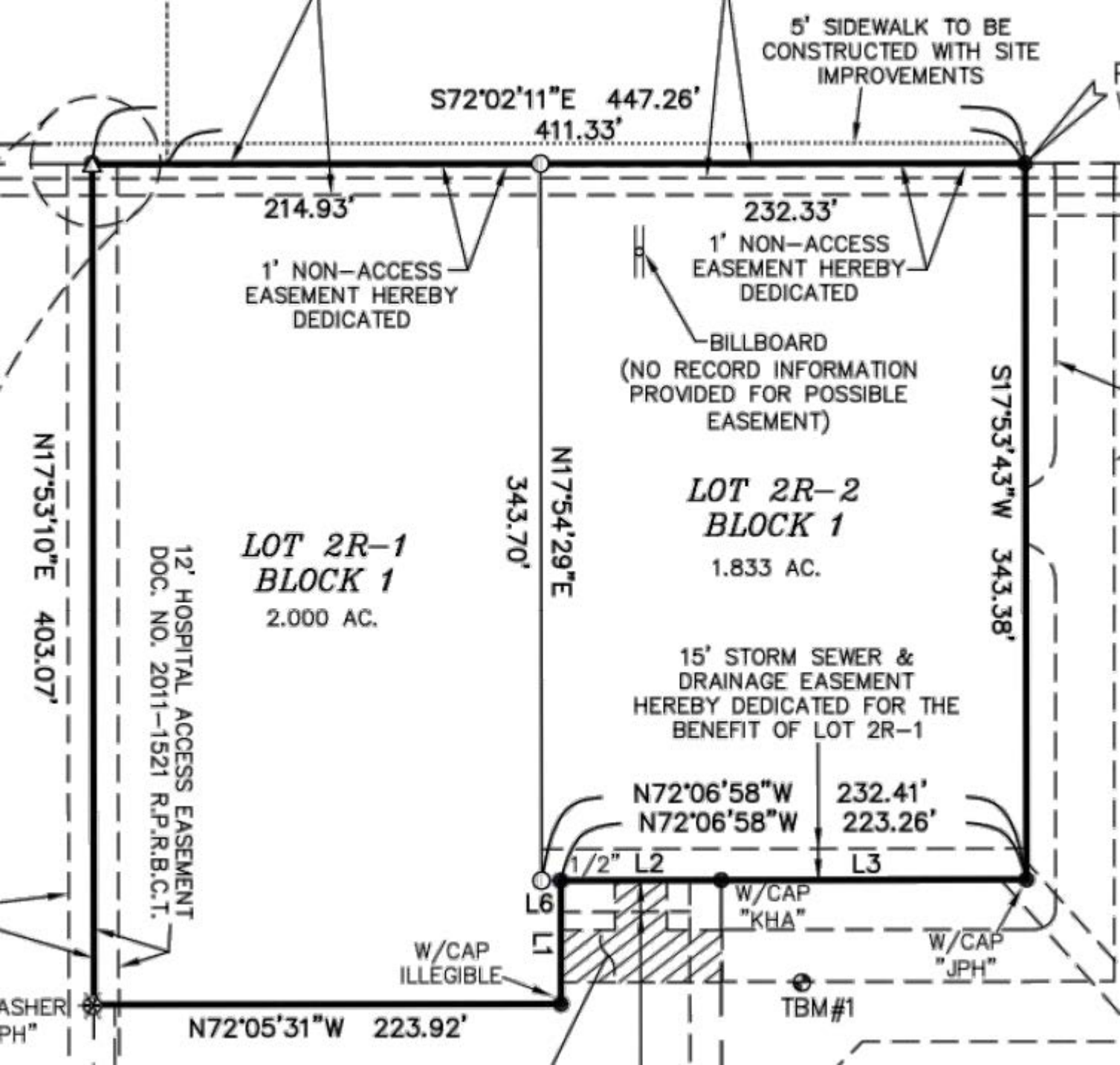
JANUARY 25, 2022

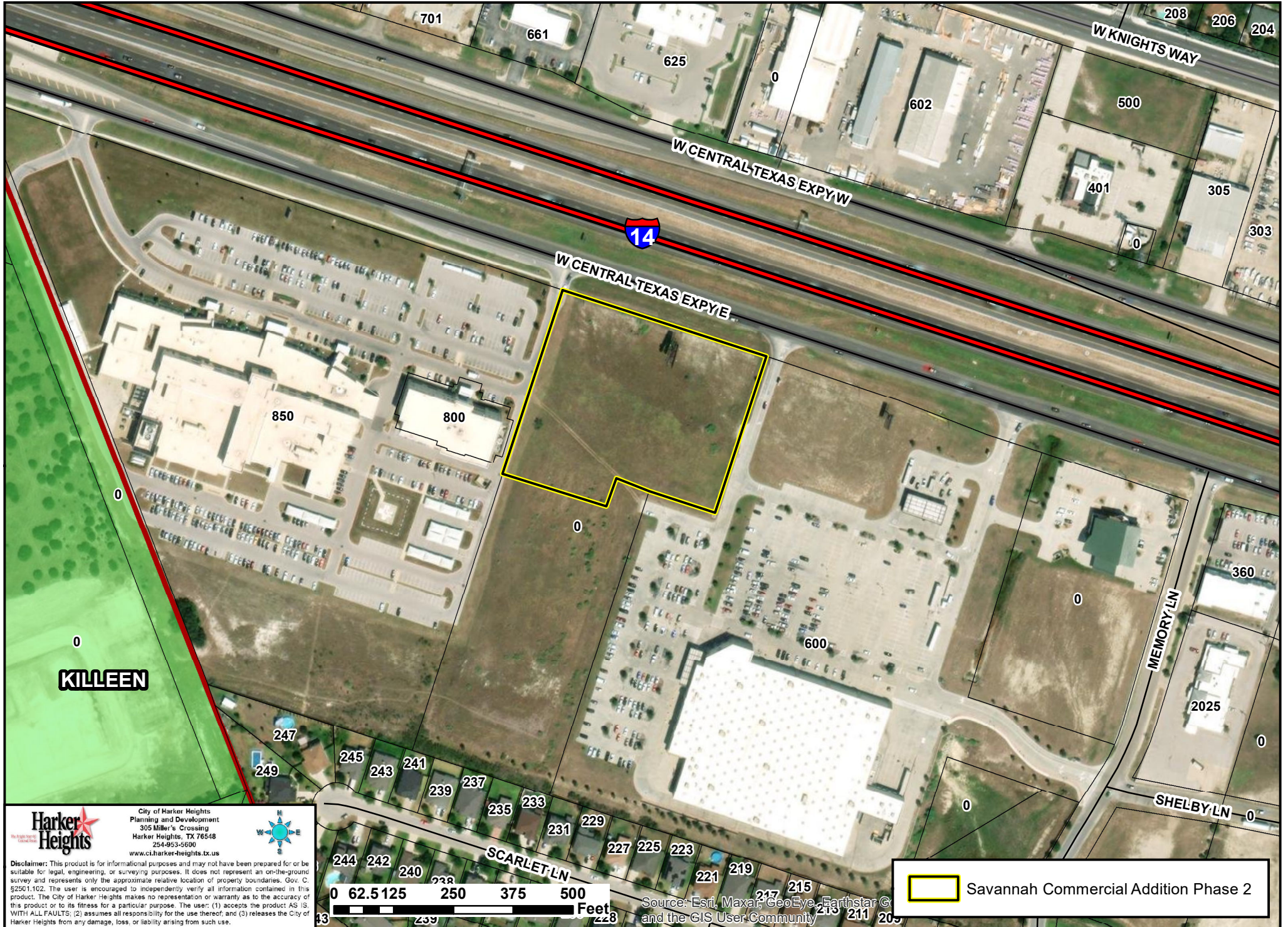
SHANE SHAFER, R.P.L.S. NO. 5281 DATE



Z:\WAELTZ & PRETE\CHUYS HARKER HEIGHTS 2021-189_REPLAT\SAVANNAH COMMERCIAL ADDITION REPLAT 2-PHASE 2 M&B 20220125.doc



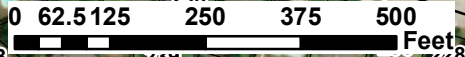




City of Harker Heights
 Planning and Development
 305 Miller's Crossing
 Harker Heights, TX 76548
 254-953-5600
 www.ci.harker-heights.tx.us



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



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

Savannah Commercial Addition Phase 2

SAVANNAH COMMERCIAL

REPLAT 2 PHASE 2

P22-03 Final Plat – Savannah Commercial Replat 2 Phase 2

Plat Distributed to HH Staff: January 28, 2022

Comments Returned to Waeltz & Prete, Inc.: February 8, 2022

Revisions received: February 14, 2022

Comments on Revisions Returned to Waeltz & Prete, Inc.: February 18, 2022

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Plat Dedication Page

- a. ~~Applicant shall provide a 1' non-access easement along the entire frontage of both proposed Lots. (Comment 2/14/2022 Y. Spell)~~
- b. ~~Signature blocks on plat dedication page include a signature block for Jon Switzer, CSW, yet the separate dedication instrument indicates property is solely owned by WB Whitis Investments. Please clarify ownership of lots. (Comment 2/14/2022 Y. Spell)~~
- c. ~~Engineers certificate statement does not match per COHH §154.22 (B) (1) (q) (1) _____~~

~~1. A surveyor's certificate, in the following format, shall be placed on the final plat:~~

~~KNOW ALL MEN BY THESE PRESENTS:~~

~~That I, _____, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision and Property Development Regulations of the City of Harker Heights, Texas.~~

~~_____~~

~~Signature~~

~~_____~~

~~Texas Reg. No. (Comment 2/14/2022 Y. Spell)~~

2. Utilities

- a. Provide a copy of the proposed offsite utility easement and designate it as for underground utilities only. (Comment Partially Met 2/14/2022 Y. Spell.; Applicant

shall annotate on the plat dedication page and amend the easement document to reflect that the 15' offsite easement is for underground wastewater utilities only. This is due to possible conflicts with the overlying passage easement in the same physical area.)

- b. Provide a copy of the offsite passage easements (Document 2011-1521; Document 2012-41180) showing that the proposed lots have interest in said easements.) *(Comment Partially Met. 2/14/2022 Y. Spell; Due to limitations in Document 2012-41180, applicant shall address how access for delivery vehicles, emergency vehicles, and construction trucks will access Lot 2R-2. Applicant shall provide a 30' passage/access easement across Lot 2R-1 such that connectivity is provided to Lot 2R-2.)*
 - c. Applicant is advised that the offsite sewer main at the proposed sewer service location have not yet been recorded and constructed. They are part of The Savannah Commercial Replat Phase 1 final plat proposed construction. However, the "Guarantee of Performance" has not yet been provided and construction has not begun for said line. Therefore, the Applicant must provide a "Guarantee of Performance" per § 154.23 or said guarantee must be provided by the offsite developer. If the line is not constructed by the offsite developer, the applicant will be responsible for said construction prior to issuance of any building permits. *(Comment Not Met 2/14/2022 Y. Spell. See Public Works Comments 1 and 3 below.)*
 - d. Applicant shall provide a sidewalk layout for the proposed plat. *(Comment Partially Met 2/14/2022 Y. Spell; 2030 Mobility Plan indicates a Connector Sidewalk shall be installed in this area, 6'-8' in width. Sidewalk currently shown is only 5' in width. Applicant shall amend the submission accordingly.)*
3. The following items can be addressed during construction site plan review and are provided for the Applicant's advanced reference.
- a. ~~Applicant is advised that a driveway entrance into the access easements will not be allowed in the AASHTO clear site triangle at the corner with CTE. (Applicant's response is noted. 2/14/2022 Y. Spell)~~
 - b. ~~If during site development additional fire hydrants are required to meet fire standards, then an extension of a public water main and 15' utility easement via separate instrument may be required. (Applicant's response is noted. 2/14/2022 Y. Spell)~~

*****CLARIFICATION COMMENT 2/17/22: Applicant is advised that the submitted construction plans were not reviewed as part of this final plat submittal. Submittal of any site development and additional public infrastructure plans for this subdivision is reviewed through an independent review process. Please contact planning@harkerheights.gov if clarification is needed.**

Public Works, Mark Hyde

1. Provide the executed 15' wastewater easement for the benefit of Lot 2R-1 by separate instrument. (Comment Partially Met 2/14/2022 Y. Spell. Applicant shall provide clarification as to the dedication of said waterwater infrastructure within said easement. The easement indicates dedication to the City of Harker Heights, the materials and sizing indicate public infrastructure, yet annotation in the plan set and responses from the applicant indicate private wastewater infrastructure.)
2. ~~The proposed manhole for the Line "A" wastewater line is not in the 100-year flood plain. A bolted/gasketed manhole lid is not required.~~ (Comment Met 2/14/2022 Y. Spell)
3. Provide a performance bond for all proposed public infrastructure improvements. ~~The engineers probable construction cost to be approved by the City Engineer.~~ (Comment Partially Met 2/14/2022 Y. Spell; The engineer's opinion of probable construction cost was reviewed by the City Engineer and was found to meet the City's requirements on 2/15/22. Please proceed with submission of the Guarantee of Performance (bond).)

City Engineer, Otto Wiederhold

1. No comments.

Fire Marshal, Brad Alley

1. No comments.

Building Official, Mike Beard

1. Comments have not been received and may be forthcoming.

ONCOR, Steven Huggins

1. Oncor to keep existing lines and easements.

Century Link/ Lumen, Chris McGuire

1. No comments, easement called out on plat.

Spectrum, Shaun Whitehead

1. Comments have not been received and may be forthcoming.

ATMOS, Rusty Fischer

1. Comments have not been received and may be forthcoming.

TXDOT

1. Comments have not been received and may be forthcoming.



PLANNING AND ZONING COMMISSION MEMORANDUM

P22-04

AGENDA ITEM X-4

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: FEBRUARY 23, 2022

DISCUSS AND CONSIDER A REQUEST FOR A MINOR PLAT REFERRED TO AS TURNBO ADDITION, ON PROPERTY DESCRIBED AS A 0.464 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, BEING PART OF THE V. L. EVANS SURVEY, ABSTRACT NO. 88, THE LAND HEREIN BEING THE EAST 25 FEET OF LOT 12 AND ALL OF LOTS 13 & 14, BLOCK 11, VALLEY VIEW THIRD EXTENSION, AN ADDITION TO THE CITY OF HARKER HEIGHTS, TEXAS, BEING OF RECORD IN CABINET A, SLIDE 300-C, PLAT RECORDS OF BELL COUNTY, TEXAS (P.R.B.C.T.), AND ALSO BEING PART OF THOSE CERTAIN TRACTS OF LAND CONVEYED IN AN ADMINISTRATOR'S DEED TO PURCHASERS TO LEE PATRICK, JR. AND WIFE KYONG HUI PATRICK BEING DESCRIBED OF RECORD IN VOLUME 2185, PAGE 333, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS (O.P.R.R.P.B.C.T.).

PROJECT DESCRIPTION:

The applicant submitted an application for minor plat approval for approximately .464 acres of land generally located at 224 & 228 Turnbo Road. The proposed plat will consist of two (2) lots that are currently zoned R-1M (One-Family Manufactured Home Dwelling District). The 2021 Land Use Plan indicates these parcels to be designated as a Medium Density Residential land use.

As of February 8, 2022 staff had reviewed the submitted minor plat and made comments to address safety, drainage, water and wastewater utilities and other pertinent requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

STAFF RECOMMENDATION:

On February 8, 2022, staff returned comments to the applicant. On Thursday, February 17, 2022, the applicant requested the plat be withdrawn from consideration at this meeting.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Applicant has requested the plat be withdrawn, no action necessary.
2. Any other action desired.

ATTACHMENTS:

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



Minor/Amending Plat Application

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

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

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

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

Property Information:

Plat Name: Turnbo Addition **Date Submitted:** Dec 29, 2021

Existing Lot Count: 2 **Proposed Lot Count:** 2 **Acreeage:** 0.464

Site Address or General Location: 228 E. Turbo Drive, Harker Heights, TX 76548

Reason for Amendment/Description of Subdivision:

Zoning Classification: R1M, R-1 **Existing Land Use:** Residential

Located in Overlay District?: Yes No

Owner Information/Authorization:

Property Owner: Lee Patrick, Jr. and Kyong Hui Patrick

Address: 5019 Birmingham Circle, Killeen, Texas 76542

Phone: 254-699-1329 E-mail: kyongleepatrick@gmail.com

Developer: Lee Patrick, Jr. and Kyong Hui Patrick

Address: 5019 Birmingham Circle, Killeen, Texas 76542

Phone: 254-699-1329 E-mail: kyongleepatrick@gmail.com

Engineer/Surveyor: Mitchell & Associates, Inc.

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

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

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

Lee Patrick, Jr. _____

PRINTED NAME OF OWNER:

OWNER SIGNATURE: 

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS _____ DAY OF _____, 20____

_____ MY COMMISSION EXPIRES: _____

NOTARY PUBLIC SIGNATURE

STAFF ONLY -- DO NOT FILL OUT BELOW

Date Submitted: _____

Receipt #: _____

Received By: _____

Pre-Application Meeting

Case #: _____

TURNBO ADDITION
0.464 ACRE

FIELD NOTES for a 0.464 acre tract of land in Bell County, Texas, being part of the V. L. Evans Survey, Abstract No. 88, the land herein being the east 25 feet of Lot 12 and all of Lots 13 & 14, Block 11, Valley View Third Extension, an addition to the City of Harker Heights, Texas, being of record in Cabinet A, Slide 300-C, Plat Records of Bell County, Texas (P.R.B.C.T.), and also being part of those certain tracts of land conveyed in an Administrator's Deed to Purchasers to Lee Patrick, Jr. and wife Kyong Hui Patrick being described of record in Volume 2185, Page 333, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), said 0.464 acre tract being more particularly described as follows:

BEGINNING at a 3/8" iron rod found on the south right-of-way line of Turnbo Road, same being at the northwest corner of Lot 15, Block 11, said Valley View Third Extension, and the northeast corner of said Lot 14, for the northeast corner of this tract;

THENCE S. 17° 17' 16" W., 115.47 feet, departing the south right-of-way line of said Turnbo Road, with the west line of said Lot 15, and the east line of said Lot 14, to a 1" iron pipe found on the north margin of a 10' alley way, said Valley View Third Extension, also being at the southwest corner of said Lot 15, and the southeast corner of said Lot 14, for the southeast corner of this tract;

THENCE N. 73° 01' 14" W., 174.29 feet, continuing along the north margin of said 10' alley way and with the south line of said Lot 14, to 3/8" iron rod found at the southeast corner of that certain tract of land conveyed to P.R. Cox and Mildred Dorothy Aldrich (no deed information listed per BellCAD at the time of this survey), and the southwest corner of the remainder of said Patrick tract, for the southwest corner of this tract;

THENCE N. 16° 28' 07" E., 115.42 feet, departing the north margin of said 10' alley way, with the east line of said Cox/Aldrich tract, and the west line of the remainder of said Patrick tract, to a 3/8" iron rod with cap stamped "MAK" found on the south right-of-way line of said Turnbo Road, also being at the northeast corner of said Cox/Aldrich tract, and the northwest corner of the remainder of said Patrick tract, for the northwest corner of this tract;

THENCE S. 73° 02' 16" E., 175.94 feet, continuing along the south right-of-way line of said Turnbo Road and with the north line of the remainder of said Patrick tract, to the **POINT OF BEGINNING** and containing a 0.464 acre tract of land.

The bearings for the above description are based on the Texas Plane Coordinate System, Central Zone, NAD 83 (CORS 96), per Leica Texas SmartNet GPS observations.


See accompanying drawing.

STATE OF TEXAS
COUNTY OF BELL

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

IN WITNESS THEREOF, my hand and seal this the 25th day of January, 2022.




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

DEDICATION

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BELL §

That **Lee Patrick, Jr. and wife Kyong Hui Patrick**, being the sole owners of that certain **0.464-Acre tract of land in the City of Harker Heights, Texas, and being the east 25' of Lot 12 and all of Lots 13 and 14, Block 11, Valley View Third Extension as recorded in Cabinet A, Slide 300-C, Bell County Plat Records, and being the same land conveyed to Lee Patrick, Jr. and wife Kyong Hui Patrick by Deed as recorded in Volume 2185, Page 333, Official Public Records of Real Property of Bell County**, shown and attached hereto and incorporated herein for all purposes, **does** hereby subdivide the herein described property into lots and blocks, according to the plat hereof, to be known as **TURNBOW ADDITION**, to the City of Harker Heights, Bell County, Texas, as shown by the plat hereof, attached hereto, and made apart hereof, and approved by the City of Harker Heights, Bell County, Texas, and **Lee Patrick, Jr. and wife Kyong Hui Patrick**, **does** hereby adopt said **TURNBOW ADDITION** as an addition to the City of Harker Heights, Bell County, Texas, and for the purpose of selling lots and blocks of land with reference thereto and for the property development of said land by its owners and for all other purposes; and do hereby dedicate to **the City of Harker Heights**, all streets, avenues, roads, drives, alleys and associated potable water, sanitary sewer, and storm sewer systems as shown on said plat, and final construction drawings the same to be used as public thoroughfares and public utilities when and as authorized by **the City of Harker Heights, Texas**.

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

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

Lee Patrick, Jr.

Kyong Hui Patrick

Before me, the undersigned authority, on this day personally appeared **Lee Patrick, Jr. and wife Kyong Hui Patrick** known to me to be the persons whose names are subscribed to the foregoing instrument. It has been acknowledged to me that **they** executed the foregoing instrument as the owner of the property described hereon.

NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: _____

TURNBO ADDITION

KNOW ALL MEN BY THESE PRESENTS, that **Lee Patrick, Jr. and wife Kyong Hui Patrick**, whose address is 5019 BIRMINGHAM CIRCLE, KILLEEN, TEXAS, 76542, being the sole owners of that certain 0.464 Acre tract of land in the City of Harker Heights, Texas, and being the east 25' of Lot 12 and all of Lots 13 and 14, Block 11, Valley View Third Extension as recorded in Cabinet A, Slide 300-C, Bell County Plat Records, and being the same land conveyed to Lee Patrick, Jr. and wife Kyong Hui Patrick by Deed as recorded in Volume 2185, Page 333, Official Public Records of Real Property of Bell County, shown and attached hereto and incorporated herein for all purposes, does hereby subdivide the herein described property into lots and blocks, according to the plat hereof, to be known as **TURNBO ADDITION**, to the City of Harker Heights, Bell County, Texas, as shown by the plat hereof, attached hereto, and made apart hereof, and approved by the City of Harker Heights, Bell County, Texas, and **Lee Patrick, Jr. and wife Kyong Hui Patrick**, does hereby adopt said **TURNBO ADDITION** as an addition to the City of Harker Heights, Bell County, Texas, and for the purpose of selling lots and blocks of land with reference thereto and for the property development of said land by its owners and for all other purposes; and do hereby dedicate to the City of Harker Heights, all streets, avenues, roads, drives, alleys and associated potable water, sanitary sewer, and storm sewer systems as shown on said plat, and final construction drawings the same to be used as public thoroughfares and public utilities when and as authorized by the City of Harker Heights, Texas.

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

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

Lee Patrick, Jr. _____ Kyong Hui Patrick _____

Before me, the undersigned authority, on this day personally appeared **Lee Patrick, Jr. and wife Kyong Hui Patrick** known to me to be the persons who names are subscribed to the foregoing instrument. It has been acknowledged to me that they executed the foregoing instrument as the owner of the property described hereon.

NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: _____

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

DIRECTOR OF PLANNING AND DEVELOPMENT _____

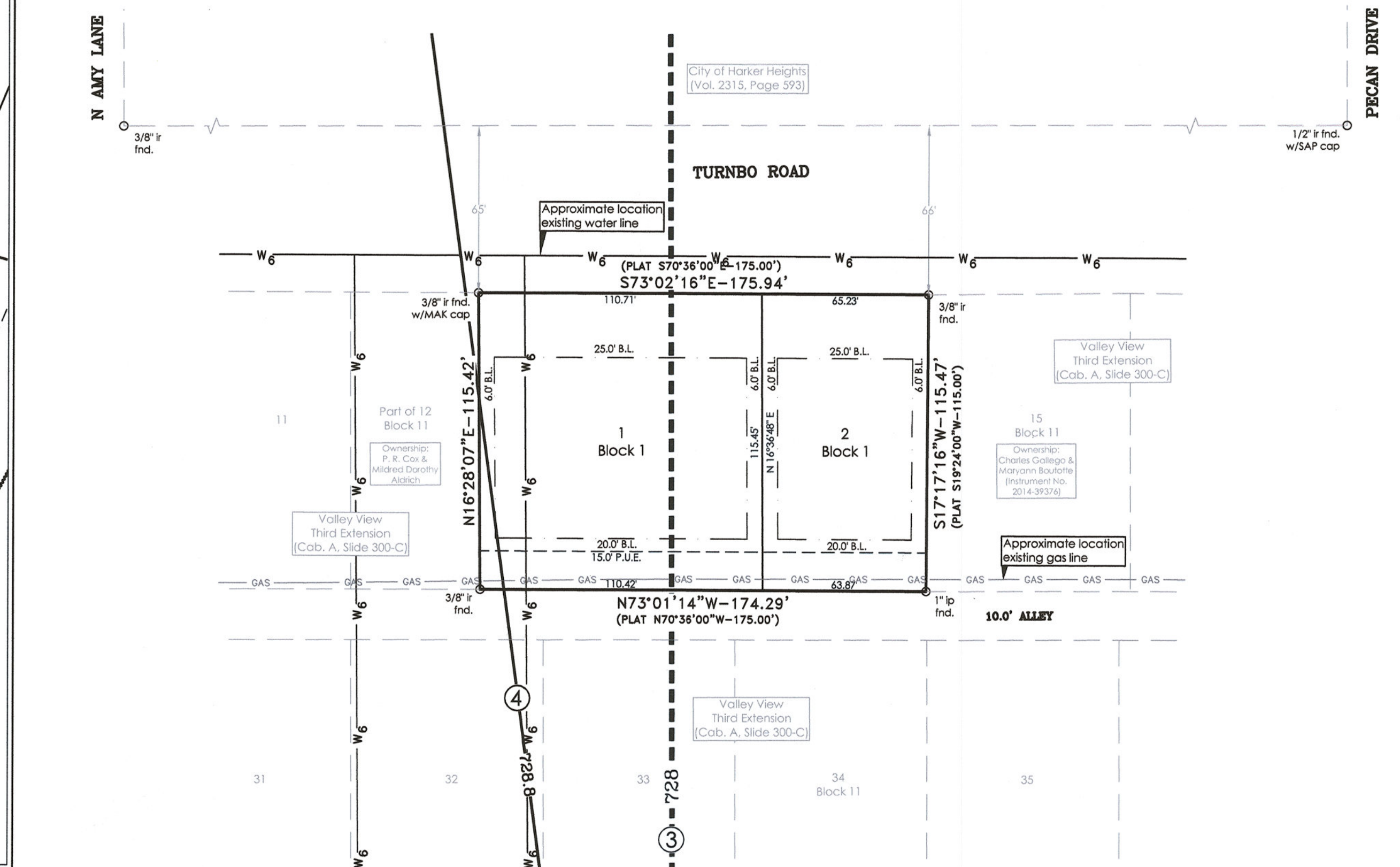
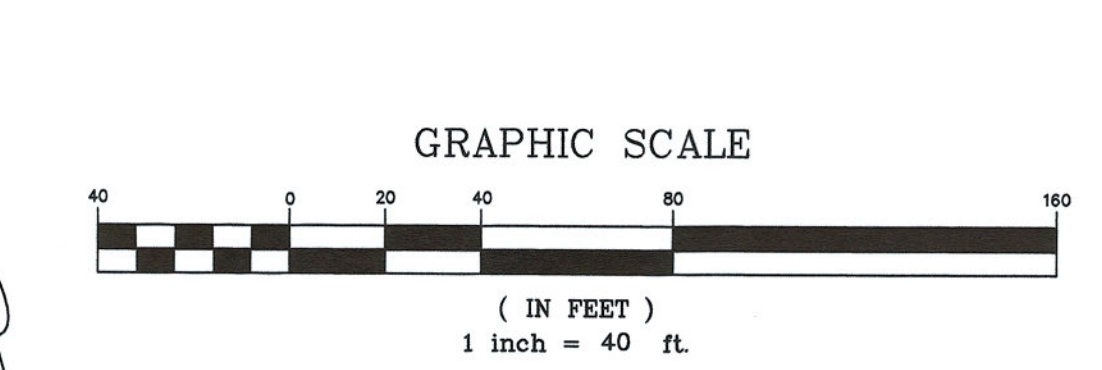
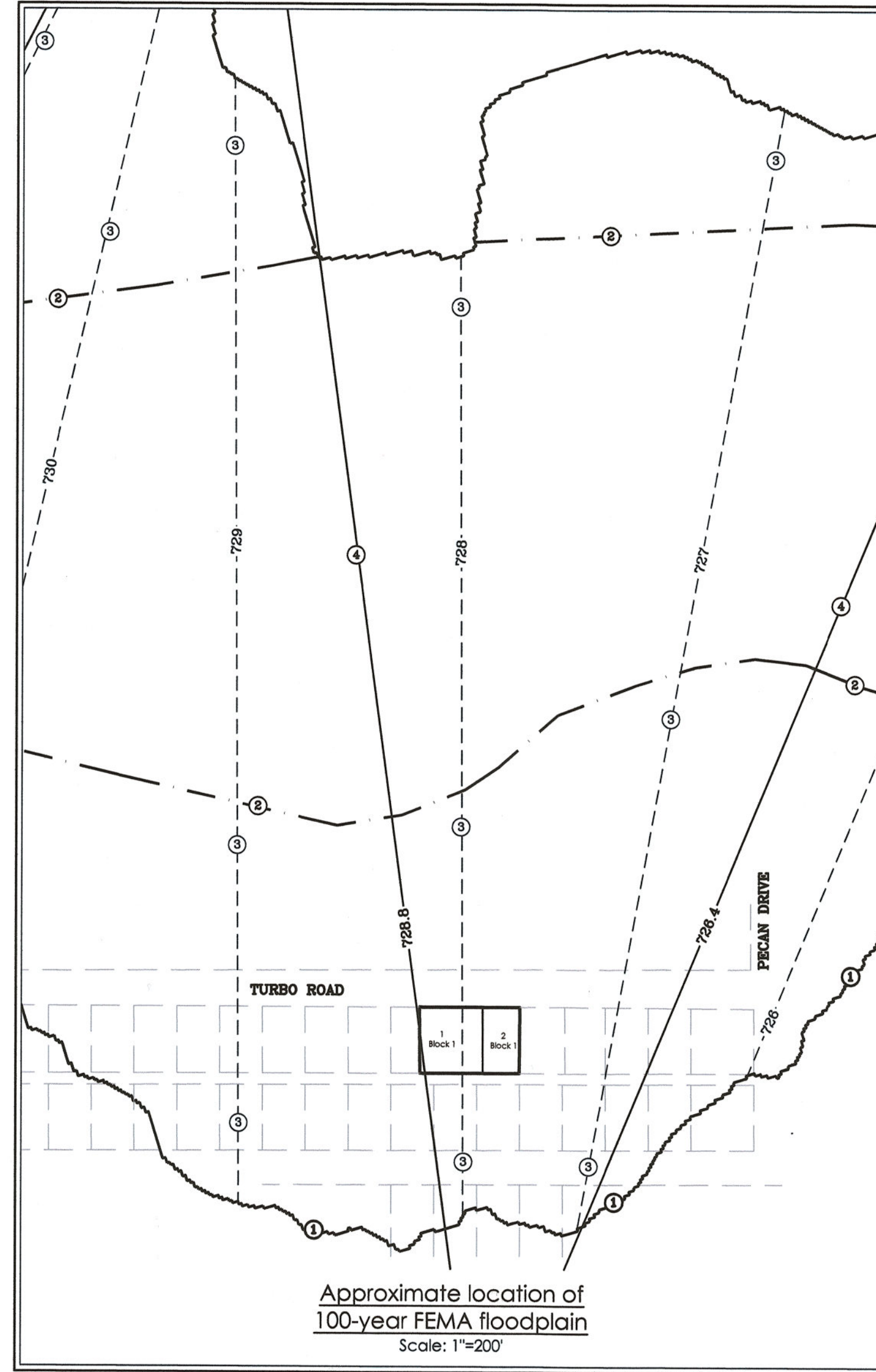
ATTEST: CITY SECRETARY _____

KNOW ALL MEN BY THESE PRESENTS,

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



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



MINIMUM FFE ELEVATIONS SHALL BE AT LEAST 1' ABOVE BASE FLOOD ELEVATION

| 2008 FEMA CONDITIONS | | | |
|----------------------|-----|----------------------|-------------------------------|
| BLOCK | LOT | BASE FLOOD ELEVATION | MIN. FINISHED FLOOR ELEVATION |
| 1 | 1 | 728.60 | 729.70 |
| 1 | 2 | 727.75 | 728.85 |

* Minimum Finished Floor Elevation may change due to final location of proposed structure.

FLOOD PLAIN DATA

- Approximate limits of 100 year flood plain, zone AE, as per FEMA FIRM panels 48027C0285E, dated September 26, 2008.
- Approximate limits of 100 year floodway, as per FEMA FIRM panel 48027C0285E, dated September 26, 2008.
- Base Flood Elevations per FEMA FIRM panels 48027C0285E dated September 26, 2008.
- Cross Section Elevations per FEMA FIRM panels 48027C0285E dated September 26, 2008.

PROPERTY OWNER:
Lee Patrick Jr. &
Kyong Hui Patrick
5019 Birmingham Cir.
Killeen, TX 76549

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

- NOTES:**
- All bearings are based upon the Texas Coordinate System, NAD 83 (CORS 96), Texas Central Zone as determined by Leica Texas Smartnet GPS observations. All distances are surface distance. Combined scale factor=1.0001168.
 - All interior lot corners marked with 1/2" ir & cap stamped "M&A" set after construction completed.
 - Current zoning = R-1M (On e-Family Manufactured Home Dwelling District)
 - Proposed use = Manufactured Home

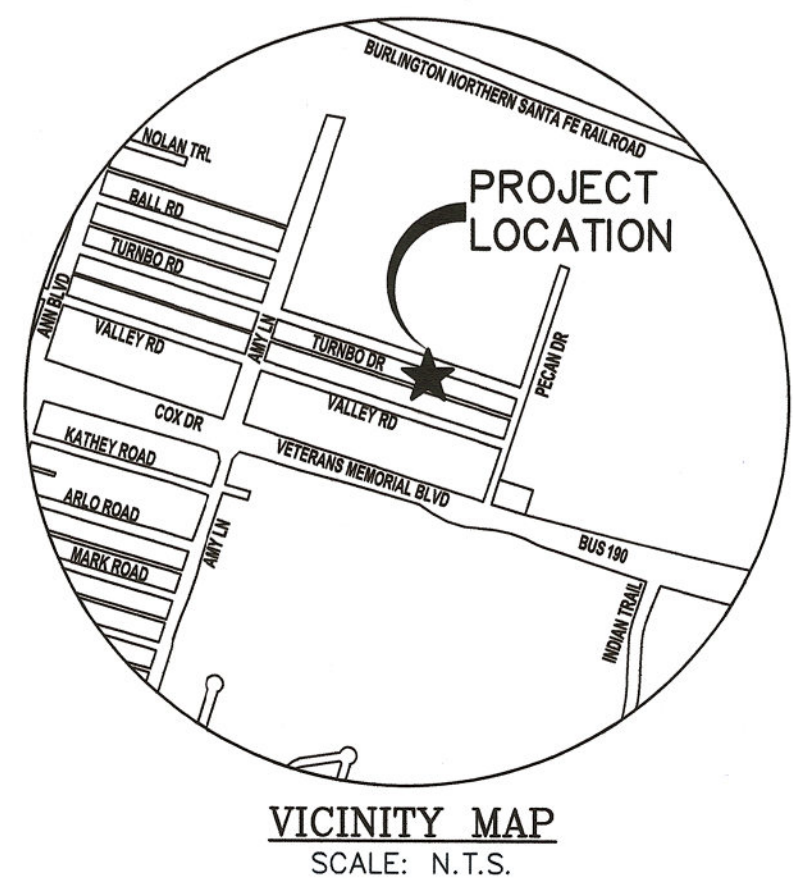
AFFIDAVIT:

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

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

By: _____
Bell County Tax Appraisal District

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



| No. | DATE | REMARKS | BY |
|-----|------|---------|----|
| | | | |
| | | | |

TURNBO ADDITION
BEING A REPLAT OF PART OF LOT 12 & ALL OF LOT 13 & LOT 14, BLOCK 11, VALLEY VIEW, THIRD EXTENSION HARKER HEIGHTS, BELL COUNTY, TEXAS

MINOR PLAT

SHEET TITLE: _____

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION NO. 3241
T. & P. L. S. FIRM REGISTRATION NO. 18292-P-00

DWG No.: 21-066-D-5
DRAWN BY: FRB
DATE: DECEMBER 2021
SCALE: AS SHOWN
AREA: 0.464 Ac.
2 LOTS
1 BLOCK
1987/70

FILED FOR RECORD




Harker Heights
 City of Harker Heights
 Planning and Development
 305 Miller's Crossing
 Harker Heights, TX 76548
 254-953-6600
 www.ci.harker-heights.tx.us

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



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

 Turnbo Addition Minor Plat

TURNBO ADDITION

P22-04 Minor Plat – Turnbo Addition

Plat Distributed to HH Staff: January 28, 2022

Comments Returned to Killeen Engineering and Surveying: February 8, 2022

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Application
 - a. Applicant shall complete notary portion of the application and resubmit with an original signature.
2. Plat Dedication Page
 - a. Applicant shall provide an inset identifying the current subdivision (Valley View Third Extension) and illustrating the current plat configuration for these lots.
 - b. This subdivision is Replat No. 1 of the existing subdivision. Please amend name accordingly.
 - c. Average width of Lot 2, Block 1 is less than the required 70' width as required by the current zoning. Applicant shall amend Lot configuration to meet code requirements.
 - d. If all outstanding comments are not addressed prior to the P&Z meeting then applicant shall provide the required signatory blocks and language for a final plat in accordance with §154.22 (B)(1)(q).
 - e. In accordance with the adopted Drainage Criteria Manual Section 1.2.10(C), Applicant shall amend the "Minimum FFE" table to reflect the required minimum FFE at 2 ft. above the BFE.
 - f. Amend the line work or "Flood Plain Data" such that the illustrated floodplain lines match the legend are identifiable.
 - g. Page number for recordation of Deed does not match page number shown on Bell County Appraisal District website, please clarify correct page number (Shown as page 333 on field notes, dedication instrument, and dedication statement on face of plat; BELLCAD shows page number to be page 133)
 - h. Correct spelling of "TURNBO" on separate dedication instrument, in dedication statement.
 - i. Please add information showing present ownership, legal descriptions, and property lines within 100 feet (154.22 (B) (1) (I) Adjacent property information including present ownership, legal descriptions (recorded volume and page) and property lines within 100 feet;)

3. Utilities

- a. Provide a drainage analysis in accordance with code and verify that the existing drainage infrastructure does not encroach on the western portion of Lot 1, Block 1.

Public Works, Mark Hyde

1. Provide the existing layout of the lots.
2. A 15' wide public utility easement will be required for the existing 6-inch water line on Lot 1 -or- the 6-inch water line can be relocated. If relocation of the 6-inch water main is desired, preliminary platting would be required.
3. Provide a 10' wide utility and drainage easement along Turnbo Road.
4. Show the location of the existing sanitary sewer line.

City Engineer, Otto Wiederhold

1. No comments.

Fire Marshal, Brad Alley

1. No comments.

Building Official, Mike Beard

1. Comments have not been received and may be forthcoming.

ONCOR, Steven Huggins

1. Oncor to keep existing lines and easements.

Century Link/ Lumen, Chris McGuire

1. Comments have not been received and may be forthcoming.

Spectrum, Shaun Whitehead

1. Comments have not been received and may be forthcoming.

ATMOS, Rusty Fischer

1. Comments have not been received and may be forthcoming.