



**Harker Heights
Planning and Zoning
Commission
Workshop & Meeting**

**Wednesday,
April 29, 2020
10:00 A.M.**



**NOTICE OF REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION OF
THE CITY OF HARKER HEIGHTS
WEDNESDAY, APRIL 29, 2020 – 10:00 A.M.
VIA TELECONFERENCE**

Notice is hereby given that, beginning at 10:00 a.m. on Wednesday, April 29, 2020, and continuing from day to day thereafter if necessary, the Planning and Zoning Commission of the City of Harker Heights, Texas, will conduct a telephonic meeting to contain the spread of COVID-19 in accordance with Governor Abbott's declaration of the COVID-19 public health threat and action to temporarily suspend certain provisions of the Texas Open Meetings Act issued on March 16, 2020. The subjects to be discussed are listed in the following agenda:

- I. CALL TO ORDER** – Convene Regular Meeting of the Planning and Zoning Commission and establish a quorum.
- II. CONSENT AGENDA**
 1. Approval of Minutes from the Regular Planning and Zoning Meeting held on January 8, 2020.
- III.** Report on City Council results from January 14, 2020 meeting.
- IV.** Recognition of Affidavits for Conflict of Interest.
- V. 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.*
- VI. PUBLIC HEARINGS:**
 1. **Z20-06** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow a four (4) story hotel not to exceed 60 feet in height within a B-4 zoning district on property described as a 2.200 acre tract of land in Harker Heights, Bell County, Texas, being all of Lot Seven (7), and part of Lot Three (3), Block One (1), ACTG Addition, being a replat of Lot Two (2), Block One (1), Union State Bank Addition, Phase Three as recorded in Cabinet D, Slide 200-D, generally located behind 335 E. Knights Way Harker Heights, Bell County, Texas.
 2. **Z20-07** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R1-R (One Family Rural Dwelling District) on property described as

Tract 89, Lakeside Hills, Section Three, a subdivision in Bell County, according to the plat thereof of record in Plat Book A, Slide 43-D, plat records of Bell County, Texas, and containing 8.02 acres, generally located at 11365 Orlan Drive Harker Heights, Bell County, Texas.

VII. NEW BUSINESS

1. **P20-01** Discuss and consider Preliminary/Final Plat approval for property described as 1.470 acres of the I.T. Bean Survey, Abstract No. 115, Bell County, Texas and being the remained of that tract of land conveyed to Patrick Curry and Kimberly Curry as recorded in Instrument No. 2016-00032581, Official Records of Real Property of Bell County, Texas, generally located at 1703 Pueblo Trace, Harker Heights, Bell County, Texas.

VIII. REPORTS FROM COMMISSIONERS

IX. STAFF COMMENTS

X. ADJOURNMENT

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Harker Heights, Texas, was posted at the Harker Heights Municipal Building, and the City of Harker Heights website which is readily accessible to the public at all times, by **10:00 A.M. on Friday, April 24, 2020.**

Tiffany Dake

Tiffany Dake
Planning and Development Administrative Assistant

The public may participate remotely in this meeting by dialing-in using the toll-free number: (877) 568-4106 and use Access Code: 335-313-637.

The public will be permitted to offer public comments telephonically as provided by the agenda. Written questions or comments may be submitted two hours before the meeting to the Planning and Development Department. When submitting your written questions or comments, you must include your Name and Address. Agenda packet and recording of the telephonic meeting will posted on the City of Harker Heights website at www.ci.harkerheights.tx.us.



*Minutes of the Workshop & Regular Meeting of the Harker Heights
Planning & Zoning Commission held at Harker Heights City Hall
January 8, 2020*

Present:

Larry Robison	Chairman
Robert Robinson III	Vice Chair
Adam Parker	Secretary
Noel Webster	Commissioner
Stephen Watford	Commissioner
Jan Anderson	Commissioner
Joshua McCann	Commissioner
Rodney Shine	Commissioner
Dustin Hallmark	Alternate Commissioner
Mike Stegmeyer	Alternate Commissioner

Absent:

Kay Carey	Commissioner
Nuala Taylor	Alternate Commissioner
Christopher Albus	Alternate Commissioner

Staff:

Joseph Molis	Director of Planning & Development
Courtney Peres	Senior Planner
Dan Phillips	GIS Analyst/Planner
Gabby Palma	Code Enforcement
Eric Moree	Building Inspector
Mike Beard	Building Official
Brad Alley	Fire Marshal
Kristina Ramirez	Asst. Director of Public Works
Tiffany Dake	Planning & Development Administrative Assistant

The Workshop convened at 5:32 P.M.

Agenda Item III: Elect Planning and Zoning Commission and Building and Standards
Commission Officers: Chairman, Vice Chairman, and Secretary.

A motion was made by Commissioner McCann to elect Larry Robison as Chairman, the motion was seconded by Commissioner Parker. The motion passed unanimously (8-0).

A motion was made by Chairman Robison to elect Rob Robinson as Vice Chairman, the motion was seconded by Commissioner Parker. The motion passed unanimously (8-0). A motion was made by Commissioner McCann to elect Adam Parker as Secretary, the motion was seconded by Commissioner Watford. The motion passed unanimously (8-0).

Agenda Item IV: Presentations by Staff

Ms. Courtney Peres gave a presentation about Becoming a Zoning Commissioner for the City of Harker Heights. Mr. Dan Phillips gave an overview of the Geographic Information System (GIS). Mr. Eric Moree gave an overview of Code Enforcement and Mr. Mike Beard gave an overview of Building Codes and Building Standards Commission. Mr. Brad Alley gave the final overview of the Fire Code.

The Workshop adjourned at 6:56 P.M.

A quorum was established, and the meeting was called to order at 7:03 P.M.

Agenda Item IV-1: Approval of minutes from the October 30, 2019 regular P & Z meeting. Commissioner Webster made the motion to approve the minutes and Commissioner Anderson seconded the motion. The motion passed unanimously (8-0).

Next was the report on City Council actions regarding recommendations resulting from the November 12, 2019 Planning & Zoning meeting.

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

Next, Ms. Peres presented the update on development activity for the City.

The next item was citizens to be heard. There was no one present to speak.

Agenda Item IX Public Hearings:

Mr. Joseph Molis presented **Z20-01** Conduct a public hearing to discuss and consider recommending an amendment to ordinance 2015-24 for an existing Conditional Use Permit (CUP) to allow for an expansion of the main structure serving as the business Tap Tap Art School on property described as A0838BC R.W. Tom, 2-7, Acres 1.378, generally located at 103 Mountain Lion Road, Harker Heights, Bell County, Texas.

Mr. Molis explained to the Commissioners that Tap Tap Art School was back to amend their current Conditional Use Permit to allow them to increase the internal area of their business. Mr. Molis stated that in addition to their existing conditions they would like to add a tenth condition: The facility shall be allowed to increase its internal area by 2,700 square feet, provided the use remains as a single-family residence or a private art school. The character of the residence shall be maintained with any remodeling or additions to the facility and shall be approved by the Planning Director.

Commissioner Webster asked if anyone was residing in the facility. Mr. Molis stated that no one lives there, and its primary function is a business. Chairman Robison asked how many more parking spaces will be added. Mr. Molis said there will be an estimated twelve (12) more parking spaces.

The applicant, Mrs. Amelia Rabroker, of 893 Shaw Lane, Killeen, TX 76542 was present to speak about the amendment to the Conditional Use Permit. Mrs. Rabroker stated the art school has been successful and they see a lot of children and adults in their classes. The main reason for increasing the square footage is for the equipment used in the art school which takes up a large amount of space. The kilns that Mrs. Rabroker uses are not currently on site due to their size and lack of space in the existing facility. Mrs. Rabroker stated that the expansion would allow her to have specific areas for different kinds of art such as a separate clay room and a computer animation studio. The applicant also mentioned that Killeen Independent School District brings their students to Tap Tap Art School but due to space limitations students must be split into two groups. One group will go to the park while the other group is at Tap Tap Art School. Chairman Robison asked how long the school had been there in which Mrs. Rabroker stated that she believes they have been open for business for three years.

Chairman Robison then opened the public hearing.

Mr. Luis Hernandez, of 5404 Belo Dr., Killeen, TX 76542, a parent of students who attend Tap Tap Art School. Mr. Hernandez stated that he believes that Tap Tap Art School is a wonderful place for children. He stated that the expansion would give the children other ways to look at art. Mr. Hernandez commended Mrs. Rabroker for her work in the community and stated that he wished there were more businesses like Mrs. Rabroker's.

Chairman Robison then closed the public hearing.

A motion was made by Commissioner Anderson to recommend an amendment to the current Conditional Use Permit to allow for an expansion of the main structure serving as the business Tap Tap Art School on property described as A0838BC R.W. Tom, 2-7, Acres 1.378, generally located at 103 Mountain Lion Road, Harker Heights, Bell County, Texas. Commissioner Parker seconded the motion. The motion passed unanimously (8 - 0).

Ms. Courtney Peres presented agenda item IX-2; **Z20-02** 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 Lot Nine (9), Block 52, Comanche Land Subdivision, an unrecorded subdivision, out of Abstract 115 of the I.T. Bean Survey, generally located near the intersection of Aztec Trace and Yuma Trail, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicant wanted to rezone the property to R-2 (Two Family - Duplex). Commissioner Webster asked Ms. Peres if they were talking about duplexes. Ms. Peres said that the applicant did intend to construct a duplex on the property.

The applicant, Mr. Jeff Lackmeyer, of 2212 Sunny Lane, Killeen, TX 76541 was present to speak about this rezone request. Mr. Lackmeyer stated that the person buying the property was going to build one (1) duplex. Mr. Lackmeyer did say that they have already cleaned up the property and it conforms with everything around the location. Chairman Robison asked how soon will construction start. Mr. Lackmeyer said within the year.

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

A motion was made by Commissioner Parker to recommend approval of the request to change zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as Lot Nine (9), Block 52, Comanche Land Subdivision, an unrecorded subdivision, out of Abstract 115 of the I.T. Bean Survey, generally located near the intersection of Aztec Trace and Yuma Trail, Harker Heights, Bell County, Texas. Commissioner Watford seconded the motion. The motion passed unanimously (8-0).

Ms. Courtney Peres presented agenda item IX-3; **Z20-03** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R-MU (Mixed Residential) on property described as Kern Acres Second Extension and Revision, Block Three (3), Lot Twelve (12), generally located at 106 W. Kathey Road, Harker Heights, Bell County, Texas.

Ms. Peres explained that the applicant wanted to rezone the property to R-MU (Mixed Residential). Chairman Robison asked where the nearest mobile home was and then stated that he believed the closest mobile home was located on Mary Jo/Arlo going towards the west. Chairman Robinson then asked for clarification that a trailer could go on this property. Ms. Peres said that a manufactured home could go on this property and would have to be placed on a permanent foundation and comply will all regulations within the Code of Ordinances for manufactured homes.

The applicant, Mr. Philip Franzoni of, 102-C W. Veterans Memorial Blvd., Harker Heights, TX 76548 was present to speak about this rezone request. Mr. Franzoni did state he had intended to move a double-wide mobile home onto the property at 106 W. Kathey. Mr. Franzoni stated that he owns 108 W. Kathey, which he is currently remodeling. Mr. Franzoni did say respond to the question asked by Mr. Robison about mobile homes in the area and he mentioned that there are some on Ann and Harley as well.

Mr. Franzoni mentioned that he has already prepared the lot for a water connection. Chairman Robison said he would rather see a single-family house there than a double wide. Mr. Franzoni could understand the desire for wanting a single-family house there,

but he stated that currently this is what was best for his family financially. Mr. Franzoni explained that the double wide would be forty feet wide by twenty-seven feet long double wide onto the property with a solid foundation and a new entry way. Chairman Robison asked what the condition of the 2011 Palm Harbor was. Mr. Franzoni said it was in perfect shape and that it is like new.

Commissioner Parker stated that the one thing they must consider is that this zoning stays permanent and ultimately, they need to do what is right for that area. Commissioner Webster spoke about a rezone request for a mobile home roughly three (3) years ago that was a little bit further down from the subject location and that the Planning & Zoning recommended approval of that case but ultimately the City Council disapproved the request. Mr. Webster concluded with the assertion that the City Council's intent was not to increase the number of mobile homes on the North Side. Commissioner Robinson made a point of order. Mr. Robinson stated that the gentleman is part of the community and it is evident that he has invested in the community. Commissioner Robinson believes the gentleman will live in it and will not live in junk and he will take care of it.

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

A motion was made by Commissioner Robinson to recommend approval of an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R-MU (Mixed Residential) on property described as Kern Acres Second Extension and Revision, Block Three (3), Lot Twelve (12), generally located at 106 W. Kathey Road, Harker Heights, Bell County, Texas. Commissioner Anderson seconded the motion. The motion failed (2-6).

Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 8:04 P.M.

Larry Robison, Chairman

DATE:

Robert R. Robinson III, Vice Chairman

DATE:



PLANNING AND ZONING COMMISSION MEMORANDUM

Z20-06

AGENDA ITEM VII-1

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: APRIL 29, 2020

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT (CUP) TO ALLOW A FOUR (4) STORY HOTEL NOT TO EXCEED 60 FEET IN HEIGHT WITHIN A B-4 ZONING DISTRICT ON PROPERTY DESCRIBED AS A 2.200 ACRE TRACT OF LAND IN HARKER HEIGHTS, BELL COUNTY, TEXAS, BEING ALL OF LOT SEVEN (7), AND PART OF LOT THREE (3), BLOCK ONE (1), ACTG ADDITION, BEING A REPLAT OF LOT TWO (2), BLOCK ONE (1), UNION STATE BANK ADDITION, PHASE THREE AS RECORDED IN CABINET D, SLIDE 200-D, GENERALLY LOCATED BEHIND 335 E. KNIGHTS WAY HARKER HEIGHTS, BELL COUNTY, TEXAS.

BACKGROUND:

The City of Harker Heights has received an application for a Conditional Use Permit for property located east of 335 E. Knights Way near the private drive between two fast-food establishments (Popeye's and Whataburger). The applicant is proposing to develop approximately 2.2 acres of vacant land to construct a Hampton Inn hotel. The applicant submitted all necessary and required building plans for staff's review on January 27, 2020. After staff's review of the submitted plans it was noted that the proposed building exceeds the height and number of stories allowed within the B-4 (Secondary and Highway Business District) district, 45 feet and 3 ½ stories respectively. Without a change in zoning to (B-5 which allows 75 feet in height or 6 stories) or a Conditional Use Permit (CUP) (to allow 4 stories), staff would be required to deny the permit because it violates the zoning district requirements in which it is located.

ANALYSIS:

The property is currently zoned B-4 (Secondary and Highway Business District) which allows for three and one-half stories or 45 feet in height (§155.030(C)). Plans submitted for a building permit identify the building to be four stories and reach 58.6 feet at its tallest point along the front elevation (see attachment 4). On February 27, 2020, the applicant and their representatives met with staff to discuss ways to address height regulations within their current zoning classification. Staff suggested a CUP to allow an exception to the height and number of stories. The conditions would be limited to a hotel use and a height regulation that no building shall exceed four stories or 60 feet in height. Staff believed that applying a CUP to the property to specifically address the height regulation would be the best solution for the applicant to continue development and mitigate the negative impacts of rezoning the property to B-5 (General Business District), which is the City's most intense commercial zoning classification. Staff believes that the intensity of uses allowed within the B-5 zoning district would not be

harmonious with surrounding, less intense commercial uses or proximity to a public park and city municipal facilities.

PROPOSED CONDITION:

1. Allow a four (4) story hotel not to exceed 60 feet in height within a B-4 zoning district.

Surrounding Land Uses:

Adjacent land uses include:

	Existing Land Use	Future Land Use	Zoning
North	Commercial	Commercial	B-4
South	Vacant/Municipal	Commercial	B-4
East	Commercial/Park	Commercial	B-4
West	Vacant	Commercial	B-4

The proposed use as a hotel complies with the future land use designation for the area and therefore does not conflict with the 2007 Comprehensive Plan. Use as hotel is listed as a permitted use within the B-3 (Local Business District) and is therefore permitted within the B-4 zoning district (§155.031 (A) (1)). Staff has not identified any critical issues with the potential use or conditional request that would negatively affect the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City.

Flood Damage Prevention:

No part of this property lies within flood hazard areas.

Notices:

Staff sent out fourteen (14) notices to property owners within the 400-foot notification area. One (1) response was received in favor of the request and zero (0) responses were received in opposition of the request.

RECOMMENDATION:

Staff recommends approval of an ordinance granting a Conditional Use Permit (CUP) to allow a four (4) story hotel not to exceed 60 feet in height within a B-4 zoning district on property described as a 2.200 acre tract of land in Harker Heights, Bell County, Texas, being all of Lot Seven (7), and part of Lot Three (3), Block One (1), ACTG Addition, being a replat of Lot Two (2), Block One (1), Union State Bank Addition, Phase Three as recorded in Cabinet D, Slide 200-D, generally located behind 335 E. Knights Way Harker Heights, Bell County, Texas, with the aforementioned conditions, and based upon the staff's findings that:

1. A hotel is allowed by right within a B-4 zoning district.
2. Staff has not identified any critical issues with the potential use or conditional request that would negatively affect the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City.

ACTION TAKEN BY THE PLANNING AND ZONING COMMISSION:

1. Motion to recommend/not recommend an ordinance granting a Conditional Use Permit (CUP) to allow a four (4) story hotel not to exceed 60 feet in height within a B-4 zoning district on property described as a 2.200 acre tract of land in Harker Heights, Bell County, Texas, being all of Lot Seven (7), and part of Lot Three (3), Block One (1),

ACTG Addition, being a replat of Lot Two (2), Block One (1), Union State Bank Addition, Phase Three as recorded in Cabinet D, Slide 200-D, generally located behind 335 E. Knights Way Harker Heights, Bell County, Texas, based upon Staff's recommendations and findings.

2. Any other action deemed necessary.

ATTACHMENTS:

1. Application
2. Letter of Intent
3. Site Plan
4. Building Plans – A1.06 Elevations
5. Location Map
6. Location/Site Plan Map
7. Existing Land Use Map
8. Zoning Map
9. Future Land Use Map
10. Notification Area Map
11. Citizen Responses



Conditional Use Permit Application

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

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

1. Pre-Application Meeting Scheduled
2. Payment of \$200.00 to the City of Harker Heights
3. Site Plan
4. Letter of Intent

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

Property Owner(s) Name: Reva Holding Ltd Date: 2/27/20

Address: 398 Rolling Hills Dr

City/State/Zip: Killeen, Tx 76543

Phone: [Redacted] E-mail: [Redacted]

Legal Description of Property:

Location of Property (Address if available): N/A

Lot: 1 Block: 1 Subdivision: Union State Bank Addition

Acres: 2.199 Property ID: 397602 Survey: _____

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

Current Zoning Classification: _____ Future Land Use Designation: _____

Applicant's Representative (if applicable):

Applicant's Representative: Vishaal Patel

Phone: [Redacted] E-Mail: [Redacted].com

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

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

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

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

Sandeep Patel
 Printed Name of Property Owner

Sandeep Patel
 Signature of Property Owner

Vishaal Patel
 Printed Name of Representative

Vishaal Patel
 Signature of Representative

Date Submitted: 3/2/2020
 Received By: SO

STAFF ONLY - DO NOT FILL OUT BELOW
 Pre-Application Meeting
 Revised: 06/28/18

Receipt #: 01553544
 Case #: 220-06

February 27, 2020

Reva Holding Ltd.
398 Rolling Hills Drive
Killeen. TX 76543
[REDACTED]

Re: Application for Conditional Use Permit at 7-A ACTC Addition
Harker Heights , TX

To: Whom it may concern

I am writing to you in regards to building a 88-unit 4 story limited service Hampton Inn in Harker Heights. With the parking and land restrictions, the only feasible way is to make this hotel a four-story building. The city of Harker Heights allows a 3 ½ story building and we are requesting another 1/2 story to make this project happen.

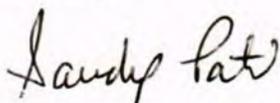
I have built numerous hotels in the Central Texas area including Hilton Garden Inn in Killeen, Hampton Inn in Killeen, Comfort Inn in Killeen, Days Inn in Copperas Cove , Holiday Inn Express in Austin. You will find these buildings to be both appealing to the public and our customers.

I will be investing a lot of money for this project and the four-story building is a must to make this feasible. This motel will bring in occupancy tax revenues, sales tax revenue, property tax revenue, permit fees for the city, employee jobs will be formed, and the market value of the surrounding land will go up. These benefits are guaranteed when the project is built.

We have already submitted to the City of Harker Heights a full set of plans for the 88 unit prototype limited service Hampton Inn for review. Enclosed you will find literature that talks about Hilton and the product we intend to build. Also, you will find a prototype building of Hampton Inn and its amenities which will be included.

I hope the City of Harker Heights can approve the additional ½ story required to make this happen. I have showed you the quality of projects I have built in the past, along with continuous renovations during the operations of this hotels. I have talked about the benefits to the City of Harker Heights from this project. Finally, literatures has been provided that explains the hotel, its customers: the amenities, and the corporation that stands behind us Hilton. With all this in mind, I am sure the City of Harker Heights will approve the conditional use permit required for this project.

Sincerely



Sandip Patel
Reva Holding Ltd.



KILGREN TEXAS
PROJECT NO. #19-208

PROJECT ARCHITECT
BEN CORTEZ, AIA
PROJECT COORDINATOR
RK PATEL Design Planning

HAMPTON INN BY HILTON
FOR
REVA Holdings
398 Rolling Hills Drive
Kilgren, Texas 76543

HAMPTON INN
Lot 1 Block 1
Union State Bank Addition
Harker Heights, Texas



TABLES

TABLE 1	GENERAL NOTES
TABLE 2	FINISHES
TABLE 3	PAINTS
TABLE 4	GLAZING
TABLE 5	ROOFING
TABLE 6	MECHANICAL
TABLE 7	ELECTRICAL
TABLE 8	PLUMBING
TABLE 9	CONCRETE
TABLE 10	FOUNDATION
TABLE 11	SOILS
TABLE 12	ENVIRONMENTAL
TABLE 13	ENERGY
TABLE 14	ACCESSIBILITY
TABLE 15	MARKETING
TABLE 16	OPERATIONS
TABLE 17	MAINTENANCE
TABLE 18	TRAINING
TABLE 19	COMPLIANCE
TABLE 20	OTHER

EXTERIOR ELEVATIONS
CENTER LOADED
Sheet No. **A1.06**

- 1. REFER TO ALL SHEETS IN THIS SET.
- 2. VERIFY ALL DIMENSIONS AND LOCATIONS WITH THE FIELD REPRESENTATIVE.
- 3. VERIFY ALL MATERIALS AND FINISHES WITH THE FIELD REPRESENTATIVE.
- 4. VERIFY ALL ELECTRICAL AND MECHANICAL REQUIREMENTS WITH THE FIELD REPRESENTATIVE.
- 5. VERIFY ALL PLUMBING AND SANITARY REQUIREMENTS WITH THE FIELD REPRESENTATIVE.
- 6. VERIFY ALL CONCRETE AND FOUNDATION REQUIREMENTS WITH THE FIELD REPRESENTATIVE.
- 7. VERIFY ALL SOILS AND FOUNDATION REQUIREMENTS WITH THE FIELD REPRESENTATIVE.
- 8. VERIFY ALL ENVIRONMENTAL AND ENERGY REQUIREMENTS WITH THE FIELD REPRESENTATIVE.
- 9. VERIFY ALL ACCESSIBILITY REQUIREMENTS WITH THE FIELD REPRESENTATIVE.
- 10. VERIFY ALL MARKETING AND OPERATIONS REQUIREMENTS WITH THE FIELD REPRESENTATIVE.
- 11. VERIFY ALL MAINTENANCE AND TRAINING REQUIREMENTS WITH THE FIELD REPRESENTATIVE.
- 12. VERIFY ALL COMPLIANCE REQUIREMENTS WITH THE FIELD REPRESENTATIVE.
- 13. VERIFY ALL OTHER REQUIREMENTS WITH THE FIELD REPRESENTATIVE.

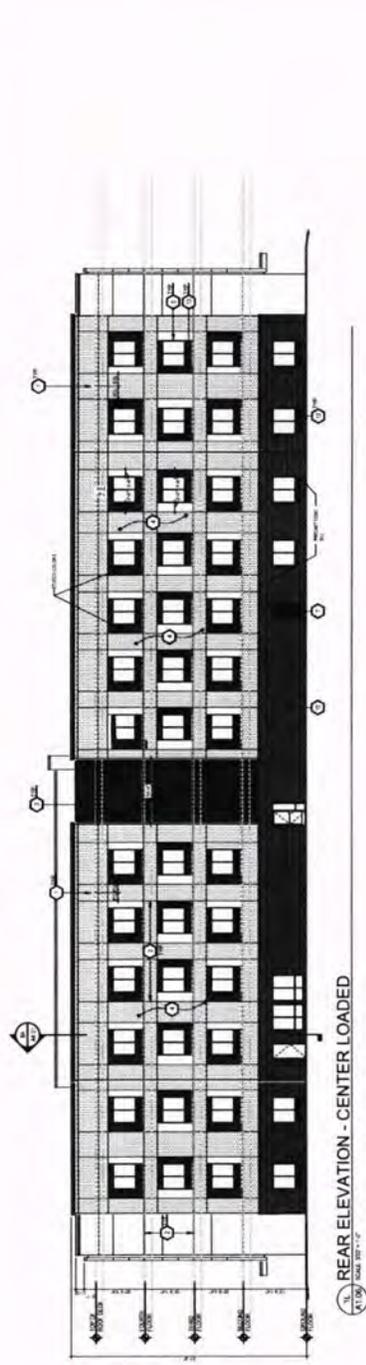
ALL FINISHES AND MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT PRIOR TO ORDERING. ALL MATERIALS AND FINISHES TO BE USED SHALL BE APPROVED BY THE ARCHITECT PRIOR TO ORDERING. ALL MATERIALS AND FINISHES TO BE USED SHALL BE APPROVED BY THE ARCHITECT PRIOR TO ORDERING.

ALL FINISHES AND MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT PRIOR TO ORDERING. ALL MATERIALS AND FINISHES TO BE USED SHALL BE APPROVED BY THE ARCHITECT PRIOR TO ORDERING. ALL MATERIALS AND FINISHES TO BE USED SHALL BE APPROVED BY THE ARCHITECT PRIOR TO ORDERING.

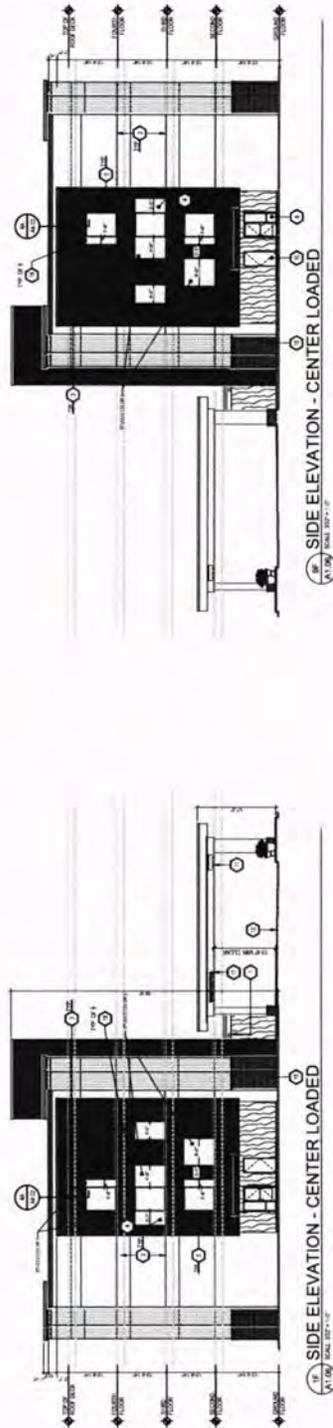
COLOR FINISH LEGEND

BRICKWORK	BRICKWORK
CONCRETE	CONCRETE
GLAZING	GLAZING
PAINTS	PAINTS
ROOFING	ROOFING
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
PLUMBING	PLUMBING
CONCRETE	CONCRETE
FOUNDATION	FOUNDATION
SOILS	SOILS
ENVIRONMENTAL	ENVIRONMENTAL
ENERGY	ENERGY
ACCESSIBILITY	ACCESSIBILITY
MARKETING	MARKETING
OPERATIONS	OPERATIONS
MAINTENANCE	MAINTENANCE
TRAINING	TRAINING
COMPLIANCE	COMPLIANCE
OTHER	OTHER

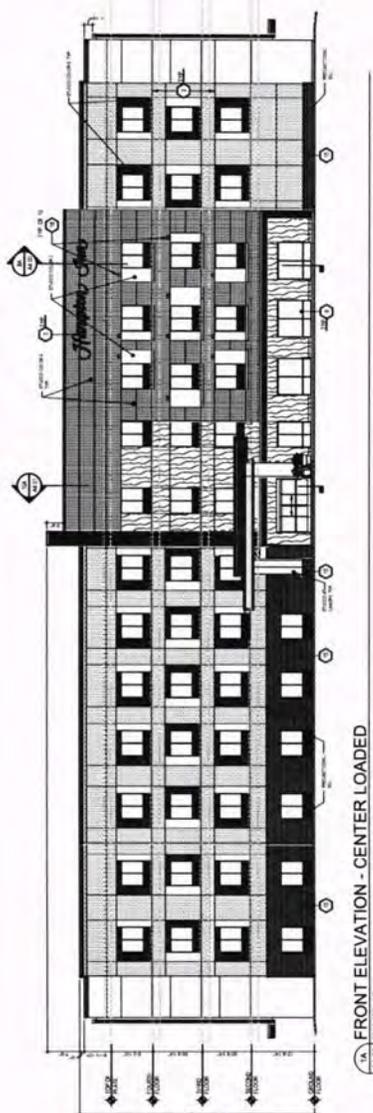
- 1. REFER TO ALL SHEETS IN THIS SET.
- 2. VERIFY ALL DIMENSIONS AND LOCATIONS WITH THE FIELD REPRESENTATIVE.
- 3. VERIFY ALL MATERIALS AND FINISHES WITH THE FIELD REPRESENTATIVE.
- 4. VERIFY ALL ELECTRICAL AND MECHANICAL REQUIREMENTS WITH THE FIELD REPRESENTATIVE.
- 5. VERIFY ALL PLUMBING AND SANITARY REQUIREMENTS WITH THE FIELD REPRESENTATIVE.
- 6. VERIFY ALL CONCRETE AND FOUNDATION REQUIREMENTS WITH THE FIELD REPRESENTATIVE.
- 7. VERIFY ALL SOILS AND FOUNDATION REQUIREMENTS WITH THE FIELD REPRESENTATIVE.
- 8. VERIFY ALL ENVIRONMENTAL AND ENERGY REQUIREMENTS WITH THE FIELD REPRESENTATIVE.
- 9. VERIFY ALL ACCESSIBILITY REQUIREMENTS WITH THE FIELD REPRESENTATIVE.
- 10. VERIFY ALL MARKETING AND OPERATIONS REQUIREMENTS WITH THE FIELD REPRESENTATIVE.
- 11. VERIFY ALL MAINTENANCE AND TRAINING REQUIREMENTS WITH THE FIELD REPRESENTATIVE.
- 12. VERIFY ALL COMPLIANCE REQUIREMENTS WITH THE FIELD REPRESENTATIVE.
- 13. VERIFY ALL OTHER REQUIREMENTS WITH THE FIELD REPRESENTATIVE.



REAR ELEVATION - CENTER LOADED
SCALE: 1/8" = 1'-0"



SIDE ELEVATION - CENTER LOADED
SCALE: 1/8" = 1'-0"



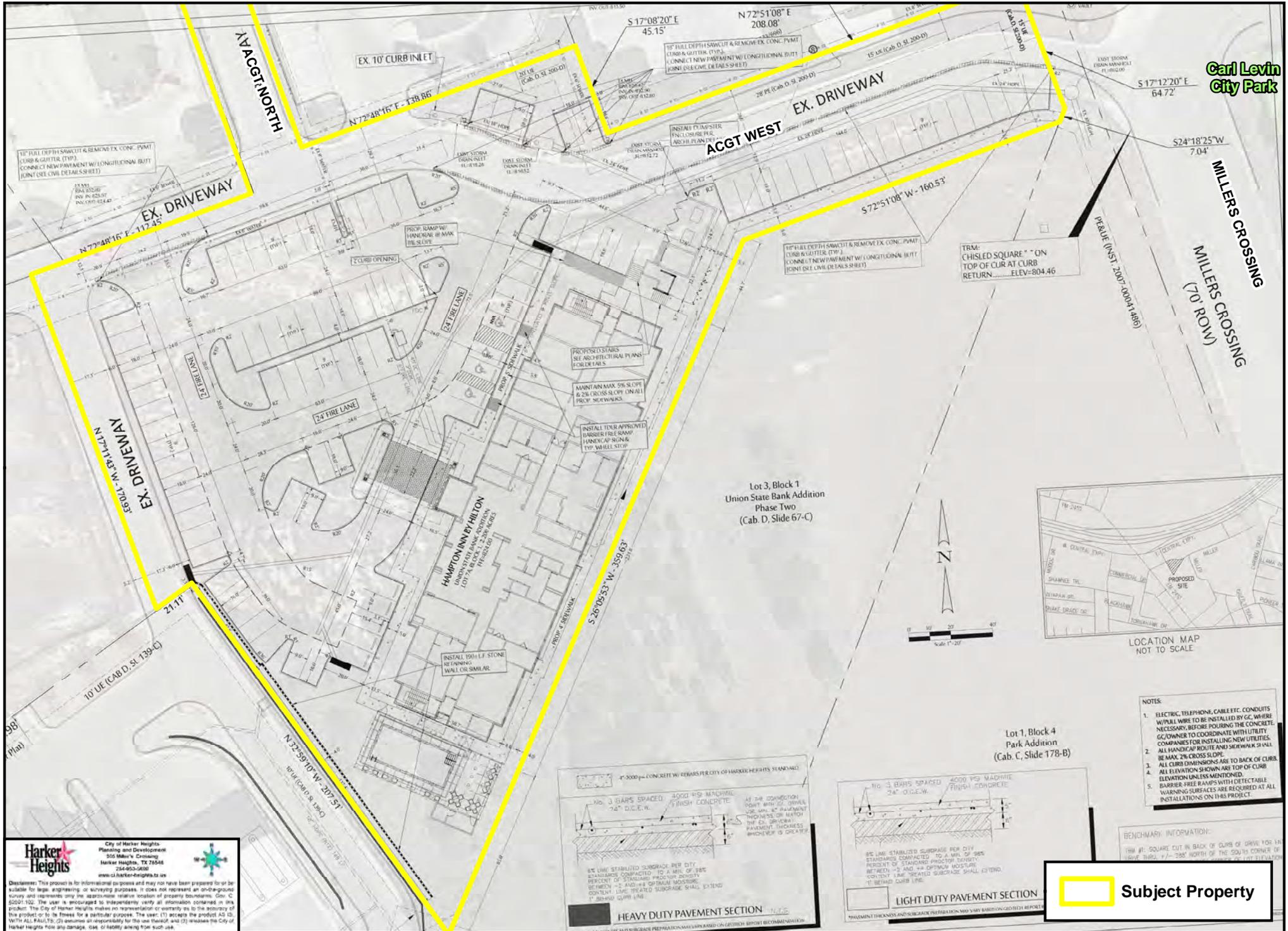
FRONT ELEVATION - CENTER LOADED
SCALE: 1/8" = 1'-0"



Harker Heights
City of Harker Heights
Planning and Development
300 Millers Crossing
Harker Heights, TX 76048
254-493-5800
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 underground survey and represents only the approximate relative location of property boundaries. (Doc. C: 52021-102). 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.

 Subject Property



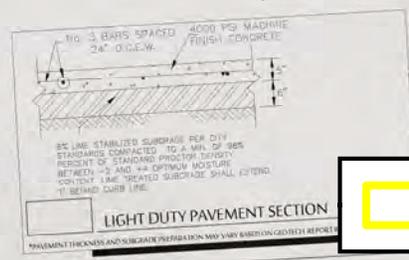
Carl Levin City Park

MILLERS CROSSING
MILLERS CROSSING
(70' ROW)



- NOTES:
1. ELECTRIC, TELEPHONE, CABLE ETC. CONDUITS W/PULL WIRE TO BE INSTALLED BY GC, WHERE NECESSARY, BEFORE POURING THE CONCRETE. GC/OWNER TO COORDINATE WITH UTILITY COMPANIES FOR INSTALLING NEW UTILITIES.
 2. ALL HANDICAP ROUTE AND SIDEWALK SHALL BE MAX. 2% CROSS SLOPE.
 3. ALL CURB DIMENSIONS ARE TO BACK OF CURB.
 4. ALL ELEVATION SHOWN ARE TOP OF CURB ELEVATION UNLESS MENTIONED.
 5. BARRIER FREE RAMPS WITH DETECTABLE WARNING SURFACES ARE REQUIRED AT ALL INSTALLATIONS ON THIS PROJECT.

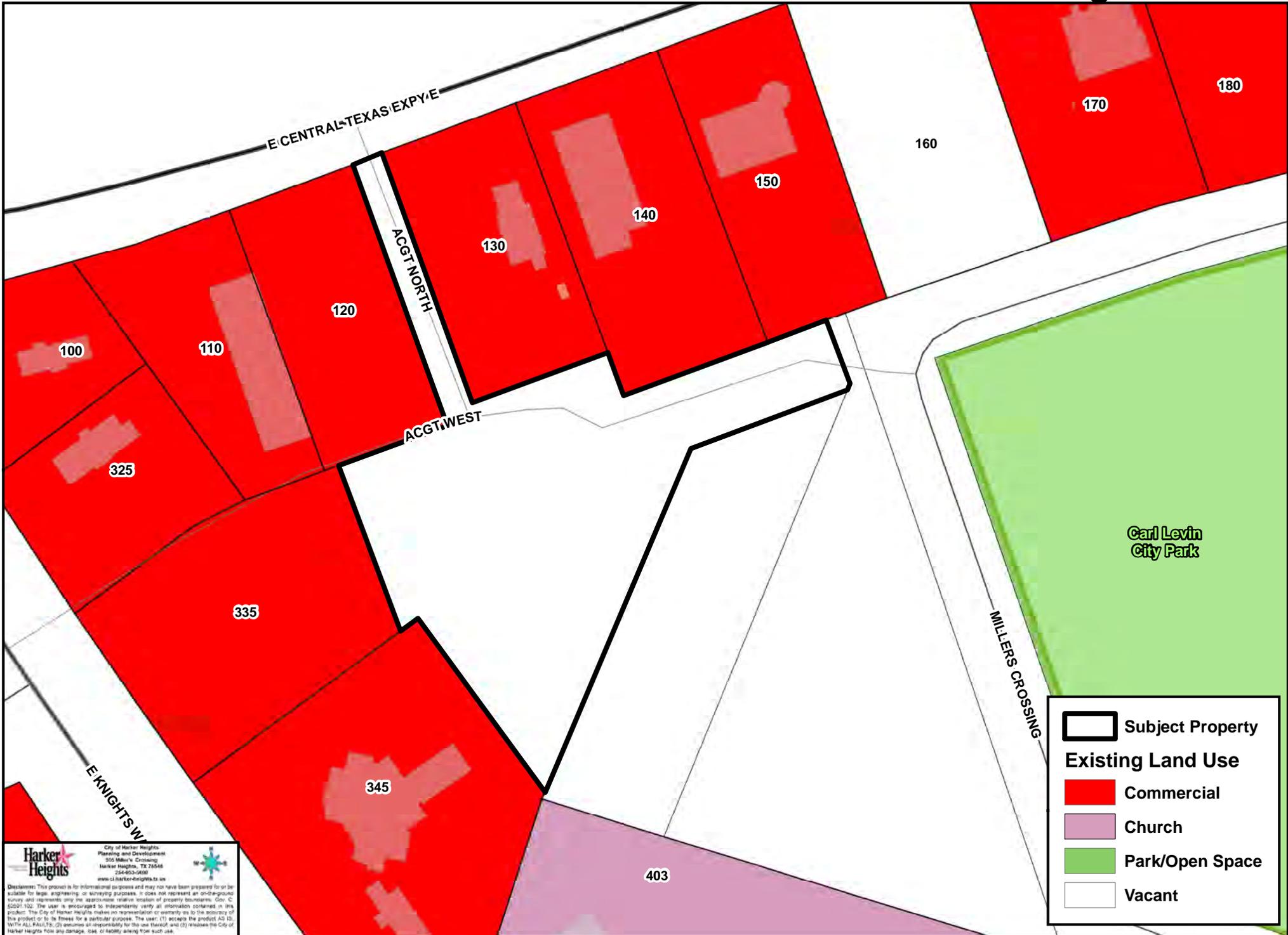
BENCHMARK INFORMATION:
 BM #1: SQUARE CUT IN BACK OF CURB OF DRIVE FOR EX. DRIVE (200' ± N 72° 48' 16\"/>



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

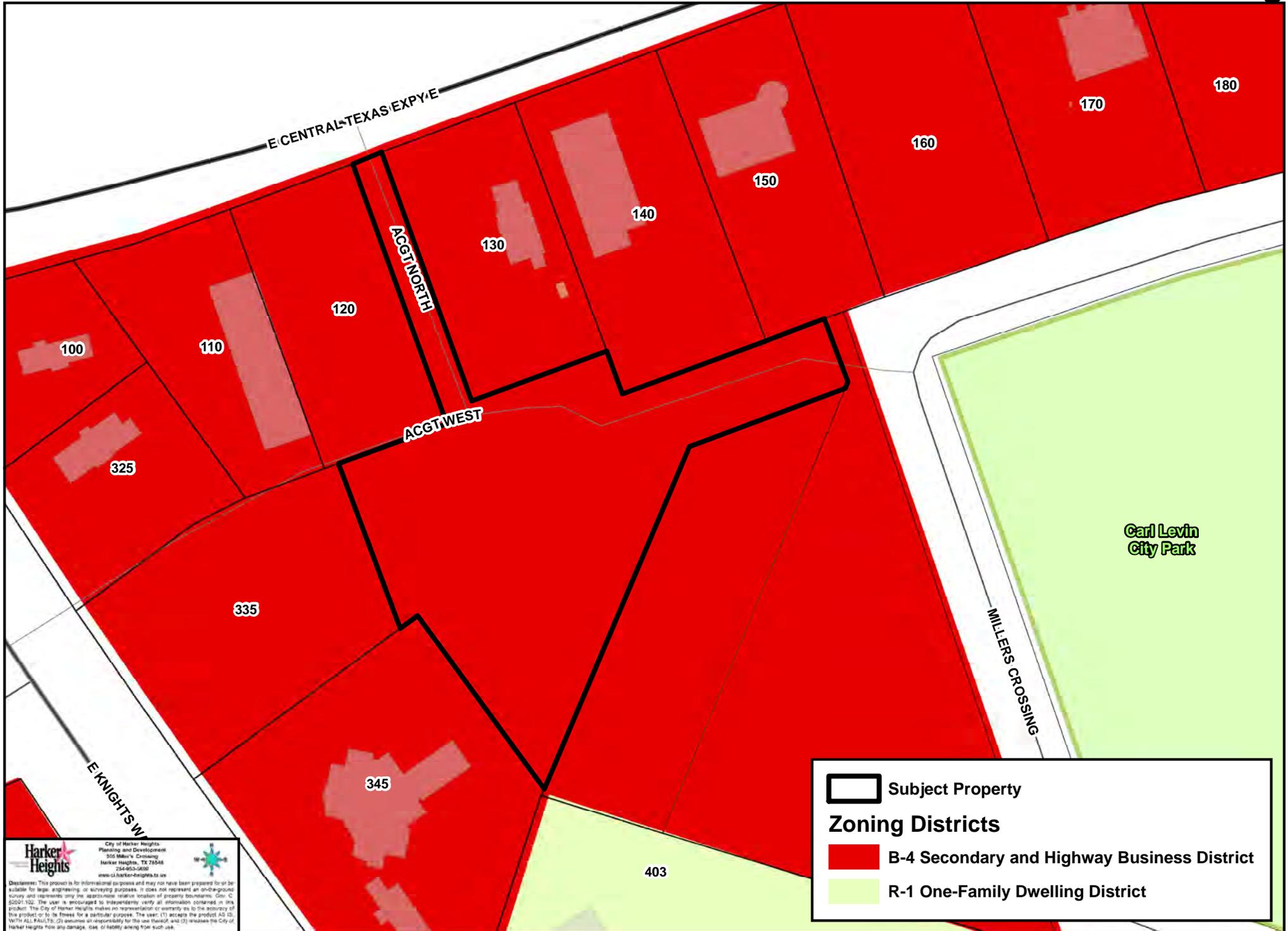
Disclaimer: This project is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Code C 5007-102. The user 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, (206, 01 liability) arising from such use.

Subject Property



Harker Heights
City of Harker Heights
Planning and Development
300 Miller's Crossing
Harker Heights, TX 78048
254-993-5600
www.ci.harker-heights.tx.us

Disclaimer: This project 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 visual location of property boundaries. Code: C-20207-102. 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 the 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, (2) or liability arising from such use.



 Subject Property

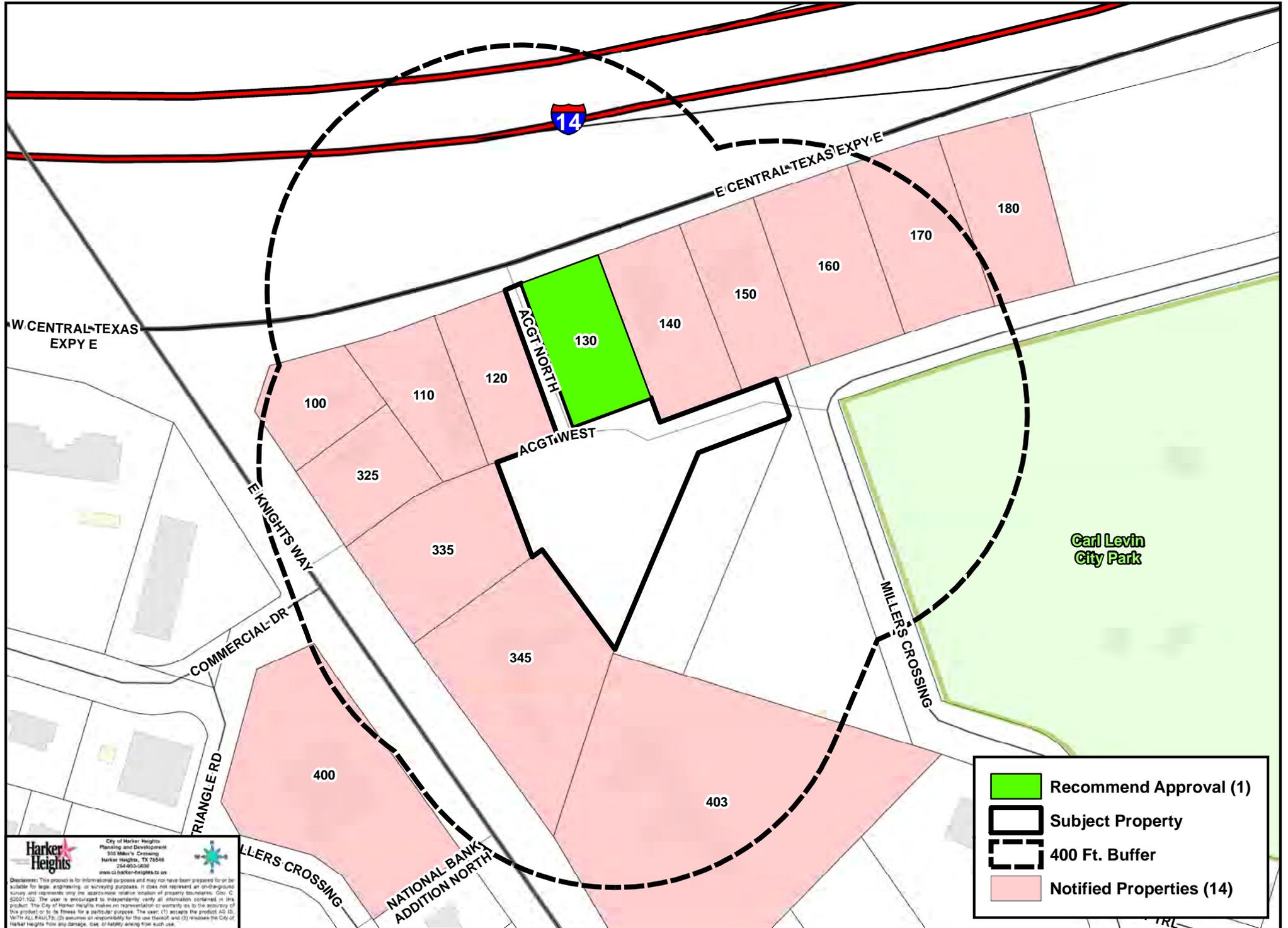
Zoning Districts

 B-4 Secondary and Highway Business District

 R-1 One-Family Dwelling District

Harker Heights
City of Harker Heights
Planning and Development
300 Miller's Crossing
Harker Heights, TX 78048
254-993-5600
www.ci.harker-heights.tx.us

Disclaimer: This project 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-ground survey and represents only the approximate relation location of property boundaries. Code: C-20207-102. 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 the product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, claim, or liability arising from such use.



	Recommend Approval (1)
	Subject Property
	400 Ft. Buffer
	Notified Properties (14)

Harker Heights
City of Harker Heights
Planning and Development
300 Miller's Crossing
Harker Heights, TX 78048
254-993-5600
www.ci.harker-heights.tx.us

Disclaimer: This project 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-ground survey and represents only the approximate location of property boundaries. Gov. C 50207-102. 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 the product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, (2) or liability arising from such use.

Received

MAR 25 2020

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

Planning & Development

FROM: WHATABURGER 958
130 CENTRAL TEXAS EXPRESSWAY

HARKER HEIGHTS TX 76548

(Address of Your Property that Could
Be **Impacted** by this Request)

RE: An application has been made to consider a Conditional Use Permit (CUP) to allow a four (4) story hotel not to exceed 60 feet in height within a B-4 zoning district on property described as a 2.200 acre tract of land in Harker Heights, Bell County, Texas, being all of Lot Seven (7), and part of Lot Three (3), Block One (1), ACTG Addition, being a replat of Lot Two (2), Block One (1), Union State Bank Addition, Phase Three as recorded in Cabinet D, Slide 200-D, generally located behind 335 E. Knights Way, Harker Heights, Bell County, Texas (see attached notification map).

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

If you desire follow-up regarding this case please provide the best means to contact you (phone, e-mail etc.) below.

WAYNE W. GRIGGS
Printed Name

Wayne W. Griggs
Signature

19 MAR 2020
Date



PLANNING AND ZONING COMMISSION MEMORANDUM

Z20-07

AGENDA ITEM VII-2

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: APRIL 29, 2020

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE THE ZONING DESIGNATION FROM R-1 (ONE FAMILY DWELLING DISTRICT) TO R1-R (ONE FAMILY RURAL DWELLING DISTRICT) ON PROPERTY DESCRIBED AS TRACT 89, LAKESIDE HILLS, SECTION THREE, A SUBDIVISION IN BELL COUNTY, ACCORDING TO THE PLAT THEREOF OF RECORD IN PLAT BOOK A, SLIDE 43-D, PLAT RECORDS OF BELL COUNTY, TEXAS, AND CONTAINING 8.02 ACRES, GENERALLY LOCATED AT 11365 ORLAN DRIVE HARKER HEIGHTS, BELL COUNTY, TEXAS.

BACKGROUND:

The applicant is requesting a change from the current zoning of R-1 (One-Family Dwelling District) to R1-R (One-Family Rural Dwelling District) on property located at 11365 Orlan Drive. The property consists of approximately eight (8) acres of vacant land and the applicant is aware that a primary residence must occupy the property in order for an accessory structure of any size to exist. The request will enable the applicant to construct a 40'x40' large accessory structure. As outlined within the R1-R zoning district, the following requirements must be met:

§155.021 (3) (a) (1-3)

1. The number of accessory buildings shall not exceed one per acre;
2. Accessory buildings shall be no greater than 5,000 square feet in size;
3. The maximum aggregate square footage of all accessory buildings shall not exceed 1,000 square feet per acre and not to exceed a total of 10,000 square feet on any one tract

Surrounding Land Uses

Adjacent land uses include:

	Existing Land Use	Future Land Use	Zoning
North	Vacant	Single Family Residential	R-1 (One Family Dwelling District)
South	Extraterritorial Jurisdiction USACOE Property	Extraterritorial Jurisdiction USACOE Property	Extraterritorial Jurisdiction USACOE Property
East	Extraterritorial Jurisdiction USACOE Property	Extraterritorial Jurisdiction USACOE Property	Extraterritorial Jurisdiction USACOE Property
West	Single Family	Single Family	R1-R (One Family Rural Dwelling District)

The applicant's property is located in an area designated as Single Family Residential. The proposed use of the property will not affect the property's use as a single family residence. The proposed rezoning will not alter the character of the established single family subdivision. A reconnaissance survey of the area identified most of the properties in the neighborhood are comprised of large lots and a neighboring property to the immediate west obtained R1-R zoning designation in 2017. Staff therefore believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood and would be consistent with the 2007 City of Harker Heights Comprehensive Plan.

Flood Damage Prevention:

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

Notices:

Staff sent out five (5) notices to property owners within the 400-foot notification area. One (1) response was received in favor of the request, and one (1) response was received in opposition of the request.

RECOMMENDATION:

Staff recommends approval of an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R1-R (Rural One Family Dwelling) on property described as Tract 89, Lakeside Hills, Section Three, a subdivision in Bell County, according to the plat thereof of record in Plat Book A, Slide 43-D, plat records of Bell County, Texas, and containing 8.02 acres, generally located at 11365 Orlan Drive Harker Heights, Bell County, Texas, based on the following;

1. The rezoning request is consistent with the Future Land Use Plan.
2. The proposed use would not likely have any adverse impacts on adjoining uses.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling) on property described as Tract 89, Lakeside Hills, Section Three, a subdivision in Bell County, according to the plat thereof of record in Plat Book A, Slide 43-D, plat records of Bell County, Texas, and containing 8.02 acres, generally located at 11365 Orlan Drive Harker Heights, Bell County, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

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



Rezoning Request Application

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

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

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

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

Property Owner(s) Name: Roy L. DeBolt **Date:** March 9, 2020

Address: 1630 W Palm Drive

City/State/Zip: Aransas Pass, Texas 78336

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

Legal Description of Property:

Location of Property (Address if available): 11365 Orlan Drive, Harker Heights, Texas 76548

Lot: 89 Block: Section Three Subdivision: Lakeside Hills

Acres: 8.02 Property ID: 28425 Survey: Dedication Vol. 1603, Page 661

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

Proposed Use: Home-site with a separate storage building

Current Zoning Classification: R1 **Proposed Zoning:** R1-R

Current Land Use: Raw land **Proposed Land Use:** Home-site with a storage building

Applicant's Representative (if applicable):

Applicant's Representative: Chris Doose

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

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

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

Roy DeBolt

Printed Name of Property Owner

Signature of Property Owner

Chris Doose

Printed Name of Representative

Signature of Representative

Date Submitted: 4/7/20

STAFF ONLY -- DO NOT FILL OUT BELOW

Pre-Application Meeting

Receipt #: 01565830

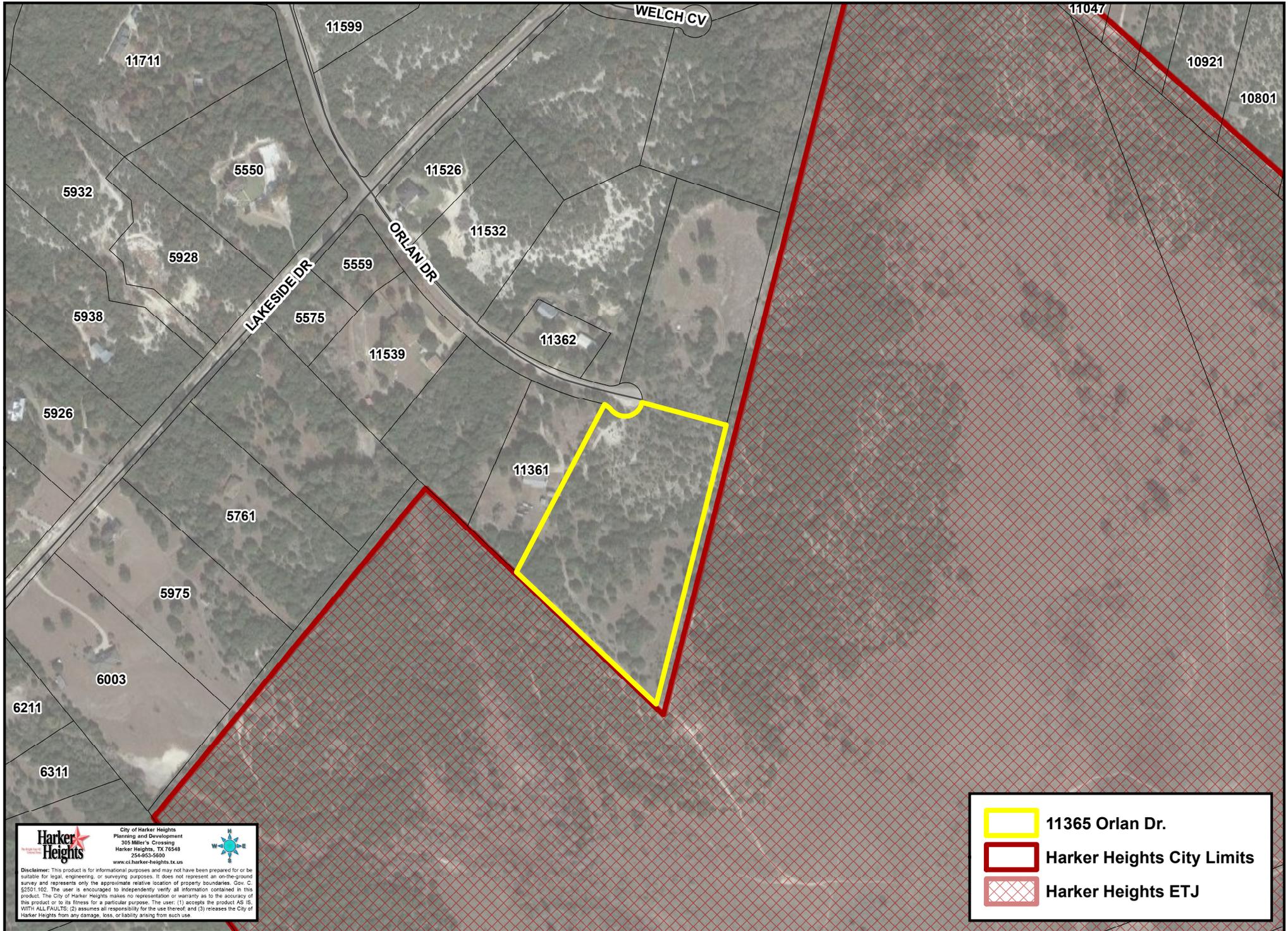
Received By: date

Revised: 2/28/18

Case #: 220-087

11365 Orlan Dr.

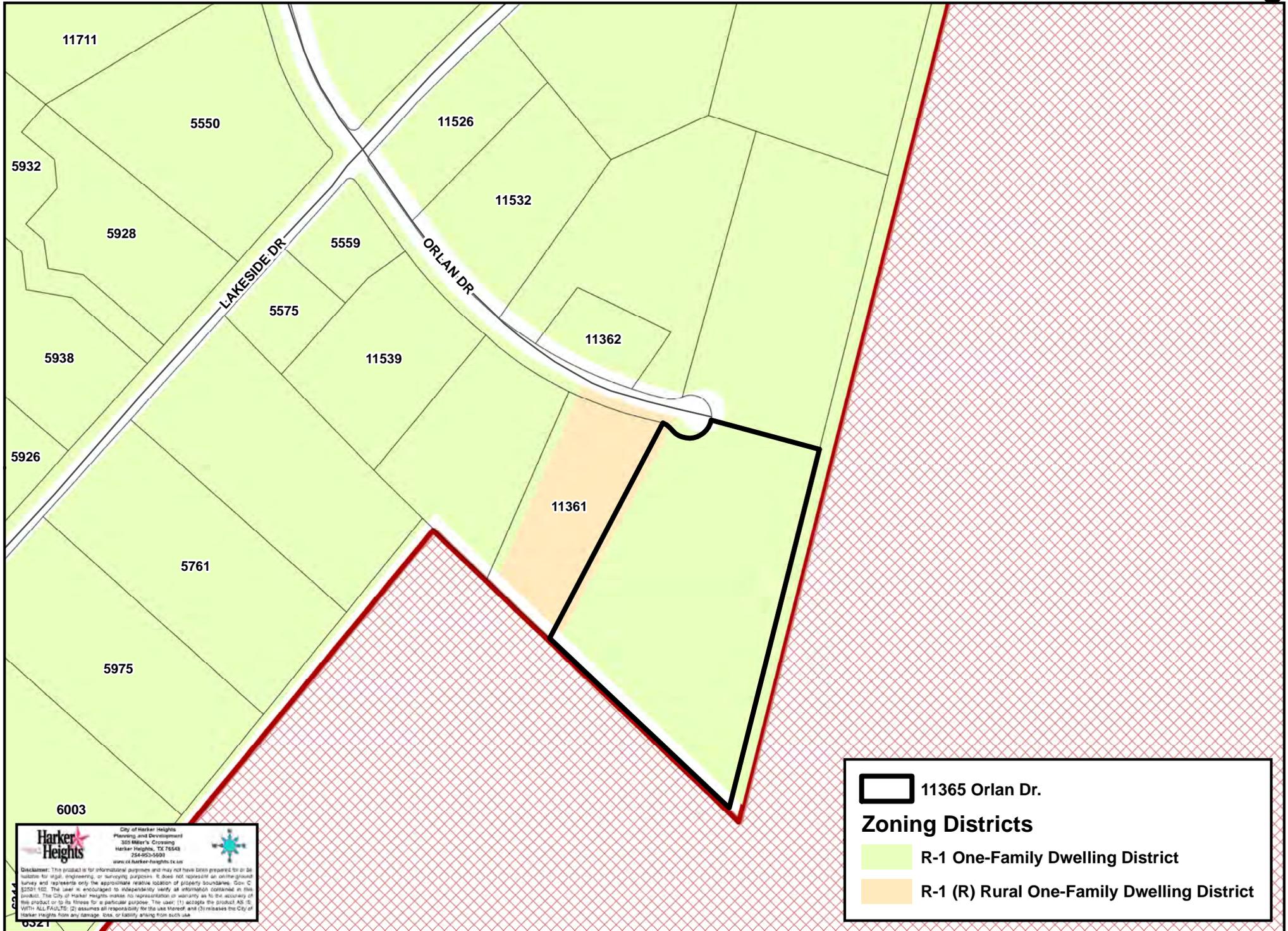
Location

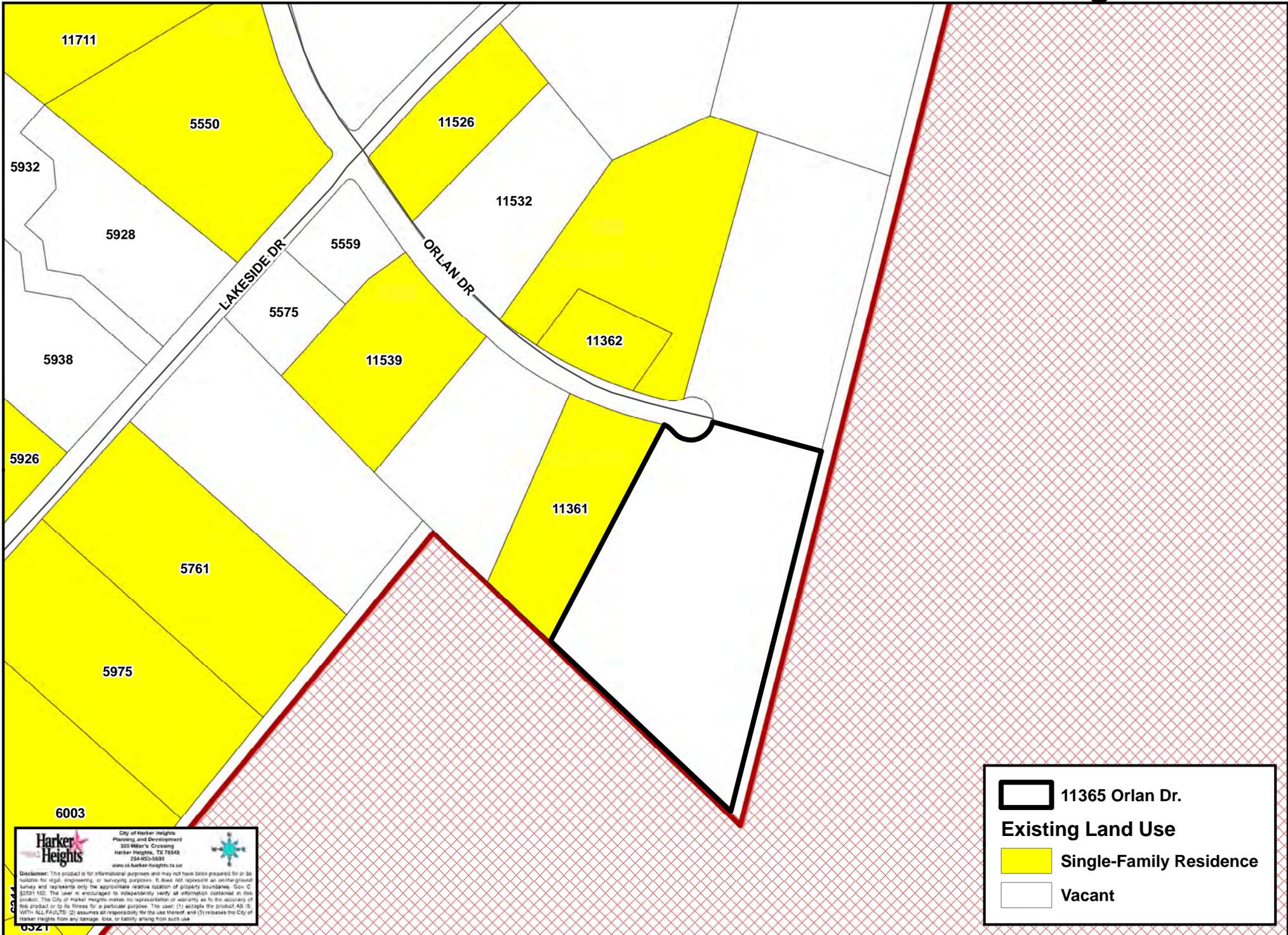


Harker Heights
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-963-5000
www.ci.harker-heights.tx.us

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. 25501.102. 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.

-  11365 Orlan Dr.
-  Harker Heights City Limits
-  Harker Heights ETJ





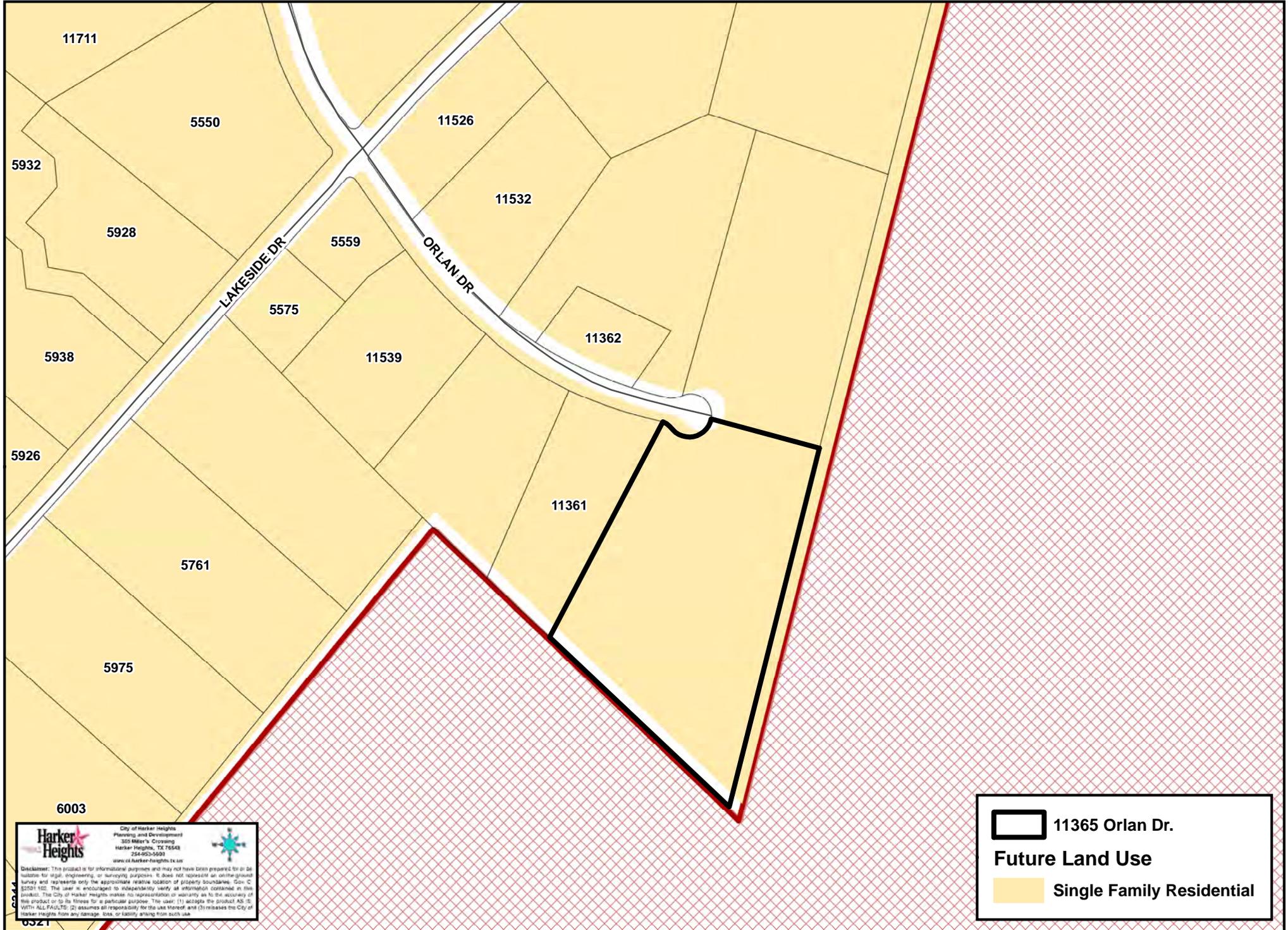
Harker Heights
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-692-3000
www.ci.harker-heights.tx.us

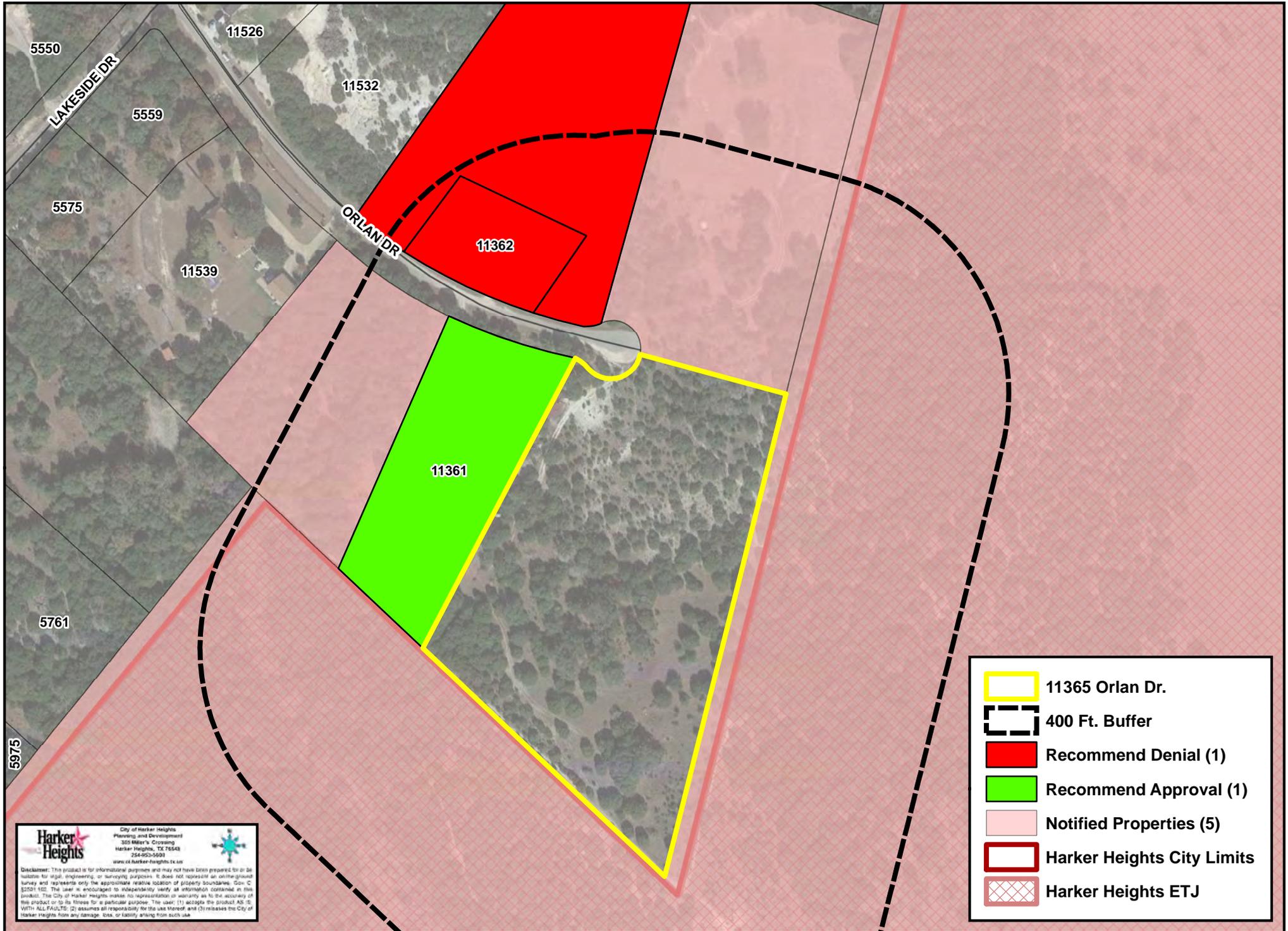
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C §2021.102. The user 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 hereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.

11365 Orlan Dr.

Existing Land Use

- Single-Family Residence**
- Vacant**





Harker Heights
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
281-692-3000
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 §201.102. 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 hereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.

- 11365 Orlan Dr.
- 400 Ft. Buffer
- Recommend Denial (1)
- Recommend Approval (1)
- Notified Properties (5)
- Harker Heights City Limits
- Harker Heights ETJ

Received

APR 20 2020

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

Planning & Development

FROM: GEORGE E. COCHRAN

(Address of Your Property that Could
Be **Impacted** by this Request)

RE: An application has been made to consider a rezoning request from R-1 (One Family Dwelling District) to the R1-R (One Family Rural Dwelling District) on property described as Tract 89, Lakeside Hills, Section Three, a subdivision in Bell County, according to the plat thereof of record in Plat Book A, Slide 43-D, plat records of Bell County, Texas, and containing 8.02 acres, generally located at 11365 Orlan Drive Harker Heights, Bell County, Texas (see attached notification map).

~~I RECOMMEND APPROVAL OF THE REQUEST~~

I RECOMMEND DENIAL OF THE REQUEST

Comments:

If you desire follow-up regarding this case please provide the best means to contact you (phone, e-mail etc.) below.

GEORGE E. COCHRAN
Printed Name

George E Cochran
Signature

4/16/20
Date

SENT: APRIL 15, 2020

Received

APR 20 2020

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

Planning & Development

FROM: 11361 Orlan Dr
Bellco 76513
(Address of Your Property that Could
Be **Impacted** by this Request)

RE: An application has been made to consider a rezoning request from R-1 (One Family Dwelling District) to the R1-R (One Family Rural Dwelling District) on property described as Tract 89, Lakeside Hills, Section Three, a subdivision in Bell County, according to the plat thereof of record in Plat Book A, Slide 43-D, plat records of Bell County, Texas, and containing 8.02 acres, generally located at 11365 Orlan Drive Harker Heights, Bell County, Texas (see attached notification map).

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

Welcome Neighbor ☺
We are excited to welcome the
DeBolt to our neighborhood!

If you desire follow-up regarding this case please provide the best means to contact you (phone, e-mail etc.) below.

Jean Keuler
Printed Name

Jean Keuler
Signature

4/16/2020
Date



PLANNING AND ZONING COMMISSION MEMORANDUM

P20-01

AGENDA ITEM IX-1

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: APRIL 29, 2020

DISCUSS AND CONSIDER PRELIMINARY/FINAL PLAT APPROVAL FOR PROPERTY DESCRIBED AS 1.470 ACRES OF THE I.T. BEAN SURVEY, ABSTRACT NO. 115, BELL COUNTY, TEXAS AND BEING THE REMAINED OF THAT TRACT OF LAND CONVEYED TO PATRICK CURRY AND KIMBERLY CURRY AS RECORDED IN INSTRUMENT NO. 2016-00032581, OFFICIAL RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS, GENERALLY LOCATED AT 1703 PUEBLO TRACE, HARKER HEIGHTS, BELL COUNTY, TEXAS.

PROJECT DESCRIPTION:

The applicants, Patrick and Kimberly Curry, have submitted an application for preliminary/final plat approval for approximately 1.470 acres of land currently zoned R-2 (Two Family Dwelling District) located near the corner of Pueblo Trace and Pontotoc Trace. The preliminary/final plat identifies a subdivision of nine (9) lots consisting of three (3) duplex dwellings, and six (6) single family infill residences. As part of a previous agreement with the City of Harker Heights, Patrick and Kimberly Curry have established a concept plan for their proposed Curry Niche plat which includes the extension of Pima Trace to the new KISD middle school, as well as water and wastewater utilities.

Staff has reviewed the submitted preliminary/final plat and engineering plans and have made comments to address safety, connectivity, drainage and all other pertinent requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be followed.

RECOMMENDATION

The comments provided by staff have been addressed and the submitted preliminary plat meets the standards and ordinances of the City of Harker Heights. Staff recommends approval of the preliminary/final Plat for property described as 1.470 acres of the I.T. Bean Survey, Abstract No. 115, Bell County, Texas and being the remained of that tract of land conveyed to Patrick Curry and Kimberly Curry as recorded in Instrument No. 2016-00032581, Official Records of Real Property of Bell County, Texas, generally located at 1703 Pueblo Trace, Harker Heights, Bell County, Texas.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to approve/disapprove a preliminary/final plat for property described as 1.470 acres of the I.T. Bean Survey, Abstract No. 115, Bell County, Texas and being the remained of that tract of land conveyed to Patrick Curry and Kimberly Curry as recorded in Instrument No. 2016-00032581, Official Records of Real Property of Bell County, Texas, generally located at 1703 Pueblo Trace, Harker Heights, Bell County, Texas.
2. Any other action desired.

ATTACHMENTS:

1. Preliminary Plat Application
2. Final Plat Application
3. Dedication/Field Notes
4. Location Map
5. Plat
6. Utility Plans (Water/Wastewater)
7. Staff Comments (04/13/20)



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: CURRY NICHE Date Submitted: 4-1-2020

Existing Lot Count: 1 Proposed Lot Count: 9 Proposed Units: _____ Acreage: 1.470

Existing Land Use: Single-Family Residence Proposed Land Use: Multi-Family Residence

Site Address or General Location: 1703 PUEBLO TRACE

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

Owner Information & Authorization:

Property Owner: PATRICK & KIMBERLY CURRY

Address: 6114 STILLWOOD DRIVE KILLEEN TX 76543

Phone: _____ E-Mail: _____

Developer: SAME

Address: _____

Phone: _____ E-Mail: _____

Engineer/Surveyor: KILLEEN ENGINEERING & SURVEYING, LTD.

Address: 2901 E STAN SCHLUETER LOOP KILLEEN TX 76542

Phone: 254-526-3981 E-Mail: MLEE@KESLTD.COM

CHECK ONE OF THE FOLLOWING:

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

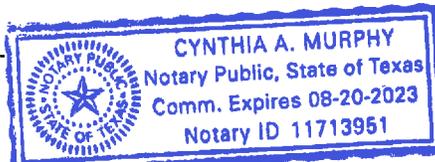
The property owner and/or their authorized representative must be present at all Planning and Zoning Commission Meetings and City Council Meetings at which their plan or plat is on the agenda for discussion or action. Failure of the developer or their authorized representative to appear during a meeting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

OWNER SIGNATURE: [Signature]

SWORN AND SUBSCRIBED BEFORE ME THIS 19 DAY OF March, 2020.

Cynthia A. Murphy
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 8-20-2023



STAFF ONLY -- DO NOT FILL OUT

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

APPLICATION FOR FINAL PLAT APPROVAL
Application Fee \$ 150.00

PLAT NAME: CURRY NICHE

NUMBER OF LOTS: 9 NUMBER OF ACRES 1.420

DATE OF PRELIMINARY APPROVAL: _____

PROPERTY OWNER: PATRICK & KIMBERLY CURRY

ADDRESS: 6114 STILLWOOD DRIVE KILLEEN TX 76543

PHONE: [REDACTED]

DEVELOPER: SAME

ADDRESS: _____

PHONE: _____

SURVEYOR/ENG: KILLEEN ENGINEERING & SURVEYING, LTD

ADDRESS: 2901 E STAN SCHLUETER LOOP KILLEEN TX 76542

PHONE: 254-526-3981

I HEREBY UNDERSTAND AND ACKNOWLEDGE:

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

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

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

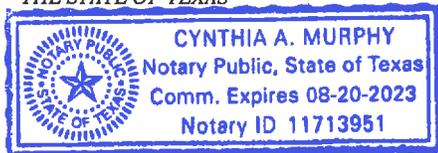
The developer or their authorized representative must be present at all Planning and Zoning Commission Meetings and City Council Meetings at which their plan or plat is on the agenda for discussion or action. Failure of the developer or their authorized representative to appear before the Planning and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

SIGNED: [Signature]
OWNER

AUTHORIZED AGENT (CORPORATION/PARTNERSHIP)

SWORN TO AND SUBSCRIBED BEFORE ME THIS 19 DAY OF March, 2020.

Cynthia A. Murphy MY COMMISSION EXPIRES: 8-20-2023
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



DEDICATION

STATE OF TEXAS §
COUNTY OF BELL §

KNOW ALL MEN BY THESE PRESENTS:

That **Patrick Curry & Kimberly Curry**, being the sole owners of that 1.470 acre tract of land described in Exhibit 'A' attached hereto, and incorporated herein for all purposes, do hereby subdivide the herein described property into lots and blocks according to the plat thereof, to be known as **CURRY NICHE**, to the City of Harker Heights, Bell County, Texas, as approved by the City of Harker Heights City Council. **Patrick Curry & Kimberly Curry** do hereby adopt the said plat of **CURRY NICHE**, as an addition to the City of Harker Heights for the purpose of selling lots and blocks of land with reference thereto, for the development of said land by its owner, for all other purposes, and do hereby dedicate to the City of Harker Heights all streets, avenues, roads, alleys, and associated potable water, sanitary sewer, and storm sewer systems as shown on said plat, and final construction drawings; the same to be used as public thoroughfares and public utilities when and as authorized by the City of Harker Heights, Bell County, Texas.

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

WITNESS the execution hereof on this 19 day of March, 2020 A.D.


Patrick Curry


Kimberly Curry

State of Texas §
County of Bell §

This instrument was acknowledged before me on this 19 day of March, 2020 A.D. by Patrick Curry and Kimberly Curry.



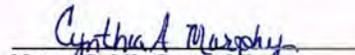

Notary Public State of Texas

Exhibit A

Being 1.470 acres of the I.T. Bean Survey, Abstract No. 115, Bell County, Texas, and being the remainder of that tract of land conveyed to Patrick Curry and Kimberly Curry as recorded in Instrument No. 2016-00032581, Official Public Records of Real Property of Bell County, Texas; said 1.470 acre tract being more particularly described as follows:

TRACT ONE (1.118 acres):

BEGINNING at a 1/2" rod found with KES cap in the East margin of Pueblo Trace, said rod being the Southwest corner of Lot 2, Block 1, Little Comanche, an addition to the City of Harker Heights as recorded in Cabinet C, Slide 172-A, said county plat records, and being the Northwest corner of said Curry tract for the Northwest corner of the herein described tract;

THENCE, S 73° 32' 58" E, 144.50 feet with the South line of said Lot 2, the North line of said Curry tract and the North line of the herein described tract to a fence corner found in the West line of Killeen ISD Middle School 14, an addition to the City of Harker Heights as recorded in Plat Year 2019, No. 88, said county plat records, being the Southeast corner of said Lot 2 and the Northeast corner of said Curry tract for the Northeast corner of the herein described tract;

THENCE, S 16° 26' 28" W, 287.71 feet with the West line of said KISD tract, the East line of said Curry tract and the East line of the herein described tract to a 1/2" iron rod set with KES cap, said rod being the Northeast corner of a tract of land conveyed to the City of Harker Heights as recorded in Instrument No. 2019-00028761, said county records, and being the Southeast corner of the North remainder of said Curry tract for the Southeast corner of the herein described tract;

THENCE, N 73° 42' 40" W, 193.74 feet with the North line of said City of Harker Heights tract, the South line of the North remainder of said Curry tract and the South line of the herein described tract to a 1/2" iron rod set with KES cap in the East margin of Pueblo Trace, said rod being the Northwest corner of said City of Harker Heights tract and the Southwest corner of the North remainder of said Curry tract for the Southwest corner of the herein described tract;

THENCE, N 15° 48' 36" E, 43.19 feet with the East line of said Pueblo Trace, the West line of said Curry tract and the West line of the herein described tract to a 1" iron pipe found for a corner in the West line of the herein described tract;

THENCE, continuing with the East margin of Pueblo Trace, the West line of said Curry tract and the West line of the herein described tract on a curve to the right having a radius of 206.81 feet, an arc length of 96.83 feet, and a chord bearing and distance of **N 29° 51' 37" E, 95.95 feet** to a 3/4" iron pipe found;

THENCE, continuing with the East margin of Pueblo Trace, the West line of said Curry tract and the West line of the herein described tract on a curve to the left having a radius of 266.81 feet, an arc length of 123.60 feet, and a chord bearing and distance of **N 29° 35' 39" E, 122.50 feet** to a 1-1/4" iron pipe found;

THENCE, N 15° 42' 17" E, 32.45 feet with the East margin of Pueblo Trace, the West line of said Curry tract and the West line of the herein described tract to **POINT OF BEGINNING**, containing 1.118 acres of land, more or less.

TRACT TWO (0.352 acres):

BEGINNING at a 1/2" rod found with KES cap in the East margin of Pueblo Trace, said rod being the Northwest corner of a tract of land conveyed to Mutual Prosperity, LLC as recorded in Instrument No. 2012-00034972, said county records, and being the Southwest corner of said Curry tract for the Southwest corner of the herein described tract;

THENCE, N 15° 54' 26" E, 79.69 feet with the East margin of Pueblo Trace, the West line of said Curry tract and the West line of the herein described tract to a 1/2" iron rod found, said rod

being the Southwest corner of said City of Harker Heights tract and the Northwest corner of the South remainder of said Curry tract for the Northwest corner of the herein described tract;

THENCE, S 73° 42' 40" E, 193.08 feet with the South line of said City of Harker Heights tract, the North line of the South remainder of said Curry tract and the North line of the herein described tract to a 1/2" iron rod set with KES cap in the West line of the above mentioned KISD tract, said rod being the Southeast corner of said City of Harker Heights tract and the Northeast corner of the South remainder of said Curry tract for the Northeast corner of the herein described tract;

THENCE, S 16° 26' 28" W, 79.70 feet with the West line of said KISD tract, the East line of said Curry tract and the East line of the herein described tract to a 3/4" iron pipe found, said pipe being the Northeast corner of the above mentioned Mutual Prosperity tract and the Southeast corner of said Curry tract for the Southeast corner of the herein described tract;

THENCE, N 73° 42' 29" W, 192.34 feet with the North line of said Mutual Prosperity tract, the South line of said Curry tract and the South line of the herein described tract to **POINT OF BEGINNING**, containing 0.352 acres of land, more or less.

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

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

Michelle E. Lee

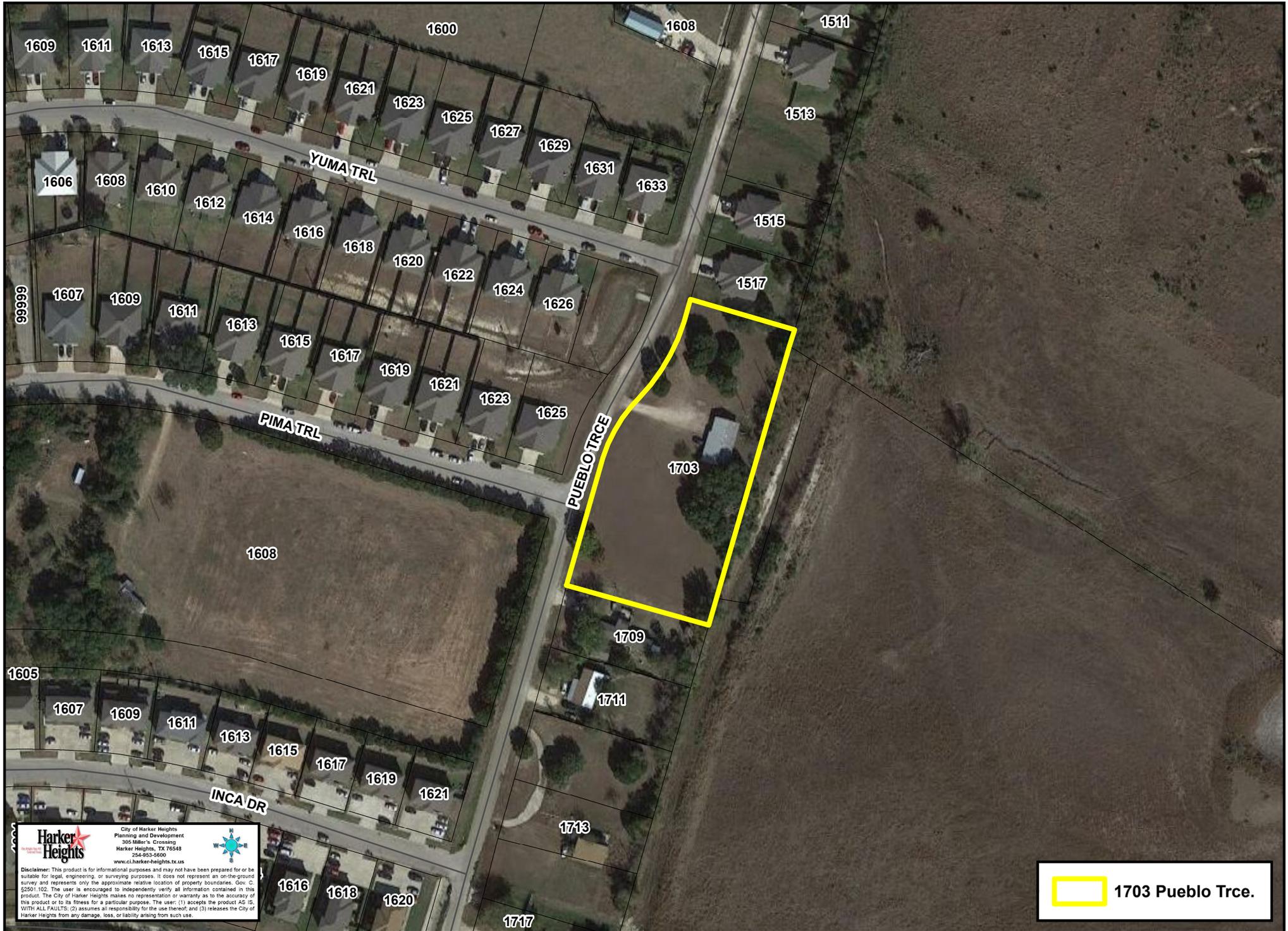
Michelle E. Lee, RPLS 3-16-2020
No. 5772, Texas



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

1703 Pueblo Trce.

Location



Harker Heights
City of Harker Heights
Planning and Development
365 Miller's Crossing
Harker Heights, TX 76548
264-935-5600
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. 25501.102. 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.

 1703 Pueblo Trce.

1703 Pueblo Trce.

Location - Site Plan



Harker Heights
 City of Harker Heights
 Planning and Development
 366 Miller's Crossing
 Harker Heights, TX 76548
 254-893-6600
 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 independent survey and represents only the approximate relative location of property boundaries. Gov. C. 2550 (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.

TAX CERTIFICATE
 The Bell County Tax Appraiser hereby certifies that there are current taxes due on the property shown in the yellow box.

1703 Pueblo Trce.



APPROVED this _____ day of _____, 2015.

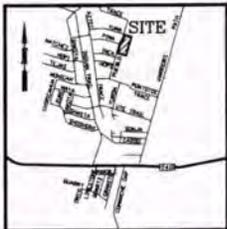
FILED FOR RECORD this _____ day of _____, 2015.
 Plot Year _____, No. _____, Plot # _____
 Dedication instrument in instrument No. _____

KNOW ALL MEN BY THESE PRESENTS: That I, Michelle E. Lee, a Registered Professional Surveyor and Licensed Surveyor of the City of Harker Heights, Texas. This subdivision

KNOW ALL MEN BY THESE PRESENTS: That I, Michelle E. Lee, a Registered Professional Surveyor and Licensed Surveyor of the City of Harker Heights, Texas. This subdivision

APPROVED this _____ day of _____, 2015.

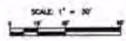
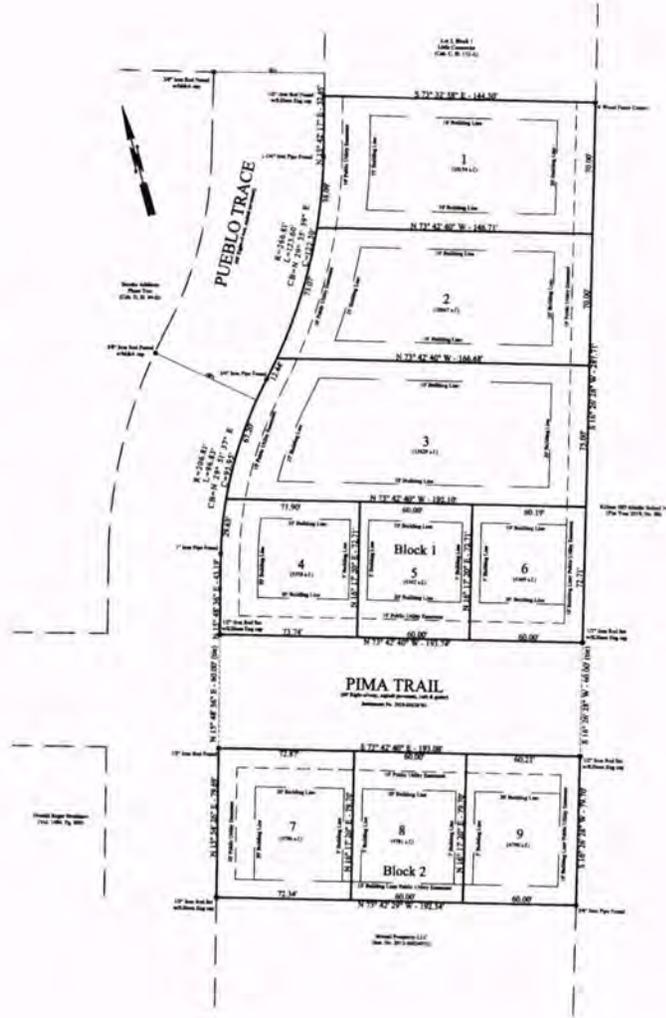
STATE OF TEXAS
 COUNTY OF BELL
 Notary Public
 Kimberly Curry



VICINITY MAP
N.T.S.

NOTE:

1. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X (NOT SHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY FANEL NO. 480270000E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR BELL COUNTY, TEXAS. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS STATEMENT IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD.
2. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83) PER LEICA SMARTNET GPS OBSERVATIONS.
3. BENCHMARK TBM#48-55A-CUT SQUARE ON THE EAST SIDE OF A DRAINAGE STRUCTURE HEADWALL LOCATED APPROXIMATELY 815 FEET EAST OF THE CENTERLINE OF PUEBLO TRACE AND 225 FEET SOUTH OF THE CENTERLINE OF PIMA DRIVE. ELEV=786.04(NAD83) REFERENCE KILLEEN ISD MIDDLESCHOOL 14
4. ZONING FOR LOTS 1-3, BLOCK 1 IS R-2 (TWO-FAMILY DWELLING DISTRICT). ZONING FOR LOTS 4-6, BLOCK 1 AND LOTS 7-9, BLOCK 2 IS R1-1 (SINGLE-FAMILY INFILL DWELLING DISTRICT).



KNOW ALL MEN BY THESE PRESENTS, that Patrick Curry and Elizabeth Curry, whose address is 8714 Stillwood Drive, Killeen, Texas 76543, being the sole owner of that 1,670 acre tract of land in Bell County, Texas, part of the LT. Bean Survey, Abstract No. 115, which is more fully described in the dedication of CURRY NICHE, as shown by the plat heretofore, and approved by the City Council of the City of Harker Heights, Bell County, Texas, does hereby adopt said CURRY NICHE, as an addition to the City of Harker Heights, Bell County, Texas, and hereby dedicate to said city of streets, easements, roads, ditches and other shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities when and as authorized by the City of Harker Heights. The utility easements shown on said plat are dedicated to said City for the installation and maintenance of any and all public utilities, which the City may install or permit to be installed or maintained.

Patrick Curry
Elizabeth Curry
 STATE OF TEXAS
 COUNTY OF BELL

This instrument was acknowledged before me on this 19 day of March, 2020, by Patrick Curry and Elizabeth Curry.

Cynthia A. Murphy
 Cynthia A. Murphy
 Notary Public, State of Texas
 My Comm. Expires 08-08-2023
 Myary ID: 1171289

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

Chairperson, Planning and Zoning Commission

Secretary, Planning and Zoning Commission

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

Mayor, City of Harker Heights

ATTEST: City Secretary

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

Plat Year ___ No. ___ Plat Records of Bell County, Texas.

Dedication instrument in Instrument No. ___, Official Public Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS: That I, Michelle E. Lee, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the particular corner monuments shown herein were properly placed or found under my personal supervision, in accordance with the Substantial Requirements of the City of Harker Heights, Texas. This subdivision, CURRY NICHE, is located within the City Limits of Harker Heights, Texas.



Michelle E. Lee
 Michelle E. Lee, RPLS (TS 5772)

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

Dated this ___ day of ___, 20___, A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

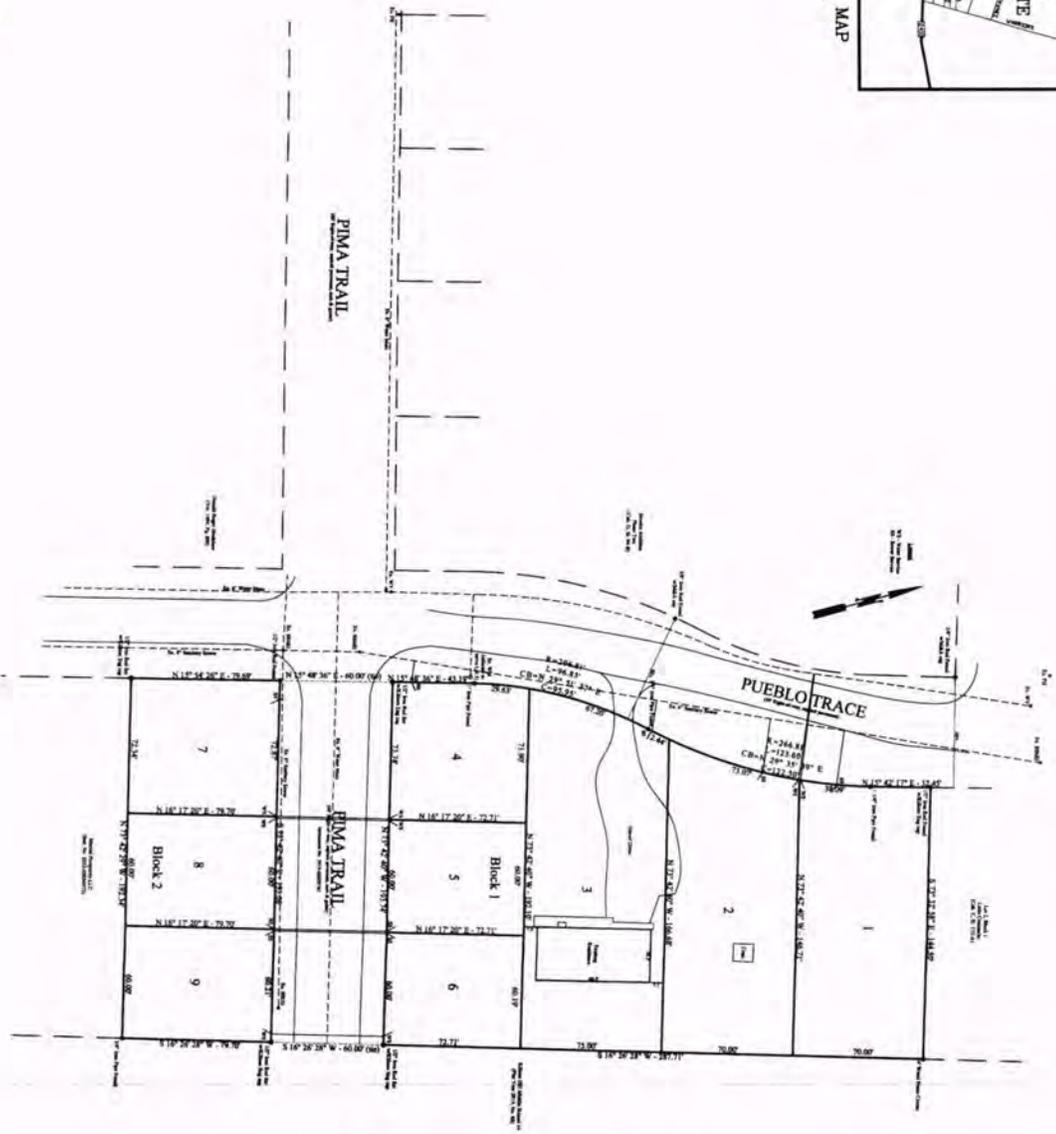
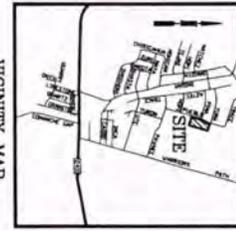
By _____

FINAL PLAT

KILLEN ENGINEERING & SURVEYING, LTD.
 TITLE REGISTRATION NO. 4200 TPLS REGISTRATION NO. 1018441
 2901 E. Stan Schlueter Loop
 Killeen, Texas 76542
 (254) 526-3981 (254) 526-4351 Fax

CURRY NICHE
 HARKER HEIGHTS, BELL COUNTY, TEXAS

Project No.:	2020-004
Scale:	1" = 30'
Date:	3/14/2020
Design By:	MEL
Sheet No.:	1 OF 1



UTILITY AND AS-BUILT SHEET

CURRY NICHE

HARKER HEIGHTS, BELL COUNTY, TEXAS

KILLEN ENGINEERING & SURVEYING, LTD.

TBPE REGISTRATION NO. 4200 TBPLS REGISTRATION NO. 10194541
2901 E. Stan Schlueter Loop
Killeen, Texas 76542
(254) 526-3981 (254) 526-4351 Fax



Project No.:	2020-004
Scale:	1" = 30'
Date:	4/15/2020
Design By:	ML
Sheet No.:	2

CURRY NICHE

P20-01 – CURRY NICHE

Plat Distributed to HH Staff: April 2, 2020

Comments Returned to Killeen Engineering & Surveying, LTD: April 13, 2020

Planning & Development

1. Please provide a plat note identifying zoning to be used for lots 1-9.
2. If lots are designated for R2-I: The minimum lot area shall be 6,000 square feet. *Side yard.* The minimum side yard setback for any corner lot shall be six feet. Other residences may be located such that one of the side yard will be zero; that is, the building may be constructed on the property line, provided that: (a) A five foot wide maintenance easement, shown on an approved subdivision plat, shall be provided across the full depth of the adjacent lot abutting the wall on the property line; and (b) There is a required minimum 12 foot separation between neighboring residences. *Rear yard.* There shall be a rear yard having a depth of not less than ten feet.
3. If lots are designated for R1-I: (1) *Lot area.* No building shall be constructed on any lot less than 3,500 square feet in area. *Front yard.* There shall be a front yard having a depth of not less than 20 feet if there is a garage in the front, or ten feet in all other circumstances. Where lots have double frontage running through from one street to another, the required front yard shall be provided on both streets. *Side yard.* The minimum side yard setback for any corner lot shall be ten feet. Other residences may be located such that one of the side yards will be zero; that is, the building may be constructed on the property line, provided that: (a) A five foot wide maintenance easement, shown on an approved subdivision plat, shall be provided across the full depth of the adjacent lot abutting the wall on the property line; and (b) There is required a minimum ten foot separation between neighboring residences. (3) *Rear yard.* There shall be a rear yard having a depth of not less than ten feet.
4. Please indicate the use for each lot in the plat notes so that setbacks and area requirements can be verified.
5. Lots 1, 2, and 3 are assumed to be duplex lots but are using the setback values for either the R-1 or the R2-I district. An R-1 use is allowed in an R-2 district, but it was my understanding the lots would be occupied by duplexes. Further, they cannot be rezoned to R2-I because a geographic constraint for the zoning district restricts them to the north side of the City. If their intended use is as a duplex, then the front yard setbacks should be 25 feet, the side yard setbacks should be 10 feet, and the rear yard setbacks should be 20 feet.
6. Lots 4-9 are assumed to be R1-I lots, and as such, the setbacks are within the requirements.

Public Works, Mark Hyde

Public Works, Kristina Ramirez

1. Applicant shall provide a water service layout or amend Sheet 2 to include the proposed water mains, service locations, fire hydrants and valves.
2. Applicant shall amend Sheet 2 to include the existing and/or proposed sewer service locations.

3. Applicant shall provide a stormwater drainage layout plan with elevation contours and calculations in accordance with the Drainage Criteria Manual and Sections 154.21(C)(2) and 154.22(B)(2) of the Harker Heights Code of Ordinances.
4. Applicant shall annotate the area of each proposed lot in square feet.

Consulting Engineer, Otto Wiederhold

Fire Marshal, Brad Alley

- Approval

Building Official, Mike Beard

OTHER

COMMENTS: Building line setbacks do not meet current standards.

<i>Table 21-A: Setback Requirements (Minimum)</i>			
<i>District</i>	<i>Front</i>	<i>Side</i>	<i>Rear</i>
R-1 One Family Dwelling District	20 feet except for front-entry garages and carports which shall be 25 feet*	6 feet except lots platted 50 feet wide shall have 5 feet setbacks 15 feet adjacent to a side street 20 feet for garages on a side street	20 feet
R1-R Rural One Family Dwelling District	40 feet* 25-feet-around cul-de-sacs	10 feet 25 feet adjacent to a side street	25 feet
R1-A Single Family Garden Home Residential District	20 feet* or 15-feet-around cul-de-sacs	See §155.022	20 feet
R-2 Two Family Dwelling District	25 feet*	10 feet 15 feet adjacent to a side street	20 feet

ONCOR, Donna McGinnis

Century Link, Chris McGuire

Time Warner Cable/Spectrum, Shaun Whitehead

ATMOS, Shawn Kelley

- Atmos Energy does NOT have gas facilities/mains near the property plat.