



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

**Wednesday,
May 27, 2020
10:00 A.M.**



**NOTICE OF REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION OF
THE CITY OF HARKER HEIGHTS
WEDNESDAY, MAY 27, 2020 – 10:00 A.M.
VIA TELECONFERENCE**

Notice is hereby given that, beginning at 10:00 a.m. on Wednesday, May 27, 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 April 29, 2020.
- III.** Report on City Council results from May 12, 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. **Z20-08** 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 (Rural One Family Dwelling District) on property described as Tract 20, Lakeside Hills, Section Two, a subdivision in Bell County, according to the plat of record in Cabinet A, Slide 43-C, plat records of Bell County, Texas, containing 6.11 acres, generally located at 10518 Meadow Circle Harker Heights, Bell County, Texas.
 2. **Z20-09** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-3 (Multi-Family Dwelling District) to R2-I (Two Family Infill Dwelling District) on property described as Lots One (1) through Five (5), Block Three (3), Kern Terrace Second Extension,

Harker Heights, per plat of record in Cabinet A, Slide 225-A, Plat Records of Bell County, Texas, and 1.241 Acres out of the V.L. Evans Survey, Abstract 288, generally located southwest of the intersection of Jamie Road and North Mary Jo Drive, currently addressed as 200, 202, 204, 206, and 208 Jamie Road, and 200 Jan Circle, Harker Heights, Bell County, Texas.

VII. NEW BUSINESS

1. **P20-03** Discuss and consider Preliminary Plat approval for Freedom Park Subdivision on property described as Lots One (1) through Five (5), Block Three (3), Kern Terrace Second Extension, Harker Heights, per plat of record in Cabinet A, Slide 225-A, Plat Records of Bell County, Texas, and 1.241 Acres out of the V.L. Evans Survey, Abstract 288, generally located southwest of the intersection of Jamie Road and North Mary Jo Drive, currently addressed as 200, 202, 204, 206, and 208 Jamie Road, and 200 Jan Circle, Harker Heights, Bell County, Texas.

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, May 22, 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) 309-2073 and use Access Code: 451-134-005.

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 be posted on the City of Harker Heights website at www.ci.harker-heights.tx.us.



***Minutes of the Teleconference Meeting
of the Harker Heights Planning & Zoning Commission
April 29, 2020***

Present:

Larry Robison	Chairman
Robert Robinson III	Vice Chair
Noel Webster	Commissioner
Stephen Watford	Commissioner
Joshua McCann	Commissioner
Rodney Shine	Commissioner
Nuala Taylor	Alternate Commissioner
Mike Stegmeyer	Alternate Commissioner

Absent:

Adam Parker	Secretary
Kay Carey	Commissioner
Jan Anderson	Commissioner
Dustin Hallmark	Alternate Commissioner
Christopher Albus	Alternate Commissioner

Staff:

Joseph Molis	Director of Planning & Development
Courtney Peres	Senior Planner
Brad Alley	Fire Marshal
Tiffany Dake	Planning & Development Administrative Assistant

A quorum was established, and the teleconference meeting was called to order at 10:00 A. M.

Agenda Item II: Approval of minutes from the January 8, 2020 regular P & Z meeting. Commissioner Shine made the motion to approve the minutes and Commissioner Webster seconded the motion. The motion passed unanimously (6-0).

Next was the report on City Council actions regarding recommendations resulting from the January 14, 2020 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.

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

Agenda Item VI Public Hearings:

Mr. Joseph Molis presented **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.

Mr. Molis explained to the Commissioners that the applicant would like a Conditional Use Permit to allow a four (4) story hotel not to exceed 60 feet in height within a B-4 zoning district. Mr. Molis stated that in a B-4 zoning district a hotel can only be three and a half (3 ½) stories or 45 feet in height.

Commissioner Webster asked if there was only one (1) entrance and exit on the property and if the developers had thought about putting a second entrance of the other road, Millers Crossing. Mr. Molis stated there are three (3) approaches to this property.

Commissioner Shine asked if the narrow entrance off FM 2410 would require any improvements to the road or will it remain its current width. Mr. Molis said there is not a plan at this time to expand the road and it currently meets fire lane requirements of the city.

Vice Chairman Robinson questioned that since this is a triangular lay out and they want eighty-eight (88) units plus staff would there be adequate space for parking? Mr. Molis said yes there is enough parking provided. Vice Chairman Robinson did want to clarify how many actual entrances from streets to the property and Mr. Molis stated three (3) entrances from the East (Millers Crossing), West (Knights Way) and North (Central Texas Expressway). Vice Chairman Robinson restated his question and asked about actual driveway entrances and Mr. Molis said there are two (2) entrances to the hotel property.

The applicant, Mr. Sandip Patel, of 398 Rolling Hills Drive, Killeen, TX 76543 was present to speak about their request for Conditional Use Permit. Mr. Patel stated they would be building an eighty-eight (88) unit Hampton Inn Hotel.

Chairman Robison asked the Mr. Patel when they thought they would start construction. Mr. Patel said probably within the next three (3) months.

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

A motion was made by Commissioner Webster to recommend 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. Commissioner Shine seconded the motion. The motion passed unanimously (6-0).

Mr. Molis presented **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.

Mr. Molis explained the applicant's request to rezone the property to R1-R (One Family Rural Dwelling District) in order to build a large accessory structure on their property.

Commissioner Webster asked if changing the zoning to rural would allow them to have animals on the property. Mr. Molis stated that any residential lot in Harker Heights can have livestock on their property if they have a 250' separation distance from where the livestock is housed and the neighboring residents. Mr. Molis explained that if a resident does want livestock the City encourages them to rezone to R1-R. Mr. Molis said the representative for this rezone would be able to answer the question about livestock on the property.

The applicant's representative, Tiffany DeBolt-Haas, of 6317 Pathfinder Drive, Austin, TX 78759 was present to speak about the rezone. Mrs. DeBolt-Haas said her parents have owned the property since 1980 and purchased it to build their retirement home. Mrs. DeBolt-Haas stated her father would like to put a metal building on the property for a shop and that they do not plan to have any livestock on the property. Chairman Robison asked what the shop would be used for and Mrs. DeBolt-Haas said small projects.

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

A motion was made by Commissioner Shine to 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. Commissioner Watford seconded the motion. The motion passed unanimously (6-0).

Mr. Molis presented agenda item VII New Business; **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 remainder 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

Mr. Molis explained that the applicant would like plat approval of their property to subdivide the property into nine (9) separate lots. They would like three (3) duplexes on the north along Pueblo Trace and three (3) single-family infill dwelling units on the Pima Trail extension to the south.

The applicant, Patrick Curry, of 6114 Stillwood Drive, Killeen, TX 76543 was present to answer any questions.

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

A motion was made by Commissioner Shine to 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 remainder 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. Commissioner Watford seconded the motion. The motion unanimously passed (6-0).

Chairman Robison then adjourned the teleconference meeting of the Planning and Zoning Commission at 10:55 A.M.

Larry Robison, Chairman

DATE:

Adam Parker, Secretary

DATE:



PLANNING AND ZONING COMMISSION MEMORANDUM

Z20-08

AGENDA ITEM VI-1

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT

DATE: MAY 27, 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 (RURAL ONE FAMILY DWELLING DISTRICT) ON PROPERTY DESCRIBED AS TRACT 20, LAKESIDE HILLS, SECTION TWO, A SUBDIVISION IN BELL COUNTY, ACCORDING TO THE PLAT OF RECORD IN CABINET A, SLIDE 43-C, PLAT RECORDS OF BELL COUNTY, TEXAS, CONTAINING 6.11 ACRES, GENERALLY LOCATED AT 10518 MEADOW CIRCLE 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 10518 Meadow Circle. The property consists of approximately six (6) 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 build a primary residence along with a shop building and the potential for chickens and goats with their necessary enclosures. 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	Extraterritorial Jurisdiction Vacant	Extraterritorial Jurisdiction	Extraterritorial Jurisdiction
South	Single Family	Single Family	R-1 (One Family Dwelling District)
East	Extraterritorial Jurisdiction Residential (Colinas Del Lago)	Extraterritorial Jurisdiction	Extraterritorial Jurisdiction
West	Single Family	Single Family	R-1 (One Family 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 for a single family residence. The proposed rezoning will not alter the character of the established single family subdivision. A survey of the area identified most of the properties in the neighborhood are comprised of large lots and a property to the west along High Oak Dr. obtained R1-R zoning designation in 2013. 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 fourteen (14) notices to property owners within the 400-foot notification area. Zero (0) responses were received in favor of the request, and zero (0) responses were received in opposition of the request.

RECOMMENDATION:

Staff recommends approval of an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R1-R (Rural One Family Dwelling District) on property described as Tract 20, Lakeside Hills, Section Two, a subdivision in Bell County, according to the plat of record in Cabinet A, Slide 43-C, plat records of Bell County, Texas, containing 6.11 acres, generally located at 10518 Meadow Circle 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 District) on property described as Tract 20, Lakeside Hills, Section Two, a subdivision in Bell County, according to the plat of record in Cabinet A, Slide 43-C, plat records of Bell County, Texas, containing 6.11 acres, generally located at 10518 Meadow Circle Harker Heights, Bell County, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

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



Rezoning Request Application

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

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED
This application must be completed and returned to the Planning and Development Department of the City of Harker Heights, Texas along with the following:
1. Pre-Application Meeting Scheduled
2. Payment of \$200.00 to the City of Harker Heights

Property Owner(s) Name: Justin and Kristina Carter Date: April 29, 2020

Address: 2524 Jackson Drive

City/State/Zip: Harker Heights, TX 76548

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

Legal Description of Property:

Location of Property (Address if available): 10518 Meadow Circle

Lot: Lot Tract 20 Block: NA Subdivision: Lakeside Hills Section Two

Acres: 6.11 Property ID: 106,952 Survey: NA

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: Will be our primary residence. We would like to build a shop and possibly enclosures to house chickens and goats.

Current Zoning Classification: R-1 One Family Dwelling District Proposed Zoning: R1-R Rural One Family Dwelling District

Current Land Use: Currently an empty lot Proposed Land Use: Single Family Residential

Applicant's Representative (if applicable):

Applicant's Representative: NA

Phone: NA E-Mail: NA

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

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

Justin Carter / Kristina Carter
Justin Carter Kristina Carter

Printed Name of Property Owner

[Handwritten Signatures]
Signature of Property Owner

Printed Name of Representative

Signature of Representative

Date Submitted: 4/29/2020

STAFF ONLY - DO NOT FILL OUT BELOW

Receipt #: 01572018

Received By: JO

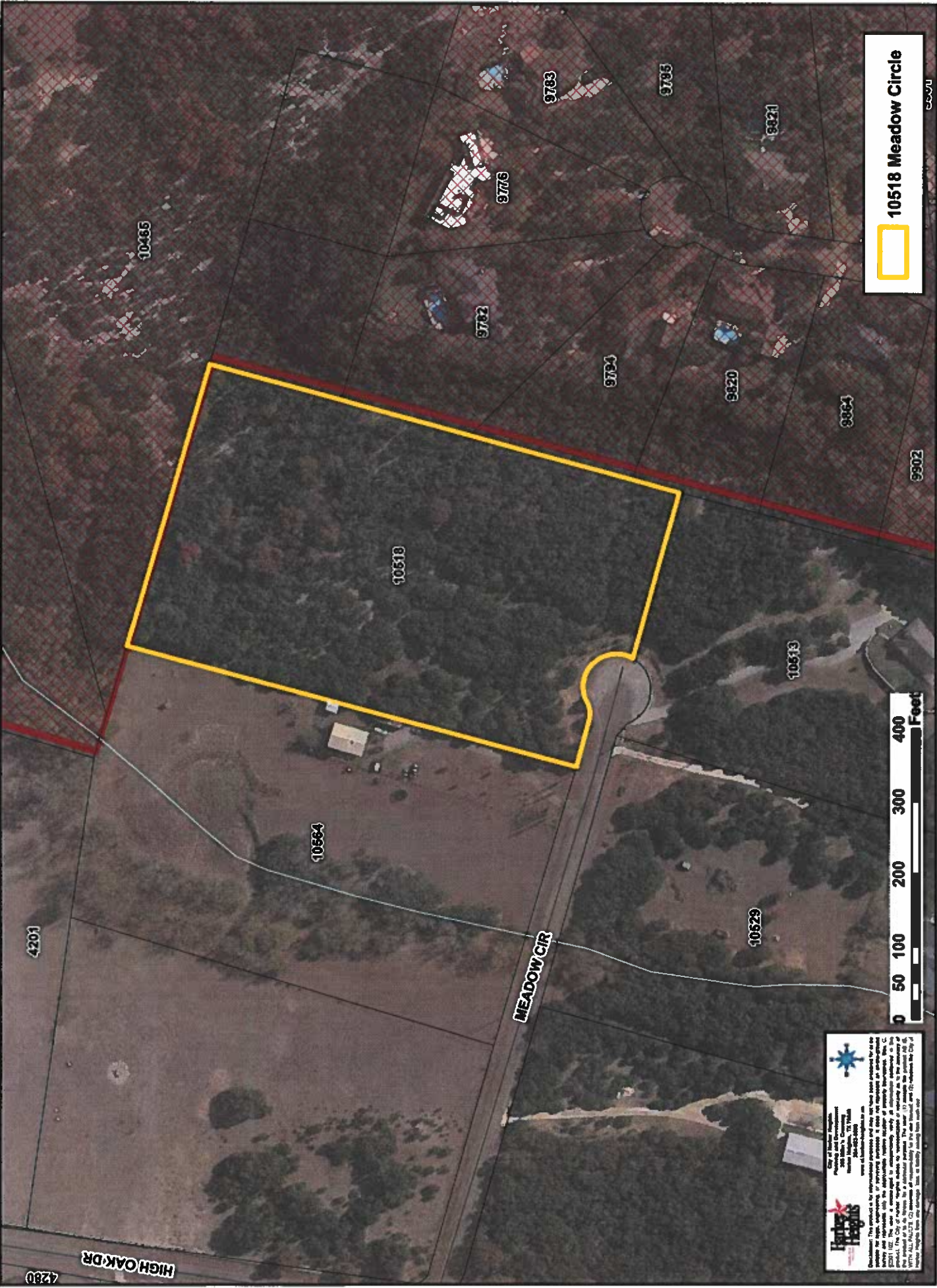
Pre-Application Meeting

Case #: 220-08

Revised: 2/28/18

Z20-00

Location



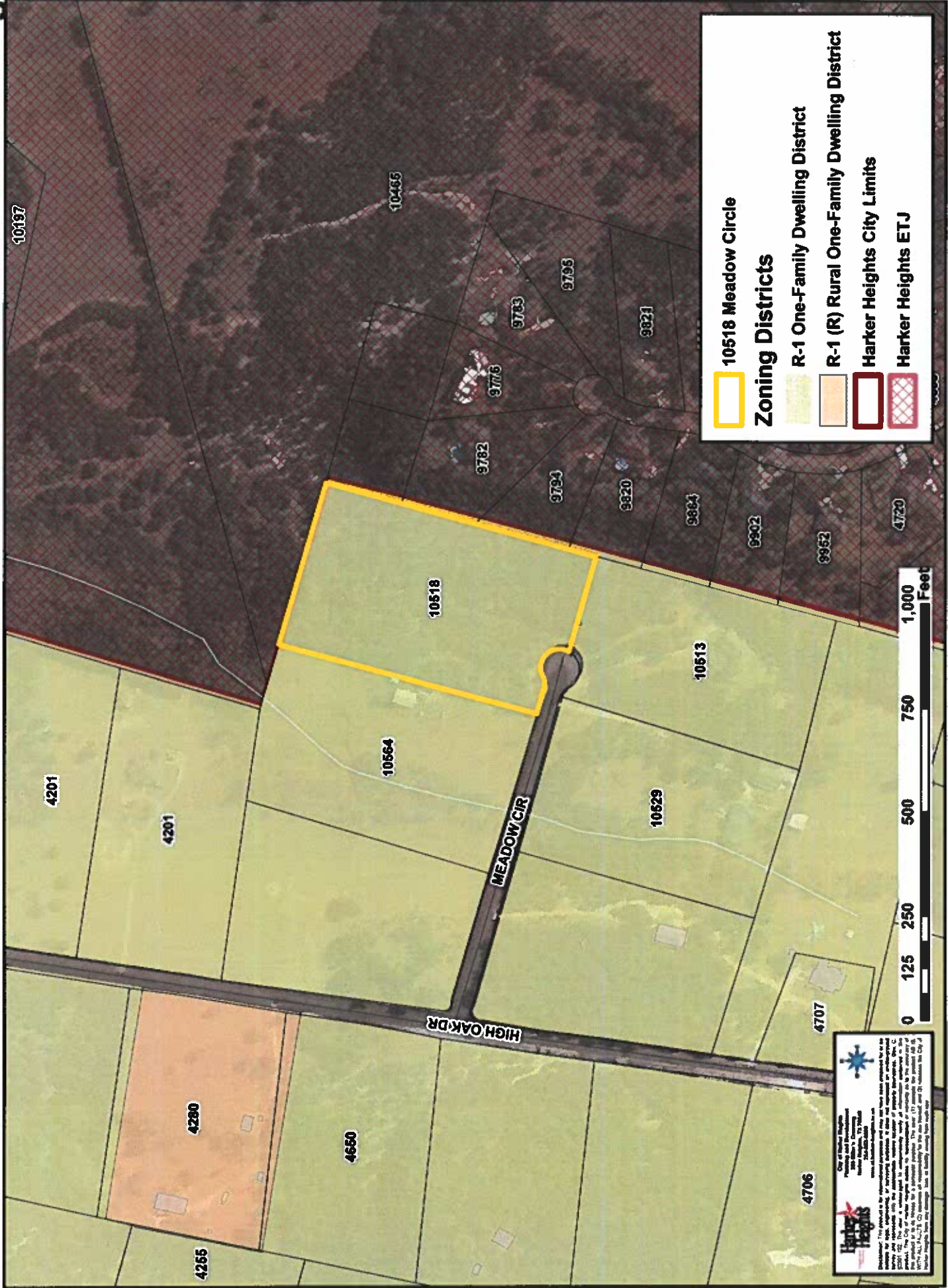
10518 Meadow Circle



Hardy
Regions

City of Hardy
 Planning & Community
 Development
 200 S. 1st St.
 Hardy, IA 50001

This document is the conceptual site plan for the proposed development. It is not a final site plan and is subject to change. The City of Hardy reserves the right to modify or cancel this plan at any time without notice. The City of Hardy is not responsible for any errors or omissions in this plan. The City of Hardy is not responsible for any damages or liabilities arising from the use of this plan. The City of Hardy is not responsible for any environmental impacts or other issues related to the proposed development. The City of Hardy is not responsible for any other matters related to the proposed development.



10518 Meadow Circle

Zoning Districts

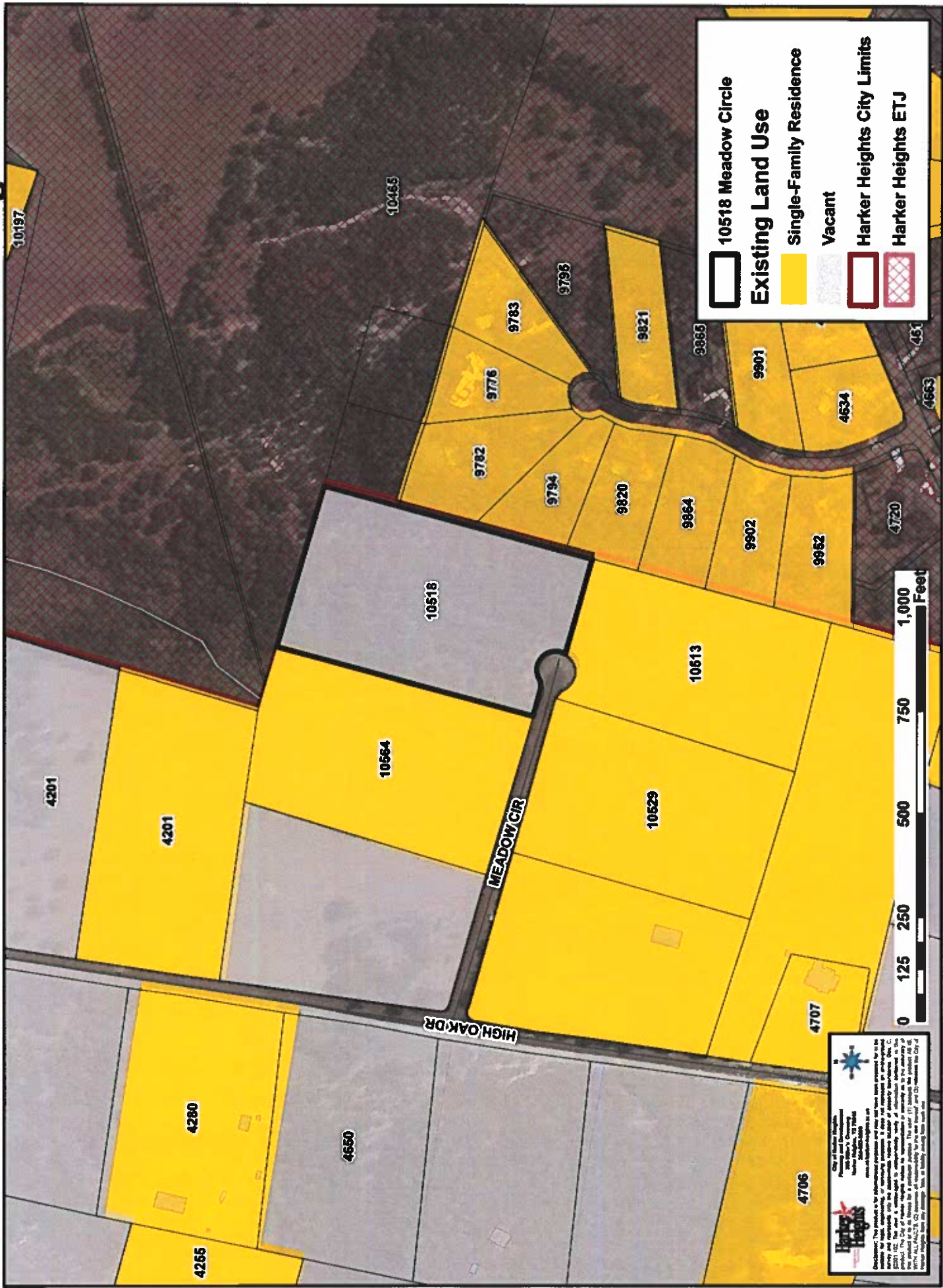
- 10518 Meadow Circle
- R-1 One-Family Dwelling District
- R-1 (R) Rural One-Family Dwelling District
- Harker Heights City Limits
- Harker Heights ETJ

Harker Heights

City of Harker Heights
 Planning & Zoning Department
 1000 West 10th Street
 Harker Heights, TX 76788
 www.ci.harkerheights.tx.us

Disclaimer: The accuracy of the information presented on this map was last updated by the City of Harker Heights on 10/15/2024. The City of Harker Heights is not responsible for any errors or omissions on this map. The City of Harker Heights is not responsible for any errors or omissions on this map. The City of Harker Heights is not responsible for any errors or omissions on this map. The City of Harker Heights is not responsible for any errors or omissions on this map.

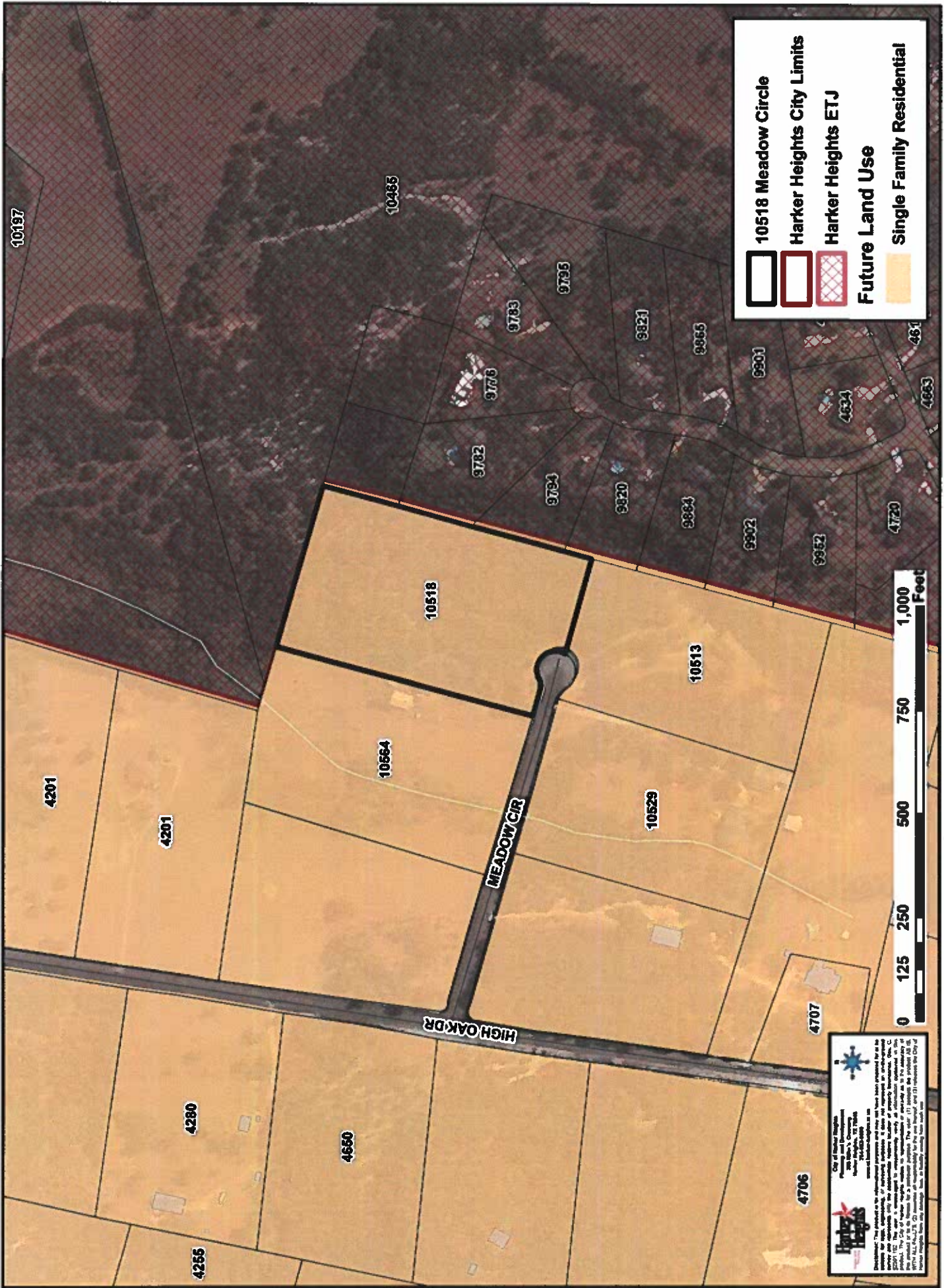




Harker Heights

City of Harker Heights
 Planning and Zoning Department
 1000 North Loop West, Suite 100
 Harker Heights, TX 76788
 www.cityofharkerheights.com

Disclaimer: The products of the geospatial information and data have been prepared for the City of Harker Heights. The City of Harker Heights is not responsible for the accuracy of the data or the results of any analysis or interpretation of the data. The user assumes all liability for any use of the data. The City of Harker Heights is not responsible for any use of the data for purposes not intended by the City of Harker Heights.



10518 Meadow Circle

Harker Heights City Limits

Harker Heights ETJ

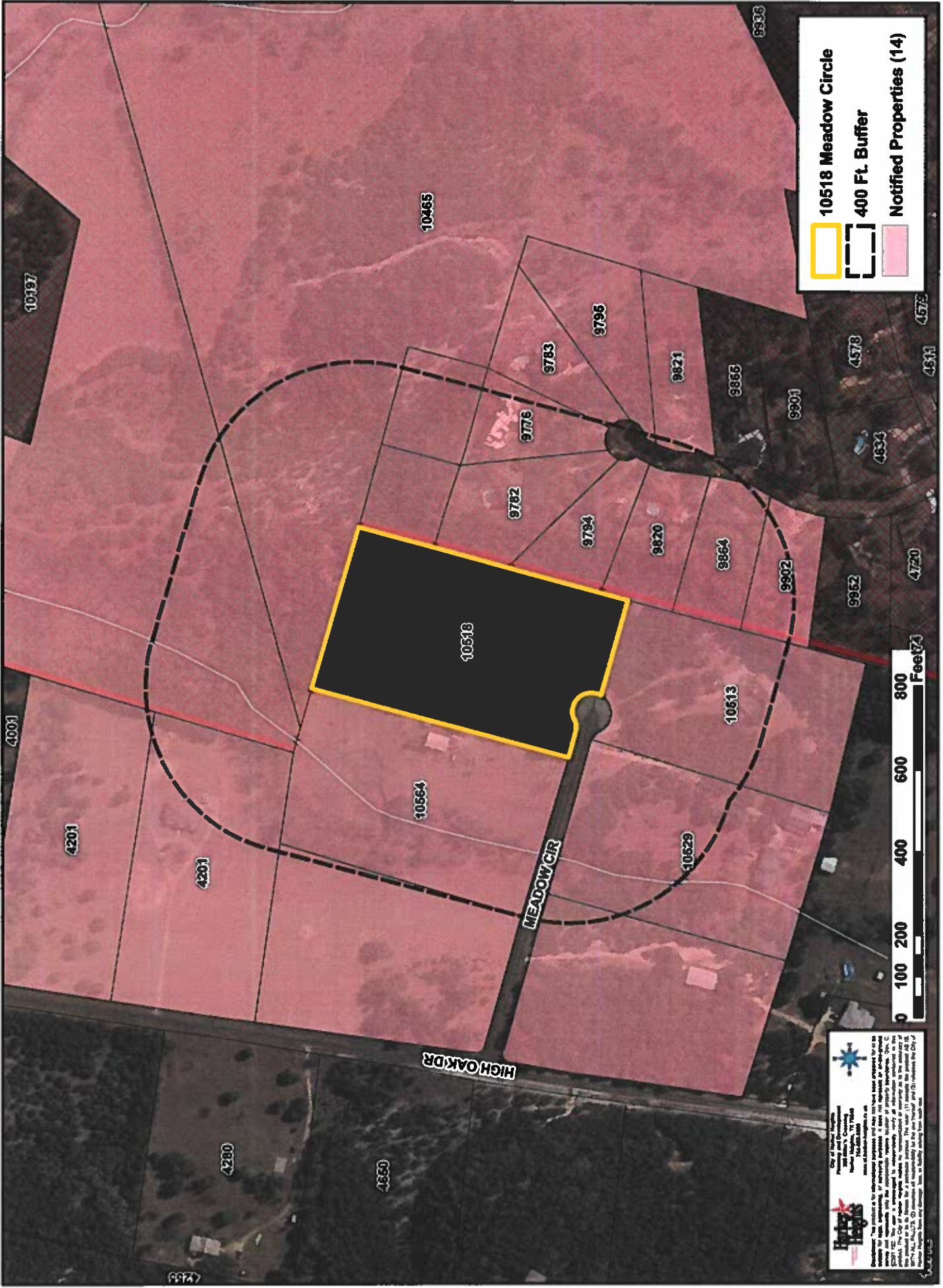
Future Land Use

Single Family Residential



City of Harker Heights
Planning & Community Development
Harker Heights, TX 77840
www.harkerheights.com

Disclaimer: The information on this map was prepared for the City of Harker Heights and is not intended to be used for any other purpose. The information is provided as a guide only and does not constitute a warranty of any kind. The City of Harker Heights is not responsible for any errors or omissions on this map. The user is responsible for verifying the accuracy of the information on this map. The information on this map is provided for informational purposes only and should not be used for any other purpose. The user is responsible for verifying the accuracy of the information on this map. The information on this map is provided for informational purposes only and should not be used for any other purpose. The user is responsible for verifying the accuracy of the information on this map.





PLANNING AND ZONING COMMISSION MEMORANDUM

Z20-09

AGENDA ITEM VI-2

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: MAY 27, 2020

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE THE ZONING DESIGNATION FROM R-3 (MULTI-FAMILY DWELLING DISTRICT) TO R2-I (TWO FAMILY INFILL DWELLING DISTRICT) ON PROPERTY DESCRIBED AS LOTS ONE (1) THROUGH FIVE (5), BLOCK THREE (3), KERN TERRACE SECOND EXTENSION, HARKER HEIGHTS, PER PLAT OF RECORD IN CABINET A, SLIDE 225-A, PLAT RECORDS OF BELL COUNTY, TEXAS, AND 1.241 ACRES OUT OF THE V.L. EVANS SURVEY, ABSTRACT 288, GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF JAMIE ROAD AND NORTH MARY JO DRIVE, CURRENTLY ADDRESSED AS 200, 202, 204, 206, AND 208 JAMIE ROAD, AND 200 JAN CIRCLE, HARKER HEIGHTS, BELL COUNTY, TEXAS.

BACKGROUND:

On August 28, 2019, the Planning and Zoning Commission heard a rezoning case by the previous owner of the subject property. The property was rezoned from a combination of R-MH (Manufactured Home Park District) and R-1(M) (One-Family Manufactured Home Dwelling District) to R-3 (Multi-Family Dwelling District) with the intention to develop a modular apartment complex. At the time P&Z recommended approval of the rezone and city council ultimately approved a rezone to R-3.

The applicant and current property owner, Mark Mayoras, of Soldiers First is requesting a change from the current zoning of R-3 (Multi Family Dwelling District) to R2-I (Two Family Infill Dwelling District). The property consists of approximately 2.48 acres of vacant land; what was previously a mobile home park. The request will enable the applicant to construct duplexes on a minimum 6,000 square foot lot. The applicant has proposed ten (10) lots and a total of 20 dwelling units.

Surrounding Land Uses:

Adjacent land uses include:

	Existing Land Use	Future Land Use	Zoning
North	Vacant	Mixed Residential	R2-I (Two Family Infill Dwelling District)
South	Vacant	Commercial/Mixed Residential	B-4/R-1(M) Secondary Highway Bus./ One-Family Manufactured Dwelling
East	Duplex	Mobile Home Park	R2-I
West	Vacant	Commercial/Mixed Residential	R2-I/R-3 (Multi-Family)

The applicant's property is in an area designated as Mixed Residential (MR) to allow for single family housing, duplex housing and manufactured homes. Per the 2007 Comprehensive Plan, two-family dwellings are an acceptable replacement for aging manufactured housing or for new development in areas zoned appropriately for such within the City. The proposed rezoning from R-3 to R2-I will allow for the construction of duplexes and therefore, the proposed rezoning and intended use would be consistent with the 2007 City of Harker Heights Comprehensive Plan and Future Land Use Map. Staff has not identified any critical issues with the potential use that would negatively affect the health, safety or general welfare of the City.

Flood Damage Prevention:

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

Notices:

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

RECOMMENDATION:

Staff recommends approval of an ordinance to change zoning designation from R-3 (Multi-Family Dwelling District) to R2-I (Two Family Infill Dwelling District) on property described as Lots One (1) through Five (5), Block Three (3), Kern Terrace Second Extension, Harker Heights, per plat of record in Cabinet A, Slide 225-A, Plat Records of Bell County, Texas, and 1.241 Acres out of the V.L. Evans Survey, Abstract 288, generally located southwest of the intersection of Jamie Road and North Mary Jo Drive, currently addressed as 200, 202, 204, 206, and 208 Jamie Road, and 200 Jan Circle, Harker Heights, Bell County, Texas, based on the following:

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

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change zoning designation from R-3 (Multi-Family Dwelling District) to R2-I (Two Family Infill Dwelling District) on property described as Lots One (1) through Five (5), Block Three (3), Kern Terrace Second Extension, Harker Heights, per plat of record in Cabinet A, Slide 225-A, Plat Records of Bell County, Texas, and 1.241 Acres out of the V.L. Evans Survey, Abstract 288, generally located southwest of the intersection of Jamie Road and North Mary Jo Drive, currently addressed as 200, 202, 204, 206, and 208 Jamie Road, and 200 Jan Circle, Harker Heights, Bell County, Texas., based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

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



Rezoning Request Application

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

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

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

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

Property Owner(s) Name: Mark Mayoras Date: 4/29/2020

Address: 709 Hay St.

City/State/Zip: Fayetteville, North Carolina, 28301

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

Legal Description of Property: [REDACTED]

Location of Property (Address if available): At the southwest corner between North Mary Jo Drive and Jamie Road

Lot: _____ Block: _____ Subdivision: _____

Acres: 2.488 Property ID: _____ Survey: V.L. Eavns Survey, A-288, Harker Heights

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

Proposed Use: Residential - Duplex

Current Zoning Classification: R-3 Proposed Zoning: R-21

Current Land Use: Abandoned Site Proposed Land Use: Residential - Duplex

Applicant's Representative (if applicable): [REDACTED]

Applicant's Representative: Lisa Story

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

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

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

Mark Mayoras

Printed Name of Property Owner

Mark Mayoras

Signature of Property Owner

Lisa Story

Printed Name of Representative

Lisa Story

Signature of Representative

Date Submitted: 4/29/20

STAFF ONLY - DO NOT FILL OUT BELOW

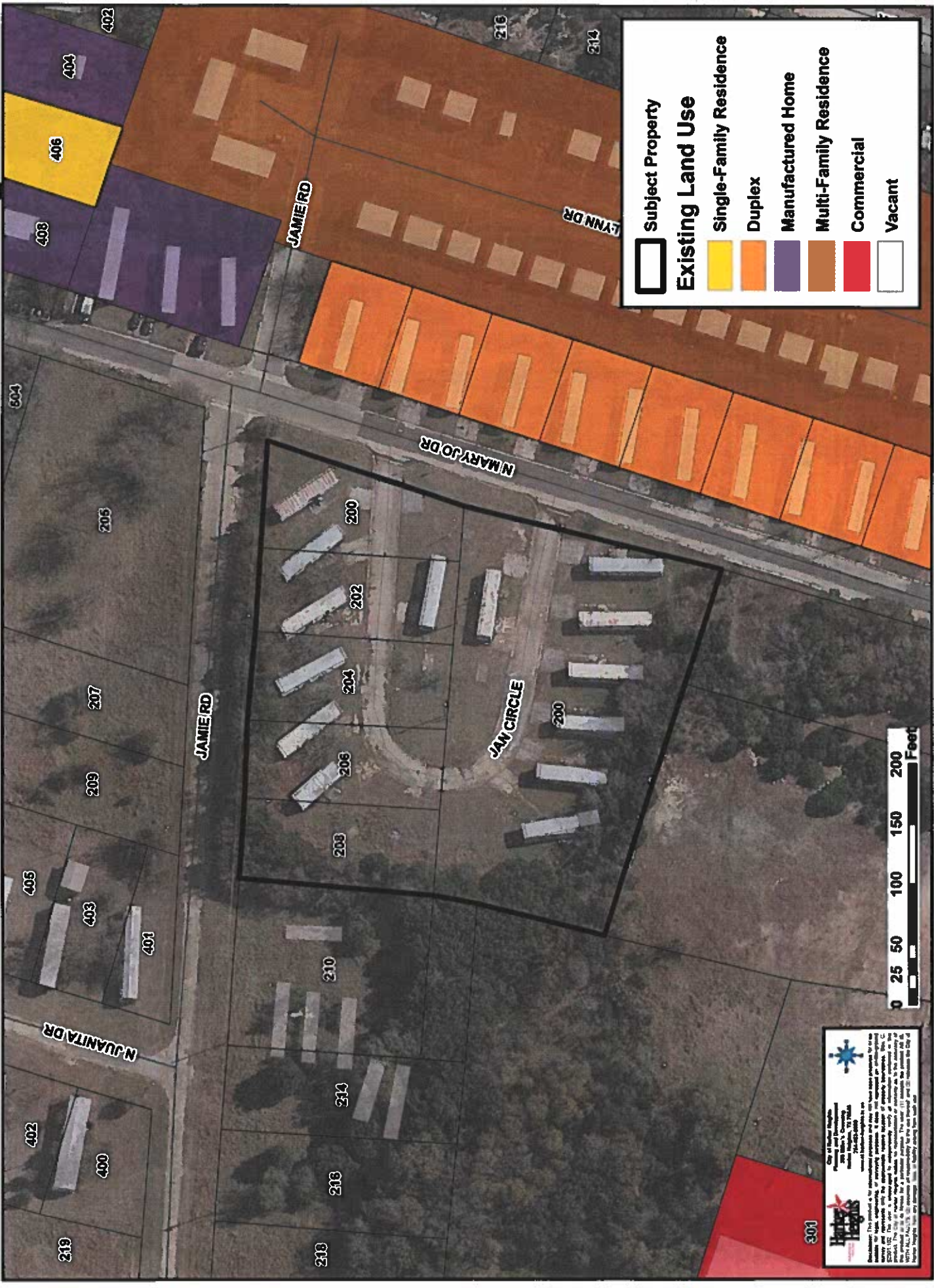
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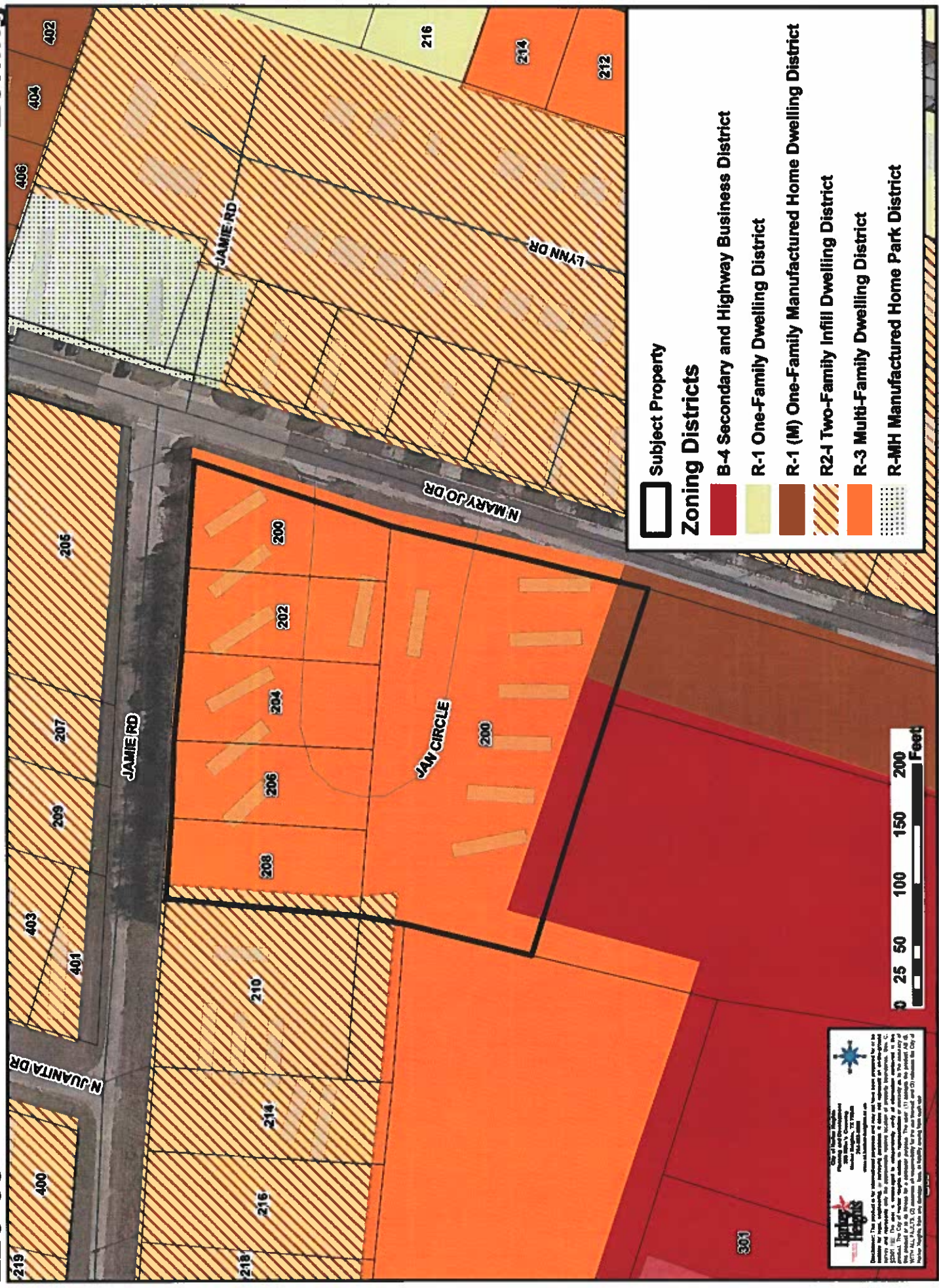
Pre-Application Meeting MSB 5/1/20

Revised: 2/28/18

Receipt #: 01572157

Case #: 220-09





Subject Property

Zoning Districts

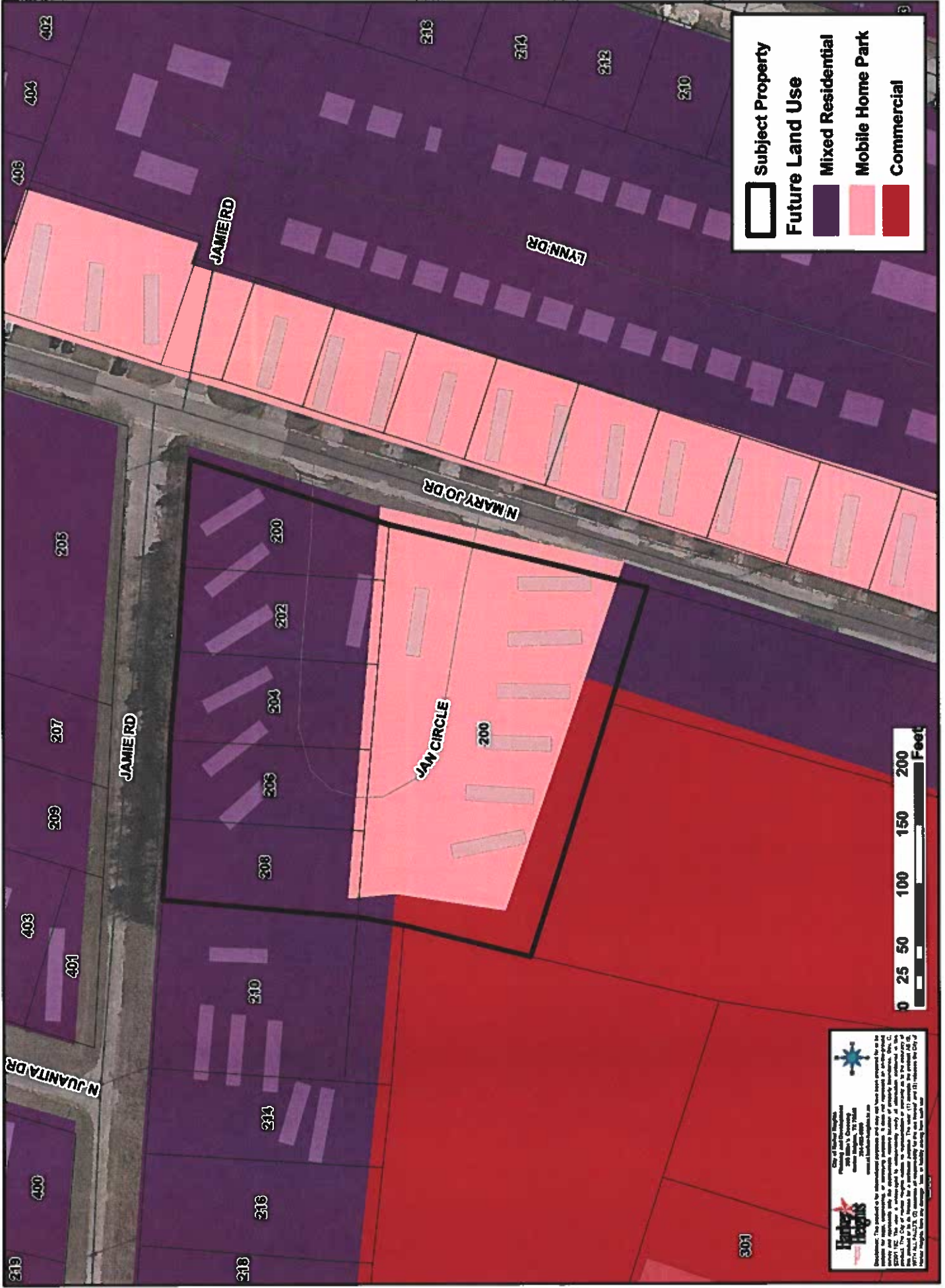
- B-4 Secondary and Highway Business District
- R-1 One-Family Dwelling District
- R-1 (M) One-Family Manufactured Home Dwelling District
- R2-1 Two-Family Infill Dwelling District
- R-3 Multi-Family Dwelling District
- R-MH Manufactured Home Park District



City of Harbor Heights

City of Harbor Heights
 Planning & Community Development
 200 Harbor Heights Blvd., Suite 200
 Harbor Heights, OH 44130
 440.438.2200
 www.harborheights.gov

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Subject Property
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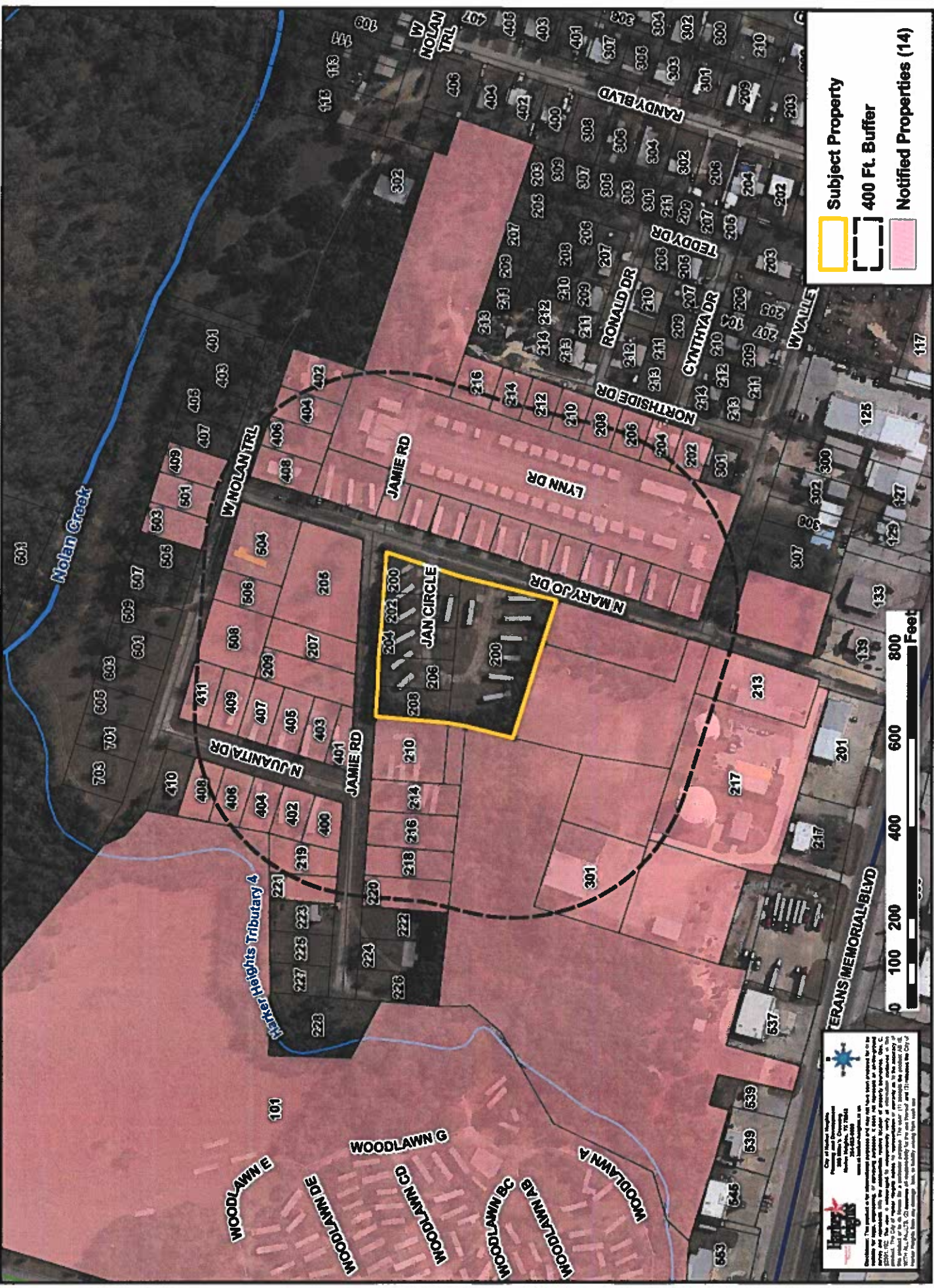
Future Land Use

- Mixed Residential (Dark Purple)
- Mobile Home Park (Light Pink)
- Commercial (Red)



Barber Heights
 City of Barber Heights
 200 West 1st Street
 Barber Heights, Texas 75007
 www.ci.barberheights.tx.us

Disclaimer: The content of this map is for informational purposes only and does not constitute an offer of insurance or any other financial product. The City of Barber Heights is not a licensed insurance broker or agent. The City of Barber Heights is not responsible for the accuracy of the information on this map. The City of Barber Heights is not responsible for the accuracy of the information on this map. The City of Barber Heights is not responsible for the accuracy of the information on this map. The City of Barber Heights is not responsible for the accuracy of the information on this map.



Subject Property

400 Ft. Buffer

Notified Properties (14)



City of Harper Heights
 Planning & Zoning Department
 100 W. Main Street
 Harper Heights, Ohio 43028
 614.383.2200

Harper Heights Planning & Zoning Department
 100 W. Main Street
 Harper Heights, Ohio 43028
 614.383.2200

Notice: This map was prepared by the City of Harper Heights Planning & Zoning Department. It is not intended to be used for any other purpose. The City of Harper Heights makes no representation or warranty as to the accuracy or completeness of the information shown on this map. The user shall assume all responsibility for the use of this map. The City of Harper Heights makes no representation or warranty as to the accuracy or completeness of the information shown on this map. The user shall assume all responsibility for the use of this map.



PLANNING AND ZONING COMMISSION MEMORANDUM

P20-03

AGENDA ITEM VII-1

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: MAY 27, 2020

DISCUSS AND CONSIDER PRELIMINARY PLAT APPROVAL FOR FREEDOM PARK SUBDIVISION ON PROPERTY DESCRIBED AS LOTS ONE (1) THROUGH FIVE (5), BLOCK THREE (3), KERN TERRACE SECOND EXTENSION, HARKER HEIGHTS, PER PLAT OF RECORD IN CABINET A, SLIDE 225-A, PLAT RECORDS OF BELL COUNTY, TEXAS, AND 1.241 ACRES OUT OF THE V.L. EVANS SURVEY, ABSTRACT 288, GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF JAMIE ROAD AND NORTH MARY JO DRIVE, CURRENTLY ADDRESSED AS 200, 202, 204, 206, AND 208 JAMIE ROAD, AND 200 JAN CIRCLE, HARKER HEIGHTS, BELL COUNTY, TEXAS.

PROJECT DESCRIPTION:

The applicant, Mark Mayoras, has submitted an application for preliminary plat approval for approximately 4.58 acres of land located near the intersection of N. Mary Jo and Jamie Road. The development will consist of ten (10) individual lots of no less than 6,000 square feet as allowed by the R2-I district (Two Family Infill Dwelling District). Phase one of the development will consist of lots 1, 8, and 9 and accommodate three (3) duplexes per lot that will front along N. Mary Jo Drive and gain access to existing six (6") inch water and wastewater lines. Phase Two of the development will consist of the remaining seven (7) lots that will gain access from the private drive, Jan Circle. Phase two will require the upsizing of all of the existing two (2") inch water lines and the installation of a six (6") inch sewer line within Jan Circle.

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

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 Plat for Freedom Park Subdivision on property described as Lots One (1) through Five (5), Block Three (3), Kern Terrace Second Extension, Harker Heights, per plat of record in Cabinet A, Slide 225-A, Plat Records of Bell County, Texas and 1.241 acres out of the V.L. Evans Survey, Abstract 288, generally located southwest

of the intersection of Jamie Road and North May Jo Drive, currently addressed as 200, 202, 204, 206, and 208 Jamie Road, and 200 Jan Circle, Harker Heights, Bell County, Texas.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to approve/disapprove a request for preliminary plat approval for Freedom Park Subdivision on property described as Lots One (1) through Five (5), Block Three (3), Kern Terrace Second Extension, Harker Heights, per plat of record in Cabinet A, Slide 225-A, Plat Records of Bell County, Texas and 1.241 acres out of the V.L. Evans Survey, Abstract 288, generally located southwest of the intersection of Jamie Road and North May Jo Drive, currently addressed as 200, 202, 204, 206, and 208 Jamie Road, and 200 Jan Circle, Harker Heights, Bell County, Texas.
2. Any other action desired.

ATTACHMENTS:

1. Application
2. Location Map
3. Plat
4. Engineered Plans – Utilities/Drainage
5. Staff Comments



Preliminary Plat Application

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

Requirements - APPLICATION MUST BE FULLY COMPLETED OR WILL NOT BE ACCEPTED
This application must be completed, returned to the Planning Development Department of the City of Harker Heights, Texas along with the following:
1. Fee Application Meeting with Staff to discuss applicability
2. Payment of \$500.00 + \$23/acre/lot
3. Signed Original Deed Notes and Dedication Pages
4. Paper Plan Submissions: Ten (10) Copies of the Plat and Seven (7) Copies of Preliminary Engineering Drawings
5. Electronic Submission of all documents for review delivered to Planning Administrative Assistant

Property Information:

Plat Name: Freedom Park Subdivision Date Submitted: Apr 29, 2020
Existing Lot Count: 1 Proposed Lot Count: 1 Proposed Units: 10 Acreage: 2.488
Existing Land Use: Multi-Family Residence (R-3) Proposed Land Use: Multi-Family Residence (R-21)
Site Address or General Location: At the southwest corner between North Mary Jo Drive and Jamie Road.
Public Infrastructure Proposed with Subdivision: Water Wastewater Streets (including Private) Stormwater

Owner Information & Authorization:

Property Owner: Mark Mayoras
Address: 709 Hay st, Fayetteville NC 28301
Phone: [REDACTED] E-Mail: [REDACTED]
Developer: Military Standard Construction
Address: 1900 E Elms St, Killeen, TX 76542
Phone: [REDACTED] E-Mail: [REDACTED]
Engineer/Surveyor: Matthew Chu with Thonhoff Consulting Engineers, Inc.
Address: 1301 South Capital of Texas Highway, Suite A-236, Austin, Texas 78746
E-Mail: [REDACTED]

CHECK ONE OF THE FOLLOWING:

- I will represent the application myself.
- I hereby designate Matthew Chu (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]

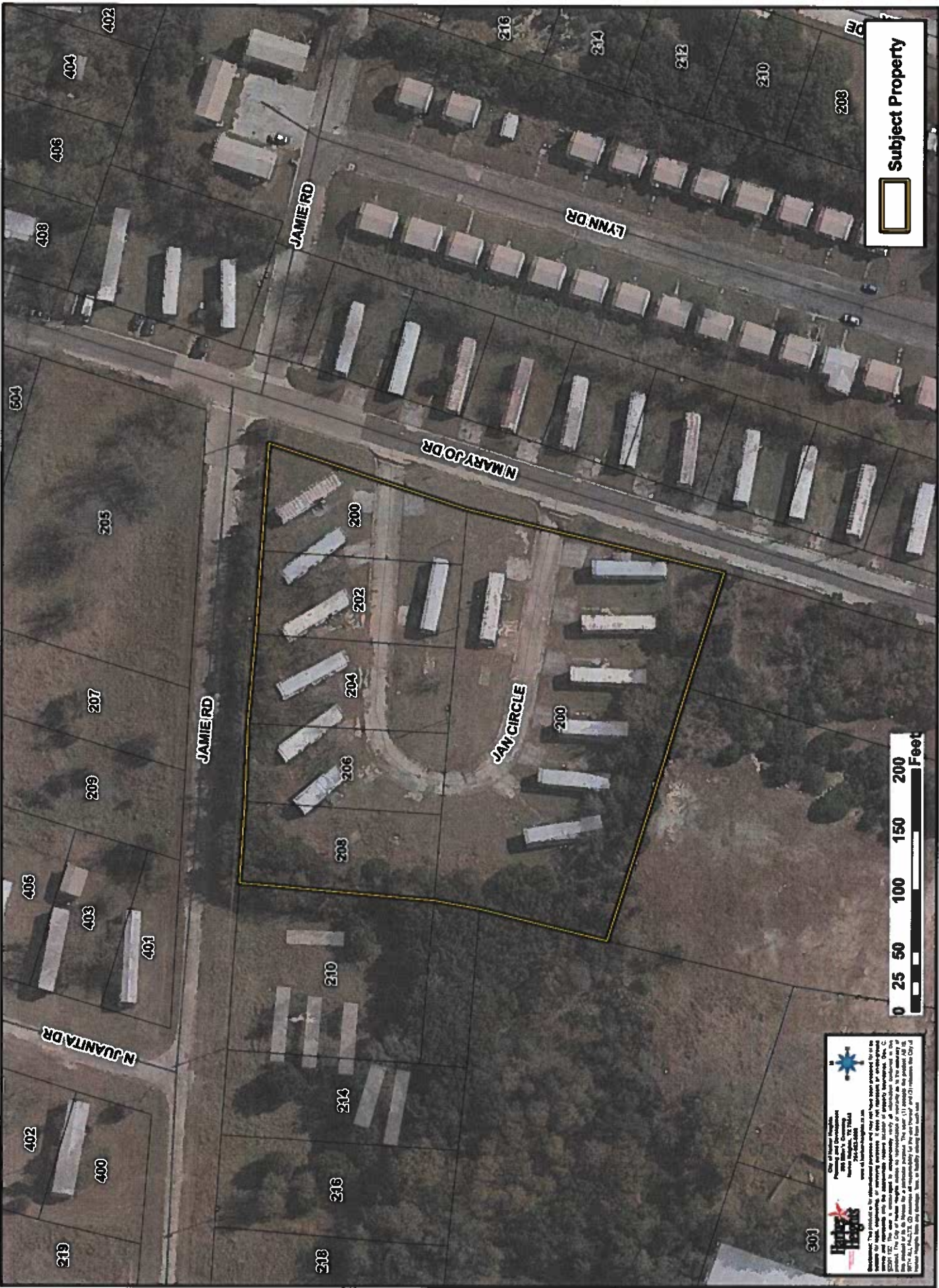
SWORN AND SUBSCRIBED BEFORE ME THIS 24th DAY OF April, 2020

Dawn Foose

NOTARY PUBLIC IN AND FOR THE STATE OF ~~TEXAS~~ North Carolina
MY COMMISSION EXPIRES: August 19, 2023

DAWN FOOSE
Notary Public
Cumberland Co., North Carolina
My Commission Expires Aug. 19, 2023

STAFF ONLY - DO NOT FILL OUT
Date Submitted: 4/29/20 Received By: [Signature] Receipt #: 01572012




Subject Property




City of Denver
 Planning and Development
 1701 W. Hampden Ave., Suite 200
 Denver, CO 80202
 www.denvercolorado.gov

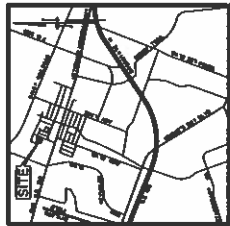
Hardy
Heights

Disclaimer: The product is for informational purposes only and has not been prepared for use as a legal document. It is not intended to be used as a legal document. The product is not a substitute for professional advice. The product is not a substitute for professional advice. The product is not a substitute for professional advice. The product is not a substitute for professional advice.

**PRELIMINARY PLAT of
FREEDOM PARK SUBDIVISION
CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS
BEING ALL OF THE CERTAIN 2.488 TRACT OF LAND CONVEYED TO MARK A.
MAYORAS BY DEED RECORDED IN DOCUMENT NUMBER 2020009343,
OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS**



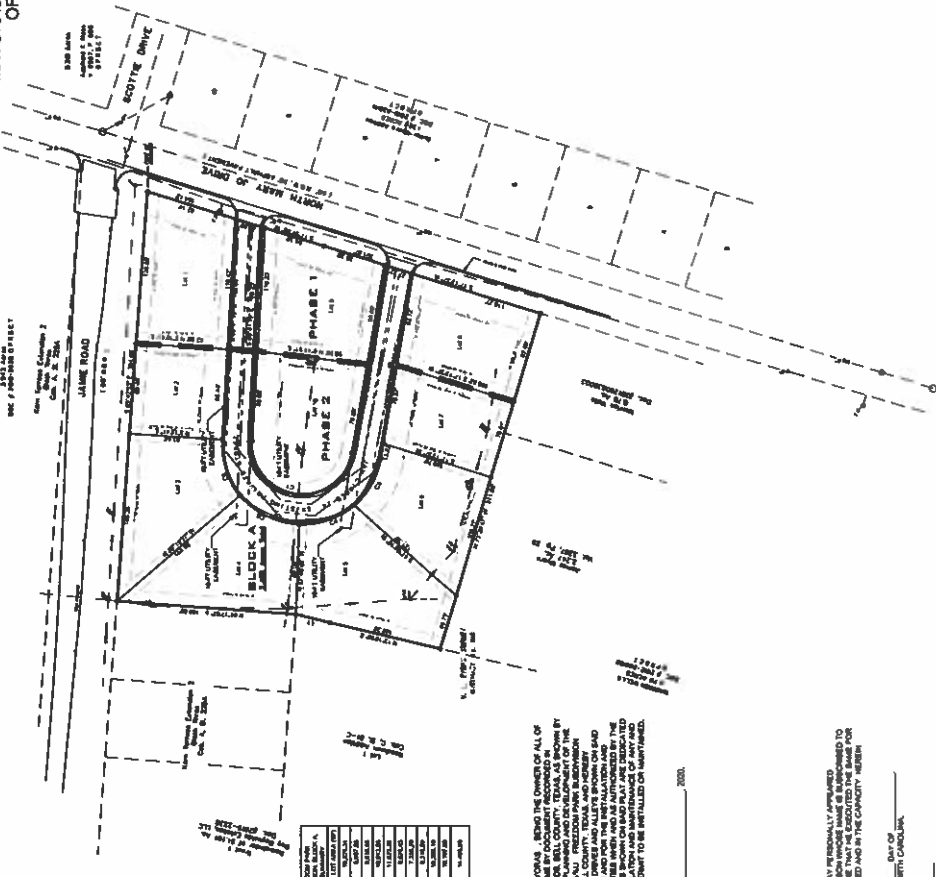
ALL LOTS, BLOCKS AND STREETS SHOWN ON THIS MAP ARE SUBJECT TO THE CITY OF HARKER HEIGHTS, TEXAS, ZONING ORDINANCE AND THE CITY OF HARKER HEIGHTS, TEXAS, SUBDIVISION MAP ACT. THE CITY OF HARKER HEIGHTS, TEXAS, RESERVES THE RIGHT TO AMEND OR REVOKE THIS MAP AT ANY TIME WITHOUT NOTICE TO THE CITY.



**VICINITY MAP
NO SCALE**

LEGEND

- 0 - UNIMPROVED LOT
- 1 - IMPROVED LOT
- 2 - LOT WITH EXISTING IMPROVEMENTS
- 3 - LOT WITH EXISTING IMPROVEMENTS AND PUBLIC UTILITY LINES
- 4 - LOT WITH EXISTING IMPROVEMENTS AND PUBLIC UTILITY LINES AND A PUBLIC UTILITY RIGHT-OF-WAY
- 5 - LOT WITH EXISTING IMPROVEMENTS AND A PUBLIC UTILITY RIGHT-OF-WAY
- 6 - LOT WITH EXISTING IMPROVEMENTS AND A PUBLIC UTILITY RIGHT-OF-WAY AND A PUBLIC UTILITY RIGHT-OF-WAY
- 7 - LOT WITH EXISTING IMPROVEMENTS AND A PUBLIC UTILITY RIGHT-OF-WAY AND A PUBLIC UTILITY RIGHT-OF-WAY AND A PUBLIC UTILITY RIGHT-OF-WAY
- 8 - LOT WITH EXISTING IMPROVEMENTS AND A PUBLIC UTILITY RIGHT-OF-WAY AND A PUBLIC UTILITY RIGHT-OF-WAY AND A PUBLIC UTILITY RIGHT-OF-WAY AND A PUBLIC UTILITY RIGHT-OF-WAY
- 9 - LOT WITH EXISTING IMPROVEMENTS AND A PUBLIC UTILITY RIGHT-OF-WAY AND A PUBLIC UTILITY RIGHT-OF-WAY AND A PUBLIC UTILITY RIGHT-OF-WAY AND A PUBLIC UTILITY RIGHT-OF-WAY AND A PUBLIC UTILITY RIGHT-OF-WAY



APPROVED THIS _____ DAY OF _____ 2020, BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS:

MAYOR _____

CITY SECRETARY _____

APPROVED THIS _____ DAY OF _____ 2020, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, TEXAS:

CHAIRMAN, PLANNING AND ZONING COMMISSION _____

SECRETARY, PLANNING AND ZONING COMMISSION _____

APPROVED THIS _____ DAY OF _____ 2020, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, TEXAS BELL COUNTY, TEXAS:

DIRECTOR OF PLANNING AND DEVELOPMENT _____

THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL DIVISIONS IN BELL COUNTY, TEXAS DOES HEREBY CERTIFY THAT THESE ARE CURRENTLY NO DELINQUENT TAXES ON ONSD ON THE PROPERTY DESCRIBED BY THIS PLAT, DATED THIS _____ DAY OF _____ 2020 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT _____

BY _____

FILED FOR RECORD THIS _____ DAY OF _____ 2020, IN YEAR _____, AT _____, BELL COUNTY, TEXAS.

_____ CLERK, PUBLIC RECORDS OF BELL COUNTY, TEXAS.

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

BELL COUNTY, TEXAS

BY _____

SHOW ALL MEN BY THESE PRESENTS, THAT I, CLARENCE J. JENSEN, JR. DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM THE ORIGINAL SURVEY AND RECORDS OF THE SURVEYOR, AND THAT THE SAME ARE TRUE AND CORRECT IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND THE CITY OF HARKER HEIGHTS, TEXAS, SUBDIVISION MAP ACT. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CLARENCE J. JENSEN, JR. ENGINEER

1000 WEST 10TH STREET, SUITE 100

AMSTON, TEXAS 75758

PH: (817) 454-8888

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE LICENSE NO. 689

AMSTON, TEXAS 75758

PH: (817) 454-8888

FOR RECORD OF THIS PLAT, WITHIN THE JURISDICTION OF A PUBLIC RECORDS OFFICE, AS PROVIDED BY THE SUBDIVISION MAP ACT, AND FOR THE RECORDS OF THE PUBLIC RECORDS OFFICE, I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT T. THOMPSON, JR., P.E.

REGISTERED PROFESSIONAL ENGINEER

1000 WEST 10TH STREET, SUITE 100

AMSTON, TEXAS 75758

PH: (817) 454-8888

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ROBERT T. THOMPSON, JR., P.E.

REGISTERED PROFESSIONAL ENGINEER

1000 WEST 10TH STREET, SUITE 100

AMSTON, TEXAS 75758

PH: (817) 454-8888

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ROBERT T. THOMPSON, JR., P.E.

REGISTERED PROFESSIONAL ENGINEER

1000 WEST 10TH STREET, SUITE 100

AMSTON, TEXAS 75758

PH: (817) 454-8888

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ROBERT T. THOMPSON, JR., P.E.

REGISTERED PROFESSIONAL ENGINEER

1000 WEST 10TH STREET, SUITE 100

AMSTON, TEXAS 75758

PH: (817) 454-8888

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REGISTERED PROFESSIONAL ENGINEER

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PH: (817) 454-8888

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ROBERT T. THOMPSON, JR., P.E.

REGISTERED PROFESSIONAL ENGINEER

1000 WEST 10TH STREET, SUITE 100

AMSTON, TEXAS 75758

PH: (817) 454-8888

STATE OF TEXAS
COUNTY OF BELL

SHOW ALL MEN THESE PRESENTS, THAT I, MARK A. MAYORAS, BEING THE OWNER OF ALL OF THE UNIMPROVED LOTS, BLOCKS AND STREETS SHOWN ON THIS MAP, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MARK A. MAYORAS, Owner

700 Hwy 80 West

Farmersville, Texas 75742

STATE OF NORTH CAROLINA
COUNTY OF CLATSOP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

WITNESSE MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2020, A.D., NOTARY PUBLIC FOR CLATSOP COUNTY, NORTH CAROLINA.

NOTARY PUBLIC IN AND FOR THE STATE OF NORTH CAROLINA
MY Commission Expires _____



FOR RECORD OF THIS PLAT, WITHIN THE JURISDICTION OF A PUBLIC RECORDS OFFICE, AS PROVIDED BY THE SUBDIVISION MAP ACT, AND FOR THE RECORDS OF THE PUBLIC RECORDS OFFICE, I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT T. THOMPSON, JR., P.E.

REGISTERED PROFESSIONAL ENGINEER

1000 WEST 10TH STREET, SUITE 100

AMSTON, TEXAS 75758

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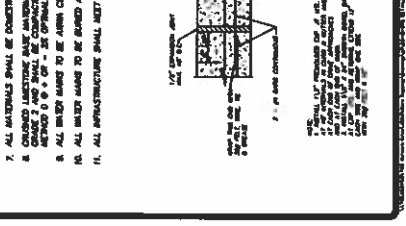
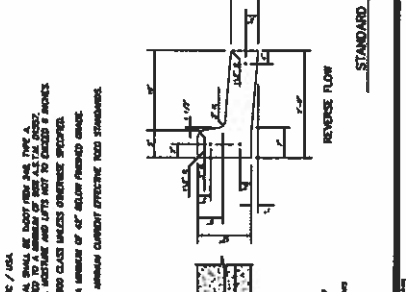
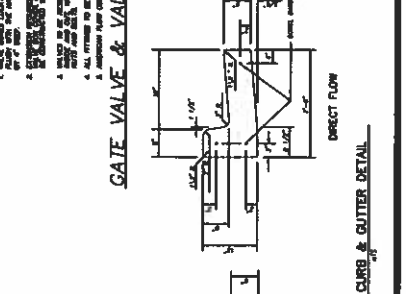
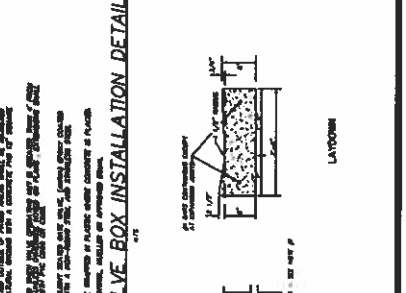
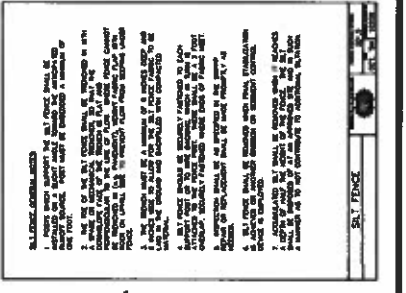
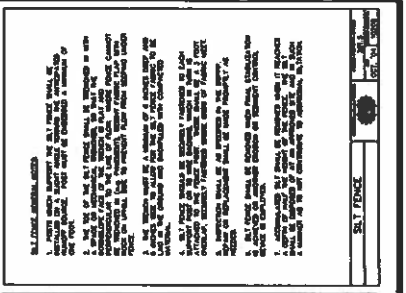
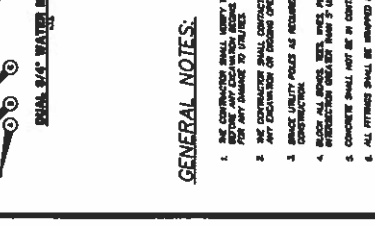
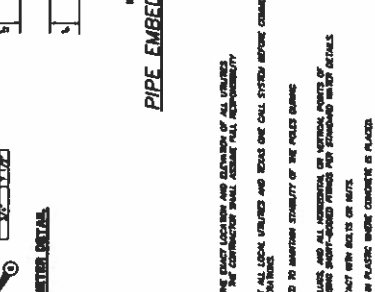
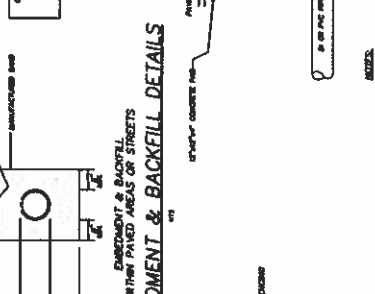
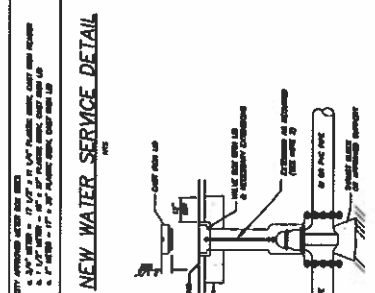
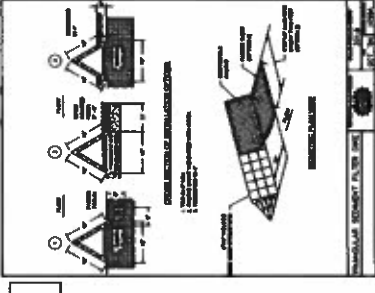
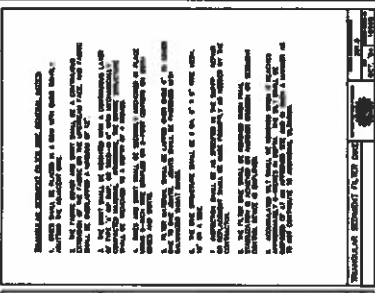
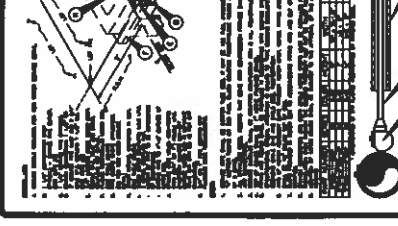
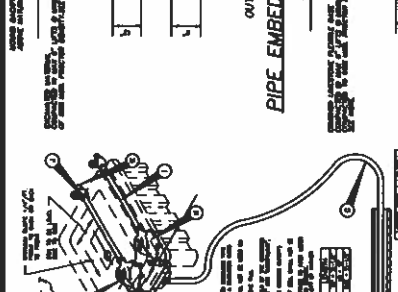
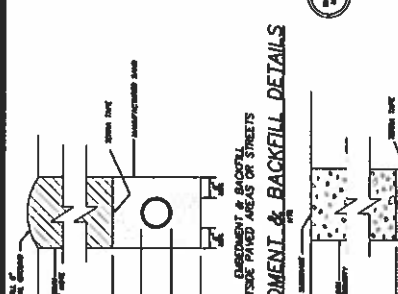
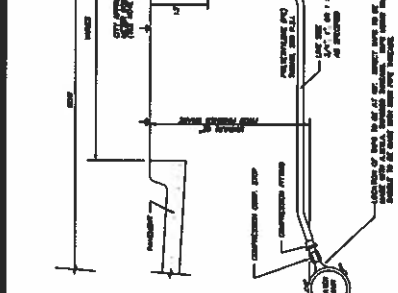
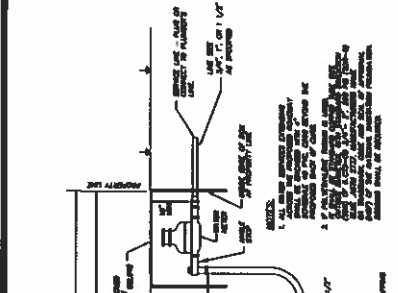
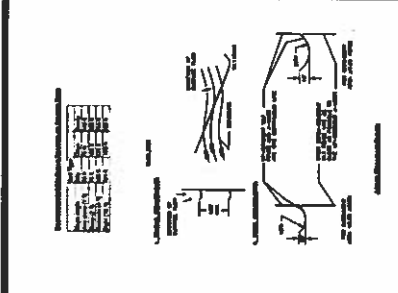
ROBERT T. THOMPSON, JR., P.E.

REGISTERED PROFESSIONAL ENGINEER

1000 WEST 10TH STREET, SUITE 100

AMSTON, TEXAS 75758

PH: (817) 454-8888



GENERAL NOTES:
 1. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES BEFORE ANY CONSTRUCTION BEGINS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGE TO UTILITIES.
 2. THE CONTRACTOR SHALL CONTACT ALL LOCAL UTILITIES AND TEXAS ONE CALL SYSTEM BEFORE COMMENCING ANY CONSTRUCTION OF UTILITY STRUCTURES.
 3. SINCE UTILITY LOCATIONS ARE REQUIRED TO MAINTAIN STABILITY OF THE PAVED DRIVE.
 4. BRICK OR CONCRETE CURBS SHALL BE PLACED AND ALL INTERSECTIONS OR VERTICAL CURVES OF INTERSECTION CURBS SHALL BE UNDER SHOWN-SPREAD FINISH PER STANDARD DETAIL DETAILS.
 5. CONCRETE SHALL NOT BE IN CONTACT WITH RAILS OR RAILS.
 6. ALL FITTINGS SHALL BE SHIPPED IN PLASTIC WHERE CONCRETE IS PLACED.
 7. ALL MATERIALS SHALL BE CONFORM TO USA.
 8. CHANGED LANDING SHALL BE 18" MINIMUM SHALL BE BUILT PER FIG. 100-A.
 9. ALL BRICK SHALL BE IN A MINIMUM OF 18" MINIMUM AND LAYS NOT TO EXCEED 18" MINIMUM.
 10. ALL WALLS SHALL BE BUILT A MINIMUM OF 4" ABOVE FINISHED GRADE.
 11. ALL INFRASTRUCTURE SHALL MEET MINIMUM CURRENT EFFECTIVE TIED STANDARDS.

NEW WATER SERVICE DETAIL
 CITY CONNECTION UNDER THE DRIVE
 1. 1/2" DIA. 1/2" WALL 1/2" DIA. PLASTIC SERVICE LINE SHALL BE 18" MINIMUM FROM THE DRIVE CURB.
 2. 1/2" DIA. 1/2" WALL 1/2" DIA. PLASTIC SERVICE LINE SHALL BE 18" MINIMUM FROM THE DRIVE CURB.
 3. 1/2" DIA. 1/2" WALL 1/2" DIA. PLASTIC SERVICE LINE SHALL BE 18" MINIMUM FROM THE DRIVE CURB.
 4. 1/2" DIA. 1/2" WALL 1/2" DIA. PLASTIC SERVICE LINE SHALL BE 18" MINIMUM FROM THE DRIVE CURB.
 5. 1/2" DIA. 1/2" WALL 1/2" DIA. PLASTIC SERVICE LINE SHALL BE 18" MINIMUM FROM THE DRIVE CURB.

PIPE EMBEDMENT & BACKFILL DETAILS
 EMBEDMENT & BACKFILL IN OPEN PAVED AREAS OR STREETS
 1. THE PIPE SHALL BE 18" MINIMUM FROM THE DRIVE CURB.
 2. THE PIPE SHALL BE 18" MINIMUM FROM THE DRIVE CURB.
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FREEDOM PARK SUBDIVISION

P20-03 Preliminary Plat – Freedom Park Subdivision

Plat Distributed to HH Staff: April 29, 2020

Comments Returned to Thonhoff Consulting Engineers, Inc.: May 8, 2020

Planning & Development

1. If the development will be phased – please identify each phase of development.
2. Please provide a plat note or table identifying the square footage of each lot.
3. Please provide a plat note stating the following: “Use: Duplex, Zone: R2-1”
4. Lot 1 will have a 20’ setback along N. Mary Jo, Lot 9 will have a 20’ setback along N. Mary Jo, and Lot 8 will have a 20’ setback along N. Mary Jo.
5. Please identify Block number(s).
6. Water and sewer lines need to be dedicated to the City with the appropriate public utility easements, water valves, and sewer manholes shown
7. Please add plat comments regarding Jan Circle as a private road:
 - a. Jan Circle shall be designated and marked as a fire lane
 - b. An HOA will be established and funded to maintain Jan Circle and any other common areas not dedicated to the City
8. Please add the appropriate build lines for an assumed R-2I zoning district, and orient the lots 1, 8, and 9 to front N. Mary Jo Drive
9. Please indicate lots 1, 8, and 9 will be part of Phase 1, the others as Phase 2

OTHER COMMENTS:

1. Please adjust the scale of the drawings to maximize the size of the properties on the page
2. Per previous discussion, sidewalks will not be required along Jan Circle or N. Mary Jo Drive
3. Please ensure lots fronting Jan Circle have adequate parking for residents and guests, as there will be no parking allowed on Jan Circle

Public Works, Mark Hyde

1. On the Water Layout Sheet, reduce the amount of water fittings that are currently following the street ROW radius. Perhaps three 45-degree bends with sections of the water main in a utility easement where the water main is outside of the ROW.
2. Add a 6-inch tapping valve at each 6-inch water line connection on Mary Jo Drive.
3. Lots 1, 8 and 9 water services should be tapped off of the existing 6-inch water line on Mary Jo Drive. I understood Lots 1, 8 and 9 to be Phase 1 of the subdivision. If there is a phasing plan, please label the phases.

4. The existing small diameter water line on Jamie Road appears to be outside of the Right of Way. A 10'-15' utility easement will be required with the water line centered in the utility easement.
5. The sanitary sewer system does not meet TCEQ requirements. Manholes are required at all changes in alignment, grade, or nominal diameter and at all intersections of collection system pipes.
6. Applicant shall clarify ownership of proposed water and sewer lines (private or public). All public mains shall be placed in a 10' – 15' utility easement.
7. Applicant shall provide stormwater drainage layout plan.

Consulting Engineer, Otto Wiederhold

1. I recommend a fire hydrant assembly be added for fire protection.
2. Plans do not include profiles for water & wastewater lines.
3. No manholes are shown for connection to city collection lines. 6" wastewater lines require manholes at all deflections in the alignment.
4. Connections to City watermains should be by tapping sleeve and valve.
5. No topography or drainage plans are included.
6. No drainage analysis or design. Needs to be included. Streets should have plan and profile design sheets.
7. Plat has dedication of streets and utilities and shows private streets on plat.

Fire Marshal, Brad Alley

No Comments per phone conversation on 5/6/2020 with T Dake.

Building Official, Mike Beard

1. Please provide true and correct building setback lines per City Ordinance.
Setbacks for R2-I:
(G) Area regulations.
 - 1) 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.
 - 2) 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 a required minimum 12-foot separation between neighboring residences.

3) Rear yard. There shall be a rear yard having a depth of not less than ten feet.

2. Setbacks should be orientated correctly.

ONCOR, Jay Walthall

Oncor has no objection with the platting of this property

Century Link, Chris McGuire

Century Link is located on the power poles in the rear of the existing lots. This would be located on the map by the call out of OHU. If the OHU is going away or being relocated the developer will need to pay to relocate these lines. If the OHU is staying, then there is no issue with the plat.

Time Warner Cable/Spectrum, Shaun Whitehead

ATMOS, Shawn Kelley

1. Preliminary Plat P20-03 Freedom Park Subdivision - Atmos Energy does have gas facilities/mains & services on North Mary Joe Dr., Jamie Rd, and within the Freedom Park Subdivision. Atmos cannot warrant the accuracy of these locations without field verification of our assets relative to the property. Final verification of gas main locations can best be obtained through the Statewide One Call System at 1-800-545-6005.