



**Harker Heights
Planning and Zoning Commission
Meeting**

**Wednesday
6:00 P.M.
February 24, 2016**



**PLANNING & ZONING COMMISSION AGENDA
HARKER HEIGHTS CITY HALL
WEDNESDAY, FEBRUARY 24, 2016 - 6:00 P.M.**

- I. Convene and establish a quorum.
- II. Approval of minutes from regular meeting held on January 27, 2016.
- III. Recognition of Affidavits for Conflict-of-Interest.
- IV. Report on City Council action regarding recommendations resulting from the February 9, 2016, meeting.
- V. Report on Development Activity.
- VI. Public Hearings:
 1. **Z16-01** Discuss and consider an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-3 (Local Business District) with a Conditional Use Permit on 2.9 acres of land, described as A0343BC J Goslin, 1-1-1 & A1099BC P Williamson 14-9, acres 2.996, with Property ID #73390, generally located at the southeastern corner of the intersection of Stillhouse Lake Road (FM 3481) and Fuller Lane, Harker Heights, Texas.
 2. **Z16-02** Discuss and consider an ordinance to change zoning designation from B-4 (Secondary and Highway Business District) to B-5 (General Business District) with a Conditional Use Permit for the property located at 1901 FM 2410, Harker Heights, Texas, described as Property ID#434691, Guys With Green Shoes Addition, Block 1, Lot 1, Acres 4.92, Harker Heights, Bell County Texas.
 3. **Z16-03** Discuss and consider an ordinance to rezone the following three parcels: Parcel 5, known as a parcel of land in Bell County, Texas, part of the W.E. Hall Survey, Abstract No. 1086 and the J.M. Roberts Survey, Abstract No. 723, also known as Property ID#453977, from R-2 (Two-Family Dwelling District) to PDR (Planned Development - Residential), Parcel 1, known as a parcel of land in Bell County, Texas, part of the W.E. Hall Survey, Abstract No. 1086 and the land herein described being part of that certain 178.6 acre parcel of land described in deed from L.L. Chafin to Pat Harvey Hern, also known as Property ID#133469, from M-1 (Light Manufacturing District) to PDR (Planned Development - Residential), Parcel 2, known as a parcel of land in Bell County, Texas, part of the S.H. Osborne Survey, Abstract No. 646 and the W.E. Hall Survey, Abstract No. 1086, and the land herein described being part of that certain 50 acre parcel of land described in deed from L.L. Chafin to Pat Harvey Hern, also known as Property ID#453933, from R-2 (Two-Family Dwelling District) to PDR (Planned Development - Residential).

VII. New Business

1. Discuss and consider a request by Central-West Development LLC, for Preliminary Plat approval for Dakota Trace Duplexes described as Lots 6, 7, part of 8, Block 3, Comanche Land First Unit, also known as 1514 Dakota Trace, Harker Heights, Bell County, Texas.

VIII. Citizens to be heard

IX. Staff Comments – 2015 Summaries

X. Adjournment

Posted: February 19, 2016

Time: 10:00 A.M.

Kim Dugger

Kim Dugger

Administrative Assistant, Planning & Development



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

AGENDA ITEM #III

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: FEBRUARY 24, 2016

Recognize Affidavits for Conflict-of-Interest – Director Planning & Development



AFFIDAVIT

**STATE OF TEXAS
BELL COUNTY
CITY OF HARKER HEIGHTS**

I, Jeff Orlando, as a public official on the Planning and Zoning Commission, do hereby file this affidavit due to conflict of interest regarding agenda items:

1514 Dakota Trace Preliminary Plat
216-03 Indian Trail enclave

The nature of this conflict of interest is:

business partners w/developer

Upon filing this affidavit, I affirm that I will abstain from voting on any decision involving the agenda item above, and from any further participation in this matter whatsoever.

Jeff Orlando
Planning and Zoning Commissioner

2-24-16
Date

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24th DAY OF February, 2016.



Kimberly Kay Dugger
Notary Public, State of Texas



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

AGENDA ITEM #IV

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: FEBRUARY 24, 2016

None



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

AGENDA ITEM #V

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: FEBRUARY 24, 2016

Report on Development Activity – Courtney Peres



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

Economic Development Report

FEBRUARY 2016 DEVELOPMENT ACTIVITY REPORT

COMMERCIAL DEVELOPMENT

The City issued **one (1)** commercial construction permit for the month of February.

- 2926 Cedar Knob Road – Clubhouse, Stillhouse Flats Apartment Complex
 - 2, 949 square feet valued at \$300,375

To date (February 24, 2016) the City has issued a total of two (2) commercial permits totaling \$435,375.00 in commercial permit values for 2016.

RESIDENTIAL DEVELOPMENT

The City has issued **fifteen (15)** permits for single-family residential construction for the month of February.

- 12 residences in Tuscany Meadows
- 2 residences in Evergreen Estates
- 1 residence in The Ridge

The City has issued **zero (0)** permits for two-family (duplex) residential construction for the month of February.

The city has issued **six (6)** permits for multi-family residential construction for the month of February.

- 6 Buildings within the Stillhouse Flats Apartment Complex

To date (February 24, 2016) the City has issued a total of thirty (30) residential permits in 2016.

POPULATION

Based on residential permits received to date, February 24, 2016, the estimated population of Harker Heights is **29,785** residents. According to the US Census, the population in 2010 was 26,700 residents.



PLANNING AND ZONING COMMISSION MEMORANDUM

Z16-01 AGENDA ITEM VI-I

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: FEBRUARY 24, 2016

DISCUSS AND CONSIDER AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE-FAMILY DWELLING DISTRICT) TO B-3 (LOCAL BUSINESS DISTRICT), WITH CONDITIONAL USE PERMIT (CUP) ON 2.9 ACRES OF LAND, DESCRIBED AS A0343BC J GOSLIN, 1-1-1 & A1099BC P WILLIAMSON 14-9, ACRES 2.996, WITH PROPERTY ID #73390, GENERALLY LOCATED AT THE SOUTHEASTERN CORNER OF THE INTERSECTION OF STILLHOUSE LAKE ROAD (FM 3481) AND FULLER LANE, HARKER HEIGHTS, TEXAS.

EXPLANATION:

The applicant is requesting a change from the current zoning of R-1 (One-Family Dwelling District) to B-3 (Local Business District) with Conditional Use Permit (CUP) on property identified as Property Id #73390, generally located at the southeastern corner of the intersection of Stillhouse Lake Road (FM 3481) and Fuller Lane, Harker Heights, Texas.

The conditional use is being requested to regulate any commercial development that may be proposed for the site. Per Section 155.201 of the City Code of Ordinances, the purpose of the conditional use permit process is to identify those land uses which may be appropriate within a zoning district but, due to either their location, function or operation could have a harmful impact on adjacent properties or the surrounding area, and to provide a procedure whereby such uses may be permitted by further restricting or conditioning them so as to mitigate or eliminate such potential adverse impacts

The conditions that will be attached to this rezoning request are:

1. All commercial land use or development on the site will be developed in accordance to the regulations outlined in the Development Overlay District 1- The Knights Way Corridor.
2. Staff would recommend the site be used for commercial developments that will be compatible with the adjoining neighborhood in order to mitigate issues such as traffic, noise pollution, safety and generally promote harmonization of land uses in the area.

Zoning:

Current zoning for the property is R-1 (One-Family Dwelling District). Adjacent and surrounding zoning includes R-1 (One-Family Dwelling District) to the south, west and

east; and B-4 (Secondary and Highway Business District) to the north. The proposed zoning is intended to create a less intense commercial zone along Stillhouse Lake Road. There is also the presence of a higher intense commercial zone to the north of the property. The conditions attached to commercial development will ensure that any intended commercial use will not adversely impact surrounding zoning districts. The proposed rezoning from R-1 to B-3 district with conditional use will therefore not likely have any adverse effects on the surrounding residential zoning districts.

Existing Use:

The property is currently vacant and surrounding properties include vacant lands to the south and east; single family home to the west; and rental property to the north. The property is proposed for a low-intensity retail use to provide services to the surrounding residences and users of Stillhouse Lake Road. The applicant/owner owns all the immediate surrounding properties and will therefore be in her best interest to allow only development that will be compatible with the area. Any adverse development will affect the applicant herself with regards to selling the rest of the properties on that block. The conditions imposed by staff will regulate commercial development on the site, thereby ensuring compatibility with surrounding land uses.

Future Land Use:

The subject parcel is currently located in two different Future Land Use designations. 50% of the property lies in an area designated as Commercial whereas the other half lies in an area designated as SFR (Single Family Residential). Due to the location and proximity of the property to Stillhouse Lake Road, Staff believes the best use of the land will be to designate the other half of the property as Commercial, hence zoning it B-3. Moreover the properties to the north are designated as Commercial and will therefore be appropriate to zone this property as Commercial in order to make it compatible with the areas along Stillhouse Lake Road. Staff has further identified this area as a future commercial node and the forthcoming updated Future Land Use Map will reflect this area as such. The conditions imposed will also regulate all future commercial development to ensure conformity with the Future Land Use Map.

Flood Damage Prevention:

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

Notices:

Staff sent out eleven (11) notices to property owners within the 400 foot notification area. Zero (0) responses were received in favor of the request, and Zero (0) response 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 B-3 (Local Business District) with Conditional Use Permit (CUP) on 2.9 acres of land, described as A0343BC J Goslin, 1-1-1 & A1099BC P Williamson 14-9, acres 2.996, with Property ID #73390, generally located at the southeastern corner of the intersection of Stillhouse Lake Road (FM 3481) and Fuller Lane, Harker Heights based on the following;

1. The rezoning and conditional use request would not likely have any adverse impact on adjoining uses and zoning districts.
2. The rezoning and conditional use request is in agreement with the current and draft Future Land Use Map.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to approve/disapprove an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-3 (Local Business District), with Conditions (CUP) on 2.9 acres of land, described as A0343BC J Goslin, 1-1-1 & A1099BC P Williamson 14-9, acres 2.996, with Property ID #73390, generally located at the southeastern corner of the intersection of Stillhouse Lake Road (FM 3481) and Fuller Lane, Harker Heights, 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



Application Fee \$ 200.00
CITY OF HARKER HEIGHTS
RE-ZONING REQUEST APPLICATION

City of Harker Heights
 Planning & Development
 308 Hillers Crossing
 Harker Heights, TX 76548
 Phone: 254-653-6000

PROPERTY OWNER'S NAME: MARI MEYER

ADDRESS: 303 Highland Oaks Drive

CITY/STATE/ZIP: Harker Heights TX 76548 PHONE: (254) 699- 7361

LOCATION OF PROPERTY: South eastern corner of the city of Harker Heights between Stillhouse Lake Road and Fuller Lane

LEGAL DESCRIPTION OF PROPERTY:

PARCEL # : 73390

LOT: _____ BLOCK: _____ SUBDIVISION: _____

NUMBER OF ACRES: 2.996 SURVEYS: _____

For properties not in a recorded subdivision, submit a copy of a current survey or plat showing the properties proposed to be changed, and/or a complete legal field note description.

PROPOSED USE: Retail

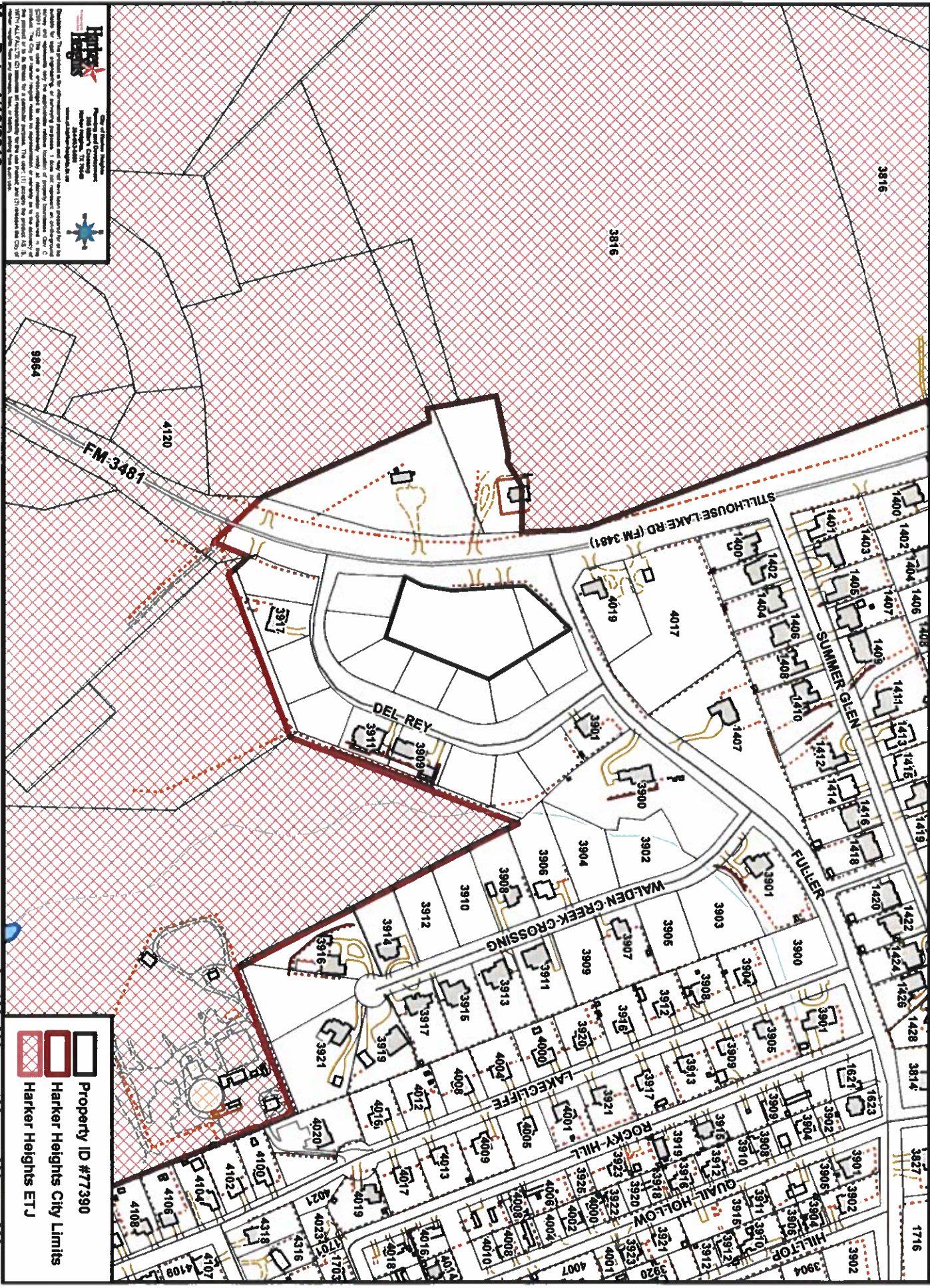
CURRENT ZONING: R-1 - One-Family Dwelling District PROPOSED ZONING: B-3 - Local Business District, w/cup

CURRENT LAND USE: Vacant PROPOSED LAND USE IN PLAN: Retail

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

Mari Meyer
 Signature of Owner




1/6/16
 Date

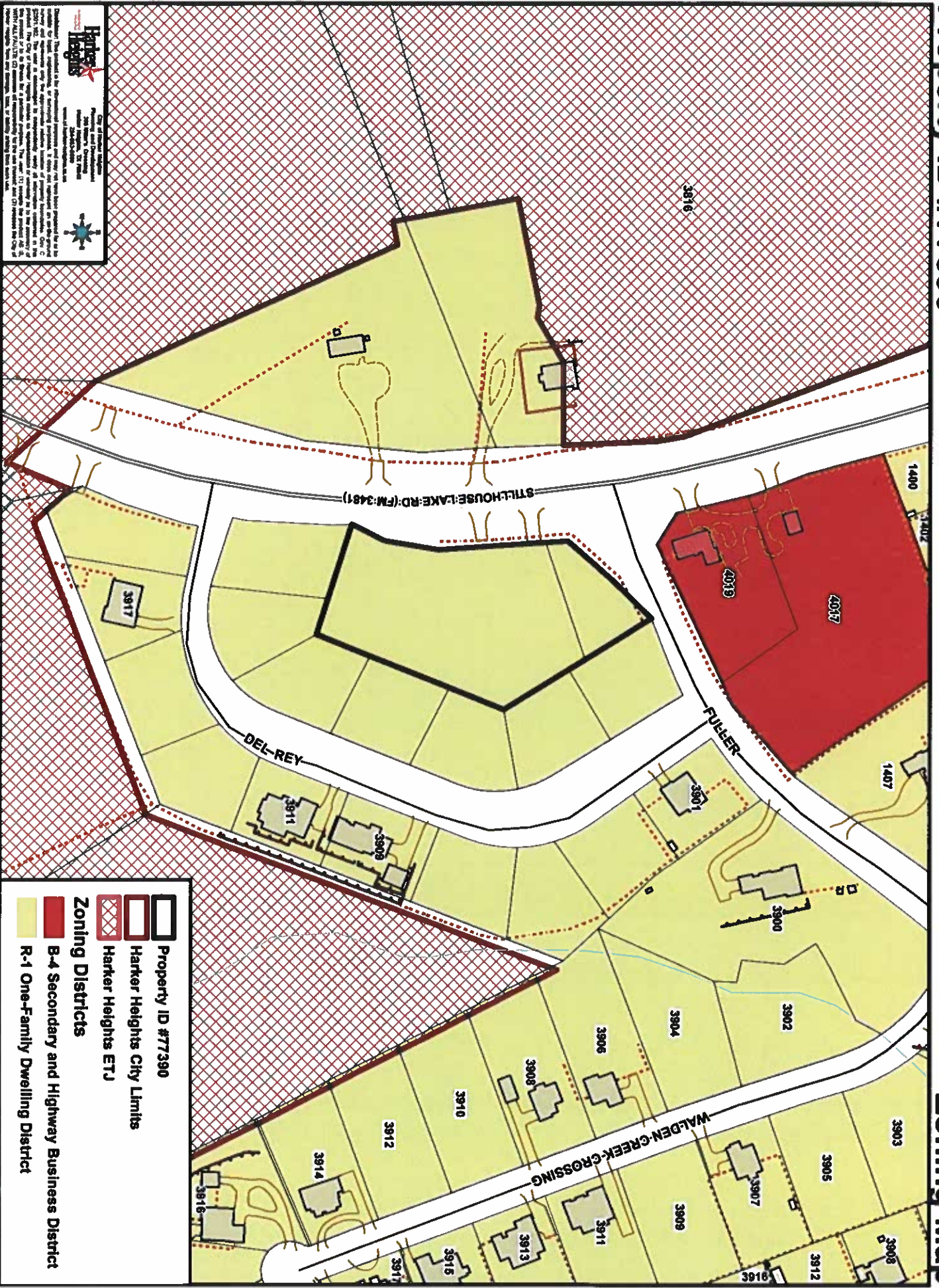


Harker Heights
 City of Harker Heights
 200 West 1st Street
 Harker Heights, TX 76048
 254-281-1234
 www.harkerheights.gov

Map Date: 3/2016
 1:4,500

0 100 200 400 600 800 Feet

-  Property ID #77390
-  Harker Heights City Limits
-  Harker Heights ETJ



Harker Heights
 City of Harker Heights
 Planning Department
 200 West Commercial
 Harker Heights, TX 76788
 Phone: 254-283-2100
 Fax: 254-283-2101

Disclaimer: This map is for informational purposes only and does not constitute a guarantee of any kind, representation, or warranty of any kind. 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.

Map Date: 7/2016
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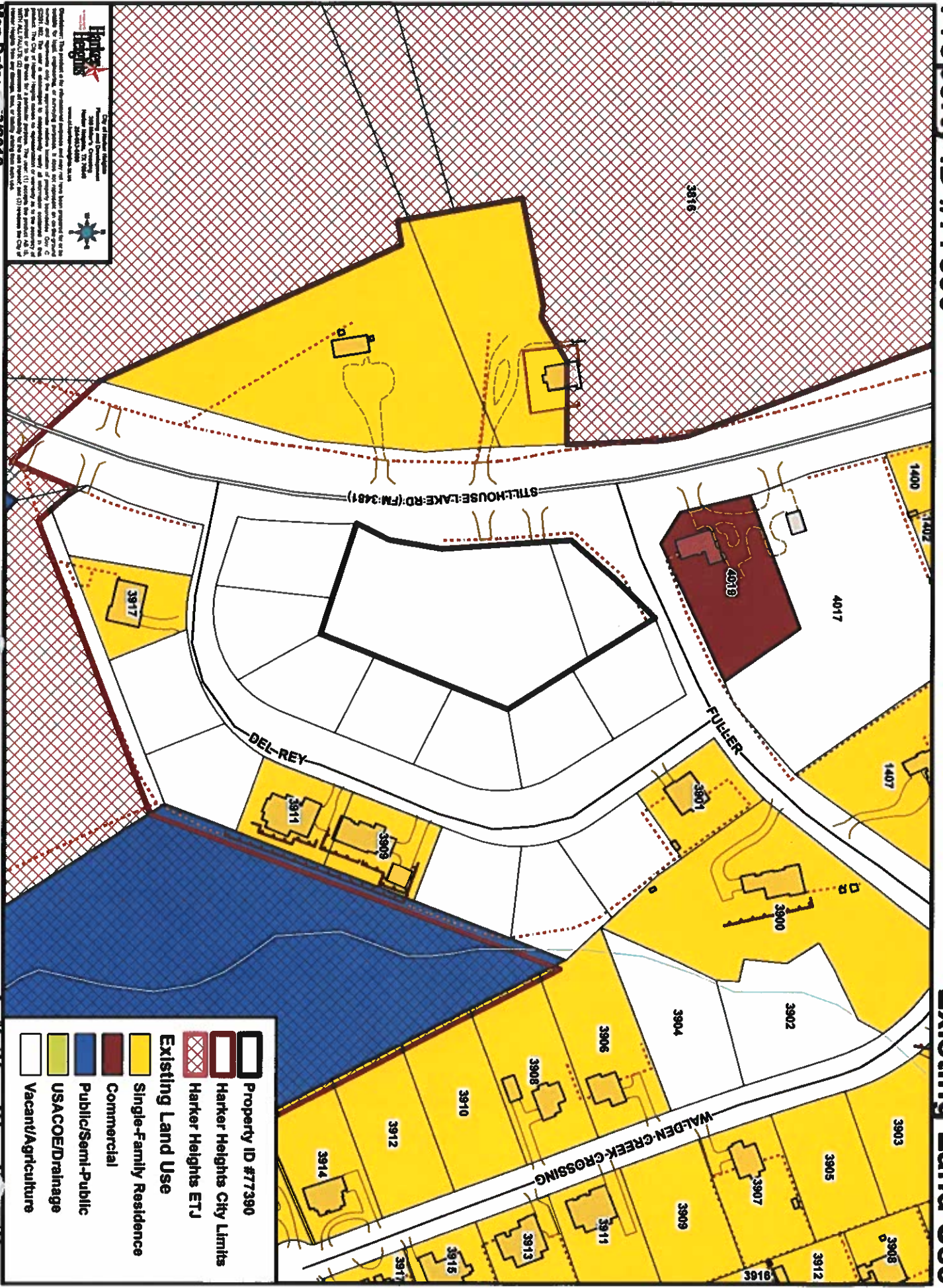
Legend

- Property ID #77390
- Harker Heights City Limits
- Harker Heights ETJ

Zoning Districts

- B-4 Secondary and Highway Business District
- R-1 One-Family Dwelling District





Harker Heights
 City of Harker Heights
 Planning and Development
 1000 West 10th Street
 Harker Heights, TX 76788
 254-282-2200



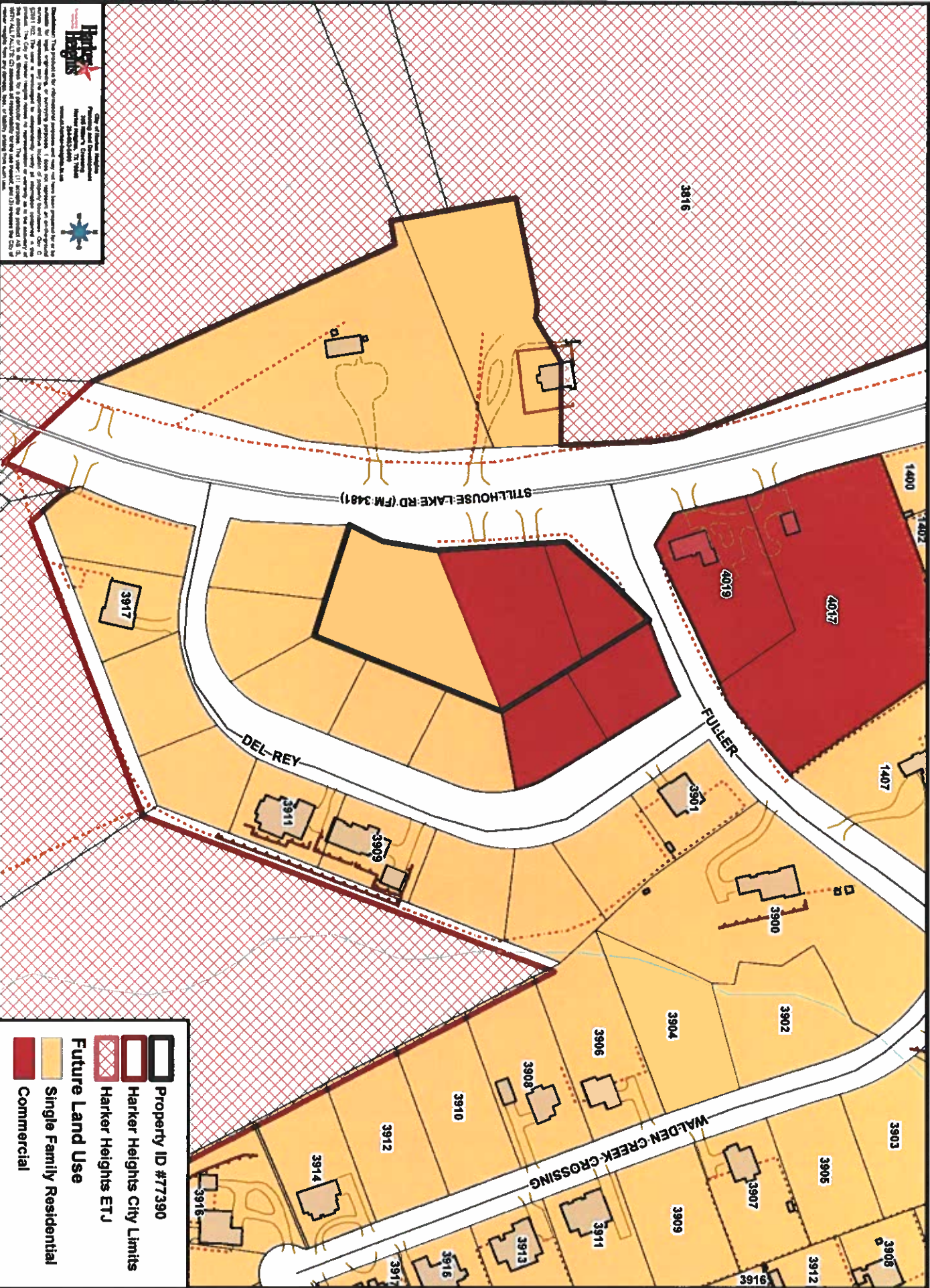
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Map Date: 7/2016

1:2,500

- Property ID #77390
- Harker Heights City Limits
- Harker Heights ETJ
- Existing Land Use**
- Single-Family Residence
- Commercial
- Public/Semi-Public
- USACOE/Drainage
- Vacant/Agriculture





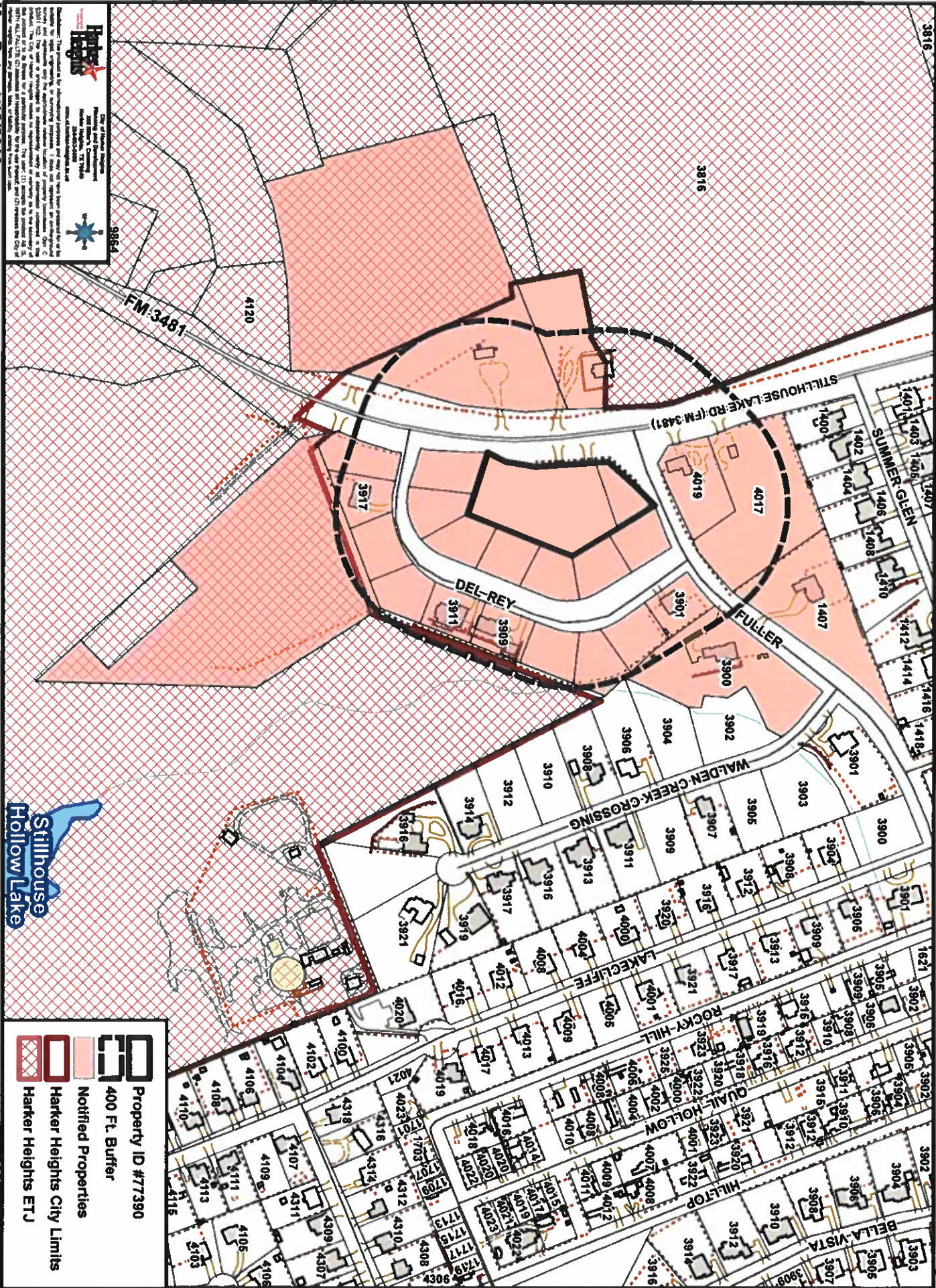
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Map Date: 3/2016

1:2,500

	Property ID #77390
	Harker Heights City Limits
	Harker Heights ETJ
Future Land Use	
	Single Family Residential
	Commercial





Harker Heights
City of Harker Heights
10000 Highway 175, Suite 100
Harker Heights, TX 78748
www.harkerheights.com

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Map Date: 3/2016

1:4,500



	Harker Heights ETJ
	Harker Heights City Limits
	Notified Properties
	400 Ft. Buffer
	Property ID #77390





TEXAS
BEST
SMOKEHOUSE

SMOKEHOUSE



PLANNING AND ZONING COMMISSION MEMORANDUM

AGENDA ITEM VI-2

FROM: THE DEPARTMENT OF PLANNING AND DEVELOPMENT

DATE: FEBRUARY 24, 2016

DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM B-4 (SECONDARY HIGHWAY BUSINESS DISTRICT) TO B-5 (GENERAL BUSINESS DISTRICT) WITH A CONDITIONAL USE PERMIT (CUP) TO ALLOW FOR A DOG TRAINING FACILITY ON PROPERTY LOCATED AT 1901 E. FM 2410 (KNIGHTS WAY), DESCRIBED AS PROPERTY ID# 434691, GUYS WITH GREEN SHOES ADDITION, BLOCK 001, LOT 0001, ACRES 4.92.

EXPLANATION:

The applicant is requesting a rezone to B-5, General Business District with a Conditional Use Permit (CUP) to allow for a dog training facility at 1901 E. FM 2410 (Knights Way). The site is a 4.92 acre lot that has an existing business (Solar CenTex) located on the southern part of the property.

Per Section 90.01 of the City of Harker Heights Code of Ordinances a Kennel is a place in which five or more dogs at least six months-of-age are kept, boarded, or trained, by the owners of the dogs or by persons providing facilities and care, with or without compensation. The Harker Heights Code of Ordinances requires city approval of a CUP for dog kennels within the B-5 zoning district. Staff believes this definition fits the proposed use, hence the need for the applicant to rezone and apply for the CUP.

The applicant is proposing to have a dog training facility of up to fifty (50) dogs on the property at any one time. According to the applicant, the business will offer various types of training in obedience, hunting dog, shed dog, service dog (Public), service dog (Military), dock dog, agility training and behavior modification. Staff held a series of meeting with the applicant and outlined good planning practices to him, which helped create the conditions for the development that will ensure that the business or facility will not have any adverse effect on surrounding uses and the neighborhood, taking into consideration screening, safety and noise pollution.

SITE INFORMATION

Current zoning designation for the property is B-4 (Secondary Highway Business District). The property is surrounded by B-4 to the east and R-1 (One-Family Dwelling District) to the North. Across Warriors Path are B-4 zoned businesses as well as an R-MH (Manufactured Home Park) district.

Existing land uses to the east are Commercial; to the north are Vacant uses; to the west are Mobile Home Park(s).

Future land uses along the frontage areas of FM 2410 (Knights Way) are intended to develop as commercial businesses. Rezoning to B-5 will keep with the intended commercial land uses.

The conditions (listed below) to the applicant's dog training facility have been written and evaluated by staff and the applicant to ensure that the proposed business does not have any adverse effect on the surrounding area if the business/facility is effectively and efficiently managed.

NOTICES:

Staff sent out thirteen (13) notices to property owners within the 400 foot notification area. There were zero (0) responses received in favor of the request. There were zero (0) responses received in opposition of the request.

RECOMMENDATION:

Staff recommends approval of an ordinance to change zoning designation from B-4 (Secondary Highway Business District) to B-5 (General Business District) with a Conditional Use Permit (CUP) to allow for a dog training facility on property located at 1901 E. FM 2410 (Knights Way), described as Property ID# 434691, Guys with Green Shoes Addition, Block 001, Lot 0001, Acres 4.92, subject to the following conditions:

1. No animals will be boarded overnight on the property.
2. No smoke or blank ammo will be used without proper safety and permission from city Police and Fire Departments, and will require a sound amplification permit for each occurrence.
3. Regular business hours are from 9AM to 9PM.
4. A six (6) foot perimeter fence with additional metal lean-ins atop is required to ensure containment of all animals.
5. The development must meet parking requirements of 1 space per 200 square feet of net floor area.
6. Sign Standards:
 - a. One free standing sign shall be permitted and shall be consistent with an approved Master Signage Plan
 - b. All signage shall comply with the visibility sight triangle requirements and Knights Way Overlay Requirements.
7. Site Plan approval is required prior to the issuance of any development permits.

ACTION TAKEN BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend/not recommend and to change zoning designation from B-4 (Secondary Highway Business District) to B-5 (General Business District) with a Conditional Use Permit (CUP) to allow for a dog training facility on property located at 1901 E. FM 2410 (Knights Way), described as Property ID# 434691, Guys with Green Shoes Addition, Block 001, Lot 0001, Acres 4.92, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

- | | |
|--------------------------|--------------------------|
| 1. Application | 6. Land Use Map |
| 2. Letter from Applicant | 7. Zoning Map |
| 3. Site Plan | 8. Future Land Use Map |
| 4. Conditions | 9. Notification Area Map |
| 5. Location Map | |



Application Fee \$ 200.00

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

CITY OF HARKER HEIGHTS RE-ZONING REQUEST APPLICATION

PROPERTY OWNER'S NAME: HATEM Chouchane

ADDRESS: 126 North East st

CITY/STATE/ZIP: BELTON TX 76548 PHONE: 254 258 7685

LOCATION OF PROPERTY: 1901 FM 2410 Harker Heights 76548

LEGAL DESCRIPTION OF PROPERTY:

PARCEL #: 2253 CR4 434691

LOT: 0001 BLOCK: 001 SUBDIVISION: Guys with Green Shoes

NUMBER OF ACRES: 4.92 SURVEY: _____

For properties not in a recorded subdivision, submit a copy of a current survey or plat showing the properties proposed to be changed, and/or a complete legal field note description.

PROPOSED USE: Dog Training

CURRENT ZONING: B4 PROPOSED ZONING: B5

CURRENT LAND USE: Commercial PROPOSED LAND USE IN PLAN: Commercial

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

HATEM Chouchane
Printed Name of Property Owner

Hatem Chouchane
Signature of Property Owner

11/20/16
Date



CONDITIONAL USE PERMIT APPLICATION

Fee \$ 200.00

PROPERTY OWNER(S) NAME: Hatem Cheuchane

ADDRESS: 126 North East st

CITY/STATE/ZIP: Belton Tx 76548 PHONE: 254 258 7685

LOCATION OF PROPERTY: 1901 FM 2410 Harker Heights tx 76548

LEGAL DESCRIPTION OF PROPERTY:

LOT: 0001 BLOCK: 001 SUBDIVISION: Guy with Green Shoes

NUMBER OF ACRES: 4.92 SURVEY: _____

For properties not in a recorded subdivision, submit a copy of a current survey or plat showing the properties proposed to be changed, and/or a complete legal field note description.

PROPOSED USE: Dog training

ATTACH A LETTER describing all processes and activities involved with the proposed uses.

ATTACH A SITE PLAN including the information described below. The plan must be drawn to scale.

Boundaries of the area covered by the site plan:

Location of each existing and proposed building and structures in the area covered, gross floor area and location of building entrances and exits.

I, being the undersigned applicant, understand that all of the conditions, dimensions, building sizes, and parking areas depicted on the site plan shall be adhered to as amended and approved by the City Council.

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

Hatem Cheuchane
Signature of Property Owner

1/20/16
Date

Craig Hanna
Signature of Designated Representative

1/20/16
Date



Velox K9 will be conducting all types of training from:

Service Dog Training
Sport Dog Training
Hunting Dog Training
Obedience Training
Behavior Modification
Tactical Training with K9
Working Dog Training
Stress Agility Training
Board And Train
Boarding
Group Class Training

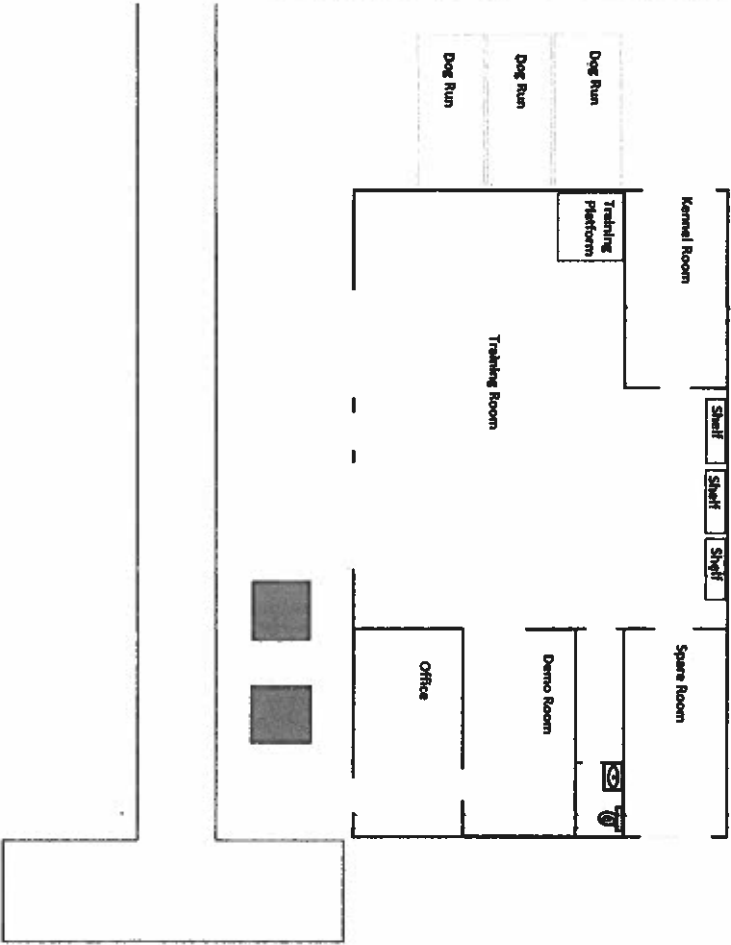
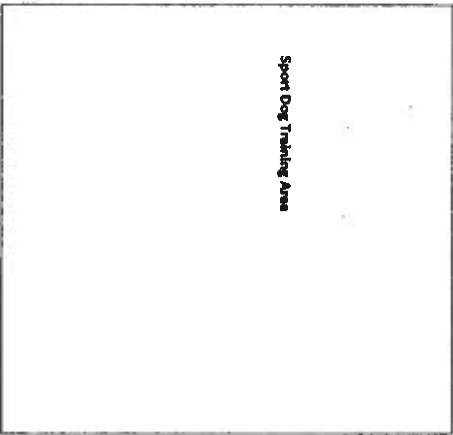
Other actives will be:

Private Dog Park
Self Dog Wash

Notes:

Training Last about 1.5 hours
There could be 50 dogs in the building at a time
Anyone can come in and sign up for training.
Dog park will be open to the public for a fee.

**Owner / Trainer
Craig R Hanna**



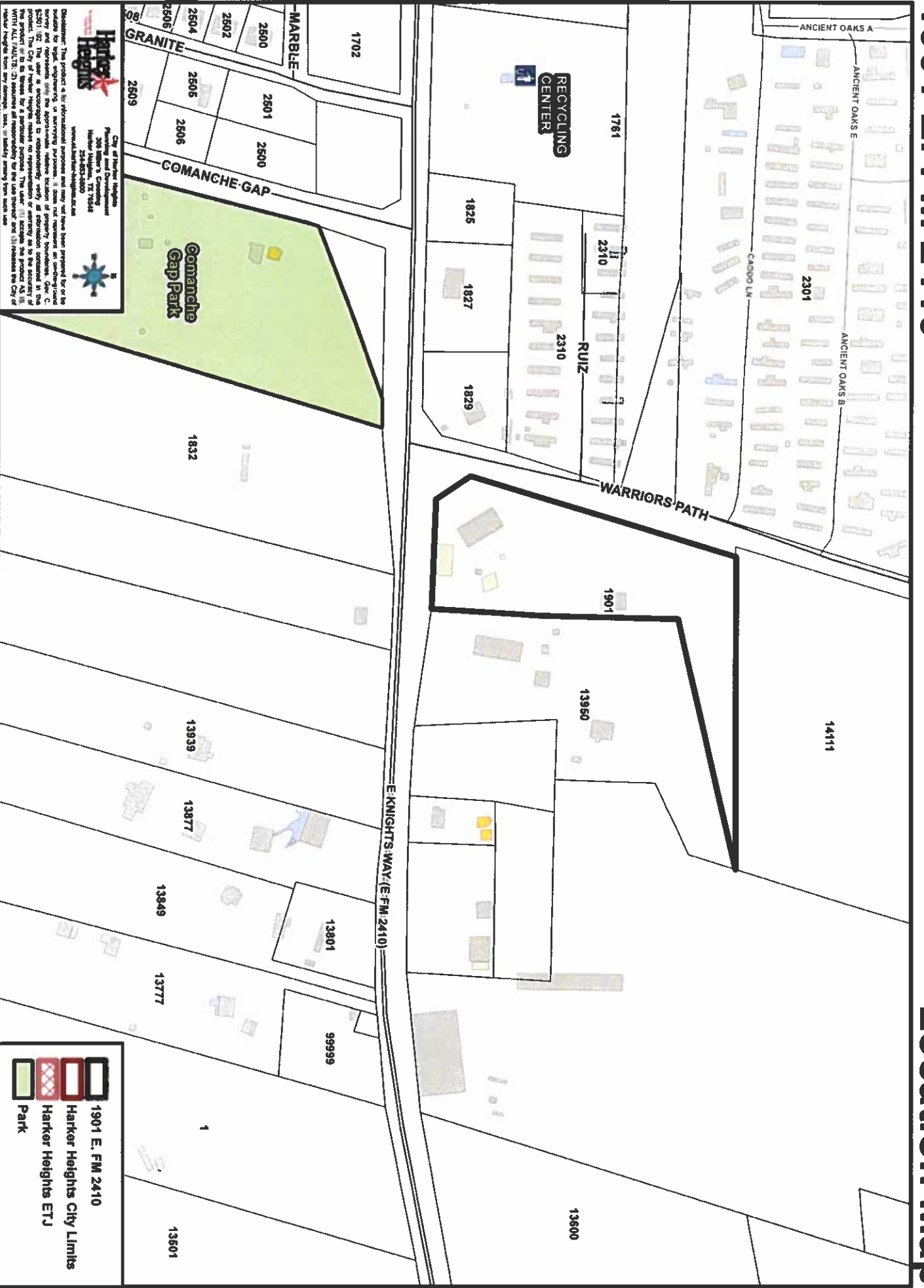
Dog Play Area

Velox K9 Academy Conditions

1. No animals will be boarded overnight on the property.
2. No smoke or blank ammo will be used without proper safety and permission from city Police and Fire Departments, and will require a sound amplification permit for each occurrence.
3. Regular business hours are from 9AM to 9PM.
4. A six (6) foot perimeter fence with additional metal lean-ins atop is required to ensure containment of all animals.
5. The development must meet parking requirements of 1 space per 200 square feet of net floor area.
6. Sign Standards:
 - a. One free standing sign shall be permitted and shall be consistent with an approved Master Signage Plan
 - b. All signage shall comply with the visibility sight triangle requirements, and Knights Way Overlay requirements.
7. Site Plan approval is required prior to the issuance of any development permits.

1901 E. FM 2410

Location Map




Harker Heights
 Planning and Development
 1400 W. Highway 190
 Harker Heights, TX 76048
 254-833-4000
 www.ci.harkerheights.tx.us

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an endorsement or warranty of any kind. The user is encouraged to independently verify all information contained in this product. This 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, (2) releases the City of Harker Heights from any and all liability for the use thereof, and (3) releases the City of Harker Heights from any and all liability for any damages, including consequential damages, arising from the use thereof.

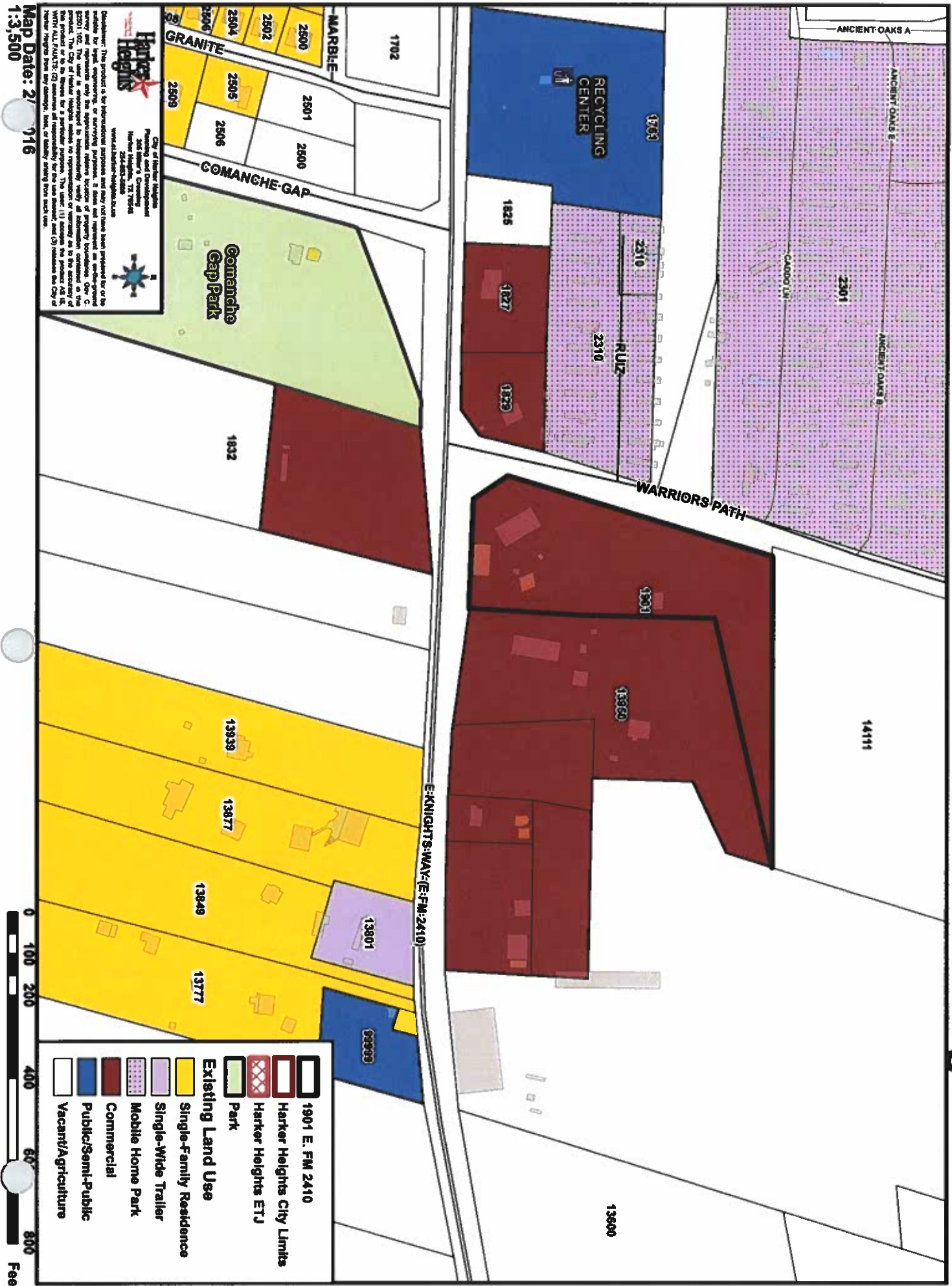
Map Date: 2/20/16
 1:3,500

0 100 200 400 600 800 Feet

-  1901 E. FM 2410
-  Harker Heights City Limits
-  Harker Heights ETJ
-  Park

1901 E. FM 2410

Existing Land Use

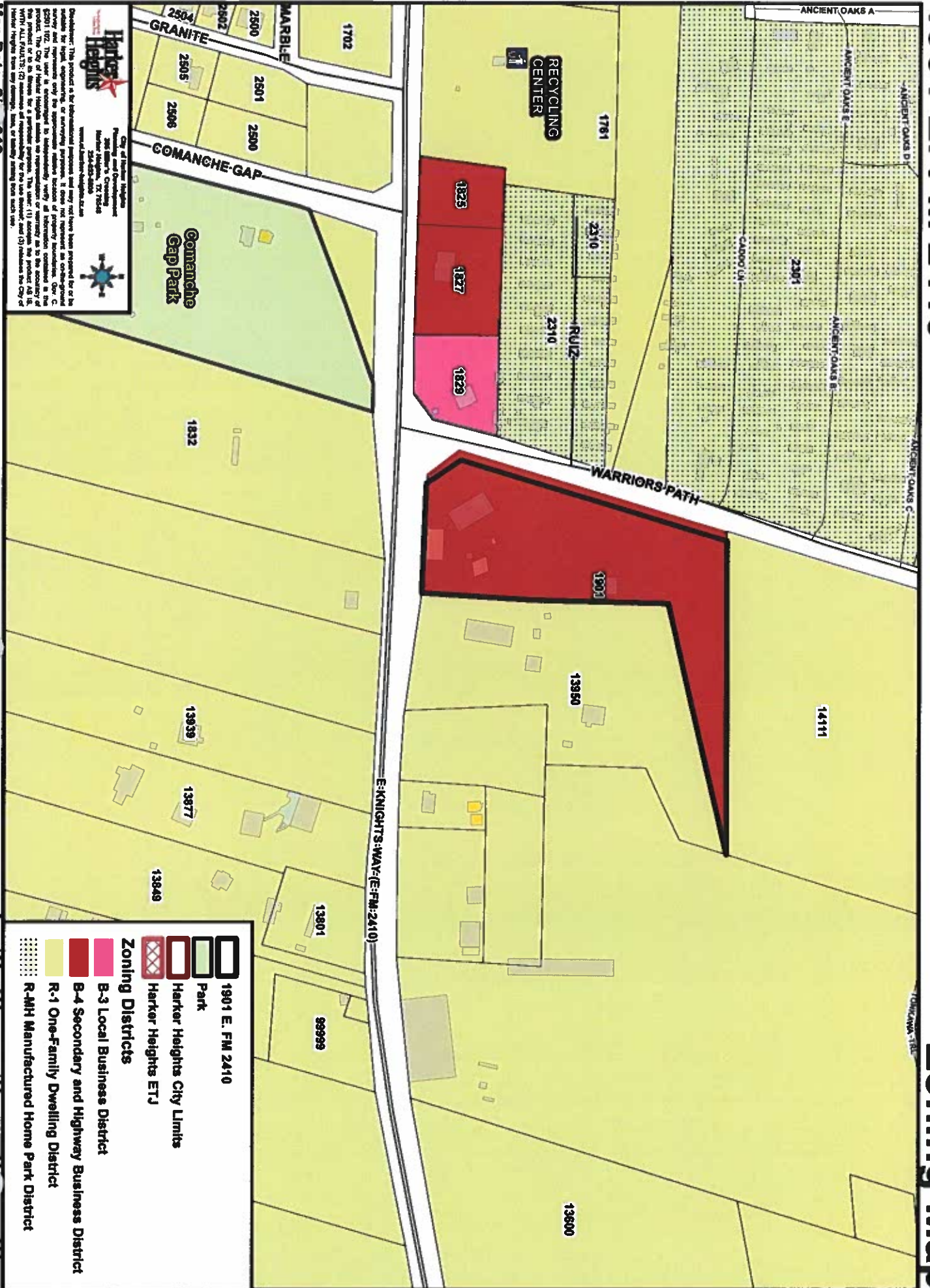


Map Date: 2/ 016
1:3,500

Harker Heights
City of Harker Heights
Planning and Development
206 West Street, Suite 100
Harker Heights, TX 78746
254-483-3300
www.ci.harkerheights.tx.us

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Harker Heights
 City of Harker Heights
 Planning and Development
 200 E. Hwy 190
 Harker Heights, TX 76047
 254-945-3300
www.harkerheights.com



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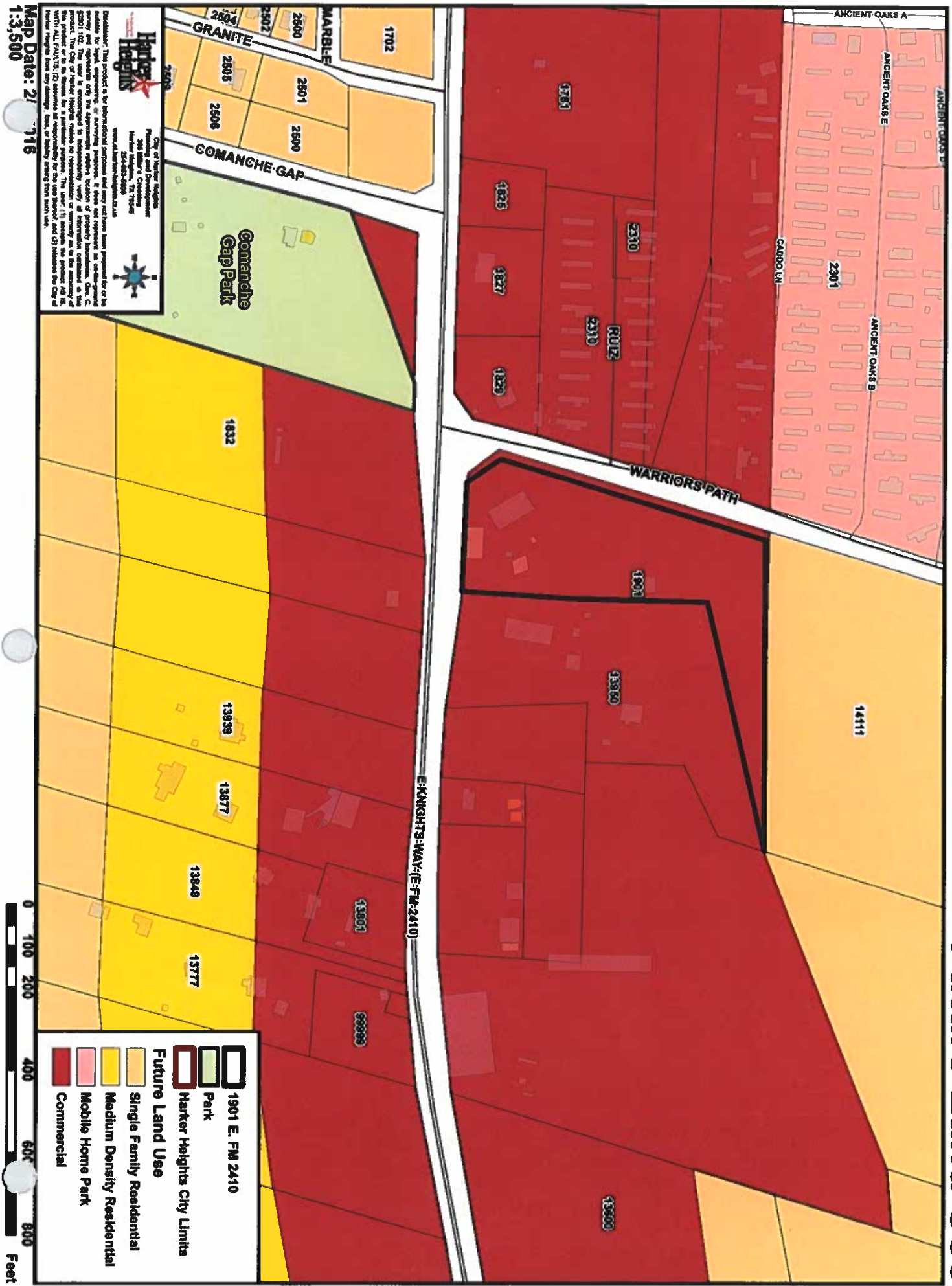
Map Date: 2/ 9/16
 1:3,500

	1901 E. FM 2410
	Park
	Harker Heights City Limits
	Harker Heights ETJ
Zoning Districts	
	B-3 Local Business District
	B-4 Secondary and Highway Business District
	R-1 One-Family Dwelling District
	R-MH Manufactured Home Park District



1901 E. FM 2410

Future Land Use



	1901 E. FM 2410
	Park
	Harker Heights City Limits
Future Land Use	
	Single Family Residential
	Medium Density Residential
	Mobile Home Park
	Commercial

Harper Heights
 Planning and Development
 Harker Heights, TX 77845
 254-833-3499
www.harkerheights.com

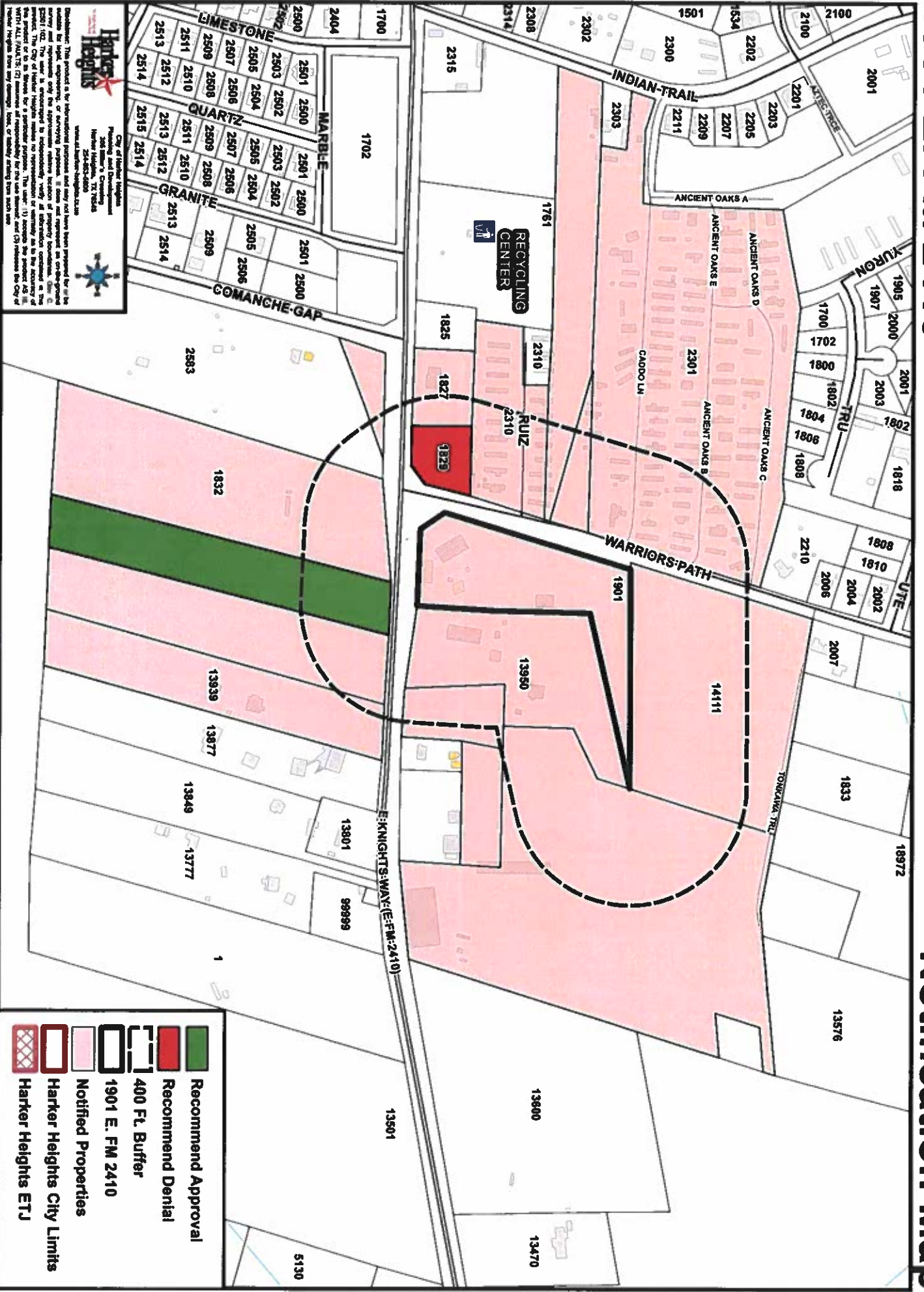
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Map Date: 2/11/16
 1:3,500



1901 E. FM 2410

Notification Map



Harker Heights
 City of Harker Heights
 Planning and Development
 266 West 9th Street
 Harker Heights, TX 76788
 254-837-6200
 www.ci.harker-heights.tx.us



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Map Date: 2/2016
 1:5,000

	Recommend Approval
	Recommend Denial
	400 Ft. Buffer
	1901 E. FM 2410
	Notified Properties
	Harker Heights City Limits
	Harker Heights ETJ



Received

FEB 19 2016

Planning & Development

TO: City of Harker Heights

FROM:

Sam & Jeanette's
1829 E FM #2410 Harker Heights
(Address of Your Property that Could Be Impacted by this Request)

RE: Request for an ordinance to change zoning designation from B-4 (Secondary and Highway Business District) to B-5 (General Business District), with a Conditional Use Permit for the property located at 1901 FM 2410, Harker Heights, Texas, described as Property ID#434691, Guys With Green Shoes Addition, Block 1, Lot 1, Acres 4.92, Harker Heights, Bell County Texas. (See attached location map)

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

We already have enough noise from Sean's Plat #2 trailer courts & their dogs & dogs & dogs - noise, barking dogs!!! And from the neighbors across the road by their shouting gathering. They already have one in Nolanville & several others in Hilsen & Heights

What where do these people keep getting such dumb dogs that they have to have professional training. The 2 dogs that I had in my long life learned

Charlie D. Parker Printed Name
Mr. Charlie D. Parker Signature

02-15-16
Date

real quickly to do exactly what I told them to do when I told them to do it!!!



PLANNING AND ZONING COMMISSION MEMORANDUM

Z16-03 AGENDA ITEM # VI-3

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: FEBRUARY 24, 2016

CONDUCT A PUBLIC HEARING AND CONSIDER AN ORDINANCE TO CHANGE ZONING DESIGNATION ON THE FOLLOWING THREE PARCELS:

PARCEL 5, KNOWN AS A PARCEL OF LAND IN BELL COUNTY, TEXAS, PART OF THE W.E. HALL SURVEY, ABSTRACT NO. 1086 AND THE J.M. ROBERTS SURVEY, ABSTRACT NO. 723, AND BEING A PART OF THE ACREAGE DESCRIBED IN WARRANTY DEED RECORDS UNDER INSTRUMENT #2007-00016020, AND CORRECTED UNDER INSTRUMENT #2010-000030220, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BELL COUNTY, TEXAS, ALSO KNOWN AS PROPERTY ID#453977, FROM R-2 (TWO-FAMILY DWELLING DISTRICT) TO PDR (PLANNED DEVELOPMENT - RESIDENTIAL),

PARCEL 1, KNOWN AS A PARCEL OF LAND IN BELL COUNTY, TEXAS, PART OF THE W.E. HALL SURVEY, ABSTRACT NO. 1086 AND THE LAND HEREIN DESCRIBED BEING PART OF THAT CERTAIN 178.6 ACRE PARCEL OF LAND DESCRIBED IN DEED FROM L.L. CHAFIN TO PAT HARVEY HERN, BEING OF RECORD IN VOLUME 814, PAGE 232, DEED RECORDS OF BELL COUNTY, TEXAS, ALSO KNOWN AS PROPERTY ID#133469, FROM M-1 (LIGHT MANUFACTURING DISTRICT) TO PDR (PLANNED DEVELOPMENT - RESIDENTIAL), AND

PARCEL 2, KNOWN AS A PARCEL OF LAND IN BELL COUNTY, TEXAS, PART OF THE S.H. OSBORNE SURVEY, ABSTRACT NO. 646 AND THE W.E. HALL SURVEY, ABSTRACT NO. 1086, AND THE LAND HEREIN DESCRIBED BEING PART OF THAT CERTAIN 50 ACRE PARCEL OF LAND DESCRIBED IN DEED FROM L.L. CHAFIN TO PAT HARVEY HERN, BEING A RECORD IN VOLUME 652, PAGE 163, DEED RECORDS OF BELL COUNTY, TEXAS, ALSO KNOWN AS PROPERTY ID#453933, FROM R-2 (TWO-FAMILY DWELLING DISTRICT) TO PD-R (PLANNED DEVELOPMENT DISTRICT - RESIDENTIAL).

EXPLANATION:

The applicant, Terra Azul Development, is requesting a change in zoning for three properties from R-2 (Two-Family Dwelling District) and M-1 (Light Manufacturing District) to PD-R (Planned Development District – Residential) to develop single-family homes on 12.6 acres within the city of Harker Heights. Per Section 155.036 of the City Code of Ordinance, Planned Development District may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this chapter. A PD-R (Planned Development – Residential) rezoning is requested by the applicant to allow for deviation within the R1-A (Single-Family Garden Home Residential District) zoning district and to provide unique development features that ensure safety, and enhance the aesthetics of the planned development.

The PD-R will maintain all requirements of the R1-A zoning district with exceptions to setbacks, floor area and building material (See Attachment "A"- Amended R1-A Zoning District Regulation)

The Planned Development (The Enclave) involves forty-two (42) craftsman style single-family garden homes. The target market is for medium income or starter families, which will be the first of its kind in the City. The development will include adequate screening, sidewalks, landscaping and all other development enhancements that will help create a sense of community in the neighborhood.

EXISTING USE:

The proposed development properties are currently vacant. There are mixed uses and public offices adjacent and within close proximity to the properties. Some existing land uses adjacent include the Harker Heights Fire Station and Pet Adoption Center, retail and office uses and some vacant properties. It is also in close proximity to HEB, Harker Heights Public Library and Police Station. Staff believes the proposed single family homes will be a good fit for the vacant properties. Residence can take advantage of the close proximity of the site to commercial and city facilities.

ZONING:

Most part of the subject parcels (80%) is currently located in an area zoned as R-2 Two Family Dwelling District, whereas the other part of the properties (20%) lie within an area zoned as M-1 Light Manufacturing. Adjacent and surrounding zoning districts include R-1 (One-Family Dwelling District), Planned Development Mixed-Use (PD-M), Business and Highway Business District (B-4), Light Manufacturing (M-1), Neighborhood Retail Business District (B2) and Two-Family Dwelling District (R-2).

The area already has adjacent residential zones. The PD-R proposes to provide adequate screening to provide protection of the development from incompatible uses within the neighborhood. Considering the aforementioned, Staff believes the proposed rezoning PD-R district will not likely have any adverse effects on the surrounding residential zoning districts.

FUTURE LAND USE:

Most part of the subject parcels (70%) is currently located in an area designated as Manufacturing/Industrial, whereas the other parts of the properties (30%) lie within an area designated as Medium Density Residential (MDR). Adjacent Future Land Uses include Medium Density Residential (MDR) and Commercial. Greater parts of the property are designated for residential uses, with which the proposed use intends to comply. Hence the proposed rezoning and intended use would be consistent with the 2007 City of Harker Heights Comprehensive Plan.

FLOOD DAMAGE PREVENTION:

Per the FEMA Flood Zone Map, the eastern boundary of the lots lies within the 100-year and the 500-year flood plain area, but the applicant's proposed development will remain outside of the flood hazard areas.

NOTICES:

Staff sent out twenty (20) notices to property owners within the 400 foot notification area. There were zero (0) responses received in favor of the request, and one (1) response received in opposition of the request.

RECOMMENDATION:

Staff believes the development is compatible with the area and will be the best use of the land. The Vision of the City is to revitalize areas in the north side of the City with new and creative development options for multiple housing types. Staff believes this project fits into the targeted Vision, and will be a catalyst for future innovative development in the north side of the city. Based on initial site plans and proposed amendment to the R1-A zoning ordinance submitted by the applicant, staff has made the following conditions for the approval of the rezoning request:

1. Maximize green spaces while minimizing the total amount of driveway coverage
2. All units shall be at least 3-sides masonry with a rear façade of masonry/cementitious material combination
3. No **masonry** fences will be permitted between units that are less than 12 feet apart as measured from wall to wall.
4. All front facing fences when located between units less than 12 feet apart must have a 4-foot wide gate.
5. All parallel walls less than 25 feet apart must be 100% masonry
6. If units are less than 12 feet apart, eaves between the units may not protrude beyond 16 inches from the wall
7. Alternate different textures, colors, materials and architectural treatments on houses to add visual interests to the area
8. Develop window configurations that break the line of sight between houses
9. Vary building placement to increase variation in facades and more articulated building edges
10. Use existing topography and natural features (i.e. existing trees) to maintain appropriate grade levels consistent with surrounding structures and to enhance the aesthetics of the area.

Staff reviewed the application, conditions and plans submitted by the applicant, taking into consideration the development requirements outlined in the City's Ordinance § 155.036 PD - Planned Development District, and reached the following findings and facts:

The proposed rezoning request to PD-R **does not**:

1. Adversely impact existing or permitted uses on abutting sites that cannot be mitigated;
2. Adversely affect the safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use, and other uses reasonably anticipated in the area considering existing zoning and land uses in the area;
3. Fail to reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts; or
4. Adversely affect traffic control or adjacent properties by inappropriate location, lighting, or type of signs.

Staff recommends that the Planning and Zoning Commission approve an ordinance to change the zoning designation from R-1 (One-Family Dwelling District) to PD-R (Planned Development District-Residential), on:

Parcel 5, known as a parcel of land in Bell County, Texas, part of the W.E. Hall Survey, Abstract No. 1086 and the J.M. Roberts Survey, Abstract No. 723, and being a part of the acreage described in Warranty Deed Records Under Instrument #2007-00016020, and corrected under Instrument #2010-000030220, Official Public Records Of Real Property Bell County, Texas, also known as Property Id#453977, from R-2 (Two-Family Dwelling District) to PDR (Planned

Development - Residential), from M-1 (Light Manufacturing District) To PDR (Planned Development - Residential), and

Parcel 2, known as a parcel of land in Bell County, Texas, part of the S.H. Osborne Survey, Abstract No. 646 and the W.E. Hall Survey, Abstract No. 1086, and the Land Herein described being part Of that certain 50 acre parcel of land described in deed from L.L. Chafin to Pat Harvey Hern, being a record in Volume 652, Page 163, Deed Records Of Bell County, Texas, also known as Property Id#453933, from R-2 (Two-Family Dwelling District) to PDR (Planned Development - Residential) with the above conditions.

ACTION BY PLANNING AND ZONING COMMISSION:

- 1.) Motion to approve/disapprove an ordinance to change the zoning designation from R-1 (One-Family Dwelling District) to PD-R (Planned Development District-Residential), on:

Parcel 5, known as a parcel of land in Bell County, Texas, part of the W.E. Hall Survey, Abstract No. 1086 and the J.M. Roberts Survey, Abstract No. 723, and being a part of the acreage described in Warranty Deed Records Under Instrument #2007-00016020, and corrected under Instrument #2010-000030220, Official Public Records Of Real Property Bell County, Texas, also known as Property Id#453977, from R-2 (Two-Family Dwelling District) to PDR (Planned Development - Residential),

Parcel 1, known as a parcel of land in Bell County, Texas, part of the W.E. Hall Survey, Abstract No. 1086 and the land herein described being part of that certain 178.6 acre parcel of land described in Deed from L.L. Chafin to Pat Harvey Hern, being of record in Volume 814, Page 232, Deed Records of Bell County, Texas, also known as Property Id#133469, from M-1 (Light Manufacturing District) To PD-R (Planned Development - Residential), and

Parcel 2, known as a parcel of land in Bell County, Texas, part of the S.H. Osborne Survey, Abstract No. 646 and the W.E. Hall Survey, Abstract No. 1086, and the land herein described being part Of that certain 50 acre parcel of land described in deed from L.L. Chafin to Pat Harvey Hern, being a record in Volume 652, Page 163, Deed Records Of Bell County, Texas, also known as Property Id#453933, from R-2 (Two-Family Dwelling District) to PDR (Planned Development - Residential) based on the listed conditions and staff recommendation.

- 2.) Any other action desired.

ATTACHMENTS:

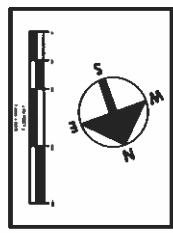
1. Concept Plan
2. Application
3. Exhibit C – Staff Conditions
4. Location Map
5. Existing Land Use Map
6. Zoning Map
7. Future Land Use Map
8. Notification Map



LITITUDE
 REALTY
 3441 Bridge-CI, Suite 125
 Denver, CO 80216
 391 E. San Antonio, #113
 Colorado Springs, CO 80903
 info@lititude.com
 719.376.8600

THE ENCLAVE AT HARKER HEIGHTS
CONCEPTUAL SITE PLAN
INDIAN TRAIL AND CLORE ROAD
CITY OF HARKER HEIGHTS, STATE OF TEXAS

DRAFT
 ALC15-70



Drawing Scale & North Arrow

Legend

Property Boundary Line	Proposed Land Easement
Proposed Utility Line	Proposed Street
Proposed Sidewalk	Proposed Storm Drain
Proposed Fire Lane	Proposed Utility Easement
Proposed Easement	Proposed Right-of-Way
Proposed Easement	Proposed Right-of-Way
Proposed Easement	Proposed Right-of-Way
Proposed Easement	Proposed Right-of-Way
Proposed Easement	Proposed Right-of-Way
Proposed Easement	Proposed Right-of-Way
Proposed Easement	Proposed Right-of-Way
Proposed Easement	Proposed Right-of-Way
Proposed Easement	Proposed Right-of-Way



Application Fee \$ 200.00

City of Harker Heights
Planning & Development
305 Millers Crossing
Harker Heights, TX 76548
Phone: 254-933-5600

CITY OF HARKER HEIGHTS RE-ZONING REQUEST APPLICATION

PROPERTY OWNER'S NAME: Terra Azul Developments

ADDRESS: PO BOX 11235

CITY/STATE/ZIP: Killeen TX 76547 PHONE: 512-944-4820

LOCATION OF PROPERTY: Indian Trail (behind Boulders) ^{Chris Doore}

LEGAL DESCRIPTION OF PROPERTY:

PARCEL #: ~~2~~ 453977 / 133469 / 453933

LOT: _____ BLOCK: _____ SUBDIVISION: _____

NUMBER OF ACRES: 7 acres SURVEY: _____
3 acres
2.6 acres

For properties not in a recorded subdivision, submit a copy of a current survey or plat showing the properties proposed to be changed, and/or a complete legal field note description.

PROPOSED USE: PDD

CURRENT ZONING: RZ / Indust^{M-2} PROPOSED ZONING: ~~PDD~~ PDR

CURRENT LAND USE: Vacant PROPOSED LAND USE IN PLAN: PDR

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 DOORE will represent the owner.

Chris Doore
Printed Name of Property Owner

[Signature]
Signature of Property Owner

8/31/15
Date

Exhibit "C"

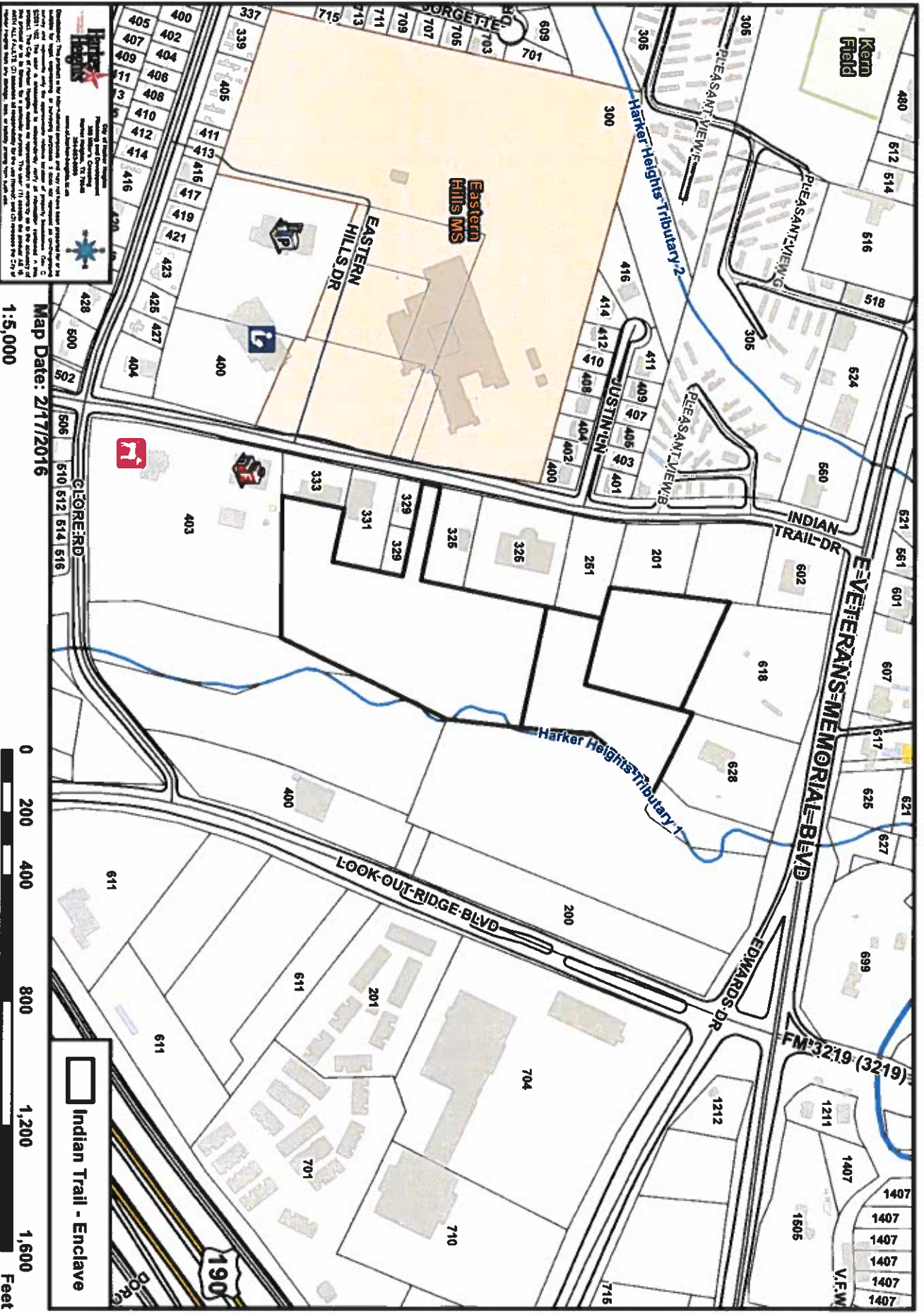
THE ENCLAVE

Planning & Development Department

Staff Conditions

1. Maximize green spaces while minimizing the total amount of driveway
2. All units shall be at least 3-sides masonry with a rear façade of masonry/cementitious material combination
3. No masonry fences will be permitted between units that are less than 12 feet apart as measured from wall to wall.
4. All front facing fences when located between units less than 12 feet apart must have a 4-foot wide gate.
5. All parallel walls less than 25 feet apart must be 100% masonry
6. If units are less than 12 feet apart, eaves between the units may not protrude beyond 16 inches from the wall
7. If possible alternate different textures, colors, materials and architectural treatments on houses to add visual interests to the area
8. Develop window configuration that break the line of sight between houses
9. Vary building placement to increase variation in facades and more articulated building edges
10. Take advantage of existing topography and natural features (i.e. existing trees) to maintain appropriate grade levels consistent with surrounding structures and to enhance the aesthetics of the area.

Z16-03 - Indian Trail - Enclave - Location Map



Indian Trail - Enclave

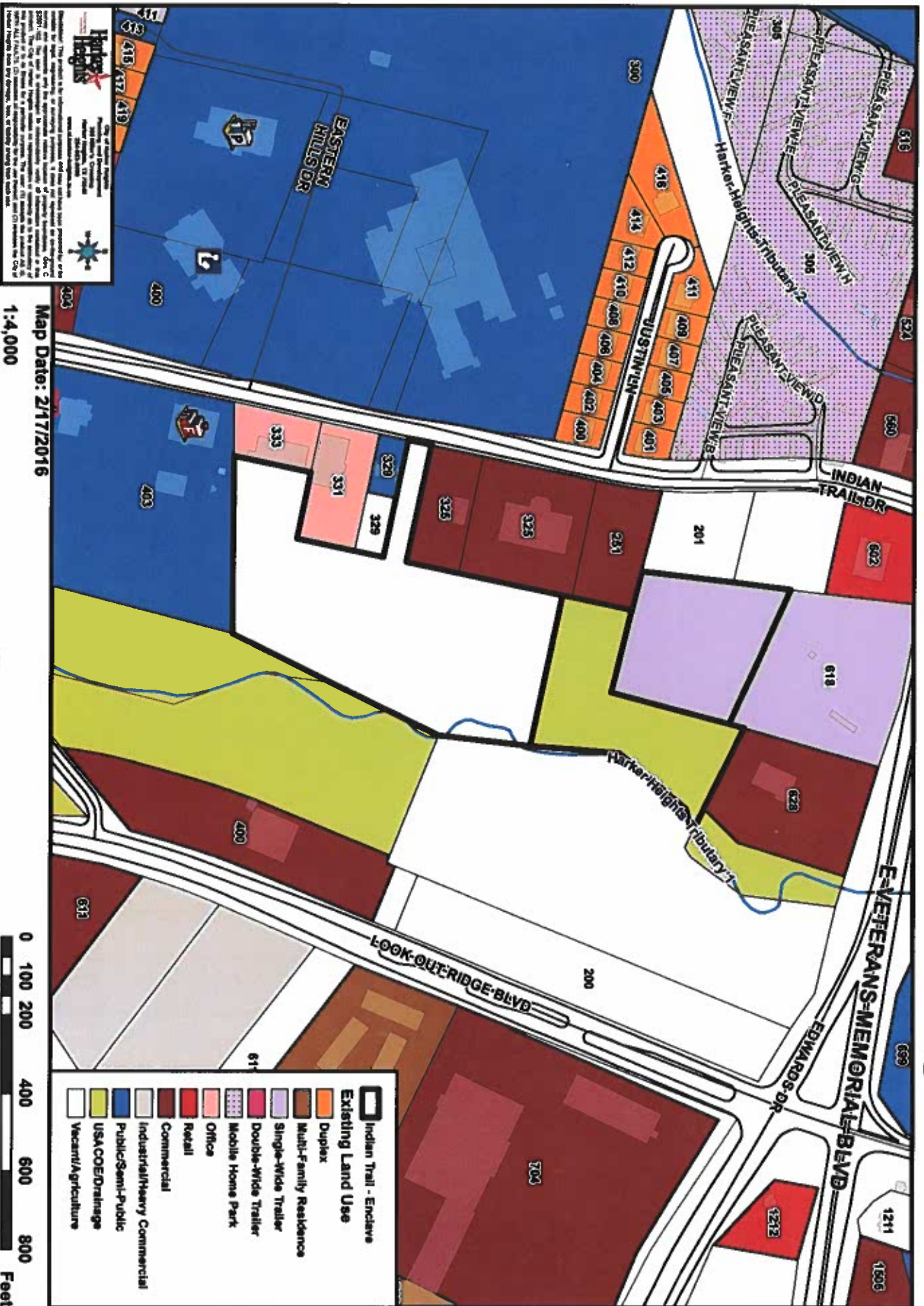
Map Date: 2/17/2016
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0 200 400 800 1,200 1,600 Feet

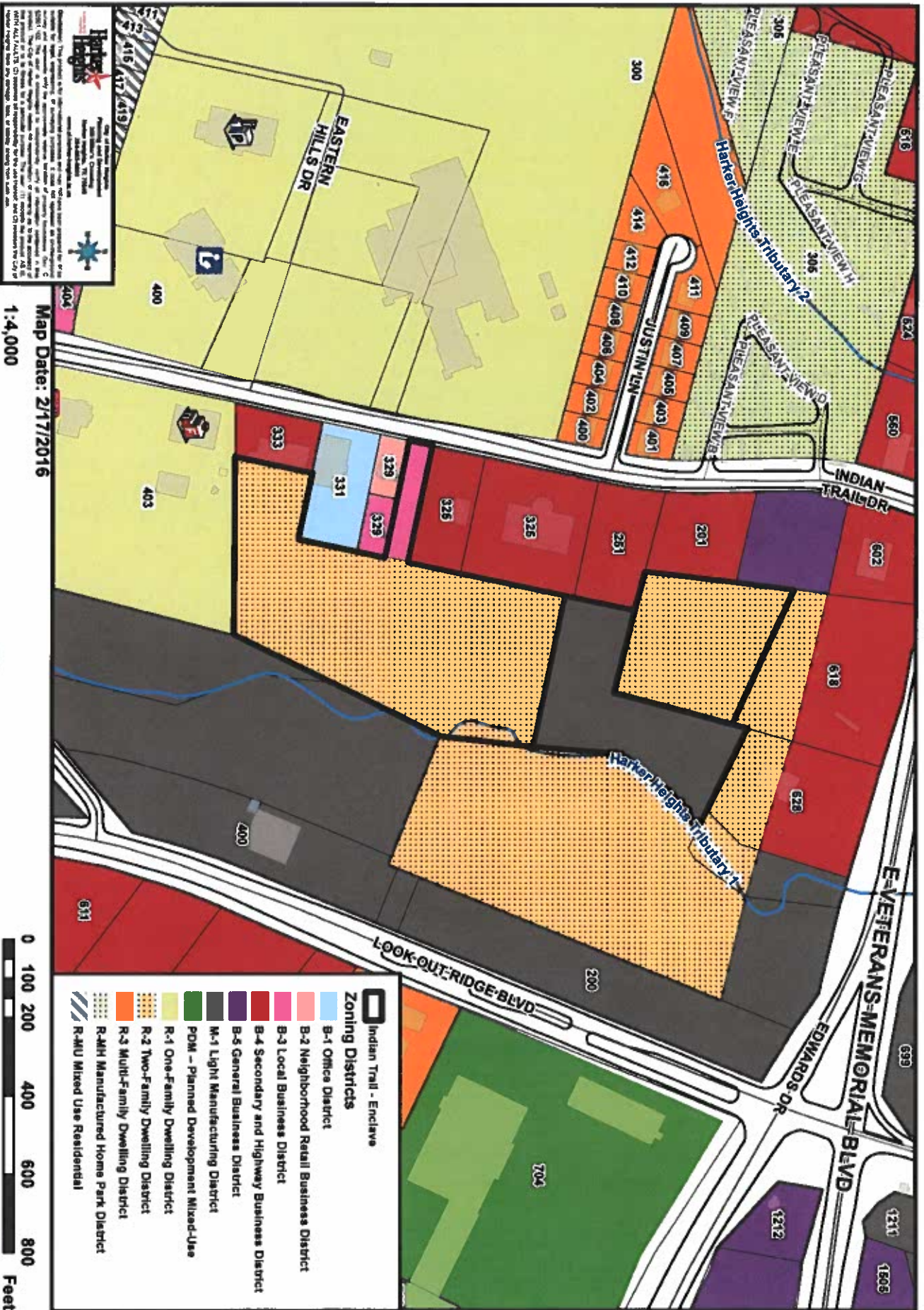
Harker Heights
City of Harker Heights
300 West 1st Street
Harker Heights, TX 76788
767-824-2222

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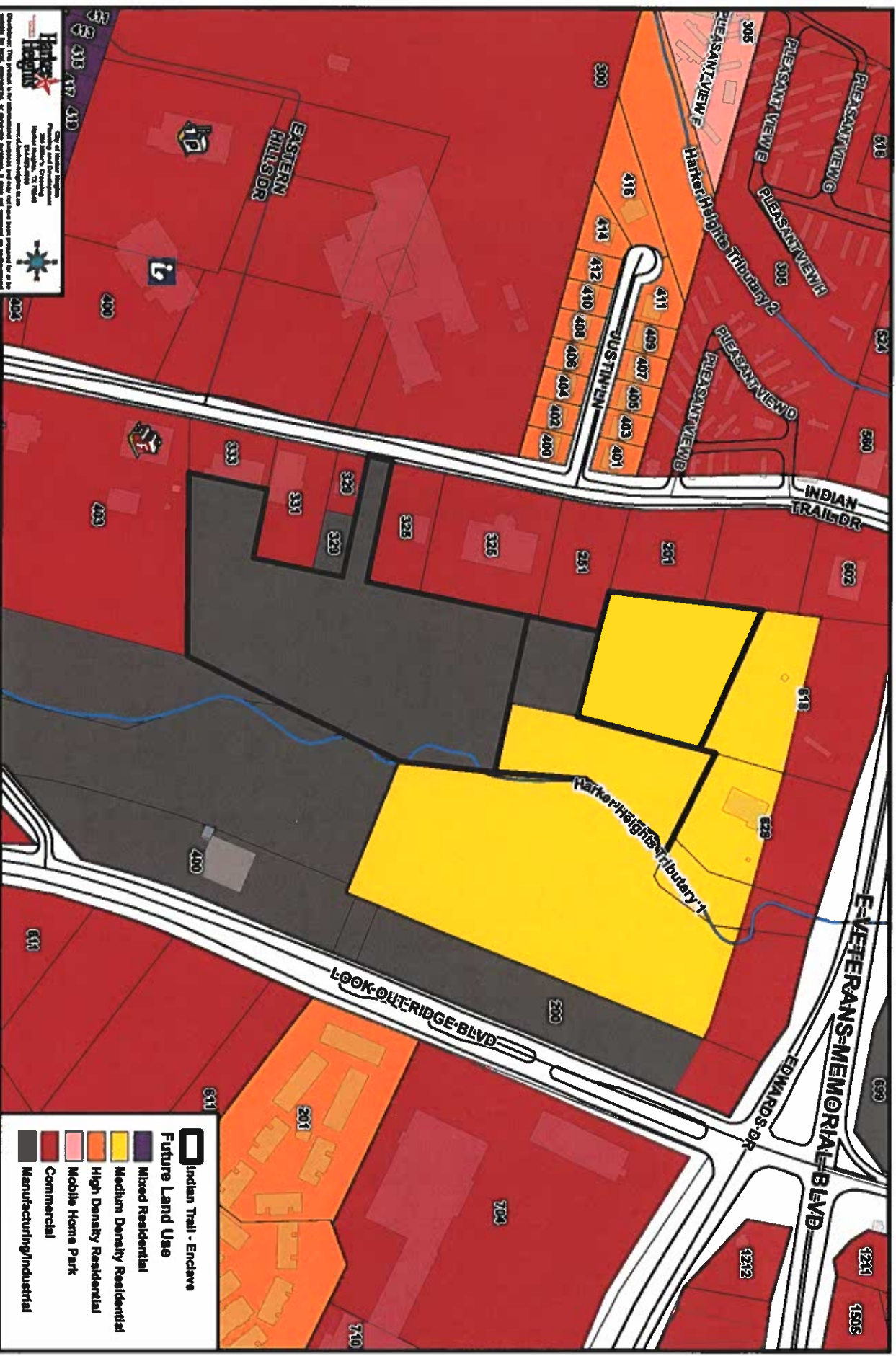
Z16-03 - Indian Trail - Enclave - Existing Land Use



Z16-03 - Indian Trail - Enclave - Zoning



Z16-03 - Indian Trail - Enclave - Future Land Use



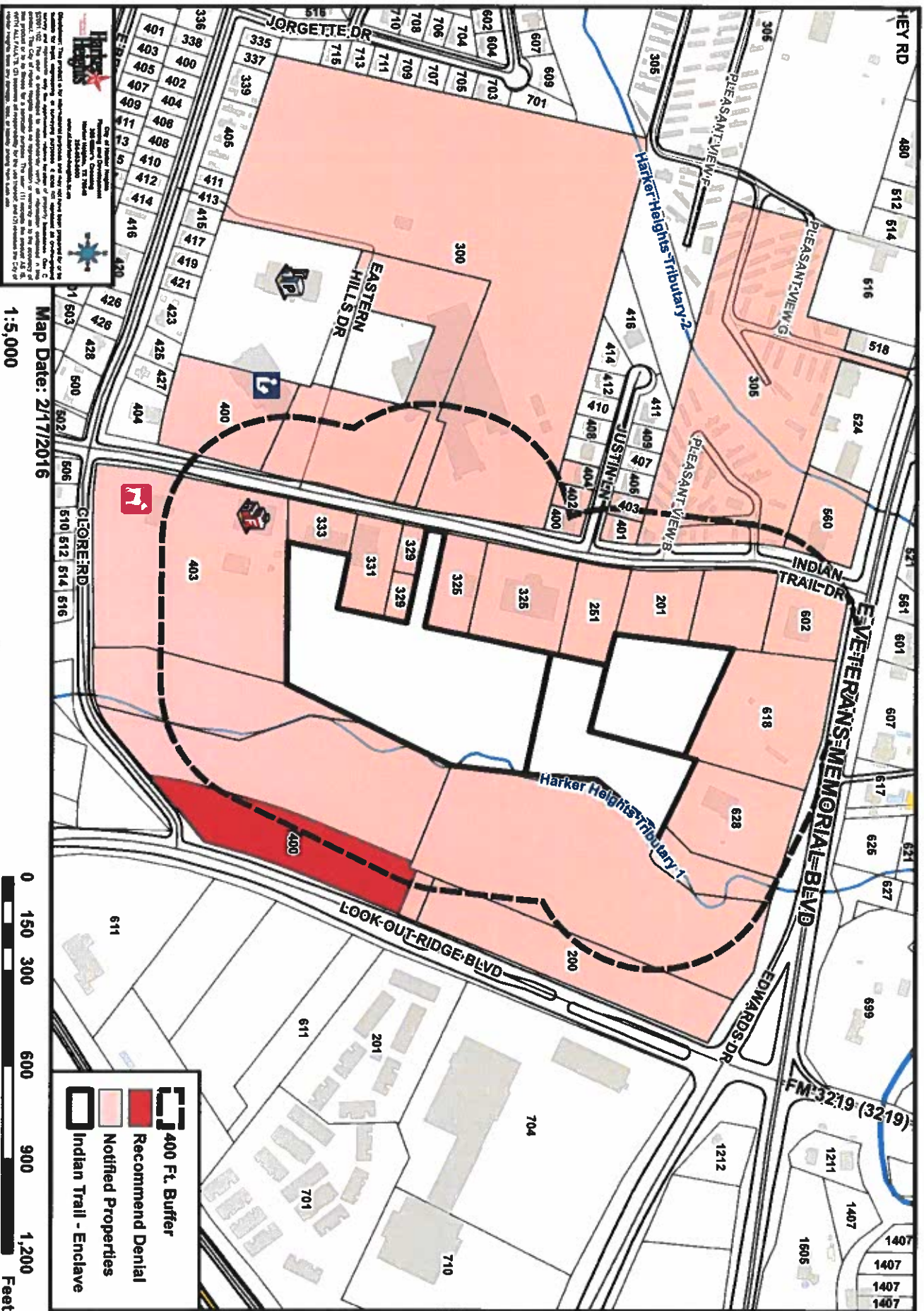
Map Date: 2/17/2016
 1:4,000

0 100 200 400 600 800 Feet

Parker Heights
 City of Parker Heights
 Planning Department
 2000 W. Parker Blvd.
 Parker, Arizona, 85122

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Z16-03 - Indian Trail - Enclave - Notification



- 400 Ft. Buffer
- Recommend Denial
- Notified Properties
- Indian Trail - Enclave

Map Date: 2/17/2016
 1:5,000

Harker Heights
 City of Harker Heights
 Planning and Development
 300 East 11th Street
 Harker Heights, TX 76788
 254.283.3300
 www.ci.harkerheights.tx.us

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TO: **City of Harker Heights**

FROM: Andersen Schoel Developments, LP

400 Lookout Ridge & property blocks 200 & 400

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

RE: Request for an ordinance to rezone the following three parcels: Parcel 5, known as a parcel of land in Bell County, Texas, part of the W.E. Hall Survey, Abstract No. 1086 and the J.M. Roberts Survey, Abstract No. 723, also known as Property ID#453977, from R-2 (Two-Family Dwelling District) to PDR (Planned Development - Residential), Parcel 1, known as a parcel of land in Bell County, Texas, part of the W.E. Hall Survey, Abstract No. 1086 and the land herein described being part of that certain 178.6 acre parcel of land described in deed from L.L. Chafin to Pat Harvey Hern, also known as Property ID#133469, from M-1 (Light Manufacturing District) to PDR (Planned Development - Residential), Parcel 2, known as a parcel of land in Bell County, Texas, part of the S.H. Osborne Survey, Abstract No. 646 and the W.E. Hall Survey, Abstract No. 1086, and the land herein described being part of that certain 50 acre parcel of land described in deed from L.L. Chafin to Pat Harvey Hern, also known as Property ID#453933, from R-2 (Two-Family Dwelling District) to PDR (Planned Development - Residential). (See attached location map)

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Received

FEB 17 2016

Planning & Development

Comments:

Rezoning the property ID#133469 from M1 to PDR will place
incompantible zoning in too close proximity to our property
currently zoned as M1.

This change may adversely impact our future use of our
property by potentially limiting our property use as
currently authorized by M1 zoning.

Randy Schoel
Printed Name


Signature

2/16/16
Date



**PLANNING AND ZONING COMMISSION
MEMORANDUM
PP16-01 AGENDA ITEM VII-1**

FROM: The Department of Planning and Development DATE: February 24, 2016

DISCUSS AND CONSIDER A REQUEST BY CENTRAL-WEST DEVELOPMENT LLC, FOR PRELIMINARY PLAT APPROVAL FOR DAKOTA TRACE DUPLEXES DESCRIBED AS LOTS 6, 7, PART OF 8, BLOCK 3, COMANCHE LAND FIRST UNIT, ALSO KNOWN AS 1514 DAKOTA TRACE, HARKER HEIGHTS, BELL COUNTY TEXAS.

EXPLANATION:

The applicant from Central-West Development LLC has submitted a Preliminary Plat for Dakota Trace Duplexes on 1.837 acres of land located off Dakota Trace between the intersections of Yuma Trail to the north and Pima Trail to the south.

The subject property is zoned appropriately as R-2, (Two Family Dwelling District) and meets the needs of the proposed duplexes. The Dakota Trace Duplexes site will access the City of Harker Heights water and wastewater utilities and will be required to extend utilities to accommodate development (See Attachment 5). A sidewalk has been provided along Pima Trail in accordance with the Mobility 2030 – Section II- Sidewalk Ordinance.

Preliminary engineering plans provided to staff have been reviewed to meet the requirements of the Comprehensive Plan and Zoning district, and the layout will be finalized during platting to ensure applicable elements to the site are carried throughout.

RECOMMENDATIONS:

The applicant has met all standards as outlined in the Harker Heights Code of Ordinances and has answered all staff comments on the Preliminary Plat. Therefore, Staff recommends approval of the Preliminary Plat request by Central West LLC for the Dakota Trace Duplexes development on property described as Lots 6, 7, Part of 8, Block 3, Comanche Land First Unit, also known as 1514 Dakota Trace, Harker Heights, Bell County, Texas.

ACTION BY PLANNING AND ZONING COMMISSION

1. Motion to approve/disapprove a Preliminary Plat request by Central West LLC for the Dakota Trace Duplexes development on property described as Lots 6, 7, Part of 8, Block 3, Comanche Land First Unit, also known as 1514 Dakota Trace, Harker Heights, Bell County, Texas.
2. Any other action desired.

ATTACHMENTS:

1. Staff Comments and Responses 02/17/16
2. Application
3. Location Map
4. 8 ½ by 11 Image of the Plat
5. Utility Map

Staff Comments

PRELIMINARY PLAT

1514 Dakota Trace

7 Lots 1.837 Acres

(2/17/2016)

Planning & Development

Preliminary Plat

- Please include full Recordation text. Bolded is what is missing.

Recordation Block:

FILED FOR RECORD this _____ day of _____, _____ in
Cabinet _____, Slide(s) _____ Plat Records of Bell County, Texas. **Dedication
instrument in Instrument # _____, Deed Records of Bell County, Texas.**

Engineering

- The proposed sidewalk along Pima Trail will need to be **6 feet**. Current scale illustrates a 5 foot sidewalk.

***Please send revised copy via PDF as well as paper submittal to kdugger@ci.harker-heights.tx.us*

Mark Hyde, Public Works

Preliminary Plat Requirements:

(b) Water layout plan view to include rough locations of service connections, pipe diameters, valves, hydrants and flush assemblies;

(c) Sanitary sewer layout plan to include rough locations of service connections, pipe diameters, cleanouts and manholes;

(d) Street and sidewalk layout plan view; and

(e) Storm water drainage layout plan (drainage calculations are only necessary on major drainage structures at this step).

Layout plans shown above and required by City ordinance are separate plan sheets. One plan view sheet for water distribution, one plan view sheet for sanitary sewer etc. Enlarge and bold the proposed and existing lines and annotations for water, sanitary sewer and storm sewer so they stand out on the plans.

Sidewalks:

1. "Connector" sidewalks are required to be 6' wide. The sidewalk width on the plans is scaled at 5' wide without annotation. Widen the sidewalk and annotate the sidewalk as 6' wide.

Water Distribution:

1. The ¾" service line shown to supply four residential water meters is too small. Provide one 1.5" water service line for two water meters. A "U-Branch" will be installed on each 1.5" water service line with a water meter on each end of the U-Branch. If you still prefer 4 water meters on one service line, the water service line will be 2-inch diameter with a manifold on the end of the water service line for the four meters. A water meter vault will be required to house the manifold and meters.

Storm Water Drainage:

1. On Sheet C2.0, a trench drain detail is shown. At what location will the trench drain be used? Provide a detail for the grate. Heavy cast iron grates will be required.
2. A common drainage channel is shown behind the duplexes on Dakota Trace which also serves drainage for the duplexes on Yuma Trail and Pima Trail. Provide a 15' minimum width public drainage easement between Pima Trail and Yuma Trail. Provide a design for a concrete drainage flume and provide proposed improvements to the Yuma Trail drainage swale to accept the point storm water discharge. Residential fences will be allowed to be constructed along the back of the concrete drainage flume, fences will not be allowed to cross the flume. Typically, the drainage easement is centered on the property line with the drainage easement going into the adjacent property 7.5'

Call out and label the 10-foot wide public utility and drainage easements separate from the setback lines along Pima Trail, Dakota Trace and Yuma Trail. On the current plans the setback and public utility easement are combined as typical.

Attach applicable Harker Heights Standard Drawings for infrastructure improvements at the back of the construction plans.

Steve Philen, Building Official

Approved

Otto Wiederhold, City Engineer

Approved

APPLICATION FOR SUBDIVISION PRELIMINARY PLAT APPROVAL

Application Fee \$ 500.00 + \$ 25 / per lot

PLAT NAME: Dakota Trace Duplexes

NUMBER OF LOTS: 7 NUMBER OF ACRES: 1.837

EXISTING LAND USE: Residential

PROPERTY OWNER: Central-West Development, LLC
ADDRESS: PO Box 11235 Killeen, TX 76547
PHONE: (512)-944-4820

DEVELOPER: Central-West Development, LLC
ADDRESS: PO Box 11235 Killeen, TX 76547
PHONE: (512)-944-4820

SURVEYOR/ENG: Altitude Land Consultants, Inc.
ADDRESS: 3461 Ringsby Court, Suite #125, Denver, CO, 80216
PHONE: (720) 427-0181

THIS IS TO CERTIFY THAT I/WE, THE UNDERSIGNED, AM/ARE THE SOLE OWNER(S) OF THE PROPERTY COMBINED WITH THE ABOVE DESCRIBED PLAT

Christopher Dooze [Signature]
NAME (PRINT) SIGNATURE
800 Navigator Drive Austin TX 76717
ADDRESS

NAME (PRINT) SIGNATURE
ADDRESS

TO BE USED FOR CORPORATION/PARTNERSHIP

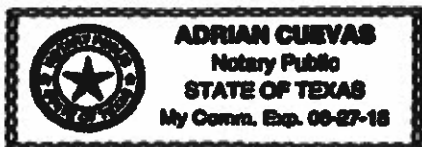
Central-West Development, LLC
NAME (PRINT) CORP/PARTNERSHIP
PO Box 11235 Killeen TX 76547
ADDRESS

BY: [Signature] 512-944-4820
AUTHORIZED AGENT TELEPHONE NO.

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.

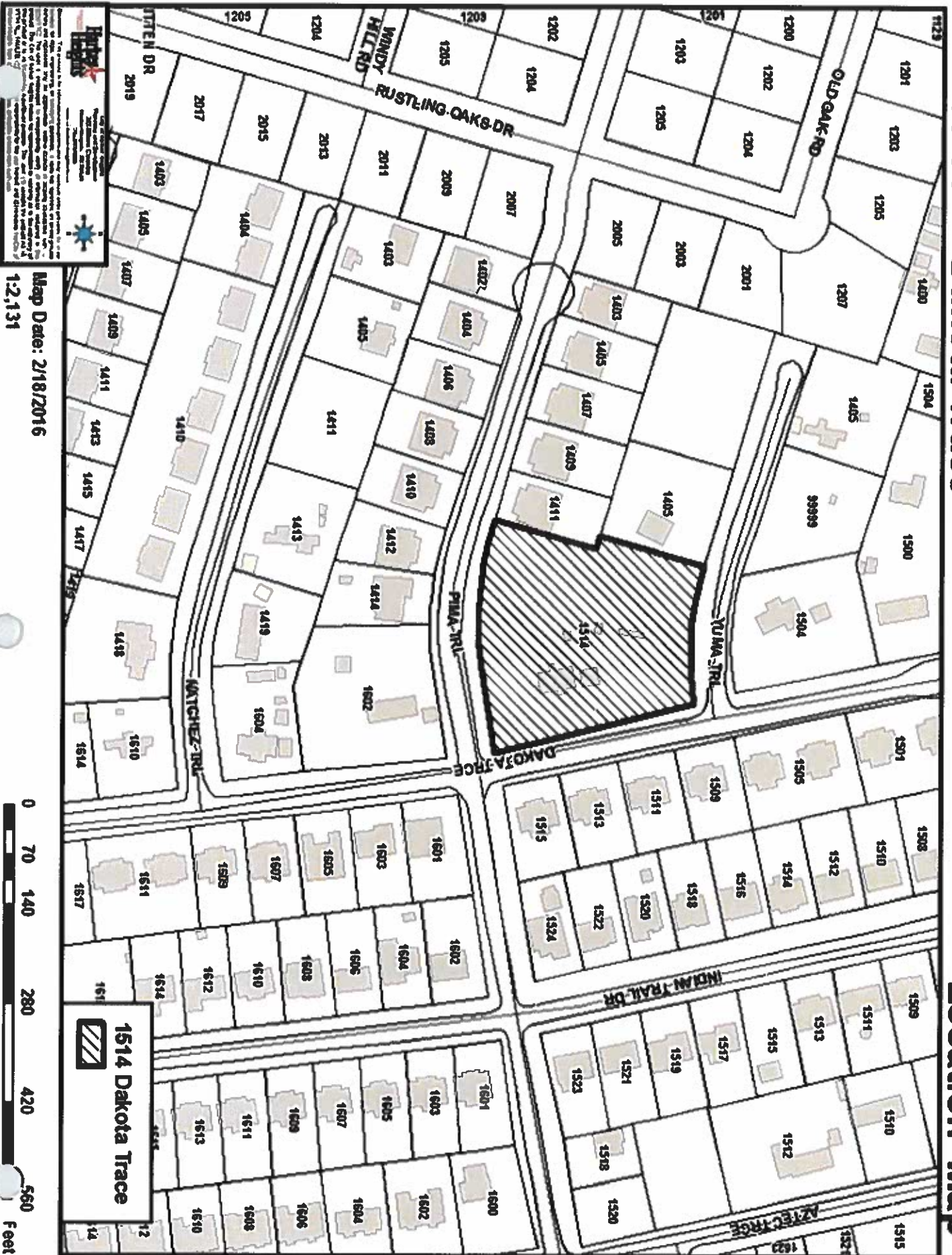
SWORN TO AND SUBSCRIBED BEFORE ME THIS 27th DAY OF January, 20 16.

[Signature] MY COMMISSION EXPIRES: 06-27-18
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



PP 16-01 Dakota Trace

Location Map



Map Date: 2/18/2016
1-2,131

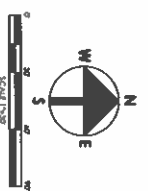
North Arrow



Preliminary Plat

DAKOTA TRACE DUPLEXES

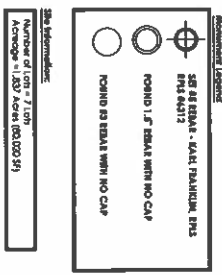
City of Harker Heights, County of Bell, State of Texas



Disclaimer Statement:
The City of Harker Heights, Texas, is not responsible for the accuracy of the information provided in this preliminary plat. The City of Harker Heights, Texas, is not responsible for the accuracy of the information provided in this preliminary plat. The City of Harker Heights, Texas, is not responsible for the accuracy of the information provided in this preliminary plat.

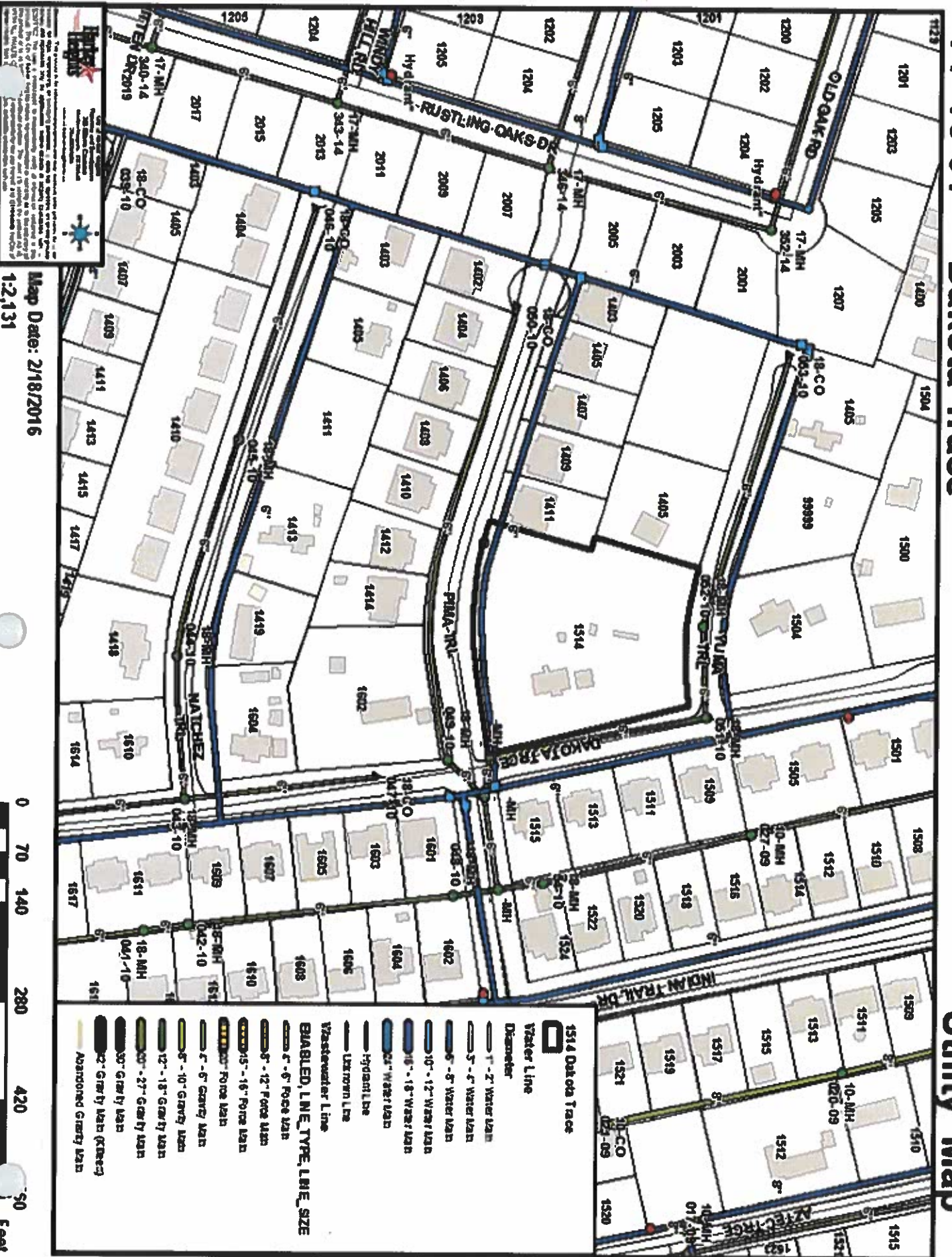
Proprietor: HDE Partner, LLC
City of Harker Heights, Texas: [Signature Line]
City of Harker Heights, Texas: [Signature Line]

PRELIMINARY PLAT NOTES:
1. The plat is subject to the provisions of the Texas Subdivision Act, Chapter 252, Texas Government Code, and the rules and regulations of the Texas Department of Transportation, Chapter 252, Texas Government Code.
2. The plat is subject to the provisions of the Texas Subdivision Act, Chapter 252, Texas Government Code, and the rules and regulations of the Texas Department of Transportation, Chapter 252, Texas Government Code.
3. The plat is subject to the provisions of the Texas Subdivision Act, Chapter 252, Texas Government Code, and the rules and regulations of the Texas Department of Transportation, Chapter 252, Texas Government Code.



PP 16-01 Dakota Trace

Utility Map





The Planning & Zoning Commission (P&Z) provides the City Council with independent, objective and coordinated evaluations and recommendations of planning and zoning issues in the context of state statutes, local ordinances, and the city's Comprehensive Plan. It also is required to provide the Council an annual report.

The P&Z had a successful year in 2015 with the improved economic climate. The opportunity to begin looking toward changes in way we do business, to improving our "Quality of Life" and enhancing our overall City-wide aesthetic appeal present us with a full plate of activity in the upcoming year and we look forward to contributing. Our image as a community will drive our local economy to new levels and with high expectations for the future we will, as a community, be ready to face the next 50 years.

The Council's vision and prior adoption of the Knight's Way Corridor Overlay have guided P&Z actions and its recommendations leveraged the following ideals:

- Improving the quality of life for city residents.
- Improving the city's appearance.
- Limiting conflicts between non-compatible land uses.
- Improving traffic flow and accommodating pedestrians, bicycles and transit.

A continued focus on local decision making and recognizing the impacts of these decisions will focus us to a strong future.

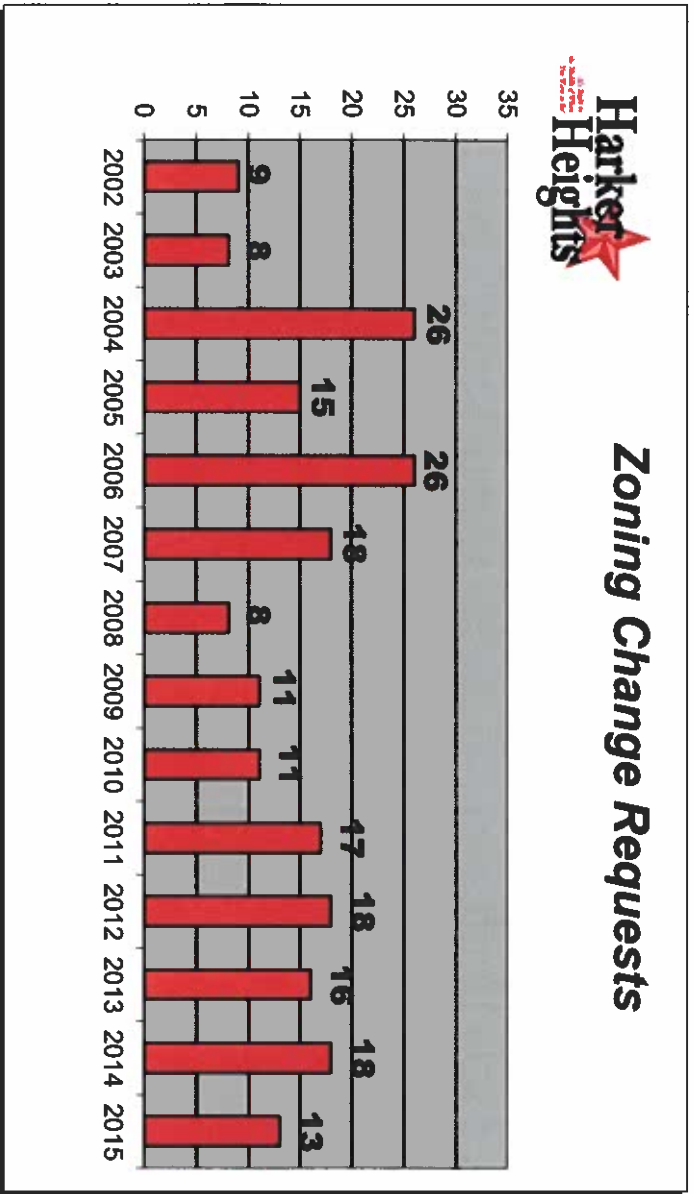
2015 ACCOMPLISHMENTS

1. Assisted staff in the adoption of an ordinance for Mobility 2030, Section II – Sidewalks.
2. Assisted staff in special studies throughout the community (North side Revitalization Study).
3. Worked to enhance the community's appeal to new business and residents.
4. Insured consistent application of development regulations.

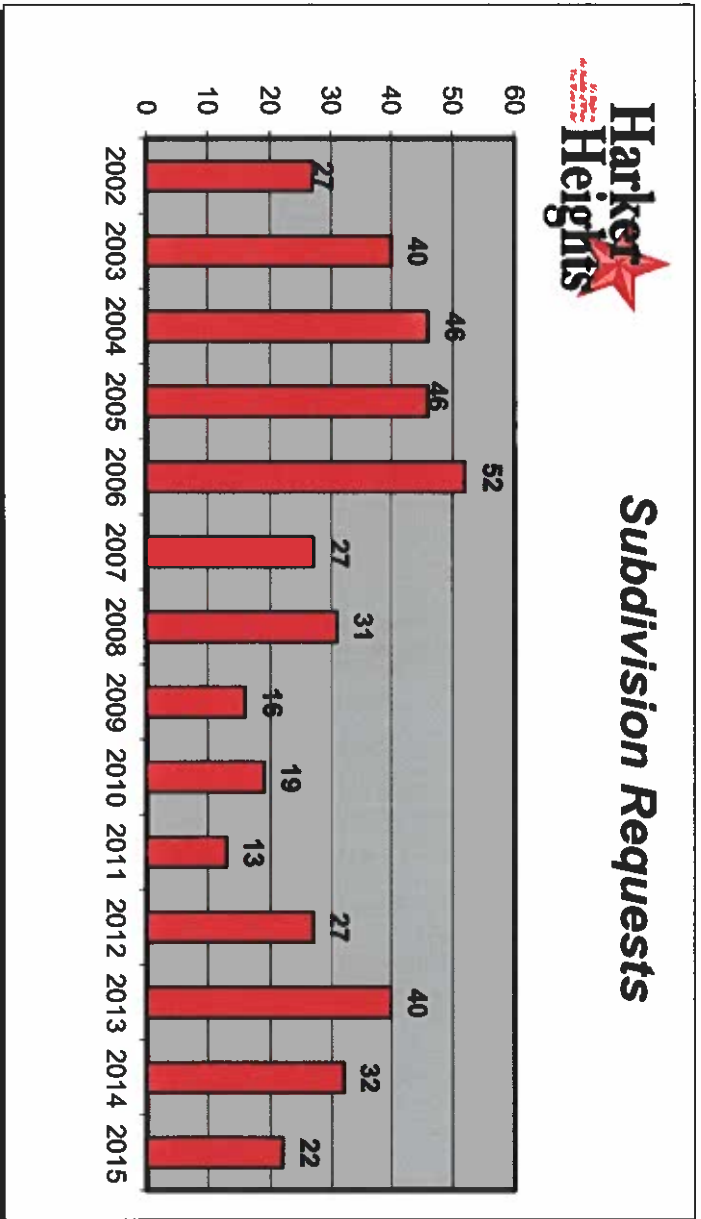
2016 GOALS

1. Continue with the update to the Future Land Use Map.
2. Examine and recommend possible areas and corridors for additional design standards and overlay Districts.
3. Study signage and screening options that will focus on improved aesthetics, public safety and residential compatibility.
4. Discuss and recommend land use strategies that enhance community involvement.
5. Continue ongoing work on the remaining sections of Mobility 2030

Year	Requests
2002	9
2003	8
2004	26
2005	15
2006	26
2007	18
2008	8
2009	11
2010	11
2011	17
2012	18
2013	16
2014	18
2015	13



Year	Requests
2002	27
2003	40
2004	46
2005	46
2006	52
2007	27
2008	31
2009	16
2010	19
2011	13
2012	27
2013	40
2014	32
2015	22



The Building and Standard Commission (BSC) is comprised of the same members on the Planning and Zoning Commission (P&Z). The Commission operates with the powers and duties granted by §150.02(G) and (J), Chapter 160, and V.T.C.A., Local Government Code Chapters 54 and 214.

Since its inception, the BSC has helped mitigate some dilapidated structures in the City by giving orders for repairs or demolition based on the condition of the structures. The opportunity to continue improving our “Quality of Life” and enhancing our overall city-wide aesthetic appeal present us with a full plate of activity in the upcoming year and we look forward to contributing.

2015 ACCOMPLISHMENTS

1. Assisted staff in the mitigation of eighteen (18) unsafe buildings/structures within the city limits.
2. Fostered a good working relationship with citizens and the city by giving citizens considerable time to mitigate their buildings/structures brought to the Commission.
3. Helped to enhance the aesthetics and promoted the overall image of neighborhoods and the city.

2016 GOALS

1. Continue to assist staff to mitigate unsafe or deplorable buildings/structures
2. Promote the good working relationship between citizens and city government by giving citizens the opportunity to be heard and finding the best option in mitigation their properties.
3. Continue with enhancing and promoting the overall aesthetics and image of the city.

ADDRESS	ACTION TAKEN
APRIL 2015	
101 Roy Reynolds (E-30)	Voluntary Demolition
101 Roy Reynolds (A-9)	Voluntary Demolition
224 Jamie Road	Voluntary Demolition
411 N Juanita Drive	Voluntary Demolition
210 Jamie Road	Voluntary Demolition
200 N Mary Joe (20 S)	Still Pending
JUNE 2015	
205 W Robin Lane	Voluntary Demolition
1506 Ute Trail (5B)	Voluntary Demolition
1911 E VMB	Voluntary Demolition
212 E Robin Lane	City Demolished
OCTOBER 2015	
504 Nolan Trail	Voluntary Demolition
343 E Cherokee Drive	Voluntary Demolition
1514 Dakota Trace	Voluntary Demolition
1709 Forest Hills Drive	Voluntary Demolition
2202 Indian Trail	Voluntary Demolition
2300 Indian Trail	Voluntary Demolition
1506 Ute Trail	Still Pending
915 McClure Lane	City Demolished