

A detailed map of Harker Heights, Texas, showing a complex street grid and various zoning districts. Some areas are shaded with a cross-hatch pattern, while others are solid grey or white. The map is framed by a thick black border.

**Harker Heights
Planning and Zoning
Commission
Workshop and Meeting
Wednesday
5:30 P.M.
March 28, 2018**



**PLANNING & ZONING COMMISSION
WORKSHOP AND MEETING AGENDA
HARKER HEIGHTS CITY HALL
WEDNESDAY, MARCH 28, 2018 - 5:30 P.M.**

Notice is hereby given that, beginning at 5:30 P.M. on March 28, 2018, the Planning and Zoning Commission (P&Z) of the City of Harker Heights, Texas, will hold a Workshop; then, beginning at 6:30 P.M. on March 28, 2018, and continuing from day to day thereafter if necessary the Planning and Zoning Commission (P&Z) of the City of Harker Heights, Texas, will hold a Meeting in the Kitty Young Council Chambers of the Harker Heights City Hall at 305 Millers Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following agenda:

WORKSHOP AGENDA

- I. Convene Workshop at 5:30 P.M.
- II. New Business:
 1. Receive & discuss a presentation from the Harker Heights Chamber of Commerce.
 2. Receive and discuss a presentation by staff regarding Exploring New Heights: Quality of Place Report 2017.
- III. Adjourn Workshop.

MEETING AGENDA

- I. Convene Regular Meeting of the Planning and Zoning Commission and establish a quorum.
- II. Approval of Minutes from the Regular Planning and Zoning Meeting held on January 31, 2018.
- III. Recognition of Affidavits for Conflict-of Interest.
- IV. Report on Development Activity.
- V. Report on City Council actions results of the February 13, 2018 meeting.
- VI. Public Hearings:
 1. **Z18-04** Conduct a public hearing to discuss and consider a rezoning request from B-1 (Office District) to B-4 (Secondary and Highway Business District) on property described as 1.033 Acres out of the W.E. Hall Survey, Abstract 1086, and S.H. Osborne Survey, Abstract 646, Bell County, Texas described in Volume 4180, Page 131 Deed Records of Bell County, Texas, identified as Property ID# 130894, generally located at 331 Indian Trail, Harker Heights, Bell County, Texas.
- VII. New Business:
 1. **P18-103** Discuss and consider a request from Preliminary/Final Plat approval for the purpose of subdividing lots and extending City infrastructure on property described as 2410 Live Oak Addition Amended (L2 B1), Block 001, Lot 002R,



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WORKSHOP AND MEETING AGENDA
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13.900AC, Property ID# 464404, generally located south of 525 E. Knights Way
(E. FM 2410) Harker Heights, Bell County, Texas.

VIII. Reports from Commissioners.

IX. Staff Comments.

X. Adjournment.

Posted: March 23, 2018

Time: 10:00 A.M.

Ty Hendrick

Ty Hendrick

Planning & Development Administrative Assistant – City of Harker Heights



**Minutes of the Regular Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
March 28, 2018**

Present: **Larry Robison** **Chairman**
 Stephen Watford **Commissioner**
 Noel Webster **Secretary**
 Colen Wilson **Commissioner**
 Joseph Welch **Commissioner**
 Joshua McCann **Alternate Commissioner**

Absent:

Kendall Cox **Alternate-Commissioner**
 Daniel Northington **Commissioner**
 Kay Carey **Commissioner**
 Jan Anderson **Commissioner**
 Darrel Charlton **Vice-Chair**

Staff: **Joseph Molis** **Director of Planning & Development**
 Ty Hendrick **Planning Administrative Assistant**
 Courtney Peres **Senior Planner**
 Brad Alley **Fire Marshal**

A quorum was established and the meeting was called to order at 6:33 P.M.

The First item on the agenda was the approval of the minutes from the January 31, 2018 meeting. Commissioner Wilson made the motion to approve the minutes and Commissioner Watford seconded the motion. The motion passed unanimously (5-0).

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

Next, Ms. Peres presented the update on development activity for the City. She stated the City issued (1) one commercial construction permit, ten (10) single-family residential construction permits, and two (2) duplex permits have been issued for the month of March.

Next was the report on City Council action regarding recommendations resulting from the January 31, 2018 Planning and Zoning Commission meeting.

Under Public Hearings, Ms. Peres presented Z18-04; Conduct a public hearing to discuss and consider a rezoning request from B-1 (Office District) to B-4 (Secondary and Highway Business District) on property described as 1.033 Acres out of the W.E. Hall Survey, Abstract 1086, and S.H. Osborne Survey, Abstract 646, Bell County, Texas described in Volume 4180, Page 131 Deed Records of Bell County, Texas, identified as Property ID# 130894, generally located at 331 Indian Trail, Harker Heights, Bell County, Texas.

Chairman Robison then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. The applicant, Mike Miller from 715 Bobcat Circle was there to answer any questions. There was no one present to speak for or against the request.

Chairman Robison then closed the public meeting. Members of the commission then discussed the request with City Staff and the applicant. Chairman Robison asked for a motion to approve or disapprove agenda item Z18-04. Commissioner Wilson made a motion for approval based upon staff's recommendations. Commissioner Watford seconded the motion. The motion passed unanimously (5-0).


Under New Business, Mr. Molis presented P18-103; Discuss and consider a request by Riley Scott Homes, for Preliminary/Final plat approval for property described as 2410 Live Oak Addition amended (L2 B1), Block 001, lot 002R, 13.900AC generally located south of 525 E. Knights Way (E. FM 2410), Harker Heights, Bell County Texas.

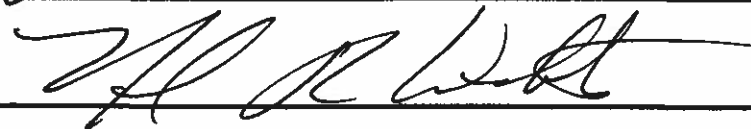
Chairman Robison asked if there was anyone present to represent the request. The applicant Todd Scott from 1432 Overlook Drive Belton, TX was present to answer any questions.

Chairman Robison and members of the commission then discussed the request with Mr. Molis. Chairman Robison asked for a motion to approve or disapprove agenda item P18-103. Commissioner Welch made a motion to approve the agenda item. Commissioner Wilson seconded the motion. The motion passed unanimously (5-0).

Chairman Robison asked if there were any staff comments. Mr. Molis asked if the commissioners were interested in ordering matching shirts to wear to the meeting and informed them of upcoming council workshop items.

Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 7:12 P.M..

Chairman 

ATTEST: 



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

AGENDA ITEM #III

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: MARCH 28, 2018

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



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

AGENDA ITEM #IV

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: MARCH 28, 2018

Report on Development Activity – Courtney Peres.



PLANNING AND ZONING COMMISSION MEMORANDUM

AGENDA ITEM #V

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: MARCH 28, 2018

At the regular called meeting of the Planning and Zoning Commission held January 31, 2018, the Commission forwarded the items below to the City Council at their regular meeting on February 13, 2018.

Z18-01 Conduct a Public Hearing to discuss and consider a CUP (Conditional Use Permit) request to allow an accessory dwelling unit on property described as Salinas Addition, Block 001, Lot 0001, Acres 2.0, Property ID# 238864, generally located at 3806 Oakridge Boulevard, Harker Heights, Bell County, Texas.

Planning and Zoning Commission – Approved (7-0)
City Council – Approved – (4-0)

Z18-02 Conduct a Public Hearing to discuss and consider a rezone request from R-3 (Multi-Family Dwelling District) to R1-I (Single-Family Infill Dwelling District) on property described as Valley View Third Ext, Block 011, Lot 0032, Property ID# 51951, generally located at 223 E. Valley Road, Harker Heights, Bell County, Texas.

Planning and Zoning Commission – Approved (7-0)
City Council – Approve (4-0)



PLANNING AND ZONING COMMISSION MEMORANDUM

Z18-04

AGENDA ITEM # VI-1

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: MARCH 28, 2018

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM B-1 (OFFICE DISTRICT) TO B-4 (SECONDARY HIGHWAY BUSINESS DISTRICT), ON PROPERTY DESCRIBED AS A1086BC W E HALL, ACRES 1.033, PROPERTY ID# 130894, GENERALLY LOCATED AT 331 INDIAN TRAIL HARKER HEIGHTS, BELL COUNTY, TEXAS.

EXPLANATION:

The applicant is requesting a change from the current zoning classification of B-1 (Office District) to B-4 (Secondary and Highway Business District) to allow for an indoor kids activity business allowed in the B-4 District. The site consists of an existing office/retail building along the frontage of Indian Trail with vacant land at the rear of the lot. The applicant wishes to further construct an additional retail center at the rear of the property. Rezoning to the B-4 zoning district allows the applicant to market the property and proposed commercial building for higher intensity commercial uses. There are a host of commercially zoned properties along both sides of Indian Trail. It is quite evident that this portion of Indian Trail is primarily comprised and suited for commercial development.

Existing Uses:

Surrounding uses include office use and city municipal buildings (Central Fire Station) to the south, to the west are public/semi-public uses consisting of the City Library and Activities Center as well as Eastern Hills Middle School. To the north of the property are public uses and commercial uses. East of the property consists of vacant land.

Future Land Use:

The subject parcel is located in an area designated as Commercial with other Commercial uses designated to the north, south, and west and manufacturing/industrial potential to the east of the property. The proposed rezoning of the property from B-1 to B-4 would be consistent with the 2007 City of Harker Heights Comprehensive Plan.

Zoning:

Current zoning for this property is B-1 (Office District). Adjacent and surrounding zoning includes a mixture of R-1 (One-Family Dwelling District), B-2 (Neighborhood Retail Business District), B-3 (Local Business District) and PD-R (Planned Development Residential).

Flood Damage Prevention:

No part of the lot lies within the 100 year or 500 year flood hazard area.

Notices:

Staff sent out eight (8) notices to property owners within the 400 foot notification area.

Zero (0) responses was received in favor of the request, and Zero (0) responses were received in opposition of the request.

RECOMMENDATION:

Staff recommends approval of a request to change zoning designation from B-1 (Office District) to B-4 (Secondary and Highway Business District), on property described as A1086BC W E Hall, Acres 1.033, Property ID# 130894, and generally located at 331 Indian Trail Harker Heights, Bell County, Texas.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to approve/disapprove an ordinance to change zoning designation from B-1 (Office District) to B-4 (Secondary and Highway Business District), on property described as A1086BC W E Hall, Acres 1.033, Property ID# 130894, and generally located at 331 Indian Trail Harker Heights, Bell County, Texas
2. Any other Motion deemed necessary.

ATTACHMENTS:

1. Application
2. Exhibits from Applicant
3. Location Map
4. Existing Land Use Map
5. Future Land Use Map
6. Zoning Map
7. Notification Area Map
8. Citizen Response



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

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

PROPERTY OWNER'S NAME: J Michael Miller

ADDRESS: 331th Indian Trail Harker Heights TX

CITY/STATE/ZIP: Harker Heights TX 76548 PHONE: 254-690-5000

LOCATION OF PROPERTY: 331 Indian Trail Harker Heights TX

LEGAL DESCRIPTION OF PROPERTY:

PARCEL #: 1.033 AC out of The W.E Hall Survey and S.H Osborn Survey 646

LOT: _____ BLOCK: _____ SUBDIVISION: _____

NUMBER OF ACRES: 1.033 SURVEY: WE HALL + S H OSBORN SURVEY 646

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: Kid Activities Nerf BALL Competition

CURRENT ZONING: B1 PROPOSED ZONING: B4

CURRENT LAND USE: B1 + vacant Land PROPOSED LAND USE IN PLAN: Children Game activities

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

J Michael Miller
 Printed Name of Property Owner

[Signature]
 Signature of Property Owner

2-16-18
 Date

February 16, 2018

RE: 331 Indian Trail

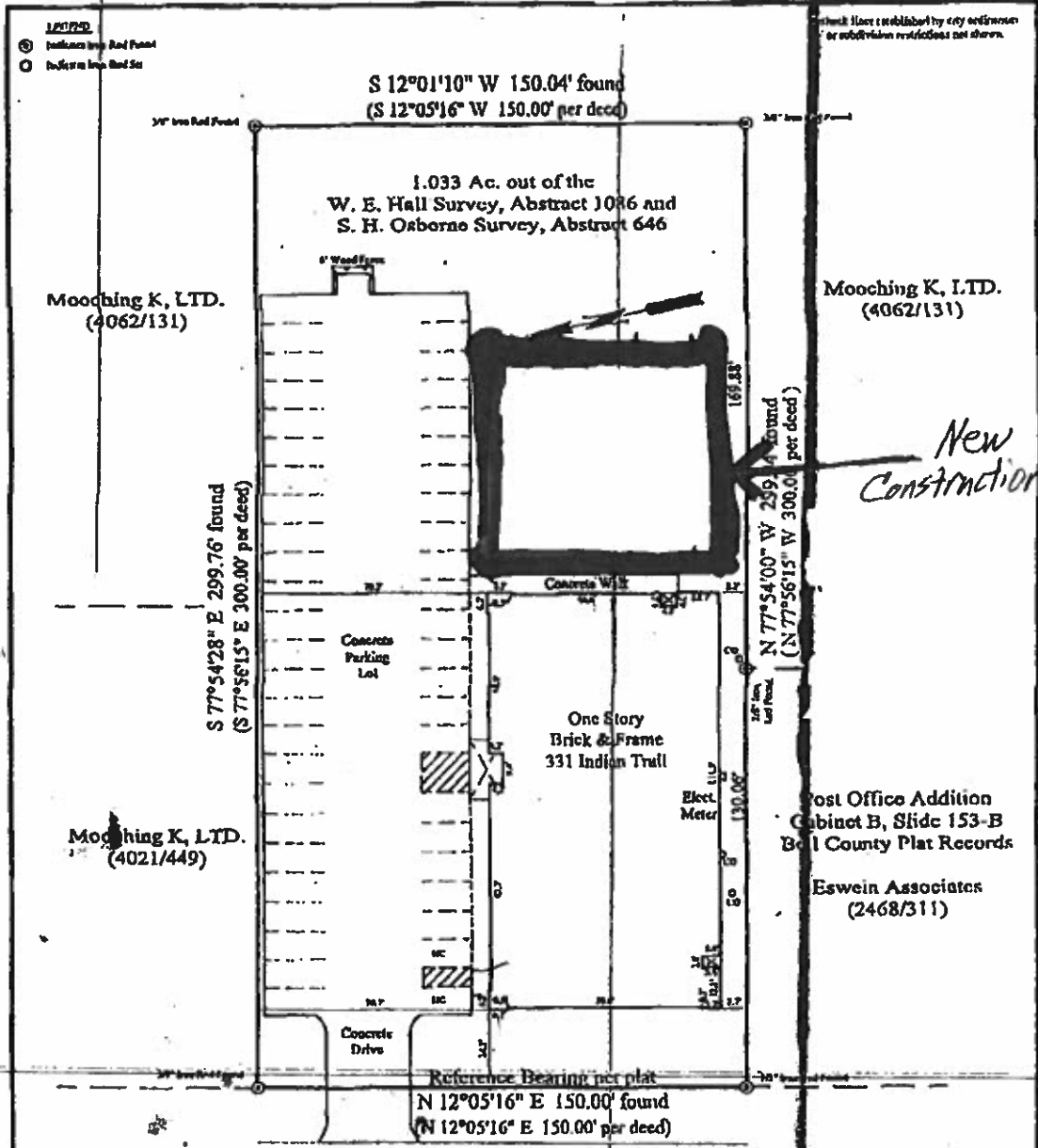
To Whom It May Concern:

Within very close proximity to this location, there are other kids' activity functions, (TexasTumblers, Boulder Mountain Climbing, Library, and the Easter Hills Middle School) so this would add support to the area as an excellent area to bring children for extra activities. We felt like Harker Heights needs more places and additional options to entertain our families so they don't have to go to other cities for children's fun activities. The operation would be called Legion of Foam, which already is having excellent success in Austin. They want to expand to this area.

Google Maps 331 Indian Trail



Imagery ©2018 Google, Map data ©2018 Google 20 ft



INDIAN TRAIL
 (Right-of-way varies asphalt pavement varies)

NOTE: This survey was made without the benefit of a title commitment. No easements or other matters not known, not shown on the plat of record or observed on the ground, have been shown, noted or located.

KNOW ALL MEN BY THESE PRESENTS, that I, A. W. Kessler, a Registered Professional Land Surveyor (TX 1852), do hereby certify that on December 01, 2003, a survey was made on the ground of a certain tract of land located at 331 Indian Trail, Harker Heights, Texas; said property being the 1.033 acres out of the W. E. Hall Survey, Abstract 1086, and S. H. Osborne Survey, Abstract 646, Bell County, Texas, described in Volume 4180, Page 131, Deed Records of Bell County, Texas. The drawing hereon is a true and accurate representation of the property as determined by said survey. The improvements as shown and are within the boundaries of the property as shown hereon.

THERE ARE NO VISIBLE ENCROACHMENTS OR CONFLICTS, EXCEPT AS SHOWN HEREON

This survey is for the exclusive use of BEB Investments, LLC to convey title and may not be used for any other purpose.

DATE: December 2, 2003

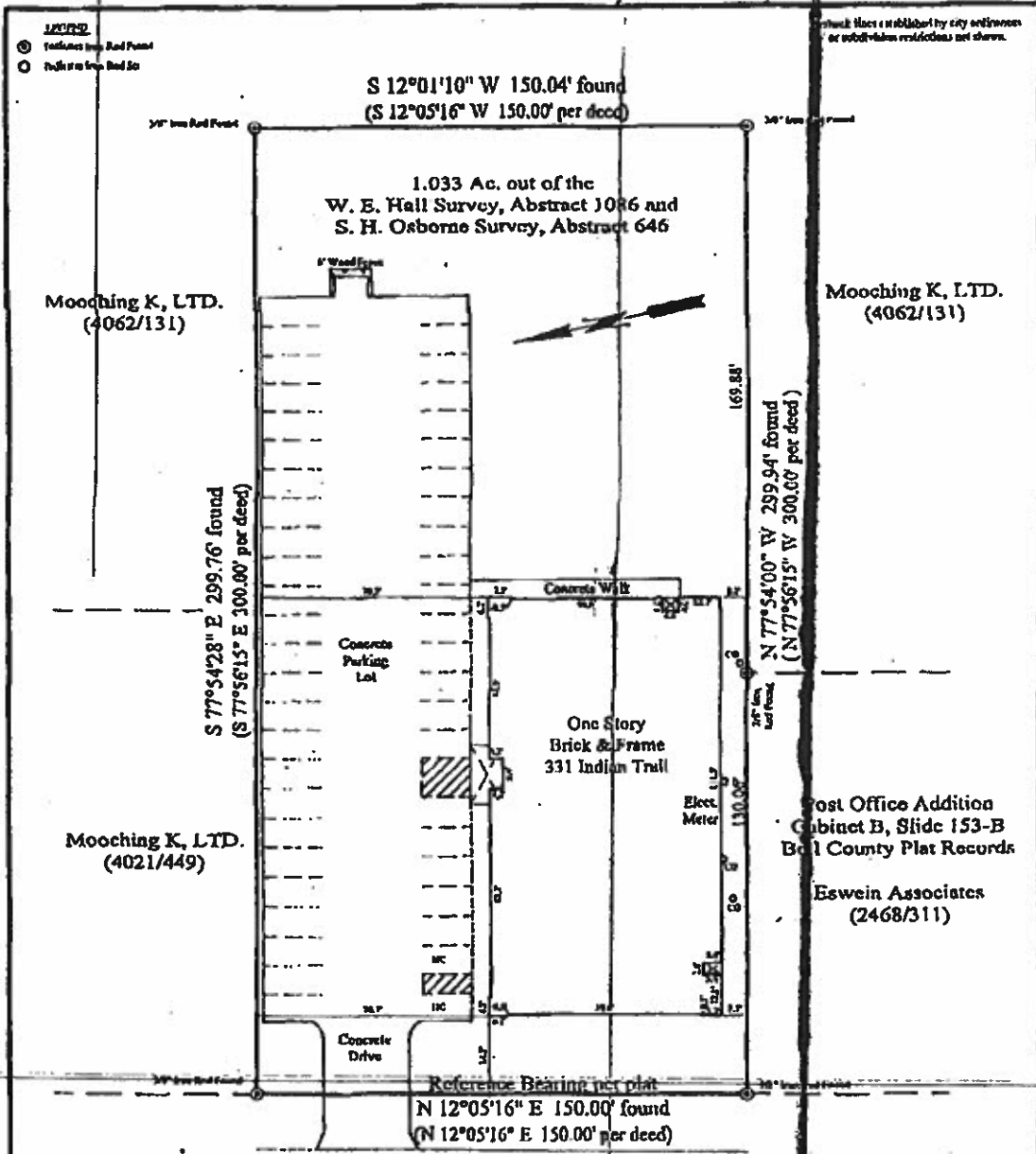
SCALE: 1" = 40'

KILLBEN ENGINEERING & SURVEYING, LTD
 2921 E. STAN SCHULTZ LOOP
 FALLEN, TEXAS 76542



A. W. Kessler
 12-4-03

331 Indian Trail
Harker Heights



INDIAN TRAIL

(Right-of-way varies asphalt pavement 14' (10'))

NOTE: This survey was made without the benefit of a title commitment. No easements or other matters not known, not shown on the plat of record or observed on the ground, have been shown, noted or located.

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**KILLEBN ENGINEERING
& SURVEYING, LTD**
2921 G. BEAN SONNICKER LOOP
 FALLEN, TEXAS 76542
 (817) 252-3333 FAX (817) 252-3331



A. W. Kessler
12-4-03

Property Identification #: 130894

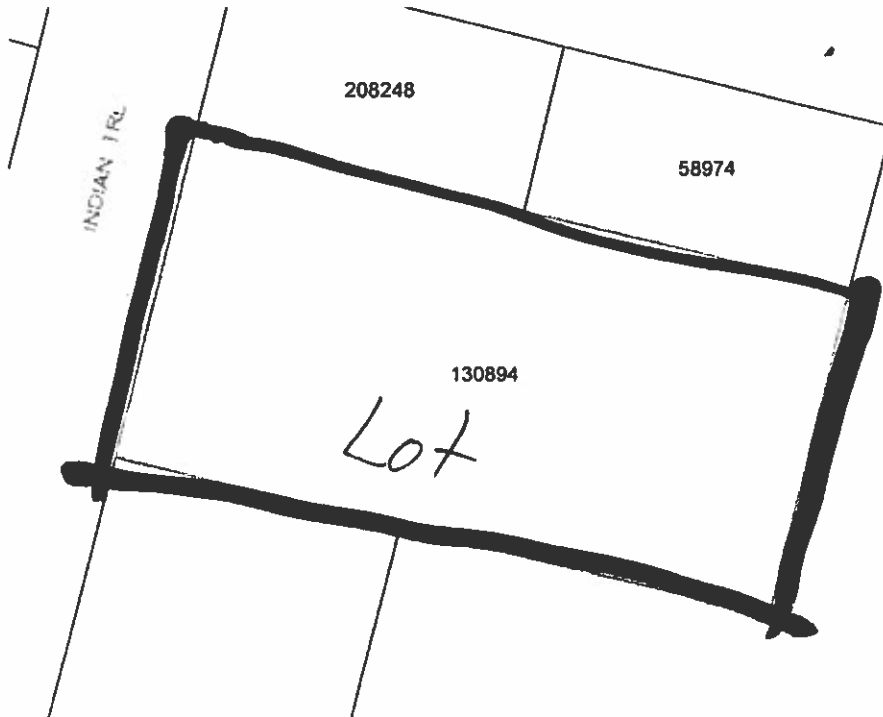
Property Information: 2018

Owner Identification #: 767326

Geo ID:
Situs: 331 INDIAN TRAIL HARKER
Address: HEIGHTS, TX
Property Type: Real
State Code: F1

Legal: A1086BC W E HALL,
Description: ACRES 1.033
Abstract: A1086BC
Neighborhood: KILLEEN OFFICE BLDGS
Appraised Value: N/A
Jurisdictions: WCLW, CAD, WWC6,
JCTC, RRD, SKIL, THH,
CB

Name: MILLER, JAMES MICHAEL
Exemptions:
DBA: Null



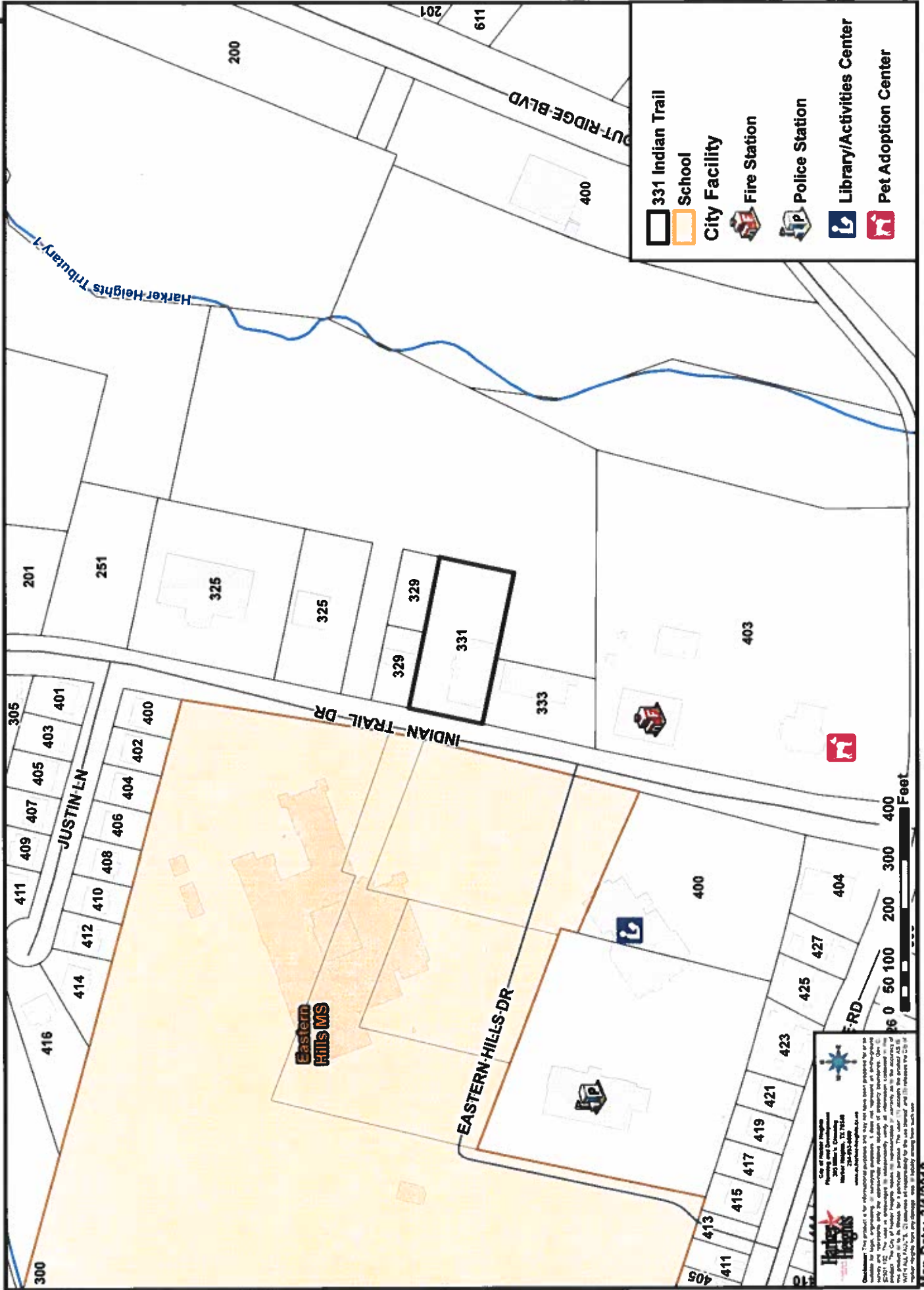
453977

Texas Parks & V

Bell CAD Map Search

Copyright Bell Central Appraisal District

Location Map



- 331 Indian Trail
- School
- City Facility
- Fire Station
- Police Station
- Library/Activities Center
- Pet Adoption Center

Harker Heights

 City of Harker Heights

 Planning and Development

 300 Main Street

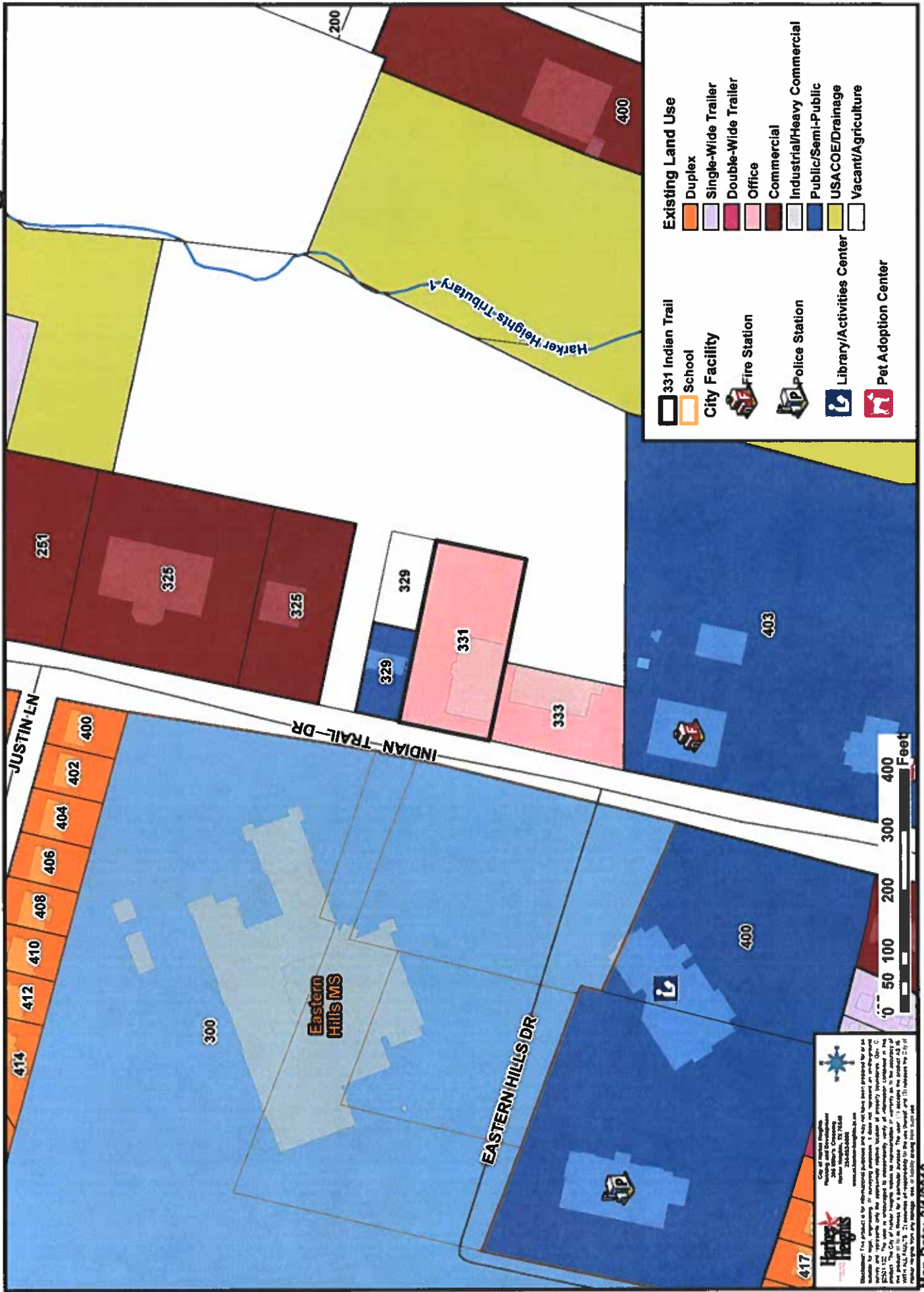
 Harker Heights, TX 76758

 www.ci.harkerheights.tx.us

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Map Date: 3/1/2018

Existing Land Use



Existing Land Use

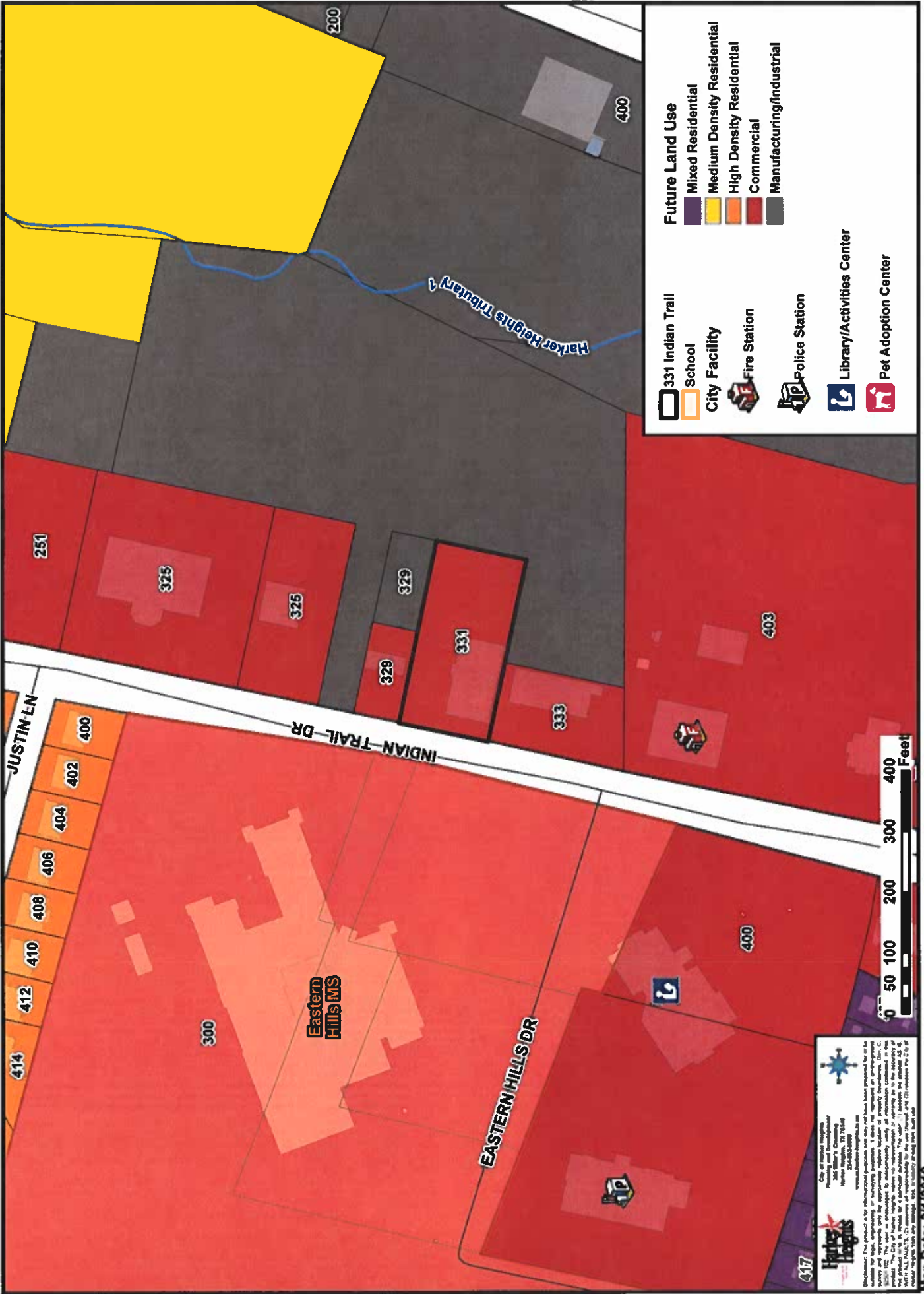
Duplex	331 Indian Trail
Single-Wide Trailer	School
Double-Wide Trailer	City Facility
Office	Fire Station
Commercial	Police Station
Industrial/Heavy Commercial	Library/Activities Center
Public/Semi-Public	Pet Adoption Center
USA COE/Drainage	
Vacant/Agriculture	

City of Harker Heights
 Planning and Development
 200 West 10th Street
 Harker Heights, TX 76788
 254-263-2000
 www.ci.harkerheights.tx.us

Map Date: 3/1/2018



Future Land Use

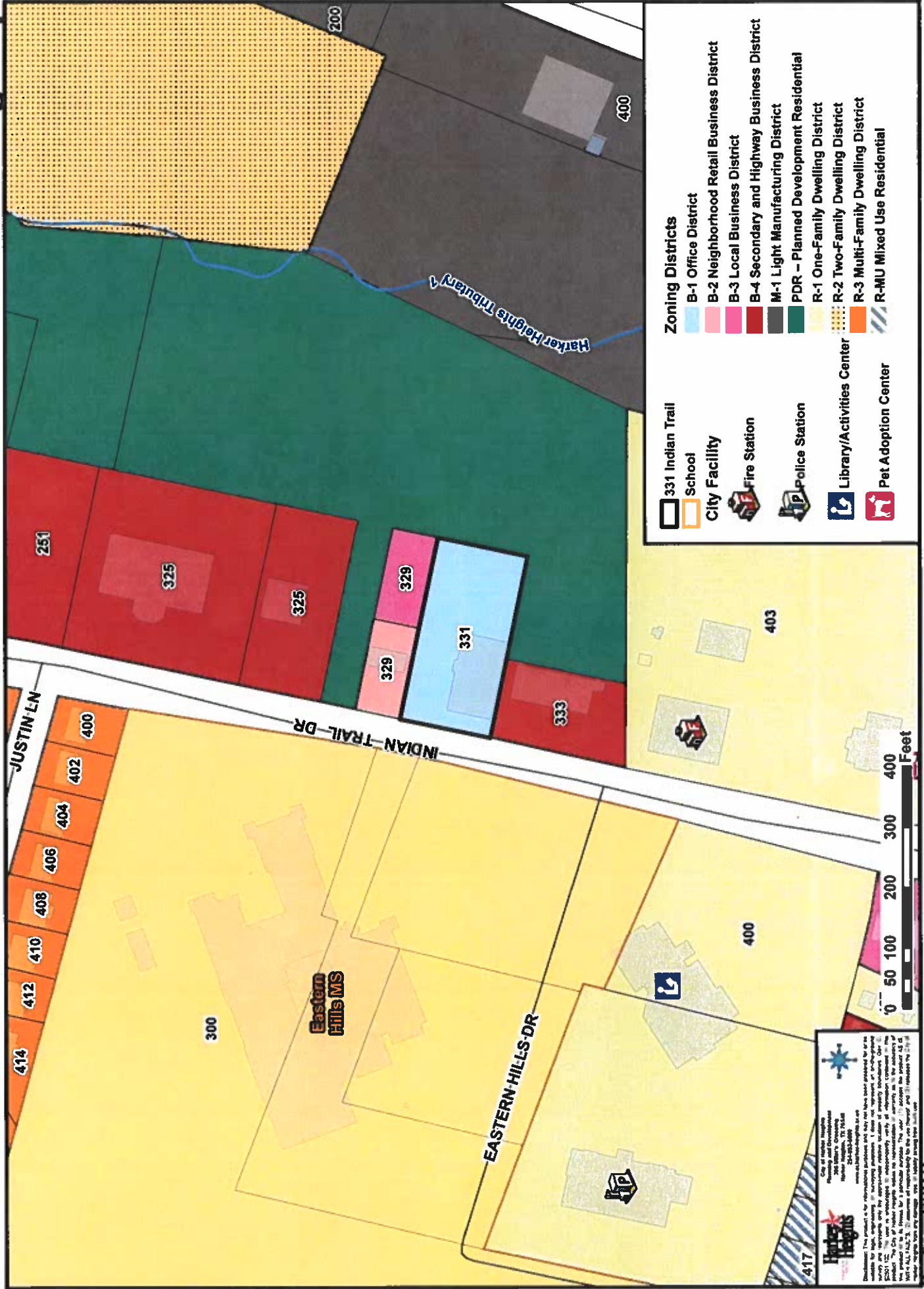


City of Harker Heights
 Planning Department
 300 Miller's Crossing
 Harker Heights, TX 76788
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Map Date: 3/1/2018

Zoning Map

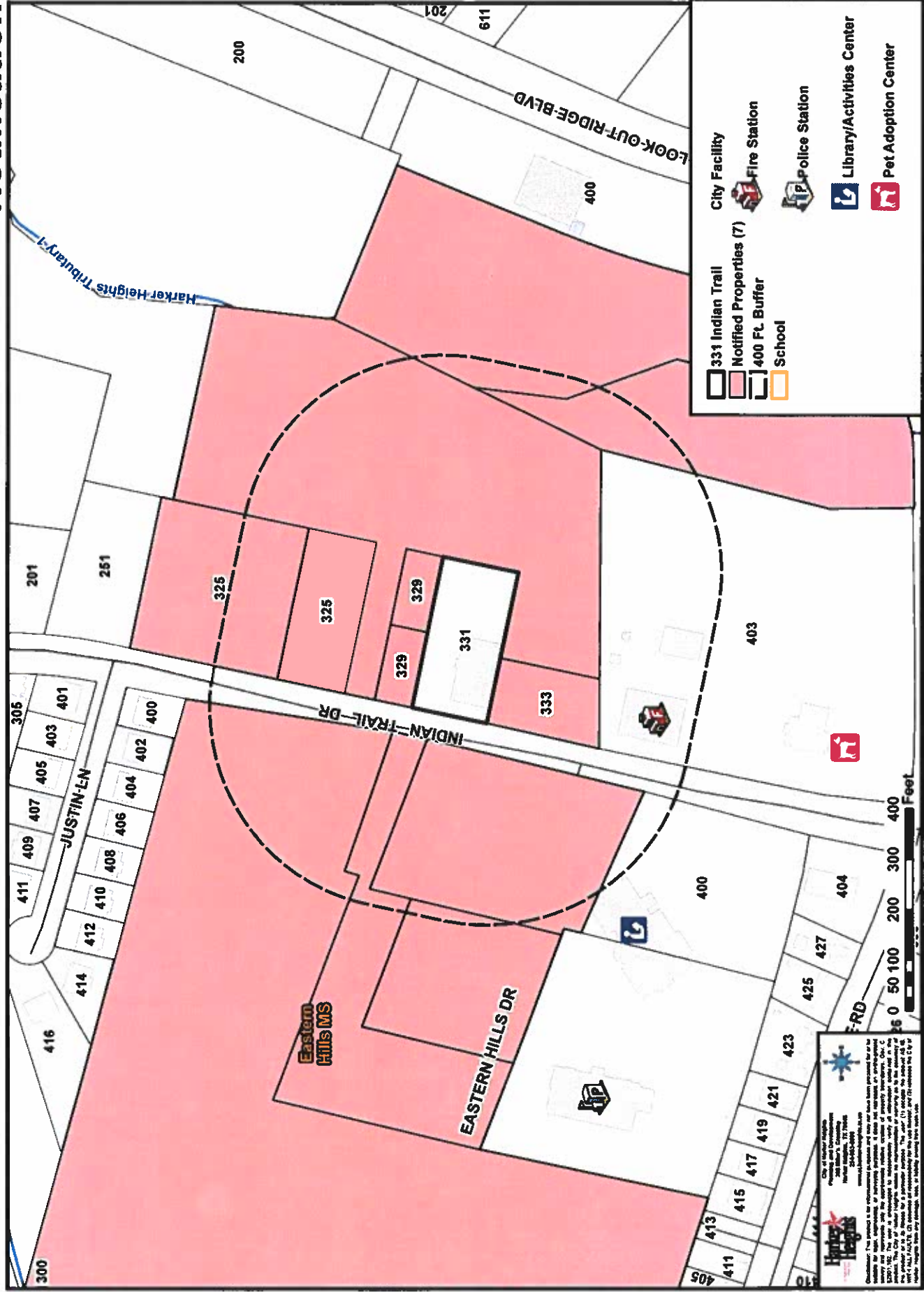


City of Harker Heights
 Planning Department
 200 Main Street
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Map Date: 3/1/2018

Notification



City of Harker Heights
 200 Main Street
 Harker Heights, TX 76788
 www.harkerheights.com

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Map Date: 3/22/2018



PLANNING AND ZONING COMMISSION MEMORANDUM

P18-103

AGENDA ITEM #VII-1

FROM: THE DEPARTMENT OF PLANNING AND DEVELOPMENT

DATE: MARCH 28, 2018

DISCUSS AND CONSIDER A REQUEST BY RILEY SCOTT HOMES, FOR PRELIMINARY PLAT APPROVAL FOR PROPERTY DESCRIBED AS 2410 LIVE OAK ADDITION AMENDED (L2 B1), BLOCK 001, LOT 002R, 13.900AC GENERALLY LOCATED SOUTH OF 525 E. KNIGHTS WAY (E. FM 2410), HARKER HEIGHTS, BELL COUNTY TEXAS.

EXPLANATION:

The applicant has submitted a preliminary plat to further subdivide a portion of the remaining land within the 2410 Live Oak Addition. The subject property is a part of the 2410 Live Oak Concept planned approved by City Council on September 9, 2014. This subdivision will consist of Lot 2B and Lot 2C. Lot 2B will be comprised of 1.736 acres and will be developed into a “Fast Food” restaurant by the applicant. The remaining 12.136 acres known as Lot 2C will remain vacant for future development.

The property is appropriately zoned as B-4 (Secondary and Highway Business District) to accommodate higher intensity commercial development, as proposed by the developer. The site will access the City of Harker Heights water and wastewater utilities and will be required to extend utilities the length of their property. The developer is aware that the property falls within the Knights Way Overlay District and will therefore be developed in accordance to the regulations and standards stipulated in the Development Overlay District 1 Manual – Knights Way Overlay.

Preliminary engineering plans provided to staff have been reviewed to meet the requirements set out by the City Code of Harker Heights, Harker Heights 2007 Comprehensive Plan, and the Development Overlay District 1 – Knights Way Overlay. Further review of the development will be finalized during the permitting process to ensure applicable elements to the site are carried throughout the development of the property.

RECOMMENDATIONS:

The proposed preliminary plat has been revised to address all staff comments. Staff recommends approval of a preliminary plat for property described as 2410 Live Oak Addition Amended (L2 B1), Block 001, Lot 002R, 13.900 AC, generally located south of 525 E. Knights Way, for the following reasons:

- The plat is consistent with zoning requirements as outlined in §155.031 B-4 (Secondary and Highway Business District).
- The proposed provision and configuration of roads, water, wastewater, drainage and utility easements, and rights-of-way are adequate to serve the lots provided.

ACTION BY PLANNING AND ZONING COMMISSION

1. Motion to approve/disapprove a preliminary plat for property described as 2410 Live Oak Addition Amended, (L2 B1), Block 001, Lot 002R, 13.900 AC, generally located south of 525 E. Knights Way.
2. Any other action desired.

ATTACHMENTS:

1. Application
2. Staff Comments dated 02/27/18
3. Location Map
4. Plat



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

APPLICATION FOR SUBDIVISION PRELIMINARY PLAT APPROVAL
 Application Fee \$ 500.00 + \$ 25 / per lot

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.

PLAT NAME: Amending Plat - 13.90 Acres Lot 2R, Block 1, 2410 Live Oak Addition

NUMBER OF LOTS: 2 NUMBER OF ACRES 13.90

EXISTING LAND USE: VACANT Land

PROPERTY OWNER: 2410 Live Oak Limited, LTD (William L Shine Trust)
 ADDRESS: 602 Cagle Lane, Harker Heights, TX 76548
 PHONE: 254-690-4321

DEVELOPER: Riley Scott Homes (Todd Scott, Owner)
 ADDRESS: 1432 Overlook Ridge Drive, Belton, TX 76513
 PHONE: 254-239-5147

SURVEYOR/ENG: Gogwin-Lasiter-Strong (John Rusk P.E./James R. Stephens, RPLS)
 ADDRESS: 4077 Cross Park Drive, Bryan, TX 77802
 PHONE: 979-776-9700

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

William L Shine for 2410 Live Oak Trust x William L. Shine
 NAME (PRINT) SIGNATURE
602 Cagle Lane Harker Heights TX 76548
 ADDRESS

NAME (PRINT) SIGNATURE
 ADDRESS

TO BE USED FOR CORPORATION/PARTNERSHIP

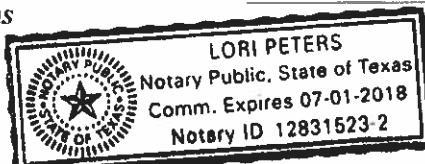
Todd Scott
 NAME (PRINT) CORP/PARTNERSHIP

ADDRESS
 BY: [Signature] AUTHORIZED AGENT TELEPHONE NO. 254-541-4548

SWORN TO AND SUBSCRIBED BEFORE ME THIS 19th DAY OF February, 2018.

Lori Peters MY COMMISSION EXPIRES: 7-18
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Lori Peters



Dunkin Donuts

Preliminary Plat

Comments Sent: February 27, 2018

Planning & Development

1. Please bold the proposed configuration to more easily identify boundaries between lots (not in color).
2. Please callout Point of Beginning on Plat.
3. Amending Plat Note #9 – Address as 529 E. Knights Way – Accepted.
4. At the rear of the development, alongside the 40' passage easement please note that there will need to be an ADA compliant sidewalk to connect from other neighboring establishments to encourage internal pedestrian circulation.
5. An internal pedestrian walkway at least six (6) feet wide must be provided from the perimeter public sidewalk to the primary public entrance (Knights Way → Entrance).
6. Dumpster Screening must consist of an eight (8) foot masonry enclosure with approved gate and landscape buffer composed of evergreen shrubs placed along all sides of the enclosure visible from a public street.
7. The development does fall within the Knights Overlay District and will require a “hedge wall” separating vehicular parking from street view along E. Knights Way (E. FM 2410) comprised of individual five (5) gallon evergreen plants placed at thirty-six (36”) inches on center to create a hedge pattern/design.
8. Parking: Must break up parking aisles – 1 single end interior landscape island for each 10 parking spaces. Cannot have more than 10 parking spaces between vegetated island(s).

Public Works, Mark Hyde

Street Lights:

1. Provide a 250 watt cobra head street light at the driveway/FM 2410 intersection.

Water:

1. The developer is required to install and extend an 8-inch water line along FM 2410. Subject to the City Council’s approval, the City of Harker Heights will participate in an oversizing agreement upsizing the 8-inch diameter water line to a 12-inch diameter water line. The City would pay the cost of oversizing from an 8-inch to a 12-inch pipe based on the engineers cost estimate.
2. The proposed 12-inch water line is within the TxDOT right-of-way, a TxDOT permit will be required.
3. The water line behind the building proposed as a 6-inch diameter water line will be required to be an 8-inch diameter water line.

4. Will the raised island behind the building be a landscape island or concreted island? If the raised island is to be used for landscaping, the water line cannot be placed in the island if trees are proposed in the island.
5. Provide a fire hydrant assembly at the north east corner of the property.

Sanitary Sewer:

1. Bring the proposed 4-inch sanitary sewer service into the flowline of the manhole to reduce generating odors.
2. A grease trap and downstream sample port will be required.

Erosion Control Plan:

1. Provide an erosion and sedimentation control plan along with a SWPPP. The City of Harker Heights will require an erosion and sedimentation permit since the disturbed area is greater than one acre.

Storm Water Drainage:

1. The approved Live Oak Addition Development Concept Plan has the storm water from Taco Bell and O'Reilly's connecting to the proposed detention facility. The Dunkin Donuts storm water plan does not show the connection. Provide drainage calculations for the sizing of the proposed detention facility and construction details of the proposed detention facility.
2. The detention facility outfall must have written approval from TxDOT.

Consulting Engineer, Otto Wiederhold

Fire Marshall, Brad Alley

1. C1.1 - The water line to the rear (coming from Pioneer) should be an 8 inch line.
2. C1.1 - Site Notes #2, should match City of Harker Heights standards
3. C1.1 - A hydrant will need to be placed on the rear water line near the existing valve by the dumpster enclosure.

Building Official, Steve Philen

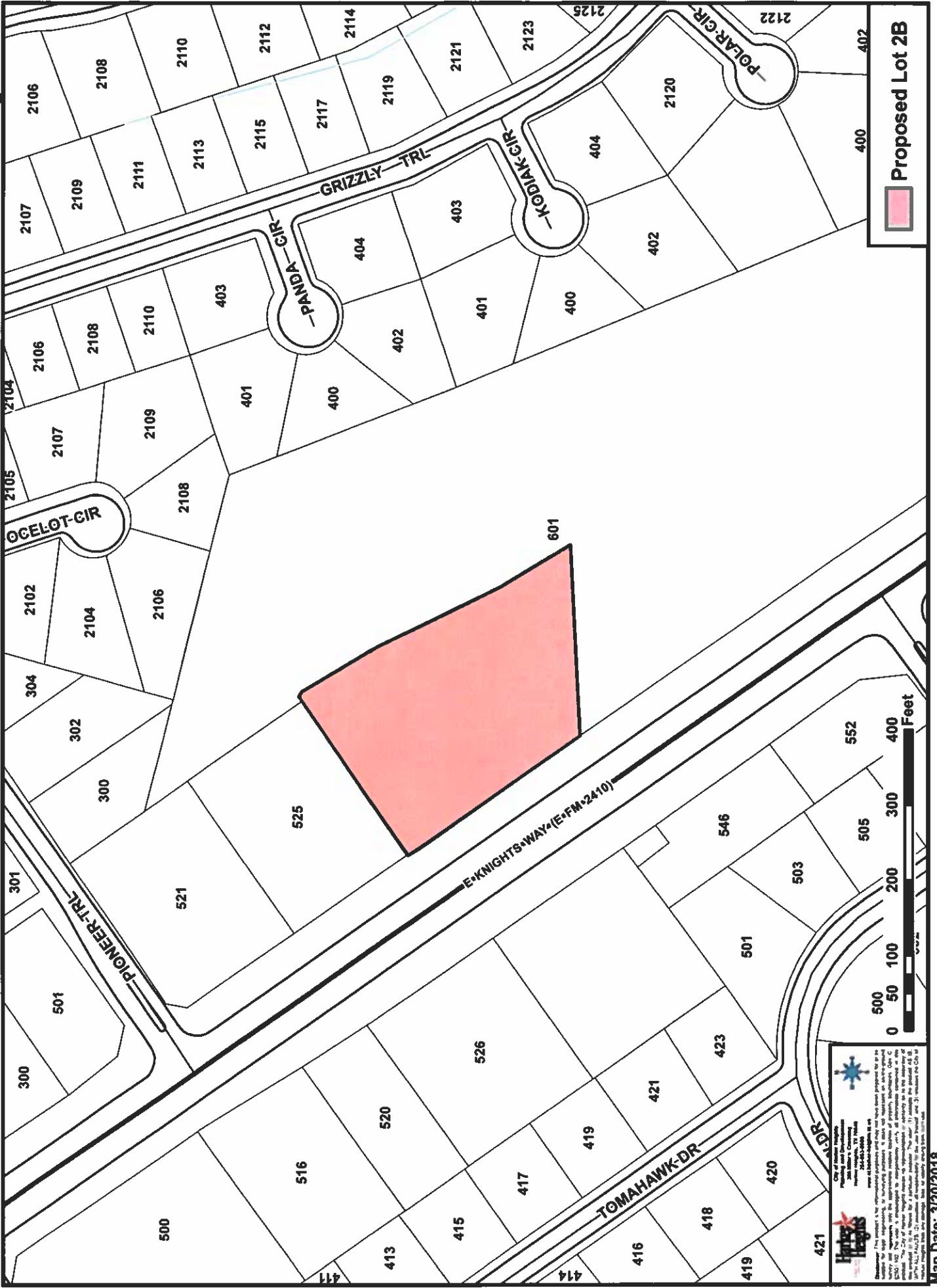
ONCOR, Greg Wade

Century Link, Chris McGuire

1. Centurylink will need a 10' PUE located on the North West corner of the lot abutting N54*48'20"

Time Warner Cable, Johnny Tindle

Bell County Health District, Michael Jahns



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EXISTING PLAT (2015 Plat No. 82)

APPROVED BY: _____ DATE: _____

COMMISSIONER OF LAND AND NATURAL RESOURCES: _____

CITY SECRETARY: _____

APPROVED BY THE CITY OF TAMPA: _____

APPROVED BY THE COUNTY OF HILLSBOROUGH: _____



EXISTING PLAT (2015 Plat No. 82)

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THE AMENDING PLAT OF Lot 2K, Block 1

W.F. Hunt Survey, A-408 & Change Measure Survey, A-128
Hillsborough County, Florida

APPROVED BY: _____ DATE: _____

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AMENDING PLAT - 13.900 ACRES

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