



Harker Heights
Planning and Zoning
Commission Meeting

Wednesday,
July 29, 2020
6:30 P.M.



**PLANNING & ZONING COMMISSION MEETING
THE CITY OF HARKER HEIGHTS
WEDNESDAY, JULY 29, 2020 – 6:30 P.M.
VIA TELECONFERENCE**

Notice is hereby given that, beginning at 6:30 P.M. on Wednesday, July 29, 2020, and continuing from day to day thereafter if necessary, the Planning and Zoning Commission (P&Z) of the City of Harker Heights, Texas, will conduct a telephonic meeting in order to contain the spread of COVID-19 in accordance with Governor Abbott's declaration of the COVID-19 public health threat and action to temporarily suspend certain provisions of the Texas Open Meetings Act issued on March 16, 2020. The subjects to be discussed are listed in the following agenda:

MEETING AGENDA

- I. CALL TO ORDER** – Convene Regular Meeting of the Planning and Zoning Commission and establish a quorum.
- II. CONSENT AGENDA**
 1. Approval of Minutes from the Regular Planning and Zoning Meeting held on June 24, 2020.
- III.** Report on City Council results from July 14, 2020 meeting.
- IV.** Recognition of Affidavits for Conflict of Interest.
- V. PUBLIC COMMENTS:**
 1. At this time, comments will be taken from the audience on non-agenda related topics, for a length of time not to exceed three minutes per person. To address the Planning and Zoning Commission, please clearly state your name and address for the Planning & Development Administrative Assistant prior to making a comment. *No action may be taken by the Planning and Zoning Commission during Public Comments.*
- VI. PUBLIC HEARINGS:**
 1. **Z20-14** Conduct a public hearing to discuss and consider rescinding ordinance 2018-30 for a Conditional Use Permit (CUP) that allows a masonry-clad manufactured home on property described as Five Feathers Addition, Block One (1), Lot Two (2), generally located at 2004 Warriors Path, Harker Heights, Bell County, Texas.
 2. **Z20-15** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow an accessory dwelling unit on property described as Lot Sixteen (16), Block One (1), The Colony, Acres .803, generally located at 3910 Walden Creek Crossing, Harker Heights, Bell County, Texas.

3. **Z20-16** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow a storage container on property described as Lot Seven (7), Block Nine (9), Meadow Acres, First Extension, generally located at 906 S. Ann Blvd, Harker Heights, Bell County, Texas.

VII. NEW BUSINESS:

1. **CP20-02** Discuss and consider a request by Alex Jarbough for Concept Plan approval on property described as a 7.07 acre tract of land situated in the Lucy O'Dell Survey, Abstract No. 644, generally located north east at the intersection of E. Knights Way (E. FM 2410) and Cedar Knob Road, Harker Heights, Bell County, Texas.
2. **P20-08** Discuss and consider a request by Alex Jarbough for Preliminary Plat approval for the proposed Escapology Addition, on property described as a 7.07 acre tract of land situated in the Lucy O'Dell Survey, Abstract No. 644, generally located north east at the intersection of E. Knights Way (E. FM 2410) and Cedar Knob Road, Harker Heights, Bell County, Texas.

VIII. REPORTS FROM COMMISSIONERS

IX. STAFF COMMENTS

X. ADJOURNMENT

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

Tiffany Dake

Tiffany Dake
Planning and Development Administrative Assistant

The public may participate remotely in this meeting by dialing-in using:

United States (Toll Free): 1 866 899 4679

United States: +1 (646) 749-3117

Access Code: 304-462-069

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



*Minutes of the Teleconference Meeting
of the Harker Heights Planning & Zoning Commission
June 24, 2020*

Present:

Larry Robison	Chairman
Robert Robinson III	Vice Chair
Adam Parker	Secretary
Noel Webster	Commissioner
Joshua McCann	Commissioner
Rodney Shine	Commissioner
Mike Stegmeyer	Alternate Commissioner
Christopher Albus	Alternate Commissioner

Absent:

Kay Carey	Commissioner
Jan Anderson	Commissioner
Stephen Watford	Commissioner
Nuala Taylor	Alternate Commissioner
Dustin Hallmark	Alternate Commissioner

Staff:

Joseph Molis	Director of Planning & Development
Mark Hyde	Public Works Director
Kristina Ramirez	Assistant Public Works Director
Courtney Peres	Senior Planner
Mike Beard	Building Official
Brad Alley	Fire Marshal
Tiffany Dake	Planning & Development Administrative Assistant

A quorum was established, and the teleconference meeting was called to order at 6:47 PM.

Agenda Item II: Approval of minutes from the May 27, 2020 regular Planning and Zoning Commission meeting. Commissioner Shine made the motion to approve the minutes and Commissioner Webster seconded the motion. **The motion passed unanimously (6-0).**

Agenda Item III: Mr. Molis made a report on City Council actions regarding recommendations resulting from the May 27, 2020 Planning & Zoning meeting.

Agenda Item IV: Mr. Molis addressed any affidavits for Conflict-of-Interest. Mr. Molis stated that staff received one affidavit from Secretary, Adam Parker. Mr. Parker would step down during case Z20-12.

Agenda Item V: The fifth item was Public Comments. There was no one present who wished to speak.

Agenda Item VI Public Hearings:

1. **Z20-10:** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as Wildewood Acres Amended (Lot 16A, Block 11), Block 11, Lot 16 and Lot 17, generally located at 931 and 933 Pinewood Drive, Harker Heights, Bell County, Texas.

Mr. Molis explained the applicant's request to rezone the property to R-2 would enable them to construct duplexes. Vice Chairman Robinson asked about off-street parking and if it was under consideration at all by the city. Mr. Molis said that off-street parking was not currently under consideration at the time and that there is regulation about residential parking and traffic flow that all citizens must adhere to. The applicant, Mrs. Enka Cole of 1493 Niagara Heights, Belton, Texas, was not present to speak about the rezone request. Chairman Robison then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. There was no one present to speak for or against the item.

A motion was made by Secretary Parker to recommend approval of an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as Wildewood Acres Amended (Lot 16A, Block 11), Block 11, Lot 16 and Lot 17, generally located at 931 and 933 Pinewood Drive, Harker Heights, Bell County, Texas. Commissioner Shine seconded the motion. **The motion passed unanimously (6-0).**

-
2. **Z20-11:** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R1-R (Rural One Family Dwelling District) on property described as 5.63 acres, Lot 90 of Lakeside Hills Section Three, generally located at 11366 Orlan Drive, Harker Heights, Bell County, Texas.

Mr. Molis explained the applicant's request to rezone the property to R1-R was to build a single-family residence and have an accessory building and fencing for horses in the future. The applicant, Kyle Cheadle, of 2530 Comanche Gap Road, Harker Heights, Texas, was present to speak to his rezoning request. Mr. Cheadle stated he bought the property six (6) years ago and has spent his weekends cleaning off the property when he is not working as a Killeen Fire Fighter. Mr. Cheadle would like to reside on the property and keep horses on the property. Commission Webster asked Mr. Cheadle how many

horses he would have on his property. Mr. Cheadle stated that he would only have one (1) horse on the property.

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

A motion was made by Secretary Parker to recommend approval of an ordinance to consider recommending an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R1-R (Rural One Family Dwelling District) on property described as 5.63 acres, Lot 90 of Lakeside Hills Section Three, generally located at 11366 Orlan Drive, Harker Heights, Bell County, Texas. Commissioner Robinson seconded the motion. **The motion passed unanimously (6-0).**

3. **Z20-12** – Secretary Parker was asked to step down from the dais due to his conflict of interest with the case. Mr. Molis presented **Z20-12: Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as 9.10 acres out of the H.B. Littlefield Survey, Abstract 511, generally located within the 1700 block of Warriors Path, Harker Heights, Bell County, Texas.**

Mr. Molis presented the applicant's request to rezone their property to R-2 in order to enable a duplex development at a later date.

Vice Chairman Robinson stated that it appears that there is only one road in and out off of Warriors Path and how many duplex units would that allow them to have. Mr. Molis stated 15 duplexes; a total of 30 dwelling units would be allowed per the Fire Code.

The representative, Jerome Gomer, of 1524 Indian Trail, Harker Heights, TX was present to speak on behalf of the property owner about the rezone request. Mr. Gomer stated he would like to build duplexes.

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

A motion was made by Commissioner Shine to recommend approval of an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as 9.10 acres out of the H.B. Littlefield Survey, Abstract 511, generally located within the 1700 block of Warriors Path, Harker Heights, Bell County, Texas. Chairman McCann seconded the motion. Secretary Parker recused himself from this vote due to a conflict of interest. **The motion passed unanimously (5-0).**

4. Mr. Molis presented **Z20-13**: Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to PD-B (Planned Development Business District) on property described as a 14.908 acre tract of land located in the J.M. Cross Survey, Abstract No. 179, generally located at 12025 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas.

Mr. Molis explained the applicant's request to rezone the property to PD-B to host a Recreational Vehicle (RV) Resort Park.

Vice Chairman Robinson asked if there has been any mention about deceleration/acceleration lanes on E. Knights Way. Mr. Molis said that there were not at this time and that if it would happen it would occur during the permitting phase. Vice Chairman Robinson asked what type of income the City will see from the development. Mr. Molis stated he was not sure but thought sales taxes, property taxes and possibly hotel/motel occupancy taxes as well. Vice Chairman Robinson asked about the type of screening around the property Mr. Molis said that the applicant has proposed a solid fence as opposed to a chain link fence. Mr. Molis continued to state that they did not specify the type of material the fence would be constructed out of and Mr. Molis suggested that if the Commission feels the need to specify they can do so as an amendment to condition 13. Mr. Molis elaborated to state that the applicant's intent is to construct an eight (8) foot metal fence along the property line that abuts the residential property.

Secretary Parker reiterated that the applicant is requesting the resort accommodate 93 RV spots and 13 cabins which will be over one hundred (100) units on the property backing up to residential properties. Secretary Parker asked for clarification on the duration a guest could stay at the RV Park based on condition eight (8). Secretary Parker stated that he felt that a year seemed more permanent. Chairman Robison interjected to state that high end RV parks are in high demand for traveling nurses, and military. Secretary Parker agreed with Chairman Robison but is still concerned with the location of this due to its proximity to an existing rural residential neighborhood. Commissioner Webster asked if the Commissioners would need to make an amendment to the proposed conditions to require an eight (8) foot fence.

The representative, Ken Emery, of 3602 Elk Trail, Belton, Texas, was present to speak about the rezone request. Mr. Emery stated that the endeavor was an expansion to their current location of Basin RV Park just beyond the city limits. Mr. Emery said the park is in high demand with people who are transitioning for various reasons. Mr. Emery stated that the park will have an RV screening process and that if the RV is 10 years old, they would need a picture of the RV and that they are not letting trailer trash into the RV Park. Commissioner Shine asked Mr. Emery how long they have been at their current location and Mr. Emery stated they have been in business since April 2019. Commissioner Shine then asked how many police and ambulance calls they have had at the existing location in Belton. Mr. Emery stated they have had one police call and one ambulance call. Mr. Emery stated that they will pay property taxes and that the cottages will have hospitality taxes associated with their rates. Mr. Emery did say there was a plan for fences being

gated and eight (8) feet high and a combination of wood fence and masonry along the front of the park much like their current site. Mr. Emery stated that it is a private park that will have the gates shut on the weekends and you can only get in with an access code after hours. Mr. Emery stated that they also have cameras that will record 24/7 and a staff that will be onsite 24/7.

Chairman Robison then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. There were two (2) people to speak against this item. Dr. Carlene Weaver, of 4246 Flat Rock Cove, Harker Heights, Texas, stated this was a neighborhood for families and she was concerned about the welfare of the families if this was allowed at this location. She said they all have found safety and stability here. She stated that they seldom have police or fire because it is so safe in the area.

Mr. Robert McLemore, of 4354 Flat Rock Cove, Harker Heights, Texas, was concerned there would be the potential for more accidents on E. Knights Way and Rummel Road with an increase in traffic. Mr. McLemore also felt like this would be an eye sore to look at from his property.

Mr. Emery stated he did understand their concern with the traffic issue and said they had already talked to the Texas Department of Transportation about a possible turn lane and a traffic impact analysis.

A motion was made by Commissioner Shine to recommend approval of an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to PD-B (Planned Development Business District) on property described as a 14.908 acre tract of land located in the J.M. Cross Survey, Abstract No. 179, generally located at 12025 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas. Commissioner McCann seconded the motion. **The motion failed (2-4).**

Agenda Item VII, New Business

1. **CP20-01** Discuss and consider a request by Rebecca Slentz for Concept Plan approval on property described as a 2.32 acre tract of land being part of the H.B. Littlefield Survey, Abstract No. 511, the land herein described being all of a called 0.31 acres parcel designated as Tract 1 and a 2.018 acre parcel designated as Tract 2, generally located near the intersection of Pueblo Trace and Pontotoc Trace, Harker Heights, Bell County, Texas.

Mr. Molis explained the applicant has submitted a concept plan proposal of their property in order to subdivide and develop the land into seven (7) lots for duplexes.

Secretary Parker asked why the drainage was located in phase three (3) versus being in phase two (2). Mr. Molis replied that staff does not necessarily go into full detail that much in a concept plan and that the concept plan is just to make the applicant understand they need to think about drainage. Commissioner Shine asked if this would intersect into the property that was just recommended for approval by the P&Z. Mr. Molis said that it does have the ability to join the property from case Z20-12.

The representative, Jerome Gomer, of 1524 Indian Trail, Harker Heights, Texas, was present to speak about the concept plan request. Mr. Gomer stated he would like to build duplexes within phases of the development as proposed and then depending on what is decided about the property from Z20-12 there could be a connection from Tejas Trail east towards Warriors Path.

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

A motion was made by Commission Webster to recommend approval for Concept Plan approval on property described as a 2.32 acre tract of land being part of the H.B. Littlefield Survey, Abstract No. 511, the land herein described being all of a called 0.31 acres parcel designated as Tract 1 and a 2.018 acre parcel designated as Tract 2, generally located near the intersection of Pueblo Trace and Pontotoc Trace, Harker Heights, Bell County, Texas. Secretary Parker seconded the motion. **The motion unanimously passed (6-0).**

Chairman Robison then adjourned the teleconference meeting of the Planning and Zoning Commission at 8:07 P.M.

Larry Robison, Chairman

DATE:

Adam Parker, Secretary

DATE:



PLANNING AND ZONING COMMISSION MEMORANDUM

Z20-14

AGENDA ITEM VI-1

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

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RESCINDING ORDINANCE 2018-30 FOR A CONDITIONAL USE PERMIT (CUP) THAT ALLOWS A MASONRY-CLAD MANUFACTURED HOME ON PROPERTY DESCRIBED AS FIVE FEATHERS ADDITION, BLOCK ONE (1), LOT TWO (2), GENERALLY LOCATED AT 2004 WARRIORS PATH, HARKER HEIGHTS, BELL COUNTY, TEXAS.

BACKGROUND:

On November 13, 2018, the City Council approved a Conditional Use Permit (CUP) to allow the use of a masonry-clad manufactured home on property zoned R-1 (One Family Dwelling District) located at 2004 Warriors Path. To date, the property owner has failed to meet the Conditions of their Conditional Use Permit. The property owner is in direct violation of conditions two (2) and four (4).

The conditions placed on the property are as follows:

1. One (1) 32' by 72' Manufactured Home will occupy the property and shall be permitted by the Conditional Use Permit.
2. Manufactured home on the property shall be clad in masonry products.
3. The Manufactured home may be placed perpendicular to the street it fronts.
4. The owner must within 90 days perfect an election to treat the manufactured home as real property as provided in Texas Occupations Code §1201.2055.

EXPLANATION:

A building permit was issued on June 3, 2019 and has expired from more than 180 days of inactivity. On June 26, 2020 staff mailed a notice letter to the property owner describing the City's intent to terminate the existing CUP on property at 2004 Warriors Path. On July 7, 2020 staff provided the property owner and the current resident a confirmation letter of the City's intent to terminate the CUP on property at 2004 Warriors Path. A general examination from Warriors Path of the structure on site does not comply with condition 2 and therefore condition 2 has not been met (see attachment 4). Condition 4 requires that the property owner must designate the manufactured home as real property with the Bell County Appraisal District as provided in

the Texas Occupations Code §1201.2055 and must occur within 90 days of the adoption of the Conditional Use Permit. To date Condition 4 has not been completed.

The Building Official, Michael Beard, spoke with the property owner, Mr. Pilkey, and made him aware the permit for the property had expired and he was in violation of the CUP for the property. Mr. Pilkey explained to Mr. Beard that he still desires to complete the structure but has faced setbacks because of the ongoing pandemic (COVID-19).

Staff finds that a qualifying event has occurred to warrant termination of the Conditional Use Permit. Per Harker Heights Code of Ordinances section 155.201 (E) (1) (g) A conditional use permit shall continue in full force and effect until the earliest occurrence of any of the following events of termination, at which time it shall immediately become void and shall have no further effect:

- a) The building or premises is not put to the permitted use for a period of one year or more from the effective date of the ordinance authorizing issuance of the permit;
- b) The permit expires by its own terms;
- c) The property is rezoned;
- d) Another conditional use permit is approved for the site;
- e) The building or premises is substantially enlarged, extended, reconstructed or altered;
- f) The use of the building or premises is materially expanded, increased, or otherwise altered; or
- g) The violation of any one or more of the conditions of approval.**

SURROUNDING LAND USES

Adjacent land uses include:

	Existing Land Use	Future Land Use	Zoning
North	Manufactured Home	Single Family Residential	R-1(M) (One Family Manufactured Home Dwelling District)
South	Manufactured Home	Mobile Home Park	R-1 (One Family Dwelling District)
East	Manufactured Home	Single Family Residential	R-1
West	Vacant	Mixed Residential	R-1(M)

The property is currently occupied by a double-wide manufactured home. Surrounding properties consists of other double wide manufactured homes, and vacant land. The subject property is located in an area designated as MR (Mixed Residential).

Flood Damage Prevention:

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

Notices:

Staff sent out eighteen (18) notices to property owners within the 400-foot notification area. One (1) response was received in favor of the request to rescind the Conditional Use Permit, and zero (0) responses were received in opposition of the request.

RECOMMENDATION:

Staff recommends rescission of ordinance 2018-30 for a Conditional Use Permit (CUP) that allows a masonry-clad manufactured home on property described as Five Feathers Addition, Block One (1), Lot Two (2), generally located at 2004 Warriors Path, Harker Heights, Bell County, Texas, based upon the following:

1. The Conditional Use Permit is in violation per §155.201 (E) (1) (g).

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of rescinding ordinance 2018-30 for a Conditional Use Permit (CUP) that allows a masonry-clad manufactured home on property described as Five Feathers Addition, Block One (1), Lot Two (2), generally located at 2004 Warriors Path, Harker Heights, Bell County, Texas.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Letter of Termination
2. Ordinance 2018-30
3. Harker Heights Code of Ordinances §155.201
4. Site Photos
5. Location Map
6. Existing Land Use Map
7. Zoning Map
8. Future Land Use Map
9. Notification Area Map
10. Citizen Responses



June 26, 2020

The City of Harker Heights
305 Miller's Crossing
Harker Heights, TX 76548
Phone 254/953-5600
Fax 254/953-5614

Mayor
Spencer H. Smith

Mayor Pro Tem
Michael Blomquist

City Council
Jennifer McCann
Jackeline Soriano Fountain
John Reider
Jody Nicholas

Planning and Zoning Commission
City of Harker Heights

**RE: Termination of Conditional Use Permit (CUP) on Property Located at
2004 Warriors Path**

Commissioners,

As you will recall, a Conditional Use Permit (CUP) was granted on November 13, 2018 (Ordinance 2018-30 attached) allowing the use of a masonry-clad manufactured home on property zoned R-1 (one family dwelling district) located at 2004 Warriors Path. To date, the property owner has failed to meet Conditions 2 and 4 of the CUP.

Condition 2 requires the manufactured home to be cladded in masonry products, and this task has not been completed. The building permit, which was issued on June 3, 2019 has expired from more than 180 days of inactivity. Further, per Condition 4 of the CUP, the owner was required to designate the manufactured home as real property with the Bell Central Appraisal District, as provided in the Texas Occupations Code §1201.2055. This was to occur within 90 days of the CUP ordinance's adoption, has not been completed.

Therefore, per § 155.201(E)(1)(g) of the Harker Heights Code of Ordinances below, I find that a qualifying event has occurred to warrant the termination of the Conditional Use Permit: the violation of one or more conditions of approval has occurred.

§ 155.201 CONDITIONAL USE PERMITS.

(E) Term.

(1) A conditional use permit shall continue in full force and effect until the earliest occurrence of any of the following events of termination, at which time it shall immediately become void and shall have no further effect:

- (a) The building or premises is not put to the permitted use for a period of one year or more from the effective date of the ordinance authorizing issuance of the permit;
- (b) The permit expires by its own terms;
- (c) The property is rezoned;
- (d) Another conditional use permit is approved for the site;

- (e) The building or premises is substantially enlarged, extended, reconstructed or altered;
- (f) The use of the building or premises is materially expanded, increased or otherwise altered; or
- (g) The violation of any one or more of the conditions of approval.

Per the requirements of § 155.201(E), this matter will be presented to the Planning and Zoning Commission (P&Z) and the Harker Heights City Council, and staff will recommend that the CUP be terminated. During those meetings, the property owner will be given the opportunity to present a rebuttal to the City's position.

This matter will be presented to the **P&Z** during its meeting scheduled for **Wednesday, July 29, 2020**, beginning at 6:30 pm and then to the **City Council** during its meeting scheduled for **Tuesday, August 11, 2020**, beginning at 5:00 pm at Harker Heights City Hall.

Let me know if you require additional information.

Sincerely,




David Mitchell
City Manager

City of Harker Heights | 305 Miller's Crossing | Harker Heights, TX 76548
T: 254-953-5600 | F: 254-953-5666 | dmitchell@harkerheights.gov

Vision: Providing public services that empower people to focus on what matters most: their goals, hopes and dreams.

ATTACHMENT

1. Ordinance 2018-30
2. Harker Heights Code of Ordinances §155.201

CC

1. Zoning Board of Adjustment
2. Mr. Larry Pilkey
PO Box 460635
Leeds, UT 84746
3. File

ORDINANCE NO. 2018-30

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT (CUP) TO ALLOW A MASONRY CLAD MANUFACTURED HOME ON PROPERTY DESCRIBED AS, FIVE FEATHERS ADDITION, BLOCK ONE (1), LOT TWO (2), PROPERTY ID# 185944, GENERALLY LOCATED AT 2004 WARRIORS PATH, HARKER HEIGHTS, BELL COUNTY, TEXAS.

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

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

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

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

SECTION 2: The hereinafter-described property is granted a Conditional Use Permit (CUP), to allow a masonry clad manufactured home on property described as:

Lot Two (2), Block One (1), Five Feathers Addition to the City of Harker Heights according to the plat of record in Cabinet C, Slide 98-D, Plat Records of Bell County, Texas

This permit is subject to the following conditions:

1. One (1) 32' by 72' Manufactured Home will occupy the property and shall be permitted by the Conditional Use Permit.
2. Manufactured home on the property shall be clad in masonry products.
3. The Manufactured home may be placed perpendicular to the street it fronts.
4. The owner must within 90 days perfect an election to treat the manufactured home as real property as provided in Texas Occupations Code §1201.2055.

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

<u>Ord. No.</u>	<u>Date Passed</u>	<u>Description</u>
2018-30	11/13/18	Granting a CUP (Conditional Use Permit), to allow a masonry clad manufactured home on property described as Five Feathers Addition, Block One (1), Lot Two (2), Property ID# 185944, generally located at 2204 Warriors Path, Harker Heights, Bell County, Texas.

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

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

PASSED AND APPROVED on November 13, 2018



 Spencer H. Smith, Mayor

ATTEST:



 Patricia Brunson, City Secretary

§ 155.201 CONDITIONAL USE PERMITS.

(A) *Purpose.* 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 conditional use permit remains with land, regardless of ownership, until termination thereof.

(B) *Planning and Zoning Commission consideration.*

(1) *Application.* Only the property owner may apply for conditional use permits. The application for a conditional use permit shall be submitted on a form approved by the Planning and Development Director and shall be accompanied by a site plan in a form acceptable to the Planning and Development Director. The application shall be filed with the Planning and Zoning Commission, together with the application fee and all required attachments, not less than 30 days prior to the meeting at which the applicant wishes to have his or her request considered.

(2) *Notice and hearing.* For purposes of giving notice and conducting a public hearing, the Planning and Zoning Commission shall treat the application as a rezoning request.

(3) *Report by Planning and Zoning Commission.* Following proper application, notice to affected landowners and public hearing, the Planning and Zoning Commission shall make a report to the City Council which shall recommend approval or denial of the application for a conditional use permit, and which shall further specify such restrictions or conditions of approval as the Planning and Zoning Commission may deem appropriate.

(4) *Criteria for approval.* The Planning and Zoning Commission may recommend approval of a conditional use permit by majority vote, but should recommend disapproval of application if it finds one or more of the following to be true:

(a) The proposed use does not conform with applicable regulations and standards established by this chapter;

(b) The proposed use will be inconsistent with the objectives and purposes of the zoning district in which the development is located, or the goals, objectives and policies set forth in the city's current Comprehensive Zoning Plan;

(c) The proposed use will be incompatible with existing or permitted uses on abutting sites because of use, building height, bulk and scale, setbacks and open spaces, coverage, landscaping and screening, drainage, or access and circulation features;

(d) The proposed use is not suitable to the premises or structure(s) in which it will be conducted;

(e) The proposed use potentially creates greater unfavorable effects or impacts on existing or permitted uses on abutting sites than those which might reasonably result from the use of the site for a use permitted by right;

(f) The proposed use will be detrimental to the public health, safety or welfare, or will materially injure property or improvements in the vicinity in a manner specified by the Commission;

(g) The proposed use fails to reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, odors, or similar hazards or impacts;

(h) The proposed use will materially and 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 under existing zoning regulations;

(i) The proposed use will materially and adversely affect traffic control or adjacent properties by inappropriate location, lighting or types of signs; or

(j) The proposed use fails to provide adequate and convenient off-street parking and loading facilities.

(C) *City Council consideration.*

(1) *Generally.* The City Council shall consider the application at the first regular meeting scheduled after it has received the final report of the Planning and Zoning Commission. The Council may vote to approve the application, vote to deny the application, table matter for future consideration, or refer the application back to the Planning and Zoning Commission for further study and a new recommendation. In the event that an application for a conditional use permit is not approved by the City Council within 180 days after the date it was first considered by the Planning and Zoning

Commission, such application shall be deemed to have been denied on the 180th day after such first day of consideration.

(2) *Vote required.* The application may be approved by a majority vote of the Council, provided that the Council may not approve an application for a conditional use permit except by three-fourths approval vote if a written protest against such permit has been filed with the Building Official and such protest has been duly signed and acknowledged by the owners of at least 20% of the area of the lots or land immediately adjoining the area covered by the requested permit and extending 200 feet from that area.

(3) *Conditions of approval.* Regardless of whether such conditions have been recommended by the Planning and Zoning Commission, the City Council may establish such conditions of approval as are reasonably necessary to insure compatibility with surrounding uses and to preserve the public health, safety and welfare. Such conditions may include, without limitation, a limited term or duration of the permit; requirements for special yards, lot sizes, open spaces, buffers, fences, walls or screening; requirements for the installation and maintenance of landscaping or erosion control measures; requirements for street improvements, regulation of vehicular ingress or egress and traffic circulation regulation of signs; regulation of hours or other characteristics of operation; establishment of development schedules for performance or completion; and such other reasonable conditions as the City Council may deem necessary to preserve the health, safety, and welfare of the applicant and the public. In any event, no conditional use permit shall be granted unless and until the recipient thereof shall agree in writing to comply with such conditions of approval as may be imposed by the City Council.

(4) *Ordinance required.* If the application is duly approved by the City Council, an ordinance authorizing its issuance shall be promptly thereafter executed by the Mayor. The ordinance shall set forth the conditions of approval, and may provide that any person or legal entity found guilty of violating such ordinance may be fined an amount not exceeding \$2,000 for each day during which a violation is committed.

(5) *Submission of application following disapproval.* If an application for a conditional use permit has been disapproved by the City Council, whether such disapproval results from formal Council action or the failure to approve the application within the specified time, the same or substantially identical application shall not be filed with the Planning and Zoning Commission for a period of at least 180 days after the date of such disapproval. Upon disapproval of any subsequent identical or substantially identical application, the same or substantially identical application shall not be filed for a period of 12 months from the date of the last disapproval. However, the provisions of this division shall not operate to prohibit the filing of an application after legal title of record has been transferred to a new owner.

(D) *Record of permits.* The Planning and Development Director shall maintain a record of all conditional use permits granted by the city.

(E) *Term.*

(1) A conditional use permit shall continue in full force and effect until the earliest occurrence of any of the following events of termination, at which time it shall immediately become void and shall have no further effect:

(a) The building or premises is not put to the permitted use for a period of one year or more from the effective date of the ordinance authorizing issuance of the permit;

(b) The permit expires by its own terms;

(c) The property is rezoned;

(d) Another conditional use permit is approved for the site;

(e) The building or premises is substantially enlarged, extended, reconstructed or altered;

(f) The use of the building or premises is materially expanded, increased or otherwise altered; or

(g) The violation of any one or more of the conditions of approval.

(2) For purposes of this section the City Manager shall have the authority, subject to review by the Zoning Board of Adjustment, to determine whether an event of termination has occurred. Whenever the City Manager shall make a formal determination as to whether an event of termination has occurred, he shall promptly make and forward to the Planning and Zoning Commission and Zoning Board of Adjustment a written report describing the facts surrounding such determination and the reasons for such determination.

(Ord. 2001-36, passed 11-13-01)





NOTICE OF PUBLIC HEARING
THE PEOPLE OF HENRIETTA WILL BE HEARD
HASKYR HEGGINS
CITY HALL
BY MILLER'S CHRYSLER
FOR A ZONING VARIANCE
FOR A ZONING VARIANCE
SECTION 1 W/ CUP TO R-1
PLANNING AND ZONING COMMISSION 7-29-2020 10:00 AM
CITY HALL 8-11-2020 10:00 AM
FOR MORE INFORMATION PLEASE CONTACT
PLANNING AND ZONING DEPARTMENT 935-7400

**CONDITIONAL
USE PERMIT**

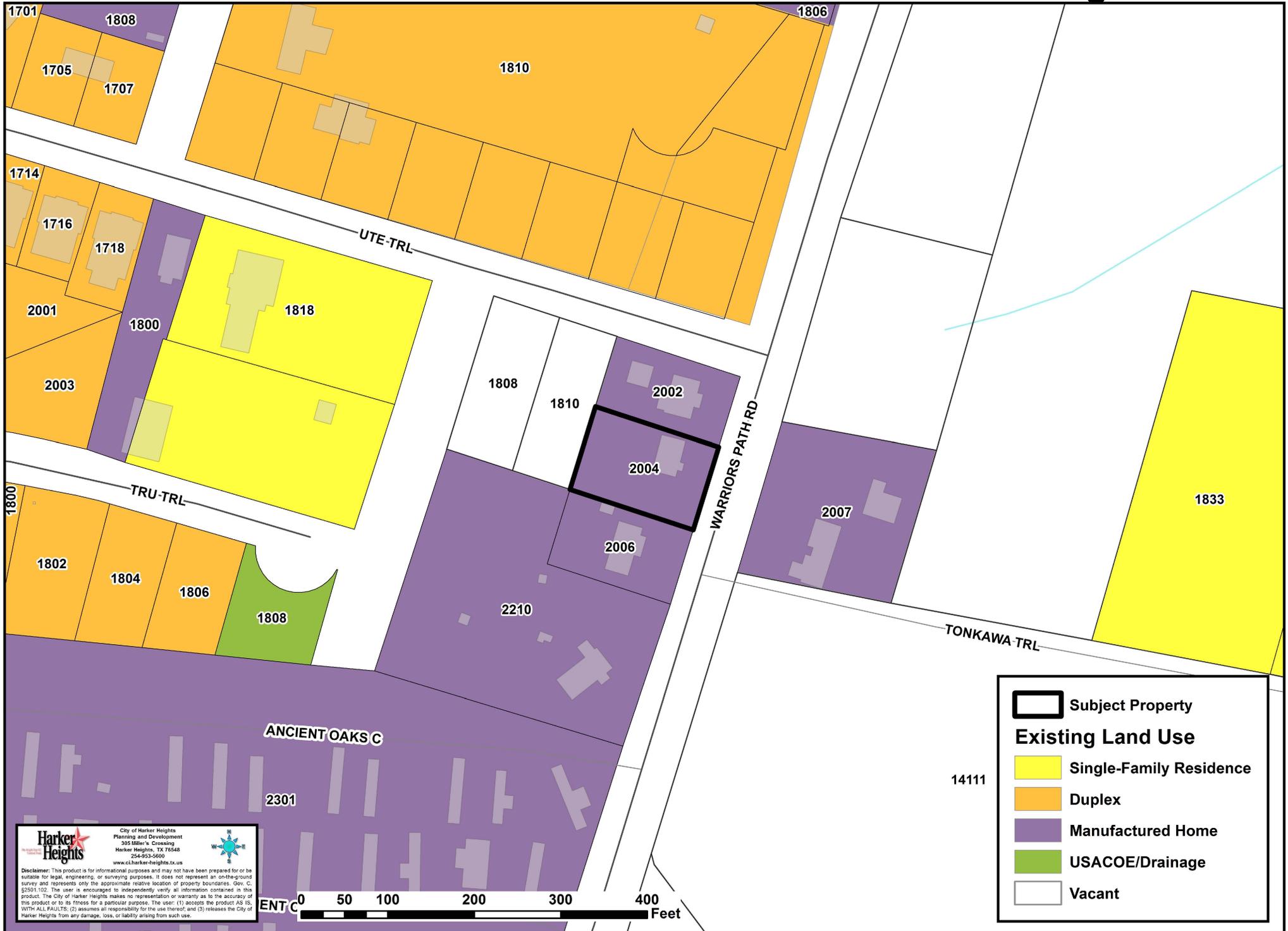






Harker Heights
City of Harker Heights
Planning and Development
395 Miller's Crossing
Harker Heights, TX 76548
254-923-5600
www.ci.harker-heights.tx.us

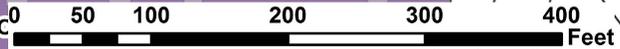
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user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

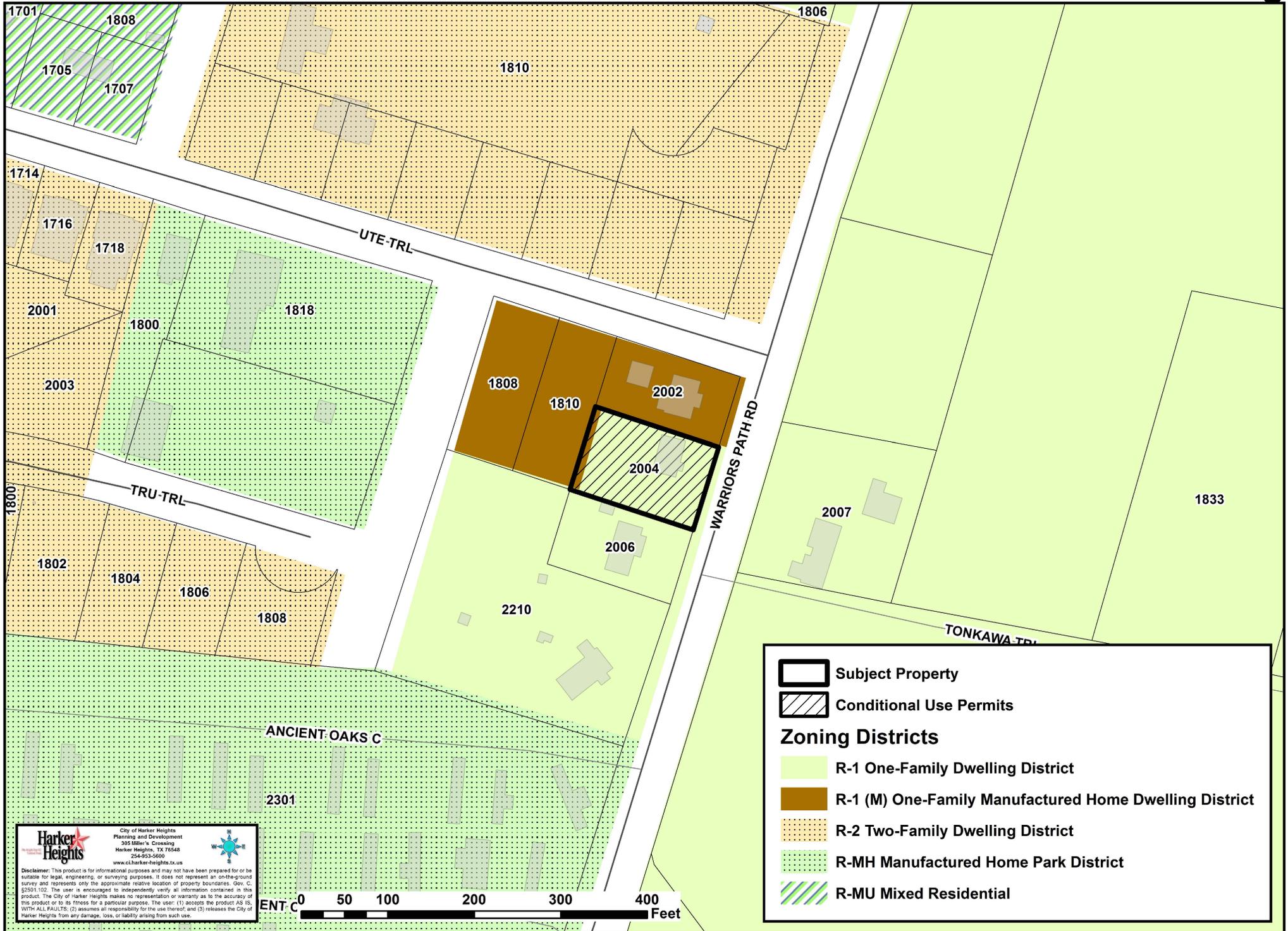


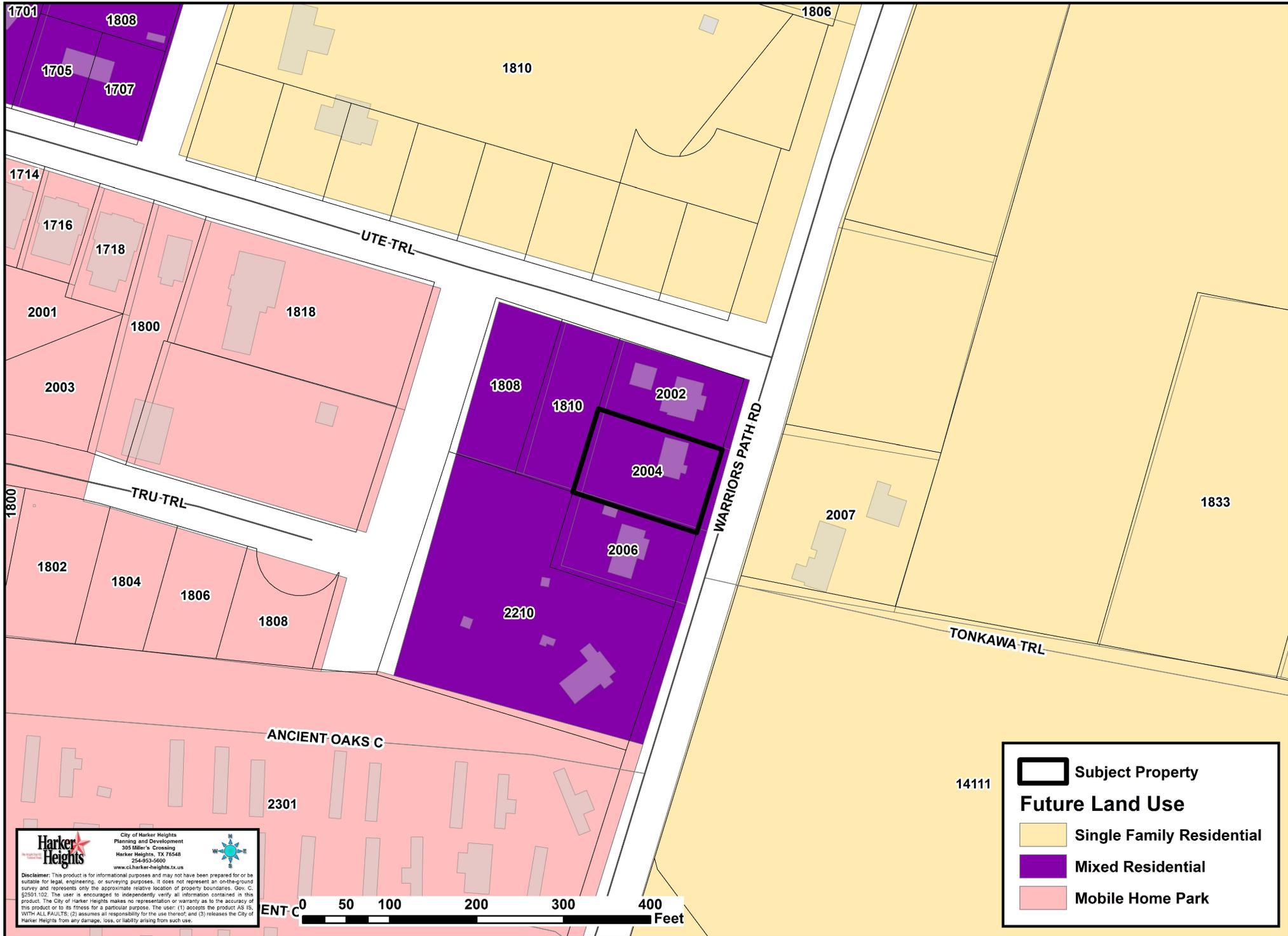
	Subject Property
Existing Land Use	
	Single-Family Residence
	Duplex
	Manufactured Home
	USACOE/Drainage
	Vacant

Harker Heights
 City of Harker Heights
 Planning and Development
 905 Miller's Crossing
 Harker Heights, TX 76548
 254-923-5600
 www.ci.harker-heights.tx.us

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







Harker Heights
City of Harker Heights
Planning and Development
985 Miller's Crossing
Harker Heights, TX 76548
254-923-5600
www.ci.harker-heights.tx.us

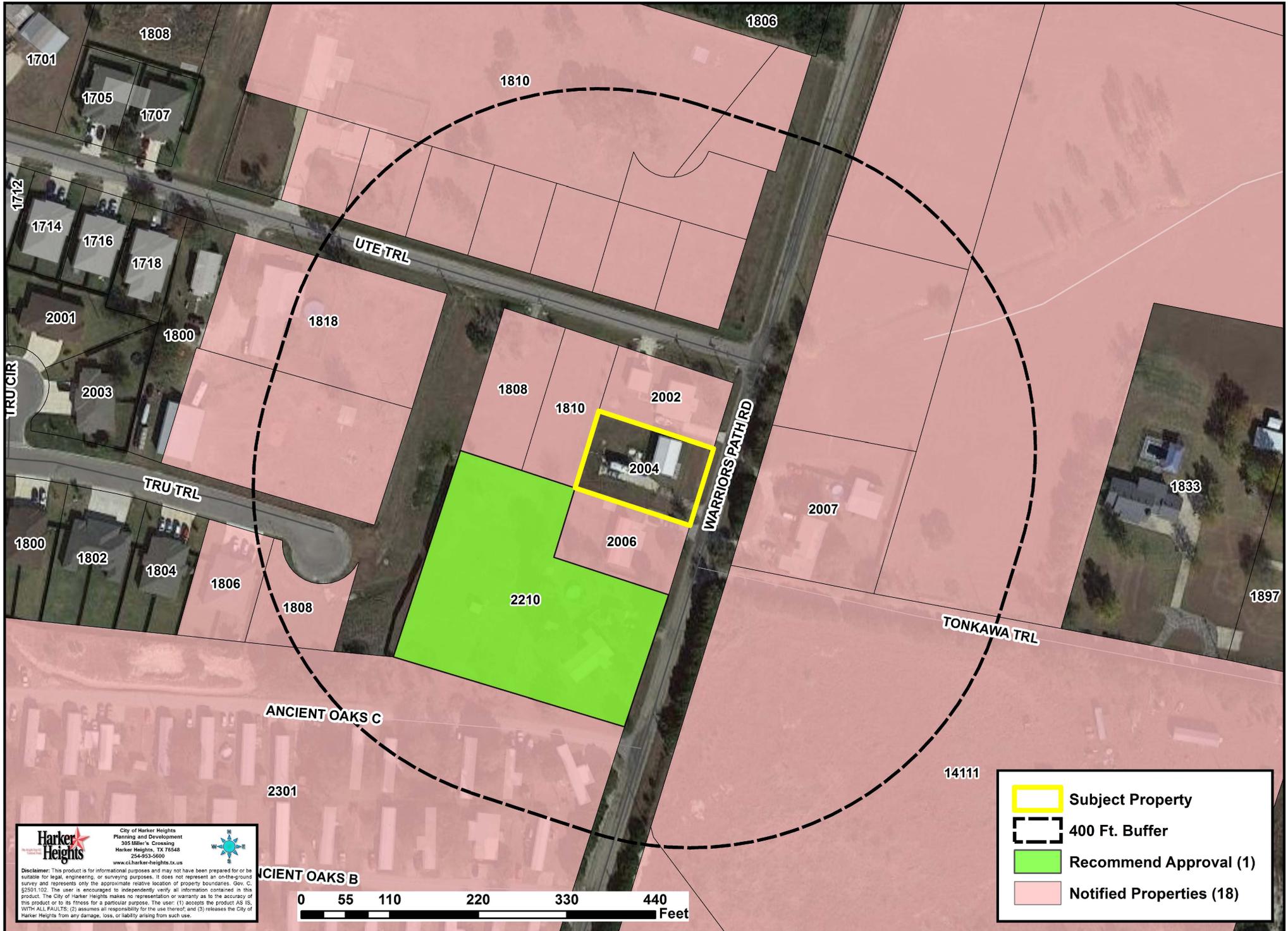
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user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



Subject Property

Future Land Use

- Single Family Residential
- Mixed Residential
- Mobile Home Park



Harker Heights
City of Harker Heights
Planning and Development
985 Miller's Crossing
Harker Heights, TX 76548
254-923-5600
www.ci.harker-heights.tx.us

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

- Subject Property
- 400 Ft. Buffer
- Recommend Approval (1)
- Notified Properties (18)

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

FROM: Pauline Moss

2210 Warriors Path
(Address of Your Property that Could
Be **Impacted** by this Request)

RE: The City of Harker Heights has initiated a hearing by the Planning and Zoning Commission to consider rescinding ordinance 2018-30 for a Conditional Use Permit (CUP) that allows a masonry-clad manufactured home on property described as Five Feathers Addition, Block One (1), Lot Two (2), generally located at 2004 Warriors Path, Harker Heights, Bell County, Texas (see attached notification map).

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

Comments:

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

Pauline Moss
Printed Name

Pauline Moss
Signature

7-20-20
Date

Received

JUL 23 2020

Planning & Development



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

Z20-15

AGENDA ITEM VI-2

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

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT (CUP) TO ALLOW AN ACCESSORY DWELLING UNIT ON PROPERTY DESCRIBED AS LOT SIXTEEN (16), BLOCK ONE (1), THE COLONY, ACRES .803, GENERALLY LOCATED AT 3910 WALDEN CREEK CROSSING, HARKER HEIGHTS, BELL COUNTY, TEXAS.

EXPLANATION:

The applicant is requesting a Conditional Use Permit (CUP) to allow an accessory dwelling unit (ADU) to be used for a relative on property located at 3910 Walden Creek Crossing. Per the Harker Heights Code of Ordinance Section 155.020(B)(4), an accessory dwelling unit for a relative (not for rent) is permitted via a Conditional Use Permit.

The applicant was contacted by Code Enforcement because there appeared to be occupants living in an Recreational Vehicle (RV) parked behind the fence of the property. The applicant met with staff and confirmed they had family members staying with them, and living in the RV. Staff informed them they would need to come into compliance, and that among their options, they could remove the RV, build an addition to their existing home, or build an accessory dwelling unit after successfully obtaining a CUP.

The applicants chose to construct an accessory dwelling structure to permanently house their family members. The accessory building will be located behind the front façade of the primary structure and will gain access from the private driveway. The proposed accessory dwelling unit will consist of approximately 400 square feet (20x20) per the plans provided by the applicant. Additionally, all construction must comply with the City’s Residential Building Code.

Surrounding Land Uses

Adjacent land uses include:

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

A single family structure currently occupies the applicant's property and the addition of an accessory dwelling unit would not violate the intent or ideals of Single Family Residential (SFR) use if it meets all development regulations and would be considered consistent with the 2007 City of Harker Heights Comprehensive Plan. This CUP, if granted, would not interfere with the property's primary use as a single-family home. The proposed change would not alter or have any significant impact on the square footage of the primary house, setbacks, or any other development regulations. The proposed use would therefore not likely have any adverse impact on adjoining land uses in the neighborhood.

Flood Damage Prevention:

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

Notices:

Staff sent out twenty-nine (29) notices to property owners within the 400-foot notification area. There was two (2) responses received in favor of the request, and one (1) response received in opposition of the request.

RECOMMENDATION:

Staff recommends approval to consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow an accessory dwelling unit on property described as Lot Sixteen (16), Block One (1), The Colony, Acres .803, generally located at 3910 Walden Creek Crossing, Harker Heights, Bell County, Texas, based on the following in accordance to Section 155.201 of the Harker Heights Code of Ordinance:

1. The proposed use conforms with applicable regulations and standards established by the City's Building and Development Code;
2. The proposed use will be consistent with the objectives and purposes of the zoning district in which the development is located, or the goals, objectives and policies set forth in the 2007 City of Harker Heights Comprehensive Plan;
3. The proposed use will be compatible with existing or permitted uses on abutting sites because of use, building height, setbacks, square footage, landscaping, and access to the site;
4. The proposed use is suitable to the premises or structure(s) in which it will be conducted; and
5. The proposed use will not be detrimental to the public health, safety, or welfare, nor will materially injure property or improvements in the vicinity.

In addition to the request to allow an accessory dwelling unit through a CUP, per Section 155.020(B)(4), the applicant is requesting that their family members be allowed to reside temporarily in the RV on the property, while the accessory dwelling unit is constructed. They anticipate the project would take no more than six (6) months, but staff recommends a nine-month (9) time limit to allow for weather-related or other emergency contingencies.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance granting a Conditional Use Permit (CUP) to allow an accessory dwelling unit on property described as Lot Sixteen (16), Block One (1), The Colony, Acres .803, generally located at 3910 Walden Creek Crossing, Harker Heights, Bell County, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Application
2. Letter of Intent
3. Site Plan
4. ADU Structure Elevations and Floor Plan
5. Location Map
6. Zoning Map
7. Existing Land Use Map
8. Future Land Use Map
9. Notification Area Map
10. Citizen Responses



Conditional Use Permit Application

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

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

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

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

Property Owner(s) Name: Mark & Donna McGee Date: 30 June 2020

Address: 3910 Walden Creek Crossing

City/State/Zip: Harker Heights, TX 76548

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

Legal Description of Property:

Location of Property (Address if available): _____

Lot: 0016 Block: 001 Subdivision: The Colony

Acres: 0.80 Property ID: 353125 Survey: _____

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

Current Zoning Classification: _____ Future Land Use Designation: _____

Applicant's Representative (if applicable):

Applicant's Representative: _____

Phone: _____ E-Mail: _____

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

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

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

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

Mark McGee Donna McGee [Signature] [Signature]
Printed Name of Property Owner Signature of Property Owner

[Signature] [Signature]
Printed Name of Representative Signature of Representative

Date Submitted: 7/1/2020 Received #: 01591774
Received By: JO Case #: 220-15
STAFF ONLY - DO NOT FILL OUT BELOW
 Pre-Application Meeting
Revised: 06/28/18

June 27,2020

The City of Harker Heights
305 Miller's Crossing
Harker Heights, TX 76548

To whom it may concern:

This is an application for condition. Please allow the 5th Wheel parked on the north side of our home for the next 6 months. We are going to build an accessory dwelling structure for our parents, Gary and Georganne Hanson. After the structure is built, they will move into the said structure then remove the 5th Wheel where they are staying now. They have already removed the porch that they built:

RE: Chapter 150: Building Regulations & Notification Letter CE200620.

We are going to file a Conditional Use Permit and submit a plan for the structure.

We appreciate your consideration.

Sincerely,



Mark D. McGee



Donna McGee
3910 Walden Creek Crossing
Harker Heights, TX 76548
(912)704-3714

24June2020

From: Mark D. & Donna McGee
3910 Walden Creek Crossing
Harker Heights, TX 76548

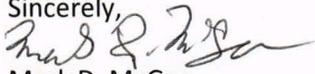
To: Gabrielle Palma
Code Enforcement
The City of Harker Heights
305 Miller's Crossing
Harker Heights, TX 76548

RE: Hardship Letter

We, Mark & Donna Lyn McGee, have been residents of Harker Heights, TX since June 2015. We are both nurses in a federal hospital respectively. We are appealing to your office to consider the 5th wheel parked behind our fence occupied by our senior and handicapped parents, Gary Hanson, 83 years old and Georganne Hanson, 71 years old.

We have opened our yard for them to park their only home in our property considering their financial and health hardship. Georganne Hanson is no longer able to work because of Covid-19 related to age. They are both under Doctors care. We would like to help them as they helped us in our younger years to become responsible and respectful citizens. This appeal will help them a lot to reduce their stress and extend their life expectancies longer with dignity.

Sincerely,



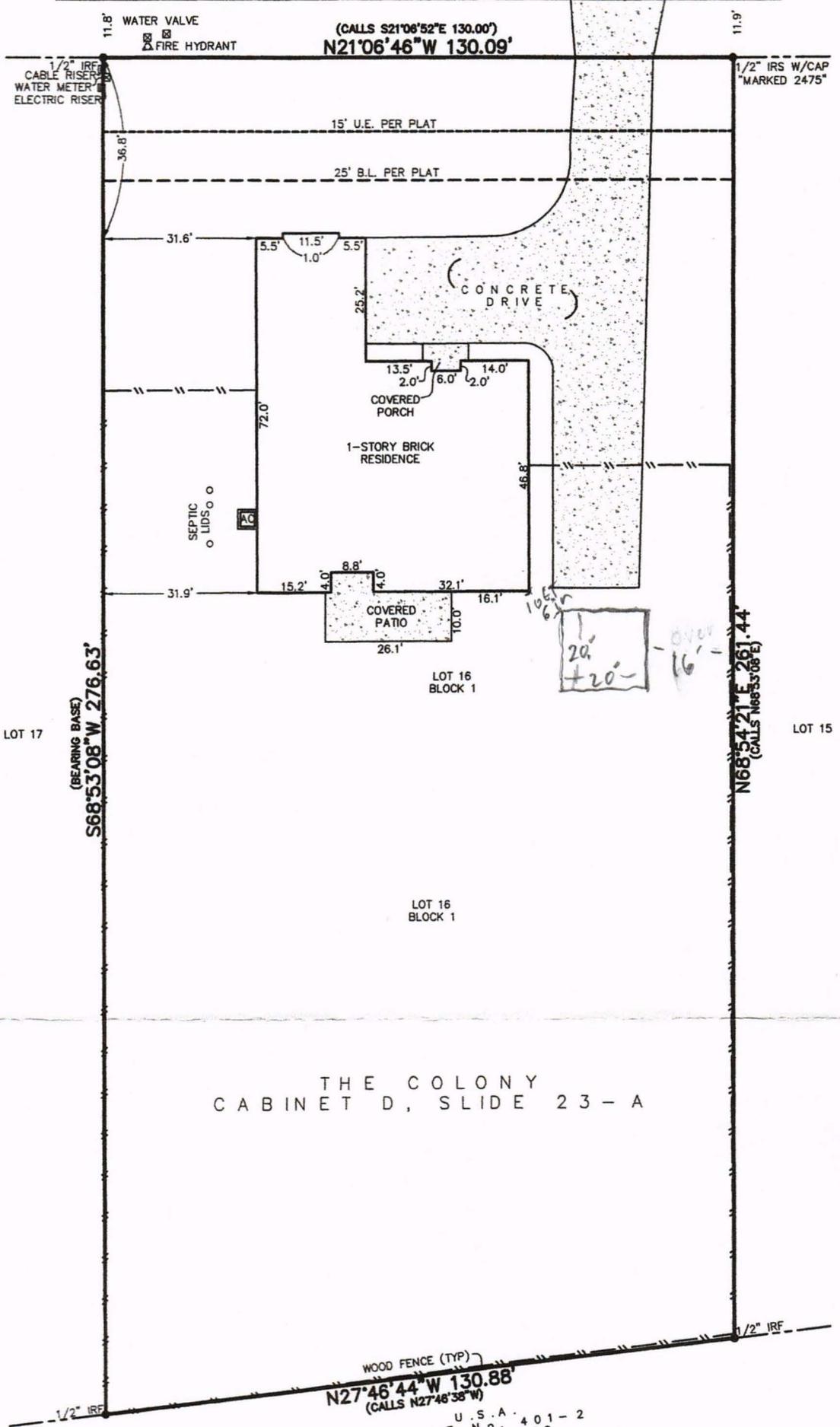
Mark D. McGee



Donna McGee

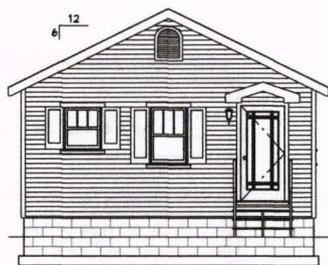
3910 WALDEN CREEK CROSSING

BACK OF CURB

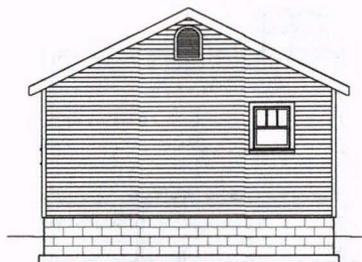
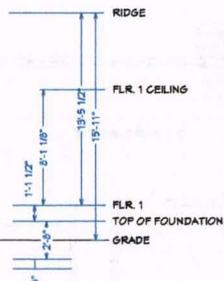


THE COLONY
CABINET D, SLIDE 23 - A

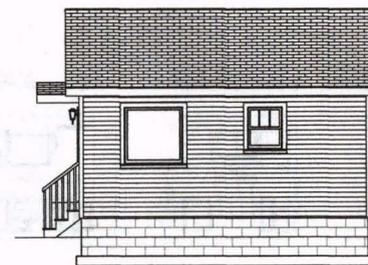
U.S.A.
TRACT NO. 401-2
9.03 ACRES
VOLUME 917, PAGE 217



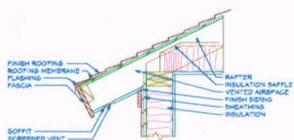
FRONT ELEVATION
SCALE: 1/4" = 1'



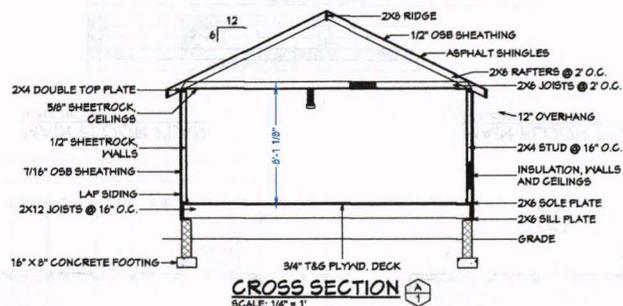
REAR ELEVATION
SCALE: 1/4" = 1'



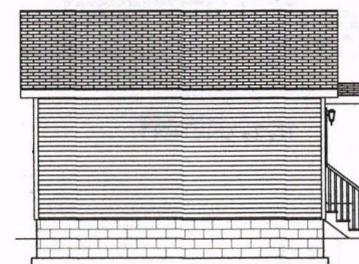
RIGHT ELEVATION
SCALE: 1/4" = 1'



Boxed in Eave
SCALE: 1" = 1'



CROSS SECTION
SCALE: 1/4" = 1'



LEFT ELEVATION
SCALE: 1/4" = 1'

20x20 House #20X20H1B

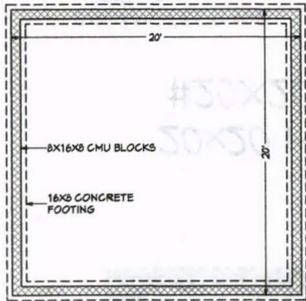
SQUARE FEET: 400
WIDTH: 20'
DEPTH: 22'-6" (including steps)
EXTERIOR WALL STRUCTURE: 2X4 STUDS

**BUILDING CONTRACTOR/HOME OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS,
AND SPECS BEFORE CONSTRUCTION
BEGINS. BUILDING TO BE BUILT AS
PER LOCAL CODE REQUIREMENTS.**

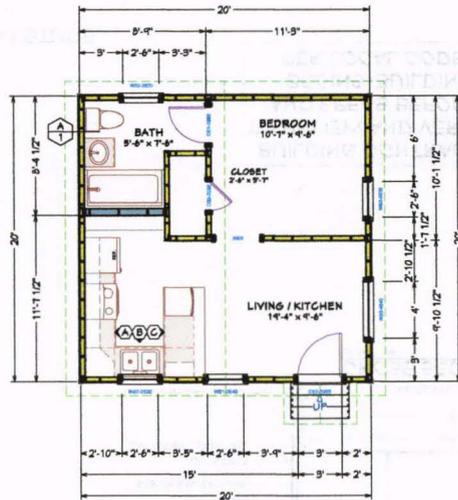
To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. E.F.P. is not liable for errors. While every effort has been made in the preparation of this plan to avoid mistakes, the maker cannot guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter. All calculations and member sizing should be verified for your building by a certified building official.

These plans were not prepared by nor checked by a licensed architect and/or engineer. E.F.P. does not represent or imply itself to be a licensed architect and/or licensed engineer. Release of these plans, in whole or part, is strictly prohibited.

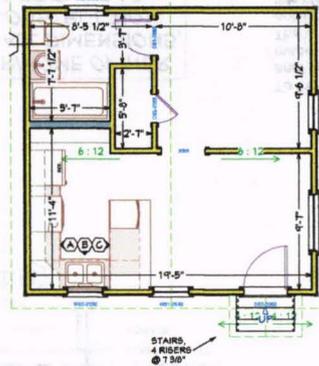
Excellent Floor Plans
<https://sites.google.com/excellentfloorplans>
<https://www.ebay.com/str/excellentfloorplans>
<https://excellentfloorplans.etsy.com>



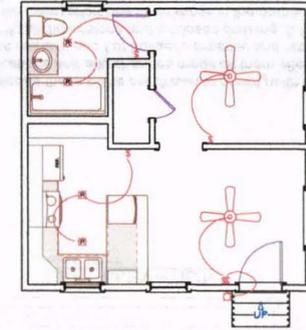
FOUNDATION PLAN
SCALE: 1/4" = 1'



MAIN FLOOR PLAN
SCALE: 1/4" = 1'



MAIN FLOOR PLAN
SCALE: 1/4" = 1'



LIGHTING PLAN
SCALE: 1/4" = 1'

DOOR SCHEDULE				
NUMBER	LABEL	QTY	FLOOR SIZE	COMMENTS
D01	D01-2665	1	1	2665
D02	D02-3065	1	1	3065
D03	D03-2065	1	1	2065

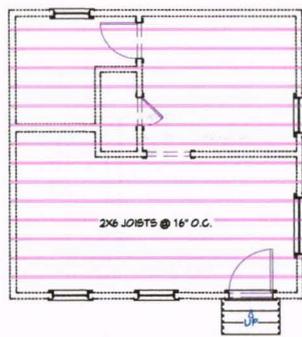
WINDOW SCHEDULE					
NUMBER	LABEL	QTY	FLOOR SIZE	DESCRIPTION	COMMENTS
W01	W01-2640	1	1	2640	DOUBLE HUNG
W02	W02-2630	3	1	2630	DOUBLE HUNG
W03	W03-4040	1	1	4040	FIXED GLASS

ALL WIRING TO BE INSTALLED AS PER ACTUAL JOBSITE CONDITIONS, ELECTRICAL CODE AND HOME OWNER OR INTERIOR LIGHTING CONSULTANT. SHOWN IS SUGGESTED PLACEMENT OF LIGHTING AND SWITCHING AND MUST BE APPROVED BY HOMEOWNER PRIOR TO WORK.

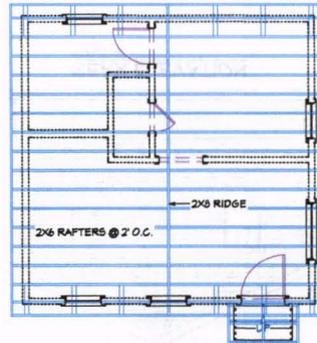
- RECESSED DOWN LIGHT
- PORCH LANTERN
- CEILING FAN



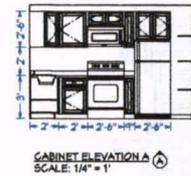
FLOOR FRAMING PLAN
SCALE: 1/4" = 1'



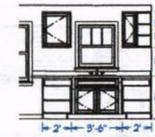
CEILING FRAMING PLAN
SCALE: 1/4" = 1'



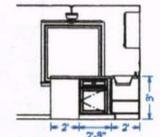
ROOF FRAMING PLAN
SCALE: 1/4" = 1'



CABINET ELEVATION A
SCALE: 1/4" = 1'



CABINET ELEVATION B
SCALE: 1/4" = 1'

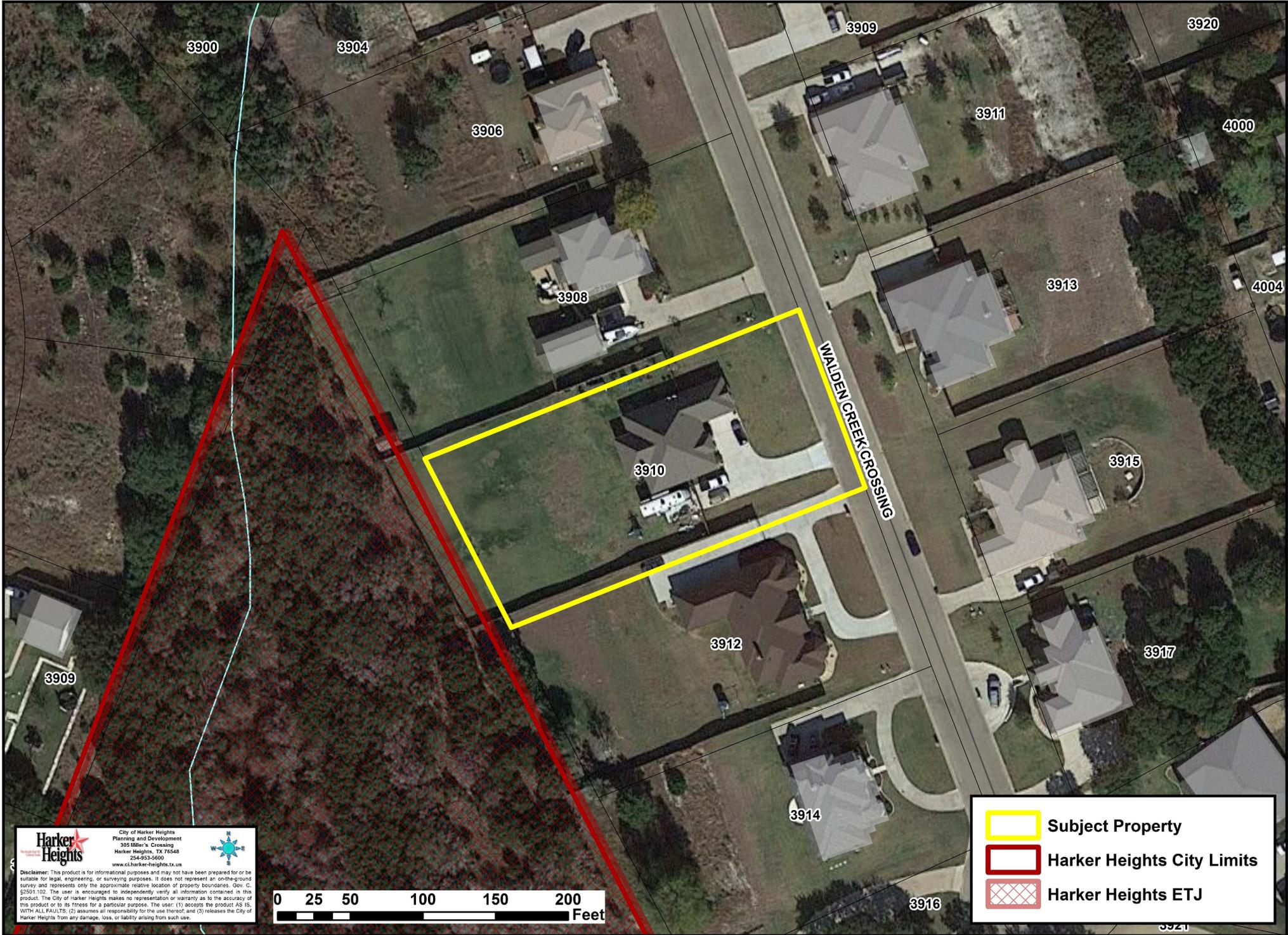


CABINET ELEVATION C
SCALE: 1/4" = 1'

20x20 House
#20X20H1B

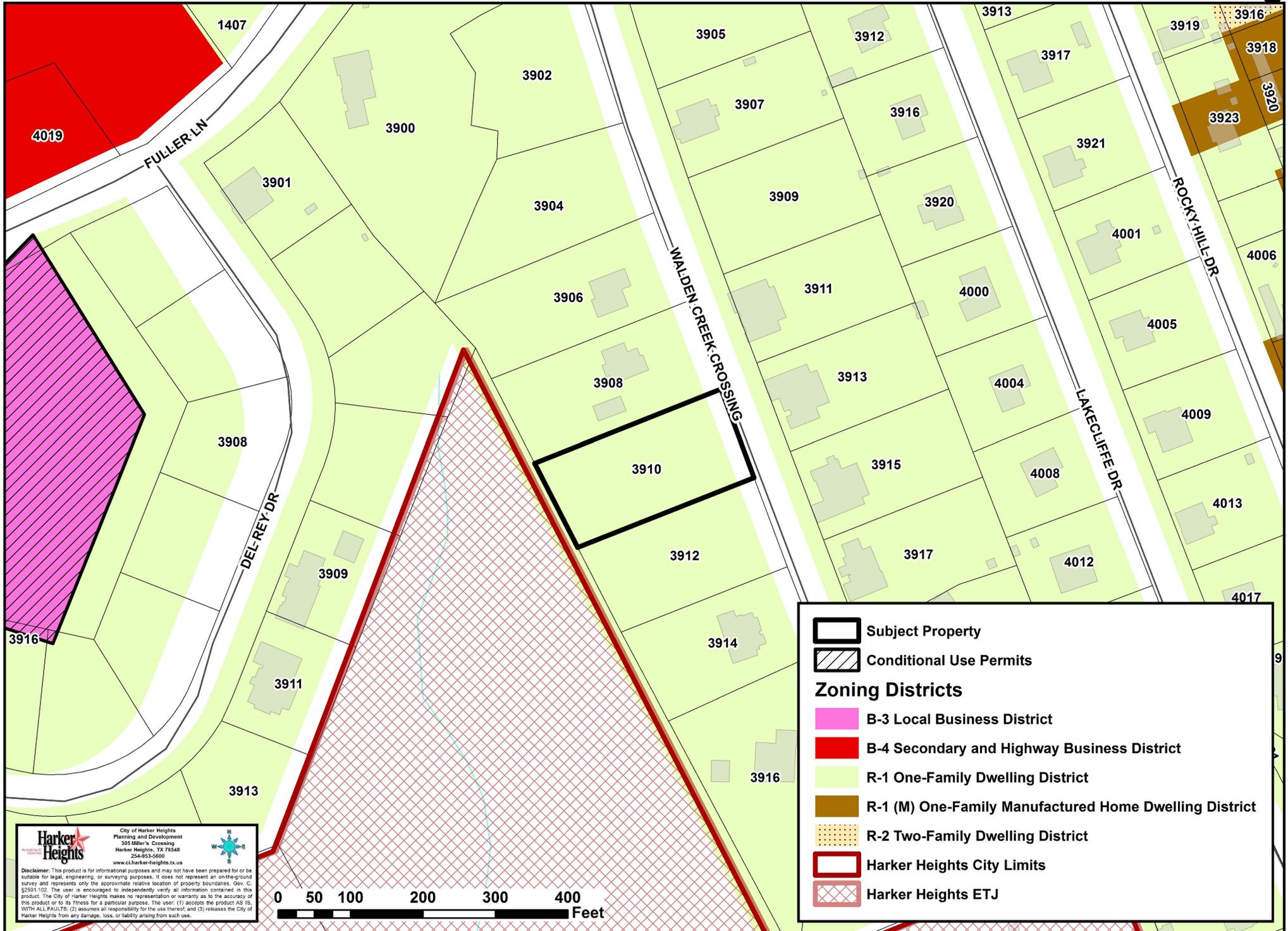
These plans were not prepared by nor checked by a licensed architect and/or engineer. E.F.P. does not represent or imply itself to be a licensed architect and/or licensed engineer. Release of these plans, in whole or part, is strictly prohibited.

Excellent Floor Plans
<https://sites.google.com/excellentfloorplans>
<https://www.ebay.com/str/excellentfloorplans>
<https://excellentfloorplans.etsy.com>



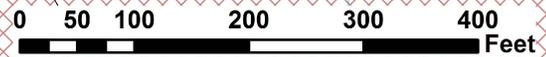
Harker Heights
City of Harker Heights
Planning and Development
395 Miller's Crossing
Harker Heights, TX 76548
254-923-5600
www.ci.harker-heights.tx.us

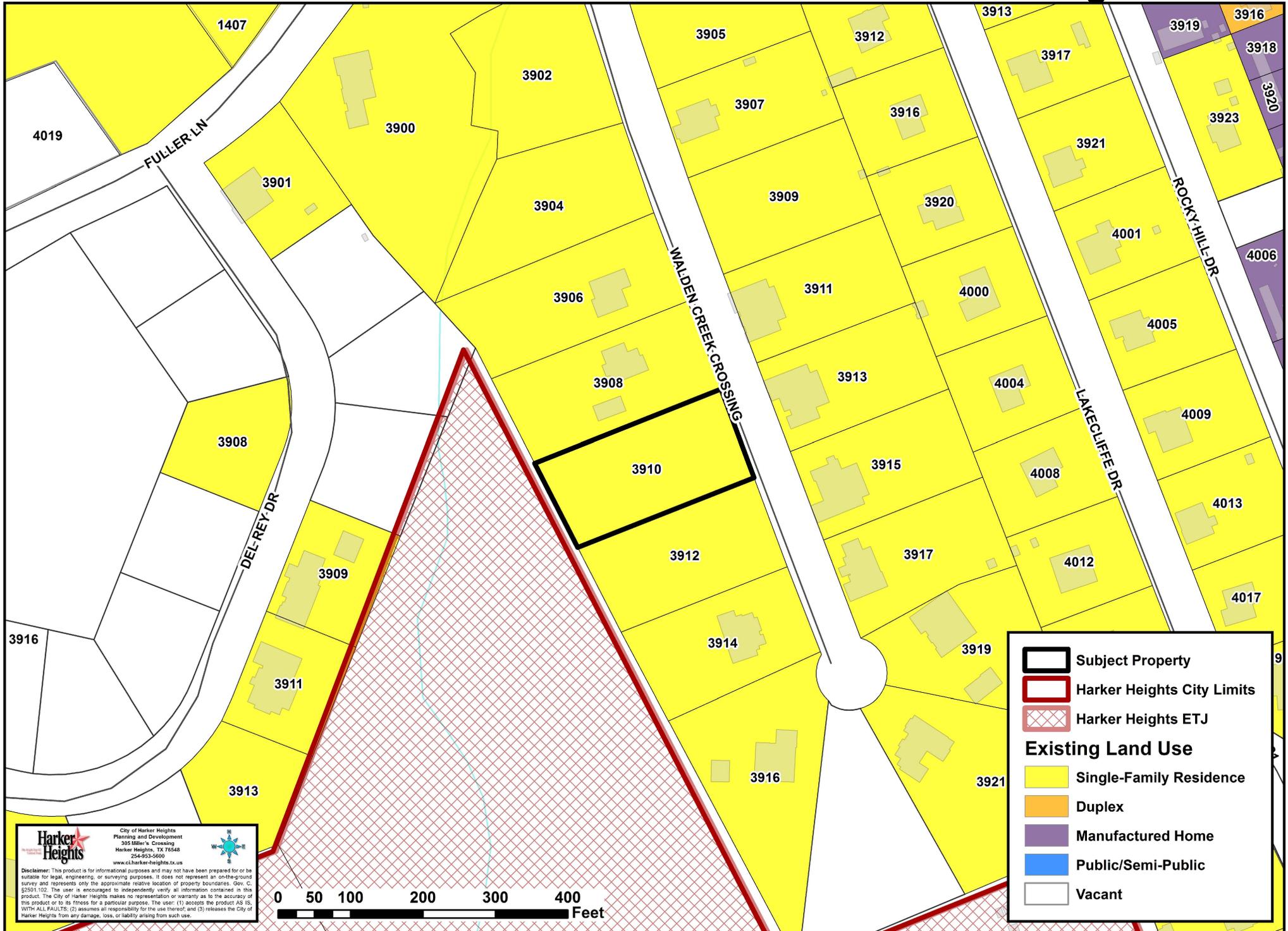
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. 2501.102. The user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



Harker Heights
City of Harker Heights
Planning and Development
985 Miller's Crossing
Harker Heights, TX 76548
254-923-5600
www.ci.harker-heights.tx.us

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

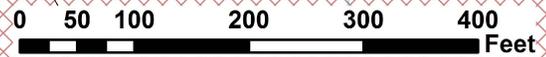


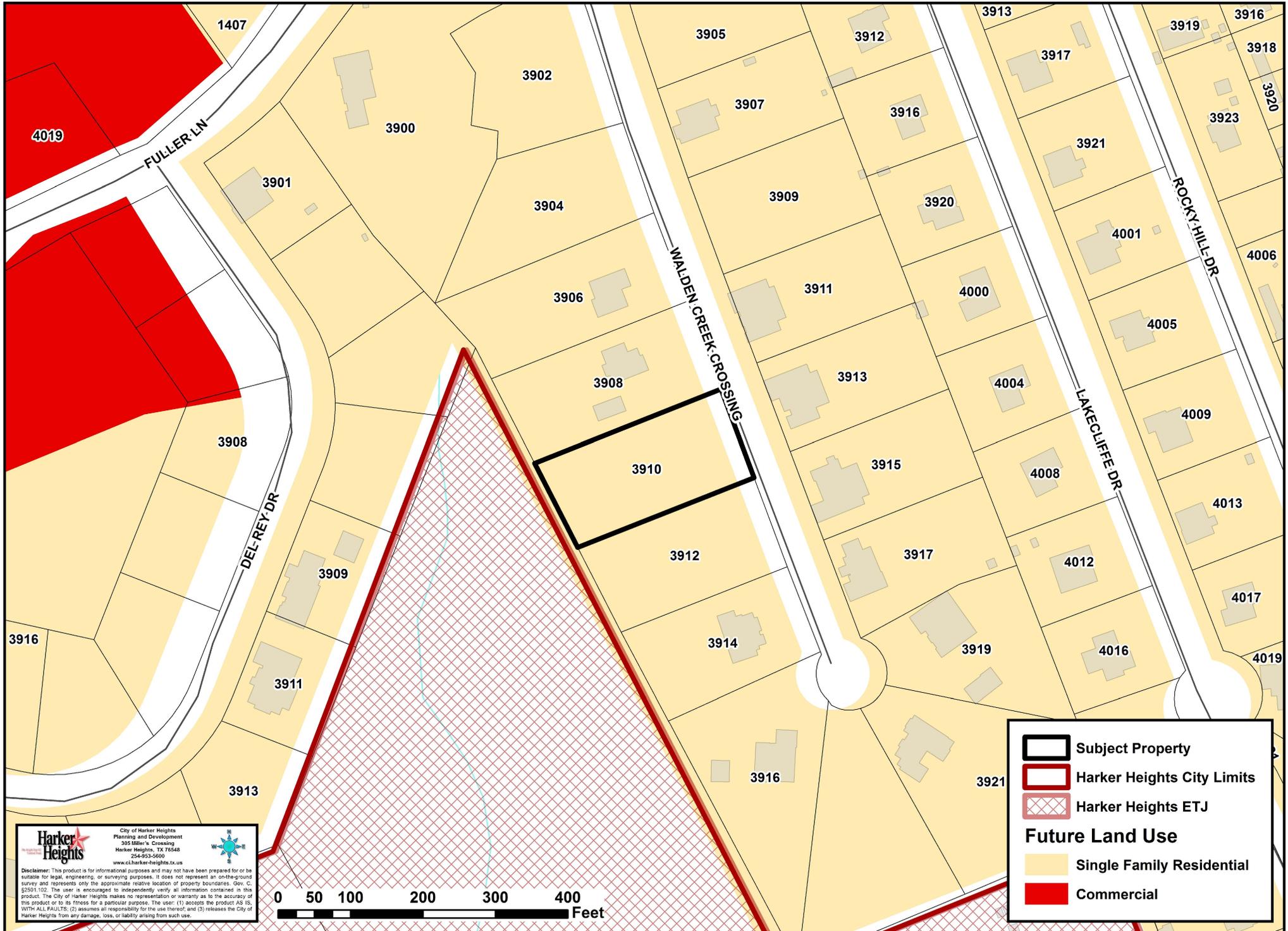


	Subject Property
	Harker Heights City Limits
	Harker Heights ETJ
Existing Land Use	
	Single-Family Residence
	Duplex
	Manufactured Home
	Public/Semi-Public
	Vacant

Harker Heights
City of Harker Heights
Planning and Development
985 Miller's Crossing
Harker Heights, TX 76548
254-923-5600
www.ci.harker-heights.tx.us

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





Harker Heights
City of Harker Heights
Planning and Development
985 Miller's Crossing
Harker Heights, TX 76548
254-923-5600
www.ci.harker-heights.tx.us

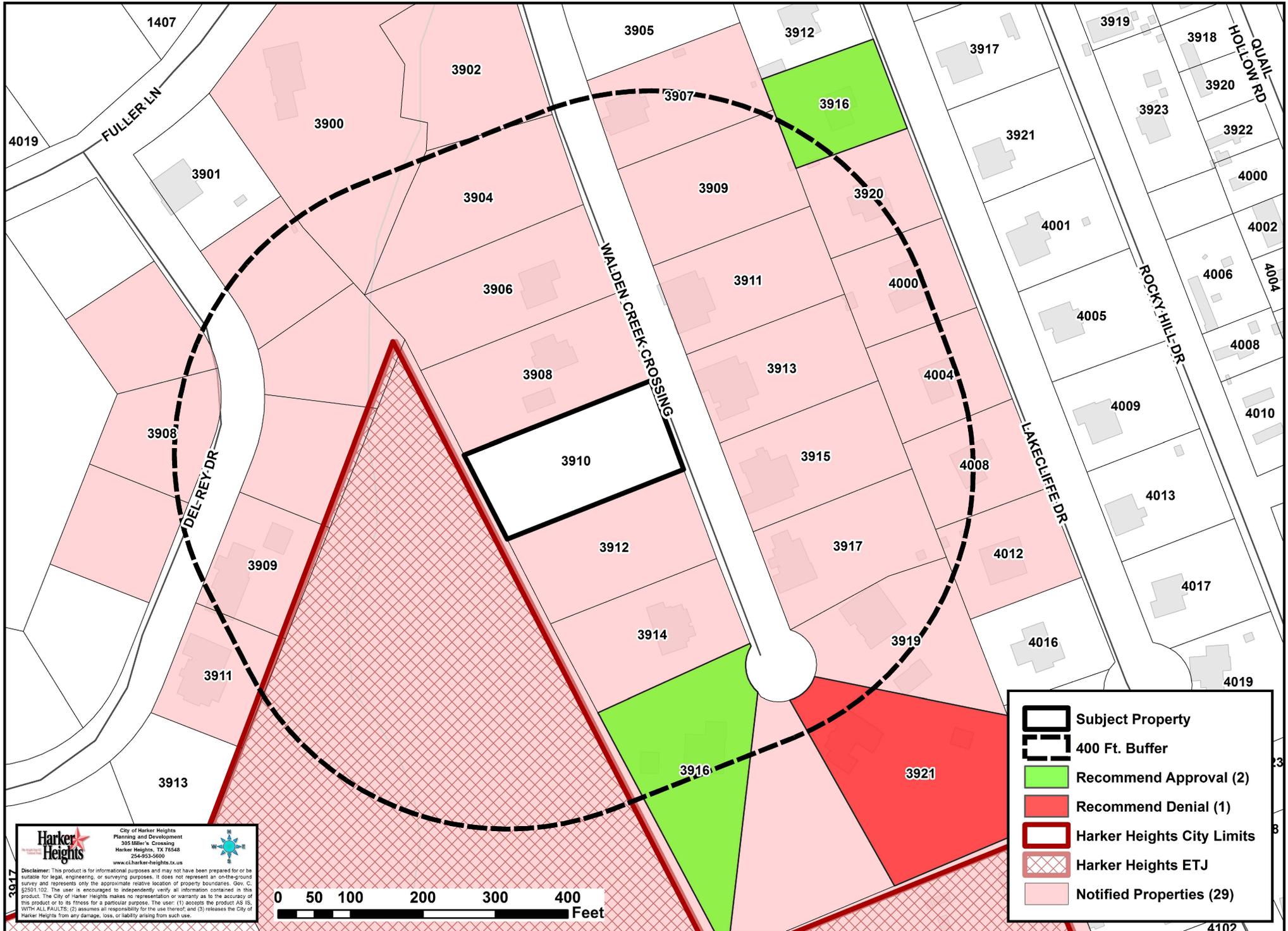
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user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

Legend

- Subject Property
- Harker Heights City Limits
- Harker Heights ETJ

Future Land Use

- Single Family Residential
- Commercial



Harker Heights
City of Harker Heights
Planning and Development
395 Miller's Crossing
Harker Heights, TX 76548
254-923-5600
www.ci.harker-heights.tx.us

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. 25501.102. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.



- Subject Property
- 400 Ft. Buffer
- Recommend Approval (2)
- Recommend Denial (1)
- Harker Heights City Limits
- Harker Heights ETJ
- Notified Properties (29)

3917

3

8

4102

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

FROM: Ronald Walker
3916 Walden Creek Crossing
Harker Heights TX 76548
(Address of Your Property that Could
Be **Impacted** by this Request)

RE: An application has been made to consider a Conditional Use Permit (CUP) to allow an accessory dwelling unit on property described as Lot Sixteen (16), Block One (1), The Colony, Acres .803, generally located at 3910 Walden Creek Crossing, Harker Heights, Bell County, Texas (see attached notification map).

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

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

Ronald Walker
Printed Name


Signature

7/20/2020
Date

Received
JUL 20 2020
Planning & Development

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

FROM: John Craft

3921 Walden Creek Xing
(Address of Your Property that Could
Be **Impacted** by this Request)

RE: An application has been made to consider a Conditional Use Permit (CUP) to allow an accessory dwelling unit on property described as Lot Sixteen (16), Block One (1), The Colony, Acres .803, generally located at 3910 Walden Creek Crossing, Harker Heights, Bell County, Texas (see attached notification map).

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

Attached

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

John Craft
Printed Name

[Signature]
Signature

7/20/2020
Date

Received

JUL 22 2020

Planning & Development

I recommend the denial of this request as this residence has had the travel trailer being used as a secondary residence for months. It is obvious the intent of the property owner never designed the arrangement to be temporary solution, rather more a permanent structure. Zoning and deed restrictions are important to protect neighbor's property values and this is clearly a violation. I recommend the denial of this request and encourage the City of Harker Heights Planning and Zoning Commission to uphold the ordinances that have been put in place to protect the rights of all property owners negatively impacted. I will be glad to offer further comment regarding this concern and I applaud the City of Harker Heights for taking the appropriate measures to ensure all property owners and taxpayers are not negatively impacted by those choosing to operate outside of adopted restrictions.

Dr. John M. Craft

3921 Walden Creek Crossing

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

FROM: Brandy Cox & Kristin Cox

3916 Lakecliff Dr. Harker Heights 76548
(Address of Your Property that Could
Be **Impacted** by this Request)

RE: An application has been made to consider a Conditional Use Permit (CUP) to allow an accessory dwelling unit on property described as Lot Sixteen (16), Block One (1), The Colony, Acres .803, generally located at 3910 Walden Creek Crossing, Harker Heights, Bell County, Texas (see attached notification map).

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

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

Brandy Cox
Printed Name

Brandy Cox
Signature

7-20-20
Date

Received

JUL 23 2020

Planning & Development



PLANNING AND ZONING COMMISSION MEMORANDUM

Z20-16

AGENDA ITEM VI-3

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT

DATE: JULY 29, 2020

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT (CUP) TO ALLOW A STORAGE CONTAINER ON PROPERTY DESCRIBED AS LOT SEVEN (7), BLOCK NINE (9), MEADOW ACRES, FIRST EXTENSION, GENERALLY LOCATED AT 906 S. ANN BLVD, HARKER HEIGHTS, BELL COUNTY, TEXAS.

EXPLANATION:

The applicant is requesting a Conditional Use Permit (CUP) to allow a storage container on property zoned as B-1 (Office District), located at the intersection of W. Robin Lane and S. Ann Boulevard. The business operating as Decapolis Ministries Harker Heights Food Bank, approached the City planning staff once being notified by City Code Enforcement about their unauthorized storage container on site. After obtaining a temporary storage permit for 90 days, the applicant's permit expired on May 4, 2020, and they were instructed to contact the Planning Department to discuss storage options beyond their 90-day limit.

The applicant explained that they wish to utilize the storage container for additional storage of goods due to the inadequate space they currently have at the location. They further indicated this location would be a temporary one, as they are seeking a more permanent location at this time. Staff has proposed the following for consideration:

The zoning will remain B-1 (Office District) and will consist of the following condition(s):

1. The Conditional Use Permit will **expire 1 year** from the date of the City Council approval of the use permit request. An application to extend the request for additional time must be received by the City of Harker Heights 90 (ninety) days prior to the expiration of the Conditional Use Permit.
2. The container shall only be utilized for the storage of non-perishable goods.
3. The property is limited to the existing storage container, to be kept in its current configuration. If the storage container must be replaced, it must be replaced with a unit of similar dimensions and placed at the same location.

Surrounding Land Uses

Adjacent land uses include:

	Existing Land Use	Future Land Use	Zoning
North	Single Family Residence	High Density Residential	R-3 (Multi Family Dwelling District)
South	Single Family Residence	Single Family Residential	R-1 (One Family Dwelling District)
East	Public/Semi-Public (YMCA)	Commercial	B-3 (Local Business District)
West	Single Family Residence	High Density Residential	R-1

The subject property currently exists as a commercial endeavor within a residential structure under the zoning classification of B-1 (Office District) as established on September 9, 1975, Ordinance No. 75-18. Surrounding existing uses are comprised of a combination of residential and commercial uses as the subject property is located on a corner lot along a Collector road as designated within the City’s Thoroughfare Plan. Per the City’s Future Land Use Map, the subject property is located within an area designated as High Density Residential, which should be located where possible as a buffer between commercial and residential uses. The permitted use as a commercial endeavor within the residence does not violate the intent or ideals of the High-Density Residential classification. In addition, requiring an annual renewal of the CUP for the use of a storage container will not likely have any adverse impacts on the surrounding properties.

Flood Damage Prevention:

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

Notices:

Staff sent out thirty-eight (38) notices to property owners within the 400-foot notification area. Two (2) responses were received in favor of the request, and zero (0) responses received in opposition of the request.

RECOMMENDATION:

Staff recommends approval of a request to grant a Conditional Use Permit (CUP) to allow a storage container on property described as Lot Seven (7), Block Nine (9), Meadow Acres, First Extension, generally located at 906 S. Ann Blvd, Harker Heights, Bell County, Texas, with the aforementioned conditions, and based upon the staff’s findings that:

1. The proposed use is suitable to the premises or structure(s) in which it will be conducted;
2. The proposed use will not be detrimental to the public health, safety, or welfare, or will materially injure property or improvements in the vicinity;
3. The proposed use will not materially and adversely affect traffic control or adjacent properties by inappropriate location.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval for an ordinance granting a Conditional Use Permit (CUP) to allow a storage container on property described as Lot Seven (7), Block Nine (9), Meadow Acres, First Extension, generally located at 906 S. Ann Blvd, Harker Heights, Bell County, Texas, based on staff’s recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Application
2. Letter of Intent
3. Site Plan
4. Proposed Conditions
5. Location Map
6. Zoning Map
7. Existing Land Use Map
8. Future Land Use Map
9. Notification Area Map
10. Citizen Responses



Conditional Use Permit Application

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

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

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

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

Property Owner(s) Name: Daniel Garcia **Date:** 6 July 2020

Address: 906 S. Ann Blvd / 101 W. Robin

City/State/Zip: Harker Heights Texas 76548

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

Legal Description of Property:

Location of Property (Address if available): 906 S. Ann

Lot: 7 **Block:** 9 **Subdivision:** MeadowAcre 1st Ext.

Acres: _____ **Property ID:** 100175 **Survey:** _____

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

Current Zoning Classification: B-1 **Future Land Use Designation:** _____

Applicant's Representative (if applicable):

Applicant's Representative:

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

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

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

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

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

Daniel Garcia
 Printed Name of Property Owner

[Signature]
 Signature of Property Owner

Lynda Nash
 Printed Name of Representative

[Signature]
 Signature of Representative

Date Submitted: 07/07/2020

Received By: Joseph Malis

STAFF ONLY - DO NOT FILL OUT BELOW

Pre-Application Meeting

Revised: 06/28/18

Receipt #: 01592828

Case #: 220-16

2 Jul, 2020

To whom it may concern
Request to maintain metal
conex on property serving as
the Harker Heights Food Bank.

The Conex is used to store a
portion of the 6,000 plus pounds
of food used to help the
residents of our city who
experience food shortages

Thank you in advance

Spudch

Proposed Conditions

Z20-16 – 906 S. Ann Boulevard/101 W. Robin

1. The Conditional Use Permit will **expire 1 year** from the date of the City Council approval of the use permit request. An application to extend the request for additional time must be received by the City of Harker Heights 90 (ninety) days prior to the expiration of the Conditional Use Permit.
2. The container shall only be utilized for the storage of non-perishable goods.
3. The property is limited to the existing storage container, to be kept in its current configuration. If the storage container must be replaced, it must be replaced with a unit of similar dimensions and placed at the same location.

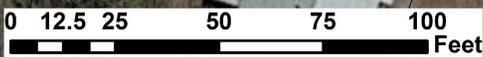
X

Property Owner/Applicant

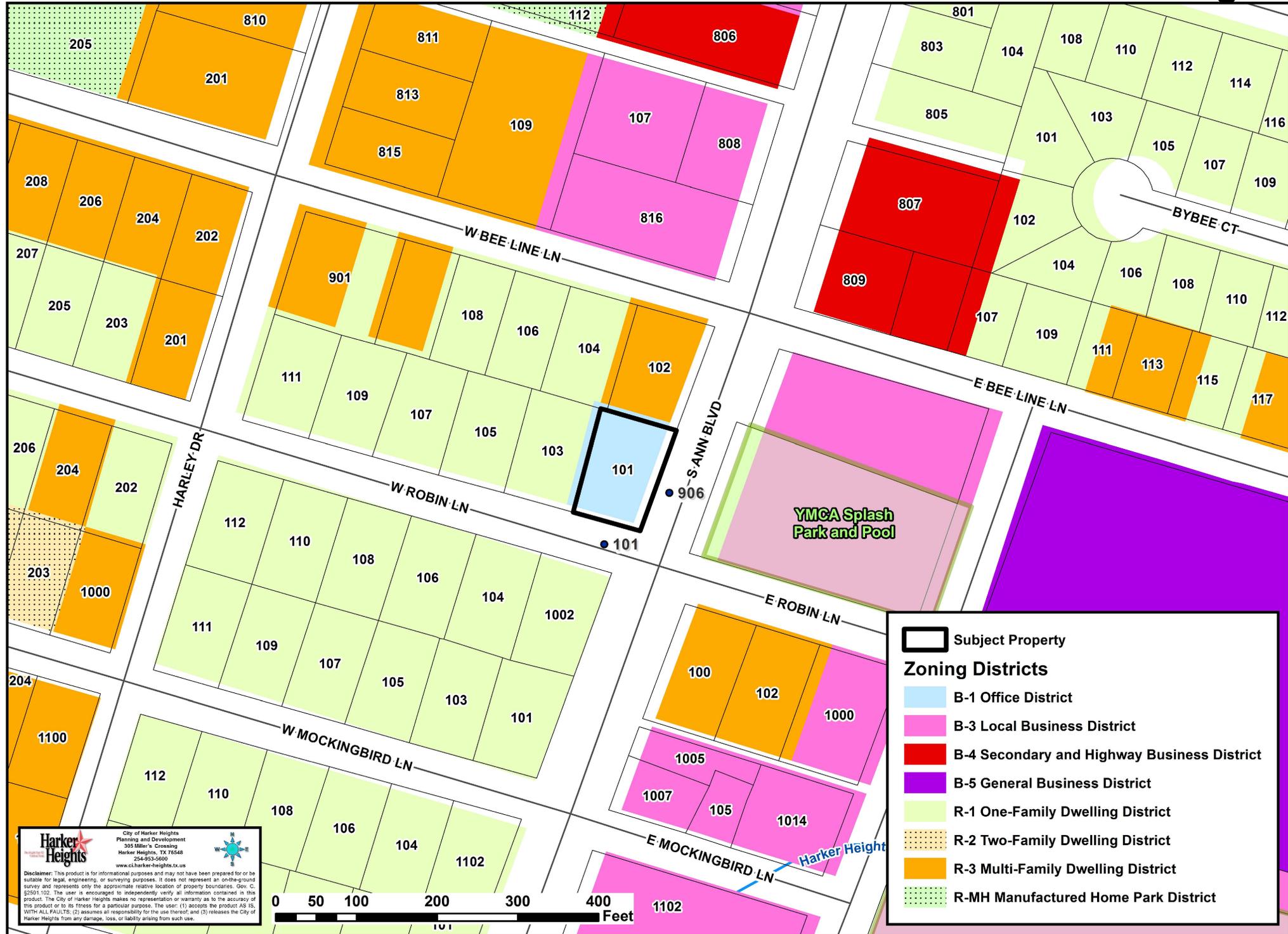


Harker Heights
City of Harker Heights
Planning and Development
905 Miller's Crossing
Harker Heights, TX 76548
254-923-5600
www.ci.harker-heights.tx.us

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



 Subject Property

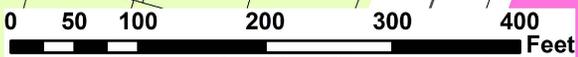


Legend

-  Subject Property
- Zoning Districts**
-  B-1 Office District
-  B-3 Local Business District
-  B-4 Secondary and Highway Business District
-  B-5 General Business District
-  R-1 One-Family Dwelling District
-  R-2 Two-Family Dwelling District
-  R-3 Multi-Family Dwelling District
-  R-MH Manufactured Home Park District

Harker Heights
 City of Harker Heights
 Planning and Development
 995 Miller's Crossing
 Harker Heights, TX 76548
 254-923-5900
 www.ci.harker-heights.tx.us

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



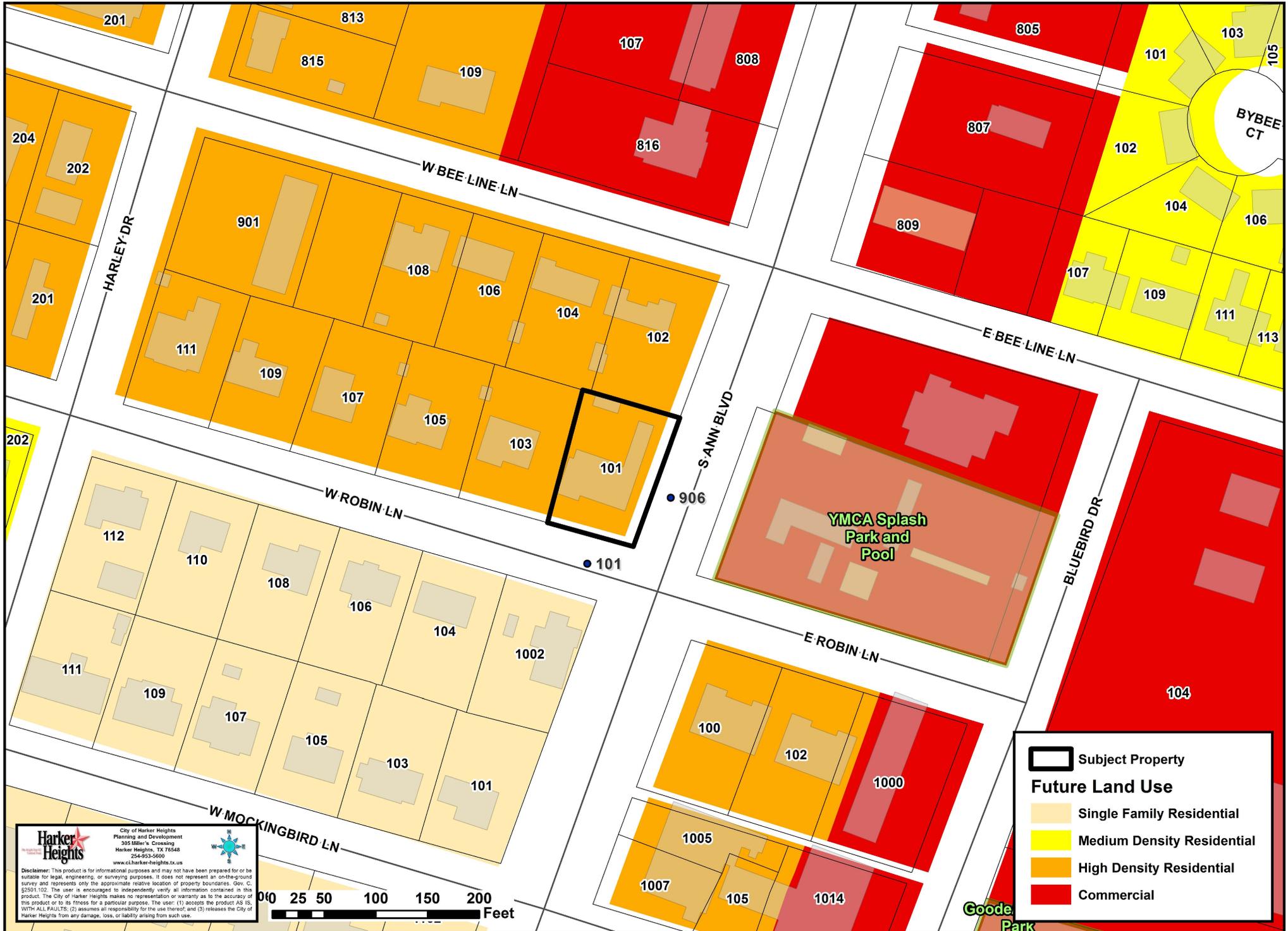


	Subject Property
Existing Land Use	
	Single-Family Residence
	Duplex
	Manufactured Home
	Multi-Family Residence
	Church
	Commercial
	Public/Semi-Public
	Park/Open Space
	USACOE/Drainage
	Vacant

Harker Heights
 City of Harker Heights
 Planning and Development
 905 Miller's Crossing
 Harker Heights, TX 76548
 254-923-5600
 www.ci.harker-heights.tx.us

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

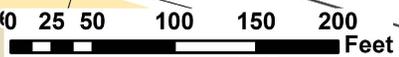


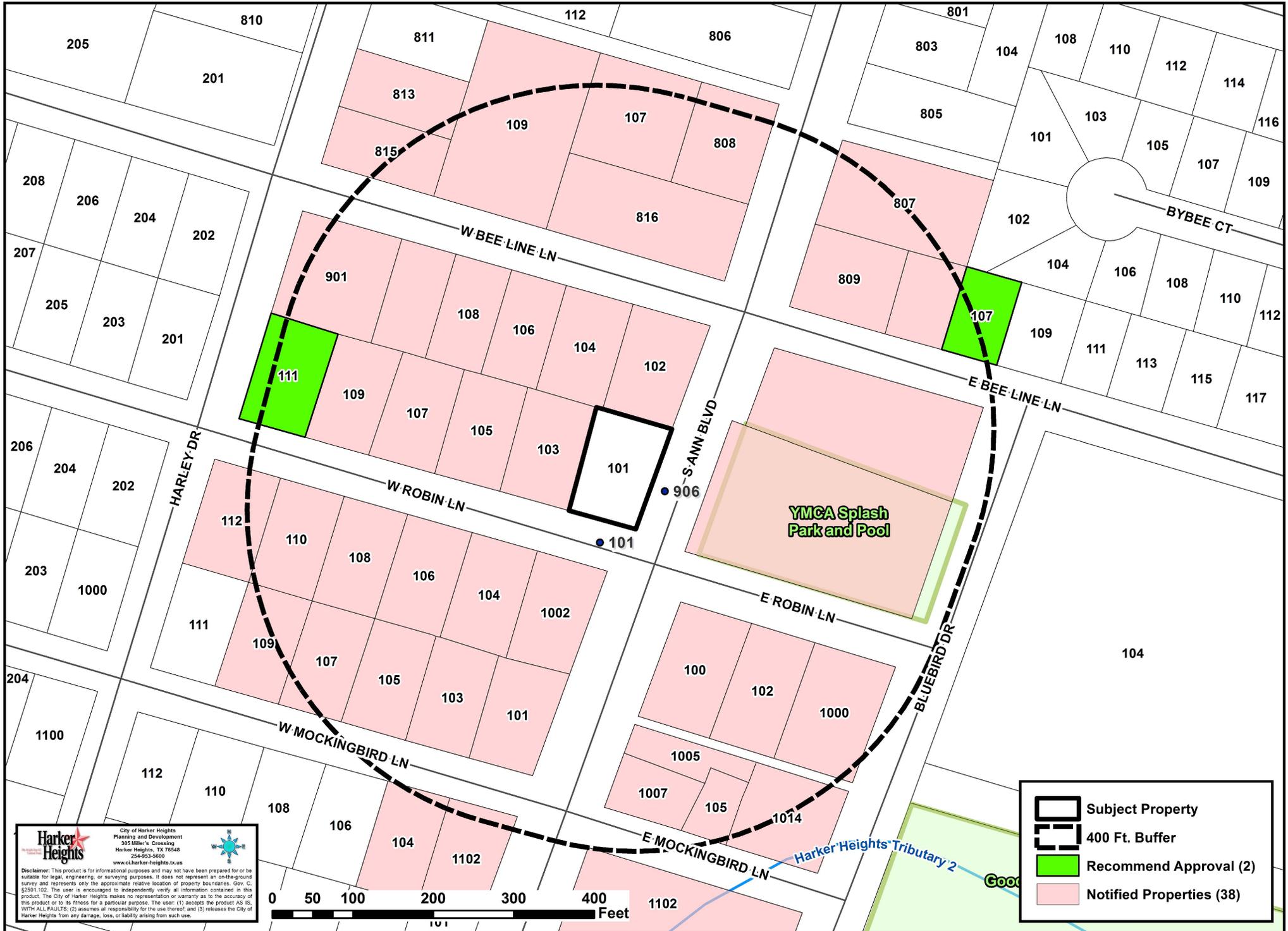


	Subject Property
Future Land Use	
	Single Family Residential
	Medium Density Residential
	High Density Residential
	Commercial

Harker Heights
 City of Harker Heights
 Planning and Development
 905 Miller's Crossing
 Harker Heights, TX 76548
 254-923-5600
 www.ci.harker-heights.tx.us

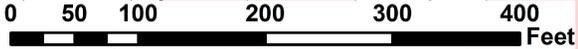
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. 25501.02. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.





Harker Heights
City of Harker Heights
Planning and Development
995 Miller's Crossing
Harker Heights, TX 76548
254-923-5600
www.ci.harker-heights.tx.us

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



- Subject Property
- 400 Ft. Buffer
- Recommend Approval (2)
- Notified Properties (38)

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

FROM: Wanda Jackson

107 E. Beeline Lane

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

RE: An application has been made to consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow a storage container on property described as Lot Seven (7), Block Nine (9), Meadow Acres, First Extension, generally located at 906 S. Ann Blvd, Harker Heights, Bell County, Texas (see attached notification map).

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

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

Wanda Jackson
Printed Name

Wanda Jackson
Signature

07.18.2020
Date

Received
JUL 22 2020
Planning & Development

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

FROM: John W. & Lois M. Snyder
111 W. ROBIN LANE.

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

RE: An application has been made to consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow a storage container on property described as Lot Seven (7), Block Nine (9), Meadow Acres, First Extension, generally located at 906 S. Ann Blvd, Harker Heights, Bell County, Texas (see attached notification map).

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

I cannot think of any reason to
oppose this. Therefore, I recommend
it be approved. JS.

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

John W. Snyder
Printed Name

John W. Snyder
Signature

7-21-2020
Date

Received

JUL 22 2020

Planning & Development



PLANNING AND ZONING COMMISSION MEMORANDUM

CP20-02

AGENDA ITEM VII-1

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: JUNE 24, 2020

DISCUSS AND CONSIDER A REQUEST BY ALEX JARBOUH FOR CONCEPT PLAN APPROVAL ON PROPERTY DESCRIBED AS A 7.07 ACRE TRACT OF LAND SITUATED IN THE LUCY O'DELL SURVEY, ABSTRACT NO. 644, GENERALLY LOCATED NORTH EAST AT THE INTERSECTION OF E. KNIGHTS WAY (E. FM 2410) AND CEDAR KNOB ROAD, HARKER HEIGHTS, BELL COUNTY, TEXAS.

PROJECT DESCRIPTION:

The applicant, Alex Jarbough, and their representative, Quintero Engineering, have submitted an application for concept plan approval for approximately 7.07 acres of land currently zoned B-4 (Secondary and Highway Business District). The concept plan called Escapology Addition Concept Plan outlines a single phase development to consist of an 18,700 square foot commercial building to include an escape room (amusement attraction) and other suites for like businesses and those that are permitted within the B-4 zoning district. The remainder of the property shall remain undeveloped.

Staff has reviewed the submitted concept plan, and have made comments to address utility locations, connectivity, and other pertinent requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

RECOMMENDATION:

The comments provided by Staff have been addressed or will be resolved during the platting process, and the submitted concept plan meets the standards and ordinances of the City of Harker Heights. Staff recommends approval of the request by Alex Jarbough for Concept Plan approval on property described as a 7.07 acre tract of land situated in the Lucy O'Dell Survey, Abstract No. 644, generally located north east at the intersection of E. Knights Way (E. FM 2410) and Cedar Knob Road, Harker Heights, Bell County, Texas.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to approve/disapprove a request by Alex Jarbough for Concept Plan approval on property described as a 7.07 acre tract of land situated in the Lucy O'Dell Survey, Abstract No. 644, generally located north east at the intersection of E. Knights Way (E. FM 2410) and Cedar Knob Road, Harker Heights, Bell County, Texas.
2. Any other action desired.

ATTACHMENTS:

1. Application
2. Concept Plan
3. Staff Comments (comments addressed 7/20/2020)
4. Location Map
5. Concept + Location Map



Concept Plan Application

Requirements - MUST BE COMPLETED OR WILL NOT BE ACCEPTED

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

1. Pre-Application Meeting Scheduled
2. Payment of \$50.00 to the City of Harker Heights

The Concept Plan is the initial project layout that provides an opportunity to review and evaluate the impact of a proposed development on the character of the surrounding area in which it is proposed to be located. The process takes into consideration the general form of the land before and after development, as well as the spatial relationship of the proposed structures, open space, landscape areas, parking, and general access and circulation patterns as they relate to the proposed development and the surrounding areas.

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

Property Information:

Subdivision Name: Escapology Addition **Date Submitted:** _____

Site Address or General Location: FM 2410 _____

Zoning: B-4 **Acreage:** 7.01 **Proposed # of Lots:** 1

Owner Information/Authorization:

Property Owner: Alex Jarbough _____

Address: 4814 Water Oak Dr., Killeen, TX 76542 _____

Phone: _____ **E-Mail:** _____

Developer: N/A _____

Address: _____

Phone: _____ **E-Mail:** _____

Engineer/Surveyor: Quintero Engineering, LLC _____

Address: 1501 W. Stan Schlueter Lp., Killeen, TX 76549 _____

Phone: 254-493-9962 **E-Mail:** gmeza@quinteroeng.com _____

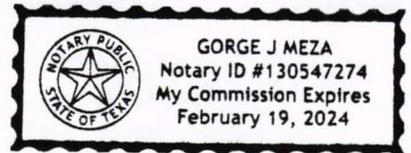
CHECK ONE OF THE FOLLOWING:

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

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

OWNER SIGNATURE: _____

SWORN AND SUBSCRIBED BEFORE ME THIS 3rd **DAY OF** June **, 20** 20.



George J. Meza
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 02/19/2024

STAFF ONLY -- DO NOT FILL OUT BELOW

Date Submitted: 06/04/2020 **Receipt #:** 01584348

Received By: [Signature] Pre-Application Meeting **Case #:** CP20-02

ESCAPOLOGY ADDITION

CP20-02 – Concept Plan

Plat Distributed to HH Staff: July 15, 2020

Comments Returned to Quintero Engineering, LLC: July 17, 2020

****Comment responses are annotated in “Red” below. ****

Planning & Development

- Per § 154.20 (A)(2)(d)(5) Specific information related to land use for the proposed development and adjoining property for a distance of 300 feet, please label the uses of the tracts of land. If it is the developer’s intention to leave the remaining portion of the property undeveloped, please indicate such on the concept plan.
The property owner/developer plans on leaving this undeveloped, please see revised Concept Plan.
- BellCAD and our GIS mapping show 2 lots abutting this property to the north. Please modify the passage easement to allow access of both properties to the street.
While Bell CAD shows 2 separate tax information, the record deed shows that that both tracts are owned by the same property owner and he has an existing 14’ wide passage easement recorded in Volume 2086, Pg. 347.
- Is there potential to increase the passage easement width to 50 feet from the street all the way to the north property line, and repurpose it as a passage and utility easement? There may be the potential in the future to develop the remainder of this property and/or the properties to the north; and while 50 feet is narrower than our required ROW width, we could work within that width if a future project led to this driveway becoming a dedicated street.
The 50’ wide passage easement would hinder the site development as we barely have enough room to develop our site and design around the significant grade differentials through the site.

Public Works

1. 7/15/20 Partially addressed. Applicant shall provide for a passage easement for the portions of the current driveway to the northern property that extend outside the existing passage easement. The existing passage easement and driveway appear to be for the offsite parcel to the north. Therefore, the called new passage easement must extend thru the northern bend in the fire lane such that the undeveloped portions of the parcel being platted (to the north and northeast) have direct access to a passage easement.

Additionally, applicant shall address connectivity to the planned/existing TxDOT access point and passage easement along the western property boundary

The access comments being received are a hardship for our client. While we understand the need for accessibility, the existing property owner to the north had every opportunity to purchase the property and its not fair that our client is forced to be responsible to provide additional access. We respectfully object to providing an additional passage easement following the existing private driveway to the north adject property, as this is a private matter. At the same time our client is willing to develop a 31' wide drive aisle in which the adjacent property owner will be able to obtain access from and continue along their existing drive.

In regards to the utility and passage easement along the west property line, we do not understand why this is being required. The property owned by Lago Developers has existing frontage along Drawbridge Drive. Based on the recorded plat for Marleson Addition, our site does not have full access to the 55' wide public access easement located along the frontage of E. Knights way. Furthermore, based on our coordination with TxDot, TxDOT does not require our client to provide cross access within our lot to the property to the west. For these reasons, we are respectfully objecting to provided a passage easement to the west adjoining property.

TXDOT, Billy Tweedle

- TxDOT does concur with the access location as shown. Please be advised, with the number of parking spaces, the need for a Traffic Impact Analysis certainly exists.

Duly noted.

Consulting Engineer, Otto Wiederhold

- No further comments

ESCAPOLOGY ADDITION

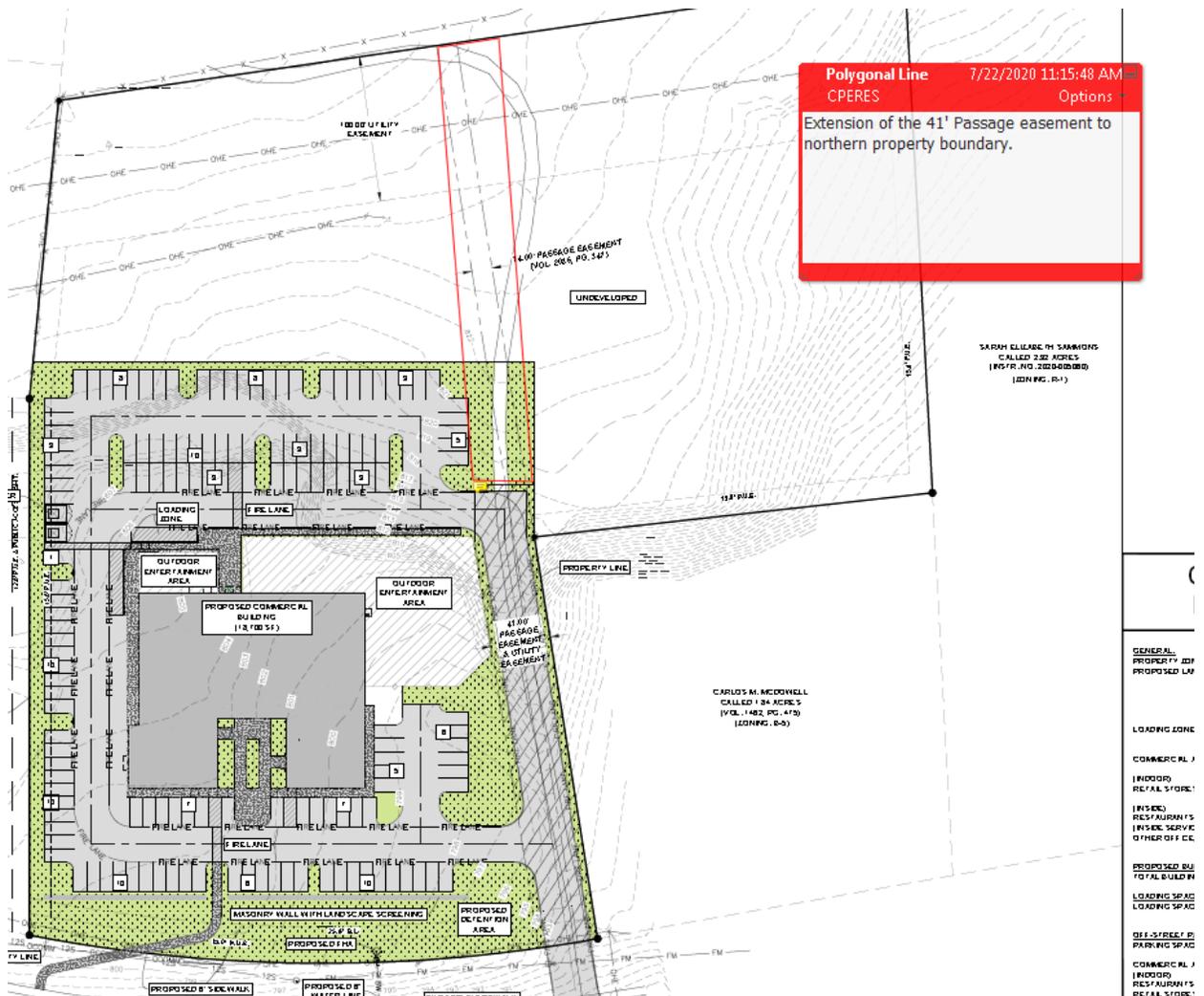
CP20-02 /P20-08– Concept Plan/Preliminary Plat

Plat Distributed to HH Staff: July 15, 2020

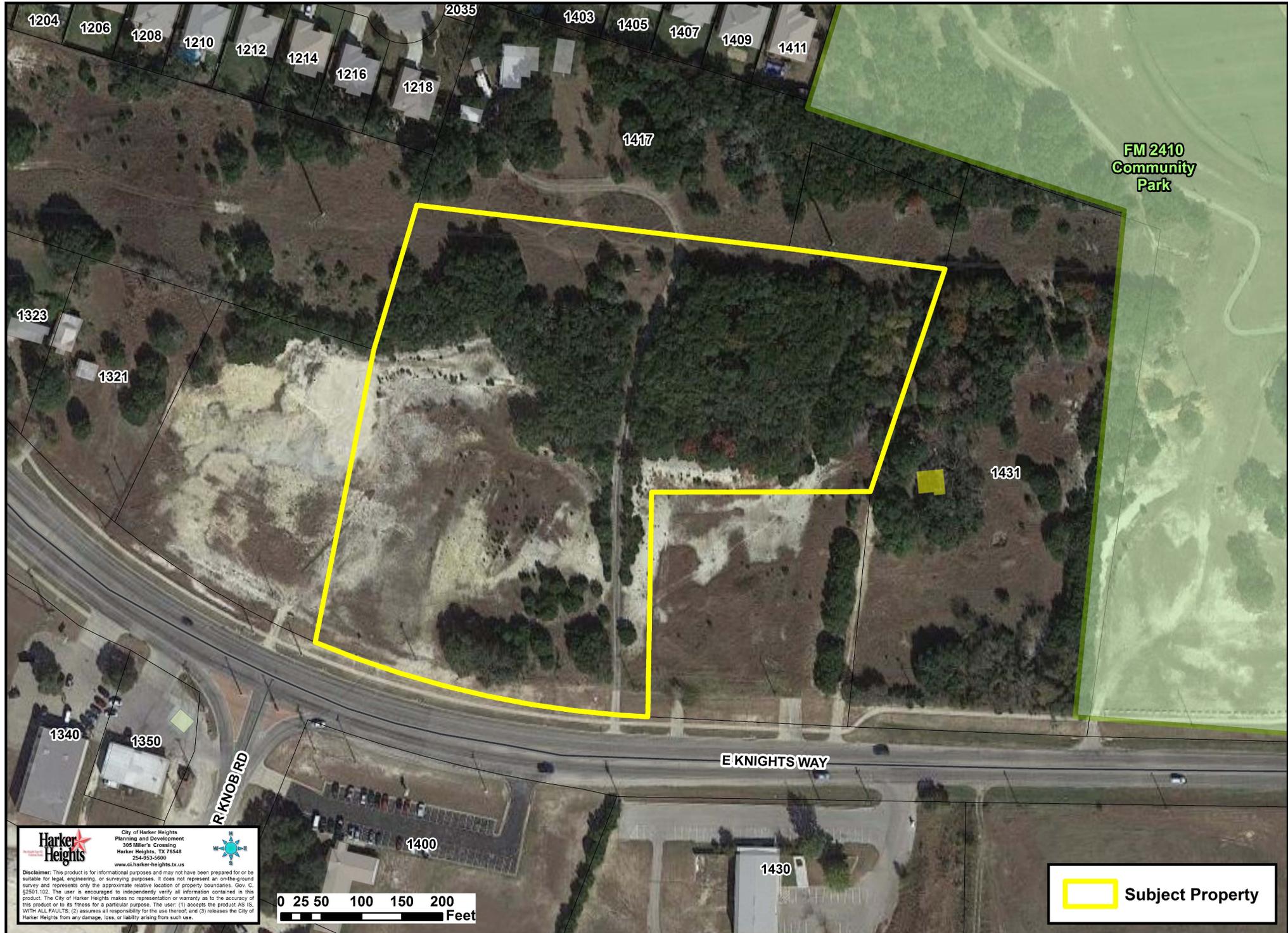
Comments Returned to Quintero Engineering, LLC: July 17, 2020

Planning & Development/Public Works

1. The called new passage easement must extend to the northern property line within the undeveloped portions of the parcel being platted (to the north and northeast). Please illustrate on both Concept and Preliminary Plat.

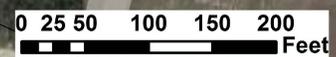


The access comments being received are a hardship for our client. While we understand the need for accessibility, the existing property owner to the north had every opportunity to purchase the property and its not fair that our client is forced to be responsible to provide additional access. We respectfully object to providing an additional passage to the north adject property, as this is a private matter. At the same time our client is willing to develop a 31' wide drive aisle in which the adjacent property owner will be able to obtain access from and continue along their existing drive.

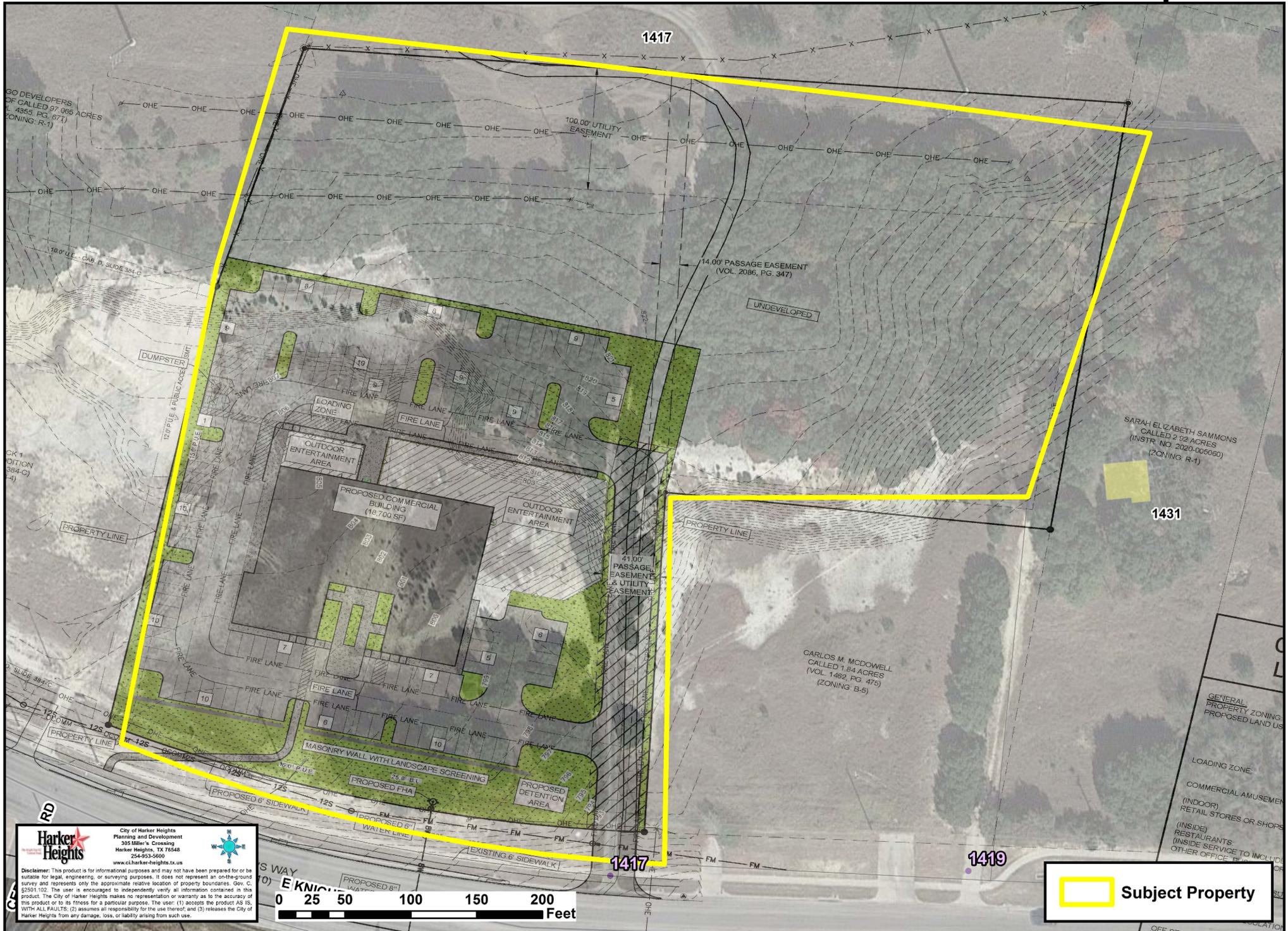


Harker Heights
City of Harker Heights
Planning and Development
395 Miller's Crossing
Harker Heights, TX 76548
254-923-5600
www.ci.harker-heights.tx.us

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



 Subject Property



Harker Heights
City of Harker Heights
Planning and Development
395 Miller's Crossing
Harker Heights, TX 76548
254-923-5900
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 on-the-ground survey and represents only the approximate relative location of property boundaries. Glou, C. 25901102. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.

 **Subject Property**



PLANNING AND ZONING COMMISSION MEMORANDUM

P20-08

AGENDA ITEM VII-2

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: JUNE 24, 2020

DISCUSS AND CONSIDER A REQUEST FOR PRELIMINARY PLAT APPROVAL ON PROPERTY DESCRIBED AS A 7.07 ACRE TRACT OF LAND SITUATED IN THE LUCY O'DELL SURVEY, ABSTRACT NO. 644, GENERALLY LOCATED NORTH EAST AT THE INTERSECTION OF E. KNIGHTS WAY (E. FM 2410) AND CEDAR KNOB ROAD HARKER HEIGHTS, BELL COUNTY, TEXAS.

PROJECT DESCRIPTION:

The applicant, Alex Jarbough, and their representative, Quintero Engineering, have submitted an application for preliminary plat approval for approximately 7.07 acres of land located near the intersection of E. Knights Way and Cedar Knob Road. The site is currently adequately serviced by city sewer but will require a bore beneath the TXDOT maintained roadway, E. Knights Way (E. FM 2410), to gain access to city water services.

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

RECOMMENDATION

The comments provided by Staff have been addressed and the submitted preliminary plat meets the standards and ordinances of the City of Harker Heights. Staff recommends approval of the Preliminary Plat for Escapology Subdivision on property described as a 7.07 acre tract of land situated in the Lucy O'Dell Survey, Abstract No. 644, generally located north east at the intersection of E. Knights Way (E. FM 2410) and Cedar Knob Road Harker Heights, Bell County, Texas.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval for a request for preliminary plat approval for Escapology Addition on property described as a 7.07 acre tract of land situated in the Lucy O'Dell Survey, Abstract No. 644, generally located north east at the intersection of E. Knights Way (E. FM 2410) and Cedar Knob Road Harker Heights, Bell County, Texas.
2. Any other action desired.

ATTACHMENTS:

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



Preliminary Plat Application

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

*** Requirements - APPLICATION MUST BE FULLY COMPLETED OR WILL NOT BE ACCEPTED***
This application must be completed returned to the Planning Development Department of the City of Harker Heights, Texas along with the following:
1. Pre-Application Meeting with Staff to ensure applicability
2. Payment of \$500.00 + \$25/per lot
3. Signed Original Field Notes and Dedication Pages
4. Paper Plan Submissions: Ten (10) Copies of the Plat and Seven (7) Copies of Preliminary Engineering Drawings
5. Electronic Submission of all documents for review delivered to Planning Administrative Assistant

Property Information:

Plat Name: Escapology Addition Date Submitted: _____

Existing Lot Count: 1 Proposed Lot Count: 1 Proposed Units: _____ Acreage: 7.01

Existing Land Use: Commercial Proposed Land Use: Commercial

Site Address or General Location: FM 2410

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

Owner Information & Authorization:

Property Owner: Alex Jarbough

Address: 4814 Water Oak Dr., Killeen, TX 76542

Phone: _____ E-Mail: _____

Developer: N/A

Address: _____

Phone: _____ E-Mail: _____

Engineer/Surveyor: Quintero Engineering, LLC

Address: 1501 W. Stan Schlueter Lp., Killeen, TX 76549

Phone: 254-493-9962 E-Mail: gmeza@quinteroeng.com

CHECK ONE OF THE FOLLOWING:

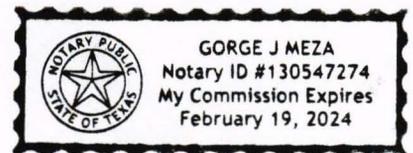
I will represent the application myself.

I hereby designate Quintero Engineering, LLC (George Meza) (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application.

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

OWNER SIGNATURE: _____
SWORN AND SUBSCRIBED BEFORE ME THIS 3rd DAY OF June, 2020.

George J. Meza
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 02/19/2024



STAFF ONLY -- DO NOT FILL OUT
Date Submitted: 06/04/2020 Received By: _____ Receipt #: 01584348

P.20-08

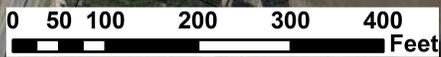


FM 2410
Community
Park

Subject Property

Harker Heights
 City of Harker Heights
 Planning and Development
 305 Miller's Crossing
 Harker Heights, TX 76548
 254-983-6600
 www.ci.harker-heights.tx.us

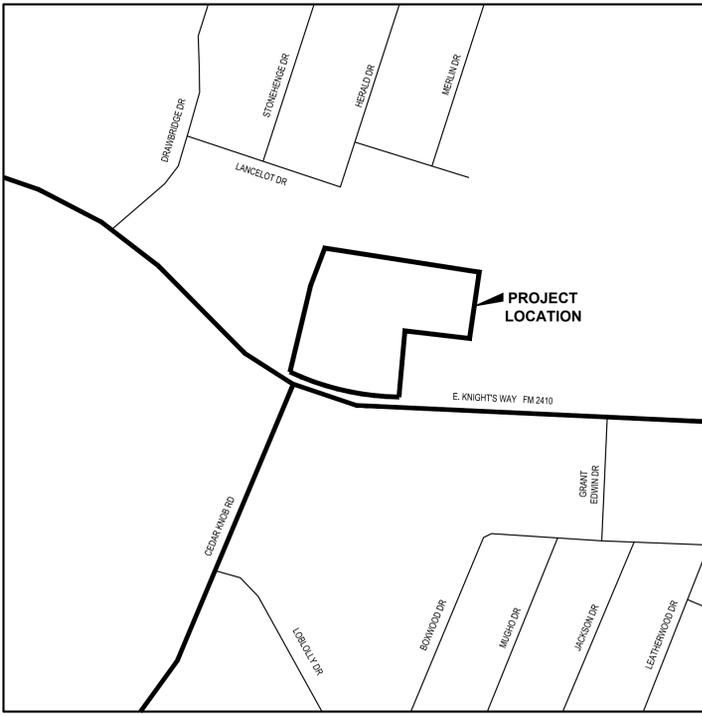
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. 25001.102. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.



2501 1501 1503 1505 1507 1509 1511 1513 1515

ESCAPOLOGY ADDITION E. KNIGHT'S WAY FM 2410 HARKER HEIGHTS, BELL COUNTY, TEXAS

QE Project No.: 011-20



LOCATION MAP
SCALE: NTS

- SHEET INDEX:**
- CS - COVER SHEET
 - CP1 - CONCEPT PLAN
 - P1 - PRELIMINARY PLAT
 - P1 - FINAL PLAT
 - AS-1 - AS-BUILT LAYOUT
 - U1 - UTILITY LAYOUT
 - D1 - DRAINAGE AREA MAP - EXISTING
 - D2 - DRAINAGE AREA MAP - PROPOSED



QUINTERO ENGINEERING LLC
1501 W. STAN SCHLUETER PHONE: (254) 453-9962
LP KILLEEN, TEXAS 76549 FAX: (254) 452-7070
T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194110

COVER SHEET	
ESCAPOLOGY ADDITION CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS	
<p>ESCAPOLOGY ADDITION, IS A PLAT OF ALL OF THE CALLED 7.072 ACRES DESCRIBED IN A DEED TO ALEX JARBOUH, RECORDED IN INSTRUMENT NO. 2008-00034877, DEED RECORDS OF BELL COUNTY, TEXAS.</p>	<p>PROJECT NO.: 011-20</p> <p>DRAWING NO.: CS</p>

FERGUSON, LEE A SR
CALLED 1.496 AC
(VOL. 02086, PAGE 00347)

LAGO DEVELOPERS
CALLED 4.385 AC
(NO DEED HISTORY BELL CAD)

DBP INC.
CALLED 1.00 AC
(INSTR. NO. 200800010840)

LOT 1 BLOCK 1
MARLESON ADDITION
CALLED 1.874 AC

HOARD, M A CONSTRUCTION CO II LTD
CALLED 1.874 AC
(INSTR. NO. 201900043781)
OWNER LISTED DOESNT MATCH GRANTEE ON DEED

ALEX JARBOUH
CALLED 7.072 AC
(INSTR. NO. 200800034877)

CARLOS M MCDOWELL
CALLED 1.843 AC
(VOL. 01462, PAGE 00475)

**KNIGHT'S WAY
(FM 2410)**

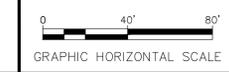
$R=1062.99'$, $AL=392.16'$,
 $CD=389.94'$
 $CB=N77^{\circ}55'59''W$, $\Delta=21^{\circ}08'15''$

LEGEND

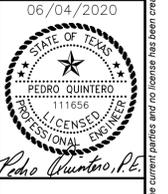
	PROPERTY BOUNDARY
	CONTROL LINE (I.E. TRAVERSE LINE)
	BUILDING LINE
	EASEMENT LINES
	ADJOINING TRACT PROPERTY LINES
	OFFSITE EASEMENTS
	WATER LINE
	6" WATER LINE
	8" WATER LINE
	12" SEWER LINE
	SEWER FORCE MAIN LINE
	STORM DRAIN LINE
	BARBED WIRE FENCE
	NATURAL GROUND TOP AND TOE
	CONCRETE LINES
	BACK OF CURB
	FACE OF CURB
	ASPHALT LINES
	ELECTRIC (OVERHEAD)
	COMMUNICATION (OVERHEAD)
	IRON ROD FOUND
	IRON PIPE FOUND
	TEMPORARY BENCH MARK
	TEMPORARY MONUMENT: 60D NAIL, MAG NAIL
	SEWER CLEANOUT
	SEWER MANHOLE
	AIR RELEASE VALVE (SEWER)
	WATER VALVE
	FIRE HYDRANT
	UTILITY POLE
	UTILITY POLE GUY WIRE

SURVEY NOTES:

1. THE TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREIN, IS A BASED ON A SURVEY MADE ON THE GROUND ON THIS DATE, MARCH 2020, BY QUINTERO ENGINEERING, LLC WITH THE FOLLOWING HORIZONTAL AND VERTICAL CONTROL INFORMATION:
 - 1.1. BEARINGS SHOWN HEREIN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE 4203, PER LEICANET GPS OBSERVATION.
 - 1.2. ELEVATIONS SHOWN HEREIN ARE BASED UPON THE NAVD 88 PER LEICANET GPS OBSERVATION.
2. THE TOPOGRAPHIC SURVEY WAS PREPARED BASED ON ABOVE GROUND INFORMATION ONLY. NO UNDERGROUND UTILITY LOCATES WERE PERFORMED TO VERIFY UNDERGROUND LOCATION OR BURIED DEPTH OTHER THAN WHAT IS SHOWN HEREIN.



NO.	DATE	REVISIONS	REMARKS



ISSUED FOR REVIEW,
COMMENT ONLY.

PROJECT NO.: 011-20
DATE: JUNE 2020

QUINTERO ENGINEERING, LLC
1501 W. STAN SCHULTER LP
KILLEEN, TEXAS 76549
PHONE: (254) 493-9962
FAX: (254) 432-7070
T.B.P.E. FIRM NO.: 14709
T.B.P.L.S. FIRM NO.: 10194110



ESCAPOLOGY ADDITION
FM 2410
HARKER HEIGHTS, BELL COUNTY, TEXAS

AS-BUILT LAYOUT

DRAWING NO.:
AS-1

Copyright © 2020. This document is the intellectual property of Quintero Engineering, LLC. Permission for use of this document is limited and can be extended only by written agreement with Pedro Quintero, P.E. This document is provided solely for the use of the current parties and no license has been created, express or implied to copy this document and without permission from Pedro Quintero, P.E. must be obtain to use of this document after a period of 6 months from the date of issue.

FERGUSON, LEE A SR
CALLED 1.496 AC
(VOL. 02086, PAGE 00347)

LAGO DEVELOPERS
CALLED 4.385 AC
(NO DEED HISTORY BELL CAD)

DBP INC.
CALLED 1.00 AC
(INSTR. NO. 200800010840)

LOT 1 BLOCK 1
MARLESON ADDITION
CALLED 1.874 AC

HOARD, M A CONSTRUCTION CO II LTD
CALLED 1.874 AC
(INSTR. NO. 201900043781)
OWNER LISTED DOESNT MATCH GRANTEE ON DEED

ALEX JARBOUH
CALLED 7.072 AC
(INSTR. NO. 200800034877)

CARLOS M MCDOWELL
CALLED 1.843 AC
(VOL. 01462, PAGE 00475)

BLOCK ONE

LOT 1
7.07 AC

14.00' PASSAGE EASEMENT
(VOL. 2086, PG. 347)

KNIGHT'S WAY
(FM 2410)

LEGEND

	PROPERTY BOUNDARY
	CONTROL LINE (I.E. TRAVERSE LINE)
	BUILDING LINE
	EASEMENT LINES
	ADJOINING TRACT PROPERTY LINES
	OFFSITE EASEMENTS
	WATER LINE
	6" WATER LINE
	8" WATER LINE
	12" SEWER LINE
	SEWER FORCE MAIN LINE
	STORM DRAIN LINE
	BARBED WIRE FENCE
	NATURAL GROUND TOP AND TOE
	CONCRETE LINES
	BACK OF CURB
	FACE OF CURB
	ASPHALT LINES
	ELECTRIC (OVERHEAD)
	COMMUNICATION (OVERHEAD)
	IRON ROD FOUND
	IRON PIPE FOUND
	TEMPORARY BENCH MARK
	TEMPORARY MONUMENT: 60D NAIL, MAG NAIL
UNLESS OTHERWISE NOTED	
	SEWER MANHOLE
	AIR RELEASE VALVE (SEWER)
	WATER VALVE
	FIRE HYDRANT
	UTILITY POLE
	UTILITY POLE GUY WIRE

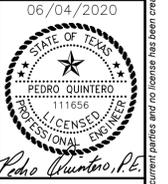
SURVEY NOTES:
1. THE TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREIN, IS A BASED ON A SURVEY MADE ON THE GROUND ON THIS DATE, MARCH 2020, BY QUINTERO ENGINEERING, LLC WITH THE FOLLOWING HORIZONTAL AND VERTICAL CONTROL INFORMATION:

- BEARINGS SHOWN HEREIN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE 4203, PER LEICANET GPS OBSERVATION.
- ELEVATIONS SHOWN HEREIN ARE BASED UPON THE NAVD 88 PER LEICANET GPS OBSERVATION.
- DUE TO THE POSSIBILITY THAT A TBM CAN BE DAMAGED OR DISTURBED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING TBM ELEVATIONS WITH ALL OTHER TBMS SHOWN HEREIN ESTABLISHED BY THE ENGINEER OR SURVEYOR FOR THIS PROJECT. ALL TBM DISCREPANCIES SHALL BE REPORTED AND COORDINATED WITH THE PROJECT ENGINEER IMMEDIATELY.

WATER AND SEWER NOTES:

- ALL SANITARY SEWER PIPE SHALL BE ASTM D3034, SDR 26 PVC PIPE UNLESS NOTED OTHERWISE.
- ALL WATERLINES SHALL BE AWWA C900 PVC PIPE UNLESS OTHERWISE NOTED.
- SEWER SERVICE TAPS AND SERVICE LINES TO BE INSTALLED BY THE DEVELOPER.
- WATER SERVICE TAPS AND SERVICE LINES TO BE INSTALLED BY THE DEVELOPER.
- FIRE HYDRANT SYMBOLS ARE FOR REPRESENTATION ONLY. FIRE HYDRANT ORIENTATION SHALL BE PER CITY OF HARKER HEIGHTS STANDARD DETAIL. ALL CONSTRUCTION SHOWN HEREIN SHALL BE PER CITY STANDARDS AND SPECIFICATIONS.
- EXISTING UTILITIES SHOWN HEREIN HAVE BEEN LOCATED BY VISIBLE APPURTENANCES AND RECORD DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES REGARDLESS OF THERE DEPICTION HEREIN.
- WATER - SEWER CROSSING SHALL MEET THE MINIMUM CURRENT REQUIREMENTS PER TCEQ AND CITY CODE.

NO.	DATE	REVISIONS	REMARKS	BY



ISSUED FOR REVIEW,
COMMENT ONLY.

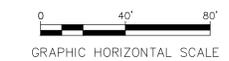
PROJECT NO.: 011-20
DATE: JUNE 2020

QUINTERO ENGINEERING, LLC
1501 W. STAN SCHULTER LP
KILLEEN, TEXAS 76549
PHONE: (254) 493-9962
FAX: (254) 432-7070
T.B.P.E. FIRM NO.: 14709
T.B.P.L.S. FIRM NO.: 10194110

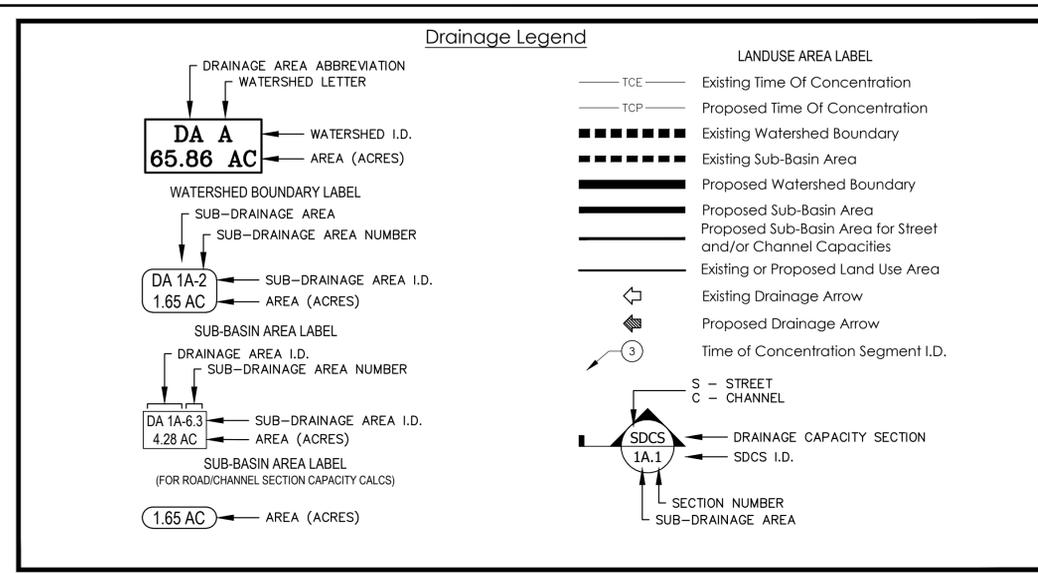
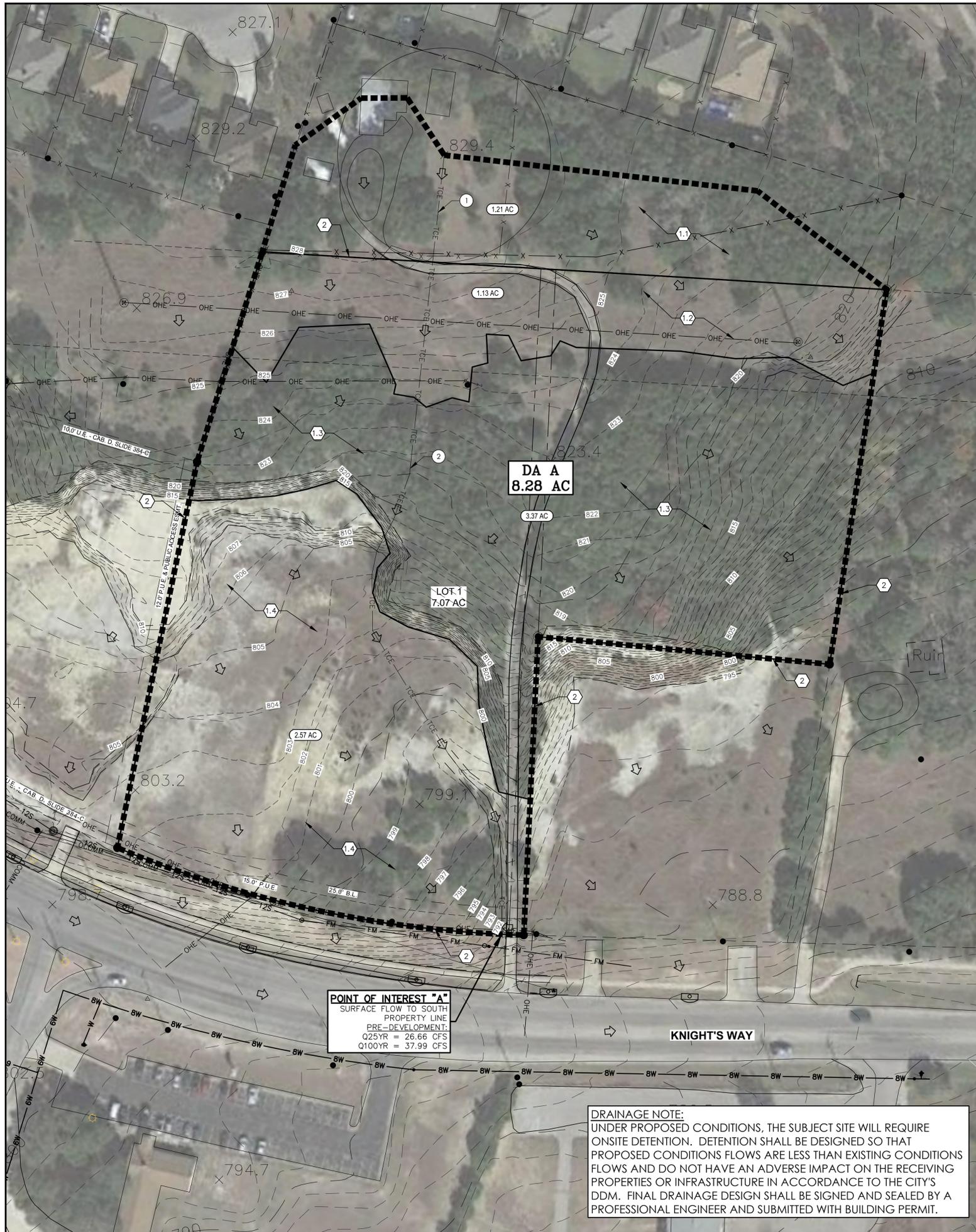


ESCAPOLEY ADDITION
FM 2410
HARKER HEIGHTS, BELL COUNTY, TEXAS
UTILITY LAYOUT

DRAWING NO.:
U-1



Copyright 2020. This document is the intellectual property of Quintero Engineering, LLC. Permission for use of this document is limited and can be extended only by written agreement with Pedro Quintero, P.E. This document is provided solely for the use of the current parties and no license has been created, express or implied to copy this document and without permission from Pedro Quintero, P.E. must be obtain to use of this document after a period of 6 months from the date of date.



FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NOTE:
A PORTION OF THIS PROPERTY LIES WITHIN THE FEMA 100 YEAR FLOODPLAIN OR FLOODWAY AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0295E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

DRAINAGE AREA DELINEATION:
TOPOGRAPHIC DATA FROM THE CITY OF HARKER HEIGHTS PLANIMETRIC DATA AND 2020 FIELD SURVEY DATA PROVIDED BY QUINTERO ENGINEERING, LLC. WAS USED FOR DELINEATING DRAINAGE AREAS.

- ### KEY NOTES
- LAND USE TYPE:
 - POOR CONDITION, AVG. 2-7%
 - FOREST/WOODLANDS, AVG. 2-7%
 - GOOD CONDITION, AVG. 2-7%
 - PASTURE/RANGE, AVG. 2-7%
 - PROPERTY LINE

- NOTES:**
- DRAINAGE METHODOLOGY AND ASSUMPTIONS
 - HYDROLOGY METHOD OF ANALYSIS: RATIONAL METHOD
 - TIME OF CONCENTRATION: SCS TECHNICAL RELEASE 55 (TR-55) (MINIMUM 6 MINUTES)
 - LAND USE: 2006 PLANIMETRIC DATA AND 2017 IMAGERY FROM GOOGLE EARTH
 - RUNOFF COEFFICIENT: RATIONAL METHOD "C" RUNOFF COEFFICIENT.
 - HYDROLOGIC SOIL TYPES: NOT APPLICABLE
 - RAINFALL INTENSITY: TXDOT'S 24-HOUR RAINFALL DEPTH DATA FOR BELL COUNTY, TEXAS
 - ALL UPSTREAM FLOWS SHALL BE ACCEPTED ONSITE AS THEY CURRENTLY EXIST AND SHALL NOT BE OBSTRUCTED.
 - ENERGY DISSIPATION SHALL BE PROVIDED AT EACH OUTFALL BY THE USE OF ROCK RIPRAP OR CONCRETE RIPRAP WITH FORMED CONCRETE DISSIPATORS.
 - ALL LOTS MUST HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES.
 - UNDER PROPOSED CONDITIONS, THE SITE WILL SURFACE DRAIN TO THE SOUTH PROPERTY LINE, NORTH OF KNIGHT'S WAY. ALL DRAINAGE PATTERNS UNDER PROPOSED CONDITIONS SHALL MATCH THE EXISTING DRAINAGE PATTERNS OF THE RECEIVING PROPERTIES AND SHALL NOT CREATE A POINT DISCHARGE.
 - THE PROPOSED SITE DRAINAGE DESIGN SHALL NOT CREATE A POINT DISCHARGE ONTO ADJACENT PARCELS AND ALL SURFACE RUNOFF SHALL BE APPROXIMATED TO SHEET FLOW PRIOR TO LEAVING THE PARCEL.
 - THE DRAINAGE DESIGN PROVIDED HERON ILLUSTRATES OUR FINAL DESIGN INTENT FOR THE PROPOSED HYDROLOGIC AND HYDRAULIC METHODOLOGIES, PLANNING AND DESIGN ASSUMPTIONS USED TO ADDRESS THE APPLICABLE UNDERLYING DRAINAGE FACILITY CRITERIA AND DESIGN MANUAL. THE DRAINAGE DESIGN INFORMATION HEREIN IS BEING PROVIDED FOR PLAT APPROVAL.

DRAINAGE AREA ID: DA A
CONDITION: EXISTING

TIME OF CONCENTRATION SUMMARY
Overland Sheet Flow (T₁)

Segment ID	1			
Manning's Roughness Coefficient, n (Table 2-3)	0.24			
Flow Length, L	300			
Two-year 24-hour rainfall, P ₂	4.04			
Land slope, S	3.14			
T ₁ = 0.007 (60) (Ln) ^{0.8} / (P ₂ ^{0.5} S ^{0.4})	25.5	0.0	25.5	

Shallow Concentrated Flow (T₂)
Paved: V = 20.32 (S)^{0.5}
Unpaved: V = 16.13 (S)^{0.5}

Segment ID	2	Unpaved	Paved	Paved	Paved	Paved
Surface Description (Paved or Unpaved)						
Flow Length, L	289	0	0	0	0	0
Watercourse Slope, S	7.79	0.00	0.00	0.00	0.00	0.00
Average Velocity, V	4.5	0.0	0.0	0.0	0.0	0.0
T ₂ = L / (60 V)	1.1	0.0	0.0	0.0	0.0	1.1

Open Channel or Storm Sewer Flow (T₃)

Segment ID	3				
Cross Sectional Flow Area, a	6.82				
Wetted Perimeter, P _w	12.63				
Hydraulic Radius, R=a/P _w	0.54	0.00	0.00	0.00	0.00
Channel Slope, S	3.27	0.00	0.00	0.00	0.00
Manning's Roughness Coefficient, n	0.060				
V = (1.49/n) R ^{2/3} (S) ^{0.5}	2.98	0.00	0.00	0.00	0.00
Flow Length, L	185.00	0.00	0.00	0.00	0.00
T ₃ = L / (60 V)	1.0	0.0	0.0	0.0	1.0

Watershed or Subarea T_c = T₁ + T₂ + T₃ = 28.0
*T_c is rounded to nearest whole number

WEIGHTED RUNOFF COEFFICIENT

Land Use Type, Description, Land Slope	C ₂	C ₁₀	C ₂₅	C ₁₀₀	Area (ac)	C ₂ xArea	C ₁₀ xArea	C ₂₅ xArea	C ₁₀₀ xArea
Single Family Res. >20K, Avg. 2-7%	0.38	0.44	0.49	0.56	1.21	0.46	0.53	0.59	0.68
Fair Condition, Avg. 2-7%	0.33	0.38	0.42	0.49	1.13	0.37	0.43	0.47	0.55
Forest/Woodlands, Avg. 2-7%	0.31	0.36	0.40	0.47	3.37	1.04	1.21	1.35	1.58
Poor Condition, Avg. 2-7%	0.37	0.43	0.46	0.53	2.57	0.95	1.11	1.18	1.36
Total					8.28	2.83	3.28	3.60	4.18
C (Weighted) = Total C_xArea / Total Area						0.34	0.40	0.43	0.50

RAINFALL INTENSITY

Coefficient	Bell				Drainage Area (Total)				
	2-Year	10-Year	25-Year	100-Year	2-Year	10-Year	25-Year	100-Year	
b	56	77	90	102	0.34	0.40	0.43	0.50	
d	8.0	8.5	8.5	8.0	Intensity, I	3.21	4.77	5.62	6.92
e	0.798	0.773	0.771	0.751	Runoff, Q	9.07	15.66	20.22	28.89

PEAK DISCHARGE SUMMARY

Frequency	2-Year	10-Year	25-Year	100-Year
Time of Concentration, T _c	28.0	28.0	28.0	28.0



Released for Construction for a period of 12 months from the date below.

City Representative Date



06/04/2020

STATE OF TEXAS
PEDRO QUINTERO
111656
LICENSED PROFESSIONAL ENGINEER

ISSUED FOR REVIEW, COMMENT ONLY.

PROJECT NO.: 011-20
DATE: JUNE 2020

QUINTERO ENGINEERING, LLC
1501 W. STAN SCHULTER LP
KILLEEN, TEXAS 76549
PHONE: (254) 493-9982
FAX: (254) 432-7070
T.B.P.E. FIRM NO.: 14709
T.S.P.L.S. FIRM NO.: 10194110

ESCAPOLOGY ADDITION
FM 2410
HARKER HEIGHTS, BELL COUNTY, TEXAS

DRAINAGE AREA MAP - EXISTING

SHEET TITLE:

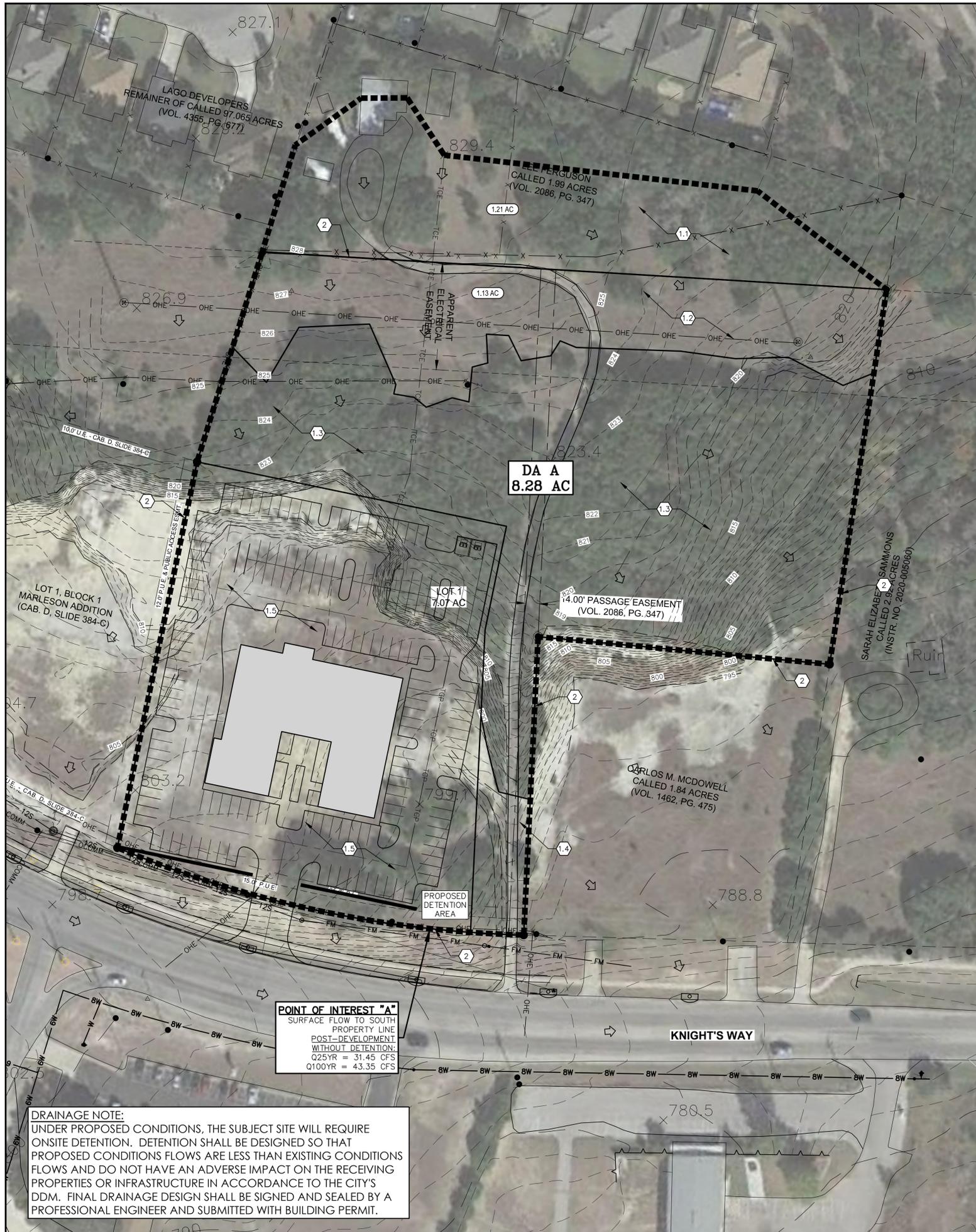
DRAWING NO.: D1

REVISIONS

No.	DATE	REVISIONS	BY

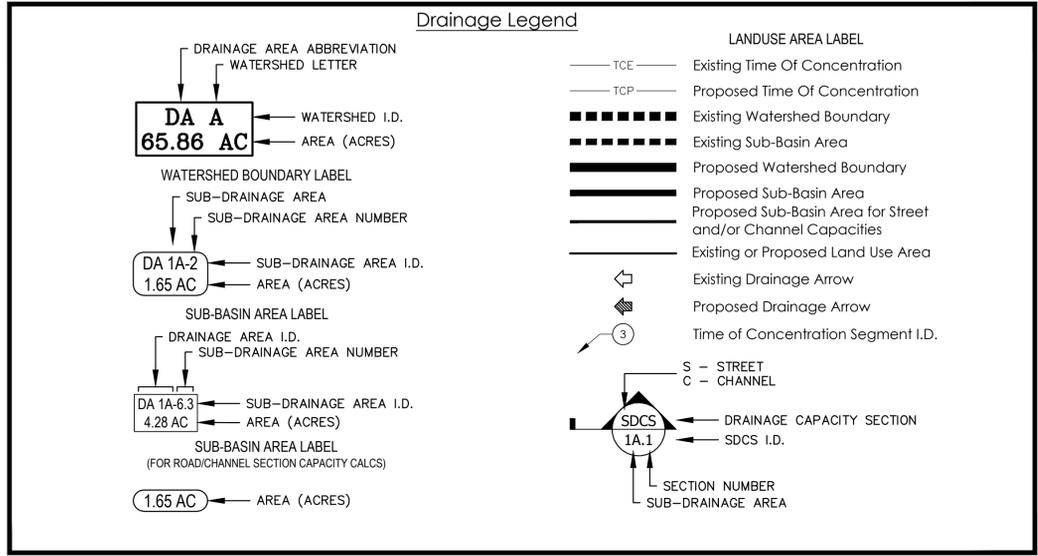
REMARKS

Copyright © 2020. This document is the intellectual property of Quintero Engineering, LLC. Permission for use of this document is limited and can be extended only by written agreement with Pedro Quintero, P.E. This document is provided solely for the use of the current parties and no license has been created, express or implied, to copy this document and without permission from Pedro Quintero, P.E. must be taken to use of this document after a period of 12 months from the date below.



DRAINAGE NOTE:
 UNDER PROPOSED CONDITIONS, THE SUBJECT SITE WILL REQUIRE ONSITE DETENTION. DETENTION SHALL BE DESIGNED SO THAT PROPOSED CONDITIONS FLOWS ARE LESS THAN EXISTING CONDITIONS FLOWS AND DO NOT HAVE AN ADVERSE IMPACT ON THE RECEIVING PROPERTIES OR INFRASTRUCTURE IN ACCORDANCE TO THE CITY'S DDM. FINAL DRAINAGE DESIGN SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER AND SUBMITTED WITH BUILDING PERMIT.

POINT OF INTEREST "A"
 SURFACE FLOW TO SOUTH PROPERTY LINE POST-DEVELOPMENT WITHOUT DETENTION:
 Q25YR = 31.45 CFS
 Q100YR = 43.35 CFS



FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NOTE:
 A PORTION OF THIS PROPERTY LIES WITHIN THE FEMA 100 YEAR FLOODPLAIN OR FLOODWAY AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0295E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

DRAINAGE AREA DELINEATION:
 TOPOGRAPHIC DATA FROM THE CITY OF HARKER HEIGHTS PLANIMETRIC DATA AND 2020 FIELD SURVEY DATA PROVIDED BY QUINTERO ENGINEERING, LLC. WAS USED FOR DELINEATING DRAINAGE AREAS.

- ### KEY NOTES
- LAND USE TYPE:
 - POOR CONDITION, AVG. 2-7%
 - FOREST/WOODLANDS, AVG. 2-7%
 - GOOD CONDITION, AVG. 2-7%
 - PASTURE/RANGE, AVG. 2-7%
 - LIMITED GENERAL OFFICE BUILDING SITES
 - PROPERTY LINE

- NOTES:**
- DRAINAGE METHODOLOGY AND ASSUMPTIONS
 - HYDROLOGY METHOD OF ANALYSIS: RATIONAL METHOD
 - TIME OF CONCENTRATION: SCS TECHNICAL RELEASE 55 (TR-55) (MINIMUM 6 MINUTES)
 - LAND USE: 2006 PLANIMETRIC DATA AND 2017 IMAGERY FROM GOOGLE EARTH
 - RUNOFF COEFFICIENT: RATIONAL METHOD "C" RUNOFF COEFFICIENT.
 - HYDROLOGIC SOIL TYPES: NOT APPLICABLE
 - RAINFALL INTENSITY: TXDOT'S 24-HOUR RAINFALL DEPTH DATA FOR BELL COUNTY, TEXAS
 - ALL UPSTREAM FLOWS SHALL BE ACCEPTED ONSITE AS THEY CURRENTLY EXIST AND SHALL NOT BE OBSTRUCTED.
 - ENERGY DISSIPATION SHALL BE PROVIDED AT EACH OUTFALL BY THE USE OF ROCK RIPRAP OR CONCRETE RIPRAP WITH FORMED CONCRETE DISSIPATORS.
 - ALL LOTS MUST HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES.
 - UNDER PROPOSED CONDITIONS, THE SITE WILL SURFACE DRAIN TO THE SOUTH PROPERTY LINE, NORTH OF KNIGHT'S WAY. ALL DRAINAGE PATTERNS UNDER PROPOSED CONDITIONS SHALL MATCH THE EXISTING DRAINAGE PATTERNS OF THE RECEIVING PROPERTIES AND SHALL NOT CREATE A POINT DISCHARGE.
 - THE PROPOSED SITE DRAINAGE DESIGN SHALL NOT CREATE A POINT DISCHARGE ONTO ADJACENT PARCELS AND ALL SURFACE RUNOFF SHALL BE APPROXIMATED TO SHEET FLOW PRIOR TO LEAVING THE PARCEL.
 - THE DRAINAGE DESIGN PROVIDED HERON ILLUSTRATES OUR FINAL DESIGN INTENT FOR THE PROPOSED HYDROLOGIC AND HYDRAULIC METHODOLOGIES, PLANNING AND DESIGN ASSUMPTIONS USED TO ADDRESS THE APPLICABLE UNDERLYING DRAINAGE FACILITY CRITERIA AND DESIGN MANUAL. THE DRAINAGE DESIGN INFORMATION HEREIN IS BEING PROVIDED FOR PLAT APPROVAL.

DRAINAGE AREA ID: DA A
CONDITION: PROPOSED

TIME OF CONCENTRATION SUMMARY
 Overland Sheet Flow (T₁)

Segment ID	1		
Manning's Roughness Coefficient, n (Table 2-3)	0.24		
Flow Length, L	100		
Two-year 24-hour rainfall, P ₂	4.04		
Land slope, S	1.44		
T ₁ = 0.007 (60) (Ln) ^{0.88} / (P ₂ ^{0.5} S ^{0.4})	14.5	0.0	14.5

Shallow Concentrated Flow (T₂)
 Paved: V = 20.32 (S)^{0.5}
 Unpaved: V = 16.13 (S)^{0.5}

Segment ID	2	3			
Surface Description (Paved or Unpaved)	Unpaved	Paved	Paved	Paved	Paved
Flow Length, L	244	379	0	0	0
Watercourse Slope, S	4.07	1.00	0.00	0.00	0.00
Average Velocity, V	3.3	2.0	0.0	0.0	0.0
T ₂ = L / (60 V)	1.3	3.1	0.0	0.0	4.4

Open Channel or Storm Sewer Flow (T₃)

Segment ID					
Cross Sectional Flow Area, a					
Wetted Perimeter, P _w					
Hydraulic Radius, R = a/P _w	0.00	0.00	0.00	0.00	0.00
Channel Slope, S	0.00	0.00	0.00	0.00	0.00
Manning's Roughness Coefficient, n	0.060				
V = (1.49/n) R ^{2/3} (S) ^{0.5}	0.00	0.00	0.00	0.00	0.00
Flow Length, L	0.00	0.00	0.00	0.00	0.00
T ₃ = L / (60 V)	0.0	0.0	0.0	0.0	0.0

Watershed or Subarea T_c = T₁ + T₂ + T₃ = 19.0
 *T_c is rounded to nearest whole number

WEIGHTED RUNOFF COEFFICIENT

Land Use Type, Description, Land Slope	C ₂	C ₁₀	C ₂₅	C ₁₀₀	Area (ac)	C ₂ xArea	C ₁₀ xArea	C ₂₅ xArea	C ₁₀₀ xArea
Single Family Res. >20K, Avg. 2-7%	0.38	0.44	0.49	0.56	1.21	0.46	0.53	0.59	0.68
Fair Condition, Avg. 2-7%	0.33	0.38	0.42	0.49	1.13	0.37	0.43	0.47	0.55
Forest/Woodlands, Avg. 2-7%	0.31	0.36	0.40	0.47	3.02	0.94	1.09	1.21	1.42
Floor Condition, Avg. 2-7%	0.37	0.43	0.46	0.53	0.17	0.06	0.07	0.08	0.09
Limited General Office Building	0.63	0.70	0.78	0.84	2.75	1.73	1.93	2.15	2.31
Total					8.28	3.56	4.05	4.50	5.05
C (Weighted) = Total CxArea =						0.43	0.49	0.54	0.61

RAINFALL INTENSITY

County:	Bell				PEAK DISCHARGE SUMMARY					
	2-Year	10-Year	25-Year	100-Year	Drainage Area (Total)	Time of Concentration, T _c	2-Year	10-Year	25-Year	100-Year
Frequency					8.28	min				
Coefficient										
b	56	77	90	102	C (Weighted)	0.43	0.49	0.54	0.61	
d	8.0	8.5	8.5	8.0	Intensity, I	4.04	5.94	6.99	8.58	
e	0.798	0.773	0.771	0.751	Runoff, Q	14.39	24.05	31.45	43.35	



Released for Construction for a period of 12 months from the date below.

City Representative Date



06/04/2020

STATE OF TEXAS
 PEDRO QUINTERO
 111656
 LICENSED PROFESSIONAL ENGINEER

ISSUED FOR REVIEW, COMMENT ONLY.

PROJECT NO.: 011-20
 DATE: JUNE 2020

QUINTERO ENGINEERING, LLC
 1501 W. STAN SCHULTER LP
 KILLEEN, TEXAS 76549
 PHONE: (254) 493-9982
 FAX: (254) 432-7070
 T.B.P.E. FIRM NO.: 14709
 T.S.P.L.S. FIRM NO.: 10194110

ESCAPOLOGY ADDITION
 FM 2410
 HARKER HEIGHTS, BELL COUNTY, TEXAS

DRAINAGE AREA MAP - PROPOSED

SHEET TITLE:

DRAWING NO.: D2

Copyright © 2020. This document is the intellectual property of Quintero Engineering, LLC. Permission for use of this document is limited and can be extended only by written agreement with Pedro Quintero, P.E. This document is provided solely for the use of the current parties and no license has been created, express or implied, to copy this document and without permission from Pedro Quintero, P.E. must be obtain to use of this document after a period of 12 months from the date above.

ESCAPOLOGY ADDITION

P20-08 Preliminary/Final Plat Escapology Addition

Plat Distributed to HH Staff: July 15, 2020

Comments Returned to Quintero Engineering, LLC: July 21, 2020

Planning & Development

1. Please note that the final plat and final engineering drawings shall not be: approved, conditionally approved or filed for record and no permits shall be issued until the applicant posts with the city a letter of credit/performance bond for any infrastructure construction remaining.
 - The submission of a Preliminary/Final Plat to run concurrently cannot be granted a recommendation of approval by staff if the applicant does not furnish a letter of credit or performance bond. Staff request that the applicant choose one of the following:
 - i. Withdraw their Final Plat application (this process would allow the applicant to install all required infrastructure after approval of a Preliminary Plat and return at a later date post infrastructure installation to submit a Final Plat with all final engineering included in order to final and file the plat); or
 - ii. Provide a letter of credit/performance bond before July 23, 2020 in order to proceed as desired to the Planning and Zoning Commission and City Council as a Preliminary/Final Plat.
2. Should you plat only consist of one page then you will not need a title/cover sheet. Your initial submittal consisted of 5 pages. Unless those additional 4 pages are to be included with your plat recordings you will not need a cover sheet.
3. BellCAD and our GIS mapping show 2 lots abutting this property to the north. Please modify the passage easement to allow access of both properties to the street.
4. Is there potential to increase the passage easement width to 50 feet from the street all the way to the north property line, and repurpose it as a passage and utility easement? There may be the potential in the future to develop the remainder of this property and/or the properties to the north; and while 50 feet is narrower than our required ROW width, we could work within that width if a future project led to this driveway becoming a dedicated street.

Public Works, Kristina Ramirez

1. Per 154.42(A)(2), the applicant shall provide a PUE for all existing OHE infrastructure that encroaches within the proposed development. If any of the lines shown are service lines please label as such.

No record information was found for the existing overhead transmission line, a 100' wide easement has been added to our proposed plat, please see attached revised plat.

Applicant's response is noted. However, the warranty deed provided to the City identifies a volume and page for an easement dedicated to Texas Power & Light Company. In addition, the as-built/concept plan shows an existing overhead line on the parcel being platted that is outside of the 100' easement. If that line is to remain and if it is tied to an offsite connection then a private easement may be required. Please advise as to the intent/usage of said line.

2. Applicant shall provide a copy of the existing 14' passage easement through this development and the existing 12' PUE and passage easement adjacent to the western property line. **Attached please find a copy of 14' passage easement and the adjoining plat to the west,**

which has the 12' PUE and passage easement. *Partially Met. In the Applicant's submitted warranty deed for the 14' passage easement there is an easement granted to TXU Electric and Gas that is called out. However, the easement does not appear on the preliminary plat dedication page. Please illustrate the location of said easement.*

3. Per 154.21(C)(1)(j), Applicant shall provide an access easement for the existing asphalt pavement or clarify intent for keeping access open to the land locked parcel.

Based on coordination with TxDOT we have moved our driveway location to the East property line and have added a 41' passage easement. The existing parcel to the North shall gain its access through this passage easement as well. *Met.*

4. Per 154.21(C)(1)(j), Applicant shall address how the smaller landlocked parcel to the north will gain access to public ROW.

Please see comment response for Public Works Comment No. 3. Met.

5. Per the definition of access in section 154.01 of the Harker Heights code of ordinances, the applicant shall provide correspondence from TXDOT regarding the proposed new driveway access or relocate the proposed driveway to the existing eastern driveway location. Applicant shall also clarify the proposed driveway width and TXDOT's concurrence with the opening width if different from the existing width.

Based on coordination with TxDOT we have moved our driveway location to the East property line and are awaiting approval. Met. However, Applicant is advised that TXDOT indicated via email that a need for a TIA exists. Results of the TIA may result in changes to the site layout and ingress/egress connection points.

6. Per 154.42(C)(1) and TxDOT access management requirements, the applicant shall provide for a 30' passage easement connecting the existing eastern passage easement/driveway to the existing 12' passage easement parallel to the western property line.

Internal passage easements, if needed, are being coordinated with TxDOT and will be added should TxDOT require them. Met. However, Applicant is advised that TXDOT indicated via email that a need for a TIA exists. Results of the TIA may result in changes to the site layout and ingress/egress connection points.

7. Per 154.42(C)(1), the applicant shall provide a 15' utility and passage easement parallel to the western property line in order to provide for a full width passage easement.

Please see Public Works comment response No. 6 above. Met. However, Applicant is advised that TXDOT indicated via email that a need for a TIA exists. Results of the TIA may result in changes to the site layout and ingress/egress connection points.

8. Per 154.42(A), the applicant shall provide a 15' public utility easements along the property lines to allow for continuity of existing easements and service to all portions of the development and adjacent parcels.

A 15' PUE was added to the proposed plat, please see revised plat.

Partially Met. The warranty deed that was provided for the called 14' passage easement within the parcel being platted specifies that the easement is for the free and uninterrupted use of ingress and egress. As such the placement of the new 15'PUE within the existing 14' passage easement is not acceptable in the current format. Two options for revisions include, make the overlapping section of the 15'PUE for underground utilities only or move the 15' PUE outside of the passage easement sch that it only crosses perpendicular to the passage easements.

9. Per 154.21(C)(2)(b) and 154.21(C)(2)(c), the applicant shall provide a water and wastewater layout for the entire development.

The only wastewater improvements that are being proposed with this development is going to be a sewer service that directing ties into the existing sewer line located along E. Knight's Way. The extension of the water line improvements will be limited to the water line bore under E. Knight's Way and the proposed fire hydrant as shown in the

Utility Layout. *Met. However, Applicant is advised that future extensions of public water and wastewater lines may be required should the undeveloped portions of the parcel ever be developed or subdivided.*

10. Per 154.21(C)(2)(e), the applicant shall clarify how stormwater runoff will be routed through the proposed development or how the impacts from rerouting it will be mitigated.

A final drainage design shall be completed and submitted during the building permit process. *Met. However, Applicant is advised that detention and other drainage requirements submitted during the building permit process may result in changes to the site layout. Applicant is also advised that outfalls into TXDOT ROW will also be reviewed and approved by TXDOT prior to release for construction.*

11. Per 154.21(C)(2)(e), the applicant shall clarify how the post development drainage will be handled for the northern and eastern portions of the property that do not flow through the proposed detention area.

A final drainage design shall be completed and submitted during the building permit

process. *Met. However, Applicant is advised that detention may be required should the undeveloped portions of the parcel ever be developed or subdivided.*

12. Per 154.21(C)(2)(d) and the Development Overlay District 1 – The Knight’s Way Corridor Manual Section IV.B.3.c., the applicant shall provide for 6’ sidewalks and 3’ buffer strips along private access drives. Applicant shall also show connectivity to any existing sidewalks from the development.

Duly noted, please see the revised concept plan. *Met.*

13. Applicant shall provide a dumpster pad and enclosure per City of Harker Heights code of ordinances section 51.16 and the Development Overlay District 1 – The Knight’s Way Corridor Manual Section IV.E.5.

Duly noted, please see the revised concept plan. *Met. However, Applicant is advised that private structures are not allowed to be constructed within the PUE.*

Consulting Engineer, Otto Wiederhold

Fire Marshal, Brad Alley

- No further comments

TXDOT, Billy Tweedle

1. TXDOT does concur with the access location as shown. Please be advised, with the number of parking spaces, the need for a Traffic Impact Analysis certainly exists