



**Harker Heights
Planning and Zoning
Commission Meeting**

**Wednesday,
September 29, 2021
5:30 P.M.**



**PLANNING & ZONING COMMISSION MEETING
HARKER HEIGHTS CITY HALL
WEDNESDAY, SEPTEMBER 29, 2021 – 5:30 P.M.**

Notice is hereby given that beginning at 5:30 P.M. on Wednesday, September 29, 2021, the Planning and Zoning Commission (P&Z) of the City of Harker Heights will conduct a regular meeting. The Meeting will be held in the Kitty Young Council Chambers of the Harker Heights City Hall located at 305 Miller's Crossing, Harker Heights, Texas 76548. 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. APPROVAL OF AGENDA**
 1. Consider approval of the agenda for the regular meeting of the Planning and Zoning Commission for September 29, 2021.
- III. CONSENT AGENDA**
 1. Consider approval of Minutes from the Regular Planning and Zoning Meeting held on August 25, 2021.
- IV. Report on City Council results from the September 14, 2021 meeting.**
- V. Recognition of Affidavits for Conflict of Interest.**
- VI. 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.*
- VII. PUBLIC HEARING**
 1. **Z21-24 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from B-3 (Local Business District) to B-4 (Secondary and Highway Business District) on property described as Meadow Acres, Block 006, Lot PT 7, 8, (E 14.5' of N 130' of 7 & W 85.5 of N 130' of 8), generally located at 808, 810 & 812 S. Ann Blvd., Harker Heights, Bell County, Texas.**

VIII. NEW BUSINESS

- 1. P21-26 Discuss and consider a request for a preliminary plat referred to as Stillhouse Road Addition on property described as R.W. Tom survey, abstract No. 837, and the Lucy O'Dell Survey, Abstract No. 644, and the land herein described being all of that certain called 1.50 acre tract of land conveyed to Star Stillhouse Properties, LLC, a Texas Limited Liability Company, by Correction Special Warranty Deed with Vendor's Lien recorded in Document 2021000947, Official Public Records of Bell County, Texas, generally located on the east side of Stillhouse Lake Road and north of Nevaeh Road, Harker Heights, Bell County, Texas.**
- 2. P21-27 Discuss and consider a request for a preliminary plat referred to as Chaparral Road Addition on property described as Peter Williamson Survey, Abstract No. 1099 and the land herein described being a portion of that certain 3.79 acre tract conveyed to Rena Chang Hoot by Gift Deed recorded in Volume 3475, Page 616, Official Public Records of Bell County, Texas, generally located at the intersection of Chaparral Road and F.M. 3481 (Stillhouse Lake Road), Harker Heights, Bell County, Texas.**
- 3. Discuss and consider adoption of the January 2022 – January 2023 Planning & Zoning Commission Calendar.**

IX. REPORTS FROM COMMISSIONERS

X. STAFF COMMENTS

XI. ADJOURNMENT OF P&Z MEETING

I, the undersigned authority, do hereby certify that pursuant to the Texas Open Meetings Act, 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, September 24, 2021**. Please contact the Planning and Development Department at (254) 953-5648 for further information.

Wilson Everett

Wilson Everett, Planning & Development Administrative Assistant



**Minutes of the Harker Heights Planning & Zoning Commission Meeting
August 25, 2021**

Present:

Commission

Larry Robison	Chairman
Robert Robinson III	Vice Chairman
Noel Webster	Commissioner
Joshua McCann	Commissioner
Rodney Shine	Commissioner
Kay Carey	Commissioner

Michael Stegmeyer	Alternate Commissioner
Bary Heidtbrink	Alternate Commissioner
Natalie Austin	Alternate Commissioner

Staff

Kristina Ramirez	Planning and Development Director
Yvonne Spell	City Planner
Dan Phillips	GIS Analyst/ Planner
Wilson Everett	Planning and Development Administrative Assistant
Brad Alley	Fire Marshal

Absent:

Adam Parker	Secretary
Nuala Taylor	Commissioner
Stephen Watford	Commissioner

Meeting Agenda:

Agenda Item I: A quorum was established, and the regular meeting for the Planning and Zoning Commission was called to order at 5:30 P.M.

Agenda Item II: The next agenda item was approval of the Agenda for the regular Planning and Zoning Meeting for August 25, 2021. Commissioner Shine made a motion to approve the Agenda. Commissioner Carey seconded the motion. **The motion was approved (6-0).**

Agenda Item III: The next agenda item was approval of the meeting minutes from the regular Planning and Zoning Meeting held on July 28, 2021. Commissioner Webster made a motion to approve the meeting minutes. Commissioner Shine seconded the motion. **The motion was approved (6-0).**

Agenda Item IV: Mrs. Ramirez provided a summary of the City Council results from the August 10, 2021 meeting.

Agenda Item V: Recognition of Affidavits for Conflict of Interest. There was one conflict of interest form submitted from Vice Chairman Robert Robinson for Case Z21-19.

Agenda Item VI: Public Comments: There was no one present who wished to address the Planning and Zoning Commission during this meeting.

Agenda Item VII: Public Hearing:

1. Z21-18 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-1 (One-Family Dwelling District) and R1-A (Single-Family Garden Home Residential District) on property described as Uriah Hunt Survey, Abstract No. 401 and the land herein described being a portion of the remainder tract, of an overall called 390 acre tract (comprising of what was formerly four tracts of land, of 80 acres, 80 acres, 100 acres, and 130 acres) conveyed to Susan K. Wilson and Gary L. Moore by Affidavit of Heirship recorded in Document No. 2017-00025863, Official Public Records of Bell County, Texas, generally located at 13436 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas and locally known as 13436 FM 2410, Belton, Bell County, Texas.

Mrs. Ramirez explained the applicant's request for the zoning change from R-1 (One-Family Dwelling District) to R1 (One-Family Dwelling District) and R1-A (Single-Family Garden Home Residential District). She noted that Staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood and would be consistent with the 2007 City of Harker Heights Comprehensive Plan.

Lina Chtay with Belton Engineering, office located at 106 N East Street, Belton, Texas 76513, was present to represent the case.

Commissioner McCann made a motion to approve an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-1 (One-Family Dwelling District) and R1-A (Single-Family Garden Home Residential District) on property described as Uriah Hunt Survey, Abstract No. 401 and the land herein described being a portion of the remainder tract, of an overall called 390 acre tract (comprising of what was formerly four tracts of land, of 80 acres, 80 acres, 100 acres, and 130 acres) conveyed to Susan K. Wilson and Gary L. Moore by Affidavit of Heirship recorded in Document No. 2017-00025863, Official Public Records of Bell County, Texas, generally located at 13436 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas and locally known as 13436 FM 2410, Belton, Bell County, Texas. Commissioner Carey seconded the motion. **The motion was approved (6-0).**

It was noted that Vice Chairman Robinson stepped down for Z21-19 and Natalie Austin was brought up as a voting member during this agenda item.

2. Z21-19 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R1-R (Rural One-Family Dwelling District) with a CUP (Conditional Use Permit) on property described as 12.477 acres, Abstract No. A0223BC W B Cross, 2-4,3-1,4, Lot 9-10, Block E, generally located at 12560 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas and locally known as 12560 FM 2410, Belton, Bell County, Texas.

Mrs. Ramirez explained the applicant's request for the zoning change from current zoning of R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling District) with a CUP (Conditional Use Permit). She noted the Bell County Tax Records, the property consists of

approximately 12.477 acres and has an existing house (1,280 square feet) with two covered decks (979 square feet) and eight existing accessory buildings (1,753 square feet) on the parcel. She explained that the applicant is proposing to expand her state permitted wildlife rehabilitation center at this location. Additionally, the applicant is requesting a Conditional Use Permit to place five additional pavilions, one intake center, and one quarantine shelter on this parcel. The total requested additional square footage for accessory buildings is 3,024. The placement of the proposed additional accessory buildings is in the center of the parcel just north of the house.

Susan Franz, 12560 FM 2410, Belton, Texas 76548, was present to represent the request.

Commissioner Shine made a motion to approve an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R1-R (Rural One-Family Dwelling District) with a CUP (Conditional Use Permit) on property described as 12.477 acres, Abstract No. A0223BC W B Cross, 2-4,3-1,4, Lot 9-10, Block E, generally located at 12560 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas and locally known as 12560 FM 2410, Belton, Bell County, Texas. Commissioner Webster seconded the motion. **The motion was approved (6-0).**

It was noted that Vice Chairman Robinson stepped back up as a voting member for the remainder of the meeting after case Z21-19 and Natalie Austin stepped down as an alternate member for the remainder of the meeting.

3. Z21-20 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation R-1 (One Family Dwelling District) to R-1 (One-Family Dwelling District) with a CUP (Conditional Use Permit) on property described as Highland Oaks Estates Section Three (3), Block Thirteen (13), Lot Seven (7), generally located at 204 Evergreen Drive, Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicant's request for the of R-1 (One Family Dwelling District) to R-1 (One-Family Dwelling District) with a CUP (Conditional Use Permit). She noted the property consists of a single family residence, with 1,840 square feet of living space, an existing permanent accessory structure (workshop) consisting of 195 square feet, and an existing non-permanent accessory structure consisting of 99 square feet. She explained that the applicant intends to combine the two (2) existing accessory structures into one (1) accessory dwelling unit.

Leslie Linthicum, 204 Evergreen Drive, Harker Heights, Texas 76548, was present to represent the case.

Patricia Curry, 213 Evergreen Dr, Harker Heights, Texas 76548, James Livingston, 604 E Woodlawn, Harker Heights, Texas 76548, James Wall, 217 Evergreen, Harker Heights, Texas 76548, Ward Critz, 806 Cagle Lane, Harker Heights, Texas 76548, Jed Schappell, 209 Pin Oak, Harker Heights, Texas 76548, Sandra Rowell, 201 Redwood Circle, Harker Heights, Texas 76548, Lina Pellegrino, 202 Cottonwood, Harker Heights, Texas 76548, William Barada, 605 E. Woodlawn, Harker Heights, Texas 76548, Judith Rosten, 202 Evergreen, Harker Heights, Texas 76548, spoke in opposition of the request. Ann Denton, 303 Evergreen, Harker Heights, Texas 76548, spoke in favor of the request.

Commissioner Webster made a motion to deny an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R-1 (One-Family Dwelling District) with a CUP (Conditional Use Permit) on property described as Highland Oaks Estates Section Three (3), Block Thirteen (13), Lot Seven (7), generally located at 204 Evergreen Drive, Harker Heights, Bell County, Texas. Commissioner Shine seconded the motion. **The motion for denial was approved (6-0).**

4. Z21-21 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R-1 (One-Family Dwelling District) with a CUP (Conditional Use Permit) on property described as Hidden Valley Estates, Lot Twenty Three and Twenty Four (23-24), Block One (1), generally located at 2307 Tye Valley Road, Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicant's request to change the current zoning from R-1 (One Family Dwelling District) to R-1 (One-Family Dwelling District) with a CUP (Conditional Use Permit). She explained that the property consists of a single-family residence, with 2,128 square feet of living space, an existing carport consisting of 400 square feet, and two existing porches consisting of a total of 144 square feet. She noted that the applicant intends to add additional living space and convert the existing carport into one (1) accessory dwelling unit.

Kenneth Wilson, 2307 Tye Valley, Harker Heights, Texas 76548, was present to represent the case.

Commissioner Shine made a motion to approve an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R-1 (One-Family Dwelling District) with a CUP (Conditional Use Permit) on property described as Hidden Valley Estates, Lot Twenty Three and Twenty Four (23-24), Block One (1), generally located at 2307 Tye Valley Road, Harker Heights, Bell County, Texas. Vice Chairman seconded the motion. **The motion was approved (6-0).**

5. Z21-23-F Conduct a public hearing to discuss and consider an ordinance amending Chapter 11 of the City's Code of Ordinances, establishing Section 11.1 Comprehensive Plan, and adopting the 2007 comprehensive plan and the 2021 land use plan for the City of Harker Heights, Texas pursuant to Chapter 213 of the Texas Local Government Code; establishing the relationship of the Land Use Plan and the development regulations; providing for the amendment of any existing comprehensive plan; and providing for the amendment of any existing land use plan.

Mrs. Ramirez stated that the City of Harker Heights Comprehensive Plan was approved in 2007 and included such components as the Thoroughfare Plan and Future Land Use Map (FLUM). The Planning and Development Staff in conjunction with the Planning and Zoning Commission (P&Z) began working towards an update to the Comprehensive Plan in November 2020. She noted that this update will occur in sections and ultimately culminate in an update to the entire Comprehensive Plan.

Commissioner McCann made a motion to approve an ordinance amending Chapter 11 of the City's Code of Ordinances, establishing Section 11.1 Comprehensive Plan, and adopting the

2007 comprehensive plan and the 2021 land use plan for the City of Harker Heights, Texas pursuant to Chapter 213 of the Texas Local Government Code; establishing the relationship of the Land Use Plan and the development regulations; providing for the amendment of any existing comprehensive plan; and providing for the amendment of any existing land use plan. Commissioner Carey seconded the motion. **The motion was approved (6-0).**

Agenda Item VIII: New Business:

No cases were submitted for new business.

Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 8:16 P.M.

Larry Robison, Chairman

DATE:

Adam Parker, Secretary

DATE:



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

Z21-24

AGENDA ITEM VII-1

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: SEPTEMBER 29, 2021

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM B-3 (LOCAL BUSINESS DISTRICT) TO B-4 (SECONDARY AND HIGHWAY BUSINESS DISTRICT) ON PROPERTY DESCRIBED AS MEADOW ACRES, BLOCK 006, LOT PT 7, 8, (E 14.5' OF N 130' OF 7 & W 85.5 OF N 130' OF 8), GENERALLY LOCATED AT 808, 810 & 812 S. ANN BLVD., HARKER HEIGHTS, BELL COUNTY, TEXAS

EXPLANATION:

The applicant is requesting a change from the current zoning of B-3 (Local Business District) to B-4 (Secondary and Highway Business District) on property described as Meadow Acres, Block 006, Lot PT 7, 8, (E 14.5' of N 130' of 7 & W 85.5 of N 130' of 8), generally located at 808, 810 & 812 S. Ann Blvd., Harker Heights, Bell County, Texas.

According to the Bell County Tax Records, the property consists of approximately 0.2984 acres and has an existing commercial building (4,000 square feet) with an open porch consisting of 500 square feet.

Surrounding Land Uses

Adjacent land uses include:

	Existing Land Use	Future Land Use	Zoning
North	Commercial	Commercial	B-4 Secondary and Highway Business District
South	Retail	Commercial	B-3 Local Business District
East	Retail	Commercial	B-4 Secondary and Highway Business District
West	Vacant	Commercial	B-3 Local Business District

Per the adopted 2007 Comprehensive Plan, the applicant's property is located in an area designated as Commercial. The proposed 2021 Future Land Use Map identifies this area is designated for Commercial, which is proposed to include B-3 (Local Business District) and B-4 (Secondary and Highway Business District) zoning. Staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood and would be consistent with the 2007 City of Harker Heights Comprehensive Plan.

Flood Damage Prevention:

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

Notices:

Staff sent out thirty-four (34) notices to property owners within the 400-foot notification area. As of September 23, 2021, one (1) response was received in favor of the request, and one (1) response was received in opposition of the request. Any additional responses received after the above date will be provided during the meeting.

RECOMMENDATION:

Staff recommends approval of an ordinance to change the zoning designation from B-3 (Local Business District) to B-4 (Secondary and Highway Business District) on property described as Meadow Acres, Block 006, Lot PT 7, 8, (E 14.5' of N 130' of 7 & W 85.5 of N 130' of 8), generally located at 808, 810 & 812 S. Ann Blvd., Harker Heights, Bell County, Texas, based on the following:

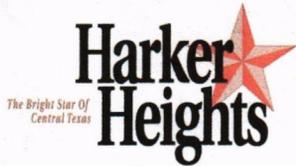
1. The proposed use and rezoning is compatible with the current Comprehensive Plan and FLUM.
2. The proposed use and rezoning would not likely have any adverse impact on adjoining uses and zoning districts.
3. The proposed use and rezoning is compatible with existing uses in the neighborhood.
4. The proposed use and rezoning does not pose an adverse impact to the public health, safety, or general welfare.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change the zoning designation from B-3 (Local Business District) to B-4 (Secondary and Highway Business District) on property described as Meadow Acres, Block 006, Lot PT 7, 8, (E 14.5' of N 130' of 7 & W 85.5 of N 130' of 8), generally located at 808, 810 & 812 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. Ordinance
3. Location Map
4. Zoning Map
5. Existing Land Use Map
6. Future Land Use Map
7. Notification Area Map
8. Public Responses



Rezoning Request Application

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

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

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

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

Property Owner(s) Name: Chaudry Rafiuddin **Date:** 09-01-2021.
Address: 401 Kodrak Circle Ha
City/State/Zip: Harker Heights TX 76548.
Phone: [REDACTED] **E-mail:** [REDACTED]

Legal Description of Property:

Location of Property (Address if available): 810 - 812 S Ann Blvd Harker Heights, TX 76548
Lot: pt 788. **Block:** 006. **Subdivision:** Meadow Acres.
Acres: .30 **Property ID:** 126549. **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.

Proposed Use: ~~B-3 w/ CUP~~ Gaming.
Current Zoning Classification: B3 **Proposed Zoning:** ~~B-3 w/ CUP~~ B4
Current Land Use: _____ **Proposed Land Use:** _____

Applicant's Representative (if applicable):

Applicant's Representative: Jessica Tolbert
Pho [REDACTED] **E-Mail:** [REDACTED]

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

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

Chaudry Rafiuddin
Printed Name of Property Owner

Ch-R-U-din
Signature of Property Owner

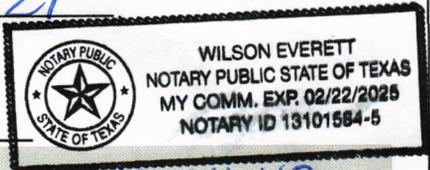
Printed Name of Representative

Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 1 DAY OF September, 2021

Wilson Everett
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/22/2025



Date Submitted: 9/1/2021
 Received By: WEVERETT

STAFF ONLY -- DO NOT FILL OUT BELOW

Pre-Application Meeting

Receipt #: 01734013

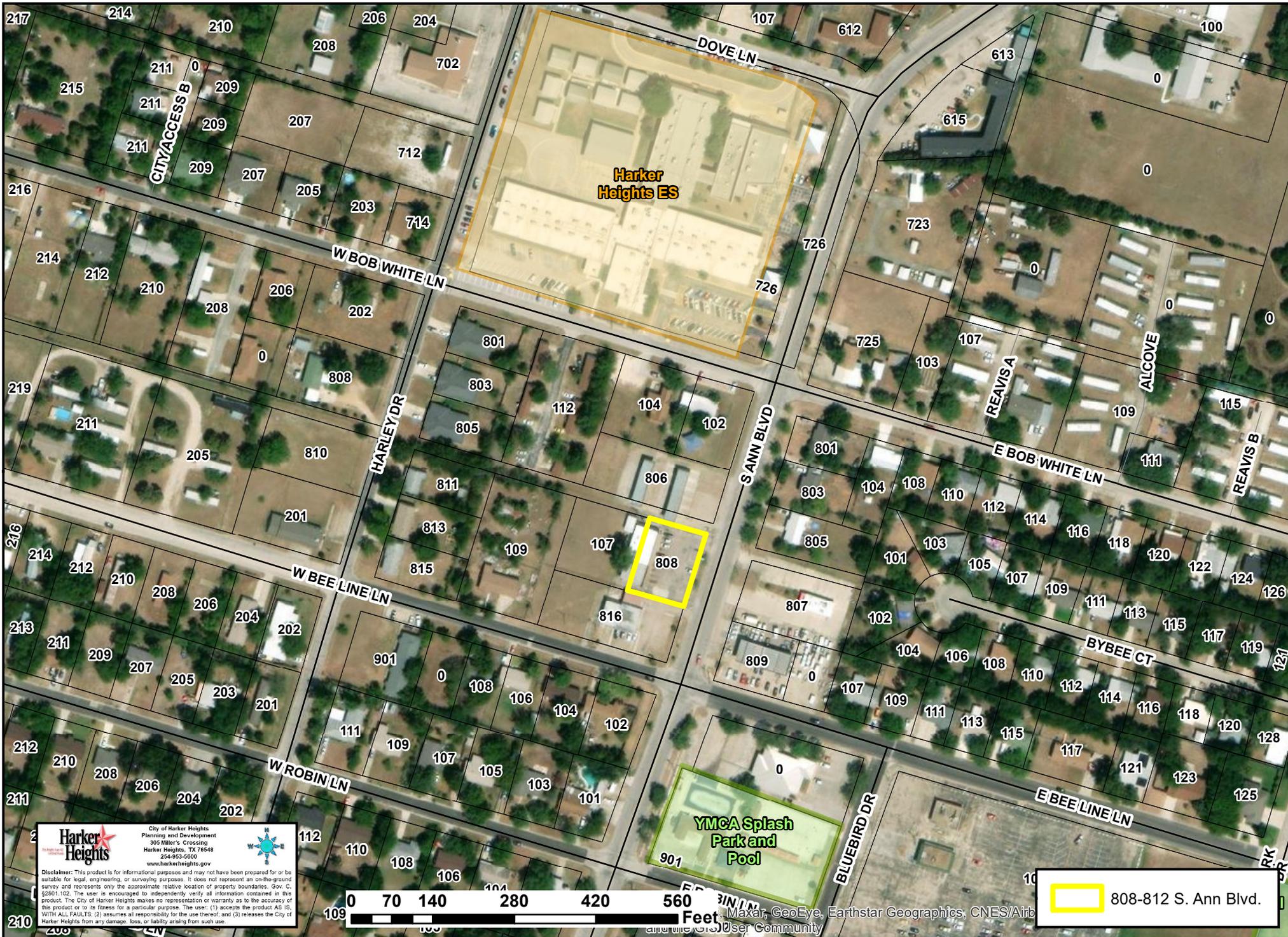
Case #: _____

§ 155.031 B-4 SECONDARY AND HIGHWAY BUSINESS DISTRICT.

(A) *Permitted uses.*

- (1) Any use permitted in the B-3 Local Business District that is permitted by right.
- (2) Automobile parking lots.
- (3) Bakery (wholesale).
- (4) Dance hall and skating rink.
- (5) Frozen food locker plant.
- (6) Garage, public.
- (7) Drive-in theater.
- (8) Bowling alley.
- (9) Tourist court or motel.
- (10) Antique shop.
- (11) Secondhand goods store: (No outside display, repair or storage.)
- (12) Automobile and marine sales and re-pair, provided that:
 - (a) All service must take place in the interior (service bays) of the building. No tents may be used for repair or service, except during times of urgent public necessity as declared by the Mayor or the Planning and Development Director and posted as such at the main entrance to the City Hall.
 - (b) Oil storage facilities and refuse containers shall be screened from the view of travelers along public streets;
 - (c) There shall be no vehicle storage longer than 30 days, or auto sales including vehicles belonging to the owner (except for sales lots);
 - (d) There shall be no dismantling or wrecking on premises;
 - (e) The use shall be operated in accordance with all applicable regulations including licensing from all government agencies that have jurisdiction; and
 - (f) Gasoline storage tanks must be underground.
- (13) Building material or lumber sales (no outside storage without screening).
- (14) Cleaning, pressing and dyeing.
 - (a) No direct exterior exhaust from cleaning plant permitted.
 - (b) Dust must be controlled by either bag or filter and separator or precipitator so as to eliminate the exhausting of dust, odor, fumes or noise outside the plant.
- (15) Florist, garden shop, greenhouse, or nursery (retail).
- (16) Ball park, stadium, athletic field (private).
- (17) Philanthropic institutions (not else-where listed).
- (18) Cabinet, upholstery, woodworking shop.
- (19) Plumbing, electrical, air conditioning service shop (no outside storage without screening).
- (20) Trade or business school.
- (21) Any retail business not included in the Local Business District, provided that such use is not noxious or offensive by reason of vibrations, smoke, light, odor, dust, gas or noise.
- (23) Package liquor store (in wet areas only and subject to TABC regulations). The property, if located outside the commercial zone of Business Hwy 190, must:
 - (a) Be part of a commercial development containing a minimum of 12,000 square feet of leaseable retail floor space (for example, a shopping center or mall); and
 - (b) Be located a minimum of 300 feet, measured from the front door to the establishment, from any R zoned property by the most commonly traveled public roadway.
- (24) Brewpub or winery (in wet areas only and subject to TABC regulations). The property, if located outside the commercial zone of Business Hwy 190 or I-14, must be located a minimum of 300 feet from any R zoned property, measured from the front door of the establishment by the most commonly traveled public roadway. All manufacture, blending, fermentation, processing, and packaging of alcoholic beverages must take place wholly inside a building.

- (B) *Conditional uses.* Any use permitted in a more restricted district that is permitted by a conditional use permit.
 - (C) *Height regulations.* No building shall exceed three and one-half stories or 45 feet in height.
 - (D) *Area regulations.* The same as provided for B-2 District.
 - (E) *Intensity of use.* There are no minimum lot area or lot width requirements.
 - (F) *Parking regulations.* As per §§ 155.061 through 155.068.
 - (G) *Signage.* As per Chapter 151.
 - (H) *Screening requirements.* As per § 155.050.
 - (I) *Building facade.* As per § 155.040.
 - (J) *Landscaping requirements.* As per § 155.051.
- (Ord. 2001-36, passed 11-13-01; Am. Ord. 2019-14, passed 5-28-19)

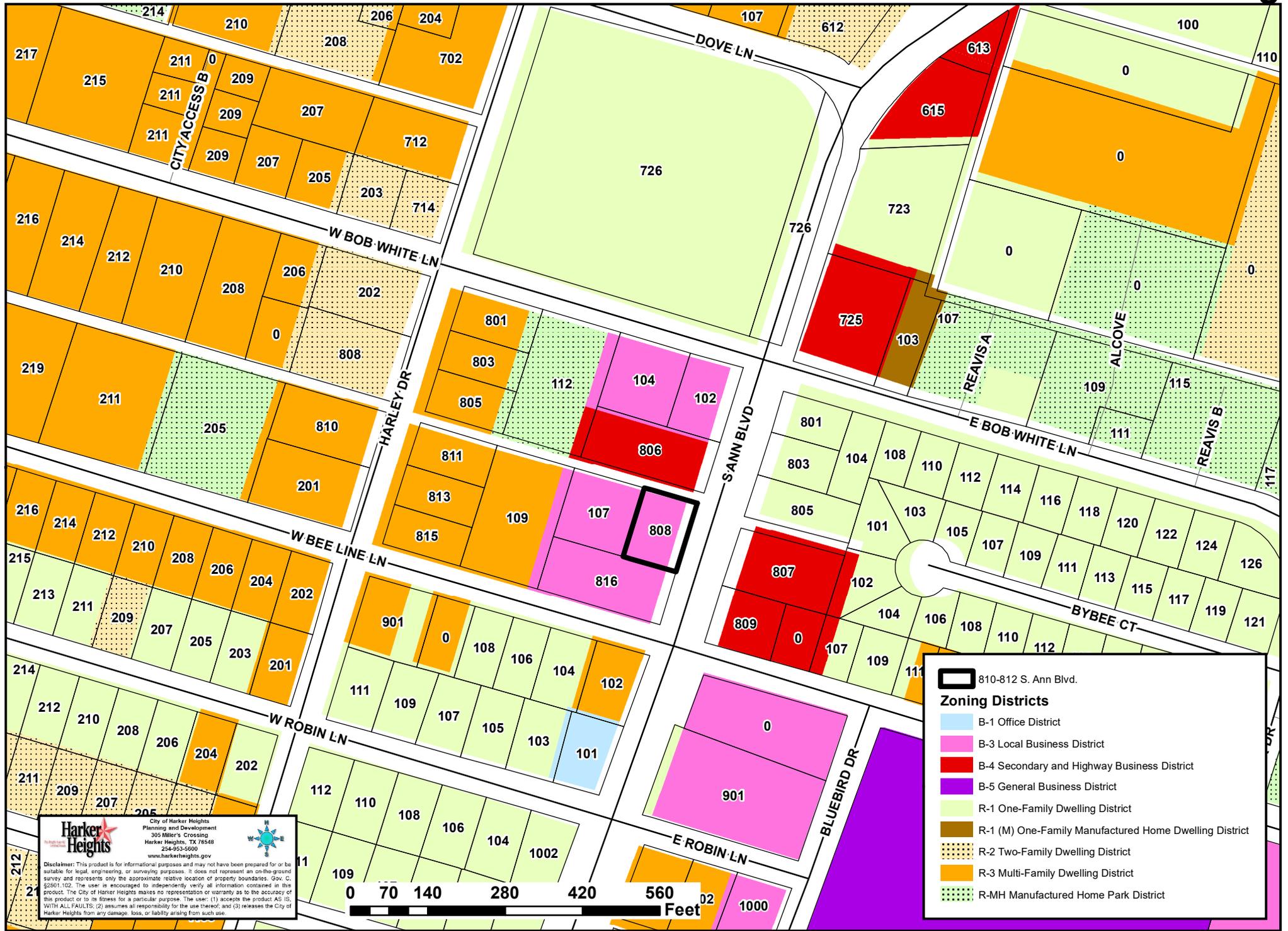


Harker Heights
City of Harker Heights
Planning and Development
300 Miller's Crossing
Harker Heights, TX 78548
254-953-5600
www.harkerheights.gov

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 808-812 S. Ann Blvd.

Maxar, GeoEye, Earthstar Geographics, CNES/Airbus and the GIS User Community



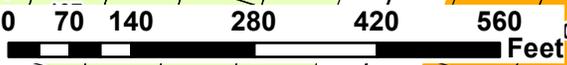
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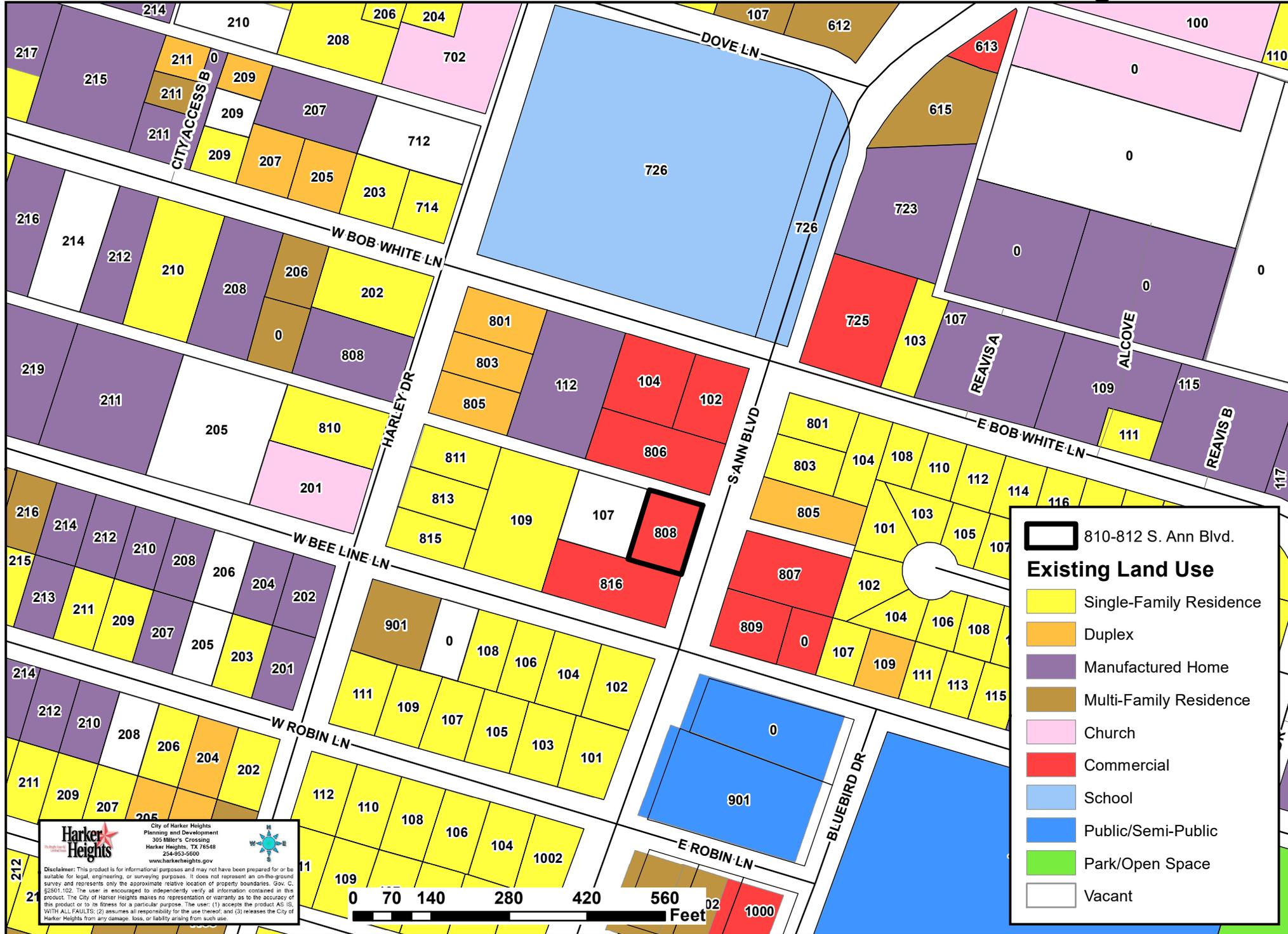
Zoning Districts

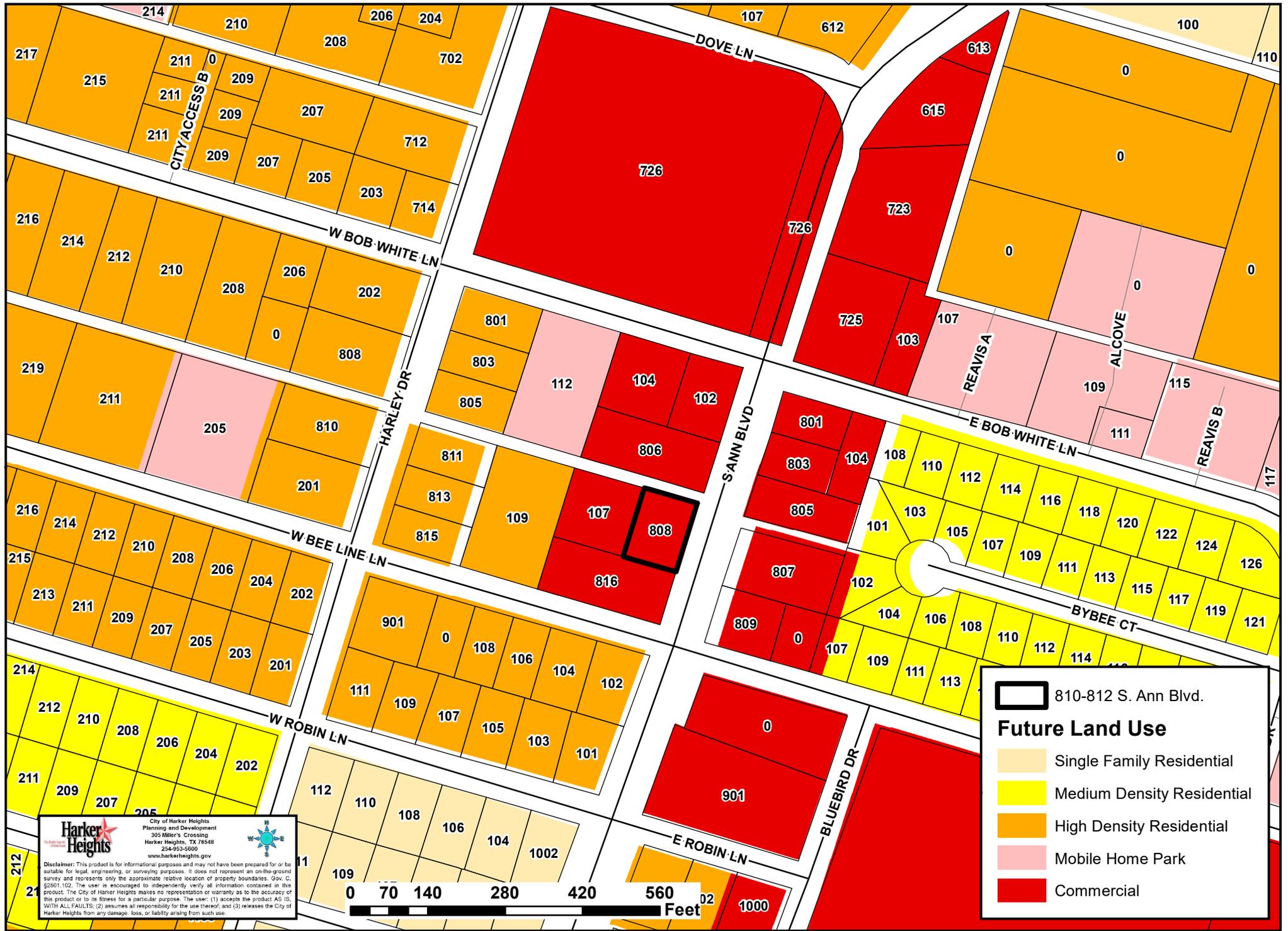
- B-1 Office District
- B-3 Local Business District
- B-4 Secondary and Highway Business District
- B-5 General Business District
- R-1 One-Family Dwelling District
- R-1 (M) One-Family Manufactured Home Dwelling District
- R-2 Two-Family Dwelling District
- R-3 Multi-Family Dwelling District
- R-MH Manufactured Home Park District

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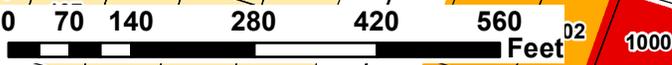






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 810-812 S. Ann Blvd.

Future Land Use

-  Single Family Residential
-  Medium Density Residential
-  High Density Residential
-  Mobile Home Park
-  Commercial

SENT: SEPTEMBER 8, 2021
DUE BACK: SEPTEMBER 21, 2021 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON SEPTEMBER 21, 2021 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

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

FROM: 105 W. Robin LN
Harker Heights

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

RE: application to consider a change in zoning designation from B-3 (Local Business District) to B-4 (Secondary and Highway Business District) on property described as Meadow Acres, Block 006, Lot PT 7, 8, (E 14.5' of N 130' of 7 & W 85.5 of N 130' of 8), generally located at 808, 810 & 812 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:
to much traffic and or noise

Antonio GRANILLO
Printed Name

Antonio Granillo
Signature

9-13-21
Date

Received
SEP 15 2021
Planning & Development

SENT: SEPTEMBER 8, 2021
DUE BACK: SEPTEMBER 21, 2021 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON SEPTEMBER 21, 2021 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

Received

SFP 16 2021

Planning & Development

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

FROM: Richard Sherman
104 W. Beehive Lane
Harker Heights TX 76548
(Address of Your Property that Could Be **Impacted** by this Request)

RE: application to consider a change in zoning designation from B-3 (Local Business District) to B-4 (Secondary and Highway Business District) on property described as Meadow Acres, Block 006, Lot PT 7, 8, (E 14.5' of N 130' of 7 & W 85.5 of N 130' of 8), generally located at 808, 810 & 812 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:

Richard Sherman
Printed Name

Richard Sherman
Signature

09-16-2021
Date



PLANNING AND ZONING COMMISSION MEMORANDUM

P21-26

AGENDA ITEM VIII-01

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: September 29, 2021

DISCUSS AND CONSIDER A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR THE SUBDIVISION REFERRED TO AS STILLHOUSE LAKE ROAD ADDITION, ON PROPERTY DESCRIBED AS LYING AND SITUATED IN THE R.W. TOM SURVEY, ABSTRACT NO. 837, AND THE LUCY O'DELL SURVEY, ABSTRACT NO. 644, AND THE LAND HEREIN DESCRIBED BEING ALL OF THAT CERTAIN CALLED 1.50 ACRE TRACT OF LAND CONVEYED TO STAR STILLHOUSE PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY CORRECTION SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT 2021000947, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, GENERALLY LOCATED ON THE EAST SIDE OF STILLHOUSE LAKE ROAD AND NORTH OF NEVAEH ROAD, HARKER HEIGHTS, BELL COUNTY, TEXAS.

PROJECT DESCRIPTION:

The applicant submitted an application for preliminary plat approval for approximately 1.50 acres of vacant land located on Stillhouse Lake Road. The proposed development will consist of 1 (one) lot that is currently zoned Secondary and Highway Business District (B-4). The 2007 Future Land Use Map shows the future use of this property to be Commercial. The applicant indicated that the proposed use for this parcel is as a Convenience Store/Gas Station. The proposed subdivision is located within the Knight's Way Overlay District, and any development within this subdivision will be required to comply with standards set forth in the Overlay District.

As of September 23, 2021 staff had reviewed the submitted preliminary plat and engineering plans and made comments to address safety, drainage, water and wastewater utilities and other pertinent requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

STAFF RECOMMENDATION:

On September 10, 2021, staff returned comments to the applicant. On September 14, 2021, the applicant submitted revisions based on the September 10th comments. Comments on revisions were returned to the applicants engineer on September 23, 2021. At the time of this memo, staff had not received any additional revisions. Due to the number and type of outstanding items that were not compliant with the City's Code of Ordinances, staff recommends denial of the Preliminary Plat for the subdivision referred to as Stillhouse Lake Road Addition.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to **approve, approve with conditions, or disapprove with explanation** a request for Preliminary Plat for the subdivision referred to as Stillhouse Lake Road Addition, on property described as lying and situated in the R.W. TOM SURVEY, Abstract No. 837, and the LUCY O'DELL SURVEY, ABSTRACT NO. 644, and the land herein described being all of that certain called 1.50 acre tract of land conveyed to Star Stillhouse Properties, LLC, a Texas Limited Liability Company, by Correction Special Warranty Deed with Vendor's Lien recorded in Document 2021000947, Official Public Records of Bell County, Texas, generally located on the east side of Stillhouse Lake Road and north of Nevaeh Road, Harker Heights, Bell County, Texas.

2. Any other action desired.

ATTACHMENTS:

1. Application
2. Stillhouse Lake Road Addition - Preliminary Plat
3. Stillhouse Lake Road Addition - Preliminary Engineering Documents
4. Location Map
5. Staff Comments with Responses (Comments sent 9/10/2021, Revisions received 9/14/2021, 2nd set of comments sent 9/23/2021)



Preliminary Plat Application

The Bright Star Of Central Texas

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: Stillhouse Road Addition Date Submitted: 9/1/2021
Existing Lot Count: _____ Proposed Lot Count: 1 Proposed Units: _____ Acreage: 1.499
Existing Land Use: Vacant/Agriculture Proposed Land Use: Commercial
Site Address or General Location: East of Stillhouse Lake Road and more or less 120' north of the Nevaeh Road
Public Infrastructure Proposed with Subdivision: Water Wastewater Streets (including Private) Stormwater

Owner Information & Authorization:

Property Owner: Star Stillhouse Properties, LLC
Address: _____
Phone: _____ E-Mail: _____
Developer: Star Stillhouse Properties, LLC
Address: _____
Phone: _____ E-Mail: _____
Engineer/Surveyor: Belton Engineering, Inc
Address: 106 N. East Street
Phone: 254-731-5600 E-Mail: lchtay@beltonengineers.com

CHECK ONE OF THE FOLLOWING:

- I will represent the application myself.
- I hereby designate BELTON ENGINEERING, INC. (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.

Mustaqali Momin
Printed Name of Owner

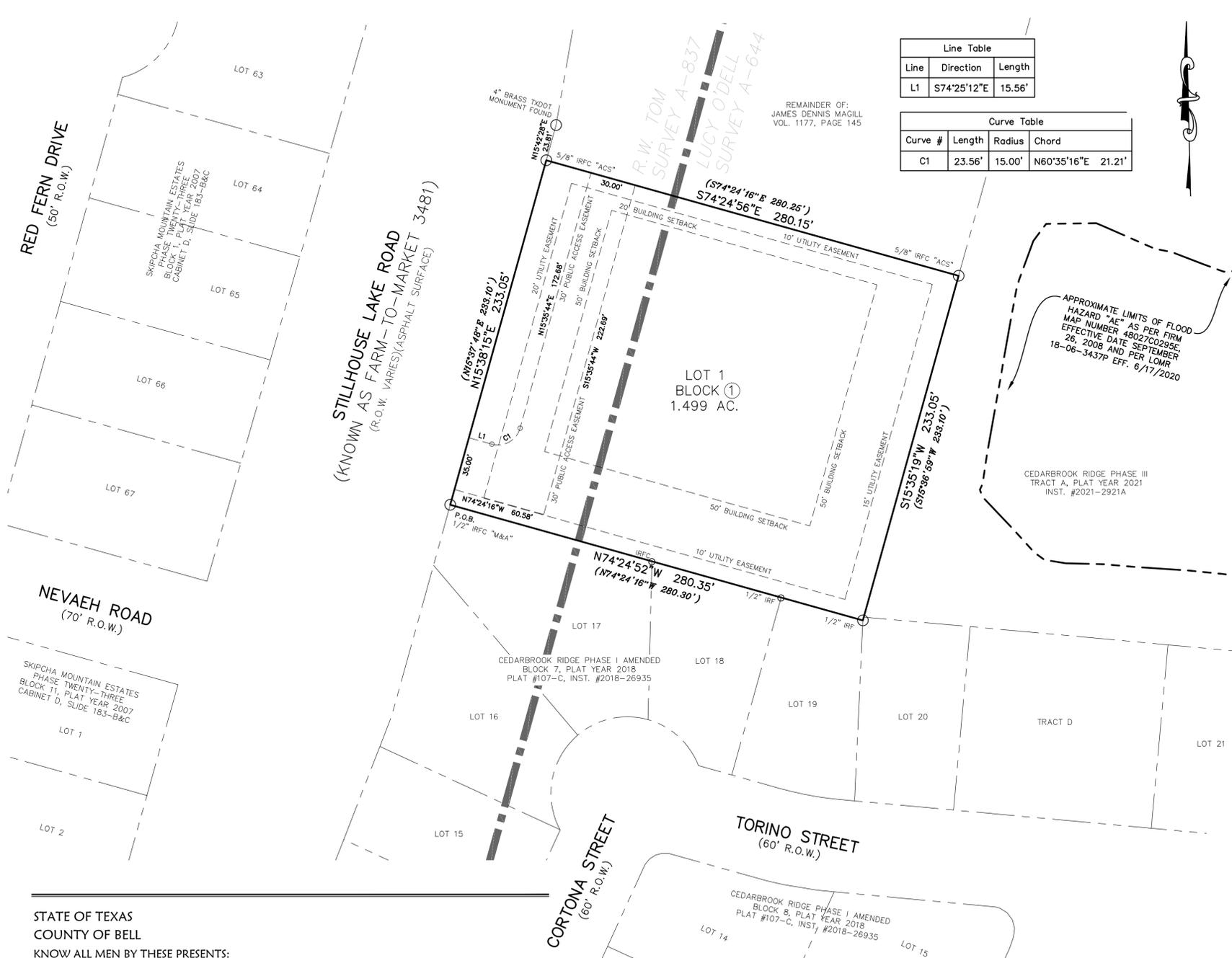
[Signature]
Signature of Owner

SWORN AND SUBSCRIBED BEFORE ME ON THIS 31
DAY OF August, 2021.

Natalie Steen
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 2-1-2023



STAFF ONLY -- DO NOT FILL OUT
Date Submitted: _____ Received By: _____ Receipt #: _____



Line Table		
Line	Direction	Length
L1	S74°25'12"E	15.56'

Curve Table			
Curve #	Length	Radius	Chord
C1	23.56'	15.00'	N60°35'16"E 21.21'

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, THAT STAR STILLHOUSE PROPERTIES, L.L.C, A TEXAS LIMITED LIABILITY COMPANY WHOSE ADDRESS IS 7930 THAXTON ROAD STE 100, AUSTIN, TEXAS 78747, BEING THE SOLE OWNER OF THAT 1.50 ACRE TRACT OF LAND SITUATED IN THE R.W. TOM SURVEY, ABSTRACT NO. 837, AND THE LUCY O'DELL SURVEY, ABSTRACT NO. 644, BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF STILLHOUSE LAKE ROAD ADDITION, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, DOES HEREBY ADOPT SAID STILLHOUSE LAKE ROAD ADDITION, AS AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY, ALL EASEMENTS SHOWN ON SAID PLAT, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF HARKER HEIGHTS.

STAR STILLHOUSE PROPERTIES, LLC
A TEXAS LIMITED LIABILITY COMPANY

MUSTAQALI MOMIN, REGISTERED AGENT

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THIS UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HERON.

NOTARY PUBLIC, STATE OF TEXAS

DATE NOTARY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF BELL

APPROVED ON THE _____ DAY OF _____, 2021 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, TEXAS.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

SECRETARY, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF BELL

APPROVED ON THE _____ DAY OF _____, 2021 BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS.

MAYOR

CITY SECRETARY

STATE OF TEXAS
COUNTY OF BELL

APPROVED ON THE _____ DAY OF _____, 2021 BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS.

DIRECTOR OF PLANNING AND DEVELOPMENT

TAX CERTIFICATE

THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED ON THE _____ DAY OF _____, 2021.

BELL COUNTY TAX APPRAISAL DISTRICT

BY: _____

FILED FOR RECORD ON THE _____ DAY OF _____, 2021, IN YEAR _____, PLAT NO. _____, PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS:

I, BRUCE LANE BRYAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS.

B. Lane Bryan

SEPTEMBER 15, 2021
DATE

BRUCE LANE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TX 76574



TRACT SURVEYED JANUARY 11, 2021

1.499 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

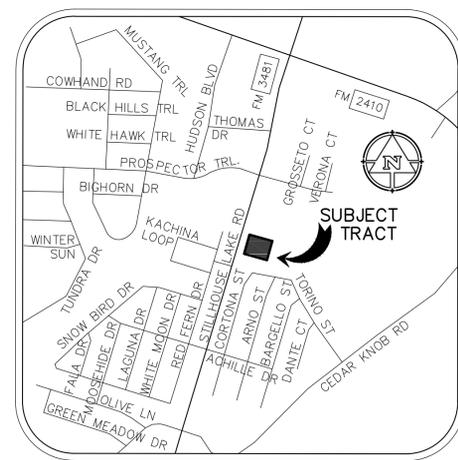
STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED ALL DRAINAGE CALCULATIONS AND DESIGNED ALL DRAINS, STREETS/ROADS AND APPURTENANCES IN ACCORDANCE WITH THE BELL COUNTY SUBDIVISION REGULATIONS.

Lina Chitay

LINA CHITAY, P.E. NO. 107211



VICINITY MAP

PRELIMINARY PLAT OF:
STILLHOUSE LAKE ROAD ADDITION

1 LOT, 1 BLOCK 1.499 ACRES 65,311.355 SQUARE FEET
PART OF THE R.W. TOM SURVEY, ABSTRACT #837,
LUCY O'DELL SURVEY, ABSTRACT #644
AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS



- NOTES:
1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
 2. THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48027C0295E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND LOMR 18-06-3437P, EFFECTIVE DATE JUNE 17, 2020 IN ZONE "X" (UNSHADED).
 3. THERE ARE NO ENCRAGEMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HERON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.
 4. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES".
 5. THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS SURVEY.
 6. CURRENT ZONING: B-4 SECONDARY AND HIGHWAY BUSINESS DISTRICT

- LEGEND:
- IRS IRON ROD SET STAMPED "BRYAN TECHNICAL SERVICES"
 - IRF IRON ROD FOUND
 - U.E. UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - () DEED CALLS

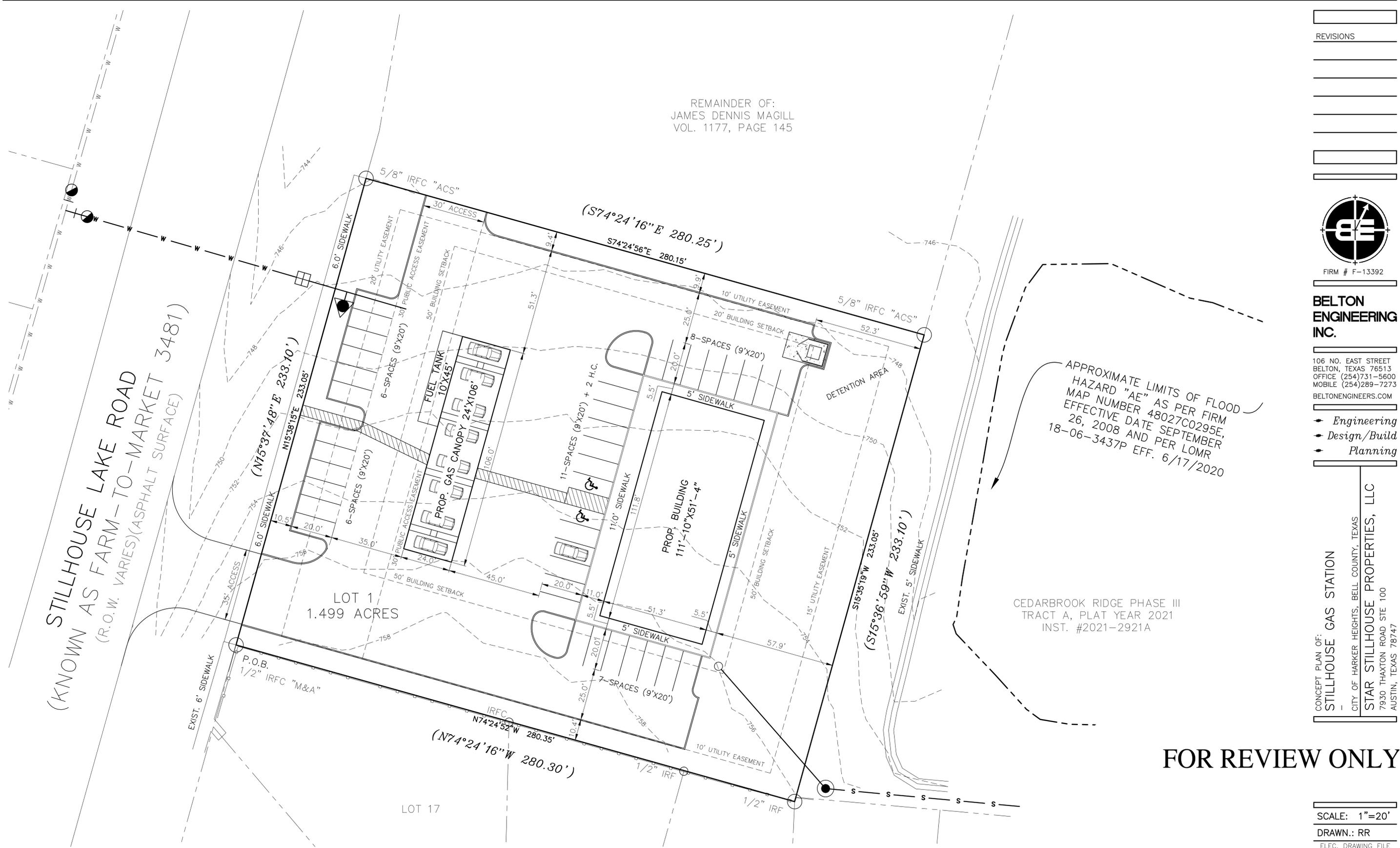
BLOCK NO.	# OF LOTS
1	1

PRELIMINARY PLAT



DATE	REVISIONS
9/14/2021	U.E., ACCESS EASEMENTS ADDED

DRAWN BY: RR	APPROVED BY: BLB
SCALE: 1" = 40'	DATE: SEPTEMBER 15, 2021
PROJECT NO. 20051	SHEET 1 OF 1
DRAWING: 20051-FP	



REMAINDER OF:
 JAMES DENNIS MAGILL
 VOL. 1177, PAGE 145

STILLHOUSE LAKE ROAD
 (KNOWN AS FARM-TO-MARKET 3481)
 (R.O.W. VARIES)(ASPHALT SURFACE)

APPROXIMATE LIMITS OF FLOOD
 HAZARD "AE" AS PER FIRM
 MAP NUMBER 48027C0295E,
 EFFECTIVE DATE SEPTEMBER
 26, 2008 AND PER LOMR
 18-06-3437P EFF. 6/17/2020

CEDARBROOK RIDGE PHASE III
 TRACT A, PLAT YEAR 2021
 INST. #2021-2921A

NO.	DESCRIPTION



**BELTON
 ENGINEERING
 INC.**

106 NO. EAST STREET
 BELTON, TEXAS 76513
 OFFICE (254)731-5600
 MOBILE (254)289-7273
 BELTONENGINEERS.COM

- Engineering
- Design/Build
- Planning

CONCEPT PLAN OF:
STILLHOUSE GAS STATION
 CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS
STAR STILLHOUSE PROPERTIES, LLC
 7930 THAXTON ROAD STE 100
 AUSTIN, TEXAS 78747

FOR REVIEW ONLY

SCALE: 1"=20'
DRAWN.: RR
ELEC. DRAWING FILE
C:\20051-BASE.DWG
DATE: 09/15/21
JOB NO.: 20051
1 OF 1

CONCEPT PLAN FOR:
STILLHOUSE GAS STATION
 CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS



C1

WATER LAYOUT STANDARD NOTES:

1. ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST ADDITION), INCLUDING ALL AMENDMENTS ADOPTED THERETO BEFORE THE DATE OF APPROVAL OF THESE PLANS, AND IN ACCORDANCE WITH THE STANDARD DRAWINGS OF THE CITY OF HARKER HEIGHTS, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL COMPLY WITH ALL CURRENT OSHA REQUIREMENTS REGARDING TRENCH SAFETY AND SHORING.
3. CONTRACTOR SHALL COMPLY WITH ALL TCEQ RULES FOR UTILITY DESIGN AND CONSTRUCTION IN ACCORDANCE WITH 30 TAC 290.
4. ALL WATER MAINS SHALL BE C-900 PVC PIPE UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL INSTALL SLEEVES FOR ALL WATER SERVICE LONG TAPS. SLEEVES SHALL BE 4-INCH DIAMETER PVC AND SHALL EXTEND TO A DISTANCE 2- FEET BEHIND THE BACK OF CURB.
6. UTILITIES HAVE BEEN LOCATED BY RECORD DRAWINGS AND VISIBLE APPURTENANCES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.
7. ALL WATER MAINS SHALL HAVE A MINIMUM OF 42 INCHES OF COVER MATERIAL BELOW FINISH GRADE.
8. FIRE HYDRANT SYMBOLS ARE FOR REPRESENTATION ONLY. FIRE HYDRANT ORIENTATION SHALL BE PRESENTED ON A SEPARATE DETAIL.

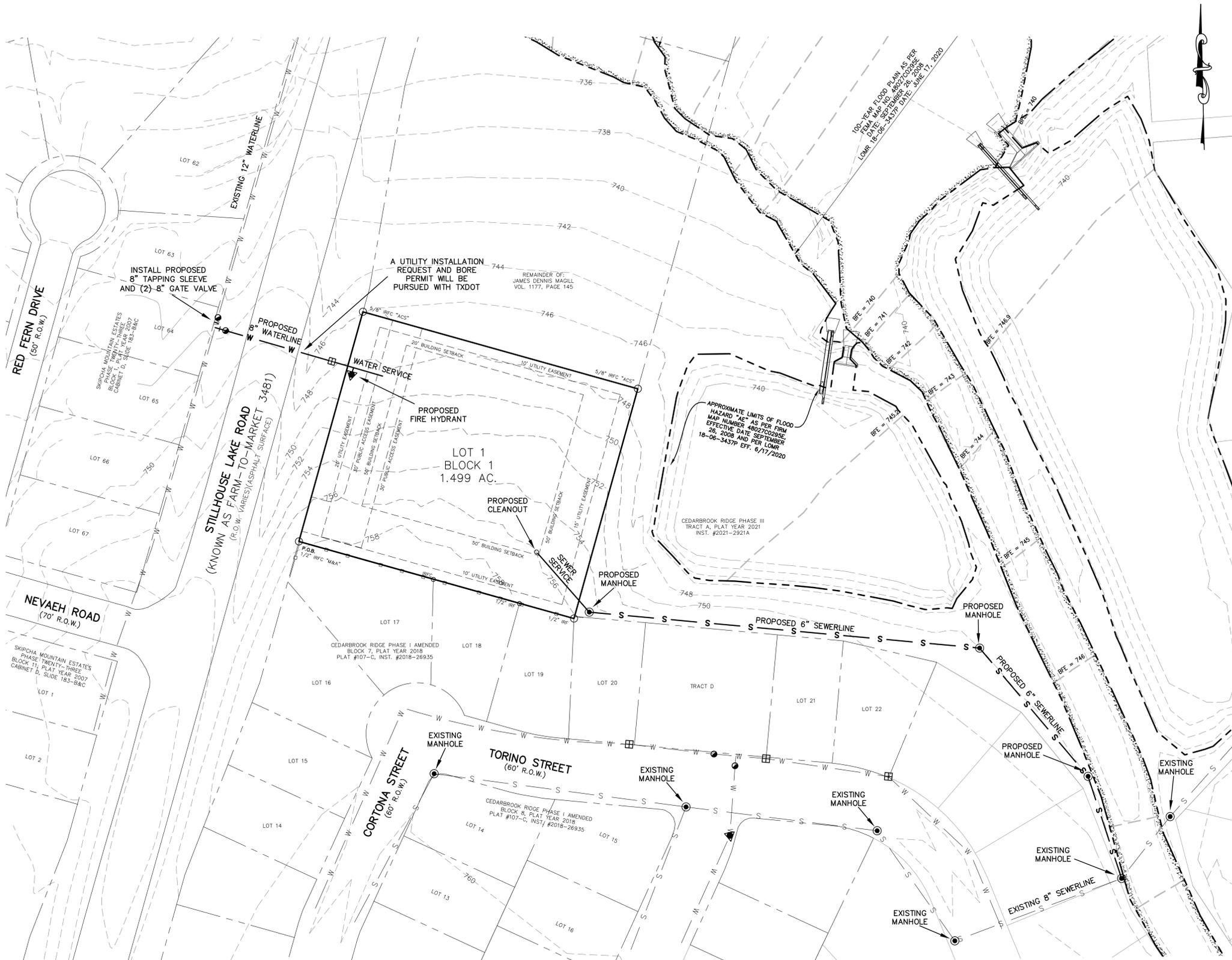
SANITARY SEWER LAYOUT STANDARD NOTES:

1. ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST ADDITION), INCLUDING ALL AMENDMENTS ADOPTED THERETO BEFORE THE DATE OF APPROVAL OF THESE PLANS, AND IN ACCORDANCE WITH THE STANDARD DRAWINGS OF THE CITY OF HARKER HEIGHTS, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL COMPLY WITH ALL CURRENT OSHA REQUIREMENTS REGARDING TRENCH SAFETY AND SHORING.
3. CONTRACTOR SHALL COMPLY WITH ALL TCEQ RULES FOR UTILITY LINE LOCATIONS IN ACCORDANCE WITH 30 TAC 217.
4. ALL SANITARY SEWER MAINS SHALL BE SDR-26 PVC PIPE UNLESS OTHERWISE NOTED.
5. DOUBLE SEWER SERVICES SHALL CONSIST OF TWO SEPARATE 4-INCH DIAMETER PVC TAPS LOCATED IN THE SAME TRENCH.
6. UTILITIES HAVE BEEN LOCATED BY RECORD DRAWINGS AND VISIBLE APPURTENANCES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.

STANDARD NOTES:

1. THE DEVELOPER, THROUGH HIS ENGINEER OR AUTHORIZED REPRESENTATIVE, SHALL ACQUIRE ALL REQUIRED NATIONWIDE PERMITS, SUCH AS CWA 401, 402 AND/OR 404 PERMITS, AS APPROPRIATE, FROM THE USEPA, TCEQ, AND/OR USACE.
2. TOPOGRAPHICAL INFORMATION IS PRESENTED FOR DRAINAGE ANALYSIS PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
3. TOPOGRAPHICAL INFORMATION PRESENTED HEREIN IS DERIVED FROM CITY STACKHOUSE TOPOGRAPHY MAPS AND ON-SITE SURVEY.
4. THE ENGINEER OF RECORD MUST BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES IN THE PLANS EXIST.

UTILITY CONTRACTOR SHALL VERIFY LOCATION OF WATER AND SEWER SERVICES BEFORE TAPPING ANY LINES.



LEGEND:

- IRS IRON ROD SET STAMPED "BRYAN TECHNICAL SERVICES"
- IRF IRON ROD FOUND
- U.E. UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- () DEED CALLS



UTILITY PLAN OF:
STILLHOUSE LAKE ROAD ADDITION
 1 LOT, 1 BLOCK 1.499 ACRES 65,311.355 SQUARE FEET
 PART OF THE R.W. TOM SURVEY, ABSTRACT #837,
 LUCY O'DELL SURVEY, ABSTRACT #644
 AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS



REVISIONS
9/14-BORE NOTE
6' SIDEWALK ADDED



BELTON ENGINEERING INC.
 106 NO. EAST STREET
 BELTON, TEXAS 76513
 OFFICE (254)731-5600
 MOBILE (254)289-7273
 BELTONENGINEERS.COM

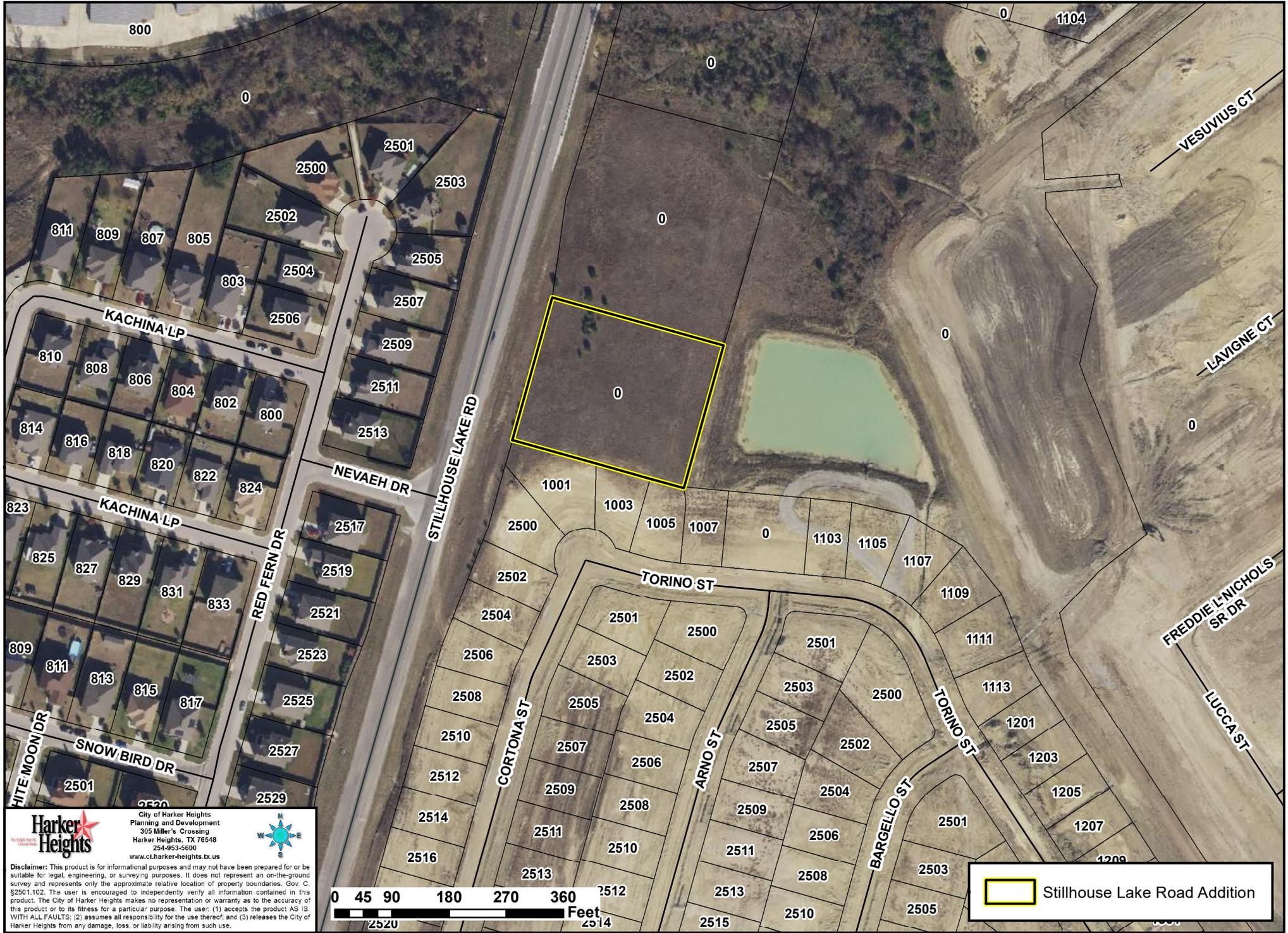
- Engineering
- Design/Build
- Planning

UTILITY PLAN OF:
STILLHOUSE LAKE ROAD ADDITION
 CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS
STAR STILLHOUSE PROPERTIES, LLC
 7930 THAXTON ROAD STE. 100
 AUSTIN, TEXAS, 78747



09/15/21
 SCALE: 1"=50'
 DRAWN.: RR
 ELEC. DRAWING FILE
 C:\20051-UP.DWG
 DATE: 09/15/21
 JOB NO.: 20051
 2 OF 3

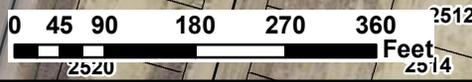
C2.0



City of Harker Heights
 Planning and Development
 305 Miller's Crossing
 Harker Heights, TX 76548
 254-953-5600
 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 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.



Stillhouse Lake Road Addition

STILLHOUSE ROAD ADDITION

P21-26 Preliminary Plat – Stillhouse Road Addition

Plat Distributed to HH Staff: September 2, 2021
Comments Returned to Belton Engineering: September 10, 2021

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Applicant shall revise the field notes, dedication document, and plat dedication page such that the legal property descriptions match.
2. Plat Dedication Page: Applicant shall provide LLC paperwork and provide authorization for those who can sign for Star Stillhouse Properties LLC.
3. Plat Dedication Page: Applicant shall provide a plat dedication page and dedication document executed by the owner.
4. Plat Dedication Page: Applicant shall annotate the called 30' access as a 30' public access easement.
5. Plat Dedication Page: Applicant shall provide dimensions (distances, direction, curves, etc.) for the 30' public access easement such that the location can be determined in the field, or provide & reference a separate instrument for said easements.
6. Per §154.21(C)(1)(j), applicant shall provide a draft of the offsite utility easement for the sewer line through the property to the east of this parcel. Applicant is advised that said easement must be executed and recorded prior to release of public utility construction plans for this parcel and prior to final plat.
7. Per §154.21(C)(1)(j), applicant shall extend utility easement(s) for water & sewer to the adjoining called 2.15 acre lot to the north of the parcel being platted or show how access is currently available to said parcel. Said utility easement(s) shall not be in conflict with the proposed drainage structure.
8. Per 154.21(C)(1)(k), applicant shall update adjacent lots with present ownership, legal descriptions (recorded volume and page) and property lines within 100 feet;
9. Per §154.21(C)(2)(d), applicant shall provide a sidewalk layout. Additionally, said sidewalk shall be in accordance with the City's Mobility 2030 plan (6'-10' wide for this area).
10. The following items can be addressed during construction site plan review and are provided for the Applicant's advanced reference.
 - a. Applicant is advised that TXDOT approval of the driveway(s) along FM 3481 will be required prior to final plat and release of construction site plans. This may require a traffic impact analysis.

- b. Applicant is advised that the outfall for the proposed detention pond must be contained within and sheet flow reestablished within the property and with attention to the impact on the downstream sidewalk.
- c. Applicant is advised that a fire hydrant, water main stub out to the north, and a bore under the entire ROW of FM 3481 will be required.
- d. Applicant is advised that the final buildout of this lot was not taken into consideration with the referenced 2020 LOMR. Therefore, additional drainage calculations may be required.
- e. Applicant is advised that the Knight's Way Overlay District requirements apply to development on this parcel.
 - i. Additional landscape requirements and sidewalks are required. (<https://harkerheights.gov/images/PDF/DevelopmentOverlayDistrict1Manual121013-LowRes.pdf>)
 - ii. Dumpster gate cannot open toward street frontage.
 - iii. Additional parking requirements required in this district may impact the site layout.

Public Works, Mark Hyde

- 1. The proposed water line shown on the utility layout is 8-inches in diameter. The tap on the 12-inch water line is called out as a 6-inch tap with tapping sleeve and two 6-inch gate valves. Change the annotation to 8-inch tapping sleeve and valve. FM 3481 is a TxDOT facility, a bore permit will be required along with a plan & profile drawing of the proposed bore.

Consulting Engineer, Otto Wiederhold

- 1. No comments at this time. Comments will be addressed when site development is submitted.

Fire Marshal, Brad Alley

- 1. No Comments.

Building Official, Mike Beard

- 1. Page C1-Site concept plan does not address all Building, Fire, City Ordinance or Overlay district requirements. Any issues must be addressed during construction plan set review.

ONCOR, Alizabeth Gstattenbauer

- 1. Add a 20ft utility easement on the West property boundary.
- 2. Add a 10ft utility easement on the North, South, East property boundaries.

Century Link, Chris McGuire

1. No Comments.

Time Warner Cable/Spectrum, Shaun Whitehead

1. The City has not received comments back from this reviewing entity and comments may be forthcoming.

ATMOS, Rusty Fischer

1. I am in agreement with the proposed plat.

TXDOT

1. The City has not received comments back from this reviewing entity and comments may be forthcoming.

STILLHOUSE ROAD ADDITION

P21-26 Preliminary Plat – Stillhouse Road Addition

Plat Distributed to HH Staff: September 2, 2021
Comments Returned to Belton Engineering: September 10, 2021

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Applicant shall revise the field notes, dedication document, and plat dedication page such that the legal property descriptions match. **The field notes, dedication instrument and plat dedication match.**
2. Plat Dedication Page: Applicant shall provide LLC paperwork and provide authorization for those who can sign for Star Stillhouse Properties LLC. **Owner is in the process of gaining information regarding authorization. Paperwork will be provided when received.**
3. Plat Dedication Page: Applicant shall provide a plat dedication page and dedication document executed by the owner. **Noted**
4. Plat Dedication Page: Applicant shall annotate the called 30' access as a 30' public access easement. **30' access easement called 30' public access easement.**
5. Plat Dedication Page: Applicant shall provide dimensions (distances, direction, curves, etc.) for the 30' public access easement such that the location can be determined in the field, or provide & reference a separate instrument for said easements. **Bearings, distances and labels added to 30' public access easement for field determination.**
6. Per §154.21(C)(1)(j), applicant shall provide a draft of the offsite utility easement for the sewer line through the property to the east of this parcel. Applicant is advised that said easement must be executed and recorded prior to release of public utility construction plans for this parcel and prior to final plat. **Draft of offsite utility easement for sewer line through parcel to the east will be provided once the review team accepts the proposed schematic for sewer line extension.**
7. Per §154.21(C)(1)(j), applicant shall extend utility easement(s) for water & sewer to the adjoining called 2.15 acre lot to the north of the parcel being platted or show how access is currently available to said parcel. Said utility easement(s) shall not be in conflict with the proposed drainage structure. **20' utility easement offset from western boundary and 15' utility easement offset from eastern boundary for 2.15 acre tract to the north.**
8. Per 154.21(C)(1)(k), applicant shall update adjacent lots with present ownership, legal descriptions (recorded volume and page) and property lines within 100 feet; **Adjacent information verified as the most recent legal descriptions.**

9. Per §154.21(C)(2)(d), applicant shall provide a sidewalk layout. Additionally, said sidewalk shall be in accordance with the City's Mobility 2030 plan (6'-10' wide for this area). **6' sidewalk added to boundary line bordering Stillhouse Lake Road. Proposed 6' sidewalk shown on the Stillhouse Gas Station concept layout.**
10. The following items can be addressed during construction site plan review and are provided for the Applicant's advanced reference. **Noted**
 - a. Applicant is advised that TXDOT approval of the driveway(s) along FM 3481 will be required prior to final plat and release of construction site plans. This may require a traffic impact analysis. **Noted**
 - b. Applicant is advised that the outfall for the proposed detention pond must be contained within and sheet flow reestablished within the property and with attention to the impact on the downstream sidewalk. **Noted**
 - c. Applicant is advised that a fire hydrant, water main stub out to the north, and a bore under the entire ROW of FM 3481 will be required. **Noted**
 - d. Applicant is advised that the final buildout of this lot was not taken into consideration with the referenced 2020 LOMR. Therefore, additional drainage calculations may be required. **Noted**
 - e. Applicant is advised that the Knight's Way Overlay District requirements apply to development on this parcel. **Noted**
 - i. Additional landscape requirements and sidewalks are required. (<https://harkerheights.gov/images/PDF/DevelopmentOverlayDistrict1Manual121013-LowRes.pdf>) **Noted**
 - ii. Dumpster gate cannot open toward street frontage. **Please see the attached exhibit regarding the dumpster location.**
 - iii. Additional parking requirements required in this district may impact the site layout. **Noted**

Public Works, Mark Hyde

1. The proposed water line shown on the utility layout is 8-inches in diameter. The tap on the 12-inch water line is called out as a 6-inch tap with tapping sleeve and two 6-inch gate valves. Change the annotation to 8-inch tapping sleeve and valve. FM 3481 is a TxDOT facility, a bore permit will be required along with a plan & profile drawing of the proposed bore. **Tapping sleeve and two gate valves called out to be 8" on C2.0. A bore permit/utility installation request will be pursued with TxDOT during construction phase.**

Consulting Engineer, Otto Wiederhold

1. No comments at this time. Comments will be addressed when site development is submitted.
Noted

Fire Marshal, Brad Alley

1. No Comments. **Noted**

Building Official, Mike Beard

1. Page C1-Site concept plan does not address all Building, Fire, City Ordinance or Overlay district requirements. Any issues must be addressed during construction plan set review. **Noted**

ONCOR, Alizabeth Gstattenbauer

1. Add a 20ft utility easement on the West property boundary. **20' U.E. added to the west property boundary line.**
2. Add a 10ft utility easement on the North, South, East property boundaries. **10' U.E. added to the north and south property lines, and 15' U.E. added to the east line.**

Century Link, Chris McGuire

1. No Comments. **Noted**

Time Warner Cable/Spectrum, Shaun Whitehead

1. The City has not received comments back from this reviewing entity and comments may be forthcoming. **Noted**

ATMOS, Rusty Fischer

1. I am in agreement with the proposed plat. **Noted**

TXDOT

1. The City has not received comments back from this reviewing entity and comments may be forthcoming. **Noted**

STILLHOUSE ROAD ADDITION

P21-26 Preliminary Plat – Stillhouse Road Addition

Plat Distributed to HH Staff: September 2, 2021
Comments Returned to Belton Engineering: September 23, 2021

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Applicant shall revise the field notes, dedication document, and plat dedication page such that the legal property descriptions match. *9/22/21 Applicant's response is noted. Applicant shall clarify the differences between the documents and within the Field Notes with respect to the acreage of the parcel being platted (1.499 acres vs 1.50 acres). We acknowledge this is a small deviation but want to be sure that the correct public notice is given.*
2. Plat Dedication Page: Applicant shall provide LLC paperwork and provide authorization for those who can sign for Star Stillhouse Properties LLC. *9/22/21 Applicant's response is noted. Staff can not recommend approval until this information is provided.*
3. Plat Dedication Page: Applicant shall provide a plat dedication page and dedication document executed by the owner. *9/22/21 Applicant's response is noted. Staff can not recommend approval until this information is provided.*
4. Plat Dedication Page: Applicant shall annotate the called 30' access as a 30' public access easement. *9/22/21 Met.*
5. Plat Dedication Page: Applicant shall provide dimensions (distances, direction, curves, etc.) for the 30' public access easement such that the location can be determined in the field, or provide & reference a separate instrument for said easements. *9/22/21 Met.*
6. Per §154.21(C)(1)(j), applicant shall provide a draft of the offsite utility easement for the sewer line through the property to the east of this parcel. Applicant is advised that said easement must be executed and recorded prior to release of public utility construction plans for this parcel and prior to final plat. *9/22/21 Applicant's response is noted. Staff can not recommend approval until this information is provided.*
7. Per §154.21(C)(1)(j), applicant shall extend utility easement(s) for water & sewer to the adjoining called 2.15 acre lot to the north of the parcel being platted or show how access is currently available to said parcel. Said utility easement(s) shall not be in conflict with the proposed drainage structure. *9/22/21 Met.*
8. Per 154.21(C)(1)(k), applicant shall update adjacent lots with present ownership, legal descriptions (recorded volume and page) and property lines within 100 feet; *9/22/21 Met.*

9. Per §154.21(C)(2)(d), applicant shall provide a sidewalk layout. Additionally, said sidewalk shall be in accordance with the City's Mobility 2030 plan (6'-10' wide for this area). **9/22/21 Met.**
10. The following items can be addressed during construction site plan review and are provided for the Applicant's advanced reference. **9/22/21 Applicant's acknowledgement is noted.**
 - a. Applicant is advised that TXDOT approval of the driveway(s) along FM 3481 will be required prior to final plat and release of construction site plans. This may require a traffic impact analysis.
 - b. Applicant is advised that the outfall for the proposed detention pond must be contained within and sheet flow reestablished within the property and with attention to the impact on the downstream sidewalk.
 - c. Applicant is advised that a fire hydrant, water main stub out to the north, and a bore under the entire ROW of FM 3481 will be required.
 - d. Applicant is advised that the final buildout of this lot was not taken into consideration with the referenced 2020 LOMR. Therefore, additional drainage calculations may be required.
 - e. Applicant is advised that the Knight's Way Overlay District requirements apply to development on this parcel.
 - i. Additional landscape requirements and sidewalks are required. (<https://harkerheights.gov/images/PDF/DevelopmentOverlayDistrict1Manual121013-LowRes.pdf>)
 - ii. Dumpster gate cannot open toward street frontage. **9/22/21 Applicant's response is noted. Applicant is advised that the dumpster placement & orientation will be addressed during the review of the site construction plan.**
 - iii. Additional parking requirements required in this district may impact the site layout.

Public Works, Mark Hyde

1. The proposed water line shown on the utility layout is 8-inches in diameter. The tap on the 12-inch water line is called out as a 6-inch tap with tapping sleeve and two 6-inch gate valves. Change the annotation to 8-inch tapping sleeve and valve. FM 3481 is a TxDOT facility, a bore permit will be required along with a plan & profile drawing of the proposed bore. **9/22/21 Met.**
9/22/21 The 8-inch gate valve shown on the north run of the tee is not required. The 8-inch tapping valve is required.

Consulting Engineer, Otto Wiederhold

1. No comments at this time. Comments will be addressed when site development is submitted.

Fire Marshal, Brad Alley

1. No Comments.

Building Official, Mike Beard

1. Page C1-Site concept plan does not address all Building, Fire, City Ordinance or Overlay district requirements. Any issues must be addressed during construction plan set review.

ONCOR, Alizabeth Gstattenbauer

1. Add a 20ft utility easement on the West property boundary. 9/22/21 Met.
2. Add a 10ft utility easement on the North, South, East property boundaries. 9/22/21 Met.

Century Link, Chris McGuire

1. No Comments.

Time Warner Cable/Spectrum, Shaun Whitehead

1. The City has not received comments back from this reviewing entity and comments may be forthcoming.

ATMOS, Rusty Fischer

1. I am in agreement with the proposed plat.

TXDOT

1. The City has not received comments back from this reviewing entity and comments may be forthcoming.



PLANNING AND ZONING COMMISSION MEMORANDUM

P21-27

AGENDA ITEM VIII-02

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: September 29, 2021

DISCUSS AND CONSIDER A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR THE SUBDIVISION REFERRED TO AS CHAPARRAL ROAD ADDITION, ON PROPERTY DESCRIBED AS LYING AND SITUATED IN THE PETER WILLIAMSON SURVEY, ABSTRACT NO. 1099 AND THE LAND HEREIN DESCRIBED BEING A PORTION OF THAT CERTAIN 3.79 ACRE TRACT CONVEYED TO RENA CHANG HOOT BY GIFT DEED RECORDED IN VOLUME 3475, PAGE 616, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS (OPRBCT), GENERALLY LOCATED SOUTH WEST OF THE INTERSECTION OF CHAPARRAL ROAD AND STILLHOUSE LAKE ROAD/FM 3481, HARKER HEIGHTS, BELL COUNTY, TEXAS.

PROJECT DESCRIPTION:

The applicant submitted an application for preliminary plat approval for approximately 1.73 acres of vacant land located on at the intersection of Chaparral Road and Stillhouse Lake Road. The proposed development will consist of 1 (one) lot that is currently zoned Secondary and Highway Business District (B-4). The 2007 Future Land Use Map shows the future use of this property to be Single Family Residential. The applicant indicated that the proposed use for this parcel is a Convenience Store/Gas Station. The proposed 2021 Future Land Use Map indicates this parcel to be designated as a Community Center land use, which is appropriate for the intended use.

As of September 23, 2021 staff had reviewed the submitted preliminary plat and engineering plans and made comments to address safety, drainage, water and wastewater utilities and other pertinent requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

STAFF RECOMMENDATION:

On September 10, 2021, staff returned comments to the applicant. On September 14, 2021, the applicant submitted revisions based on the September 10th comments. Comments on revisions were returned to the applicants engineer on September 23, 2021. At the time of this memo, staff had not received any additional revisions. Due to the number and type of outstanding items that were not compliant with the City's Code of Ordinances, staff recommends denial of the Preliminary Plat for the subdivision referred to as Chaparral Road Addition.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to **approve, approve with conditions, or disapprove with explanation** a request for Preliminary Plat for the subdivision referred to as Chaparral Road Addition, on property described as lying and situated in the PETER WILLIAMSON SURVEY, ABSTRACT NO. 1099 and the land herein described being a portion of that certain 3.79 acre tract conveyed to Rena Chang Hoot by Gift Deed recorded in Volume 3475, Page 616, Official Public Records of Bell County, Texas (OPRBCT), generally located South West of the intersection of Chaparral Road and Stillhouse Lake Road/FM 3481, Harker Heights, Bell County, Texas.

2. Any other action desired.

ATTACHMENTS:

1. Application
2. Chaparral Road Addition - Preliminary Plat
3. Chaparral Road Addition - Preliminary Engineering Documents
4. Location Map
5. Staff Comments with Responses (Comments sent 9/10/2021, Revisions received 9/14/2021, 2nd set of comments sent 9/23/2021)



The Right Side Of
Living Today

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

Preliminary Plat Application

Requirements - APPLICATION MUST BE FULLY COMPLETED OR WILL NOT BE ACCEPTED

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

1. Pre-Application Meeting with Staff to ensure applicability
2. Payment of \$500.00 + \$25/per lot
3. Signed Original Field Notes and Dedication Pages
4. Paper Plan Submissions: Ten (10) Copies of the Plat and Seven (7) Copies of Preliminary Engineering Drawings
5. Electronic Submission of all documents for review delivered to Planning Administrative Assistant

Property Information:

Plat Name: Chaparral Road Addition Date Submitted: 9/1/2021

Existing Lot Count: _____ Proposed Lot Count: 1 Proposed Units: _____ Acreage: 1.730

Existing Land Use: Vacant/Agriculture Proposed Land Use: Commercial

Site Address or General Location: Intersection of Chaparral Road and FM 3481

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

Owner Information & Authorization:

Property Owner: Star Stillhouse Properties, LLC

Address: _____

Phone: _____ E-Mail: _____

Developer: Star Stillhouse Properties, LLC

Address: _____

Phone: _____ E-Mail: _____

Engineer/Surveyor: Belton Engineering, Inc

Address: 106 N. East Street

Phone: 254-731-5600 E-Mail: lchtay@beltonengineers.com

CHECK ONE OF THE FOLLOWING:

- I will represent the application myself.
- I hereby designate Belton Engineering Inc. (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.

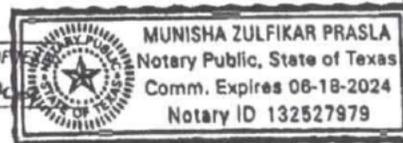
Qazi Abdul

Printed Name of Owner

Signature of Owner

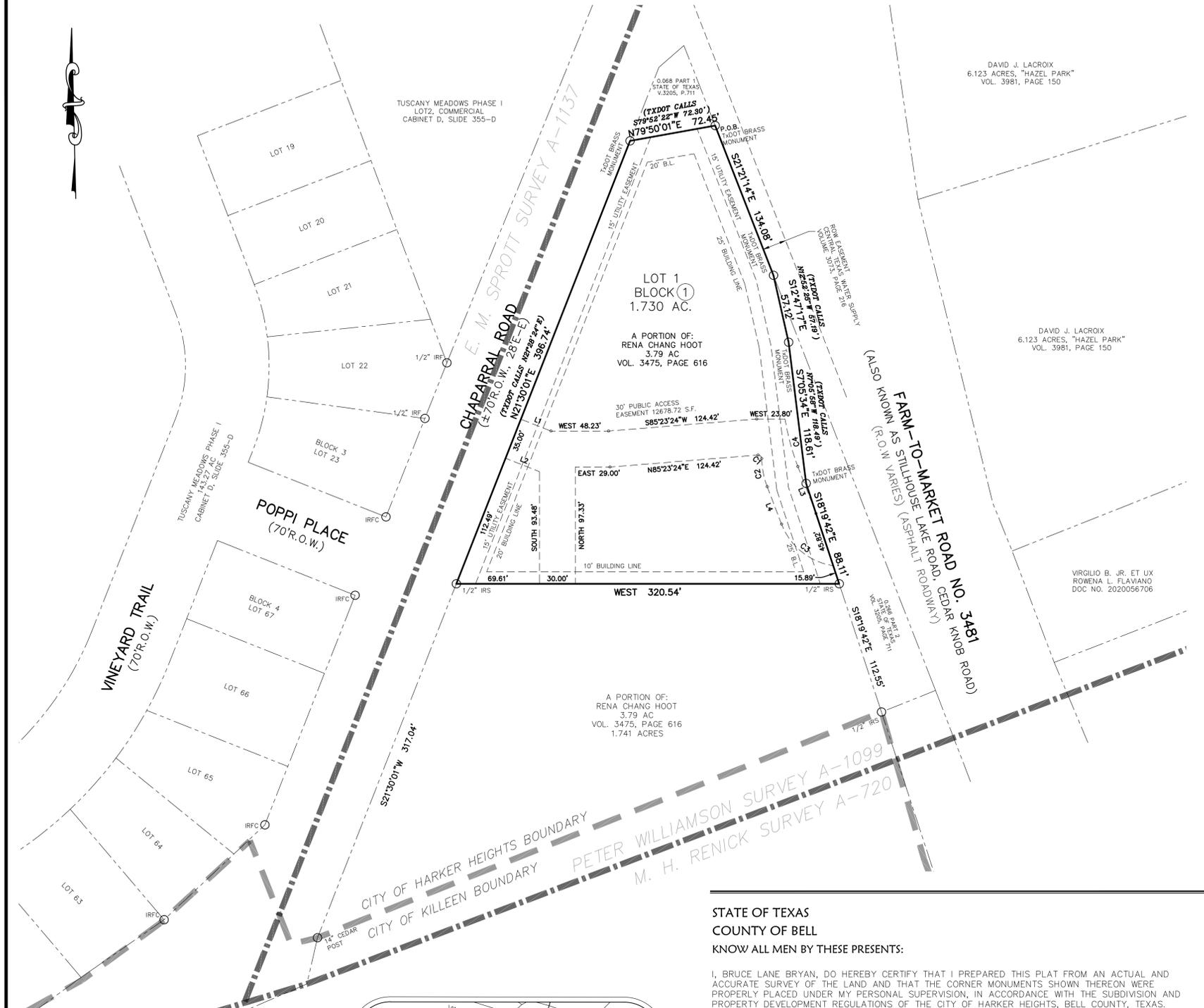
SWORN AND SUBSCRIBED BEFORE ME ON THIS 1st DAY OF September 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: June-15th-2022



STAFF ONLY -- DO NOT FILL OUT

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



STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, THAT STAR STILLHOUSE PROPERTIES, L.L.C, A TEXAS LIMITED LIABILITY COMPANY WHOSE ADDRESS IS 7930 THAXTON ROAD STE 100, AUSTIN, TEXAS 78747, BEING THE SOLE OWNER OF THAT 1.730 ACRE TRACT OF LAND SITUATED IN THE PETER WILLIAMSON, ABSTRACT NO. 1099, BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF CHAPARRAL ROAD ADDITION, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, DOES HEREBY ADOPT SAID CHAPARRAL ROAD ADDITION, AS AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY, ALL EASEMENTS SHOWN ON SAID PLAT, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF HARKER HEIGHTS.

STAR STILLHOUSE PROPERTIES, LLC
A TEXAS LIMITED LIABILITY COMPANY

MUSTAQALI MOMIN, REGISTERED AGENT

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THIS UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HERON.

NOTARY PUBLIC, STATE OF TEXAS

DATE NOTARY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF BELL

APPROVED ON THE _____ DAY OF _____, 2021 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, TEXAS.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

SECRETARY, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF BELL

APPROVED ON THE _____ DAY OF _____, 2021 BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS.

MAYOR

CITY SECRETARY

STATE OF TEXAS
COUNTY OF BELL

APPROVED ON THE _____ DAY OF _____, 2021 BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS.

DIRECTOR OF PLANNING AND DEVELOPMENT

TAX CERTIFICATE

THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED ON THE _____ DAY OF _____, 2021.

BELL COUNTY TAX APPRAISAL DISTRICT

BY: _____

FILED FOR RECORD ON THE _____ DAY OF _____, 2021, IN YEAR _____, PLAT NO. _____, PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

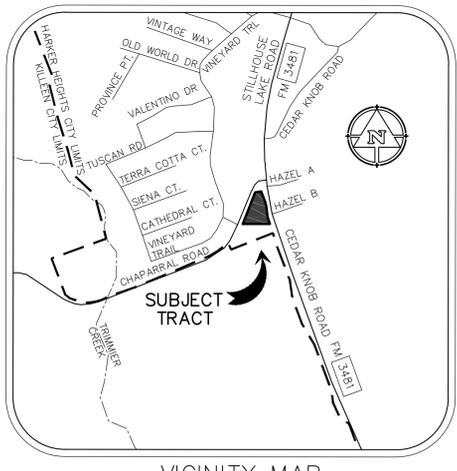
- NOTES:
1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
 2. THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48027C0295E, EFFECTIVE DATE SEPTEMBER 26, 2008, IN ZONE "X" (UNSHADED).
 3. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.
 4. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES".
 5. THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS SURVEY.
 6. CURRENT ZONING: B-4 SECONDARY AND HIGHWAY BUSINESS DISTRICT

- LEGEND:
- IRS IRON ROD SET STAMPED "BRYAN TECHNICAL SERVICES"
 - IRF IRON ROD FOUND
 - U.E. UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - () DEED CALLS

BLOCK NO.	# OF LOTS
1	1

Line	Direction	Length
L1	S68°29'59"E	27.00'
L2	S68°29'59"E	30.51'
L3	N21°10'55"W	41.96'
L4	S21°03'40"E	33.42'

Curve #	Length	Radius	Chord
C1	4.64'	3.00'	S45°41'05"E 4.19'
C2	24.06'	70.00'	S11°12'55"E 23.94'
C3	58.06'	55.03'	S51°18'01"E 55.41'
C4	41.13'	200.00'	N15°10'11"W 41.06'



STATE OF TEXAS
COUNTY OF BELL
KNOW ALL MEN BY THESE PRESENTS:

I, BRUCE LANE BRYAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS.

B. L. Bryan
BRUCE LANE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TX 76574

SEPTEMBER 15, 2021
DATE



TRACT SURVEYED MARCH 11, 2021

1.730 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

STATE OF TEXAS
COUNTY OF BELL
KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED ALL DRAINAGE CALCULATIONS AND DESIGNED ALL DRAINS, STREETS/ROADS AND APPURTENANCES IN ACCORDANCE WITH THE BELL COUNTY SUBDIVISION REGULATIONS.

Lina Chtay
LINA CHTAY, P.E. NO. 107211



PRELIMINARY PLAT OF: CHAPARRAL ROAD ADDITION

1.730 ACRES 75,358.800 SQUARE FEET
PETER WILLIAMSON SURVEY, ABSTRACT #1099, BELL COUNTY, TEXAS
AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS



PRELIMINARY PLAT



DATE	REVISIONS

DRAWN BY: RR APPROVED BY: BLB
SCALE: 1" = 50' DATE: SEPTEMBER 15, 2021
PROJECT NO. 20052 SHEET 1 OF 1
DRAWING: 20052-FP



Know what's below
Call before you dig.



FIRM # F-13392

BELTON ENGINEERING INC.

106 NO. EAST STREET
BELTON, TEXAS 76513
OFFICE (254)731-5600
MOBILE (254)289-7273
BELTONENGINEERS.COM

- Engineering
- Design/Build
- Planning

CONCEPT PLAN OF:
CHAPARRAL ROAD GAS STATION
CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS

SCALE: 1"=30'

DRAWN.: RR

ELEC. DRAWING FILE

C:\20052-BASE.DWG

DATE: 09/15/21

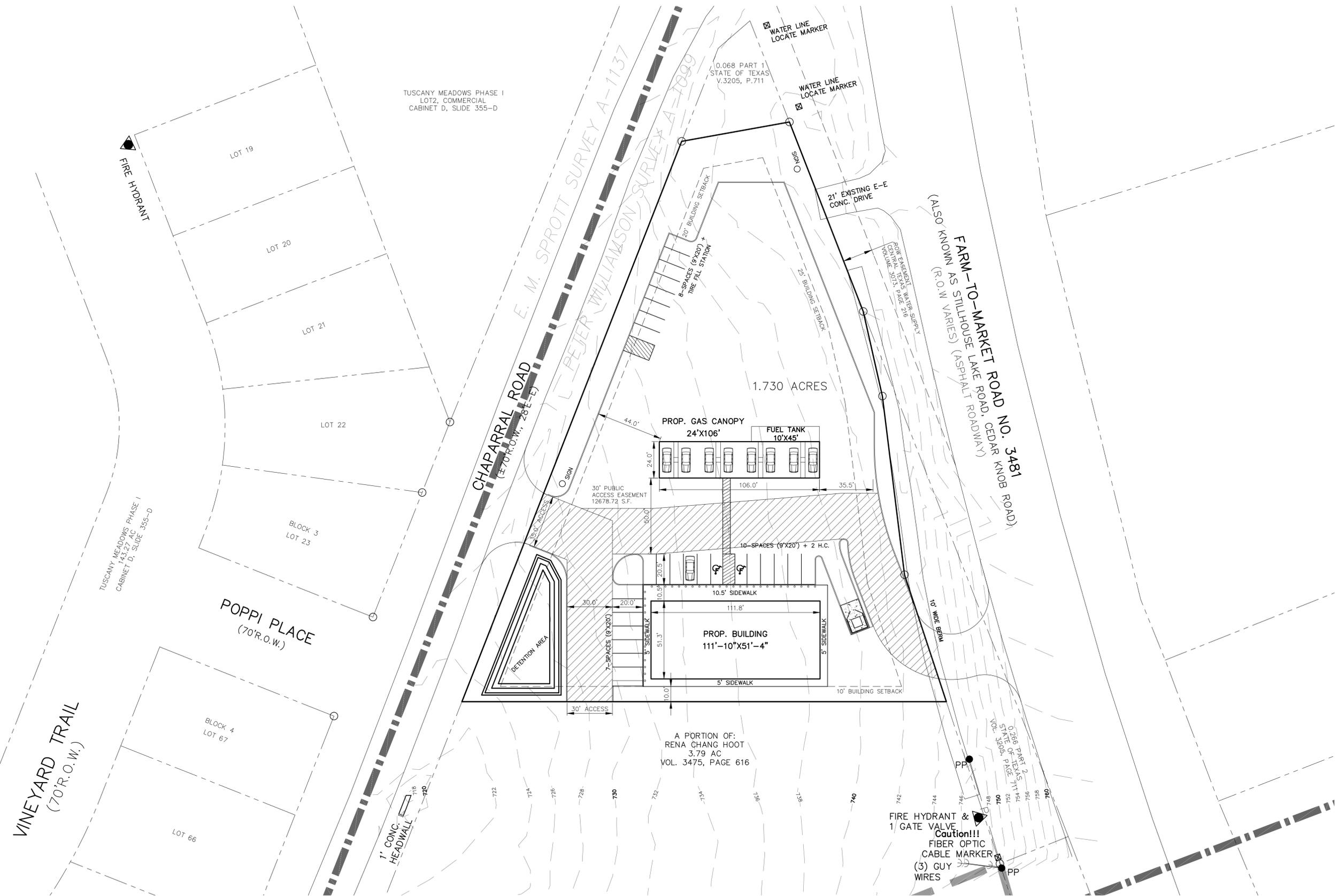
JOB NO.: 20052

1 OF XX

C1.0

CONCEPT PLAN FOR:
CHAPARRAL ROAD GAS STATION

1.73 ACRES 75,358.8 S.F.
PETER WILLIAMSON SURVEY, ABSTRACT #1099, BELL COUNTY, TEXAS
AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS



WATER LAYOUT STANDARD NOTES:

1. ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST ADDITION), INCLUDING ALL AMENDMENTS ADOPTED THERETO BEFORE THE DATE OF APPROVAL OF THESE PLANS, AND IN ACCORDANCE WITH THE STANDARD DRAWINGS OF THE CITY OF HARKER HEIGHTS, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL COMPLY WITH ALL CURRENT OSHA REQUIREMENTS REGARDING TRENCH SAFETY AND SHORING.
3. CONTRACTOR SHALL COMPLY WITH ALL TCEQ RULES FOR UTILITY DESIGN AND CONSTRUCTION IN ACCORDANCE WITH 30 TAC 290.
4. ALL WATER MAINS SHALL BE C-900 PVC PIPE UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL INSTALL SLEEVES FOR ALL WATER SERVICE LONG TAPS. SLEEVES SHALL BE 4-INCH DIAMETER PVC AND SHALL EXTEND TO A DISTANCE 2- FEET BEHIND THE BACK OF CURB.
6. UTILITIES HAVE BEEN LOCATED BY RECORD DRAWINGS AND VISIBLE APPURTENANCES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.
7. ALL WATER MAINS SHALL HAVE A MINIMUM OF 42 INCHES OF COVER MATERIAL BELOW FINISH GRADE.
8. FIRE HYDRANT SYMBOLS ARE FOR REPRESENTATION ONLY. FIRE HYDRANT ORIENTATION SHALL BE PRESENTED ON A SEPARATE DETAIL.

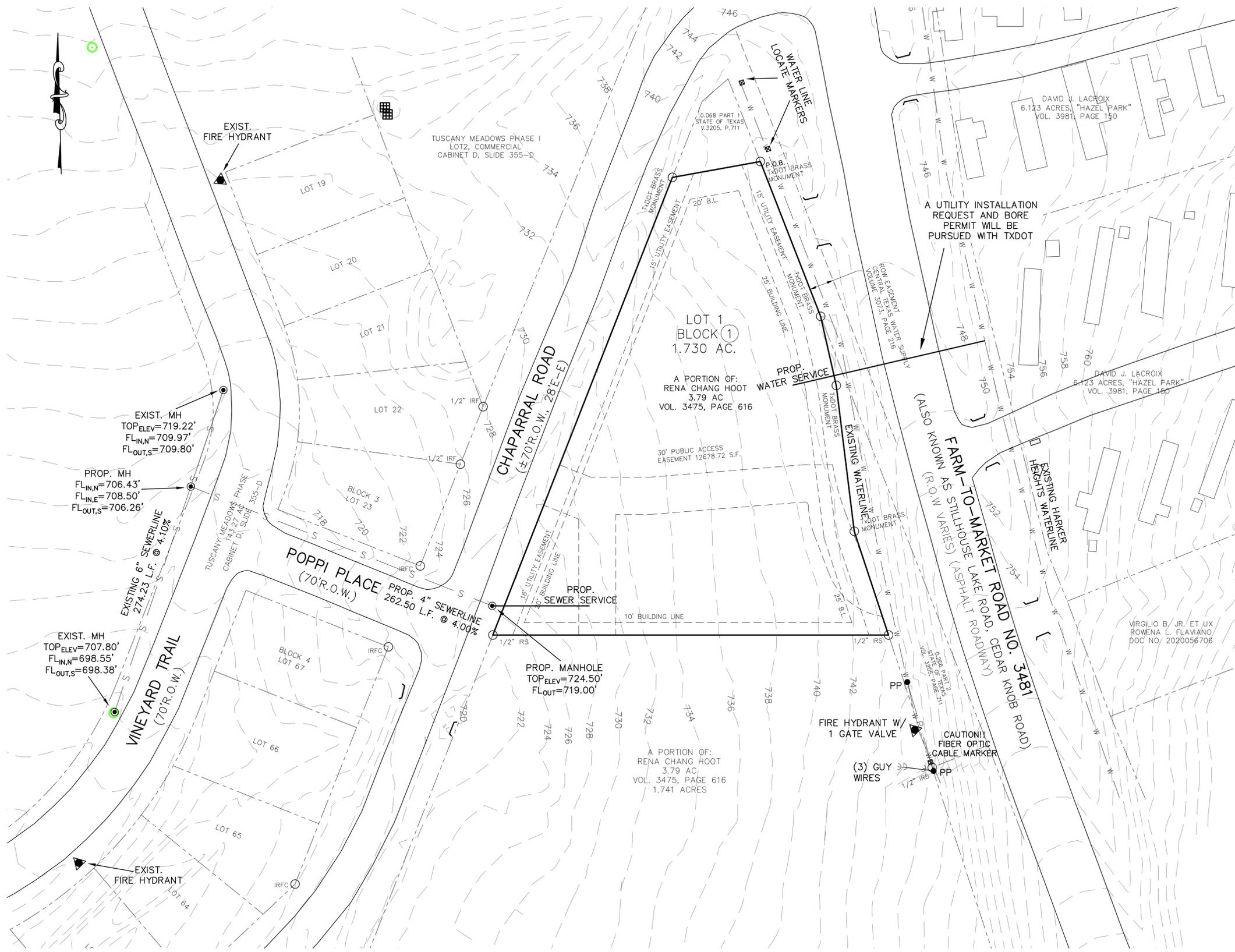
SANITARY SEWER LAYOUT STANDARD NOTES:

1. ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST ADDITION), INCLUDING ALL AMENDMENTS ADOPTED THERETO BEFORE THE DATE OF APPROVAL OF THESE PLANS, AND IN ACCORDANCE WITH THE STANDARD DRAWINGS OF THE CITY OF HARKER HEIGHTS, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL COMPLY WITH ALL CURRENT OSHA REQUIREMENTS REGARDING TRENCH SAFETY AND SHORING.
3. CONTRACTOR SHALL COMPLY WITH ALL TCEQ RULES FOR UTILITY LINE LOCATIONS IN ACCORDANCE WITH 30 TAC 217.
4. ALL SANITARY SEWER MAINS SHALL BE SDR-26 PVC PIPE UNLESS OTHERWISE NOTED.
5. DOUBLE SEWER SERVICES SHALL CONSIST OF TWO SEPARATE 4-INCH DIAMETER PVC TAPS LOCATED IN THE SAME TRENCH.
6. UTILITIES HAVE BEEN LOCATED BY RECORD DRAWINGS AND VISIBLE APPURTENANCES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.

STANDARD NOTES:

1. THE DEVELOPER, THROUGH HIS ENGINEER OR AUTHORIZED REPRESENTATIVE, SHALL ACQUIRE ALL REQUIRED NATIONWIDE PERMITS, SUCH AS CWA 401, 402 AND/OR 404 PERMITS, AS APPROPRIATE, FROM THE USEPA, TCEQ, AND/OR USACE.
2. TOPOGRAPHICAL INFORMATION IS PRESENTED FOR DRAINAGE ANALYSIS PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
3. TOPOGRAPHICAL INFORMATION PRESENTED HEREIN IS DERIVED FROM CITY STACKHOUSE TOPOGRAPHY MAPS AND ON-SITE SURVEY.
4. THE ENGINEER OF RECORD MUST BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES IN THE PLANS EXIST.

UTILITY CONTRACTOR SHALL VERIFY LOCATION OF WATER AND SEWER SERVICES BEFORE TAPPING ANY LINES.



LEGEND:

IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
R.O.W.	RIGHT-OF-WAY
B.D.M.	BRASS DISK MONUMENT



UTILITY PLAN OF:
CHAPARRAL ROAD ADDITION
 1.730 ACRES 75,358.800 SQUARE FEET
 PETER WILLIAMSON SURVEY, ABSTRACT #1099, BELL COUNTY, TEXAS
 AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS



REVISIONS

9/14-MH ADDED WATER SERVICE



BELTON ENGINEERING INC.
 106 NO. EAST STREET
 BELTON, TEXAS 76513
 OFFICE (254)731-5600
 MOBILE (254)289-7273
 BELTONENGINEERS.COM

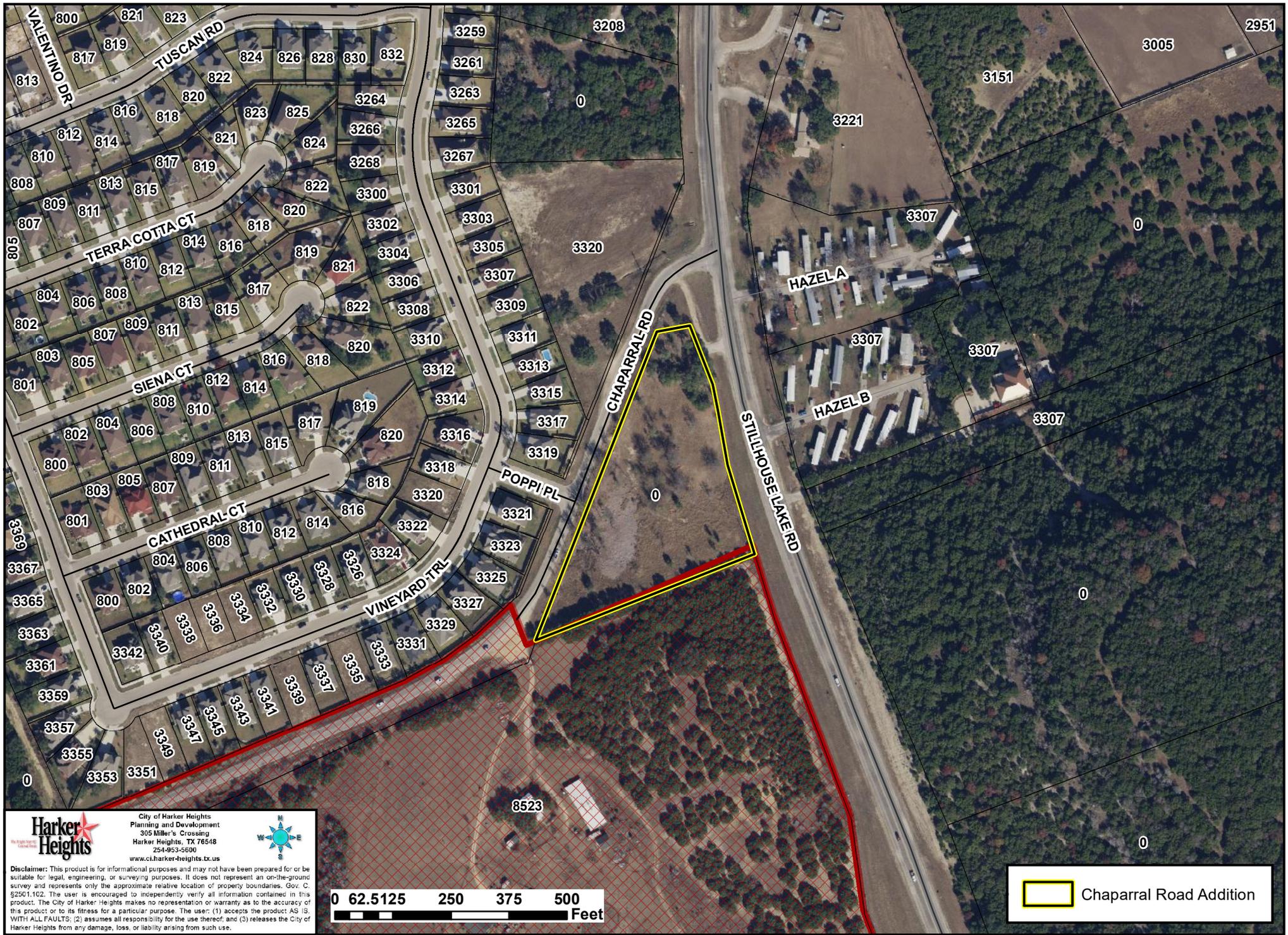
*Engineering
 Design/Build
 Planning*

UTILITY PLAN OF:
CHAPARRAL ROAD ADDITION
 CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS
STAR STILLHOUSE PROPERTIES, LLC
 7930 THAXTON ROAD STE. 100
 AUSTIN, TEXAS, 78747



SCALE: 1"=40'
 DRAWN.: RR
 ELEC. DRAWING FILE
 C:\20052-UP.DWG
 DATE: 09/15/21
 JOB NO.: 20052
 2 OF 3

C2.0



City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
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.



 Chaparral Road Addition

CHAPARRAL ROAD ADDITION

P21-27 Preliminary Plat – Chaparral Road Addition

Plat Distributed to HH Staff: September 2, 2021
Comments Returned to Belton Engineering: September 10, 2021

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Applicant shall revise the field notes, dedication document, and plat dedication page such that the legal property descriptions match.
2. Plat Dedication Page: Applicant shall provide LLC paperwork and provide authorization for those who can sign for Star Stillhouse Properties LLC.
3. Plat Dedication Page: Applicant shall provide a plat dedication page and dedication document executed by the owner.
4. Plat Dedication Page: Applicant shall annotate the called 30' access as a 30' public access easement and the called shared access easement as a variable width public access easement.
5. Plat Dedication Page: Applicant shall provide dimensions (distances, direction, curves, etc.) for the 30' public access easement and the variable width public access easement such that the location can be determined in the field, or provide & reference a separate instrument for said easements.
6. Per §154.21(C)(1)(j), applicant shall extend utility easement(s) for water & sewer to the adjoining called 3.79 acre lot to the south of the parcel being platted. Said utility easement(s) shall not be in conflict with the proposed drainage structure.
7. Per §154.21(C)(2)(d), applicant shall provide a sidewalk layout. Additionally, said sidewalk shall be in accordance with the City's Mobility 2030 plan (6'-8' wide for this area).
8. The following items can be addressed during construction site plan review and are provided for the Applicant's advanced reference.
 - a. Applicant is advised that TXDOT approval of the driveway(s) along FM 3481 will be required prior to final plat and release of construction site plans. This may require a traffic impact analysis.
 - b. Applicant is advised that the outfall for the proposed detention pond must be contained within and sheet flow reestablished within the property.
 - c. Applicant is advised that the drainage impact from removing the existing berm will be required.

- d. Applicant is advised that the proposed clean out location appears to be in the proposed detention pond for this site. The cleanout and the sewer service line will be required to be located outside of the detention pond structure.
- e. Applicant is advised that a wastewater manhole will be required on the east side of Chaparral Road.
- f. Per §51.16 (D) (3), applicant is advised that the dumpster gates shown on concept plan cannot impede the fire lane.

Public Works, Mark Hyde

1. The existing water line shown on the utility layout with the proposed water service connection belongs to the Central Texas Water Supply Corporation. The City of Harker Heights has a 12-inch water main on the north side of FM 3481 and, also a 12-inch water main along Vineyard Trail in the Tuscan Meadows subdivision. Please revise the water layout for connection to one of the Harker Heights water mains.

Consulting Engineer, Otto Wiederhold

1. No comments at this time. Comments deferred until site development plans are submitted.

Fire Marshal, Brad Alley

1. No Comments.

Building Official, Mike Beard

1. Page C1-Site concept plan does not address all Building, Fire, or City Ordinance requirements. Any issues must be addressed during construction plan set review.

ONCOR, Alizabeth Gstattenbauer

1. Add a 15ft utility easement on the East and West property boundaries.

Century Link, Chris McGuire

1. No Comments.

Time Warner Cable/Spectrum, Shaun Whitehead

1. The City has not received comments back from this reviewing entity and comments may be forthcoming.

ATMOS, Rusty Fischer

1. I am in agreement with the proposed plat.

TXDOT

1. The City has not received comments back from this reviewing entity and comments may be forthcoming.

CHAPARRAL ROAD ADDITION

P21-27 Preliminary Plat – Chaparral Road Addition

Plat Distributed to HH Staff: September 2, 2021
Comments Returned to Belton Engineering: September 10, 2021

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Applicant shall revise the field notes, dedication document, and plat dedication page such that the legal property descriptions match. **Field notes, dedication instrument and plat dedication verified and match.**
2. Plat Dedication Page: Applicant shall provide LLC paperwork and provide authorization for those who can sign for Star Stillhouse Properties LLC. **Owner is in the process of obtaining information regarding authorization. Paperwork will be provided once received.**
3. Plat Dedication Page: Applicant shall provide a plat dedication page and dedication document executed by the owner. **Noted.**
4. Plat Dedication Page: Applicant shall annotate the called 30' access as a 30' public access easement and the called shared access easement as a variable width public access easement. **30' access easement revised to 30' private access easement.**
5. Plat Dedication Page: Applicant shall provide dimensions (distances, direction, curves, etc.) for the 30' public access easement and the variable width public access easement such that the location can be determined in the field, or provide & reference a separate instrument for said easements. **Bearings, distances and labels added to public access easement.**
6. Per §154.21(C)(1)(j), applicant shall extend utility easement(s) for water & sewer to the adjoining called 3.79 acre lot to the south of the parcel being platted. Said utility easement(s) shall not be in conflict with the proposed drainage structure. **15' utility easements on west and east property lines.**
7. Per §154.21(C)(2)(d), applicant shall provide a sidewalk layout. Additionally, said sidewalk shall be in accordance with the City's Mobility 2030 plan (6'-8' wide for this area). **Please see the attached variance request regarding the sidewalk layout**
8. The following items can be addressed during construction site plan review and are provided for the Applicant's advanced reference. **Noted**
 - a. Applicant is advised that TXDOT approval of the driveway(s) along FM 3481 will be required prior to final plat and release of construction site plans. This may require a traffic impact analysis. **Noted**

- b. Applicant is advised that the outfall for the proposed detention pond must be contained within and sheet flow reestablished within the property. **Noted**
- c. Applicant is advised that the drainage impact from removing the existing berm will be required. **Noted**
- d. Applicant is advised that the proposed clean out location appears to be in the proposed detention pond for this site. The cleanout and the sewer service line will be required to be located outside of the detention pond structure. **Manhole added to east side of Chaparral Road has removed the cleanout in question.**
- e. Applicant is advised that a wastewater manhole will be required on the east side of Chaparral Road. **Manhole added to the east side of Chaparral Road.**
- f. Per §51.16 (D) (3), applicant is advised that the dumpster gates shown on concept plan cannot impede the fire lane. **Noted**

Public Works, Mark Hyde

- 1. The existing water line shown on the utility layout with the proposed water service connection belongs to the Central Texas Water Supply Corporation. The City of Harker Heights has a 12-inch water main on the north side of FM 3481 and, also a 12-inch water main along Vineyard Trail in the Tuscan Meadows subdivision. Please revise the water layout for connection to one of the Harker Heights water mains. **Water service updated to go underneath FM 3481. A bore/utility installation request will be pursued with TxDOT with the construction plans.**

Consulting Engineer, Otto Wiederhold

- 1. No comments at this time. Comments deferred until site development plans are submitted. **Noted**

Fire Marshal, Brad Alley

- 1. No Comments. **Noted**

Building Official, Mike Beard

- 1. Page C1-Site concept plan does not address all Building, Fire, or City Ordinance requirements. Any issues must be addressed during construction plan set review. **Noted**

ONCOR, Alizabeth Gstattenbauer

- 1. Add a 15ft utility easement on the East and West property boundaries. **15' U.E. added to west and east property lines.**

Century Link, Chris McGuire

1. No Comments. **Noted**

Time Warner Cable/Spectrum, Shaun Whitehead

1. The City has not received comments back from this reviewing entity and comments may be forthcoming. **Noted**

ATMOS, Rusty Fischer

1. I am in agreement with the proposed plat. **Noted**

TXDOT

1. The City has not received comments back from this reviewing entity and comments may be forthcoming. **Noted**

CHAPARRAL ROAD ADDITION

P21-27 Preliminary Plat – Chaparral Road Addition

Plat Distributed to HH Staff: September 2, 2021
Comments Returned to Belton Engineering: September 23, 2021

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Applicant shall revise the field notes, dedication document, and plat dedication page such that the legal property descriptions match. *9/23/21 Applicant's response is noted. Applicant shall clarify the differences between the plat and the Field Notes with respect to the reference to "being a portion of that certain 3.79 acre tract conveyed to Rena Chang Hoot by Gift Deed recorded in Volume 3475, Page 616, OPRBCT". We acknowledge this is a small deviation but want to be sure that the correct public notice is given.*
2. Plat Dedication Page: Applicant shall provide LLC paperwork and provide authorization for those who can sign for Star Stillhouse Properties LLC. *9/23/21 Applicant's response is noted. Staff can not recommend approval until this information is provided.*
3. Plat Dedication Page: Applicant shall provide a plat dedication page and dedication document executed by the owner. *9/22/21 Applicant's response is noted. Staff can not recommend approval until this information is provided.*
4. Plat Dedication Page: Applicant shall annotate the called 30' access as a 30' public access easement and the called shared access easement as a variable width public access easement. *9/22/21 Met.*
5. Plat Dedication Page: Applicant shall provide dimensions (distances, direction, curves, etc.) for the 30' public access easement and the variable width public access easement such that the location can be determined in the field, or provide & reference a separate instrument for said easements. *9/22/21 Met.*
6. Per §154.21(C)(1)(j), applicant shall extend utility easement(s) for water & sewer to the adjoining called 3.79 acre lot to the south of the parcel being platted. Said utility easement(s) shall not be in conflict with the proposed drainage structure. *9/22/21 Met.*
7. Per §154.21(C)(2)(d), applicant shall provide a sidewalk layout. Additionally, said sidewalk shall be in accordance with the City's Mobility 2030 plan (6'-8' wide for this area). *09/22/21 Applicant's response is noted. The request for a variance will be presented to P&Z and City Council as a condition to the plat action. The sidewalk requirement was discussed in the pre-development meeting with engineer on 8/2/2021. Per that meeting and section*

§154.40 Sidewalks of the City of Harker Heights Code of Ordinances, the Public Works Director has recommended the sidewalk requirement not be waived.

8. The following items can be addressed during construction site plan review and are provided for the Applicant's advanced reference. **9/22/21 Applicant's acknowledgement is noted.**
 - a. Applicant is advised that TXDOT approval of the driveway(s) along FM 3481 will be required prior to final plat and release of construction site plans. This may require a traffic impact analysis.
 - b. Applicant is advised that the outfall for the proposed detention pond must be contained within and sheet flow reestablished within the property.
 - c. Applicant is advised that the drainage impact from removing the existing berm will be required.
 - d. Applicant is advised that the proposed clean out location appears to be in the proposed detention pond for this site. The cleanout and the sewer service line will be required to be located outside of the detention pond structure. **9/22/21 Applicant's response is noted and will be addressed during the review of the site construction plan.**
 - e. Applicant is advised that a wastewater manhole will be required on the east side of Chaparral Road. **9/22/21 Applicant's response is noted and will be addressed during the review of the site construction plan.**
 - f. Per §51.16 (D) (3), applicant is advised that the dumpster gates shown on concept plan cannot impede the fire lane.

Public Works, Mark Hyde

1. The existing water line shown on the utility layout with the proposed water service connection belongs to the Central Texas Water Supply Corporation. The City of Harker Heights has a 12-inch water main on the north side of FM 3481 and, also a 12-inch water main along Vineyard Trail in the Tuscan Meadows subdivision. Please revise the water layout for connection to one of the Harker Heights water mains.
The existing fire hydrant shown on the utility layout belongs to the Central Texas Water Supply Corporation (CTWSC). The CTWSC has indicated the existing fire hydrant is for line flushing only and not suitable for fire-fighting purposes.
9/23/2021 At least one fire hydrant will be required on site, the Fire Marshal will determine the location(s), The City of Harker Heights has a 12-inch water main on the north side of FM 3481 and, also a 12-inch water main along Vineyard Trail in the Tuscan Meadows subdivision. An 8-inch diameter water line is required to serve the fire hydrant(s).

Consulting Engineer, Otto Wiederhold

1. No comments at this time. Comments deferred until site development plans are submitted.

Fire Marshal, Brad Alley

1. No Comments.

Building Official, Mike Beard

1. Page C1-Site concept plan does not address all Building, Fire, or City Ordinance requirements. Any issues must be addressed during construction plan set review.

ONCOR, Alizabeth Gstattenbauer

1. Add a 15ft utility easement on the East and West property boundaries. 9/22/21 Met.

Century Link, Chris McGuire

1. No Comments.

Time Warner Cable/Spectrum, Shaun Whitehead

1. The City has not received comments back from this reviewing entity and comments may be forthcoming.

ATMOS, Rusty Fischer

1. I am in agreement with the proposed plat.

TXDOT

1. The City has not received comments back from this reviewing entity and comments may be forthcoming.

2022 PLANNING & DEVELOPMENT CALENDAR

<u>DEADLINE</u> FOR ALL REZONING & PLATS/PLANS Must be Submitted on the date between the hours of 8 A.M. and 5 P.M.	<u>P&Z</u> <u>MEETING</u> (Last Wednesday of every Month)	<u>CITY</u> <u>COUNCIL</u> <u>MEETING</u> (Tuesdays at 5 P.M.)
November 10, 2021	December 8, 2021**	December 14, 2021
NA	January 12, 2022 WORKSHOP ONLY	NA
December 29, 2021	January 26, 2022	February 8, 2022
January 26, 2022	February 23, 2022	March 8, 2022
March 2, 2022	March 30, 2022	April 12, 2022
March 30, 2022	April 27, 2022	May 10, 2022
April 27, 2022	May 25, 2022	June 14, 2022
June 1, 2022	June 29, 2022	July 12, 2022
June 29, 2022	July 27, 2022	August 9, 2022
August 3, 2022	August 31, 2022	September 13, 2022
August 31, 2022	September 28, 2022	October 11, 2022
September 28, 2022	October 26, 2022	November 8, 2022
November 2, 2022	November 30, 2022**	December 13, 2022
December 28, 2022	January 25, 2023	February 14, 2023
Proposed new meeting time of 5:30 beginning January 2022		

*No December 2022 meeting due to Christmas Holiday, regular Planning and Zoning Meetings will resume January 25, 2023

**Thanksgiving is on Thursday, November 24, 2022