

The background of the entire page is a map of Harker Heights. The map shows a complex street grid with various areas shaded in different patterns and colors, including a cross-hatch pattern, a solid grey pattern, and a diagonal line pattern. The text is overlaid on this map.

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

**Wednesday,
October 26, 2022
5:30 P.M.**



**PLANNING & ZONING COMMISSION
MEETING & WORKSHOP
HARKER HEIGHTS CITY HALL
WEDNESDAY, OCTOBER 26, 2022**

Notice is hereby given that beginning at 5:30 P.M., on Wednesday, October 26, 2022, and continuing from day to day thereafter if necessary, the Planning and Zoning Commission (P&Z) of the City of Harker Heights will conduct a regular meeting, to be followed by a workshop. The Meeting and Workshop 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. Public Hearing items discussed at this meeting will be heard within 30 days hereafter by the City Council of the City of Harker Heights. 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. INVOCATION

III. PLEDGE OF ALLEGIANCE

I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

IV. APPROVAL OF AGENDA

1. Consider approval of the agenda for the regular meeting of the Planning and Zoning Commission for October 26, 2022.

V. CONSENT AGENDA

1. Consider approval of Minutes from the Regular Planning and Zoning Meeting held on September 28, 2022.

VI. Report on planning & development related items from the City Council's meetings and workshops between September 29, 2022 and October 25, 2022.

VII. Recognition of Affidavits for Conflict of Interest.

VIII. PUBLIC COMMENTS

1. At this time, comments will be taken from the audience 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.***

IX. PUBLIC HEARING

1. Discuss and consider an ordinance of the City of Harker Heights, Texas amending §161.01 Section 2, Sidewalk Plan of the code of ordinances and Mobility 2030 Sidewalk Network Map; amending alignments; updating references and providing for an effective date of the amendment.
2. Z22-27 Conduct a public hearing to discuss and consider an ordinance to change zoning designation from B-3 (Local Business District) to B-4 (Secondary and Highway Business District) on property described as Mountain Lion Business Park, Lot 0011, Acres 0.98, generally located at 901 Mountain Lion Circle, Harker Heights, Bell County, Texas.
3. Z22-28 Conduct a public hearing to discuss and consider an ordinance to change zoning designation from B-2 (Neighborhood Retail District) to B-3 (Local Business District) on property described as A0363BC A Gallatin, Acres 0.235, generally located at 1000 Indian Trail, Harker Heights, Bell County, Texas.

X. NEW BUSINESS

1. P22-29 Discuss and consider a request for a Minor Plat referred to as Mountain View Baptist Church Addition, on property described as being 4.02 acres of land out of the Lucy D. Odell Survey, Abstract No. 644, Bell County, Texas, and being all of a called 3.02 acre tract of land described in a deed to MOUNTAIN VIEW BAPTIST CHURCH, recorded in Volume 3547, Page 423, Deed Records of Bell County, Texas, and being all of a called 1.0 acre tract of land described in a deed to MOUNTAIN VIEW BAPTIST CHURCH, recorded in Volume 3809, Page 384, of said Deed Records.
2. P22-30 Discuss and consider a request for a Preliminary Plat referred to as La Vista Subdivision, on property described as being 4.22 acres of land out of the Vincent L. Evans Survey, Abstract No. 288, Bell County, Texas, and being all of a called 4.216 acre tract of land described in a deed to YELLOW LILLY, INC, recorded in Document No. 2022-008375, Real Property Records in Bell County, Texas.
3. P22-32 Discuss and consider a request for a Final Plat referred to as Texas Bound Addition, on property described as being a 0.795-acre tract of land out of the V. L. Evans Survey, Abstract No. 288, Bell County, Texas, and being the same tract of land conveyed to Andrea Thompson and Jack Thompson as recorded in Instrument No. 2022050816, Official Public Records of Real Property of Bell County, Texas.
4. P22-33 Discuss and consider a request for a Final Plat referred to as The Enclave at Indian Trail, Phase II, on property described as being all that certain 0.26 acre tract of land situated in the W. E. Hall Survey, A-1086, Bell County, Texas, being all of the called 0.26 acre tract of land described in a deed to C. A. Doose & Company, recorded in Instrument Number 2022049594, Deed Records of Bell County, Texas.

XI. REPORTS FROM COMMISSIONERS

XII. STAFF COMMENTS

XIII. ADJOURNMENT OF PLANNING & ZONING COMMISSION MEETING

MEETING WORKSHOP

I. Convene Workshop immediately following the Planning and Zoning Commission (P&Z) Meeting

II. Presentations by Staff:

- 1.** Receive, discuss, and provide comment on a presentation on FY 22-23 upcoming projects.

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 **3:00 P.M. on Friday, October 21, 2022**. Please contact the Planning and Development Department at (254) 953-5648 for further information.

Raelin Fiscus

Raelin Fiscus, Planning & Development Administrative Assistant

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 254-953-5600, or FAX 254-953-5605, or email planning@harkerheights.gov for further information.



**Minutes of the Harker Heights Planning & Zoning Commission Meeting
September 28, 2022**

Present:

Commission

Larry Robison	Chairman
Robert Robinson III	Vice Chairman
Michael Stegmeyer	Secretary
Stephen Watford	Commissioner
Joshua McCann	Commissioner
Natalie Austin	Commissioner
Jerry Bess	Commissioner
Bary Heidtbrink	Commissioner
Rodney Shine	Commissioner
Elizabeth McDaniel	Alternate Commissioner

Staff

Kristina Ramirez	Planning and Development Director
Yvonne K. Spell	City Planner
Michael Beard	Building Official
Daniel Phillips	GIS Analyst/ Planner
Brad Alley	Fire Marshal
Raelin Fiscus	Planning & Development Administrative Assistant

Absent:

Meeting Agenda:

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

Agenda Item II: Invocation

Agenda Item III: Pledge of Allegiance

Agenda Item IV: The next agenda item was approval of the agenda from the regular Planning and Zoning Meeting for September 28, 2022. Commissioner Heidtbrink made a motion to approve the agenda, and Commissioner Bess seconded the motion. **The motion was approved (9-0).**

Agenda Item V: The next agenda item was approval of the meeting minutes from the regular Planning and Zoning Meeting held on August 31, 2022. Commissioner Shine made a motion to approve the meeting minutes, and Commissioner Heidtbrink seconded the motion. **The motion was approved (9-0).**

Agenda Item VI: Mrs. Spell provided a summary of the City Council results from meetings and workshops between September 1, 2022 and September 28, 2022.

Agenda Item VII: Recognition of Affidavits for Conflict of Interest.

None

Agenda Item VIII: Public Comments:

None

Agenda Item X: **Public Hearing:**

1. Discuss and consider an ordinance of the City of Harker Heights, Texas amending §154.37 Streets, and §161.01 Section 1, Thoroughfare Plan of the Code of Ordinances and Mobility 2030 Thoroughfare Definitions; clarifying definitions; updating references and providing for an effective date of the amendment

Mrs. Spell explained the proposed changes to the City of Harker Heights Code of Ordinances §154.37 Streets, and §161.01 Section 1, Thoroughfare Plan of the Code of Ordinances and Mobility 2030 Thoroughfare Definition.

Vice Chair Robinson made a motion to recommend approval of recommending an ordinance to amend City of Harker Heights Code of Ordinances §154.37 Streets, and §161.01 Section 1, Thoroughfare Plan of the Code of Ordinances and Mobility 2030 Thoroughfare Definitions; clarifying definitions; updating references and providing for an effective date of the amendment. Commissioner Shine seconded the motion. **The motion to recommend approval passed (9-0).**

2. Z22-23 Conduct a public hearing to discuss and consider an ordinance for a Conditional Use Permit (CUP) to allow for uses associated with a B-1 (Office District) zoning on property described as Forest Hills Addition, Block 016, Lot 0004, generally located at 203 E. Knights Way/E. FM 2410, Harker Heights, Bell County, Texas

Mrs. Spell explained the applicants request for a Conditional Use Permit (CUP) to allow for uses associated with a B-1 (Office District) zoning.

Dok Sun Barton of 203 E. FM 2410, Harker Heights, Texas, 76548, was present to represent this case.

Commissioner Bess made a motion to recommend approval with conditions of an ordinance for a Conditional Use Permit (CUP) to allow for a Barber Shop, Beauty Shop or Beauty Parlor to operate on property described as Forest Hills Addition, Block 016, Lot 0004, generally located at 203 E. Knights Way/E. FM 2410, Harker Heights, Bell County, Texas. Commissioner McCann seconded the motion. **The motion to recommend approval passed (9-0).** The conditions are as follows:

1. The property may operate as a Barber Shop, Beauty Shop, or Beauty Parlor.
2. A maximum of one (1) business may occupy the building.
3. A six (6') foot masonry fence shall be constructed along the rear property boundary. Fences along neighboring properties to either side of the site must be constructed of cedar or pressure treated materials, with support posts located either feet on center, or other

materials and designs as may be approved by the Director of Planning and Development. Additionally, all screening requirements must be completed prior to receiving a Certificate of Occupancy on the property.

4. The external architectural style and appearance of the structure shall maintain a residential character.
5. Parking in the rear yard shall be accessed by a driveway installed on the west side of the property and both driveway and parking area must consist of a permanent, all-weather surface. All patrons must park in the designated parking areas. Parking for patrons will not be allowed on the street or on landscaped areas.
6. Landscaping shall meet the requirements of the B-1 zoning district.
7. All exterior lighting shall be fully shielded and down-lit to prevent light trespass onto surrounding properties.
8. Signage shall consist of:
 1. One (1) wall sign, not to exceed twenty-four (24) square feet may be placed on the front façade wall parallel to the surface to which it is attached. Signage must be externally illuminated, shielded and down lit. In addition, one monument sign listed below may be permitted on site.
 - i. One (1) Monument sign out of the public right-of-way shall be permitted. The sign shall not exceed thirty (30) square feet in area and may not be more than six (6') feet in height. Signage must be externally illuminated, shielded, and down-lit; OR
 - ii. If shared, one (1) Monument sign out of the public right-of-way shall be permitted. The sign shall not exceed sixty (60) square feet in area and may not be more than ten (10') feet in height. Signage must be externally illuminated, shielded, and down lit.
8. No box or channel letter type signs are permitted.
9. No outside storage will be allowed.
10. The site will comply with all other regulations and requirements within the Harker Heights Code of Ordinances.

3. Z22-24 Conduct a public hearing to discuss and consider an ordinance to change zoning designation from B-5 (General Business District) to R-1 (One-Family Dwelling District) on property described as Stillforest Subdivision Replat (Blks 6-7, 11PT 8), Block 011, Lot PT Blk, (SW 82.37' X 161.68' X 137.88' TRI) Acres 0.13, generally located North of 1003 S. Roy Reynolds Drive, Harker Heights, Bell County, Texas

Mrs. Spell explained the applicants request for a change in zoning designation from B-5 (General Business District) to R-1 (One-Family Dwelling District).

Paul and Iris Keen of 2910 Apache Loop, Harker Heights, Texas 76548 were present to represent this case.

Secretary Stegmeyer made a motion to recommend approval of an ordinance to change the zoning designation B-5 (General Business District) to R-1 (One-Family Dwelling District) on property described as Stillforest Subdivision Replat (Blks 6-7, 11PT 8), Block 011, Lot PT Blk, (SW 82.37' X 161.68' X 137.88' TRI) Acres 0.13, generally located North of 1003 S. Roy Reynolds Drive, Harker Heights, Bell County, Texas. Commissioner Austin seconded the motion. **The motion to recommend approval passed (9-0).**

4. Z22-25 Conduct a public hearing to discuss and consider an ordinance to change zoning designation from R-2 (Two-Family Dwelling District) to R2-1 (Two-Family Infill Dwelling District) on property described as A0288BC VL Evans, Acres .78, Property ID #77900, generally located northwest of the intersection of N. Mary Jo Drive and W. Valley Road, Harker Heights, Bell County, Texas

Mrs. Spell explained the applicants request for a change in zoning designation R-2 (Two-Family Dwelling District) to R2-1 (Two-Family Infill Dwelling District).

Andrea Thompson 204 Docia Lane, Killeen, Texas 76542 was present to represent this case.

Commissioner Heidtbrink made a motion to recommend approval of an ordinance to change zoning designation from R-2 (Two-Family Dwelling District) to R2-1 (Two-Family Infill Dwelling District) on property described as A0288BC VL Evans, Acres .78, Property ID #77900, generally located northwest of the intersection of N. Mary Jo Drive and W. Valley Road, Harker Heights, Bell County. Commissioner Watford seconded the motion. **The motion to recommend approval passed (9-0).**

5. Z22-26 Conduct a public hearing to discuss and consider an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R1-I (Single-Family Infill Dwelling District) and R-2I (Two-Family Infill Dwelling District) on property described as Kern Acres 2nd Extension & Revision, Block 012, Lot 0016, (TOD Deed), generally located at 132 E. Ruby Road, Harker Heights, Bell County, Texas

Mrs. Spell explained the applicants request for a change in zoning designation from R-1 (One-Family Dwelling District) to R1-I (Single-Family Infill Dwelling District) and R-2I (Two-Family Infill Dwelling District).

Eddie and Dierdre Bass of 106 Concho Court, Harker Heights, Texas 76548 were present to represent this case.

Stormie Wells of 125 E. Stacie Road, Harker Heights, Texas 76548 spoke in opposition of this request.

Burl Lewis of 115 E. Ruby Road, Harker Heights, Texas 76548 spoke in opposition of this request.

Melvina Hart of 121 E. Ruby Road, Harker Heights, Texas 76548 spoke in opposition of this request.

Secretary Stegmeyer made a motion to recommend denial of an ordinance to change the zoning designation from R-1 (One-Family Dwelling District) to R1-I (Single-Family Infill Dwelling District) and R-2I (Two-Family Infill Dwelling District) on property described as Kern Acres 2nd Extension & Revision, Block 012, Lot 0016, (TOD Deed), generally located at 132 E. Ruby Road, Harker Heights, Bell County, Texas, based on the proposed R2-I (Two-Family Infill Dwelling District) rezoning not being compatible with the current Comprehensive Plan and Land Use Plan. Commissioner Heidtbrink seconded the motion. **The motion to recommend disapproval passed (9-0).**

6. Z22-26-F Conduct a public hearing to discuss and consider an ordinance to change land use designation from Low Density Residential to Low Density Residential and Medium Density Residential on property described as Kern Acres 2nd Extension & Revision, Block 012, Lot 0016, (TOD Deed), generally located at 132 E. Ruby Road, Harker Heights, Bell County, Texas

Mrs. Spell explained the applicants request for an ordinance to change land use designation from Low Density Residential to Low Density Residential and Medium Density Residential.

Eddie and Dierdre Bass of 106 Concho Court, Harker Heights, Texas, 76548, were present to represent this case.

Burl Lewis of 115 E. Ruby Road, Harker Heights, Texas 76548 spoke in opposition of this request.

Secretary Shine made a motion to recommend denial of an ordinance to change land use designation from Low Density Residential to Low Density Residential and Medium Density Residential on property described as Kern Acres 2nd Extension & Revision, Block 012, Lot 0016, (TOD Deed), generally located at 132 E. Ruby Road, Harker Heights, Bell County, Texas based on the proposed land use not being compatible with neighboring properties. Secretary Stegmeyer seconded the motion. **The motion to recommend disapproval passed (9-0).**

Agenda Item XI: New Business:

1. P22-26 Discuss and consider a request for a Preliminary Plat referred to as Habitat for Humanity Northside Addition on property described as a 2.797 acres of land, situated in the V.L. Evans Survey, Abstract 288, Bell County, Texas, being all of the called 2.80 acre tract conveyed to Fort Hood Area Habitat for Humanity, of record in Document Number 2020053778, Official Public Records of Real Property, Bell County, Texas.

Mrs. Spell explained the applicant's request for a Preliminary Plat referred to as Habitat for Humanity Northside Addition.

Kristin Smith, CEO for Habitat for Humanity, offices located at 2601 Atkinson Dr., Killeen, Texas, 76543, was present to represent this case.

Commissioner McCann made a motion to recommend approval with conditions of a Preliminary Plat referred to as Habitat for Humanity Northside Addition, on property described as being a

2.797 acres of land, situated in the V.L. Evans Survey, Abstract 288, Bell County, Texas, being all of the called 2.80 acre tract conveyed to Fort Hood Area Habitat for Humanity, of record in Document Number 2020053778, Official Public Records of Real Property, Bell County, Texas. The conditions are as follows:

1. All outstanding comments will be addressed per staff recommendation prior to filing of plat with Bell County Public Records.

Vice Chair Robinson seconded the motion. **The motion to recommend approval passed (9-0).**

2. P22-28 Discuss and consider a request for a Preliminary Plat referred to as Harker Heights Fuller Addition on property described as being part of the Peter Williamson Survey, Abstract No. 1099, Bell County, Texas and being part of that certain called 2.832 acre tract described in a deed from Ralph Frank Schlueter and Gail Schlueter to Scott Vernon and J. Michael Miller on April 6, 2006, recorded in Document No. 2007-00000521 of the Official Public Records of Bell County, Texas.

Mrs. Spell explained the applicant's request for a Preliminary Plat review for Harker Heights Fuller Addition.

Bob Gage of GBT Realty Corporation, offices located at 9010 Overlook Blvd., Brentwood, TN, 37027, was present to represent this case.

Commissioner Heidtbrink made a motion to recommend approval with conditions of a Preliminary Plat referred to as Harker Heights Fuller Addition, on property described as being part of the Peter Williamson Survey, Abstract No. 1099, Bell County, Texas and being part of that certain called 2.832 acre tract described in a deed from Ralph Frank Schlueter and Gail Schlueter to Scott Vernon and J. Michael Miller on April 6, 2006, recorded in Document No. 2007-00000521 of the Official Public Records of Bell County, Texas. The conditions are as follows:

1. All outstanding comments will be addressed per staff recommendation prior to filing of plat with Bell County Public Records.

Secretary Stegmeyer seconded the motion. **The motion to recommend approval passed (9-0).**

Agenda Item XI: Reports from commissioners

Agenda Item XII: Staff comments:

Mrs. Spell explained that two plat cases were withdrawn from this meeting and will be resubmitted for next months meeting.

Agenda Item XIII: Adjournment of P&Z Meeting. **Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 7:28 P.M.**

Larry Robison, Chairman

DATE:

Michael Stegmeyer, Secretary

DATE:



AGENDA ITEM IX-1
PLANNING AND ZONING COMMISSION
MEMORANDUM

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR

DATE: October 26, 2022

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS AMENDING §161.01 SECTION 2, SIDEWALK PLAN OF THE CODE OF ORDINANCES AND MOBILITY 2030 SIDEWALK NETWORK MAP; AMENDING ALIGNMENTS; UPDATING REFERENCES AND PROVIDING FOR AN EFFECTIVE DATE OF THE AMENDMENT AND TAKE THE APPROPRIATE ACTION.

EXPLANATION:

The City is currently in the process of updating the Thoroughfare Plan, Mobility 2030, and the Comprehensive Plan. The Planning and Zoning Commission (P&Z) held workshops in beginning in January of 2022 to discuss and receive input on these topics. The P&Z decided to update the above mentioned plans in sections to be completed in 2023. The first section focused on is definitions for roadways and was approved by City Council on September 13, 2022. The second section focused on the design standards for roadways and revisions to the definitions in the Thoroughfare Plan. The second section was approved by City Council on October 11, 2022. This third section focuses on revisions to the Sidewalk Plan in the Mobility 2030 document.

RECOMMENDATION:

Staff recommends approval of this request based on the following:

1. One of the proposed changes provides for constructability and connectivity between two minor arterials (Warrior's Path and Verna Lee) and Nolan Middle School.
2. One of the proposed changes provides for constructability and connectivity under I-14 along Indian Trail.
3. The proposed changes do not have an adverse impact on general land uses and zoning districts.
4. The proposed changes do not pose an adverse impact to the public health, safety, or general welfare.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to **Approve / Disapprove** an amendment to §161.01 Section 2, Sidewalk Plan of the code of ordinances and Mobility 2030 Sidewalk Network Map; amending alignments; updating references and providing for an effective date of the amendment, based upon staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Amending Ordinance
2. Exhibit A
3. Proposed Detailed Maps
4. Current Ordinance
5. Current Sidewalk Network Map
6. Current Detailed Maps

ORDINANCE NO. 2022-

AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS AMENDING §161.01 SECTION 2, SIDEWALK PLAN OF THE CODE OF ORDINANCES AND MOBILITY 2030 SIDEWALK NETWORK MAP; AMENDING ALIGNMENTS; UPDATING REFERENCES AND PROVIDING FOR AN EFFECTIVE DATE OF THE AMENDMENT.

WHEREAS, the City Council (“*Council*”) of the City of Harker Heights (“*City*”) finds that it is necessary and desirable to amend the Code of Harker Heights (“*Code*”) as hereinafter provided in order to provide for clarification of roadway classifications and design requirements; and

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

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

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

SECTION 2: The Code of Ordinances of the City of Harker Heights §161.01 Section 2, Sidewalk Plan is hereby amended to read as follows:

§ 161.01 SECTION 2, SIDEWALK PLAN.

The Sidewalk Plan last revised November 8, 2022, is hereby adopted by reference as though fully copied herein, and shall apply to all property under the jurisdiction of the city.

SECTION 3: The City’s Sidewalk Network Map located in the Mobility 2030 document is hereby amended as attached in **Exhibit A**.

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

SECTION 5: All regulations provided in this Ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this Ordinance, acting for the City in the discharge of official duties, shall not thereby become personally liable, and is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of said duties.

SECTION 6: The change in the law made by this Ordinance applies only to an offense committed on or after the effective date of this Ordinance. For purposes of this section, an

offense is committed on or after the effective date of this Ordinance if every element of the offense occurs on or after that date.

SECTION 7: An offense committed before the effective date of this Ordinance is covered by the law in effect when the offense was committed, and the former law is continued in effect for that purpose.

SECTION 8: This Ordinance shall be effective from and after its passage, and the City Clerk shall publish the caption or title of hereof within ten days of approval as required by law.

PASSED AND APPROVED by the City Council of the City of Harker Heights on **November 8, 2022.**

CITY OF HARKER HEIGHTS, TEXAS:

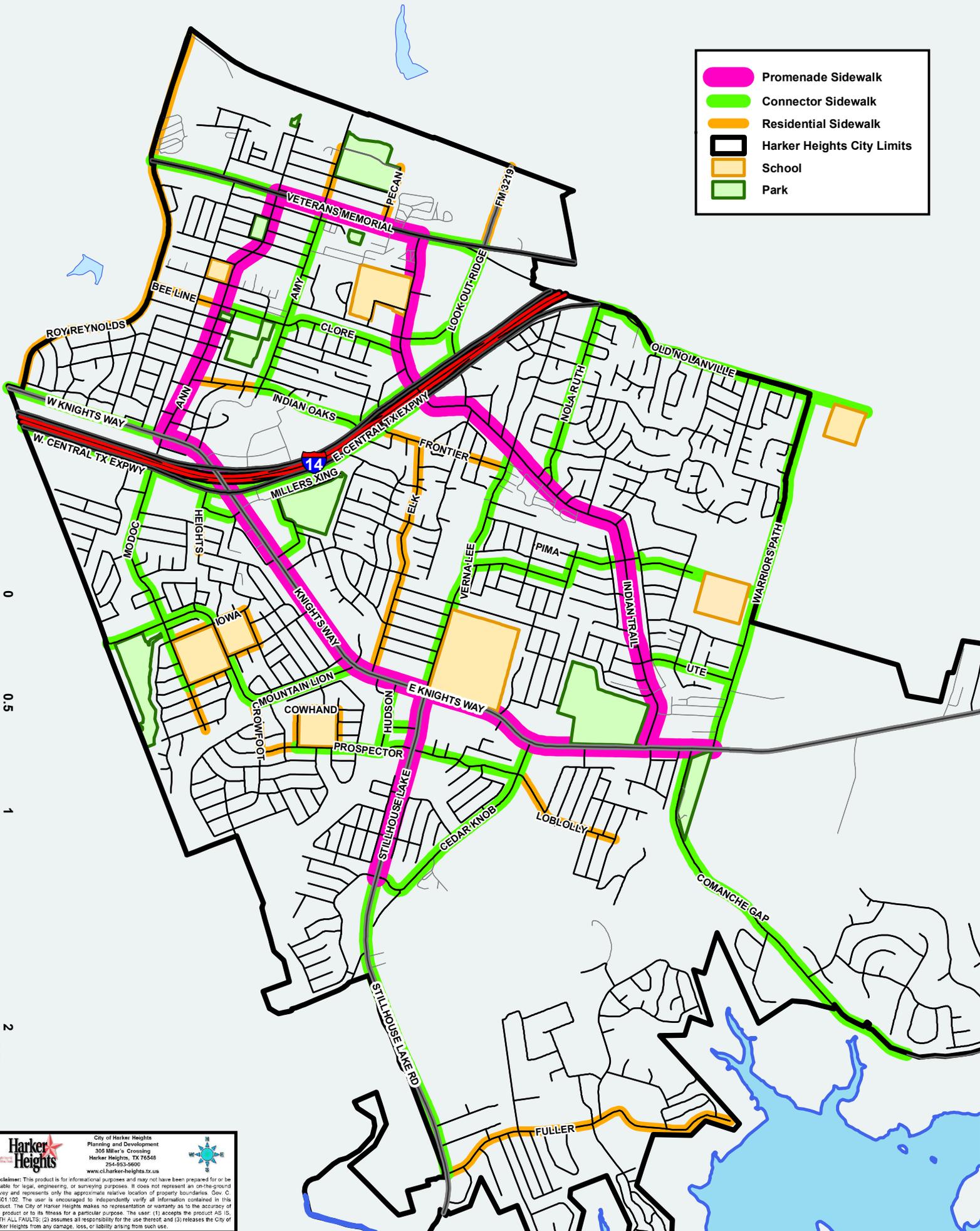
Spencer H. Smith, Mayor

ATTEST:

Julie Helsham, City Secretary

Sidewalk Network

Map Date: 10/20/2022



- Promenade Sidewalk
- Connector Sidewalk
- Residential Sidewalk
- Harker Heights City Limits
- School
- Park



Harker Heights
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
www.ci.harker-heights.tx.us

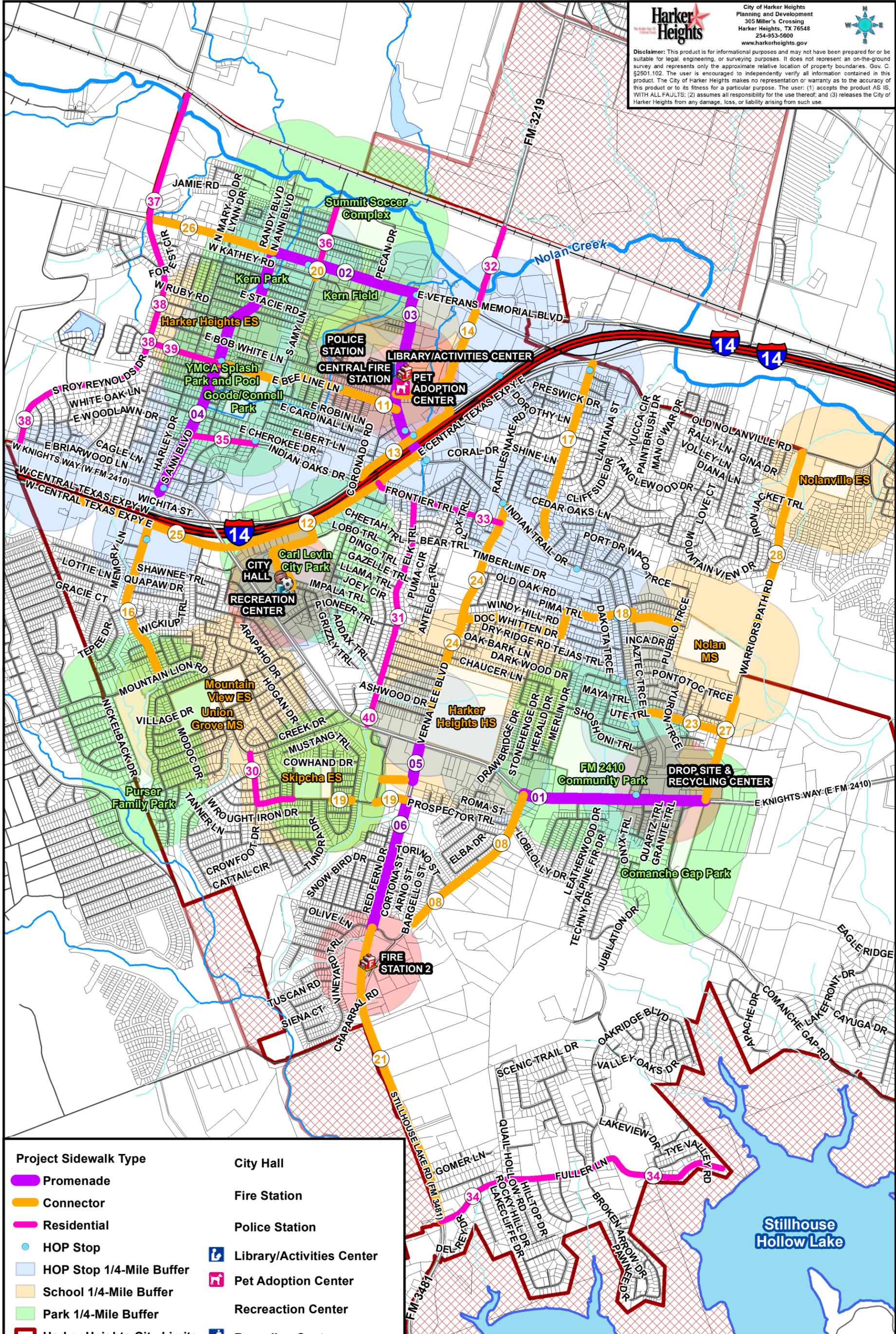
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user 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.

Sidewalk Project Prioritization Overview



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

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Project Sidewalk Type	City Hall
Promenade	Fire Station
Connector	Police Station
Residential	Library/Activities Center
HOP Stop	Pet Adoption Center
HOP Stop 1/4-Mile Buffer	Recreation Center
School 1/4-Mile Buffer	Recycling Center
Park 1/4-Mile Buffer	Harker Heights City Limits
Harker Heights City Limits	Harker Heights ETJ
Harker Heights ETJ	City Facility 1/4-Mile Buffer



PROMENADE 03

STREET: Indian Trail

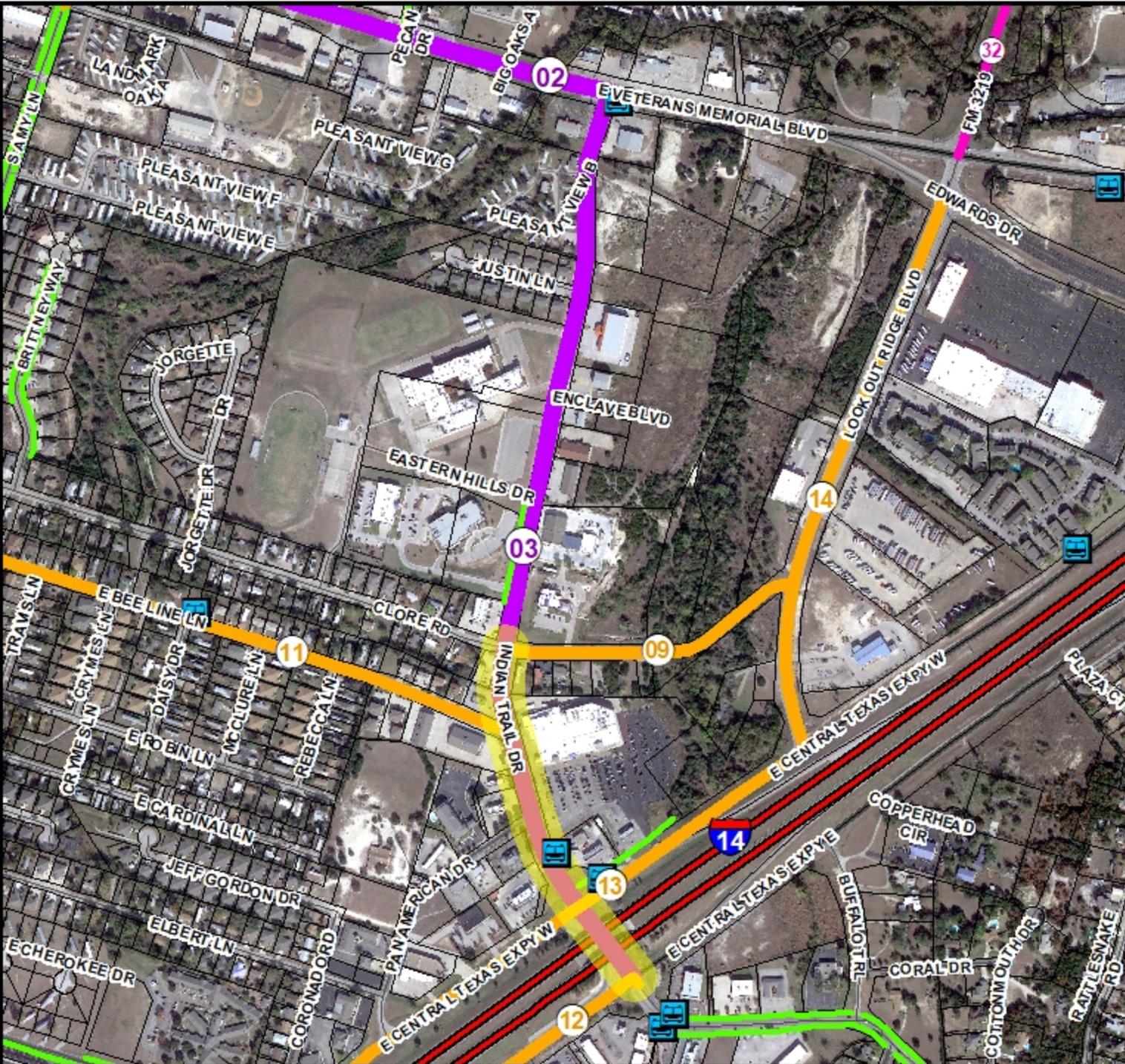
FROM: E. Central Texas Expwy E.
TO: E. Veterans Memorial Blvd.

DISTANCE: 4,162.81 Ft.
WIDTH: 6' - 10'
SIDE OF STREET: Both

PEDESTRIAN TRAFFIC: High

USES ALONG OR NEARBY: Retail,
School, Grocery Store

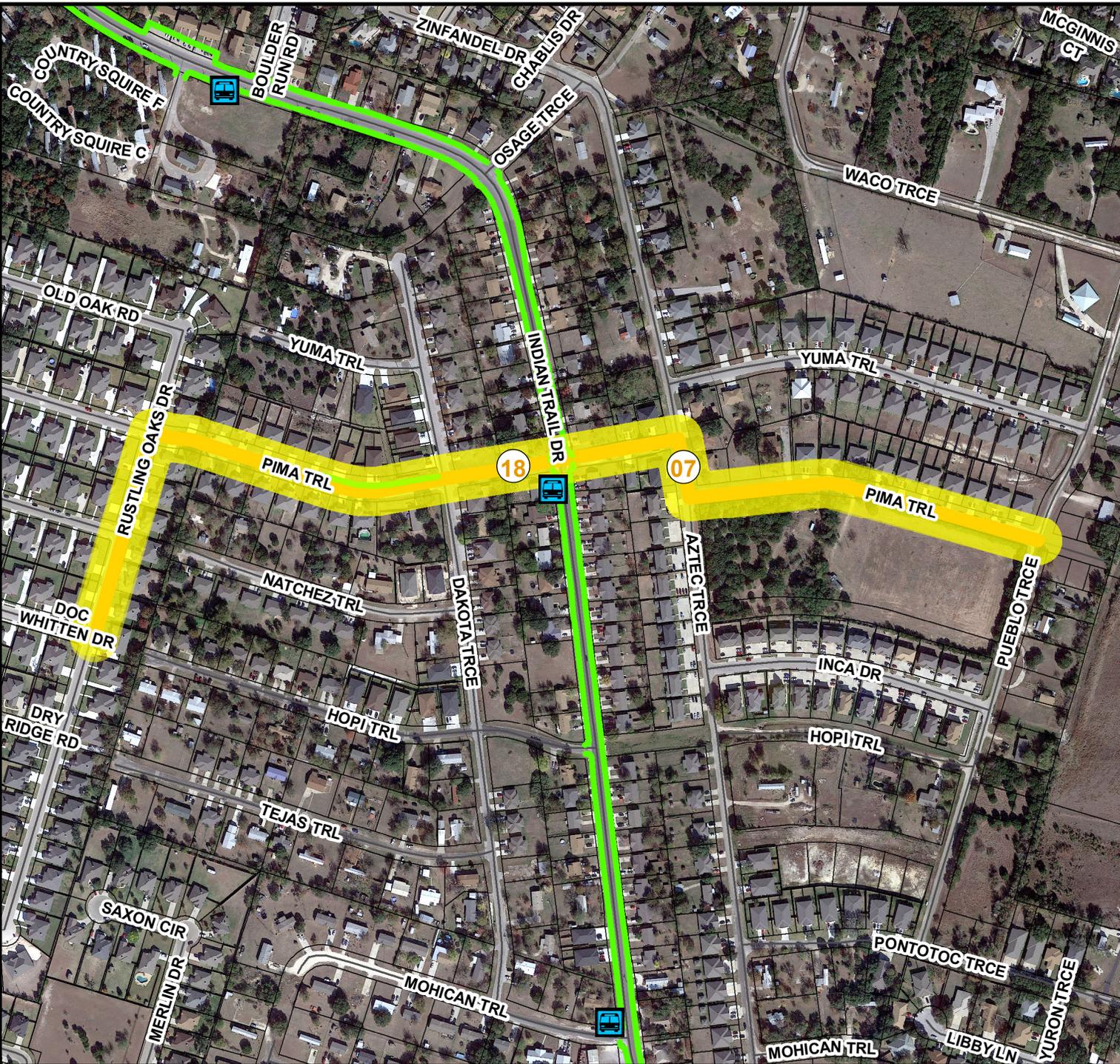
UNIQUE CHARACTERISTICS: I-14
Underpass, Drainage Culvert, ROW
Width, Existing Landscaping



-  Promenade Sidewalk Project
-  Connector Sidewalk Project
-  Residential Sidewalk Project
-  HOP Stop
-  Existing Sidewalk



CONNECTOR 18



STREET: Pima Trail

FROM: Pueblo Trace

TO: Cork Oak Drive

DISTANCE: 3,516.49 Ft.

WIDTH: 6' - 8'

SIDE OF STREET: Both

PEDESTRIAN TRAFFIC: Medium

USES ALONG OR NEARBY: Residential Connector, School

UNIQUE CHARACTERISTICS: No Curb/Gutter, Drainage Culverts, Grove at Whitten Place Subdivision

-  Promenade Sidewalk Project
-  Connector Sidewalk Project
-  Residential Sidewalk Project
-  HOP Stop
-  Existing Sidewalk



§ 161.02 SECTION 2, SIDEWALK PLAN.

The Sidewalk Plan last revised October 27, 2015, is hereby adopted by reference as though fully copied herein, and shall apply to all property under the jurisdiction of the city.

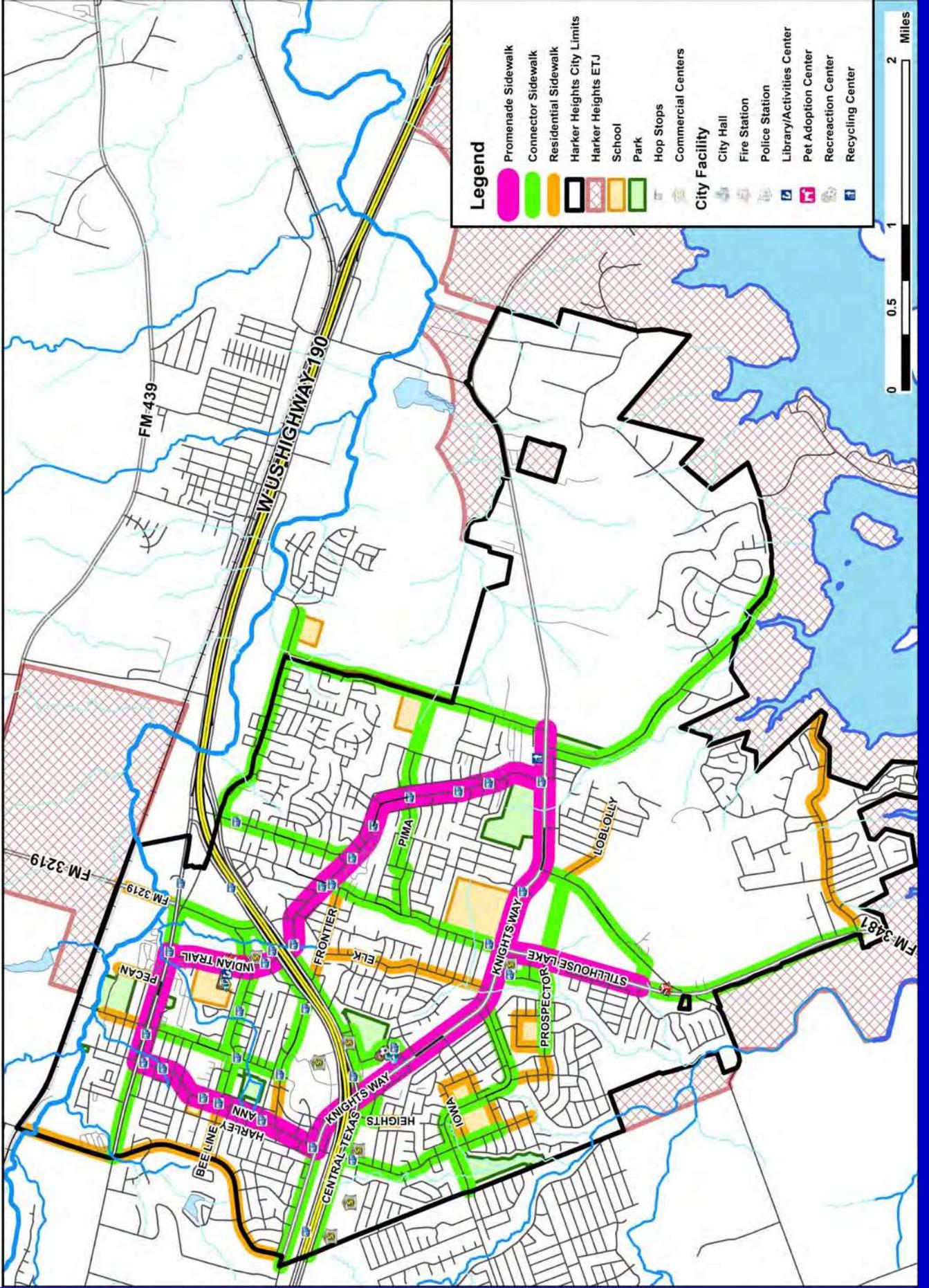
(Ord. 2015-22, passed 10-27-15)

§ 161.02 SECTION 2, SIDEWALK PLAN.

| The Sidewalk Plan last revised ~~October 27, 2015~~November 8, 2022, is hereby adopted by reference as though fully copied herein, and shall apply to all property under the jurisdiction of the city.

Sidewalk Network

Map Date: 10/26/2015



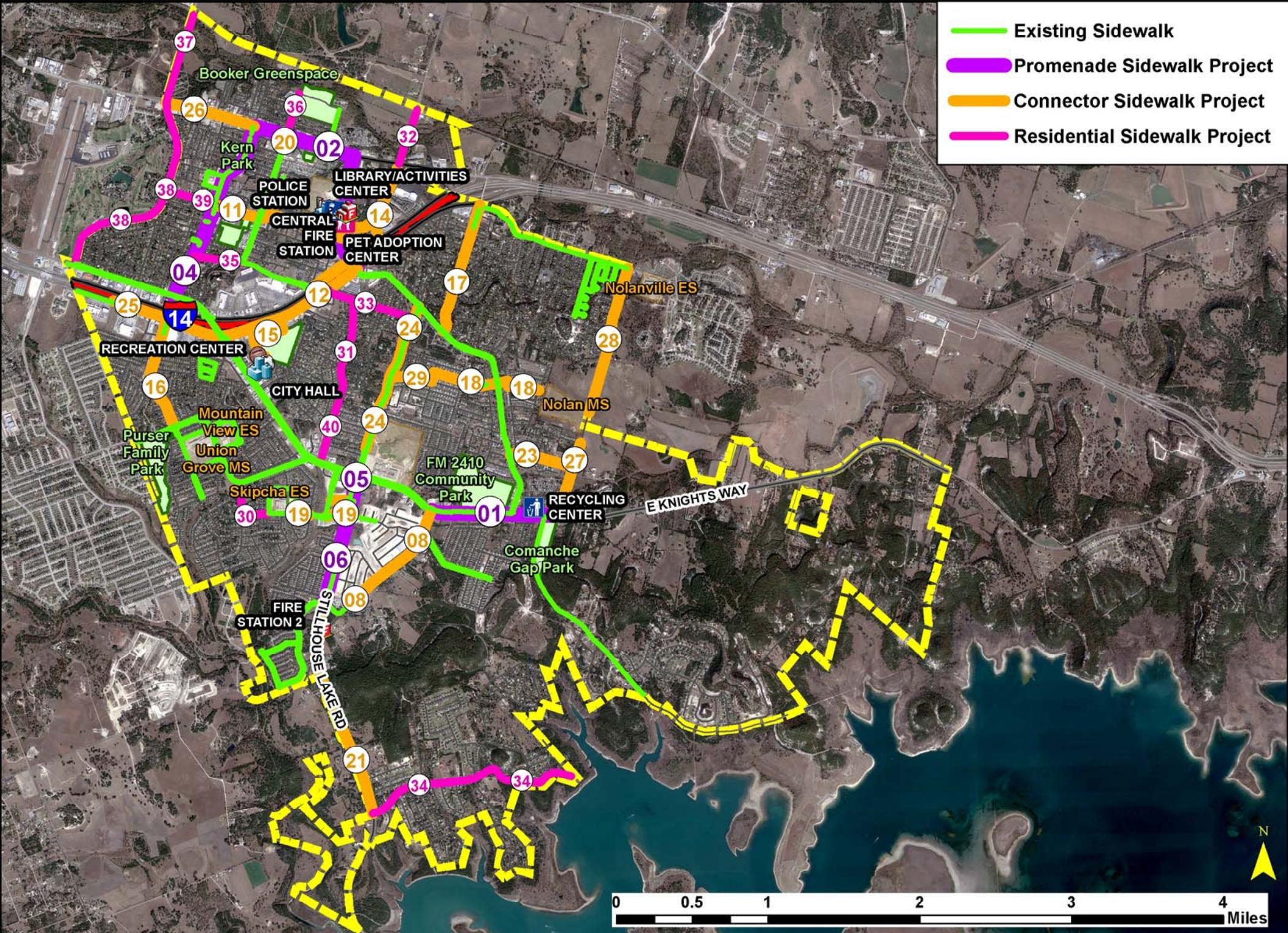
Legend

- █ Promenade Sidewalk
- █ Connector Sidewalk
- █ Residential Sidewalk
- Harker Heights City Limits
- Harker Heights ETJ
- School
- Park
- Hop Stops
- Commercial Centers
- City Facility**
- City Hall
- Fire Station
- Police Station
- Library/Activities Center
- Pet Adoption Center
- Recreation Center
- Recycling Center



Proposed Sidewalk Projects

- Existing Sidewalk
- Promenade Sidewalk Project
- Connector Sidewalk Project
- Residential Sidewalk Project



PROMENADE 03

STREET: Indian Trail

FROM: E. Central Texas Expwy E.
TO: E. Veterans Memorial Blvd.

DISTANCE: 4,162.81 Ft.

WIDTH: 6' - 10'

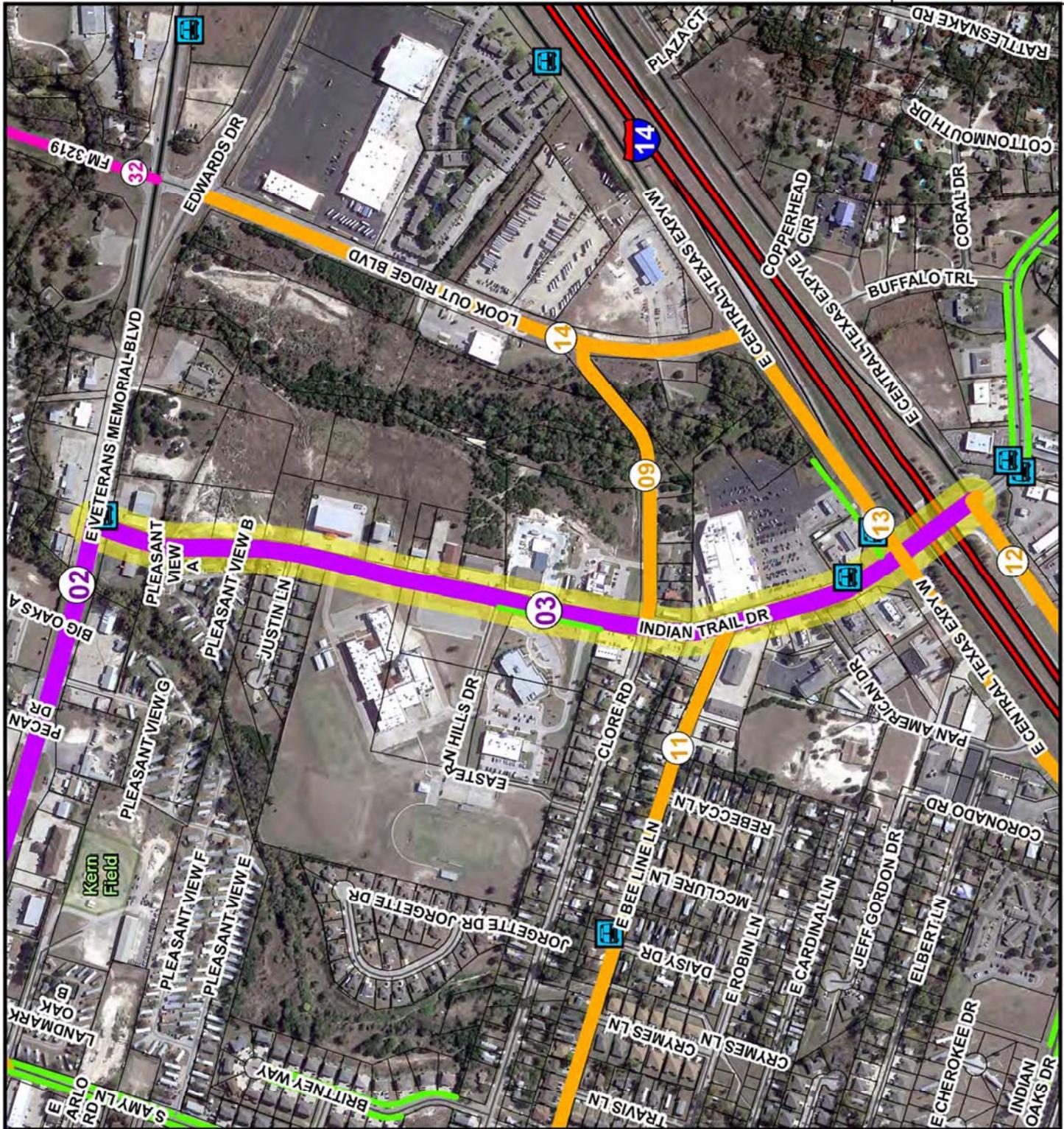
SIDE OF STREET: Both

PEDESTRIAN TRAFFIC: High

USES ALONG OR NEARBY: Retail,
 School, Grocery Store

UNIQUE CHARACTERISTICS: I-14
 Underpass, Drainage Culvert, ROW
 Width, Existing Landscaping

- Promenade Sidewalk Project
- Connector Sidewalk Project
- Residential Sidewalk Project
- HOP Stop
- Existing Sidewalk



CONNECTOR 18

STREET: Pima Trail

FROM: Pueblo Trace
TO: Cork Oak Drive

DISTANCE: 3,734.78 Ft.

WIDTH: 6' - 8'

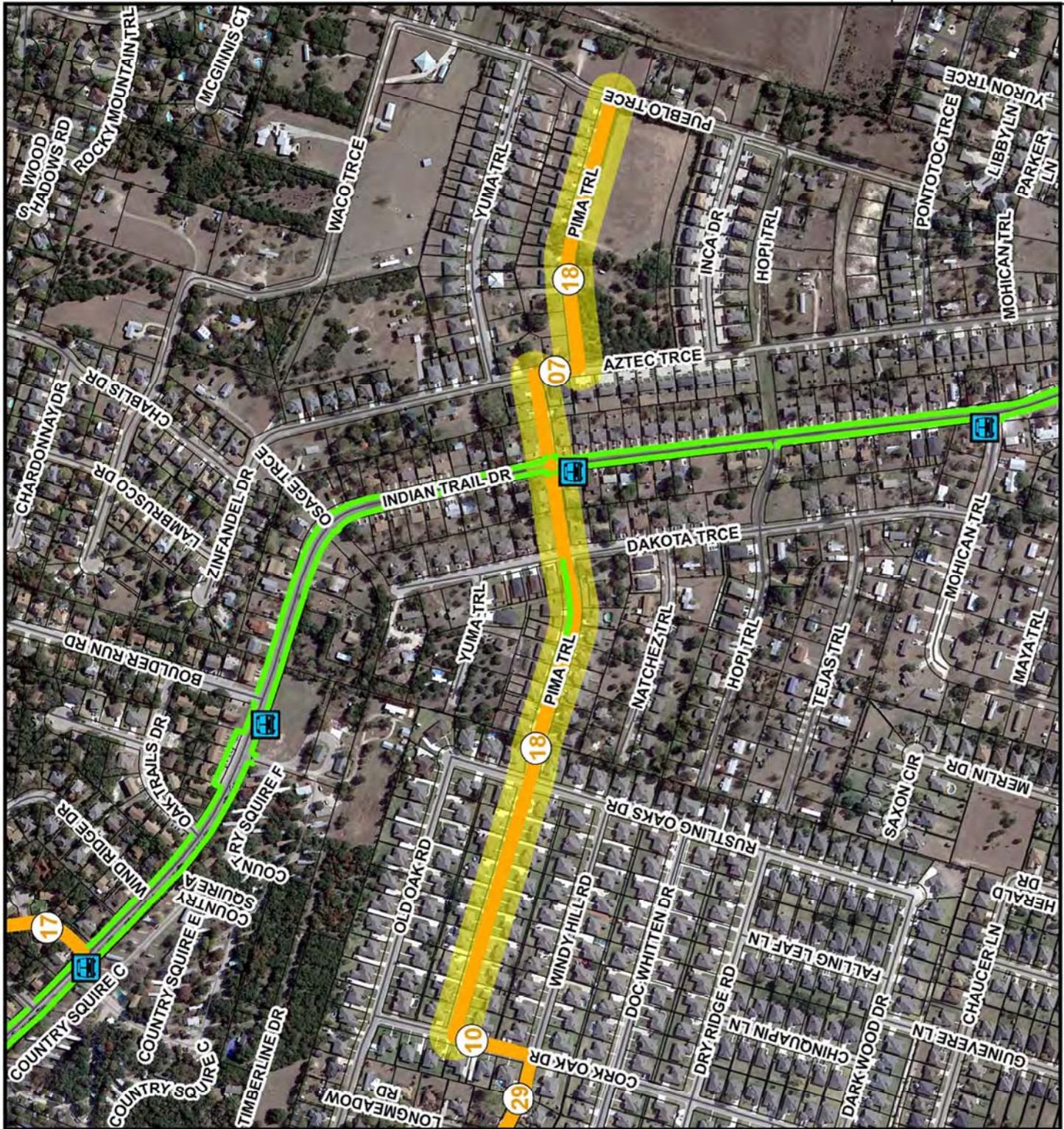
SIDE OF STREET: Both

PEDESTRIAN TRAFFIC: Medium

USES ALONG OR NEARBY: Residential
 Connector, School

UNIQUE CHARACTERISTICS: No
 Curb/Gutter, Drainage Culverts, Grove
 at Whitten Place Subdivision

- Promenade Sidewalk Project
- Connector Sidewalk Project
- Residential Sidewalk Project
- HOP Stop
- Existing Sidewalk



CONNECTOR 07

STREET: Aztec Trace

FROM: Pima Trail
TO: Pima Trail

DISTANCE: 179.53 Ft.

WIDTH: 6' - 8'

SIDE OF STREET: Both

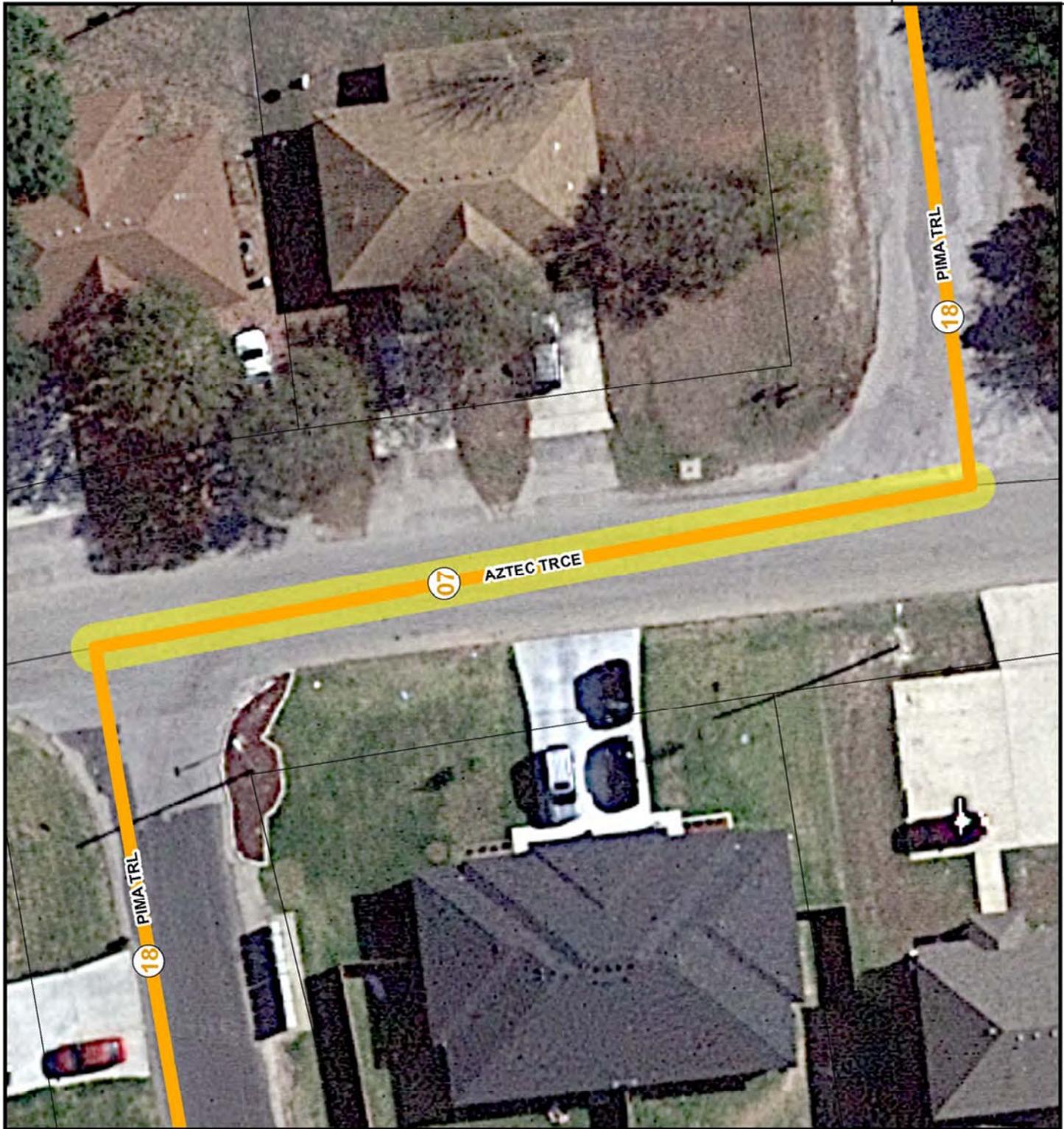
PEDESTRIAN TRAFFIC: Medium

USES ALONG OR NEARBY: Residential
Connector

UNIQUE CHARACTERISTICS: Small jog,
Possibly one side sidewalk (designated
crosswalk)

- Promenade Sidewalk Project
- Connector Sidewalk Project
- Residential Sidewalk Project

- HOP Stop
- Existing Sidewalk





AGENDA ITEM IX-2
PLANNING AND ZONING COMMISSION
MEMORANDUM

Z22-27

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: OCTOBER 26, 2022

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM B-3 (LOCAL BUSINESS DISTRICT) TO B-4 (SECONDARY AND HIGHWAY BUSINESS DISTRICT) ON PROPERTY DESCRIBED AS MOUNTAIN LION BUSINESS PARK, LOT 0011, ACRES .98, GENERALLY LOCATED AT 901 MOUNTAIN LION CIRCLE, 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 generally located at 901 Mountain Lion Circle.

Parcel History

This property was annexed into the city in 1972 and was platted as part of the Mountain Lion Business Park in 2003. The parcel previously housed a car wash business; the structure was permitted for demolition in November 2021.

STAFF ANALYSIS:

Surrounding Land Uses

Adjacent land uses and zoning districts include those identified in the table below:

	Existing Land Use	Land Use Plan	Zoning
North	Community Center	Regional Center	B-3 Local Business District
South	Community Center	Regional Center	B-3 Local Business District
East	Community Center	Regional Center	B-3 Local Business District
West	Community Center	Regional Center	B-3 Local Business District

The 2021 Land Use Plan and Comprehensive Plan identifies this property is designated as Regional Center; the proposed B-4 zoning with its intended use will likely not have an adverse impact on the neighborhood and is consistent with the 2021 updates to the City of Harker Heights Comprehensive Plan and Land Use Plan.

Thoroughfare Plan

Mountain Lion Circle is classified as a residential street. Per §154.01 of the City’s code of ordinances (adopted as of September 13, 2022, codification in process), Residential Streets are defined as: “Streets whose primary function is to serve individual residential lots. They carry low traffic volumes at low speeds.”.

E. Knight’s Way/E. FM 2410 is classified as a principal arterial per the most recently adopted Comprehensive Plan. Per the Mobility 2030 Plan, adopted October 27, 2015, principal arterials are defined as: “High speed and high volume, multiple lane roads that move traffic between activity nodes. They are limited access roads with no single or two-family direct access. Movement and speed are the primary function.”

Flood Damage Prevention:

A small portion of this property lies within the 100-year flood hazard area, and none of the property lies within the 500-year flood hazard area.

Pharr vs. Tippett Considerations

1. The proposed use and rezoning are compatible with the current Comprehensive Plan and Land Use Plan.
2. The proposed use and rezoning will likely not have an adverse impact on surrounding properties.
3. The proposed use and rezoning are compatible with existing uses and zoning in the neighborhood.
4. The proposed use and rezoning will likely not pose an adverse impact to the public health, safety, or general welfare.

NOTICES:

Based on the most recently approved tax roll available, staff sent out twenty-eight (28) notices to property owners within the 400-foot notification area. As of October 18, 2022, two (2) responses were received in favor of the request, and zero (0) responses were received in opposition of the request.

Total area of land within the 200-foot notification area is: 140,669.55 sq. ft.

Total area of land within the 200-foot notification area recommending denial is: 0 sq. Ft.

Percentage of land area recommending denial: 0.00%

Per Texas Local Government Code Section 211.006, opposition that is written and signed by the owners of at least 20% of the area of the lots within the 200-foot buffer requires a super majority vote for approval. Note that when 20% of the number of landowners within the 200 foot buffer have provided written and signed opposition, there is not a requirement of Texas Local Government Code nor the City's Code of Ordinances for a super majority vote by the Planning & Zoning Commission.

Any additional responses received after the above date will be provided during the meeting.

RECOMMENDATION:

Alternatives Considered

Staff considered three (3) alternatives for this case.

1. Recommend approval of the applicant's zoning request as presented.
2. Recommend disapproval of the applicants zoning request based on Pharr & Tippett.
3. Recommend the applicant proceed with a more restrictive zoning classification for this parcel.

Staff Recommendation

Staff recommends approval of an ordinance to change zoning designation from B-3 (Local Business District) to B-4 (Secondary and Highway Business District) on property described as Mountain Lion Business Park, Lot 0011, Acres .98, generally located at 901 Mountain Lion Circle, Harker Heights, Bell County, Texas.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval with explanation of an ordinance to change zoning from B-3 (Local Business District) to B-4 (Secondary and Highway Business District) on property described as Mountain Lion Business Park, Lot 0011, Acres .98, generally located at 901 Mountain Lion Circle, Harker Heights, Bell County, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Application
2. Applicable Ordinances
3. Location Map
4. FEMA Map
5. Existing Land Use Map
6. Zoning Map
7. Land Use Plan Map
8. Notification Area Map
9. Responses Received



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
3. If zoning change will require amendment to the Land Use Plan (aka FLUM), there will be an additional fee of \$100.00.

City of Harker Heights
 Planning & Development
 305 Millers Crossing
 Harker Heights, TX 76548
 Phone: (254) 953-5600
 Email:
 planning@harkerheights.gov

Killeen Mayo Real Estate Holdings, LLC- Mountain Lion Series **Date:** 9-27-22

Property Owner(s) Name: _____

Address: 2300 E Stan Schlueter Loop

City/State/Zip: Killeen, TX 76542

Phone: 254-432-9213 **E-mail:** luke@galaxiesexpress.com

Legal Description of Property:

Location of Property (Address if available): 901 Mountain Lion Circle

Lot: 11 Block: 1 Subdivision: Mountain Lion Business Park

Acres: 0.98 Property ID: 350267 Survey: P.H. Bailey Survey, Abstract No. 145

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: Automotive Repair Shop

Current Zoning Classification: B3 **Proposed Zoning:** B4

Current Land Use: _____ **Proposed Land Use:** _____

Applicant's Representative (if applicable):

Applicant's Representative: Stephanie Magnani

Phone: (O)254-526-3981 (C)805-709-0602 **E-Mail:** smagnani@kesltd.com

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.

Luke Mayo
Printed Name of Property Owner

[Signature]
Signature of Property Owner

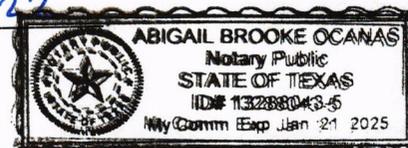
Stephanie Magnani
Printed Name of Representative

[Signature]
Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 28th DAY OF September, 2022

[Signature]
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan 21 2025



STAFF ONLY -- DO NOT FILL OUT BELOW

Date Submitted: _____

Pre-Application Meeting

Receipt #: _____

Received By: _____

Revised: 10/2021

Case #: _____

§ 155.030 B-3 LOCAL BUSINESS DISTRICT.

(A) *Permitted uses.*

- (1) Any use permitted in the B -2 District that is permitted by right.
- (2) Bakery or confectionery: Engages in preparation, baking, cooking, and selling of products at retail on the premises, with six or less employees.
- (3) Bank, savings and loan or other financial institutions.
- (4) Cleaning, pressing and drying plants not employing more than six persons.
- (5) Florist, garden shop, greenhouse or nursery office (retail): No growing of plants, shrubs or trees out of doors on premises; no outside display or storage unless behind the required front yard fine or the actual setback of the principal building, whichever is greater.
- (6) General food products, retail sales, such as supermarkets, butcher shops, dairy stores, sea food sales, or health food sales.
- (7) Cafeteria or catering service.
- (8) Hospital, home o r center for the acute or chronically ill.
- (9) Mortuary or funeral chapel.
- (10) Job printing, provided total mechanical power used in operation of such printing plant shall not exceed five horsepower.
- (11) Lodge halls and private clubs.
- (12) Hotels.
- (13) Restaurants or cafes with drive-in or pick-up service.
- (14) Restaurants serving alcoholic beverages (in wet areas only) subject to TABC regulations and the following:
 - (a) A restaurant which desires to sell alcohol for on premises consumption, under the Texas Alcoholic Beverage Code, and the rules and regulations promulgated by the Texas Alcoholic Beverage Commission, all of which are adopted hereby and made apart hereof as if fully set out herein.
 - (b) During any consecutive four-month period, a restaurant serving alcoholic beverages must produce at least 51% of its total revenues, exclusive of tips and gratuities, from the provision of food service. Documentation of this requirement may be by affidavit of a certified public accountant or by examination of the books by the city at the city's option. No more than two requests for such documentation shall be made of any restaurant serving alcohol during any calendar year by the city, unless good cause is shown as determined by the City Council in a hearing before the Council requested by the City Manager asking that a restaurant provide the city with the documentation request on more than two occasions during one calendar year. The restaurant must be given 14 days notice of such hearing.
 - (c) The failure of any such restaurant to allow its books to be inspected by the city or provide an affidavit of compliance from a certified public accountant within 14 days of a request being made by the city to verify that the provisions of this section are being complied with, as well as the failure to obey any other provision of the Code of the city or the laws of the state concerning the sale of beer, wine and/or alcoholic beverages, or the operation of a private club, shall result in the following:
 1. Notification in writing mailed to the owner/operator that a violation exists, and what such violation is.
 2. The notification shall give the owner/operator 15 days in which to correct the violation.
 3. If the violation is not corrected within 15 days, a fine of up to \$250 shall be assessed for each violation. Each day the violation shall exist shall be considered as a separate violation.
- (15) Moving picture house or theater.
- (16) Tennis or swim club.
- (17) Auto laundry or car wash.
- (18) Auto parts sales, new, at retail.
- (19) Any retail business and typical accessory uses not included in the neighborhood retail district, provided that such use is not noxious or offensive by reason of vibration, smoke, odor, dust, gas, light or noise.
- (20) Radio studios, repair and sales shops (only).
- (21) Low impact telecommunication tower (as defined in Chapter 157).
- (22) Filling station, service station, convenience store, subject to the following requirements:

(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.

(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.

(f) Gasoline storage tanks must be underground.

(23) Beer and wine sales for off premises consumption (in wet areas only) subject to TABC and city regulations.

(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 prescribed 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. 2006-40, passed 10-24-06)

§ 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;

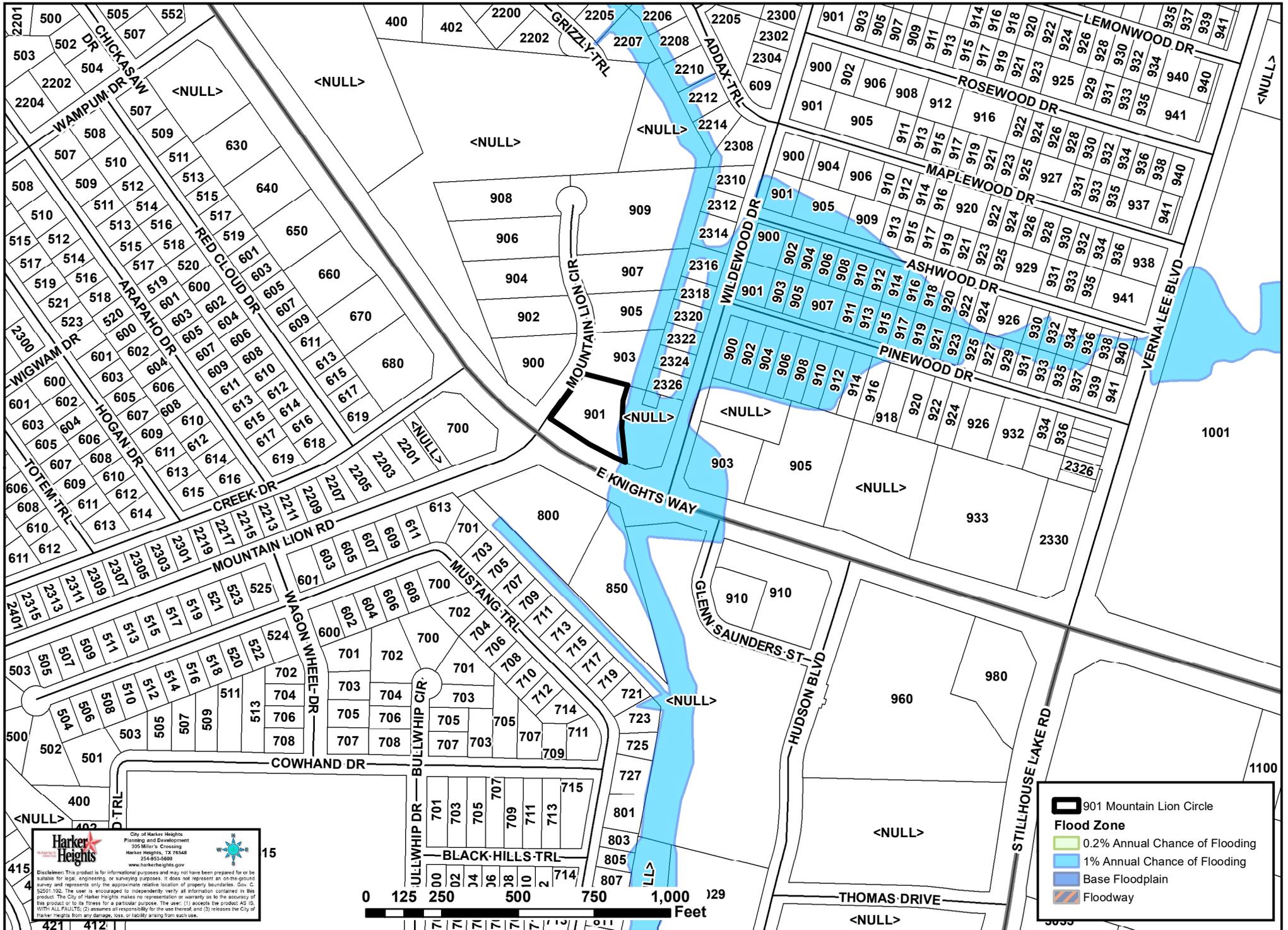
(e) The use shall be operated in accordance with all applicable regulations including licensing from all government agencies that have jurisdiction; and

(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)



901 Mountain Lion Circle

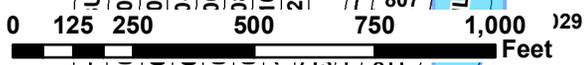
Flood Zone

- 0.2% Annual Chance of Flooding
- 1% Annual Chance of Flooding
- Base Floodplain
- Floodway

Harker Heights

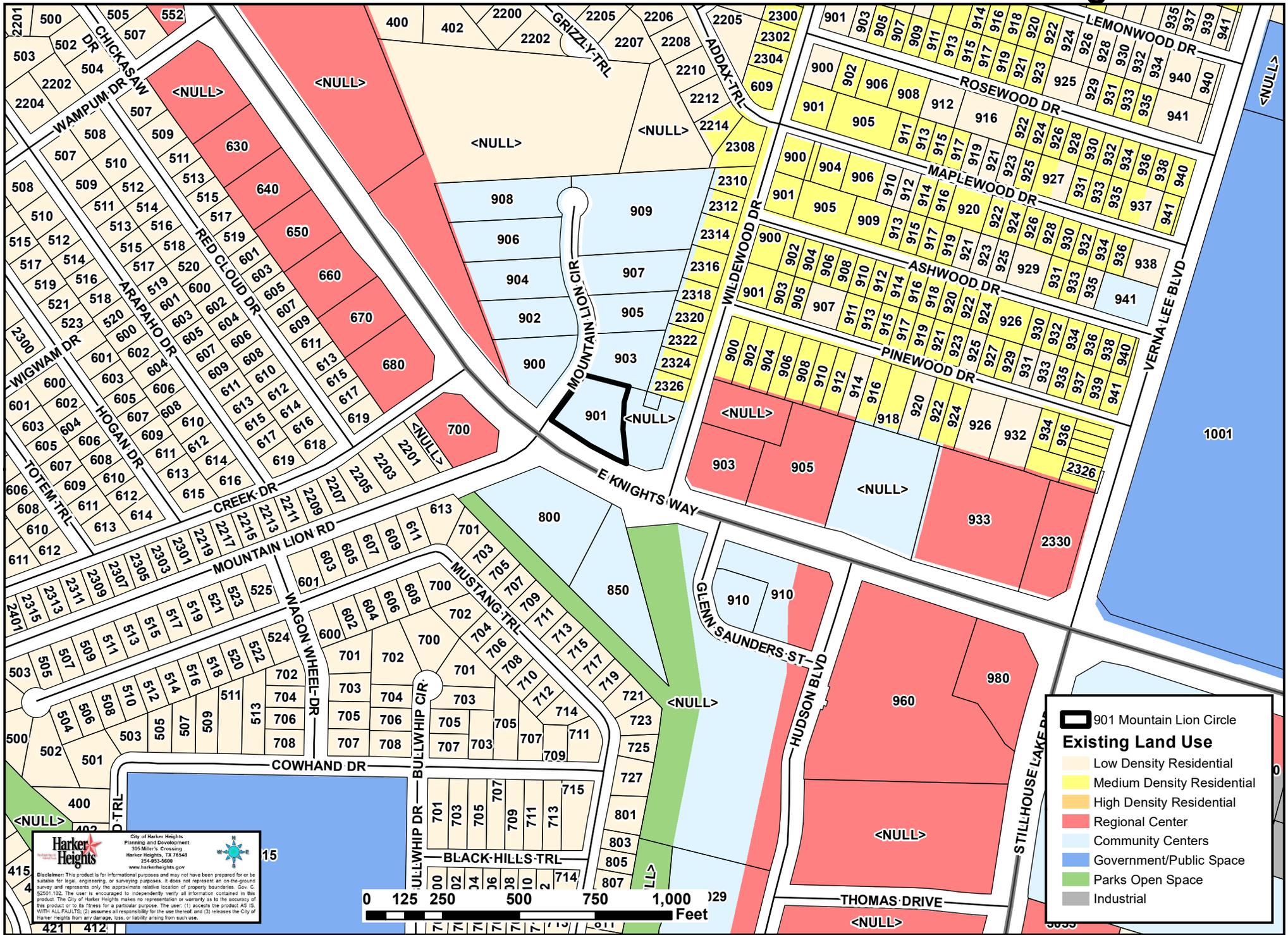
City of Harker Heights
 Planning and Development
 300 Miller's Crossing
 Harker Heights, TX 78548
 254-853-5699
 www.harkerheights.gov

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421 412



901 Mountain Lion Circle

Existing Land Use

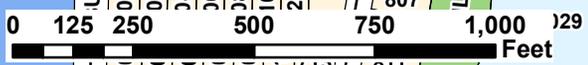
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Regional Center
- Community Centers
- Government/Public Space
- Parks Open Space
- Industrial

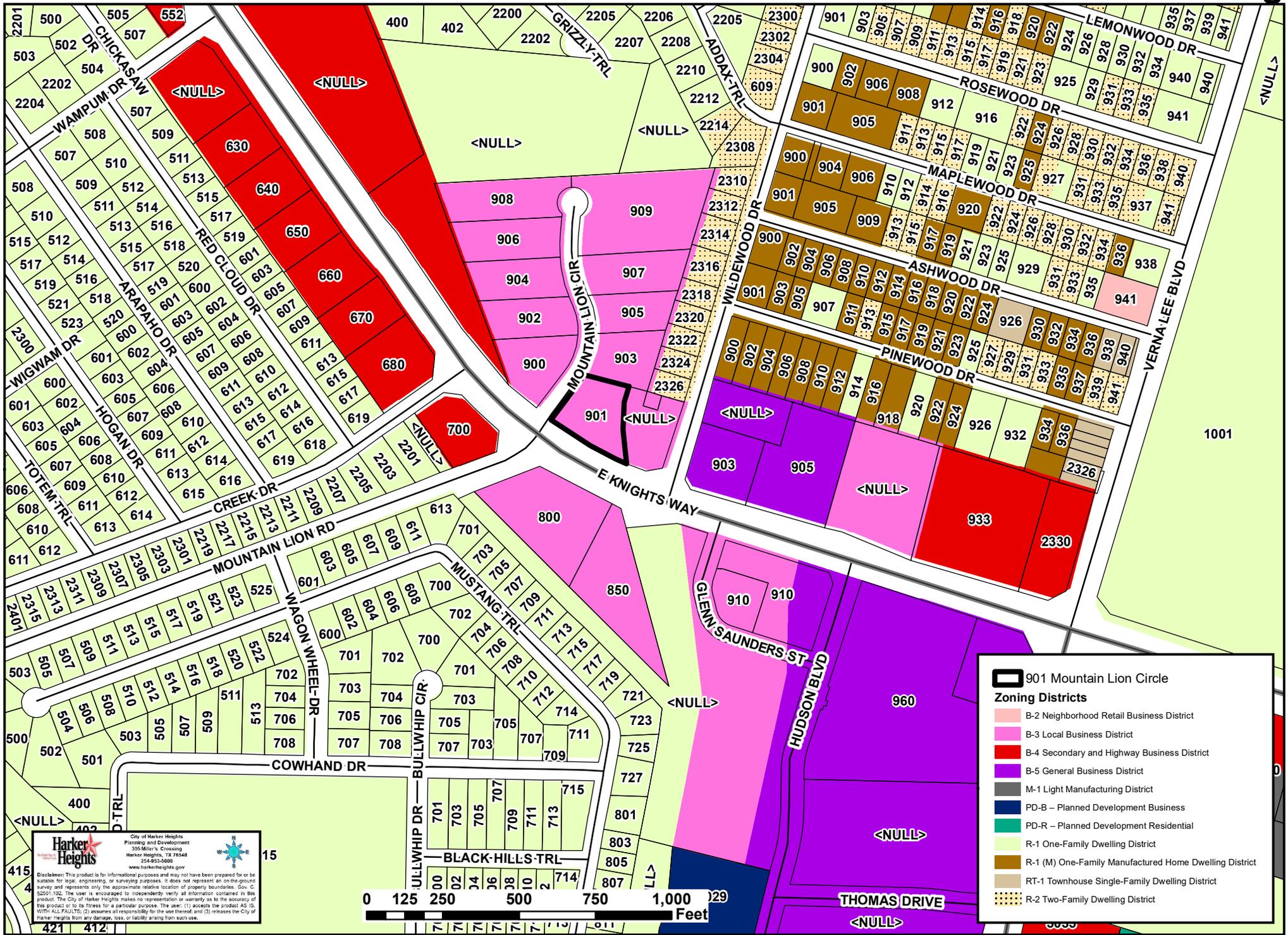
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901 Mountain Lion Circle

Zoning Districts

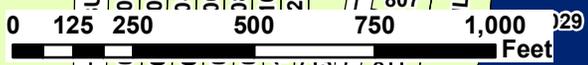
- B-2 Neighborhood Retail Business District
- B-3 Local Business District
- B-4 Secondary and Highway Business District
- B-5 General Business District
- M-1 Light Manufacturing District
- PD-B – Planned Development Business
- PD-R – Planned Development Residential
- R-1 One-Family Dwelling District
- R-1 (M) One-Family Manufactured Home Dwelling District
- RT-1 Townhouse Single-Family Dwelling District
- R-2 Two-Family Dwelling District

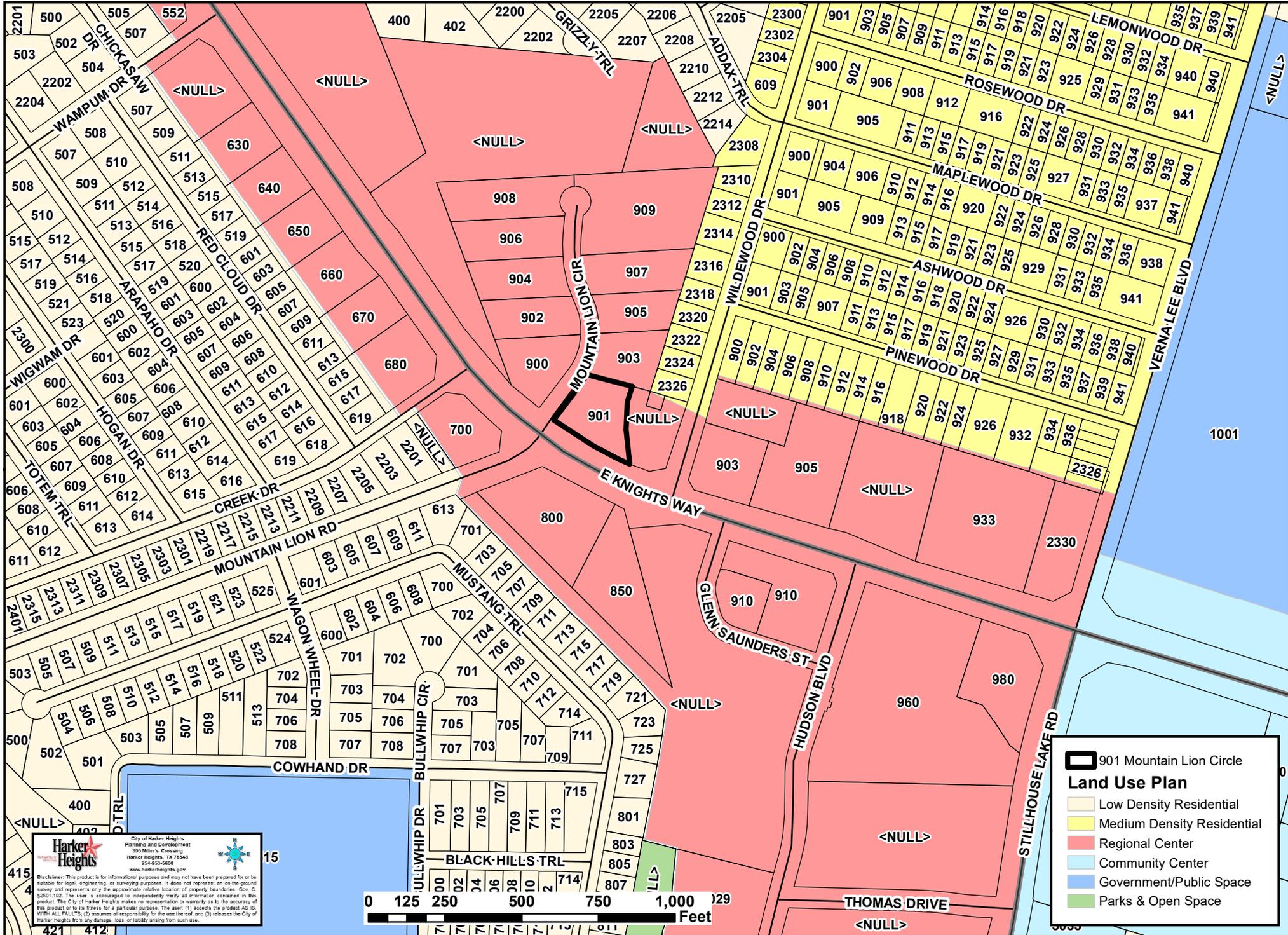
Harker Heights

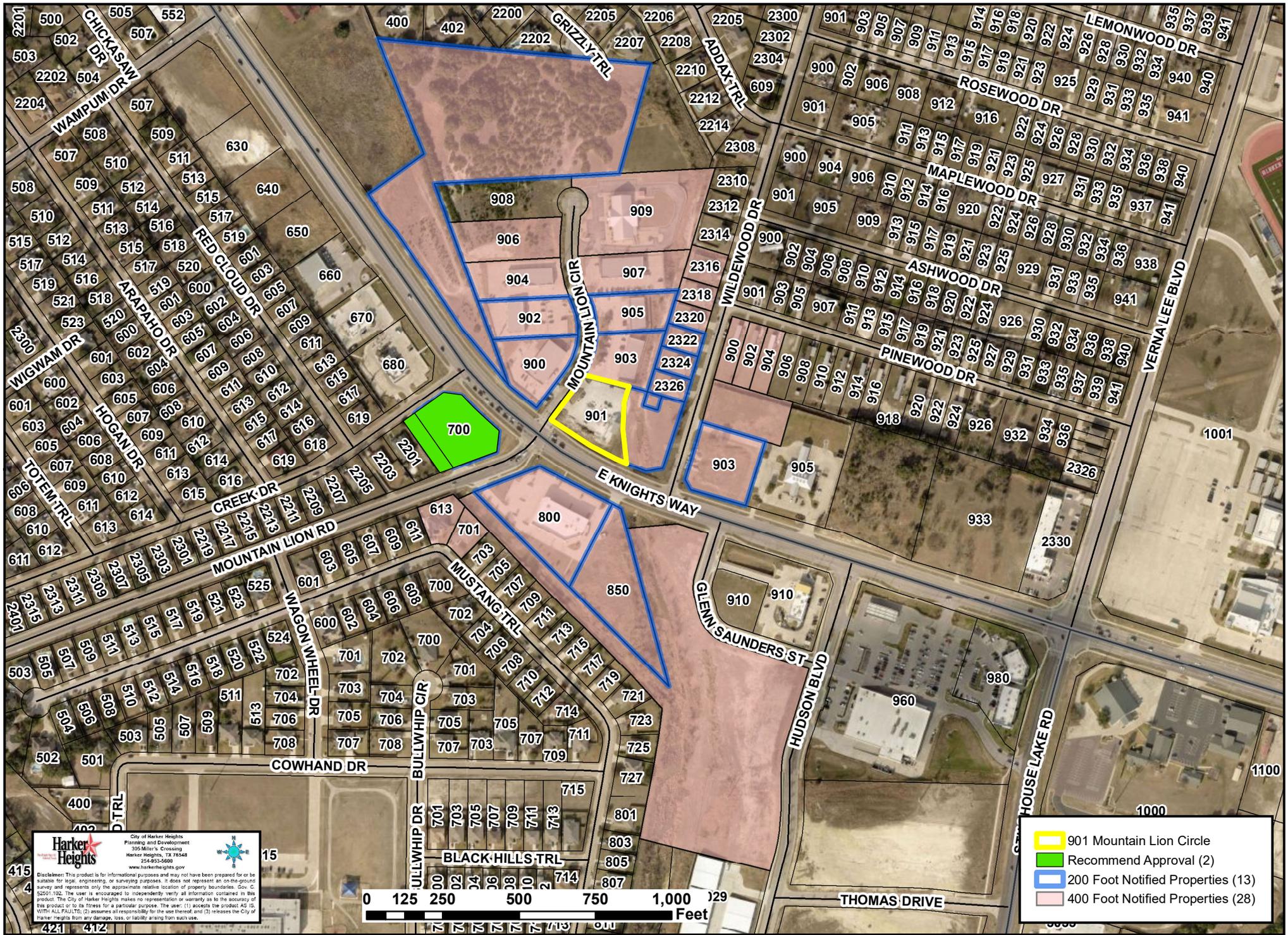
City of Harker Heights
 Planning and Development
 300 Miller's Crossing
 Harker Heights, TX 78548
 254-853-5690
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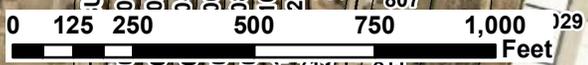


- 901 Mountain Lion Circle
- Recommend Approval (2)
- 200 Foot Notified Properties (13)
- 400 Foot Notified Properties (28)

Harker Heights
City of Harker Heights
Planning and Development
300 Miner's Crossing
Harker Heights, TX 78548
254-853-5699
www.harkerheights.gov

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SENT: SEPTEMBER 30, 2022
DUE BACK: OCTOBER 17, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON OCTOBER 17, 2022 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: BULUT TRADING LLC

Address(es)/Property ID(s) that could be impacted by this request:

Physical Address	Property ID
700 FM 2410	318185

Z22-27 RE: application has been made to request a change in zoning designation from **B-3 (Local Business District)** to **B-4 (Secondary and Highway Business District)** on property described as *Mountain Lion Business Park, Lot 0011, Acres .98, generally located at 901 Mountain Lion Circle, Harker Heights, Bell County, Texas, (see attached notification map).*

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

Comments:

Z22-27-F RE: application has been made to consider a request to change land use designation from **Community Center to Regional Center** on a portion of the property described as *Mountain Lion Business Park, Lot 0011, Acres .98, generally located at 901 Mountain Lion Circle, Harker Heights, Bell County, Texas, (see attached notification map).*

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

Comments:

Zeynep Bulut
Printed Name

Z. Bulut
Signature

10/17/2022
Date

SENT: SEPTEMBER 30, 2022
DUE BACK: OCTOBER 17, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON OCTOBER 17, 2022 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: BULUT TRADING LLC

Address(es)/Property ID(s) that could be impacted by this request:

Physical Address	Property ID
CREEK DR	16010

Z22-27 RE: application has been made to request a change in zoning designation from **B-3 (Local Business District) to B-4 (Secondary and Highway Business District)** on property described as *Mountain Lion Business Park, Lot 0011, Acres .98, generally located at 901 Mountain Lion Circle, Harker Heights, Bell County, Texas, (see attached notification map).*

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

Comments:

Z22-27-F RE: application has been made to consider a request to change land use designation from **Community Center to Regional Center** on a portion of the property described as *Mountain Lion Business Park, Lot 0011, Acres .98, generally located at 901 Mountain Lion Circle, Harker Heights, Bell County, Texas, (see attached notification map).*

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

Comments:

Zeynep Bulut
Printed Name

Z. Bulut
Signature

10/17/2022
Date



AGENDA ITEM IX-3
PLANNING AND ZONING COMMISSION
MEMORANDUM

Z22-28

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: OCTOBER 26, 2022

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM B-2 (NEIGHBORHOOD RETAIL DISTRICT) TO B-3 (LOCAL BUSINESS DISTRICT) ON PROPERTIES DESCRIBED AS A0363BC A GALLATIN, ACRES .235, PROPERTY ID #116089, AND A0363BC A GALLATIN, ACRES 0.105, PROPERTY ID #54725, GENERALLY LOCATED AT 1000 INDIAN TRAIL, HARKER HEIGHTS, BELL COUNTY, TEXAS

EXPLANATION:

The applicant is requesting a change from the current zoning of B-2 (Neighborhood Retail District) to B-3 (Local Business District) on properties generally located at 1000 Indian Trail.

Parcel History

This property was annexed into the city in 1963.

STAFF ANALYSIS:

Surrounding Land Uses

Adjacent land uses and zoning districts include those identified in the table below:

	Existing Land Use	Land Use Plan	Zoning
North	Low Density Residential	Low Density Residential	R-1 One-Family Dwelling District
South	Medium Density Residential	Medium Density Residential	R-MH Manufactured Home Park District
East	Community Center	Medium Density Residential	B-2 Neighborhood Retail District
West	Regional Center	Community Center	B-4 Secondary and Highway Business District

The 2021 Land Use Plan and Comprehensive Plan identifies this property is designated as Community Center; the proposed B-3 zoning with its intended use will likely not have an adverse impact on the neighborhood and is consistent with the 2021 updates to the City of Harker Heights Comprehensive Plan and Land Use Plan.

Thoroughfare Plan

Verna Lee Boulevard and Indian Trail are both classified as minor arterials. Per §154.01 of the City’s code of ordinances (adopted as of September 13, 2022, codification in process), Minor Arterials are defined as: “High volume streets with multiple lanes which facilitate traffic into and between Major Arterials. These are limited access roads on which no driveway access for single-family or two-family residential lots may be allowed.”.

Flood Damage Prevention:

No portion of this property lies within the 100-year flood hazard area, and none of the property lies within the 500-year flood hazard area.

Pharr vs. Tippett Considerations

1. The proposed use and rezoning are compatible with the current Comprehensive Plan and Land Use Plan.
2. The proposed use and rezoning will likely not have an adverse impact on surrounding properties.
3. The proposed use and rezoning are compatible with existing uses and zoning in the neighborhood.
4. The proposed use and rezoning will likely not pose an adverse impact to the public health, safety, or general welfare.

NOTICES:

Based on the most recently approved tax roll available, staff sent out nineteen (19) notices to property owners within the 400-foot notification area. As of October 18, 2022, zero (0) responses were received in favor of the request, and two (2) responses were received in opposition of the request.

Total area of land within the 200-foot notification area is: 81,794.33 sq. ft.

Total area of land within the 200-foot notification area recommending denial is: 0 sq. Ft.

Percentage of land area recommending denial: 0.00%

Per Texas Local Government Code Section 211.006, opposition that is written and signed by the owners of at least 20% of the area of the lots within the 200-foot buffer requires a super majority vote for approval. Note that when 20% of the number of landowners within the 200-foot buffer have provided written and signed opposition, there is not a requirement of Texas Local Government Code nor the City's Code of Ordinances for a super majority vote by the Planning & Zoning Commission.

Any additional responses received after the above date will be provided during the meeting.

RECOMMENDATION:

Alternatives Considered

Staff considered three (3) alternatives for this case.

1. Recommend approval of the applicant's zoning request as presented.
2. Recommend disapproval of the applicants zoning request based on Pharr & Tippett.
3. Recommend the applicant proceed with a more restrictive zoning classification for this parcel.

Staff Recommendation

Staff recommends approval of an ordinance to change zoning designation from B-2 (Neighborhood Retail District) to B-3 (Local Business District) on properties described as A0363BC A Gallatin, Acres .235, Property ID #116089, and A0363BC A Gallatin, Acres 0.105, Property ID #54725, generally located at 1000 Indian Trail, Harker Heights, Bell County, Texas.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval with explanation of an ordinance to change zoning from B-2 (Neighborhood Retail District) to B-3 (Local Business District) on properties described as A0363BC A Gallatin, Acres .235, Property ID #116089, and A0363BC A Gallatin, Acres 0.105, Property ID #54725, generally located at 1000 Indian Trail, Harker Heights, Bell County, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Application
2. Applicable Ordinances
3. Location Map
4. Existing Land Use Map
5. Zoning Map
6. Land Use Plan Map
7. Notification Area Map
8. Responses Received



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
3. If zoning change will require amendment to the Land Use Plan (aka FLUM), there will be an additional fee of \$100.00.

City of Harker Heights
 Planning & Development
 305 Millers Crossing
 Harker Heights, TX 76548
 Phone: (254) 953-5600
 Email:
planning@harkerheights.gov

Property Owner(s) Name: YONG S. LEFEBVRE Date: 9-28-2022
 Address: 503 ARAPAHO DRIVE
 City/State/Zip: HARKER HEIGHTS, TX 76548
 Phone: 254-368-4275 E-mail: _____

Legal Description of Property:

Location of Property (Address if available): 1000 INDIAN TRAIL HARKER HEIGHTS, TX 76548
 Lot: _____ Block: _____ Subdivision: _____
 Acres: .235 Property ID: 116089 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: CONVENIENCE STORE
 Current Zoning Classification: B2 Proposed Zoning: B3
 Current Land Use: COMMUNITY CENTER Proposed Land Use: _____

Applicant's Representative (if applicable):

Applicant's Representative: RICHARD LEFEBVRE
 Phone: 254-368-4275 E-Mail: RLEFEBVRE@CMA2.CO

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.

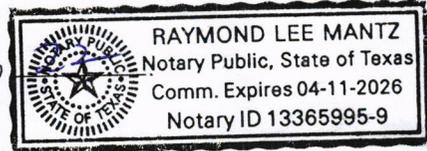
YONG S LEFEBVRE
 Printed Name of Property Owner

[Signature]
 Signature of Property Owner

RICHARD LEFEBVRE
 Printed Name of Representative

[Signature]
 Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 27th DAY OF September, 2022



[Signature]
 SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-11-26
STAFF ONLY - DO NOT FILL OUT BELOW

Date Submitted: _____

Pre-Application Meeting

Receipt #: _____

Received By: _____

Revised: 10/2021

Case #: _____

§ 155.029 B-2 NEIGHBORHOOD RETAIL DISTRICT.

(A) Permitted uses.

- (1) Any use permitted in the B-1 District that is permitted by right.
- (2) Household appliance sales.
- (3) Bakery shop (retail sales only).
- (4) Cleaning or laundry (pickup station).
- (5) Cleaning or laundry (self service) using fully automatic equipment, as follows:
 - (a) Washer, capacity of not more than 40 pounds.
 - (b) Dryers or extractor, capacity of not more than 60 pounds.
 - (c) Dry-cleaning machines.
- (6) Custom personal service shops, such as health studio, answering service, typing service, tailor, employment agency, FM piped music service, letter or mailing service, secretarial service, or pharmacy.
- (7) Drugstore or pharmacy.
- (8) Florist (retail): Retail sales of flowers and small plants. No flower or plant raising or outside display or storage.
- (9) Home for the aged or nursing home.
- (10) All child care facilities except commercial boarding homes.
- (11) Real estate office.
- (12) Restaurant or café (no drive-in service).
- (13) Retail store, (other than listed): Offering all types of personal consumer goods for retail sales.
- (14) Studio for photography, interior decoration, fine arts instruction, or sales of art objects.
- (15) Low impact telecommunication tower.

(B) Conditional uses.

- (1) Any use permitted in a more restricted district that is permitted by a conditional use permit.
- (2) Electric utility substation.
- (3) Grocery store (drive-in).
- (4) Ice retail distributing station, no manufacture, and capacity not to exceed five tons storage.

(C) Height regulations. No building shall exceed three and one-half stories or 45 feet in height.

(D) Area regulations. As per Table 21-A.

(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)

§ 155.030 B-3 LOCAL BUSINESS DISTRICT.

(A) Permitted uses.

- (1) Any use permitted in the B -2 District that is permitted by right.
- (2) Bakery or confectionery: Engages in preparation, baking, cooking, and selling of products at retail on the premises, with six or less employees.
- (3) Bank, savings and loan or other financial institutions.
- (4) Cleaning, pressing and drying plants not employing more than six persons.

(5) Florist, garden shop, greenhouse or nursery office (retail): No growing of plants, shrubs or trees out of doors on premises; no outside display or storage unless behind the required front yard fine or the actual setback of the principal building, whichever is greater.

(6) General food products, retail sales, such as supermarkets, butcher shops, dairy stores, sea food sales, or health food sales.

(7) Cafeteria or catering service.

(8) Hospital, home or center for the acute or chronically ill.

(9) Mortuary or funeral chapel.

(10) Job printing, provided total mechanical power used in operation of such printing plant shall not exceed five horsepower.

(11) Lodge halls and private clubs.

(12) Hotels.

(13) Restaurants or cafes with drive-in or pick-up service.

(14) Restaurants serving alcoholic beverages (in wet areas only) subject to TABC regulations and the following:

(a) A restaurant which desires to sell alcohol for on premises consumption, under the Texas Alcoholic Beverage Code, and the rules and regulations promulgated by the Texas Alcoholic Beverage Commission, all of which are adopted hereby and made apart hereof as if fully set out herein.

(b) During any consecutive four-month period, a restaurant serving alcoholic beverages must produce at least 51% of its total revenues, exclusive of tips and gratuities, from the provision of food service. Documentation of this requirement may be by affidavit of a certified public accountant or by examination of the books by the city at the city's option. No more than two requests for such documentation shall be made of any restaurant serving alcohol during any calendar year by the city, unless good cause is shown as determined by the City Council in a hearing before the Council requested by the City Manager asking that a restaurant provide the city with the documentation request on more than two occasions during one calendar year. The restaurant must be given 14 days notice of such hearing.

(c) The failure of any such restaurant to allow its books to be inspected by the city or provide an affidavit of compliance from a certified public accountant within 14 days of a request being made by the city to verify that the provisions of this section are being complied with, as well as the failure to obey any other provision of the Code of the city or the laws of the state concerning the sale of beer, wine and/or alcoholic beverages, or the operation of a private club, shall result in the following:

1. Notification in writing mailed to the owner/operator that a violation exists, and what such violation is.

2. The notification shall give the owner/operator 15 days in which to correct the violation.

3. If the violation is not corrected within 15 days, a fine of up to \$250 shall be assessed for each violation. Each day the violation shall exist shall be considered as a separate violation.

(15) Moving picture house or theater.

(16) Tennis or swim club.

(17) Auto laundry or car wash.

(18) Auto parts sales, new, at retail.

(19) Any retail business and typical accessory uses not included in the neighborhood retail district, provided that such use is not noxious or offensive by reason of vibration, smoke, odor, dust, gas, light or noise.

(20) Radio studios, repair and sales shops (only).

(21) Low impact telecommunication tower (as defined in Chapter 157).

(22) Filling station, service station, convenience store, subject to the following requirements:

(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.

(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.

(f) Gasoline storage tanks must be underground.

(23) Beer and wine sales for off premises consumption (in wet areas only) subject to TABC and city regulations.

(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 prescribed 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.

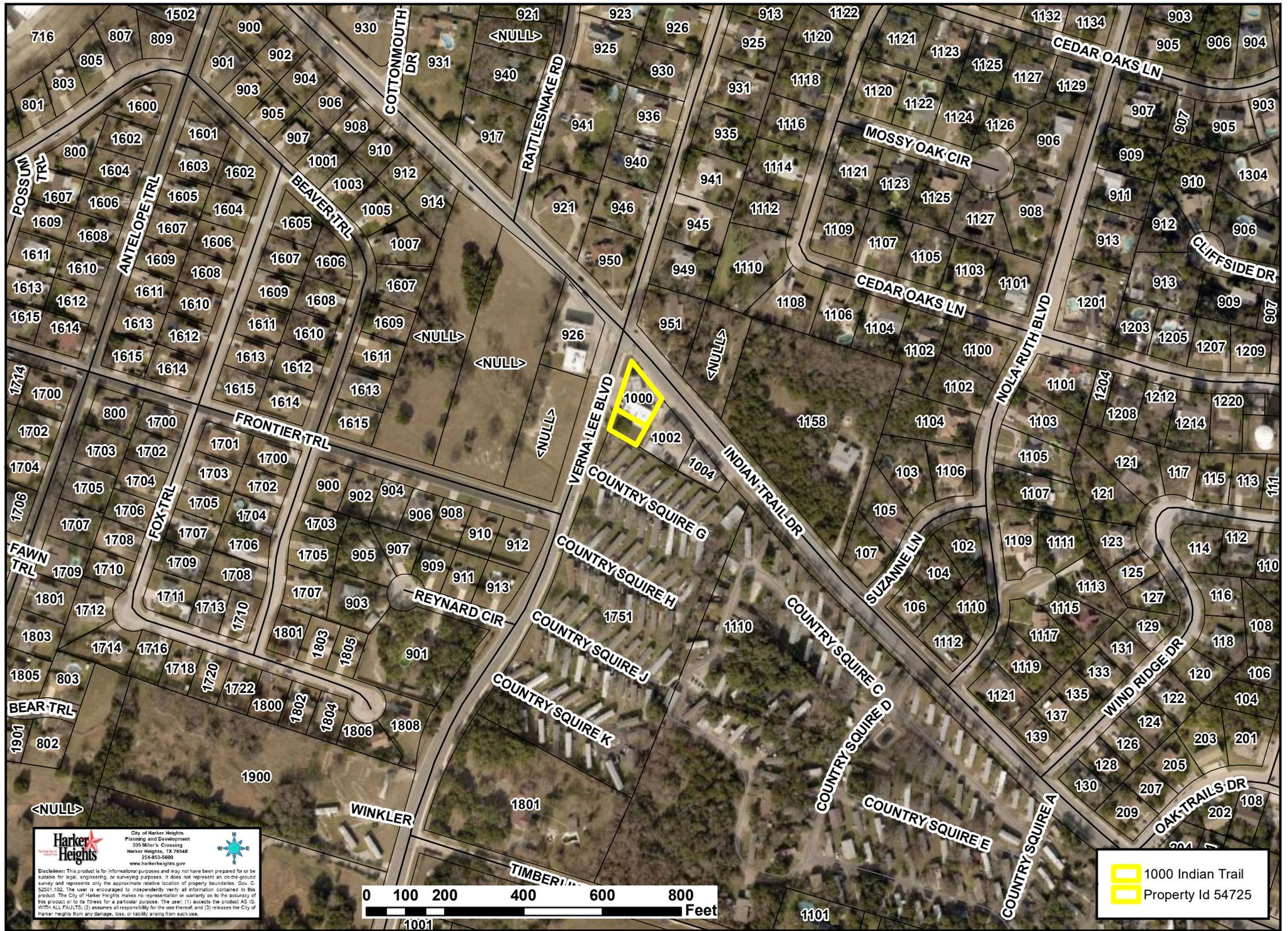
(G) *Signage.* As per Chapter 151.

(H) *Screening requirements.* As per § 155.050.

(I) *Building facade.* As per § 155.040.

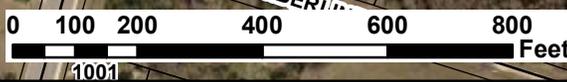
(J) *Landscaping requirements.* As per § 155.051.

(Ord. 2001-36, passed 11-13-01; Am. Ord. 2006-40, passed 10-24-06)

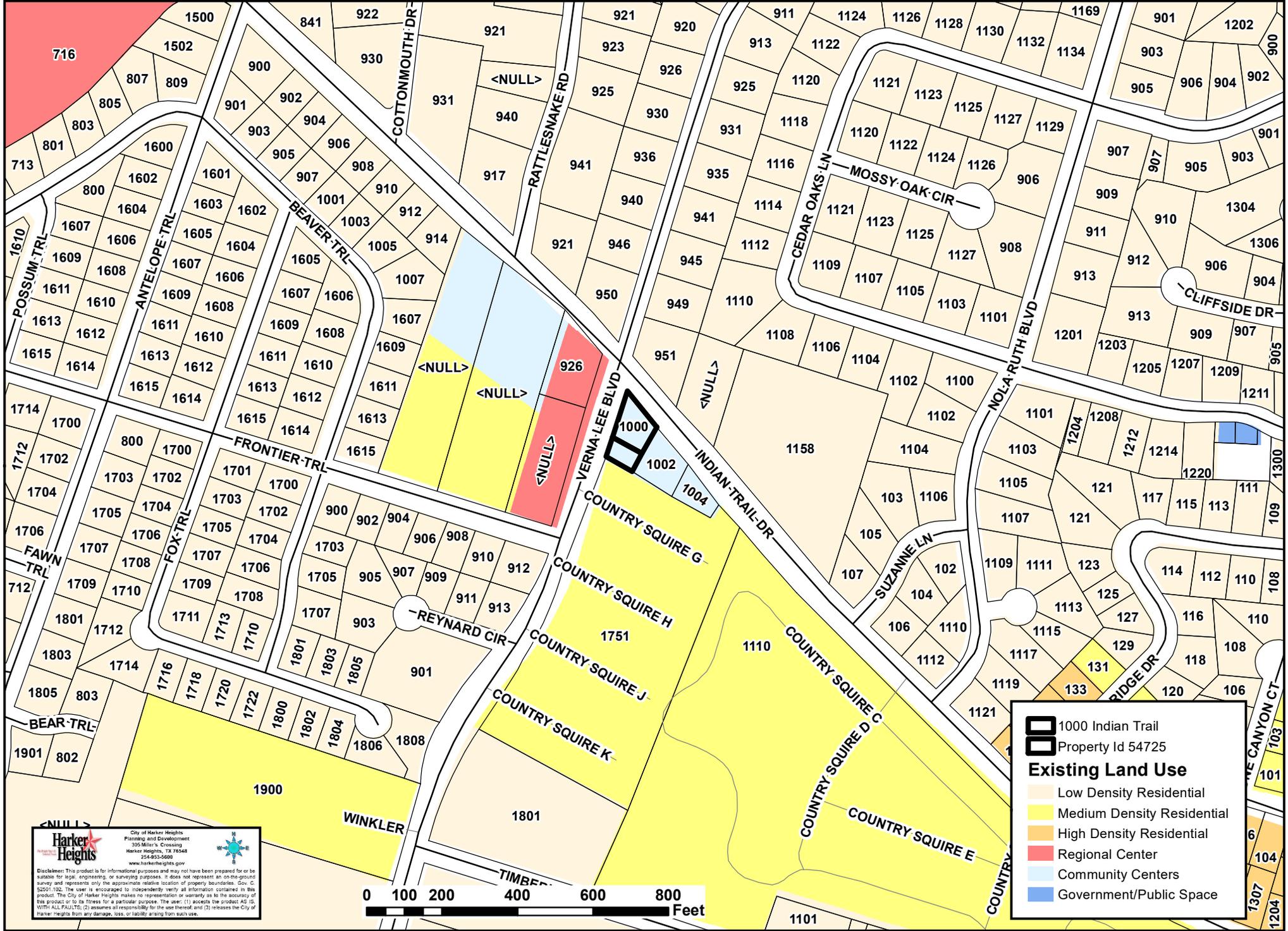


Harker Heights
City of Harker Heights
Planning and Development
300 Miller's Crossing
Harker Heights, TX 78548
254-853-5699
www.harkerheights.gov

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. 52201.002. 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 FAILURES; (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.



 1000 Indian Trail
 Property Id 54725



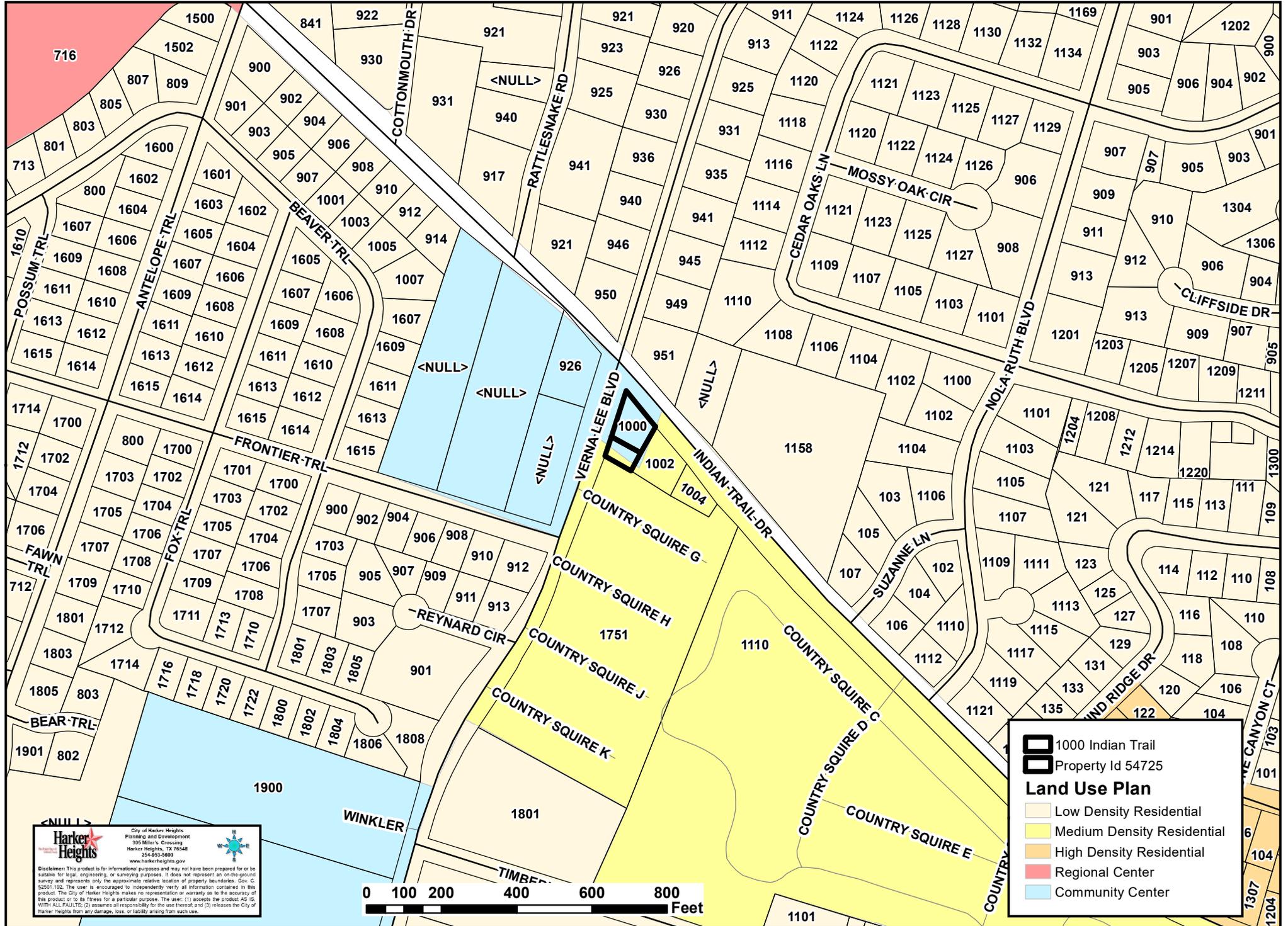
Existing Land Use

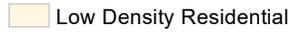
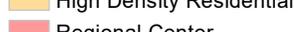
- 1000 Indian Trail
- Property Id 54725
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Regional Center
- Community Centers
- Government/Public Space

Harker Heights

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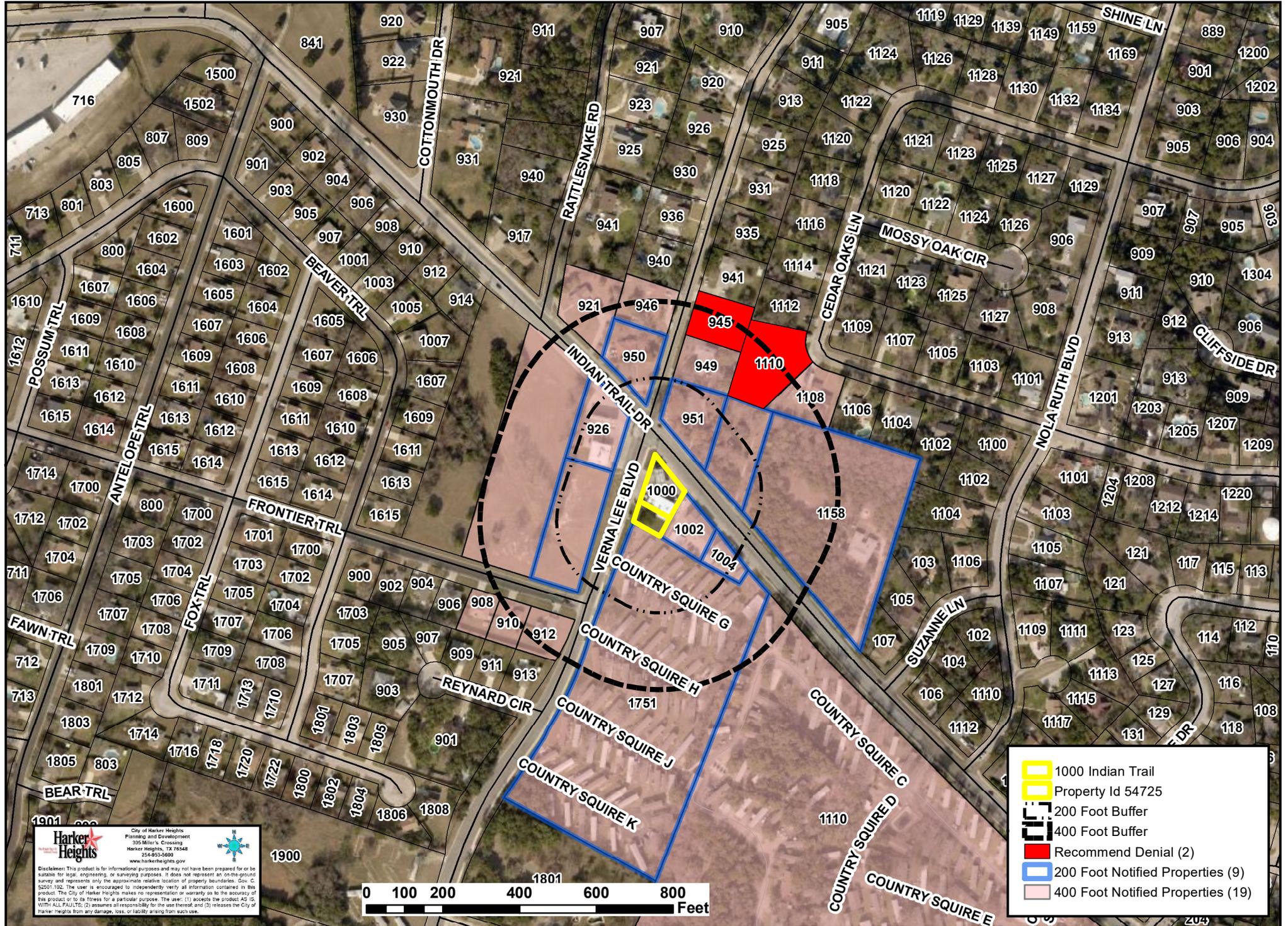


 1000 Indian Trail
 Property Id 54725
Land Use Plan
 Low Density Residential
 Medium Density Residential
 High Density Residential
 Regional Center
 Community Center


 City of Harker Heights
 Planning and Development
 300 Mill's Crossing
 Harker Heights, TX 78548
 254-853-5690
 www.harkerheights.gov

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Harker Heights
 City of Harker Heights
 Planning and Development
 200 Miller's Crossing
 Harker Heights, TX 78548
 254-853-5699
 www.harkerheights.gov

SENT: SEPTEMBER 30, 2022
DUE BACK: OCTOBER 17, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON OCTOBER 17, 2022 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: SHEPHERD, WALTER A ETUX CHERYL A

Address(es)/Property ID(s) that could be impacted by this request:

Physical Address	Property ID
945 VERNA LEE BLVD	61584

Z22-28 RE: an application has been made to request a change in zoning designation from **B-2 (Neighborhood Retail District) to B-3 (Local Business District)** properties described as *A0363BC A Gallatin, Acres .235, Property ID #116089, and A0363BC A Gallatin, Acres 0.105, Property ID #54725, generally located at 1000 Indian Trail, Harker Heights, Bell County, Texas,* (see attached notification map).

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

Already have overload of traffic + noise from the stations Day & Late Evening Robberies happen. School children waiting for buses. Please vote NO. Thank you.

Printed Name

CHERYL ASHEPHERD

Signature

Cheryl A. Shepherd

Date

Oct 4, 22

~~WALT SHEPHERD~~

Walt Steph

OCT 11, 2022

Received

OCT 13 2022

Planning & Development

SENT: SEPTEMBER 30, 2022
DUE BACK: OCTOBER 17, 2022, 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON OCTOBER 17, 2022 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: SMITH, BETTY J ET VIR DAVID R

Address(es)/Property ID(s) that could be impacted by this request:

Physical Address	Property ID
1110 CEDAR OAKS LN	35110

Z22-28 RE: an application has been made to request a change in zoning designation from **B-2 (Neighborhood Retail District)** to **B-3 (Local Business District)** properties described as *A0363BC A Gallatin, Acres .235, Property ID #116089, and A0363BC A Gallatin, Acres 0.105, Property ID #54725, generally located at 1000 Indian Trail, Harker Heights, Bell County, Texas,* (see attached notification map).

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

Against more businesses at night we have cars racing on Indian Trail. There is zero room to have a parking lot so Indian will have cars parking on both sides of the street.

Betty J. Smith

Printed Name

Betty J. Smith

Signature

10/04/2022

Date

Received

OCT 06 2022

Planning & Development



AGENDA ITEM X-1
**PLANNING AND ZONING COMMISSION
MEMORANDUM**

P22-29

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: OCTOBER 26, 2022

DISCUSS AND CONSIDER A REQUEST FOR A MINOR PLAT REFERRED TO AS MOUNTAIN VIEW BAPTIST CHURCH ADDITION, ON PROPERTY DESCRIBED AS BEING 4.02 ACRES OF LAND OUT OF THE LUCY D. ODELL SURVEY, ABSTRACT NO. 644, BELL COUNTY, TEXAS, AND BEING ALL OF A CALLED 3.02 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MOUNTAIN VIEW BAPTIST CHURCH, RECORDED IN VOLUME 3547, PAGE 423, DEED RECORDS OF BELL COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.0 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MOUNTAIN VIEW BAPTIST CHURCH, RECORDED IN VOLUME 3809, PAGE 384, OF SAID DEED RECORDS

PROJECT DESCRIPTION:

The applicant submitted an application for preliminary plat approval for 4.02 acres of land at the southeast corner of the Cedar Knob Rd. and E. Knight's Way/E. FM 2410 intersection. The existing structures on this site were constructed in 1985 and 1986. This property was annexed into the city limits in 1996. The applicant intends to construct a new structure on site to the east of the existing main church building. As a result, the applicant is required to plat the property prior to issuance of building permits.

The application for this case was received on September 28, 2022. Comments were compiled and submitted to the applicant on October 7, 2022. Clarifications from the applicant were provided on October 14, 2022, and comments on clarifications were provided to the applicant on October 18, 2022. The following summarized comments were outstanding as of October 18, 2022:

1. Per §154.22(B)(1)(b, c & l), applicant shall verify current parcel boundaries are illustrated and annotated on the face of the plat. The applicant shall provide clarification and coordinate with Bell County to resolve the issue with the parcel identified as Property ID 393005 which appears to be covered by both the 1998 Quitclaim Deed in Volume 3809 Page 384 and within the 2005 Correction Deed in Volume 5940 Page 885. In addition, the area of the parcel does not match between the Deed in Volume 3809 Page 384 and the tax district's data for Property ID 393005.
2. Per §154.21(D)(5), applicant shall remove the extra P&Z certification statement block located under City Council certification statement on the face of the plat.
3. Per §154.21(D)(5), applicant shall remove the Commissioner's Court of Bell County statement on the face of the plat.

STAFF RECOMMENDATION & FINDINGS:

Staff has had continued correspondence with the applicant, and therefore recommends approval of the Minor Plat referred to as Mountain View Baptist Church Addition, with the following conditions:

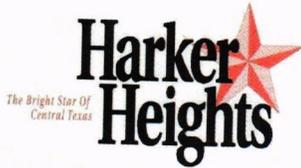
1. All outstanding comments shall be addressed per staff recommendation prior to being presented to City Council.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to **recommend approval** of a request for a Minor Plat referred to as Mountain View Baptist Church Addition, on property described as being 4.02 acres of land out of the Lucy D. Odell Survey, Abstract No. 644, Bell County, Texas, and being all of a called 3.02 acre tract of land described in a deed to MOUNTAIN VIEW BAPTIST CHURCH, recorded in Volume 3547, Page 423, Deed Records of Bell County, Texas, and being all of a called 1.0 acre tract of land described in a deed to MOUNTAIN VIEW BAPTIST CHURCH, recorded in Volume 3809, Page 384, of said Deed Records, based on staff's recommendations and findings.
2. Motion to **recommend approval with condition** of a request for a Minor Plat referred to as Mountain View Baptist Church Addition, on property described as being 4.02 acres of land out of the Lucy D. Odell Survey, Abstract No. 644, Bell County, Texas, and being all of a called 3.02 acre tract of land described in a deed to MOUNTAIN VIEW BAPTIST CHURCH, recorded in Volume 3547, Page 423, Deed Records of Bell County, Texas, and being all of a called 1.0 acre tract of land described in a deed to MOUNTAIN VIEW BAPTIST CHURCH, recorded in Volume 3809, Page 384, of said Deed Records **with the one condition as presented by staff**, and based on staff's recommendations and findings.
3. Motion to **recommend disapprove with explanation** of a request for a Minor Plat referred to as Mountain View Baptist Church Addition, on property described as being 4.02 acres of land out of the Lucy D. Odell Survey, Abstract No. 644, Bell County, Texas, and being all of a called 3.02 acre tract of land described in a deed to MOUNTAIN VIEW BAPTIST CHURCH, recorded in Volume 3547, Page 423, Deed Records of Bell County, Texas, and being all of a called 1.0 acre tract of land described in a deed to MOUNTAIN VIEW BAPTIST CHURCH, recorded in Volume 3809, Page 384, of said Deed Records, based on staff's recommendations and findings.
Explanation: Applicant has not met the requirements of §154.22(B)(1)(b, c & l), & §154.21(D)(5).
4. Any other action desired.

ATTACHMENTS:

1. Application
2. Location Map
3. Field notes
4. Deeds
5. Dedication
6. Mountain View Baptist Church Addition Plat & Engineering Plans
7. Comments



Minor/Amending Plat Application

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

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

1. Pre-Application Meeting with Staff to ensure applicability
2. Payment of \$150.00 +\$3.00 per acre
3. Signed & Original Field Notes and Dedication

City of Harker Heights
 Planning & Development
 305 Millers Crossing
 Harker Heights, TX 76548
 Phone: (254) 953-5647
 Email:
planning@harkerheights.gov

Property Information:

Plat Name: Mountain View Baptist Church Addition **Date Submitted:** 9-28-2022

Existing Lot Count: 2 **Proposed Lot Count:** 1 **Acreage:** 4.02

Site Address or General Location: 1400 FM 2410, Harker Heights, TX

Reason for Amendment/Description of Subdivision: Building Addition

Zoning Classification: R-1 **Existing Land Use:** Church

Located in Overlay District?: Yes No

Owner Information/Authorization:

Property Owner: Montain View Baptist Church

Address: 1400 Fm 2410, Harker Heights, TX

Phone: 254-698-4119 **E-mail:** dwhitley@whitleyclan.com

Developer: Zion Church Builders, Inc

Address: PO Box 218, Mattawan, MI 49071

Phone: 269-544-7211 **E-mail:** kristensimpsonzcb@gmail.com

Engineer/Surveyor: Republic EDS

Address: PO Box 3123, Harker Heights, TX

Phone: 979-533-3906 **E-mail:** tyler@republiceds.com

I HEREBY UNDERSTAND AND ACKNOWLEDGE:
 THE MINOR PLAT INVOLVES **FOUR OR FEWER LOTS** FRONTING ONTO AN EXISTING STREET WHERE THE CREATION OF A NEW STREET OR THE EXTENSION OF MUNICIPAL FACILITIES ARE NOT REQUIRED
OR
 THE AMENDEND PLAT DOES NOT INCREASE THE NUMBER OF LOTS AND DOES NOT REQUIRE A NEW STREET OR EXTENSION OF MUNICIPAL FACILITIES.

David Whitley, Pastor

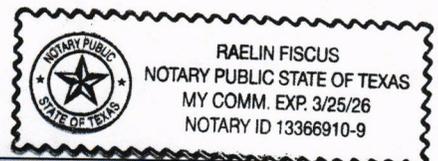
David Whitley
OWNER SIGNATURE:

PRINTED NAME OF OWNER:

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 28th DAY OF September, 20 22

Ral. J.
NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 3/25/2026



STAFF ONLY -- DO NOT FILL OUT BELOW

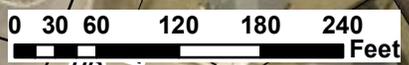
Date Submitted: _____ Receipt #: _____
 Received By: _____ Pre-Application Meeting Case #: _____



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



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.



 Mountain View Baptist 2

FIELD NOTES
4.02 ACRES
BELL COUNTY, TEXAS

BEING 4.02 acres of land out of the Lucy D. Odell Survey, Abstract No. 644, Bell County, Texas, and being all of a called 3.02 acre tract of land described in a deed to MOUNTAIN VIEW BAPTIST CHURCH, recorded in Volume 3547, Page 423, Deed Records of Bell County, Texas, and being all of a called 1.0 acre tract of land described in a deed to MOUNTAIN VIEW BAPTIST CHURCH, recorded in Volume 3809, Page 384, of said Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found in the east right-of-way line of Cedar Knob Road, for the southwest corner of said 1.0 acre tract and being at the northwest corner of a called 2.115 acre tract of land described in a deed to HENRY FITZGERALD and BILLY SIN FOURNIER, recorded in Document No. 2020-065819, Real Property Records in Bell County, Texas, for the southwest corner of this tract;

THENCE with the east right-of-way line of said Cedar Knob Road and with the west boundary line of this tract, for the following calls:

1. N 21°31'41" E, 108.15 feet (*deed S 22°09'51" W, 108.20'*), with the west boundary line of said 1.0 acre tract, to a ½ inch iron rod found for the northwest corner of said 1.0 acre tract and for the southwest corner of said 3.02 acre tract;
2. N 21°06'36" E, 225.97 feet (*deed N 21°25'00" E, 226.50'*), with the west boundary line of said 3.02 acre tract, to a ½ inch iron rod set;
3. N 44°54'25" E, 81.70 feet (*deed N 45°31'51" E, 81.70'*), continuing with the west boundary line of said 3.02 acre tract, to a ½ inch iron rod set in the south right-of-way line of East Knights Way, for the northwest corner of said 3.02 acre tract and for the northwest corner of this tract;

THENCE with the south right-of-way line of said E. Knights Way and with the north boundary line of said 3.02 acre tract, with a non-tangent curve to the left, having a radius of 1196.30 feet, an arc length of 379.28 feet (*deed 379.30'*), and a long chord bearing S 82°16'30" E, 377.69 feet, (*deed S 81°38'32" E, 377.71'*), to a ½ inch iron rod set for the northeast corner of said 3.02 acre tract and being at the northwest corner of Lot 1, Block 1 of FITZGERALD ADDITION, according to the plat of record in Plat Year 2014, Slide 67, Plat Records of Bell County, Texas, same being conveyed in a deed to JMCK PROPERTIES, LLC SERIES 205, 207, 208, & 209, recorded in Document No. 2017-039843, of said Property Records, for the northeast corner of this tract;

THENCE along the west boundary line of said Lot 1 and with the east boundary line of this tract, for the following calls:

1. S 20°46'41" W, 386.08 feet (*deed S 21°25'00" W, 385.82'*), with the east boundary line of said 3.02 acre tract, to a ½ inch iron rod found for the southeast corner of said 3.02 acre tract and for the northeast corner of said 1.0 acre tract;
2. S 21°40'53" W, 108.20 feet (*deed N 22°03'01" E, 108.20'*), with the east boundary line of said 1.0 acre tract, to a 1-½ inch iron pipe found for the southeast corner of said 1.0 acre tract and being at the northeast corner of said 2.115 acre tract, for the southeast corner of this tract;

THENCE N 69°10'46" W, 402.35 feet (*deed S 68°35'00" E, 402.72'*), with the south boundary line of said 1.0 acre tract and along the north boundary line of said 2.115 acre tract, to the **POINT OF BEGINNING** and containing **4.02 acres** of land, more or less.

NOTES:

The bearings and distances recited herein are grid values derived from GPS observations based on the NAD 1983 State Plane Coordinate System, Texas Central Zone (4203). The Combined Correction Factor (CCF) is 0.9998483. Corner monuments set are ½ inch diameter iron rods.

Luther E. Frobish 08/29/2022
Luther E. Frobish
Registered Professional Land Surveyor
State of Texas No. 6200



QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 15th day of September, 1996,

by first party, Trustees of Rodgers Baptist Church of Garland, Texas
 whose post office address is P. O. Box 460639, Garland, Texas

to second party, Mountain View Baptist Church
 whose post office address is P. O. Box 2279, Harker Heights, Texas

WITNESSETH, That the said first party, for good consideration and for the sum of One and no/100----- Dollars (\$ 1.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Bell, State of Texas

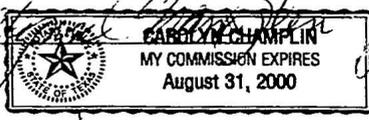
to wit:
 See Exhibit "A" attached hereto and incorporated herein by reference for all purposes

VOL 3547 PAGE 423

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

<p><u>Nina R. Miller</u> Witness</p> <p><u>[Signature]</u> Witness</p>	<p>Trustees of Rodgers Baptist Church of Garland, Texas</p> <p><u>Donald R. Barefield</u> <u>Bill Jones</u> First Party</p> <p><u>[Signature]</u> <u>Walter J. Long</u> Mountain View Baptist Church Second Party</p>
--	--



State of Texas
 County of Dallas

On September 15, 1996 before me, Vera McElhaneey appeared Terry L. Boren, Donald R. Barefield, Bill Jones personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are described to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal.

Signature Vera McElhaneey
 Signature of Notary

Affiant _____ Known _____ Produced ID _____
 Type of ID _____
 (Seal)



State of
County of
On

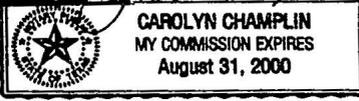
before me,

appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature

Carolyn Champlin 10/3/96

Signature of Notary



Affiant _____ Known _____ Produced ID

Type of ID _____ (Seal)



© E-Z Legal Forms. Before you use this form, read it, fill in all blanks, and make whatever changes are necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. E-Z Legal Forms and the retailer make no representation or warranty, express or implied, with respect to the merchantability of this form for an intended use or purpose.
(Revised 1/95)

AEHQ

VOL. 3547 PAGE 424

After recording please return to:

Rodgers Baptist Church
P. O. Box 460639
Garland, Texas 75046

EXHIBIT "A"

037204

VOL. 3547 PAGE 425

FILED FOR RECORD

'96 NOV 14 AM 8 34

CLERK, BELL COUNTY TX
DEPUTY

All that certain lot, tract or parcel of land lying and being situated in the County of Bell, State of Texas, and being part of the L.D. Odell Survey, Abstract Number 644 and being part of a 74.33 acre tract as recorded in Volume 1177, Page 104, of the Deed Records of Bell County, Texas, and being more particularly described as follows:

Beginning at a fence corner, said fence corner being at the intersection of the East right-of-way line of Cedar Knob Road with the South right-of-way line of FM 2410 for angle point on the West line of this.

Thence along a fence N 45 deg. 31;51" E. 81.70 feet to a fence corner on the South right-of-way line of FM 2410 for the northwest corner of this;

Thence along a curve to the left with a radius of 1196.3 feet and a chord of S 81 deg. 38'32" E 377.71 feet a total distance of 379.3 to an iron pin for the Northeast corner of this;

Thence S. 21 deg. 25'W 335.82 feet to an iron pin for the Southeast corner of this;

Thence N 68 deg. 35'W 402.62 feet to an iron pin on the East right-of-way line of Cedar Knob Road for the Southwest corner of this;

Thence along a fence and the East right-of-way line of Cedar Knob Road N 21 deg. 25'E 226.50 feet to the place of Beginning and containing 3.02 acres of land.

013740

FILED FOR RECORD

'95 MAY 5 AM 8 20

YADA SUTTON
CLERK, BELL COUNTY TX.
DEPUTY

0944
1000
1001

NOTARY PUBLIC, BELL COUNTY, TEXAS
98 JUN 12 PM 8 30
FILED FOR RECORDS
020110

Form A298

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 20th day of May, 1998

by first party, Rodgers Baptist Church of Garland, Texas

whose post office address is P. O. Box 460639 Garland, Texas 75046

to second party, Mountain View Baptist Church

whose post office address is P. O. Box 2279, Harker Heights, Texas 76543

WITNESSETH, That the said first party, for good consideration and for the sum of ten Dollars (\$ 10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Bell, State of Texas
to wit: All that certain lot, tract or parcel of land lying and being situated in the County of Bell, State of Texas, and being part of the L.D. Odell Survey, Abstract Number 644 and being part of a 74.33 acre tract as recorded in Volume 1177, Page 104 of the Deed Records of Bell County, Texas, and being more particularly described as follows:
Beginning at a point, same being the southeast corner of 3.02 acre tract sold to Rodgers Baptist Church of record in Volume 1999, Page 237; Thence north 68 degree 35' W 402.62 feet to iron pin for the S.W. corner of the 3.02 acre tract which point is located in the east right-of-way line of Cedar Knob Road; THENCE along Cedar Knob Road south 22 degree 09' 51" 108.20 feet to the southwest corner of this tract; THENCE south 68 degree 35' E 402.72 feet to point in west line of tract sold to Korean Baptist Church; THENCE north 22 degree 33' 01" E 108.20 feet to place of beginning and containing one acre (1.0) of land.

VOL. 3809 PAGE 334

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Byron Alwis
Witness

Nina Miller
Witness

Rodgers Baptist Church of Garland

Donald Barefield
Donald Barefield, Trustee

Terry Boren
Terry Boren, Trustee

Bill Jones
First Party Bill Jones, Trustee
Mountain View Baptist Church

Walter A. Lang
Walter A. Lang, Trustee
Second Party

Larry W. Slater TRUSTEE

State of Texas
County of Dallas

On May 20, 1998 before me, Vera McElhaneey appeared Donald Barefield, Terry Boren, Bill Jones, Walter Lang and Larry Slater personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Vera McElhaneey
Signature of Notary



DEDICATION

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BELL

That **MOUNTAIN VIEW BAPTIST CHURCH**, being the owner of that certain 4.02 acre tract of land in the City of Harker Heights, Bell County, Texas, situated in the Lucy D. Odell survey, abstract No. 644, being all of the called 3.02 acre tract of land described in a deed to Mountain View Baptist Church, recorded in volume 3547, Page 423, deed records of Bell County, Texas and being all of the called 1.0 acre tract of land described in a deed to Mountain View Baptist Church, recorded in volume 3809, page 384, of said deed records, as shown by the minor plat hereof, attached hereto, and made part hereon, and approved by the City of Harker Heights, Bell County, Texas and Mountain View Baptist Church, does hereby dedicated to said City all easements shown on said minor plat, the same to be used for the installation and maintenance of public utilities when and as authorized by the City of Harker Heights.

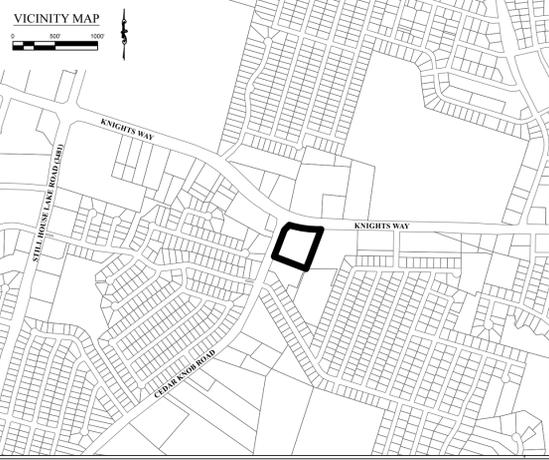
WITNESS the execution hereof, on this _____ day of _____, 2022 A.D.

David Whitley, Owner

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on this _____ day of _____, 2022 A.D.
by David Whitley.

NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: _____



LOT 1, BLOCK 1
MARLESON ADDITION
SHAYAN ENTERTAINMENT LLC
DOC. #2019-043781

LOT 1, BLOCK 1
ESCAPOLOGY ADDITION
ESCAPOLOGY OF KILLEEN
DOC. #2021-038252

CALLED 1.843 ACRES
CARLOS M. MCDOWELL
VOL. 1462, PG. 475

MINOR PLAT MOUNTAIN VIEW BAPTIST CHURCH ADDITION

An addition to the City of Harker Heights, Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS, THAT MOUNTAIN VIEW BAPTIST CHURCH, BEING THE SOLE OWNER OF THAT CERTAIN 4.02 ACRE TRACT OF LAND IN THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, SITUATED IN THE LUCY D. ODELL SURVEY, ABSTRACT NO.644, BEING ALL OF THE CALLED 3.02 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MOUNTAIN VIEW BAPTIST CHURCH, 1400 FM ROAD 2410, HARKER HEIGHTS, TX 76548, RECORDED IN VOLUME 3547, PAGE 423, DEED RECORDS OF BELL COUNTY, TEXAS AND BEING ALL OF THE CALLED 1.0 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MOUNTAIN VIEW BAPTIST CHURCH, RECORDED IN VOLUME 3809, PAGE 384, OF SAID DEED RECORDS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF MOUNTAIN VIEW BAPTIST CHURCH (SAME SAID ADDRESS AS ABOVE), AS SHOWN BY THE MINOR PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS AND MOUNTAIN VIEW BAPTIST CHURCH, DOES HEREBY DEDICATE TO SAID CITY ALL EASEMENTS SHOWN ON SAID MINOR PLAT, THE SAME TO BE USED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF HARKER HEIGHTS.

WITNESS THE EXECUTION HEREOF, ON THIS _____ DAY OF _____, 202__.

FOR: MOUNTAIN VIEW BAPTIST CHURCH

BY: _____
DAVID WHITLEY, OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED DAVID WHITLEY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNERS OF THE PROPERTY DESCRIBED HEREOF.

PLANNING

APPROVED THIS _____ DAY OF _____, 20____, A.D. BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS.

DIRECTOR OF PLANNING AND DEVELOPMENT

BELL COUNTY PUBLIC HEALTH DISTRICT CERTIFICATE

I, the undersigned, a registered sanitarian in the State of Texas, herby certify that this subdivision has been reviewed for compliance with applicable state and county regulations governing On-Site Sewage Facilities and is hereby recommend for approval.

Signature _____

SURVEYORS' CERTIFICATE:

THAT I, LUTHER E. FROBISH, 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, TEXAS.

Luther E. Frobish 10/13/2022
LUTHER E. FROBISH
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6200



TAX CERTIFICATION:

THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL 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 THIS _____ DAY OF _____, A.D. _____.

BELL COUNTY TAX APPRAISAL DISTRICT

BY: _____

FILED FOR RECORD THIS _____ DAY OF _____ IN CABINET _____, SLIDE(S) _____
PLAT RECORDS OF BELL COUNTY, TEXAS. DEDICATION INSTRUMENT IN INSTRUMENT # _____, DEED RECORDS OF BELL COUNTY, TEXAS.

LEGEND:

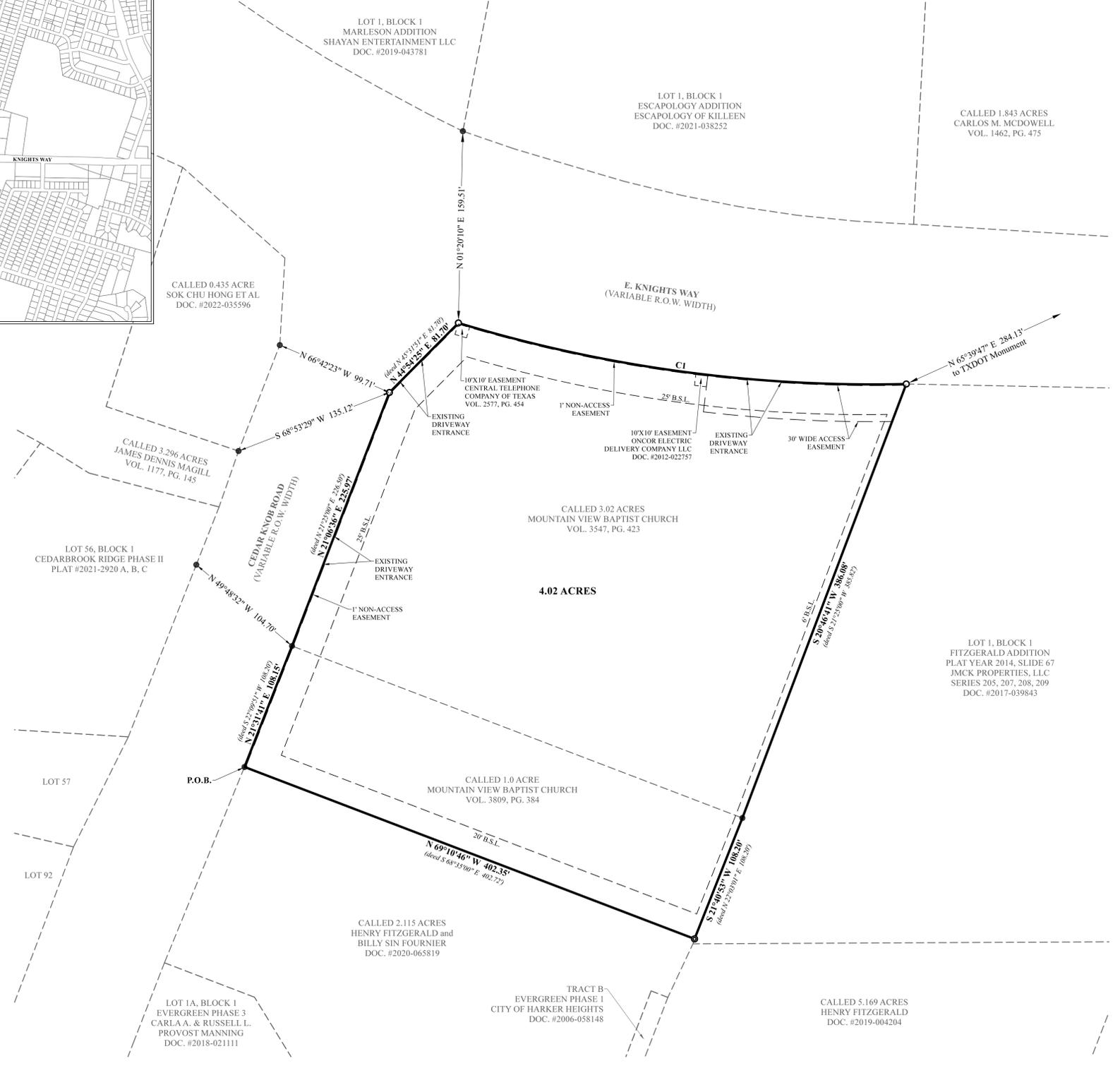
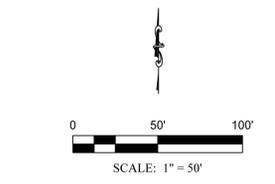
P.O.B. = POINT OF BEGINNING
B.S.L. = BUILDING SETBACK LINE
• = IRON ROD FOUND
○ = IRON PIPE FOUND
◦ = 1/2" IRON ROD SET

TRACT INFORMATION:

LOTS = 1
BLOCKS = 1
AREA = 4.02 ACRES

OWNER INFORMATION:

MOUNTAIN VIEW BAPTIST CHURCH
DAVID WHITLEY
VOL. 1999, PG. 237
VOL. 3547, PG. 423
VOL. 3809, PG. 384
DOCUMENT #2021-045089



GENERAL NOTES:

- The bearings and distances recited hereon are grid values derived from GPS observations based on the NAD83 State Plane Coordinate System, Texas Central Zone No. 4203. The Combined Correction Factor (CCF) is 0.9998483.
- No portion of this tract is shown to be within a Special Flood Hazard Area, per FEMA's Flood Insurance Rate Map (FIRM) for Bell County, Texas, panel number 48027C0285E, effective September 26, 2008. This does not imply that this tract will, or will not flood, nor does it create any liability in such event on the part of this surveyor.
- This survey performed without the benefit of a title commitment. Any easements, rights-of-way, restrictions, encumbrances, etc. not listed on relevant deeds of record or observed on the ground have not been shown hereon.
- Setback lines shown hereon are per the City of Harker Heights District Regulation 155.020 R-1 One Family Dwelling District.
- Field Notes accompany this plat.
- Water service for this tract is provided by the City of Harker Heights.
- Wastewater service for this tract shall be on-site sewage facility.
- Electric service for this tract is provided by Oncor Electric Delivery.
- A One foot (1') Access Easement exists on the north and west boundary lines of this tract, except where there are existing driveway entrances as shown hereon.

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
01	1106.30	139.34	137.97	S 81° 58' 72" E	18° 22' 54"
02	1106.30	139.30	137.97	S 81° 58' 72" E	18° 22' 54"

LETTER OF COMPLIANCE:

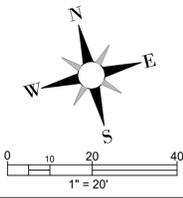
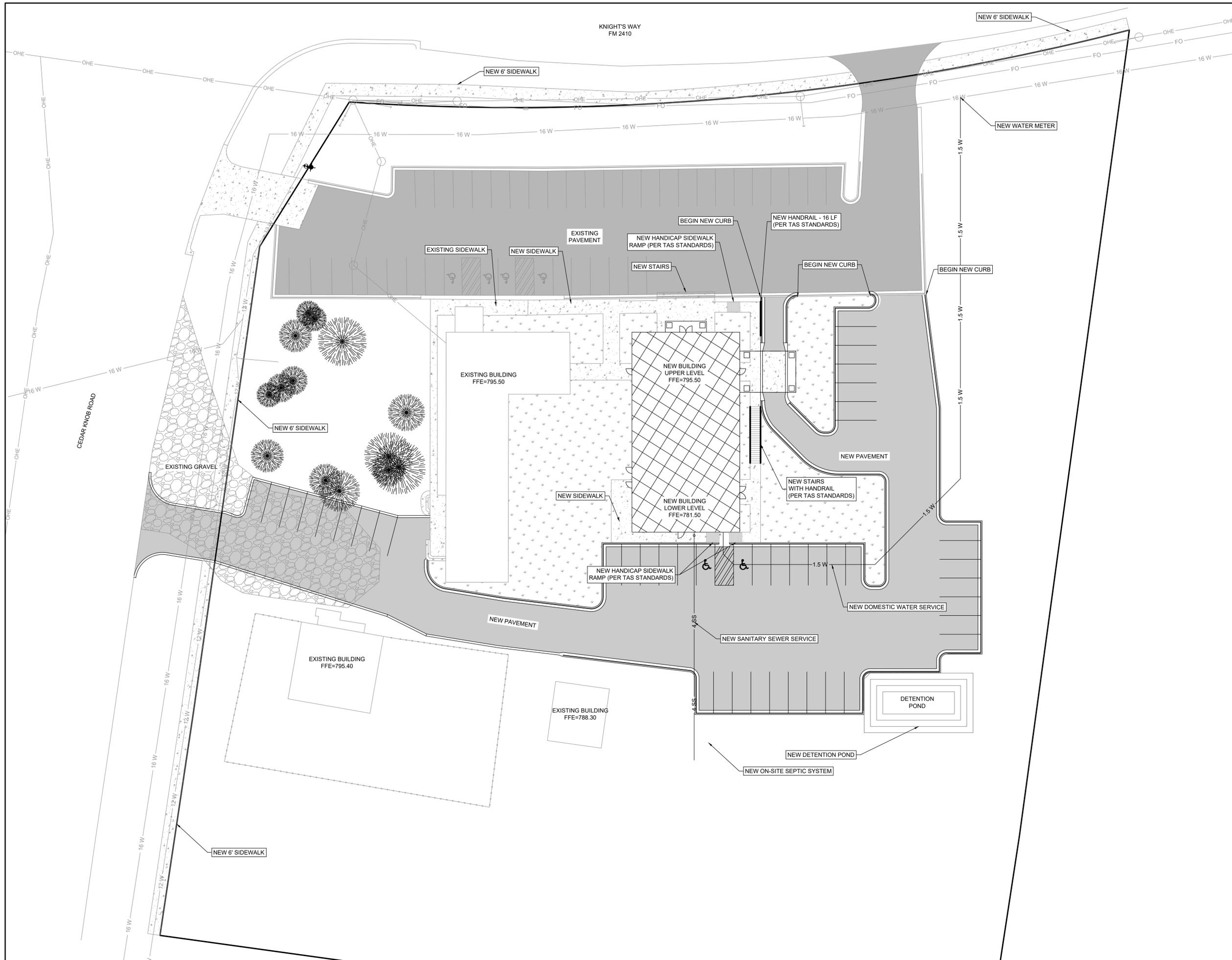
The owners acknowledge that it is the responsibility of the owner, not the County, to assure compliance with the provisions of all applicable federal, state, and local laws and regulations relating to the environment; including (but not limited to) the Endangered Species Act, State Aquifer Regulations, and municipal watershed ordinances.

OWNERS' RESPONSIBILITIES:

In approving this plat by the Commissioners' Court of Bell County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Bell County, Texas. Said Commissioners' Court assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets. The County assumes no responsibility for the accuracy of representation by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development.

All public roadways and easements as shown on this plat are free of liens.





NOTES

-

-  RIP-RAP
-  GRASS/LANDSCAPE
-  PROPOSED CONCRETE
-  PROPOSED ASPHALT PAVING
-  PROPOSED CONCRETE CURB AND GUTTER.
-  PROPOSED CONCRETE RIBBON CURB



**Know what's below.
Call before you dig.**

REV	DESCRIPTION	DATE
2	WIDENED FIRE LANES, ADDED PARKING.	6/21/2022
1	ORIGINAL RELEASE	4/11/2022

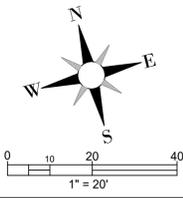
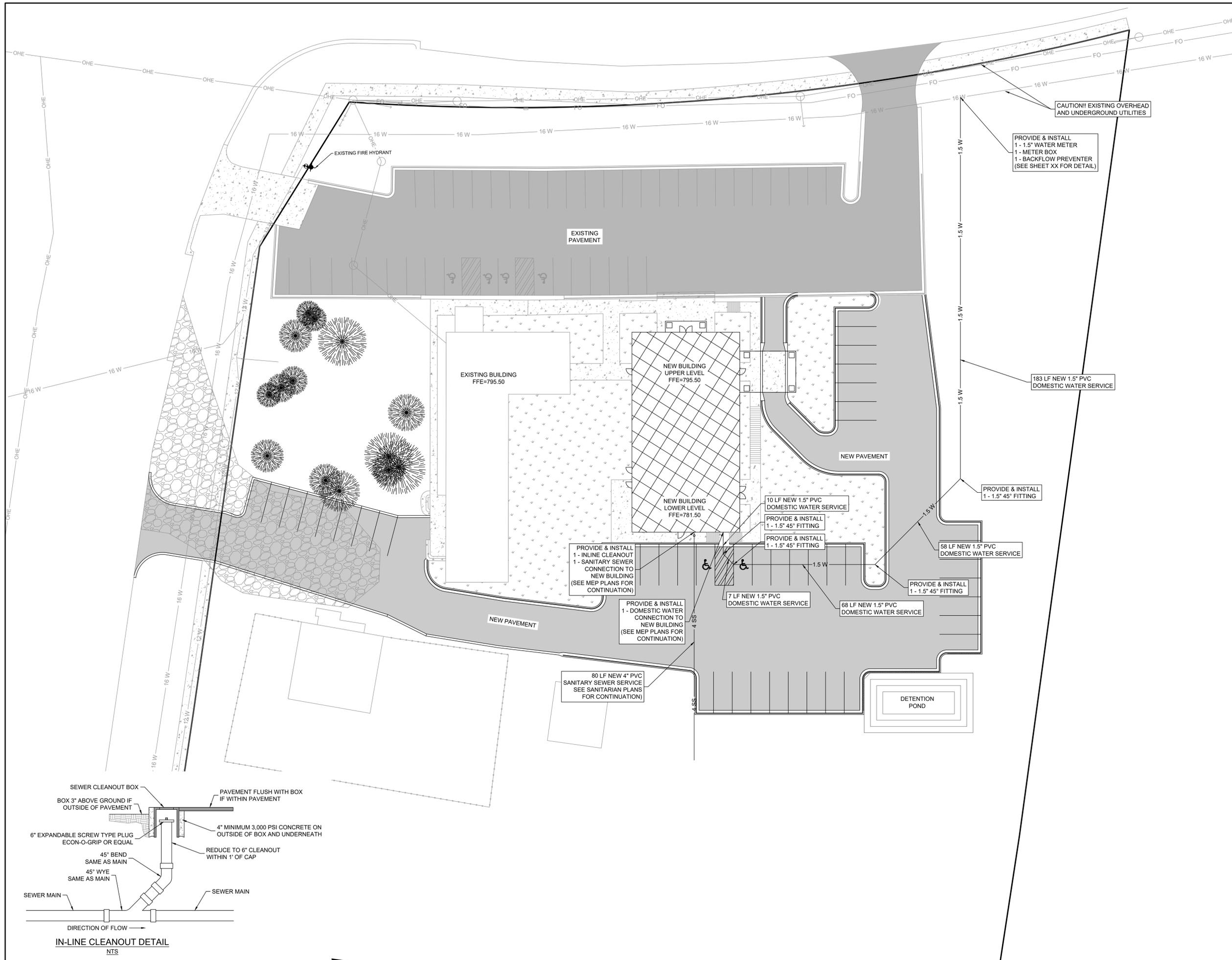


**MOUNTAIN VIEW
BAPTIST CHURCH**

SITE PLAN

Tyler Freese 6/21/2022
SIGNATURE DATE

	DESIGN	TWF
	DRAFTED	TWF
	CHECKED	TWF
	PROJECT #	21-041-001
	DRAWING #	2



- NOTES**
- 1.5" POLY TUBING CAN BE SUBSTITUTED FOR WATER SERVICE, IF DESIRED.
 - IF POLY TUBING IS UTILIZED, REPLACE MID-RUN FITTINGS WITH PIPE CURVATURE PER MANUFACTURES SPEC.



**Know what's below.
Call before you dig.**

REV	DESCRIPTION	DATE
2	WIDENED FIRE LANES. ADDED PARKING.	6/21/2022
1	ORIGINAL RELEASE	4/11/2022

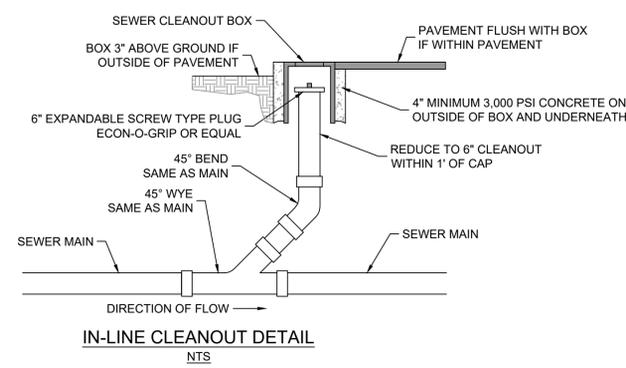


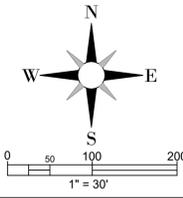
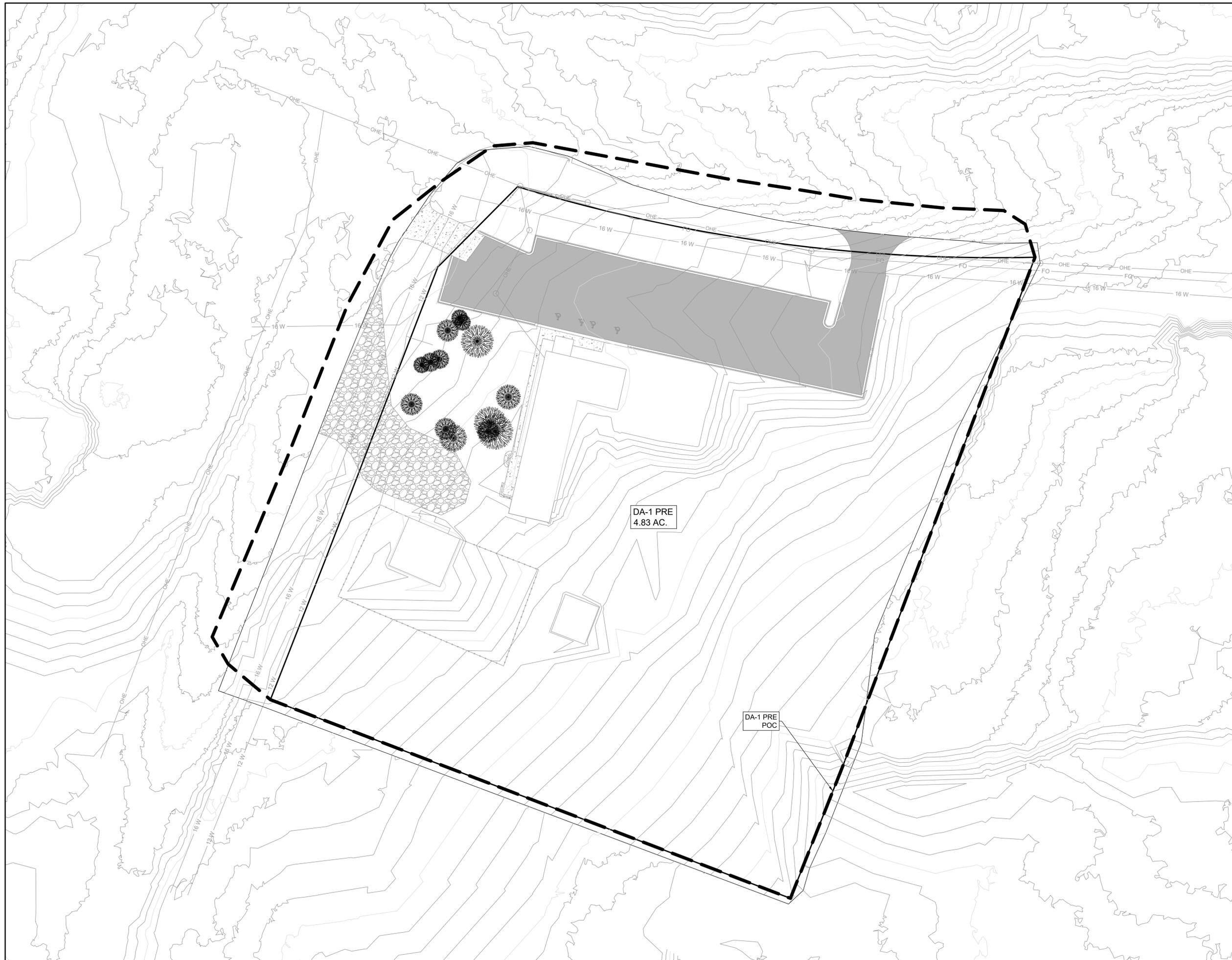
MOUNTAIN VIEW BAPTIST CHURCH

UTILITY PLAN

Tyler Freese 6/21/2022
SIGNATURE DATE

	DESIGN	TWF
	DRAFTED	TWF
	CHECKED	TWF
	PROJECT #	21-041-001
	DRAWING #	6





REV	DESCRIPTION	DATE
1	ORIGINAL RELEASE	4/11/2022

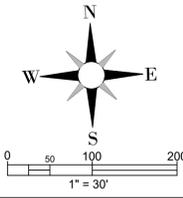
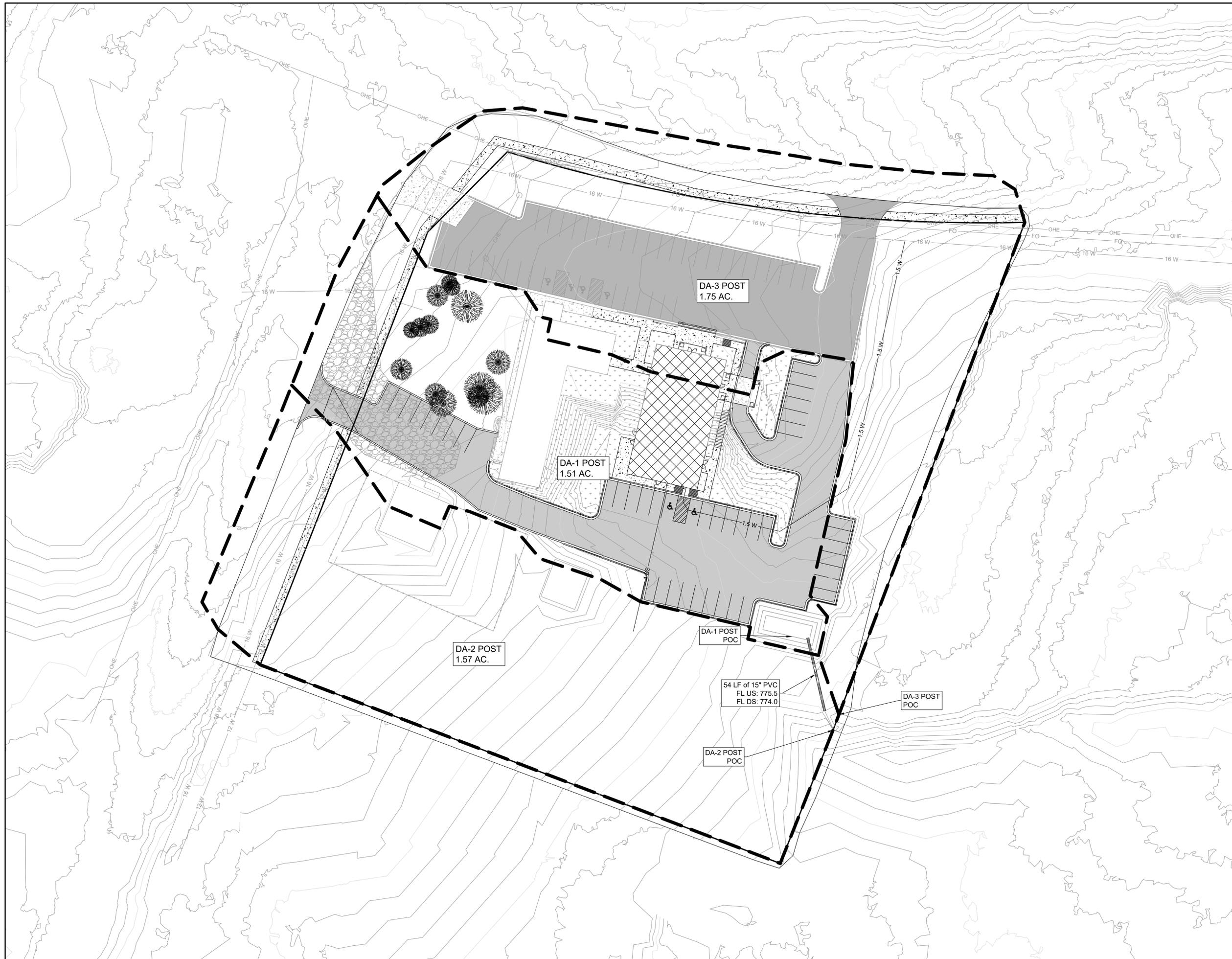


**MOUNTAIN VIEW
BAPTIST CHURCH**

PRE DRAINAGE

Tyler Freese
SIGNATURE DATE 6/21/2022

	PM	TWF
	DESIGN	TWF
	DRAFTED	TWF
	CHECKED	TWF
PROJECT #	21-041-001	
DRAWING #	8	



REV	DESCRIPTION	DATE
1	ORIGINAL RELEASE	4/11/2022



**MOUNTAIN VIEW
BAPTIST CHURCH**

POST DRAINAGE

Tyler Freese 6/21/2022
SIGNATURE DATE

	DESIGN	TWF
	DRAWN	TWF
	CHECKED	TWF
	PROJECT #	21-041-001
DRAWING #		9

MOUNTAIN VIEW BAPTIST CHURCH ADDITION

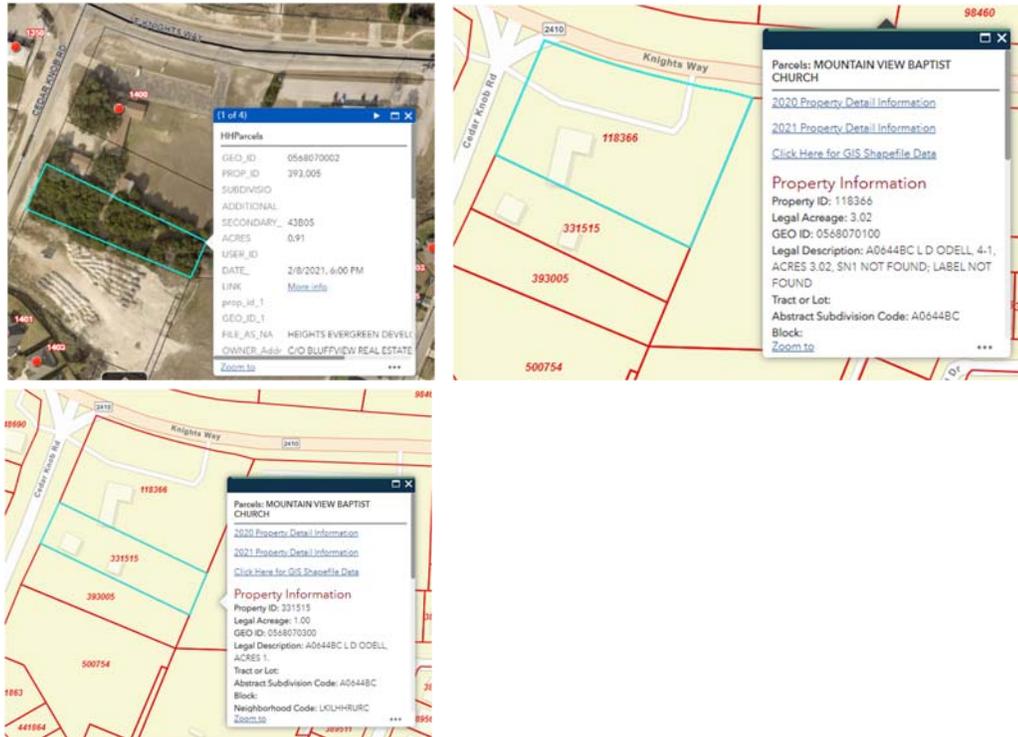
P22-29 Minor Plat – Mountain View Baptist Church Addition

Plat Distributed to HH Staff: September 30, 2022
Comments Sent to Applicant: October 7, 2022
Comments Received from Applicant: October 14, 2022
Comments Sent to Applicant: October 18, 2022

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Legal Verification: Provide articles of formation indicating who is authorized to sign on behalf of Mountain View Baptist Church. **10/18/22 Met.**
2. Per §154.22 (B)(1)(b), the title block shall include the proposed subdivision name, phase, block and lot numbers, current legal description (or reference thereto), acreage, name and address of property owner, name and address of surveyor/engineer, date of survey, date of preparation and page content title. Applicant shall amend title block to include items listed above. **10/18/22 Met.**
3. Per §154.22 (B)(1)(b), amend dedication instrument to match language of dedication statement on face of plat. Statement on both documents shall be amended to reflect only areas that are actually being dedicated to the city (i.e., if no street dedication is required for this plat, then the dedication statement should not reference the dedication of streets, avenues, drives, alleys, etc.) **10/18/22 Met.**
4. Per §154.22 (B)(1) (b, l), applicant shall verify current parcel boundaries are illustrated and annotated on the face of the plat. It appears that Property ID #393005 is referenced on the submitted plat map incorrectly (according to Bell County Tax Records Vol. 3809 Page 384 refers to Parcel ID #331515). Additionally, the acreage shown for the current property owned by the applicant exceeds that shown in Bell County Tax Records (Property ID #118366 and #331515). If the applicant has recently acquired Parcel ID #393005 then please provide a copy of said recorded instrument. Applicant shall amend or provide clarification for the above items according. **10/18/22 Partially Met. Staff acknowledges that the boundary provided in Quitclaim Deed in Volume 3547 Page 423 covers the parcels shown by BellCAD as Property ID 118366 and 331515. Staff does not have access to the technology needed to verify boundary data and is required by code to rely on Bell County real property records and the Bell County Tax Appraisal District records. Therefore, the applicant shall provide clarification and coordinate with Bell County to resolve the issue with the parcel**

identified as Property ID 393005 which appears to be covered by both the 1998 Quitclaim Deed in Volume 3809 Page 384 and within the 2005 Correction Deed in Volume 5940 Page 885. In addition, the area of the parcel does not match between the Deed in Volume 3809 Page 384 and the tax district's data for Property ID 393005.



5. Per §154.22 (B)(1)(c), applicant shall clarify if the existing parcels will remain separate or will be combined into one parcel. Applicant shall label the proposed lot(s) accordingly (i.e., Lot 1, Block 1 & Lot 2, Block 1). **10/18/22 Met.**
6. Per §154.22 (B)(1)(c, g), applicant shall annotate existing ROW widths for Knight's Way/FM 2410 (Major/Principal Arterial) and for Cedar Knob Road (Major Collector). Applicant shall provide half of the remaining required additional ROW if required. **10/18/22 Met.**
7. Per §154.22 (B)(2), applicant shall provide a copy of the preliminary engineering drawings for water, sidewalk, and drainage. **10/18/22 Met.**
8. Per §154.42(C), add 30' marginal access easement along the FM 2410 frontage that connects to the lot to the east. **10/18/22 Met.**
9. Per §155.061(Q), applicant shall provide a non-access easement along Cedar Knob Road with the exception of the northern existing driveway and a second proposed driveway to the south (currently undefined access point). **10/18/22 Met.**

10. Advisory Note: Per §154.22 (B)(1)(q) and §154.26 (B)(2), applicant may need to add additional signature blocks (City Council and P&Z) if all comments are not resolved before the October 2022 P&Z meeting.
11. Advisory Note: Per §154.40, 6' - 10' wide sidewalks will be required upon site development.
12. Advisory Note: Per §155.041, the Knight's Way Overlay District requirements apply to site development on this parcel.
13. ****10/18/2022 New Comment - Please remove the statement regarding the Commissioners' Court of Bell County, this plat will not be forwarded to them for either review or approval.**

OWNERS' RESPONSIBILITIES:

In approving this plat by the Commissioners' Court of Bell County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Bell County, Texas. Said Commissioners' Court assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets. The County assumes no responsibility for the accuracy of representation by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development.

All public roadways and easements as shown on this plat are free of liens.

Public Works, Mark Hyde

- No comments at this time.

City Engineer, Otto Wiederhold

- No comments have been received to date and may be forthcoming.

Fire Marshal, Brad Alley

- No comments

Building Official, Mike Beard

- No comments at this time.

ONCOR, Steven Huggins

- No comments have been received to date and may be forthcoming.

Century Link/ Lumen, Chris McGuire

- No comments have been received to date and may be forthcoming.

Spectrum, Shaun Whitehead

- No comments have been received to date and may be forthcoming.

Atmos, Rusty Fischer

- No comments have been received to date and may be forthcoming.

Bell County Public Health, Kent Stephens

- Applicant shall include a signature block on the face of the plat for Bell County Public Health as this property is serviced by OSSF. **10/18/22 Met.**

TxDOT

1. TxDOT requests a 1' non-access easement across the property except for where the existing driveway is located. **10/18/22 Met.**



✉ info@RepublicEDS.com

📍 P.O. Box 3123
Harker Heights, TX 76548

☎ 979.234.0396

October 13, 2022

City of Harker Heights
Planning & Development Department
305 Millers Crossing
Harker Heights, TX 76548

Harker Heights Staff,

The letter is to provide a response to the plat comments dated October 7, 2022 for the Mountain View Baptist Church project. Our responses to comments are listed below and match the original comments numbering.

Planning & Development Comments

1. Legal Verification: Provide articles of formation indicating who is authorized to sign on behalf of Mountain View Baptist Church.

Board of Directors meeting minutes allowing Paster David to sign are included in this resubmittal.

2. Per §154.22 (B)(1)(b), the title block shall include the proposed subdivision name, phase, block and lot numbers, current legal description (or reference thereto), acreage, name and address of property owner, name and address of surveyor/engineer, date of survey, date of preparation and page content title. Applicant shall amend title block to include items listed above.

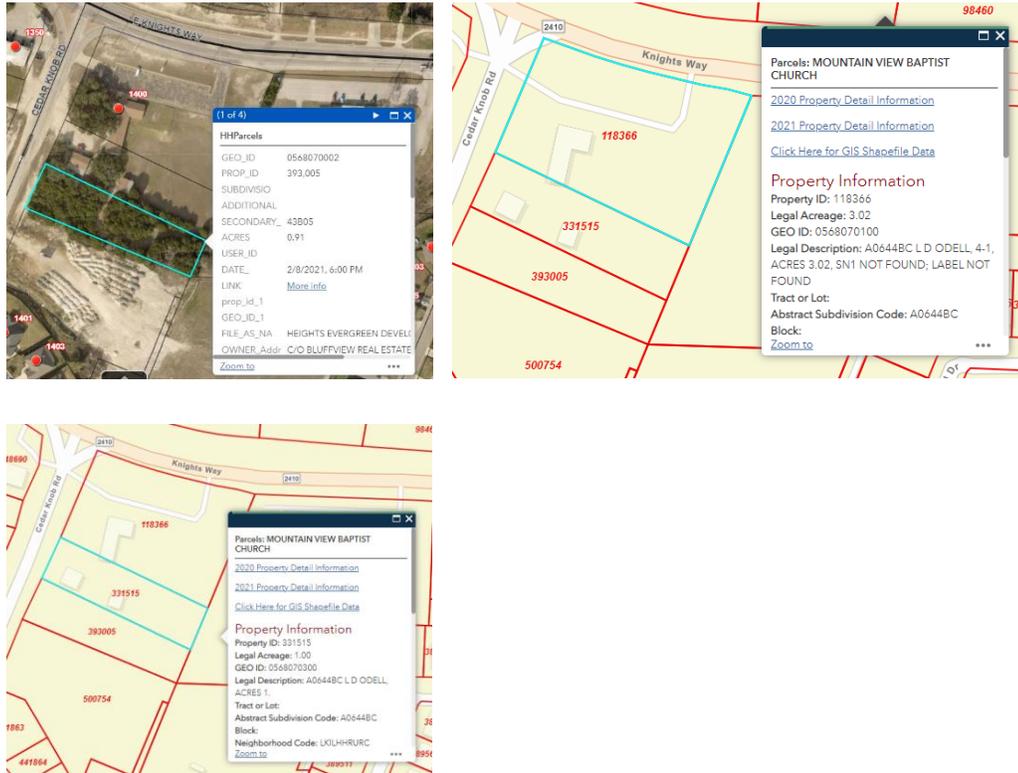
Title Block updated.

3. Per §154.22 (B)(1)(b), amend dedication instrument to match language of dedication statement on face of plat. Statement on both documents shall be amended to reflect only areas that are actually being dedicated to the city (i.e., if no street dedication is required for this plat, then the dedication statement should not reference the dedication of streets, avenues, drives, alleys, etc.)

Dedication statements updated.

4. Per §154.22 (B)(1)(b, l), applicant shall verify current parcel boundaries are illustrated and annotated on the face of the plat. It appears that Property ID #393005 is referenced on the submitted plat map incorrectly (according to Bell County Tax Records Vol. 3809 Page 384 refers to Parcel ID #331515). Additionally, the acreage shown for the current property owned by the applicant exceeds that shown in Bell County Tax Records (Property ID #118366 and #331515). If

the applicant has recently acquired Parcel ID #393005 then please provide a copy of said recorded instrument. Applicant shall amend or provide clarification for the above items according.



Bell CAD is incorrect. Deeds for the 2 parcels are included with this submittal. Deed Vol 3547 Page 423 covers the land shown by Bell CAD as parcels 118366 and 331515. Deed Vol 3809 Page 384 covers the land shown by Bell CAD as parcel 393005.

5. Per §154.22 (B)(1)(c), applicant shall clarify if the existing parcels will remain separate or will be combined into one parcel. Applicant shall label the proposed lot(s) accordingly (i.e., Lot 1, Block 1 & Lot 2, Block 1).

Proposal is to combine parcels into 1, as shown on the plat.

6. Per §154.22 (B)(1)(c, g), applicant shall annotate existing ROW widths for Knight's Way/FM 2410 (Major/Principal Arterial) and for Cedar Knob Road (Major Collector). Applicant shall provide half of the remaining required additional ROW if required.

ROW widths have been added.

7. Per §154.22 (B)(2), applicant shall provide a copy of the preliminary engineering drawings for water, sidewalk, and drainage.

Prelim drawings included in this resubmittal.

8. Per §154.42(C), add 30' marginal access easement along the FM 2410 frontage that connects to the lot to the east.

Easement added.

9. Per §155.061(Q), applicant shall provide a non-access easement along Cedar Knob Road with the exception of the northern existing driveway and a second proposed driveway to the south (currently undefined access point).

Non-access easement added.

10. Advisory Note: Per §154.22 (B)(1)(q) and §154.26 (B)(2), applicant may need to add additional signature blocks (City Council and P&Z) if all comments are not resolved before the October 2022 P&Z meeting.

Understood.

11. Advisory Note: Per §154.40, 6' - 10' wide sidewalks will be required upon site development.

Understood.

12. Advisory Note: Per §155.041, the Knight's Way Overlay District requirements apply to site development on this parcel.

Understood

Bell County Public Health Comments

1. Applicant shall include a signature block on the face of the plat for Bell County Public Health as this property is serviced by OSSF.

Signature block added.

TxDOT Comments

1. TxDOT requests a 1' non-access easement across the property except for where the existing driveway is located.

Non-access easement added.

Sincerely,

Tyler Freese, P.E.



AGENDA ITEM X-2
PLANNING AND ZONING COMMISSION
MEMORANDUM

P22-30

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: OCTOBER 26, 2022

DISCUSS AND CONSIDER A REQUEST FOR A PRELIMINARY PLAT REFERRED TO AS LA VISTA SUBDIVISION, ON PROPERTY DESCRIBED AS BEING 4.22 ACRES OF LAND OUT OF THE VINCENT L. EVANS SURVEY, ABSTRACT NO. 288, BELL COUNTY, TEXAS, AND BEING ALL OF A CALLED 4.216 ACRE TRACT OF LAND DESCRIBED IN A DEED TO YELLOW LILLY, INC, RECORDED IN DOCUMENT NO. 2022-008375, REAL PROPERTY RECORDS IN BELL COUNTY, TEXAS

PROJECT DESCRIPTION:

The applicant submitted an application for preliminary plat approval for 4.22 acres of land located north of W. Valley Road and east of N. Mary Jo Drive. The submitted plat is in compliance with the current R2-I (Two-Family Infill Dwelling District) zoning designation. This property was part of the original city incorporation. Under the previous landowner, this parcel was part of two separate demolition orders that were issued by the City's Building Standards Commission. The City demolished 21 structures on this parcel in 2021. The current landowner entered into a 380 agreement with the City and demolished the remaining structures in 2022.

The application for this plat case was received on September 28, 2022. Comments were compiled and submitted to the applicant on October 10, 2022. Clarifications from the applicant were provided on October 14, 2022, and comments on clarifications were provided to the applicant on October 18, 2022. The following summarized comments were outstanding as of October 18, 2022:

1. Per §154.21(C)(1)(j), provide a 10 ft. side yard utility easement along the eastern property boundary of Lot 3, Block 3 to provide for future public utility access to the lots to the undeveloped parcel to the northeast of this Lot.
2. Per §154.21(D)(5), remove the duplicate P&Z certification statement shown on face of plat.

STAFF RECOMMENDATION & FINDINGS:

Staff has had continued correspondence with the applicant, and therefore recommends approval of the Preliminary Plat referred to as La Vista Subdivision, with the following conditions:

1. All outstanding comments shall be addressed per staff recommendation prior to being presented to City Council.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to **recommend approval** of a request for a Preliminary Plat referred to as La Vista Subdivision, on property described as being 4.22 acres of land out of the Vincent L. Evans Survey, Abstract No. 288, Bell County, Texas, and being all of a called 4.216 acre tract of land described in a deed to YELLOW LILLY, INC, recorded in Document No. 2022-008375, Real Property Records in Bell County, Texas, based on staff's recommendations and findings.

2. Motion to **recommend approval with condition** of a request for a Preliminary Plat referred to as La Vista Subdivision, on property described as being 4.22 acres of land out of the Vincent L. Evans Survey, Abstract No. 288, Bell County, Texas, and being all of a called 4.216 acre tract of land described in a deed to YELLOW LILLY, INC, recorded in Document No. 2022-008375, Real Property Records in Bell County, Texas, **with the one condition as presented by staff**, and based on staff's recommendations and findings.

3. Motion to **recommend disapproval with explanation** of a request for a Preliminary Plat referred to as La Vista Subdivision, on property described as being 4.22 acres of land out of the Vincent L. Evans Survey, Abstract No. 288, Bell County, Texas, and being all of a called 4.216 acre tract of land described in a deed to YELLOW LILLY, INC, recorded in Document No. 2022-008375, Real Property Records in Bell County, Texas, based on staff's recommendations and findings.
Explanation: Applicant has not met the requirements of §154.21(C)(1)(j), & §154.21(D)(5).

4. Any other action desired.

ATTACHMENTS:

1. Application
2. Location Map
3. Field Notes
4. Dedication
5. 380 Agreement
6. La Vista Subdivision Plat & Engineering Plans
7. Comments



Preliminary Plat Application

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

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

1. Pre-Application Meeting 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

City of Harker Heights
 Planning & Development
 305 Millers Crossing
 Harker Heights, TX 76548
 Phone: (254) 953-5600
 Email:
planning@harkerheights.gov

Property Information:

Plat Name: La Vista Subdivision **Date Submitted:** 9/28/2022
Existing Lot Count: 1 **Proposed Lot Count:** 21 **Proposed Units:** 42 **Acreage:** 4.216
Existing Land Use: Vacant **Proposed Land Use:** Single-Family Attached

Site Address or General Location: North of W Valley Rd, just east of N Mary Jo Dr.

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

Owner Information & Authorization:

Property Owner: Yellow Lilly, Inc. (Manish Bhakta)
 Address: 2557 Jubilation Dr, Harker Heights, Texas 76548
 Phone: (254) 702-7070 E-Mail: mbhakta@yahoo.com

Developer: Yellow Lilly, Inc. (Manish Bhakta)
 Address: 2557 Jubilation Dr, Harker Heights, Texas 76548
 Phone: (254) 702-7070 E-Mail: mbhakta@yahoo.com

Engineer/Surveyor: Republic Engineering & Development Services
 Address: P.O. Box 3123, Harker Heights, Tx 76548
 Phone: (512) 665-8910 E-Mail: jtheriot@RepublicEDS.com

CHECK ONE OF THE FOLLOWING:

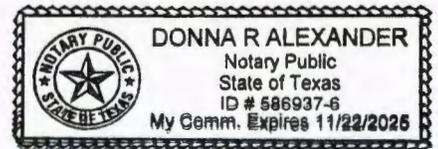
- I will represent the application myself.
- I hereby designate Joseph Theriot (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application.

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.

Manish Bhakta

Printed Name of Owner

Manish Bhakta
Signature of Owner



SWORN AND SUBSCRIBED BEFORE ME ON THIS 27 DAY OF Sept, 2022

Donna R Alexander
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: 11-22-25

STAFF ONLY -- DO NOT FILL OUT

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

FIELD NOTES
4.22 ACRES
BELL COUNTY, TEXAS

BEING 4.22 acres of land out of the Vincent L. Evans Survey, Abstract No. 288, Bell County, Texas, and being all of a called 4.216 acre tract of land described in a deed to YELLOW LILLY, INC, recorded in Document No. 2022-008375, Real Property Records in Bell County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8-inch iron rod found in the north right-of-way line of West Valley Road, for the southeast corner of said 4.216 acre tract and being at the southwest corner of Lot 1, Block 5 of KERN TERRACE EXT. 3, according to the map or plat recorded in Cabinet A, Slide 225-D, Plat Records of Bell County, Texas;

THENCE N 73°01'54" W, 206.90 feet (*deed N 70°52'58" W, 206.91'*), with the north right-of-way line of said W. Valley Road and with the south boundary line of said 4.216 acre tract, to an "X" scratched in the top a curb for the southwest corner of said 4.216 acre tract and being at the southeast corner of Lot 1, Block 1 of the BUTLER-MOORE ADDITION, according to the map or plat recorded in Year 2019, Plat No. 197, of said Plat Records;

THENCE N 17°12'04" E, 749.76 feet (*deed N 19°21'00" E 749.76'*), with the west boundary line of said 4.216 acre tract and along the east boundary line of said Block 1 of the BUTLER-MOORE ADDITION, to a calculated point in the north right-of-way line of Jamie Road, for the southerly northwest corner of said 4.216 acre tract and being in the south boundary line of a called 0.381 acre tract of land described in a deed to FELIPE & CRUZ RODRIGUEZ, recorded in Document No. 2021-053060, of said Property Records, from which a 3/8-inch iron rod found bears N 77°02'41" W, 1.09 feet;

THENCE S 73°05'26" E, 18.75 feet (*deed S 70°56'30" E, 18.75'*), with the north right-of-way line of Jamie Road and along the south boundary line of said 0.381 acre tract, to a 3/8-inch iron rod found for an interior corner of said 4.216 acre tract and being at the southeast corner of said 0.381 acre tract;

THENCE N 17°09'14" E, 150.09 feet (*deed N 19°18'10" E, 150.09'*), with the northerly west boundary line of said 4.216 acre tract and along the east boundary line of said 0.381 acre tract, to a 3/8-inch iron rod found for the northerly northwest corner of said 4.216 acre tract and being at the northeast corner of said 0.381 acre tract and being in the south boundary line of Lot 3, Block 5 of KERN TERRACE EXT. 2, according to the map or plat recorded in Cabinet A, Slide 225-A, of said Plat Records;

THENCE S 72°54'17" E, 188.97 feet (*deed S 70°45'21" E, 188.97'*), with the north boundary line of said 4.216 acre tract and along the south boundary line of said Block 5 of KERN TERRACE EXT. 2, to a capped 3/8-inch iron rod found for the northeast corner of said 4.216 acre tract and being at the southeast corner of Lot 1 of said Block 5 of KERN TERRACE EXT. 2 and being in the west boundary line of a called 1.252 acre tract of land described in a deed to FELIPE & CRUZ RODRIGUEZ, recorded in Volume 5171, Page 459, of said Property Records;

THENCE S 17°14'43" W, 899.45 feet (*deed S 19°23'39" W, 899.45'*), with the east boundary line of said 4.216 acre tract and part way along the west boundary line of said 1.252 acre tract, part way along the west boundary line of a called 2.8 acre tract of land described in a deed to FORT HOOD AREA HABITAT FOR HUMANITY, INC., recorded in Document No. 2020-053778, of said Property Records, and part way along the west boundary line of said Block 5 of KERN TERRACE EXT. 3, to the **POINT OF BEGINNING** and containing **4.22 acres** of land, more or less.

NOTES:

The bearings and distances recited herein are grid values derived from GPS observations based on the NAD 1983 State Plane Coordinate System, Texas Central Zone (4203). The Combined Correction Factor (CCF) is 0.9998496.

Luther E. Frobish 09/27/2022
Luther E. Frobish
Registered Professional Land Surveyor
State of Texas No. 6200



DEDICATION

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BELL

That **YELLOW LILLY, INC**, being the owner of the land shown on this plat designated as LA VISTA SUBDIVISION, an addition to the City of Harker Heights, Bell County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements, and public places as shown hereon.

WITNESS the execution hereof, on this _____ day of _____, 2022 A.D.

Manish Bhakta, President

STATE OF TEXAS

COUNTY OF BELL

This instrument was acknowledged before me on this _____ day of _____, 2022 A.D. by Manish Bhakta.

NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: _____

DEVELOPMENT AGREEMENT

This Development Agreement (“Agreement”) is entered into by and between the **CITY OF HARKER HEIGHTS, TEXAS** (“City”) and **YELLOW LILLY, INC.** (“Yellow Lilly”). The purpose of this Agreement is to set forth the terms under which the City will provide certain economic development incentives to Yellow Lilly pursuant to its authority under Chapter 380 of the Texas Local Government Code and, in consideration thereof, Yellow Lilly will agree to provide certain economic development benefits to the City. The parties agree as follows:

Economic Development Obligations of Yellow Lilly

Yellow Lilly is the owner of a 4.216 acre tract of property, further described in a General Warranty Deed attached as Exhibit A, (“Property”) located adjacent to North Mary Jo Drive and between Jamie Road and West Valley Road in the City. Certain substandard structures and other structures currently exist on the property. To enhance the economy of the City, to provide economic activity, to provide housing for persons employed within the City of Harker Heights, and to enhance the property tax base of the City, Yellow Lilly agrees to do the following:

- A. Yellow Lilly agrees to demolish all structures located on the Property by June 1, 2022.
- B. Yellow Lilly agrees to promptly dispose of and/or remove from the City all building materials, rubbish, scrap or debris that result from the demolition of the structure presently located on the Property.
- C. Yellow Lilly shall, after consultation with the City, prepare and submit a proposed plat for the Property in a configuration that will allow the construction of at least nineteen (19) duplex units as authorized by the current R2-I zoning classification. Such plat will be submitted to the City by January 1, 2023.

Yellow Lilly will reconstruct Lynn Drive and that portion of Jamie Road located on the Property to City standards. The plat of the Property shall include all easements and rights-of-way required by City ordinance and shall include a dedication of the reconstructed Lynn Drive to the City and the public as a city street. The plat shall also include a dedication of all of the reconstructed roadway currently referred to as “Jamie Road” that is contained on the Property to the City and the public as a city street.

D. Upon proper authorization from the City, Yellow Lilly shall conduct all site work and grading of the Property in a good and workmanlike manner and shall maintain the Property in a clean, mowed, and cleared condition until such time as duplexes have been constructed on all lots located on the property.

E. Yellow Lilly will construct on the Property at least nineteen (19) duplexes of a minimum size of 1,200 square feet of living space per side. Each such duplex shall have a one car

garage per side. Yellow Lilly shall complete the construction of nineteen (19) duplexes by January 1, 2025.

F. On January 1 of the year following completion of each duplex, such duplex shall have an appraised value of at least \$225,000.00 on the rolls of the Bell County Appraisal District.

G. For so long as Yellow Lilly owns any of the duplexes, they shall be kept in good and sound condition in full compliance with all City building codes and Yellow Lilly shall assure that the front yards of such duplexes shall be regularly mowed and kept free of debris and trash. Yellow Lilly shall require any successor in title to any of the duplexes to comply with this paragraph for so long as the City is paying 380 grants to Yellow Lilly pursuant to this Agreement.

H. Yellow Lilly will construct a minimum of three (3) new LED cobra style streetlights on pole on Lynn Drive. One of the streetlights shall be installed at the intersection of Lynn Drive and West Valley Road and another at the intersection of Lynn Drive and Jamie Road at locations approved by the City. Such streetlights shall be constructed within three hundred sixty-five (365) days of final approval of the plat of the Property.

Economic Development Incentives – City of Harker Heights

In consideration for the economic development benefits to be provided by Yellow Lilly as described in Section 1 above, the City agrees to provide Yellow Lilly with certain economic development incentives pursuant to its authority under Chapter 380 of the Texas Local Government Code.

A. The City will waive all platting fees in relation to the platting of the Property as required above.

B. The City will waive all tap and service fees for water and sewer connections to each of the duplexes that Yellow Lilly will construct pursuant to this Agreement.

C. The City will waive all permit fees in connection with the construction of the duplexes described above.

D. On or about January 25, 2022, the City entered into an agreement with Harker Heights Condominiums, LLC (“HHC”) and BSLNC, Inc. (“BSLNC”) to settle litigation relating to the disposition of the substandard structures located on the Property (“Settlement Agreement”). The settlement agreement required that HHC/BSLNC, or their successor, pay the total amount of \$118,157.00 to the City as compensation for costs incurred by the City to demolish certain substandard structures that had existed on the Property (“Demolition Debt”). At the time the settlement was executed, HHC/BSLNC paid the City the amount of \$23,641.40, leaving a Demolition Debt balance of \$94,518.60 due and payable to the City. Yellow Lilly purchased the Property from HHC/BSLNC and assumed the obligation of those entities under the settlement agreement. Yellow Lilly now owes the City \$94,518.60 pursuant to said agreement. That amount is secured by a lien on the Property. As an economic development incentive, the City will declare

said Demolition Debt balance of \$94,518.60 to be paid in full and no longer owed to the City upon the completion by Yellow Lilly of nineteen (19) duplexes on the Property in accordance with this Agreement. Upon such occurrence, the City's lien securing the Demolition Debt will also be released. Such duplexes shall be considered to be "complete" upon issuance of occupancy permits by the City. Further, the lien which exists against the Property to secure payment of amounts necessary to reimburse the City for demolition costs will be released upon the completion by Yellow Lilly of nineteen (19) duplexes on the Property. Between the date of the execution of this Agreement and the date that Yellow Lilly is required to have constructed the nineteen (19) duplexes, Yellow Lilly shall not be required to make payment to the City on the \$94,518.60 Demolition Debt.

E. Upon acceptance of the reconstructed Lynn Drive and Jamie Road and approval of the final plat for the Property, the City will, within thirty (30) days after such acceptance and approval, pay an economic development grant in the amount of \$23,641.40 to Yellow Lilly.

F. Property Value Grants -- Beginning for the tax year 2023 and continuing for ten (10) years through the tax year 2032, the City will make an economic development grant to Yellow Lilly in an amount equal to one-half (1/2) of the increase in property tax revenue received by the City from the Property (including improvements) over the ad valorem property tax revenue received by the City from the Property for the tax year 2022. This grant shall be payable by the City on or before March 1 of the year following the year for which the grant is paid. For example, the first grant will be paid for the tax year 2023. Property taxes assessed by the City for the tax year 2023 are due on or before January 31, 2024. The Property Value Grant for the tax year 2023 will be paid by the City to Yellow Lilly on or before March 1, 2024. This grant shall only be payable if Yellow Lilly owns all of the Property.

In order for Yellow Lilly to qualify for Property Value Grants, Yellow Lilly, or its successor, must timely pay all ad valorem property taxes due on each and every lot that will be platted on the Property. If property taxes are not timely paid for each such lot and become delinquent for any such lot during any year for which this grant is to be paid, the obligation of the City to pay this grant shall terminate for the year in which the delinquency occurs and all subsequent years for which the City has otherwise agreed to pay this grant. Nothing herein shall prohibit Yellow Lilly, or its successor, from objecting to appraisals of fair market value and pursuing such objections in accordance with the Texas Tax Code. To the extent any such protest is made, Yellow Lilly, or its successor, must timely pay ad valorem taxes as required by law to continue this obligation. In the case of such appeal, the City shall have only the obligation to pay the grant based upon the amount of ad valorem taxes assessed by the City which are actually paid by Yellow Lilly, or its successor.

The cumulative amount of Property Value Grants that the City is obligated to make is \$150,000.00. Once the cumulative total amount of Property Value Grants paid by the City under this Agreement equals \$150,000, the City shall have no further obligation to make such grant payments to Yellow Lilly. Subject to the requirements and conditions of this Agreement, Yellow Lilly shall be entitled to receive Property Value Grants even if title to any of the lots located on the Property is transferred to another person or entity after the execution of this Agreement.

Recovery of Incentives

In the event Yellow Lilly does not complete construction of nineteen (19) duplexes on the Property by January 1, 2025, Yellow Lilly must refund to the City all amounts paid to Yellow Lilly by that date for Property Value Grants. Additionally, if Yellow Lilly fails to timely pay ad valorem taxes for any year that a Property Value Grant is to be paid this Agreement shall terminate, the City's obligation to pay Property Value Grants shall terminate and Yellow Lilly shall repay all Property Value Grants made by the City to that date.

If Yellow Lilly has not completed construction of all nineteen (19) duplexes by January 1, 2025, Yellow Lilly will remain obligated to pay a portion of the \$94,518.60 Demolition Debt that will be reduced on a pro rata basis based upon the number of duplexes completed before January 1, 2025. For example, if Yellow Lilly completes ten (10) duplexes by January 1, 2025, Yellow Lilly shall continue to owe the City 9/19 of the \$94,518.60 Demolition Debt. Any amount due shall be paid by Yellow Lilly to the City by June 1, 2025. In the event that Yellow Lilly owes the City a percentage of the Demolition Debt after January 1, 2025, the City's lien securing the debt shall remain in place until the balance of the debt is paid. In the event of a default or breach of any provision of this Agreement by Yellow Lilly or its , other than a failure to construct all nineteen duplexes, Yellow Lilly shall fulfill and perform all obligations that were originally required of HHC and/or BSLNC in the Settlement Agreement and repay to the City all Property Value Grants paid to Yellow Lilly, or any authorized successor.

General Provisions

1. This Agreement and the benefits to be paid hereunder may not be assigned by Yellow Lilly without the express written consent of the City.
2. Yellow Lilly agrees that the City is authorized to enter upon the Property to conduct such inspections as are necessary to determine whether permits, including occupancy permits, should be issued and to determine whether the provisions of this Agreement are being met. The parties agree that the City's inspections shall be conducted during regular business hours or at such other time as agreed by the parties.
3. The relationship between the City and Yellow Lilly is not, and shall not be deemed to be, a partnership or joint venture for purposes of this Agreement or for any purposes whatsoever.
4. The City is not a participant in the construction of the duplex improvements that are to be constructed by Yellow Lilly. In the event any claim or suit is made against the City arising out of or relating to the construction of the duplexes described herein, Yellow Lilly will indemnify and hold harmless the City from any such claim or legal actions.
5. This Agreement shall be construed and interpreted under the laws of the State of Texas. This Agreement is performable in Bell County, Texas.

IN WITNESS WHEREOF and to confirm the agreements of the parties to the terms of this Development Agreement, the parties sign and execute the Agreement on the dates shown below their signature as follows:

CITY OF HARKER HEIGHTS, TEXAS



By: David Mithcell

David Mithcell, City Manager

Date: 3/22/22

ATTEST:

Julie Helsham

Julie Helsham, City Secretary
City of Harker Heights, Texas

YELLOW LILLY, INC.

By: MBhakta

Print Name: MANISH BHAKTA

Title: President of yellow Lilly, Inc.

Date: 3/22/2022

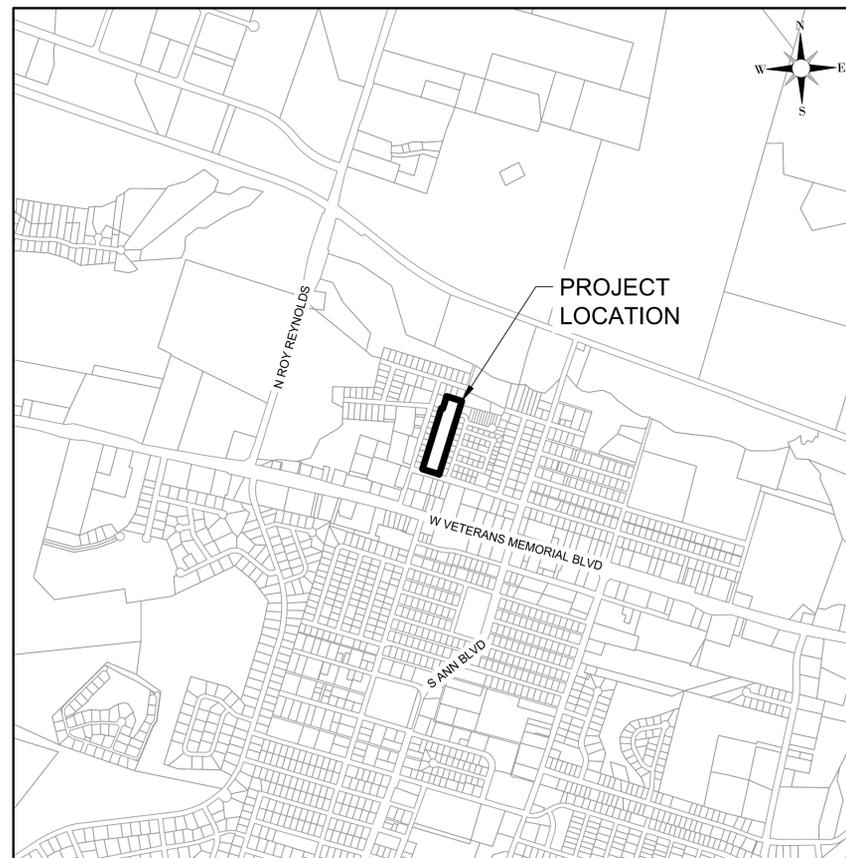
PRELIMINARY PLAT FOR LA VISTA SUBDIVISION HARKER HEIGHTS, BELL COUNTY, TEXAS 21-055-001

OWNER:
YELLOW LILLY, INC
2557 JUBILATION DR
HARKER HEIGHTS, TX 76548

DEVELOPER:
YELLOW LILLY, INC
2557 JUBILATION DR
HARKER HEIGHTS, TX 76548

SURVEYOR:
FROBISH LAND SURVEYING
P.O. BOX 1411
BELTON, TX 76513

ENGINEER:
REPUBLIC ENGINEERING &
DEVELOPMENT SERVICES
P.O. BOX 3123
HARKER HEIGHTS, TX 76548



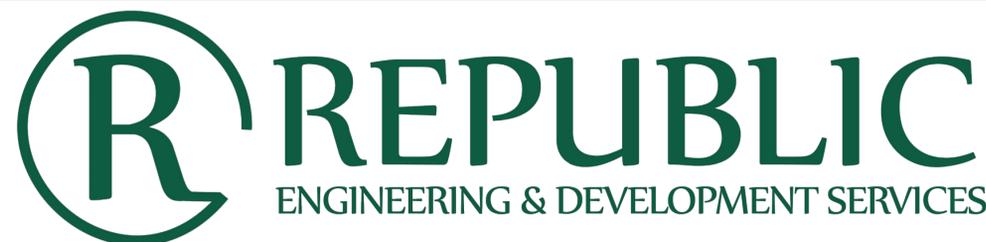
VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
--	TITLE SHEET
1	PRELIMINARY PLAT
2	DRAINAGE
3	WATER LAYOUT
4	SEWER LAYOUT

PRELIMINARY PLAT FOR LA VISTA SUBDIVISION

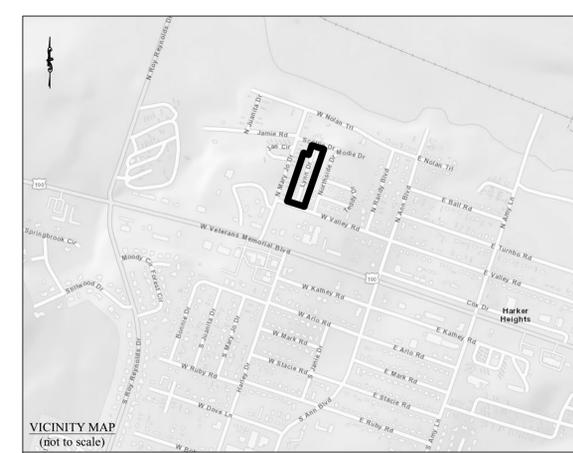


Know what's below.
Call before you dig.

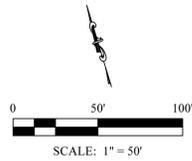


T.B.P.E.L.S. FIRM NO.: 21633

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JOSEPH THERIOT, P.E. 120299 ON 10/17/2022. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

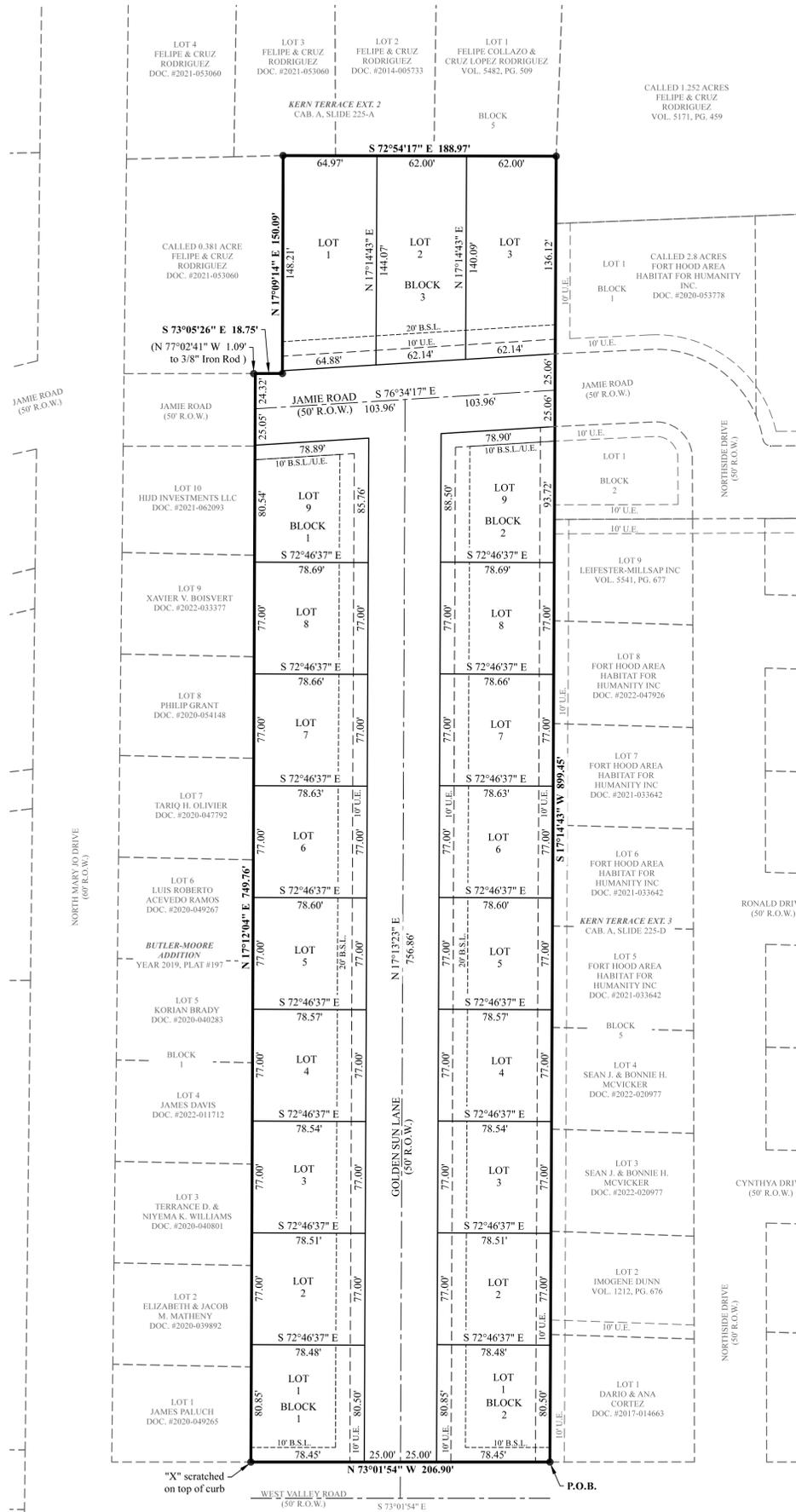


VICINITY MAP
(not to scale)



GENERAL NOTES:

- The bearings and distances recited hereon are grid values derived from GPS observations based on the NAD83 State Plane Coordinate System, Texas Central Zone No. 4203. The Combined Correction Factor (CCF) is 0.9998496.
- No portion of this tract is shown to be within a Special Flood Hazard Area, per FEMA's Flood Insurance Rate Map (FIRM) for Bell County, Texas, panel number 48027C0285E, effective September 26, 2008. This does not imply that this tract will, or will not flood, nor does it create any liability in such event on the part of this surveyor.
- Building setback lines per the City of Harker Heights Zoning District Regulation 155.0231 R2-1 Two-Family Infill Dwelling District are as follows: Front = 20', Corner = 10', Side = 5', Rear = 10'
- Field Notes accompany this plat.
- Water and sewer services for this tract will be provided by the City of Harker Heights.
- Electric service for this tract is provided by Oncor Electric Delivery.
- All roads will be 31 feet from back of curb to back of curb.



KNOW ALL MEN BY THESE PRESENTS, THAT YELLOW LILLY, INC., BEING THE SOLE OWNER OF THAT CERTAIN 4.22 ACRE TRACT OF LAND IN THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, SITUATED IN THE VINCENT L. EVANS SURVEY, ABSTRACT NO. 288, BELL COUNTY, TEXAS, AND BEING ALL OF A CALLED 4.216 ACRE TRACT OF LAND DESCRIBED IN A DEED TO YELLOW LILLY, INC., RECORDED IN DOCUMENT NO. 2022-008375, REAL PROPERTY RECORDS IN BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF YELLOW LILLY, INC., AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND APPROVED BY THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS AND LA VISTA SUBDIVISION, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, ALLEYS AND DRAINAGE TRACTS SHOWN ON SAID PLAT, THE SAME TO BE USED AS PUBLIC THROUGHFARES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF HARKER HEIGHTS.

THE DRAINAGE TRACTS, DRAINAGE AND UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY OF HARKER HEIGHTS FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS _____ DAY OF _____, 202__.

FOR: YELLOW LILLY, INC.

BY: _____
MANISH BHAKTA, PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED MANISH BHAKTA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNERS OF THE PROPERTY DESCRIBED HEREOF.

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: _____

PLANNING

APPROVED THIS _____ DAY OF _____, 20____, A.D. BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS.

DIRECTOR OF PLANNING AND DEVELOPMENT

PLANNING AND ZONING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

SECRETARY, PLANNING AND ZONING COMMISSION

CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 20____, A.D. BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS.

MAYOR

CITY SECRETARY

PLANNING AND ZONING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

SECRETARY, PLANNING AND ZONING COMMISSION

SURVEYORS' CERTIFICATE:

THAT I, LUTHER E. FROBISH, 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, TEXAS.

Luther E. Frobish 10/13/2022
LUTHER E. FROBISH
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6200



LEGEND:

- P.O.B. = POINT OF BEGINNING
- B.S.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- = 3/8" IRON ROD FOUND (unless otherwise noted)

TRACT INFORMATION:

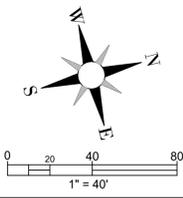
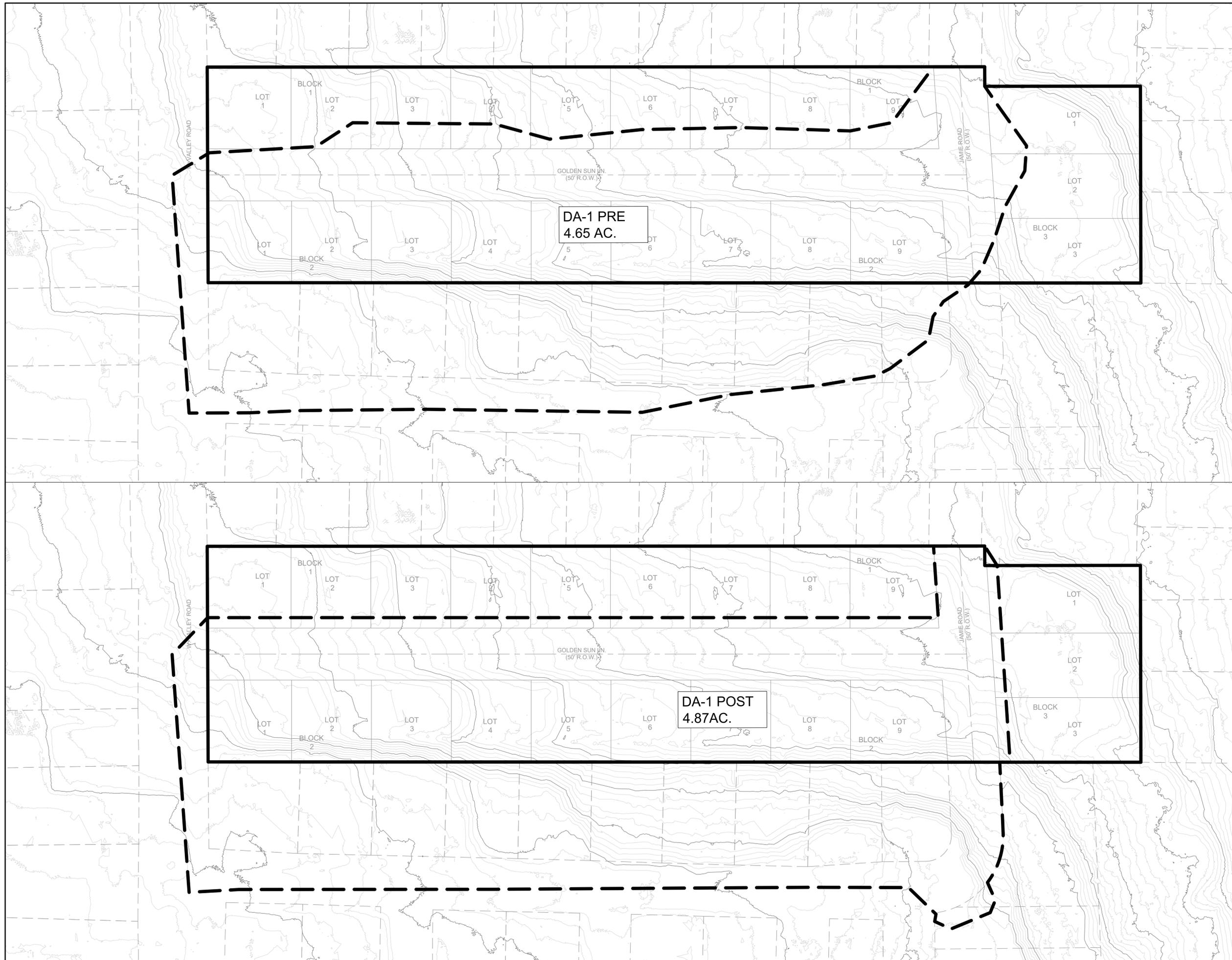
LOTS = 21
BLOCKS = 3
TOTAL ACREAGE = 4.22 ACRES

OWNER INFORMATION:

YELLOW LILLY, INC
MANISH BHAKTA, PRESIDENT
2557 JUBILATION DRIVE
HARKER HEIGHTS, TX 76548
DOCUMENT #2022-008375

**PRELIMINARY PLAT
LA VISTA SUBDIVISION**

An addition to the City of Harker Heights, Bell County, Texas.



- NOTES:**
1. A DETAILED DRAINAGE ANALYSIS WILL BE SUBMITTED WITH CONSTRUCTION PLANS.
 2. ALL UPSTREAM FLOWS SHALL BE ACCEPTED ONSITE AS THEY CURRENTLY EXIST AND SHALL NOT BE OBSTRUCTED, UNLESS OTHERWISE NOTED IN THIS PLAN SET.
 3. ENERGY DISSIPATION SHALL BE PROVIDED AT EACH OUTFALL BY THE USE OF ROCK RIPRAP OR CONCRETE RIPRAP WITH FORMED CONCRETE DISSIPATERS.
 4. ALL LOTS MUST HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURE.
 5. THE DRAINAGE DESIGN PROVIDED HEREIN ILLUSTRATES OUR FINAL DESIGN INTENT FOR THE PROPOSED HYDROLOGIC AND HYDRAULIC METHODOLOGIES, PLANNING AND DESIGN ASSUMPTIONS USED TO ADDRESS THE APPLICABLE UNDERLYING DRAINAGE FACILITY PRINCIPLES AS SPECIFIED IN THE CITY OF HARKER HEIGHTS DRAINAGE CRITERIA MANUAL.
 6. THIS PROPERTY LIES WITHIN FEMA "ZONE X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0285E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

!!! CAUTION !!!
 DEPTH AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE EXCAVATING IN THE AREA.



**Know what's below.
 Call before you dig.**

LEGEND

DA-XX	DRAINAGE AREA I.D.
X.XX AC.	DRAINAGE AREA ACERAGE
	DRAINAGE AREA BOUNDARY

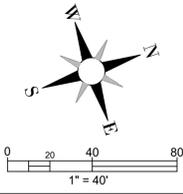
REV	DESCRIPTION	DATE
1	ORIGINAL RELEASE	09/28/2022



**LA VISTA
 SUBDIVISION**

DRAINAGE

SIGNATURE		DATE
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JOSEPH THERIOT, P.E. 120299 ON 10/17/2022. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.		PM JAT DESIGN JAT DRAFTED JAT CHECKED JAT PROJECT # 21-055-001 DRAWING # 2



WATER NOTES:

1. ALL WATER LINES SHALL BE AWWA C900 PIPE UNLESS OTHERWISE NOTED.
2. ALL CONSTRUCTION SHOWN HEREIN SHALL BE PER CITY OF HARKER HEIGHTS STANDARDS AND SPECIFICATIONS.
3. EXISTING UTILITIES SHOWN HEREIN HAVE BEEN LOCATED BY VISIBLE APPURTENANCES AND RECORD DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND PROTECTING ALL UTILITIES REGARDLESS OF THEIR DEPICTION HEREIN.
4. FIRE HYDRANT SYMBOLS ARE FOR REPRESENTATION ONLY. FIRE HYDRANT ORIENTATION SHALL BE PER CITY OF HARKER HEIGHTS STANDARD DETAIL. ALL VALVES FOR HYDRANTS ARE TO BE CONNECTED DIRECTLY TO TEE AND HYDRANT IS TO BE EXTENDED TO PROPERTY LINE.
5. ALL FIELD BENDS SHALL BE PER PIPE MANUFACTURER RECOMMENDATIONS.
6. WATER - SEWER CROSSING SHALL MEET THE MINIMUM CURRENT REQUIREMENTS PER TCEQ AND CITY CODE.
7. THE CONTRACTOR SHALL COORDINATE THE FINAL PLACEMENT OF PROPOSED VALVES AND OTHER APPURTENANCES WITH STREET, SIDEWALK AND UTILITY IMPROVEMENTS TO AVOID CONFLICTS.
8. ACTUAL WATER METER AND SEWER SERVICE LOCATIONS SHALL BE PER CITY DETAILS.

!!! CAUTION !!!
 DEPTH AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE EXCAVATING IN THE AREA.



**Know what's below.
Call before you dig.**

LEGEND:

	PROPOSED WATER LINE
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER SERVICE
	EXISTING WATER LINE

	TIED EX 2" WATERLINE TO PROPOSED 6" REMOVED 6" WATERLINE AND TIED SERVICES TO EXISTING 2" WATERLINE	10/11/2022
2	ORIGINAL RELEASE	09/28/2022
REV	DESCRIPTION	DATE

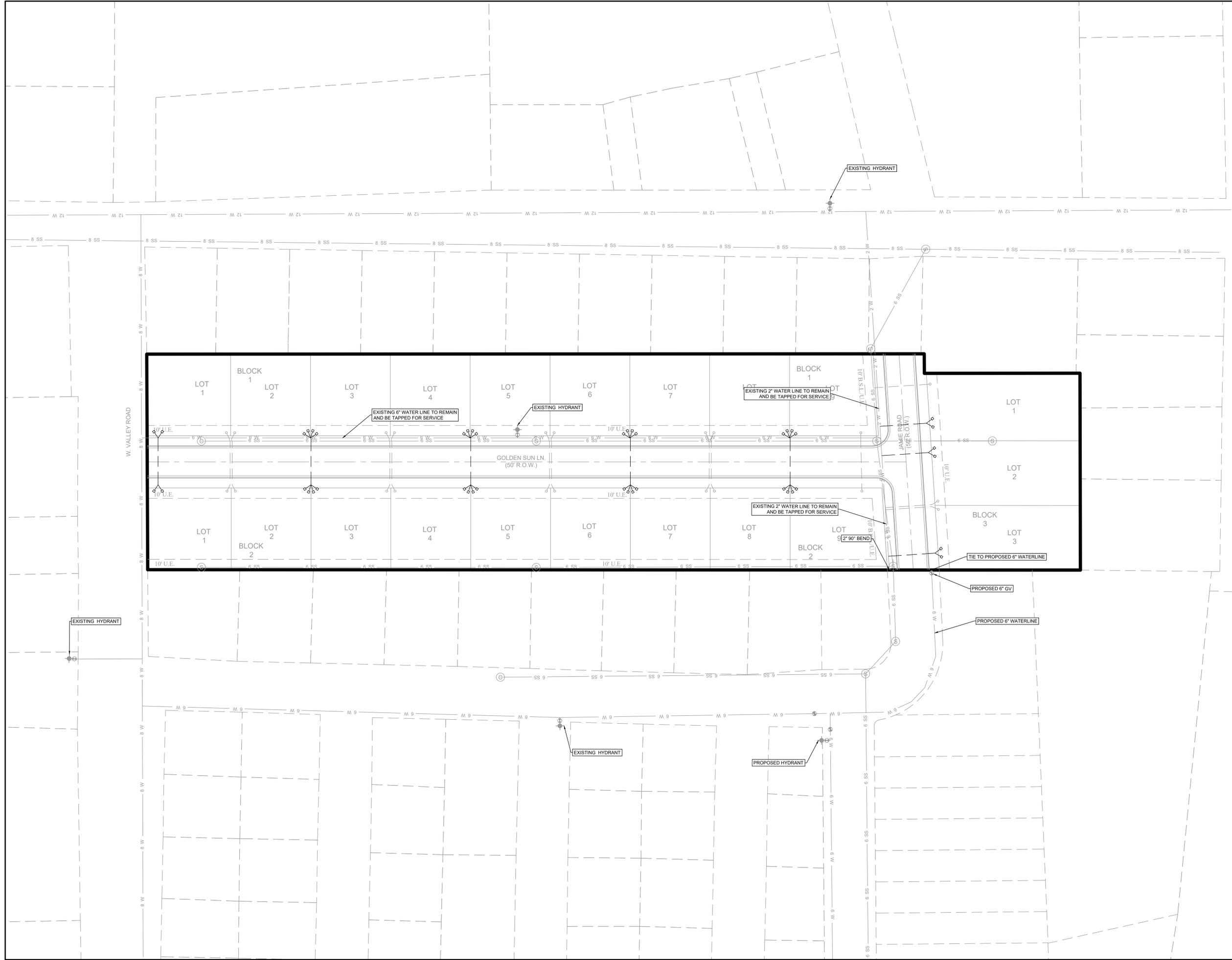


**LA VISTA
SUBDIVISION**

WATER LAYOUT

SIGNATURE _____ DATE _____

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JOSEPH THERIOT, P.E. 120299 ON 10/17/2022. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.	PM	JAT
	DESIGN	JAT
	DRAFTED	JAT
	CHECKED	JAT
	PROJECT #	21-055-001
DRAWING #	3	



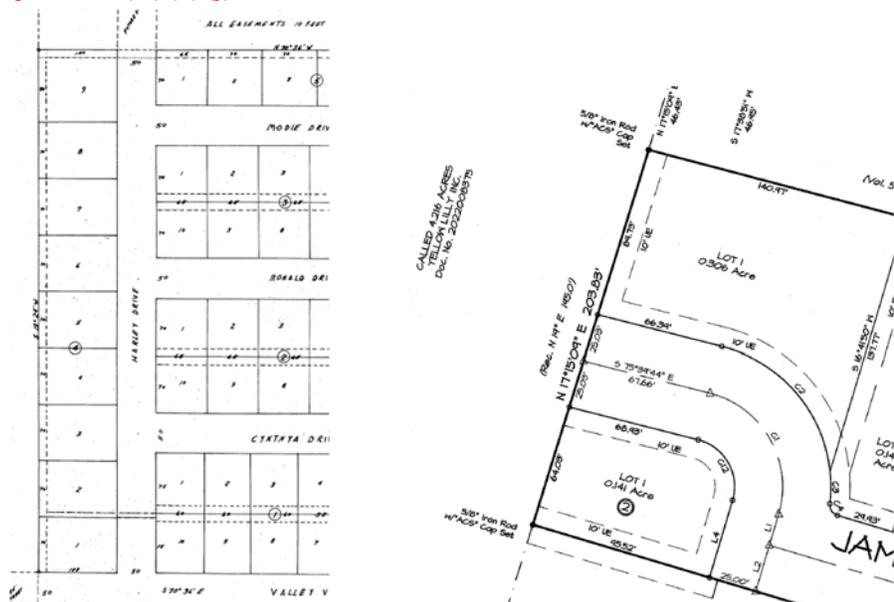
LA VISTA SUBDIVISION

P22-30 Preliminary Plat – La Vista Subdivision

Plat Distributed to HH Staff: September 30, 2022
Comments Sent to Applicant: October 10, 2022
Revisions received by Engineer: October 14, 2022
Comments Sent to Applicant: October 18, 2022

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Per §154.21(C)(1)(b), applicant shall amend the face of plat to include all required Title Block information (i.e. address of surveyor/engineer, etc.). **10/18/2022 Met**
2. Per §154.21 (C)(1)(g, j), applicant shall provide a 10 ft. side yard utility easement along the eastern property line of Lot 3, Block 3. This provides adequate width and connectivity to the adjacent utility easement in the approved Habitat For Humanity Northside Addition preliminary plat. Additionally, applicant shall provide a 10 ft. rear lot utility easement along Lots 1-9, Block 2. Applicant shall also illustrate and annotate existing and proposed (approved preliminary plat) utility easements adjacent to this development. **10/18/2022 Partially Met. Applicant's response is noted, however, applicant shall provide a 10 ft. side yard utility easement along the eastern property boundary of Lot 3, Block 3 to provide for future public utility access to the lots to the undeveloped parcel to the northeast of this Lot per §154.21 (C)(1)(j).**



3. Per §154.21(C)(1)(d), applicant shall provide accurate dimensions for right-of-ways. **10/18/2022 Met.**
4. Per §154.21(C)(1)(k), applicant shall amend the face of plat to reflect required information for adjacent property owners (present ownership, legal descriptions (recorded volume and page) and property lines within 100 feet) **10/18/2022 Met.**
5. Per §154.21(D)(5), City Council shall also review Preliminary Plats for approval. Therefore, the applicant shall amend City of Harker Heights Signature Blocks on the face of the plat to reflect as shown below:

Approved this _____ day of _____, by the Planning and Zoning Commission of the City of Harker Heights, Texas.

Chairperson, Planning and Zoning Commission

Secretary, Planning and Zoning Commission

Approved this _____ day of _____, by the City Council of the City of Harker Heights, Texas.

Mayor

City Secretary

Approved this the _____ day of _____, by the Director of Planning and Development of the City of Harker Heights, Bell County, Texas.

Director of Planning and Development **10/18/2022 Partially Met – P&Z certification statement is shown on face of plat twice, remove block located under City Council certification statement.**

6. Advisory Note: Applicant is advised that, based on the preliminary design submitted, the proposed offsite fire hydrant and 6” water main must be installed and accepted prior to approval of the final plat for this subdivision and prior to abandonment of existing 2” waterline on Jaime Road.
7. Advisory Note: Applicant is advised for the construction plans and final plat that drainage calculations for the entire development (not just one of the drainage basins

within the development) will be required prior to release of construction plans or approval of the final plat.

8. Advisory Note: Bell County 911 has approved changing the road name from Lynn Drive to Golden Sun Lane.

Public Works, Mark Hyde

- No comments have been received to date and may be forthcoming.

City Engineer, Otto Wiederhold

- No comments have been received to date and may be forthcoming.

Fire Marshal, Brad Alley

- No comments

Building Official, Mike Beard

- No comments at this time.

ONCOR, Steven Huggins

- No comments have been received to date and may be forthcoming.

Century Link/ Lumen, Chris McGuire

- No comments have been received to date and may be forthcoming.

Spectrum, Shaun Whitehead

- No comments have been received to date and may be forthcoming.

Atmos, Rusty Fischer

- No comments have been received to date and may be forthcoming.

Bell County WCID #1, Richard Garrett

- No comments



✉ info@RepublicEDS.com

📍 P.O. Box 3123
Harker Heights, TX 76548

☎ 979.234.0396

October 14, 2022

City of Harker Heights
305 Millers Crossing
Harker Heights, Texas 76548

Attn: Harker Heights City Staff

Harker Heights City Staff,

Below is the response to comments for the La-Vista Preliminary Plat, received on October 10, 2022.
Response to comment is in **bold**.

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Per §154.21(C)(1)(b), applicant shall amend the face of plat to include all required Title Block information (i.e. address of surveyor/engineer, etc.).
Addresses of surveyor and engineer are in the bottom left corner, under the surveyor's and engineer's company logos.
2. Per §154.21 (C)(1)(g, j), applicant shall provide a 10 ft. side yard utility easement along the eastern property line of Lot 3, Block 3. This provides adequate width and connectivity to the adjacent utility easement in the approved Habitat For Humanity Northside Addition preliminary plat. Additionally, applicant shall provide a 10 ft. rear lot utility easement along Lots 1-9, Block 2. Applicant shall also illustrate and annotate existing and proposed (approved preliminary plat) utility easements adjacent to this development.
The 10' easement along the eastern property line of Lot 3, Block 3 was not added because it will not be needed when the final plat is recorded. Currently there is a power pole that terminates approximately 30' into Lot 3, Block 3. This pole is to be removed by Oncor and the overhead line will terminate on the southern side of Jamie Dr. No utilities are needed along that lot boundary. The 10' easement was added along the rear of Lots 1-9, Block 2. All known existing easements as well as proposed easements on adjacent properties have been added.
3. Per §154.21(C)(1)(d), applicant shall provide accurate dimensions for right-of-ways.
All proposed and existing ROWs are labeled with the street names.

4. Per §154.21(C)(1)(k), applicant shall amend the face of plat to reflect required information for adjacent property owners (present ownership, legal descriptions (recorded volume and page) and property lines within 100 feet)

Adjacent property owners' information has been updated for all properties within 100 feet of the project boundary.

5. Per §154.21(D)(5), City Council shall also review Preliminary Plats for approval. Therefore, the applicant shall amend City of Harker Heights Signature Blocks on the face of the plat to reflect as shown below:

Approved this _____ day of _____, by the Planning and Zoning Commission of the City of Harker Heights, Texas.

Chairperson, Planning and Zoning Commission

Secretary, Planning and Zoning Commission

Approved this _____ day of _____, by the City Council of the City of Harker Heights, Texas.

Mayor

City Secretary

Approved this the _____ day of _____, by the Director of Planning and Development of the City of Harker Heights, Bell County, Texas.

Director of Planning and Development

Signature blocks have been updated.

6. Advisory Note: Applicant is advised that, based on the preliminary design submitted, the proposed offsite fire hydrant and 6” water main must be installed and accepted prior to approval of the final plat for this subdivision and prior to abandonment of existing 2” waterline on Jaime Road.

Understood. We would like to note the change made to the waterline layout per the developer’s request. The new layout proposes to utilize the existing 2” waterline and tie it to the proposed 6” waterline within the Habitat project, and not abandon it. All efforts will be made to coordinate the construction of the two projects.

7. Advisory Note: Applicant is advised for the construction plans and final plat that drainage calculations for the entire development (not just one of the drainage basins within the development) will be required prior to release of construction plans or approval of the final plat.

Understood. Full drainage plans and reports will accompany the construction plans.

8. Advisory Note: Bell County 911 has approved changing the road name from Lynn Drive to Golden Sun Lane.

Understood, thank you for submitting the street change and verifying the approval.

Public Works, Mark Hyde

- No comments have been received to date and may be forthcoming.

Understood.

City Engineer, Otto Wiederhold

- No comments have been received to date and may be forthcoming.

Understood.

Fire Marshal, Brad Alley

- No comments

Understood.

Building Official, Mike Beard

- No comments at this time.

Understood.

ONCOR, Steven Huggins

- No comments have been received to date and may be forthcoming.
Understood.

Century Link/ Lumen, Chris McGuire

- No comments have been received to date and may be forthcoming.
Understood.

Spectrum, Shaun Whitehead

- No comments have been received to date and may be forthcoming.
Understood.

Atmos, Rusty Fischer

- No comments have been received to date and may be forthcoming.
Understood.

Bell County WCID #1, Richard Garrett

- No comments
Understood.

Sincerely,

Joseph Theriot, P.E.



AGENDA ITEM X-3
PLANNING AND ZONING COMMISSION
MEMORANDUM

P22-32

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: OCTOBER 26, 2022

DISCUSS AND CONSIDER A REQUEST FOR A FINAL PLAT REFERRED TO AS TEXAS BOUND ADDITION, ON PROPERTY DESCRIBED AS BEING A 0.795-ACRE TRACT OF LAND OUT OF THE V. L. EVANS SURVEY, ABSTRACT NO. 288, BELL COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED TO ANDREA THOMPSON AND JACK THOMPSON AS RECORDED IN INSTRUMENT NO. 2022050816, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS.

PROJECT DESCRIPTION:

The applicant submitted an application for minor plat approval for 0.795 acres of land at the northwest corner of the W. Valley Road and N. Mary Jo Drive intersection. The submitted plat is in compliance with the recent R2-I (Two-Family Infill Dwelling District) zoning designation. This vacant property was part of the original city incorporation.

The application for this case was received on September 28, 2022. Comments were compiled and submitted to the applicant on October 7, 2022. Clarifications from the applicant were provided on October 17, 2022, and comments on clarifications were provided to the applicant on October 18, 2022. The following summarized comments were outstanding as of October 18, 2022:

1. Per §154.22(B)(2)(h, j), applicant shall provide a drainage analysis and if warranted side yard drainage easements and/or swales.
2. Per §154.22 (B)(1)(q), if the outstanding comments are not resolved prior to being considered by P&Z, then the City Council signatory block must be added to the face of the plat.

STAFF RECOMMENDATION & FINDINGS:

Staff has had continued correspondence with the applicant, and therefore recommends approval of the Final Plat referred to as Texas Bound Addition, with the following conditions:

1. All outstanding comments shall be addressed per staff recommendation prior to being presented to City Council.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to **recommend approval** of a request for a Final Plat referred to as Texas Bound Addition, on property described as being a 0.795-acre tract of land out of the V. L. Evans Survey, Abstract No. 288, Bell County, Texas, and being the same tract of land conveyed to Andrea Thompson and Jack Thompson as recorded in Instrument No. 2022050816, Official Public Records Of Real Property Of Bell County, Texas, based on staff's recommendations and findings.
2. Motion to **recommend approval with condition** of a request for a Final Plat referred to as Texas Bound Addition, on property described as being a 0.795-acre tract of land out of the V. L. Evans Survey, Abstract No. 288, Bell County, Texas, and being the same tract of land conveyed to Andrea Thompson

AGENDA ITEM X-3

and Jack Thompson as recorded in Instrument No. 2022050816, Official Public Records Of Real Property Of Bell County, Texas, **with the one condition as presented by staff**, and based on staff's recommendations and findings.

3. Motion to **recommend disapprove with explanation** of a request for a Final Plat referred to as Texas Bound Addition, on property described as being a 0.795-acre tract of land out of the V. L. Evans Survey, Abstract No. 288, Bell County, Texas, and being the same tract of land conveyed to Andrea Thompson and Jack Thompson as recorded in Instrument No. 2022050816, Official Public Records Of Real Property Of Bell County, Texas, based on staff's recommendations and findings.

Explanation: Applicant has not met the requirements of §154.22(B)(1)(q), & §154.22(B)(2)(h, j).

4. Any other action desired.

ATTACHMENTS:

1. Application
2. Location Map
3. Field notes
4. Dedication
5. Texas Bound Addition Plat & Engineering Plans
6. Comments



Minor/Amending Plat Application

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

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

1. Pre-Application Meeting with Staff to ensure applicability
2. Payment of \$150.00 +\$3.00 per acre
3. Signed & Original Field Notes and Dedication

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

Property Information:

Plat Name: Texas Bound Addition **Date Submitted:** _____

Existing Lot Count: 1 **Proposed Lot Count:** 5 **Acreage:** 0.795

Site Address or General Location: N Mary Jo Dr, Harker Heights, TX, Property ID 77900

Reason for Amendment/ Description of Subdivision: Development

Zoning Classification: R-2I **Existing Land Use:** vacant

Located in Overlay District?: Yes No

Owner Information/Authorization:

Property Owner: Andrea & Jack Thompson

Address: 204 Docia Lane, Killeen, Texas, 76542

Phone: 254-291-3685 **E-mail:** homeskilleen@gmail.com

Developer: same as above

Address: _____

Phone: _____ **E-mail:** _____

Engineer/Surveyor: Killeen Engineering & Surveying Ltd.

Address: 2901 E. Stan Schlueter Lp, Killeen, TX, 76542

Phone: 254-526-3981 **E-mail:** mlee@kesltd.com

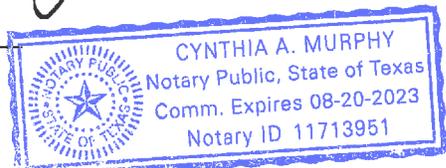
HEREBY UNDERSTAND AND ACKNOWLEDGE:
THE MINOR PLAT INVOLVES **FOUR OR FEWER LOTS** FRONTING ONTO AN EXISTING STREET WHERE THE CREATION OF A NEW STREET OR THE EXTENSION OF MUNICIPAL FACILITIES ARE NOT REQUIRED
OR
THE AMENDEND PLAT DOES NOT INCREASE THE NUMBER OF LOTS AND DOES NOT REQUIRE A NEW STREET OR EXTENSION OF MUNICIPAL FACILITIES.

Andrea Thompson/Jack Thompson
PRINTED NAME OF OWNER:

[Signature]
OWNER SIGNATURE:

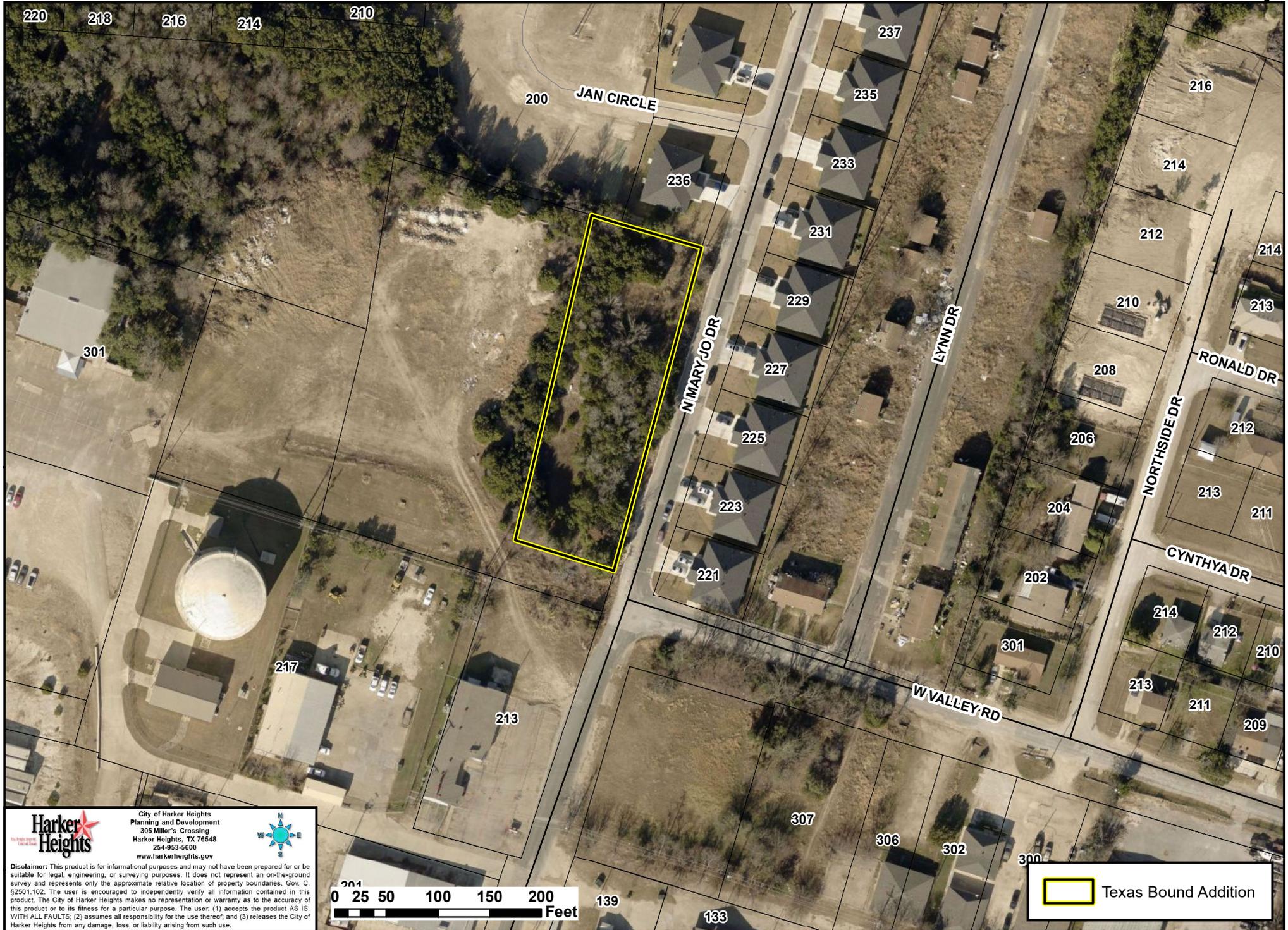
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 23 DAY OF September, 2022

Cynthia A. Murphy MY COMMISSION EXPIRES: 8-20-2023
NOTARY PUBLIC SIGNATURE



STAFF ONLY - DO NOT FILL OUT BELOW

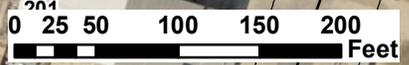
Date Submitted: _____ Receipt #: _____
Received By: _____ Pre-Application Meeting Case #: _____



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



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.



 Texas Bound Addition

Exhibit A

Being a 0.795-acre tract of land out of the V. L. Evans Survey, Abstract No. 288, Bell County, Texas, and being the same tract of land conveyed to Andrea Thompson and Jack Thompson as recorded in Instrument No. 2022050816, Official Public Records of Real Property of Bell County, Texas; said 0.795-acre tract being more particularly described as follows:

BEGINNING at a 3/8" iron rod found in the West margin of North Mary Jo Drive, said rod being a corner in the East line of a tract of land conveyed to James Myers as recorded in Volume 3287, Page 25, said county records, and the Southeast corner of said Thompson tract for the Southeast corner of the herein described tract;

THENCE, N 73° 10' 47" W, 111.11 feet with the East line of said Myers tract, the South line of said Thompson tract and the South line of the herein described tract to a 3/8" iron rod found, said rod being a corner in the East line of said Myers tract and the Southwest corner of said Thompson tract for the Southwest corner of the herein described tract;

THENCE, N 17° 07' 03" E, 311.14 feet with the East line of said Myers tract, the West line of said Thompson tract and the West line of the herein described tract to a 3/8" iron rod found, said rod being the Northeast corner of said Myers tract, a point in the South line of a tract of land conveyed to Yellow Lilly, Inc. and the Northwest corner of said Thompson tract for the Northwest corner of the herein described tract;

THENCE, S 73° 31' 21" E, 111.22 feet with the South line of said Yellow Lilly tract, the South line of Freedom Park Subdivision, as recorded in Instrument No. 2020069308, Plat Records of Bell County, Texas, the North line of said Thompson tract and the North line of the herein described tract to a 1/2" iron rod found in the West margin of North Mary Jo Drive, said rod being the Southeast corner of Freedom Park Subdivision and the Northeast corner of said Thompson tract for the Northeast corner of the herein described tract;

THENCE, S 17° 08' 13" W, 311.81 feet with the West margin of North Mary Jo Drive, the East line of said Thompson tract and the East line of the herein described tract to the **POINT OF BEGINNING**, containing 0.795 acres of land, more or less.

The Bearings for the above description are based on the Texas Coordinate System, Central Zone, NAD 83 per Leica SmartNet GPS observations.

I, Michelle E. Lee, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from a survey made on the ground of the property described herein.

Michelle E. Lee

Michelle E. Lee, RPLS *9-23-2022*
No. 5772, Texas

KILLEEN ENGINEERING & SURVEYING, LTD.
2901 E. STAN SCHLUETER LOOP
KILLEEN, TEXAS 76542
(254) 526-3981/ FAX (254) 526-4351
TBPE Registration No. F-4200, TBPLS Registration No. 10194541



DEDICATION

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

KNOW ALL MEN BY THESE PRESENTS:

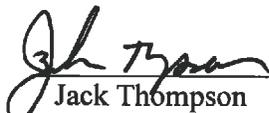
That **ANDREA THOMPSON AND JACK THOMPSON**, being the sole owners of that 0.795 acre tract of land described in Exhibit A attached hereto, and incorporated herein for all purposes, do hereby subdivide the herein described property into lots and blocks according to the plat thereof, to be known as **TEXAS BOUND ADDITION** to the City of Harker Heights, Bell County, Texas, as approved by the City of Harker Heights City Council. **ANDREA THOMPSON AND JACK THOMPSON** do hereby adopt the said plat of **TEXAS BOUND ADDITION** as an addition to the City of Harker Heights for the purpose of selling lots and blocks of land with reference thereto, for the development of said land by its owner, and for all other purposes. **ANDREA THOMPSON AND JACK THOMPSON** do hereby dedicate to the City of Harker Heights all streets, avenues, roads, alleys, and associated potable water, sanitary sewer, and storm sewer systems as shown on said plat, and final construction drawings; the same to be used as public thoroughfares and public utilities when and as authorized by the City of Harker Heights, Bell County, Texas.

The utility easements shown on the said plat are dedicated to the City of Harker Heights for the installation and maintenance of any and all public utilities, which the city may elect to install and maintain or permit to be installed and maintained.

WITNESS the execution hereof on this 23 day of September, 2022 A.D.



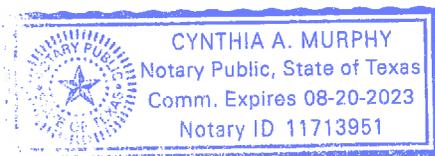
Andrea Thompson

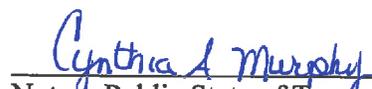


Jack Thompson

State of Texas §
County of Bell §

This instrument was acknowledged before me on this 23 day of September, 2022 A.D. by Andrea Thompson and Jack Thompson.





Notary Public State of Texas
My Commission Expires 8-20-2023



Maintenance Yard
Pump Station Addition
(Cabinet D, Slide 337D)

UNITED STATES OF AMERICA
50.0' WIDE B.C.W.C.I.D.
WATER LINE EASEMENT
TRACT WL-13
(VOL. 504, PAGE 536)

James Myers
(Vol. 3287, Pg. 25)

Lot 5,
Block A

Lot 6,
Block A

Freedom Park Subdivision
Phase 2
(Inst. 2022028850)

Lot 7,
Block A

Freedom Park Subdivision
Phase 1
(Inst. 2020069308)

Lot 8,
Block A

R.O.W. Dedication Per This Plat
(0.017 acres)

Janie Lea Tucker
& Robert K. Tucker
(Vol. 2832, Pg. 514)

WEST VALLEY ROAD
(60' Right-of-way, asphalt pavement, 30' back to back, curb & gutter)

NORTH MARY JO DRIVE
(60' Right-of-way, asphalt pavement, 30' back to back, curb & gutter)

Faye C. Smien
& David Smith Smien
(Inst. 2008-00038665)

Lot 1,
Block 1

Lot 2,
Block 1

Lot 3,
Block 1

Lot 4,
Block 1

Lot 5,
Block 1

Lot 6,
Block 1

Lot 7,
Block 1

Butler Moore Addition
(Inst. 2019-00053041)

KNOW ALL MEN BY THESE PRESENTS, that ANDREA THOMPSON AND JACK THOMPSON, being the sole owners of that 0.795 acre tract of land in Bell County, Texas, part of the V.L. Evans Survey, Abstract No. 288, which is more fully described in the dedication of TEXAS BOUND ADDITION, as shown on the plat hereof, and approved by the City Council of the City of Harker Heights, Bell County, Texas, do hereby adopt said TEXAS BOUND ADDITION, as an addition to the City of Harker Heights, Bell County, Texas, and hereby dedicate to said city all streets, avenues, roads, drives, and alleys 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. The utility easements shown on said plat are dedicated to said City for the installation and maintenance of any and all public utilities, which the City may install or permit to be installed or maintained.

ANDREA THOMPSON

JACK THOMPSON

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the ____ day of _____, 20____ by Andrea Thompson and Jack Thompson.

Notary Public, State of Texas

APPROVED this ____ day of _____, 20____, by the City Council of the City of Harker Heights, Bell County, Texas.

Mayor

City Secretary

APPROVED this ____ day of _____, 20____, by the Planning and Zoning Commission of the City of Harker Heights, Bell County, Texas.

Chairman, Planning and Zoning Commission

Secretary, Planning and Zoning Commission

APPROVED this ____ day of _____, 20____, by the Director of Planning and Development of the City of Harker Heights, Bell County, Texas.

Director of Planning and Development

City Secretary

FILED FOR RECORD this ____ day of _____, 20__ A.D.

Dedication in Instrument # _____, Official Public Records of Real Property, Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, Michelle E. Lee, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments shown hereon were properly placed or found under my personal supervision, in accordance with the Subdivision Regulations of the City of Harker Heights, Texas. This subdivision, TEXAS BOUND ADDITION, is located within the City Limits of Harker Heights, Texas.



Michelle E. Lee 10-17-2022
Michelle E. Lee, RPLS (TX 5772)

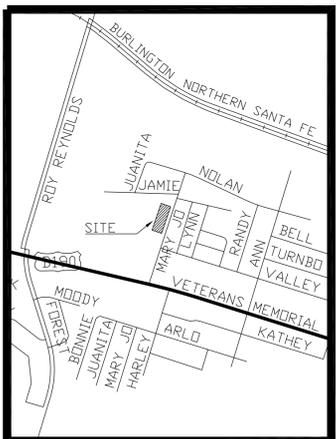
TAX CERTIFICATE

The Bell County Tax Appraisal District, the taxing authority for all 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 this ____ day of _____, 20__ A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: _____



VICINITY MAP
N.T.S.

NOTE:

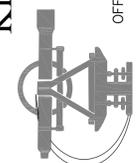
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 48027C0285E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR BELL COUNTY, TEXAS. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS STATEMENT IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD.
- ***UTILITIES HAVE BEEN LOCATED BY RECORD DRAWINGS AND VISIBLE APPURTENANCES AND IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.***
- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83) PER LEICA SMARTNET GPS OBSERVATIONS.
- ALL CORNERS SHOWN ARE 1/2" IRON ROD SET WITH KILLEEN ENGINEERING CAP UNLESS OTHERWISE NOTED
- TEMPORARY BENCHMARK: 3/8" IRON ROD FOUND IN THE EAST MARGIN OF NORTH MARY JO DRIVE LOCATED AT N: 10371030.59, E: 3130611.44. ELEV=783.48' (NAD83)

Final Plat

TEXAS BOUND ADDITION

HARKER HEIGHTS, BELL COUNTY, TEXAS

KILLEEN ENGINEERING
& SURVEYING, LTD



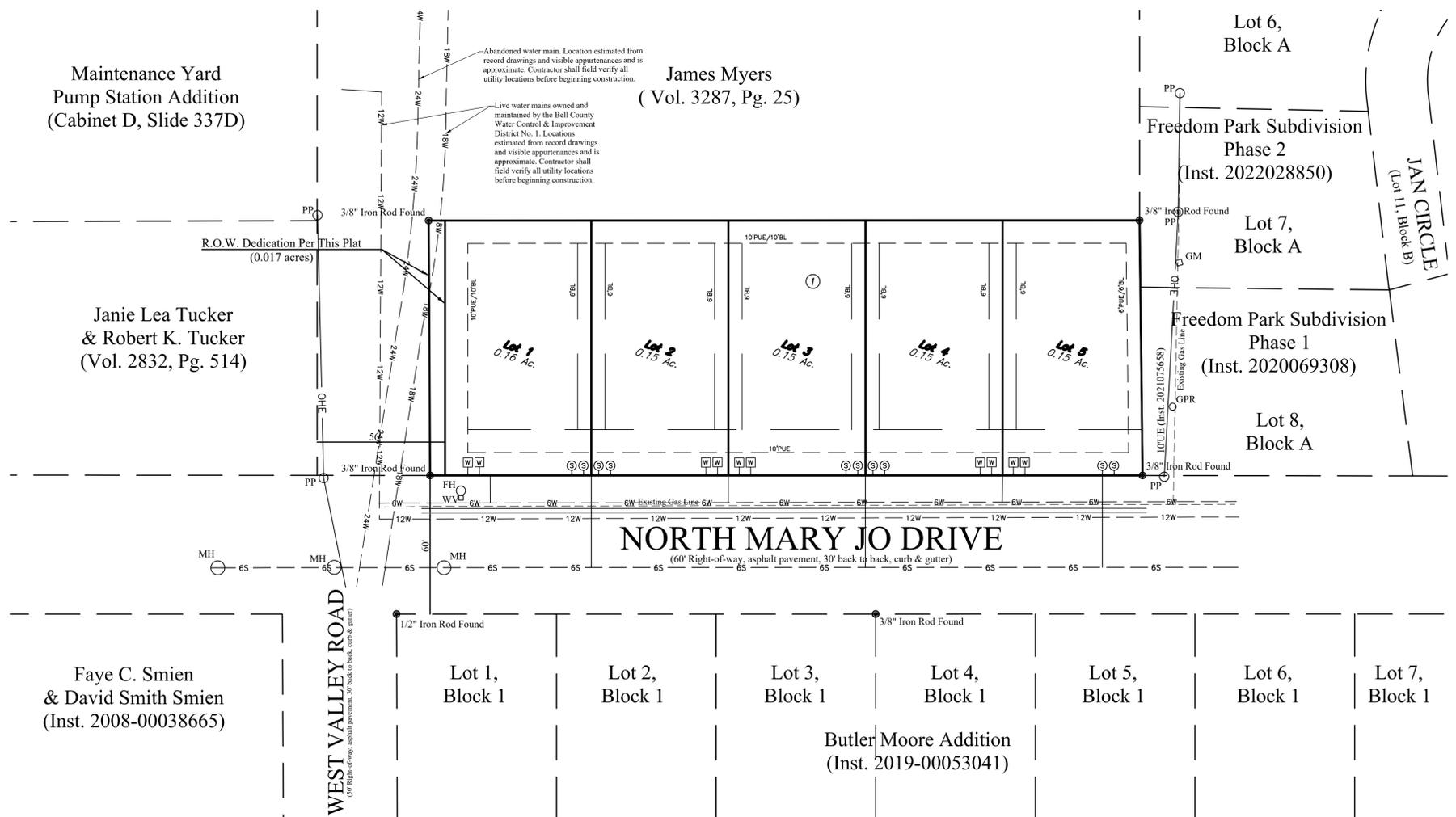
2901 E. Stan Schlueter Loop
Killeen, Texas 76542
OFFICE: (254) 526-3981 FAX: (254) 526-4351
TBPE REGISTRATION NO. F-4200
TBPLS REGISTRATION NO. 10194541

Project No.:	2022-025
Acres:	0.795
No. of Lots:	5
Scale:	1" = 30'
Date:	9/23/2022
Design By:	GMH
Sheet No.:	1.00

UTILITY & AS-BUILT
TEXAS BOUND ADDITION
 HARKER HEIGHTS, BELL COUNTY, TEXAS

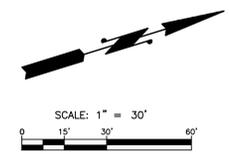


Project No.:	2022-025
Acres:	0.795
No. of Lots:	5
Scale:	1" = 30'
Date:	9/23/2022
Design By:	SMM
Sheet No.:	2.00



LEGEND

Vol.	VOLUME
Pg.	PAGE
Inst. No.	INSTRUMENT NUMBER
PP	POWER POLE
MH	MANHOLE
OHE	OVERHEAD ELECTRIC
GM	GAS METER
GPR	GAS PIPE RISER
FH	FIRE HYDRANT
WV	WATER VALVE
— 6S —	EXISTING 6" SANITARY SEWER MAIN
— 8S —	EXISTING 6" WATER MAIN
— 21S —	EXISTING 8" WATER MAIN
— 12W —	EXISTING 12" WATER MAIN
⊙	PROPOSED SEWER SERVICE
⊞	PROPOSED WATER SERVICE



Maintenance Yard
 Pump Station Addition
 (Cabinet D, Slide 337D)

James Myers
 (Vol. 3287, Pg. 25)

Janie Lea Tucker
 & Robert K. Tucker
 (Vol. 2832, Pg. 514)

Faye C. Smien
 & David Smith Smien
 (Inst. 2008-00038665)

Butler Moore Addition
 (Inst. 2019-00053041)

UTILITY NOTES:

- ***UTILITIES HAVE BEEN LOCATED BY RECORD DRAWINGS AND VISIBLE APPURTENANCES AND IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.***
- ALL WORK DETAILED ON THESE PLANS SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT ADOPTED CITY OF HARKER HEIGHTS INFRASTRUCTURE STANDARDS AND DETAILS.
- CONTRACTOR SHALL COMPLY WITH ALL CURRENT O.S.H.A. REQUIREMENTS REGARDING TRENCH SAFETY AND SHORING.
- CONTRACTOR SHALL COMPLY WITH ALL T.C.E.Q. RULES OF UTILITY LINE LOCATIONS IN ACCORDANCE WITH 30 TAC 217.
- ALL MATERIALS USED IN SEWER SYSTEM CONSTRUCTION SHALL BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL SERVICE CONNECTIONS WITH THE PROPER UTILITY COMPANY.
- CONTRACTOR SHALL CALL TEXAS ONE-CALL AT 811 TO LOCATE ALL UTILITIES A MIN. OF 48 HOURS BEFORE CONSTRUCTION BEGINS.
- WATER METERS WILL BE LOCATED AT THE PROPERTY LINE PER HARKER HEIGHTS WATER DETAILS (1). METER SYMBOL SHOWN OFFSET FROM THE LOT LINE IN ORDER TO BE VISIBLE AT DRAWING SCALE.
- THERE SHALL BE NO MORE THAN TWO WATER SERVICES (METERS) PER CONNECTION TO WATER MAIN. ONE WATER LATERAL SYMBOL SHOWN PER LOT LINE FOR VISIBILITY AT DRAWING SCALE.
- EACH SEWER SERVICE WILL BE ITS OWN CONNECTION TO THE SEWER MAIN. SEWER SERVICES SHOWN WITH ONE LATERAL AT LOT LINE FOR VISIBILITY AT DRAWING SCALE.

NOTE:

- BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 4802700285E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR BELL COUNTY, TEXAS. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS STATEMENT IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD.
- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83) PER LEICA SMARTNET GPS OBSERVATIONS.
- ALL CORNERS SHOWN ARE 1/2" IRON ROD SET WITH KILLEEN ENGINEERING CAP UNLESS OTHERWISE NOTED.
- TEMPORARY BENCHMARK: 3/8" IRON ROD FOUND IN THE EAST MARGIN OF NORTH MARY JO DRIVE LOCATED AT N: 10371030.59, E: 3130611.44, ELEV=783.48' (NAD83)

LEGEND

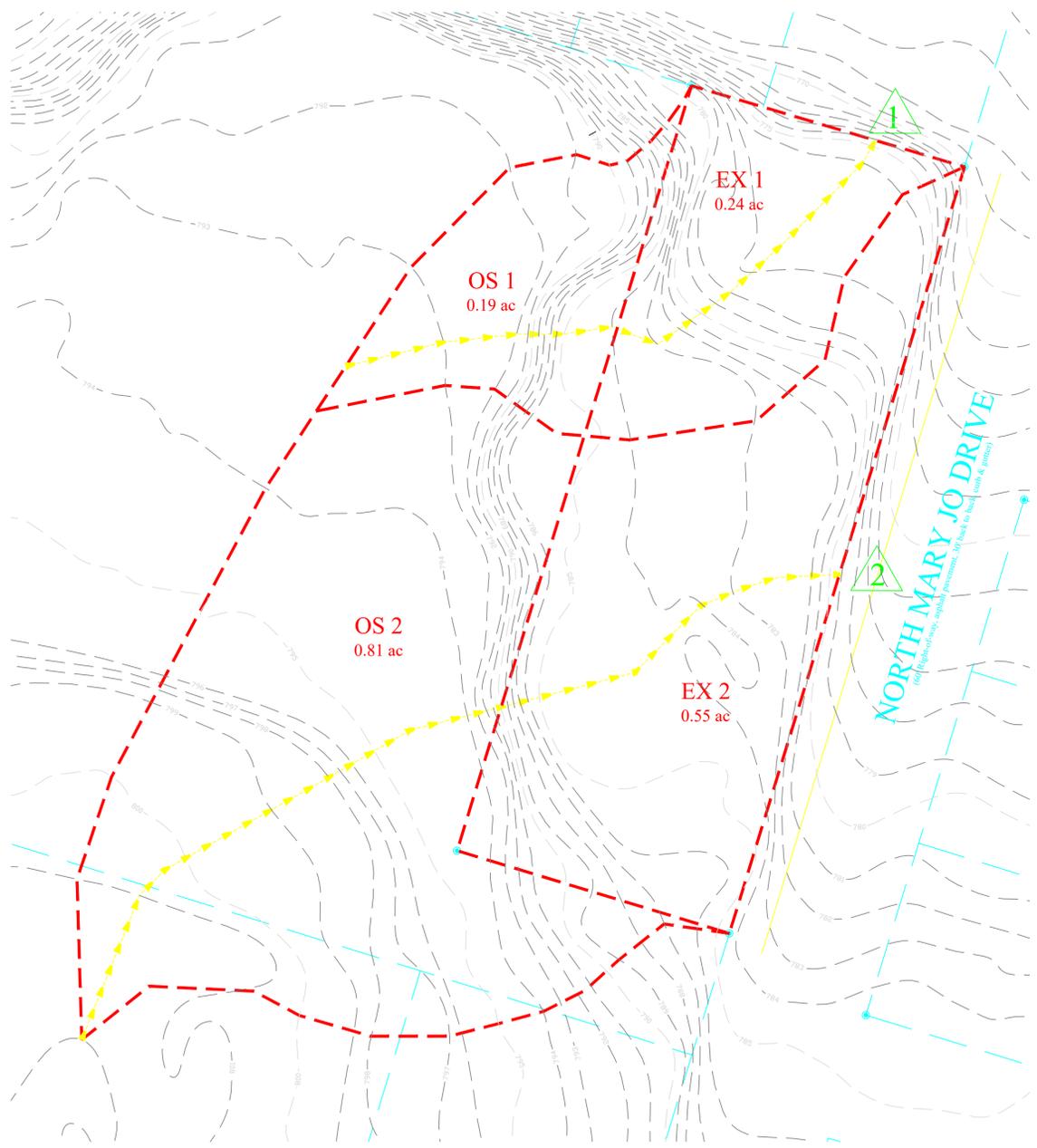
- Ex. Major Contour
- Ex. Minor Contour
- Drainage Area Boundary
- Water Flow Path
- Preliminary Proposed Drainage Arrows
- OS 1
0.01 ac
- 3
- Drainage Area Label
- Drainage Point of Interest



- DRAINAGE NOTES:**
- CONTOUR INFORMATION HAS BEEN CREATED FROM SHAPE FILES PROVIDED BY THE CITY OF KILLEEN, MAY 2015.
 - BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83) PER LEICA SMARTNET GPS OBSERVATIONS.
 - TEMPORARY BENCHMARK: 3/8" IRON ROD FOUND IN THE EAST MARGIN OF NORTH MARY JO DRIVE LOCATED AT N: 10371030.59, E: 3130611.44, ELEV=783.48' (NAD83)

Stormwater Runoff				
Drainage Point of Interest	Description	Contributing Drainage Areas	Existing 25 Year Storm Runoff (cfs)	Existing 100 Year Storm Runoff (cfs)
1	Sheet flow onto Property to North	OS 1 & EX 1	0.80	1.02
2	Sheet and shallow concentrated flow to North Mary Jo Drive	OS 2 & EX 2	2.31	2.94
Total Project Runoff			3.11	3.96

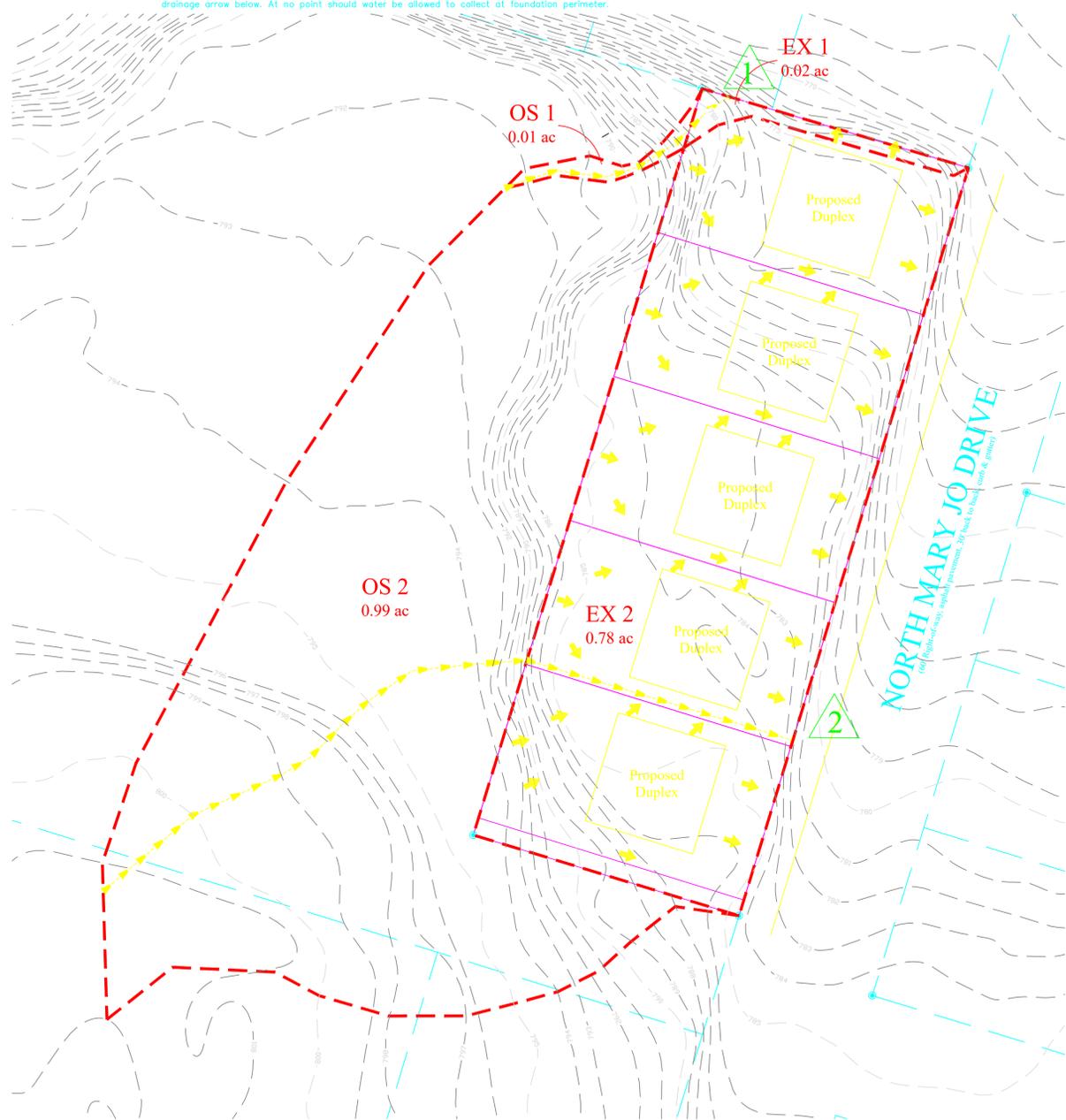
Note: See attached Autodesk Storm and Sanitary Analysis model reports for stormwater analysis.



Existing Drainage Layout

Stormwater Runoff				
Drainage Point of Interest	Description	Contributing Drainage Areas	Proposed 25 Year Storm Runoff (cfs)	Proposed 100 Year Storm Runoff (cfs)
1	Sheet flow onto Property to North	OS 1 & DA 1	0.11	0.14
2	Sheet and shallow concentrated flow to North Mary Jo Drive	OS 2 & DA 2	2.88	3.67
Total Project Runoff			2.99	3.81

Note 1: See attached Autodesk Storm and Sanitary Analysis model reports for stormwater analysis.
 Note 2: Proposed residential drainage calculations assume lots will be graded to drain back to front at 2%. The north side each duplex will be sloped to meet the grade of the northern lot with a maximum slope of 3:1. The south side of each duplex will carry the flow from the rear of the lot to the front of the lot. Offsite flows from the south and rear property lines will be diverted per the drainage arrow below. At no point should water be allowed to collect at foundation perimeter.



Preliminary Proposed Drainage Layout

KILLEEN ENGINEERING & SURVEYING, LTD
 2901 E. Ston Schlueter Loop
 Killeen, Texas 76542
 OFFICE: (254) 526-3981 FAX: (254) 526-4351
 TBPE REGISTRATION NO. F-4200
 TBPLS REGISTRATION NO. 10194541

Existing & Proposed Drainage

TEXAS BOUND ADDITION

HARKER HEIGHTS, BELL COUNTY, TEXAS

Stephanie M. Magnan 10/14/22

Project No.:	2022-025
Acres:	0.795
No. of Lots:	5
Scale:	1" = 30'
Date:	9/23/2022
Design By:	SMM
Sheet No.:	3.00

Project Description

File Name 2022-025 EX and PROP.SPF

Project Options

Flow Units CFS
Elevation Type Elevation
Hydrology Method Rational
Time of Concentration (TOC) Method SCS TR-55
Link Routing Method Kinematic Wave
Enable Overflow Ponding at Nodes YES
Skip Steady State Analysis Time Periods NO

Analysis Options

Start Analysis On Sep 26, 2022 00:00:00
End Analysis On Sep 26, 2022 03:00:00
Start Reporting On Sep 26, 2022 00:00:00
Antecedent Dry Days 0 days
Runoff (Dry Weather) Time Step 0 01:00:00 days hh:mm:ss
Runoff (Wet Weather) Time Step 0 00:05:00 days hh:mm:ss
Reporting Time Step 0 00:05:00 days hh:mm:ss
Routing Time Step 30 seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins.....	4
Nodes.....	4
<i>Junctions</i>	0
<i>Outfalls</i>	4
<i>Flow Diversions</i>	0
<i>Inlets</i>	0
<i>Storage Nodes</i>	0
Links.....	0
<i>Channels</i>	0
<i>Pipes</i>	0
<i>Pumps</i>	0
<i>Orifices</i>	0
<i>Weirs</i>	0
<i>Outlets</i>	0
Pollutants	0
Land Uses	0

Rainfall Details

Return Period..... 25 year(s)

Subbasin Summary

SN	Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	EX_&_OS_1	0.43	0.3900	2.55	0.99	0.43	0.80	0 00:31:57
2	EX_&_OS_2	1.36	0.3900	2.71	1.06	1.44	2.31	0 00:37:17
3	Prop_&_OS_1	0.03	0.4000	1.21	0.49	0.01	0.11	0 00:08:11
4	Prop_&_OS_2	1.77	0.4000	2.83	1.13	2.00	2.88	0 00:41:43

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft ²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	EX_DP_1	Outfall	0.00					0.00	0.00					
2	EX_DP_2	Outfall	0.00					0.00	0.00					
3	P_DP_1	Outfall	0.00					0.00	0.00					
4	P_DP_2	Outfall	0.00					0.00	0.00					

Subbasin Hydrology

Subbasin : EX_&_OS_1

Input Data

Area (ac) 0.43
Weighted Runoff Coefficient 0.3900

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Open Space, 25 years or greater	0.43	D (6%+)	0.39
Composite Area & Weighted Runoff Coeff.	0.43		0.39

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

$$T_c = (0.007 * ((n * L_f)^{0.8}) / ((P^{0.5}) * (S_f^{0.4})))$$

Where :

T_c = Time of Concentration (hr)
n = Manning's roughness
L_f = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
S_f = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (S_f^{0.5}) (unpaved surface)
V = 20.3282 * (S_f^{0.5}) (paved surface)
V = 15.0 * (S_f^{0.5}) (grassed waterway surface)
V = 10.0 * (S_f^{0.5}) (nearly bare & untilled surface)
V = 9.0 * (S_f^{0.5}) (cultivated straight rows surface)
V = 7.0 * (S_f^{0.5}) (short grass pasture surface)
V = 5.0 * (S_f^{0.5}) (woodland surface)
V = 2.5 * (S_f^{0.5}) (forest w/heavy litter surface)
T_c = (L_f / V) / (3600 sec/hr)

Where:

T_c = Time of Concentration (hr)
L_f = Flow Length (ft)
V = Velocity (ft/sec)
S_f = Slope (ft/ft)

Channel Flow Equation :

V = (1.49 * (R^{2/3}) * (S_f^{0.5})) / n
R = A_q / W_p
T_c = (L_f / V) / (3600 sec/hr)

Where :

T_c = Time of Concentration (hr)
L_f = Flow Length (ft)
R = Hydraulic Radius (ft)
A_q = Flow Area (ft²)
W_p = Wetted Perimeter (ft)
V = Velocity (ft/sec)
S_f = Slope (ft/ft)
n = Manning's roughness

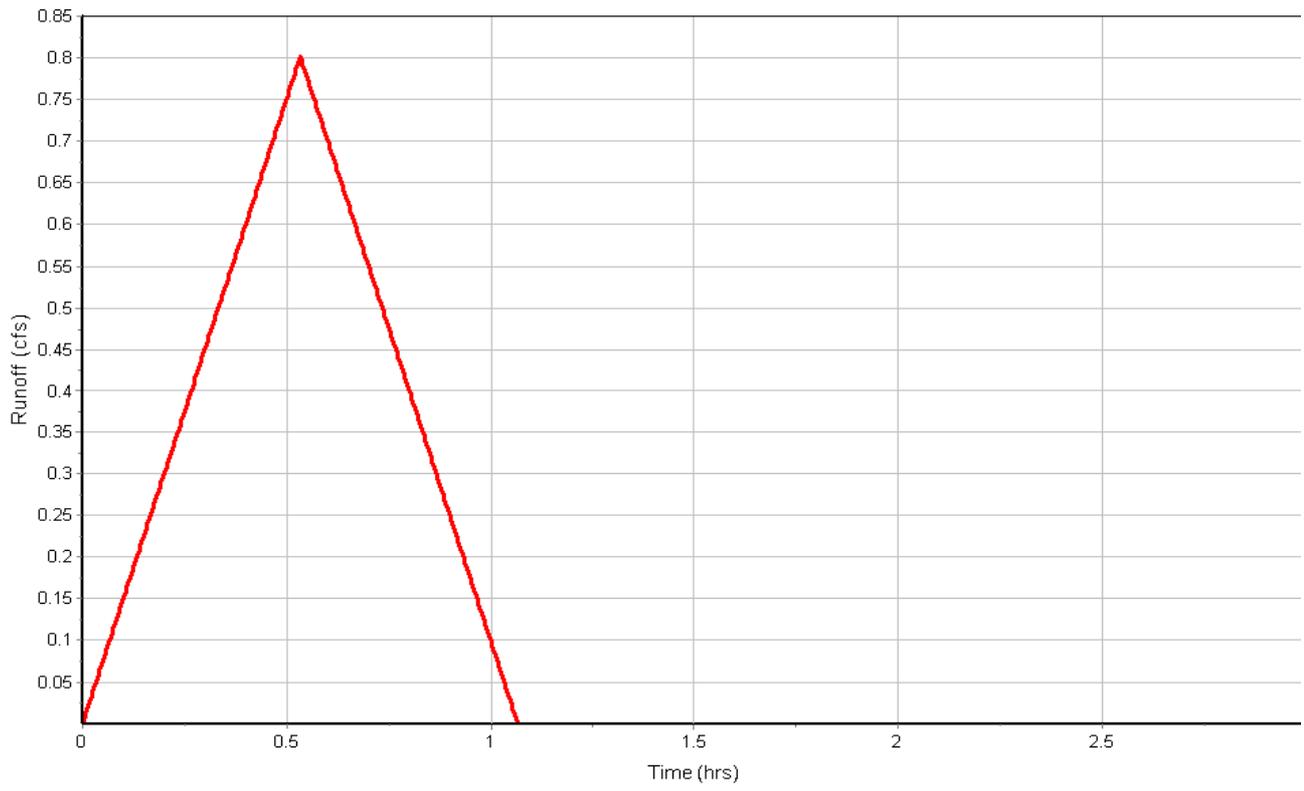
Sheet Flow Computations	Subarea	Subarea	Subarea
	A	B	C
Manning's Roughness :	.3	.6	0.00
Flow Length (ft) :	70	172	0.00
Slope (%) :	1.9	12.6	0.00
2 yr, 24 hr Rainfall (in) :	3.85	3.85	0.00
Velocity (ft/sec) :	0.10	0.14	0.00
Computed Flow Time (min) :	11.93	20.01	0.00
Total TOC (min)	31.95		

Subbasin Runoff Results

Total Rainfall (in)	2.55
Total Runoff (in)	0.99
Peak Runoff (cfs)	0.80
Rainfall Intensity	4.777
Weighted Runoff Coefficient	0.3900
Time of Concentration (days hh:mm:ss)	0 00:31:57

Subbasin : EX_&_OS_1

Runoff Hydrograph



Subbasin : EX_&_OS_2

Input Data

Area (ac) 1.36
 Weighted Runoff Coefficient 0.3900

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Open Space, 25 years or greater	1.36	D (6%+)	0.39
Composite Area & Weighted Runoff Coeff.	1.36		0.39

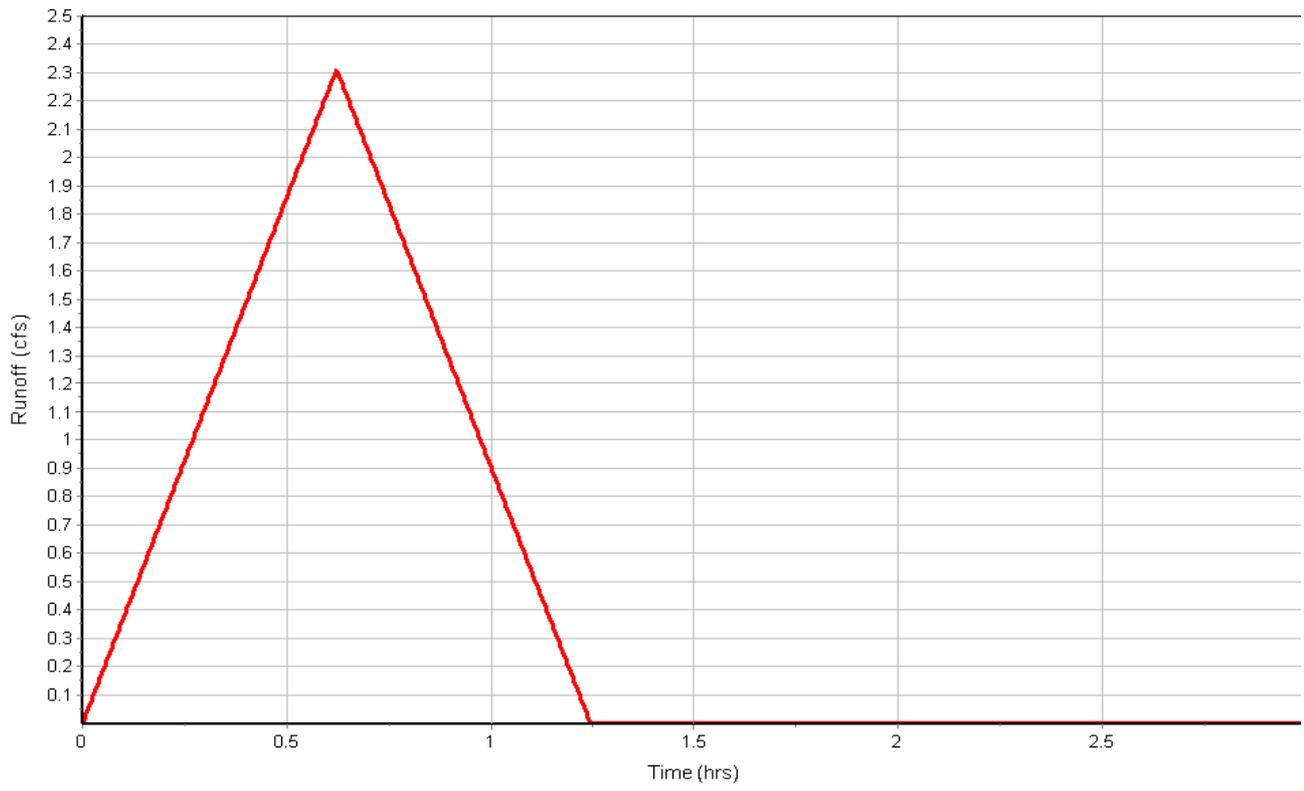
Time of Concentration

	Subarea A	Subarea B	Subarea C
	Sheet Flow Computations		
Manning's Roughness :	.3	.6	0.00
Flow Length (ft) :	185	115	0.00
Slope (%) :	3.4	9.2	0.00
2 yr, 24 hr Rainfall (in) :	3.85	3.85	0.00
Velocity (ft/sec) :	0.15	0.12	0.00
Computed Flow Time (min) :	20.58	16.45	0.00
Shallow Concentrated Flow Computations			
Flow Length (ft) :	69	0.00	0.00
Slope (%) :	6.9	0.00	0.00
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	4.24	0.00	0.00
Computed Flow Time (min) :	0.27	0.00	0.00
Total TOC (min)	37.29		

Subbasin Runoff Results

Total Rainfall (in) 2.71
 Total Runoff (in) 1.06
 Peak Runoff (cfs) 2.31
 Rainfall Intensity 4.356
 Weighted Runoff Coefficient 0.3900
 Time of Concentration (days hh:mm:ss) 0 00:37:17

Runoff Hydrograph



Subbasin : Prop_&_OS_1

Input Data

Area (ac) 0.03
Weighted Runoff Coefficient 0.4000

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Open Space, 25 years or greater	0.01	D (6%+)	0.39
Residential Lot Size 1/8 Acre, 25 years or greater	0.02	D (0-2%)	0.41
Composite Area & Weighted Runoff Coeff.	0.03		0.40

Time of Concentration

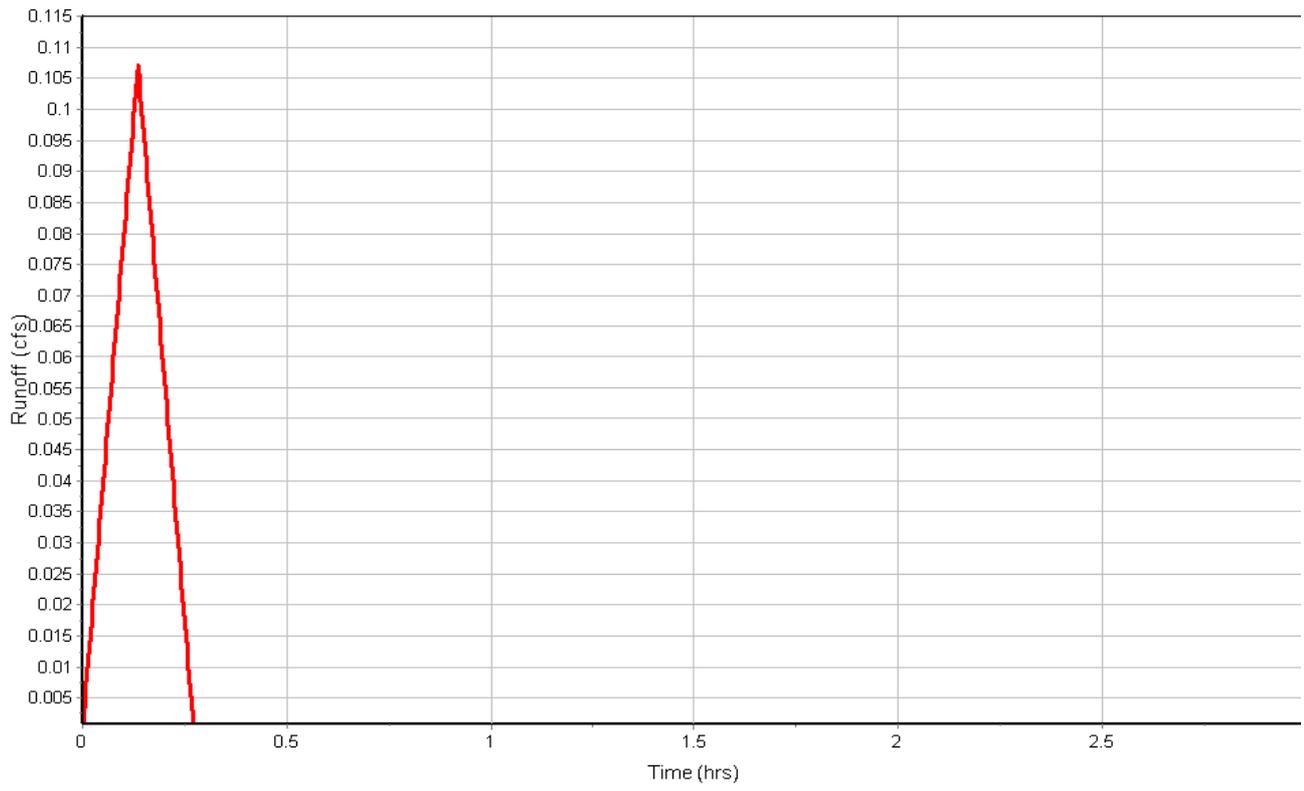
Sheet Flow Computations	Subarea		
	A	B	C
Manning's Roughness :	.3	.4	0.00
Flow Length (ft) :	82	19	0.00
Slope (%) :	13.6	21	0.00
2 yr, 24 hr Rainfall (in) :	3.85	3.85	0.00
Velocity (ft/sec) :	0.22	0.16	0.00
Computed Flow Time (min) :	6.16	2.02	0.00
Total TOC (min)8.19			

Subbasin Runoff Results

Total Rainfall (in) 1.21
Total Runoff (in) 0.49
Peak Runoff (cfs) 0.11
Rainfall Intensity 8.917
Weighted Runoff Coefficient 0.4000
Time of Concentration (days hh:mm:ss) 0 00:08:11

Subbasin : Prop_&_OS_1

Runoff Hydrograph



Subbasin : Prop_&_OS_2

Input Data

Area (ac) 1.77
 Weighted Runoff Coefficient 0.4000

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Open Space, 25 years or greater	0.99	D (6%+)	0.39
Residential Lot Size 1/8 Acre, 25 years or greater	0.78	D (0-2%)	0.41
Composite Area & Weighted Runoff Coeff.	1.77		0.40

Time of Concentration

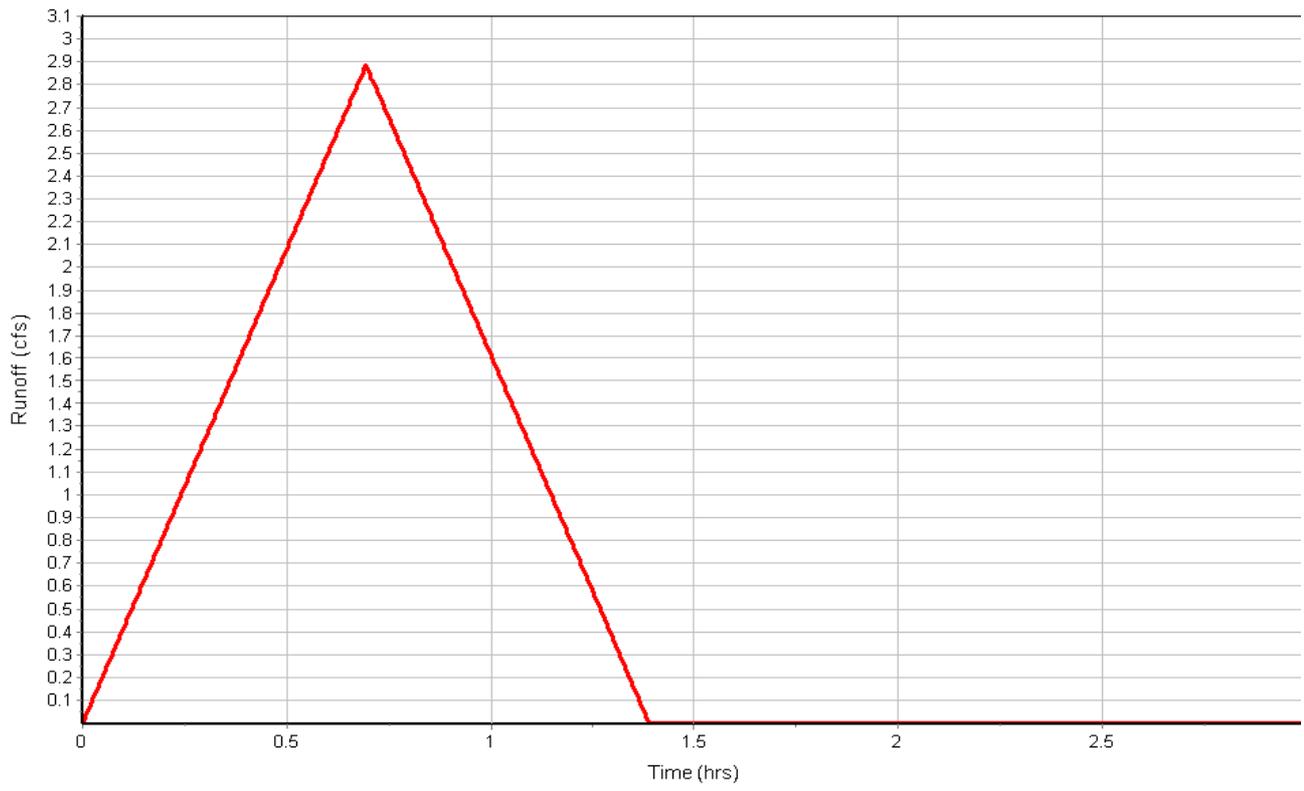
Sheet Flow Computations	Subarea	Subarea	Subarea
	A	B	C
Manning's Roughness :	.3	.6	0.4
Flow Length (ft) :	185	26	89
Slope (%) :	3.4	26.9	2
2 yr, 24 hr Rainfall (in) :	3.85	3.85	3.85
Velocity (ft/sec) :	0.15	0.13	0.08
Computed Flow Time (min) :	20.58	3.26	17.83

Shallow Concentrated Flow Computations	Subarea	Subarea	Subarea
	A	B	C
Flow Length (ft) :	20	0.00	0.00
Slope (%) :	10.2	0.00	0.00
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	5.15	0.00	0.00
Computed Flow Time (min) :	0.06	0.00	0.00
Total TOC (min)	41.73		

Subbasin Runoff Results

Total Rainfall (in) 2.83
 Total Runoff (in) 1.13
 Peak Runoff (cfs) 2.88
 Rainfall Intensity 4.073
 Weighted Runoff Coefficient 0.4000
 Time of Concentration (days hh:mm:ss) 0 00:41:44

Runoff Hydrograph



Project Description

File Name 2022-025 EX and PROP.SPF

Project Options

Flow Units CFS
Elevation Type Elevation
Hydrology Method Rational
Time of Concentration (TOC) Method SCS TR-55
Link Routing Method Kinematic Wave
Enable Overflow Ponding at Nodes YES
Skip Steady State Analysis Time Periods NO

Analysis Options

Start Analysis On Sep 26, 2022 00:00:00
End Analysis On Sep 26, 2022 03:00:00
Start Reporting On Sep 26, 2022 00:00:00
Antecedent Dry Days 0 days
Runoff (Dry Weather) Time Step 0 01:00:00 days hh:mm:ss
Runoff (Wet Weather) Time Step 0 00:05:00 days hh:mm:ss
Reporting Time Step 0 00:05:00 days hh:mm:ss
Routing Time Step 30 seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins.....	4
Nodes.....	4
<i>Junctions</i>	0
<i>Outfalls</i>	4
<i>Flow Diversions</i>	0
<i>Inlets</i>	0
<i>Storage Nodes</i>	0
Links.....	0
<i>Channels</i>	0
<i>Pipes</i>	0
<i>Pumps</i>	0
<i>Orifices</i>	0
<i>Weirs</i>	0
<i>Outlets</i>	0
Pollutants	0
Land Uses	0

Rainfall Details

Return Period..... 100 year(s)

Subbasin Summary

SN	Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	EX_&_OS_1	0.43	0.3900	3.24	1.26	0.54	1.02	0 00:31:57
2	EX_&_OS_2	1.36	0.3900	3.45	1.34	1.83	2.94	0 00:37:17
3	Prop_&_OS_1	0.03	0.4000	1.55	0.62	0.02	0.14	0 00:08:11
4	Prop_&_OS_2	1.77	0.4000	3.60	1.44	2.55	3.67	0 00:41:43

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft ²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	EX_DP_1	Outfall	0.00					0.00	0.00					
2	EX_DP_2	Outfall	0.00					0.00	0.00					
3	P_DP_1	Outfall	0.00					0.00	0.00					
4	P_DP_2	Outfall	0.00					0.00	0.00					

Subbasin Hydrology

Subbasin : EX_&_OS_1

Input Data

Area (ac) 0.43
Weighted Runoff Coefficient 0.3900

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Open Space, 25 years or greater	0.43	D (6%+)	0.39
Composite Area & Weighted Runoff Coeff.	0.43		0.39

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

$$T_c = (0.007 * ((n * L_f)^{0.8}) / ((P^{0.5}) * (S_f^{0.4})))$$

Where :

T_c = Time of Concentration (hr)
n = Manning's roughness
L_f = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
S_f = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (S_f^{0.5}) (unpaved surface)
V = 20.3282 * (S_f^{0.5}) (paved surface)
V = 15.0 * (S_f^{0.5}) (grassed waterway surface)
V = 10.0 * (S_f^{0.5}) (nearly bare & untilled surface)
V = 9.0 * (S_f^{0.5}) (cultivated straight rows surface)
V = 7.0 * (S_f^{0.5}) (short grass pasture surface)
V = 5.0 * (S_f^{0.5}) (woodland surface)
V = 2.5 * (S_f^{0.5}) (forest w/heavy litter surface)
T_c = (L_f / V) / (3600 sec/hr)

Where:

T_c = Time of Concentration (hr)
L_f = Flow Length (ft)
V = Velocity (ft/sec)
S_f = Slope (ft/ft)

Channel Flow Equation :

V = (1.49 * (R^{2/3}) * (S_f^{0.5})) / n
R = A_q / W_p
T_c = (L_f / V) / (3600 sec/hr)

Where :

T_c = Time of Concentration (hr)
L_f = Flow Length (ft)
R = Hydraulic Radius (ft)
A_q = Flow Area (ft²)
W_p = Wetted Perimeter (ft)
V = Velocity (ft/sec)
S_f = Slope (ft/ft)
n = Manning's roughness

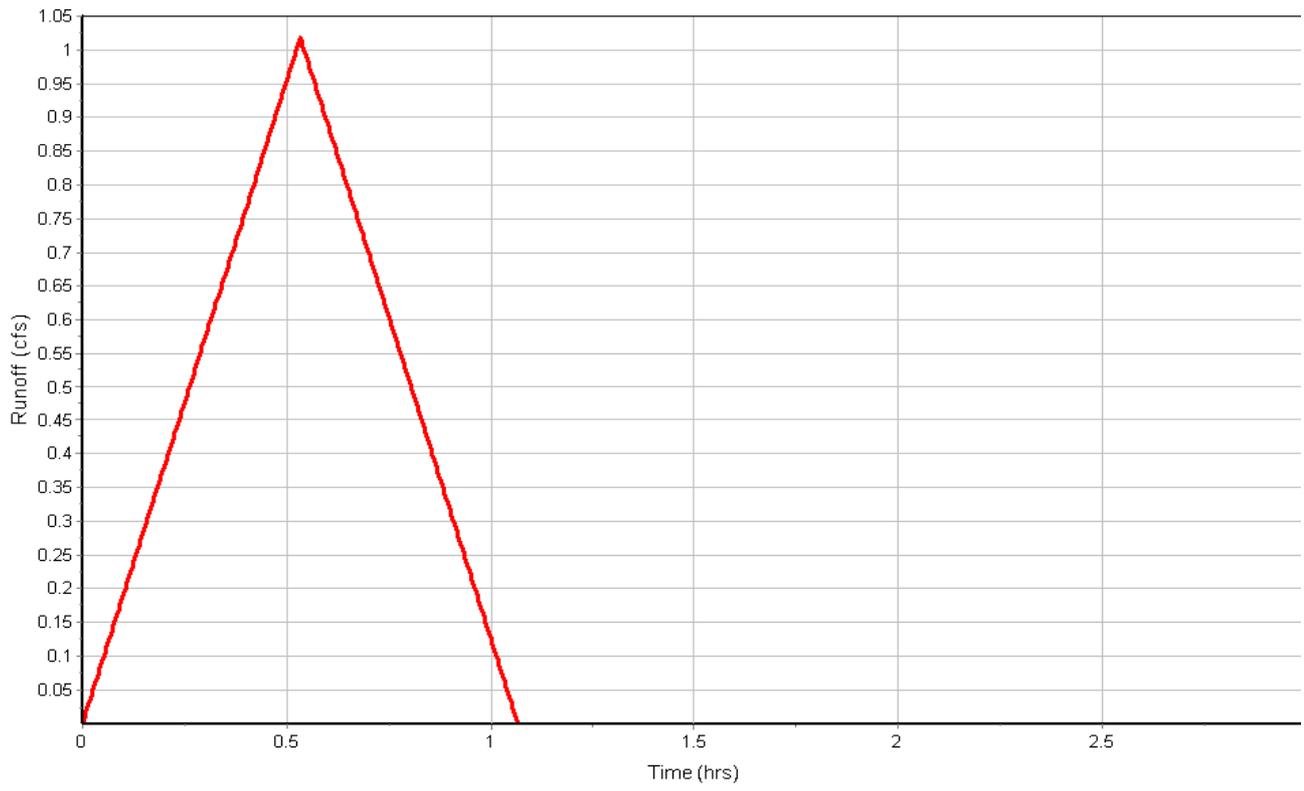
Sheet Flow Computations	Subarea	Subarea	Subarea
	A	B	C
Manning's Roughness :	.3	.6	0.00
Flow Length (ft) :	70	172	0.00
Slope (%) :	1.9	12.6	0.00
2 yr, 24 hr Rainfall (in) :	3.85	3.85	0.00
Velocity (ft/sec) :	0.10	0.14	0.00
Computed Flow Time (min) :	11.93	20.01	0.00
Total TOC (min)	31.95		

Subbasin Runoff Results

Total Rainfall (in)	3.24
Total Runoff (in)	1.26
Peak Runoff (cfs)	1.02
Rainfall Intensity	6.070
Weighted Runoff Coefficient	0.3900
Time of Concentration (days hh:mm:ss)	0 00:31:57

Subbasin : EX_&_OS_1

Runoff Hydrograph



Subbasin : EX_&_OS_2

Input Data

Area (ac) 1.36
 Weighted Runoff Coefficient 0.3900

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Open Space, 25 years or greater	1.36	D (6%+)	0.39
Composite Area & Weighted Runoff Coeff.	1.36		0.39

Time of Concentration

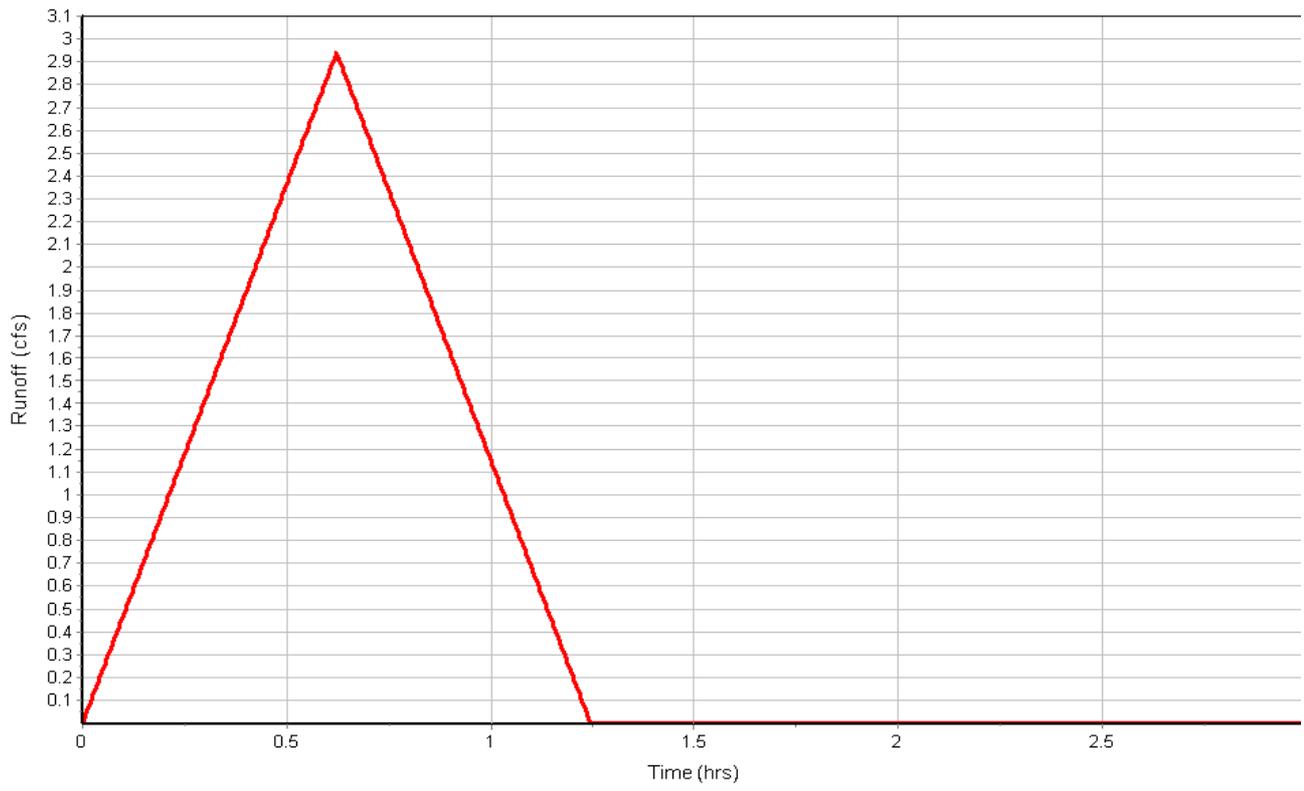
Sheet Flow Computations	Subarea A	Subarea B	Subarea C
	Manning's Roughness :	.3	.6
Flow Length (ft) :	185	115	0.00
Slope (%) :	3.4	9.2	0.00
2 yr, 24 hr Rainfall (in) :	3.85	3.85	0.00
Velocity (ft/sec) :	0.15	0.12	0.00
Computed Flow Time (min) :	20.58	16.45	0.00

Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
	Flow Length (ft) :	69	0.00
Slope (%) :	6.9	0.00	0.00
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	4.24	0.00	0.00
Computed Flow Time (min) :	0.27	0.00	0.00
Total TOC (min)	37.29		

Subbasin Runoff Results

Total Rainfall (in) 3.45
 Total Runoff (in) 1.34
 Peak Runoff (cfs) 2.94
 Rainfall Intensity 5.539
 Weighted Runoff Coefficient 0.3900
 Time of Concentration (days hh:mm:ss) 0 00:37:17

Runoff Hydrograph



Subbasin : Prop_&_OS_1

Input Data

Area (ac) 0.03
 Weighted Runoff Coefficient 0.4000

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Open Space, 25 years or greater	0.01	D (6%+)	0.39
Residential Lot Size 1/8 Acre, 25 years or greater	0.02	D (0-2%)	0.41
Composite Area & Weighted Runoff Coeff.	0.03		0.40

Time of Concentration

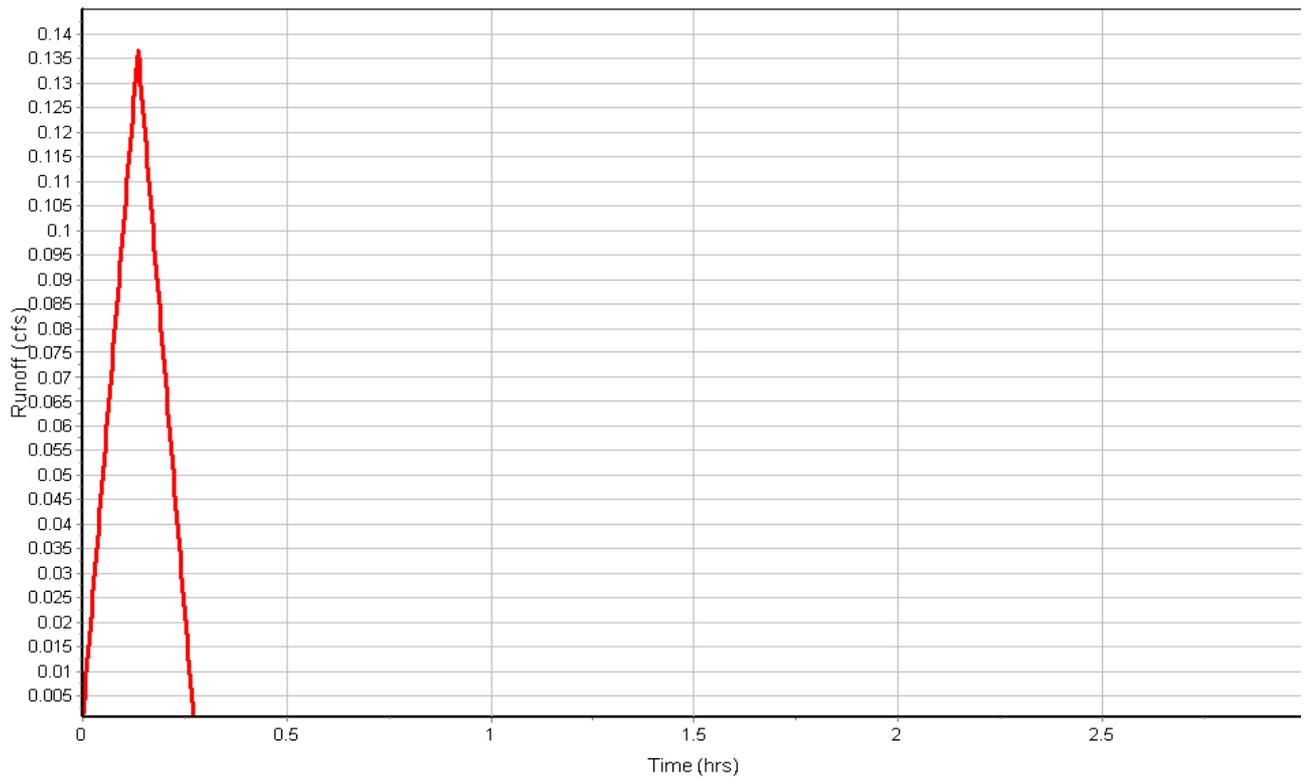
Sheet Flow Computations	Subarea		
	A	B	C
Manning's Roughness :	.3	.4	0.00
Flow Length (ft) :	82	19	0.00
Slope (%) :	13.6	21	0.00
2 yr, 24 hr Rainfall (in) :	3.85	3.85	0.00
Velocity (ft/sec) :	0.22	0.16	0.00
Computed Flow Time (min) :	6.16	2.02	0.00
Total TOC (min)8.19			

Subbasin Runoff Results

Total Rainfall (in) 1.55
 Total Runoff (in) 0.62
 Peak Runoff (cfs) 0.14
 Rainfall Intensity 11.389
 Weighted Runoff Coefficient 0.4000
 Time of Concentration (days hh:mm:ss) 0 00:08:11

Subbasin : Prop_&_OS_1

Runoff Hydrograph



Subbasin : Prop_ & OS_2

Input Data

Area (ac) 1.77
 Weighted Runoff Coefficient 0.4000

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Open Space, 25 years or greater	0.99	D (6%+)	0.39
Residential Lot Size 1/8 Acre, 25 years or greater	0.78	D (0-2%)	0.41
Composite Area & Weighted Runoff Coeff.	1.77		0.40

Time of Concentration

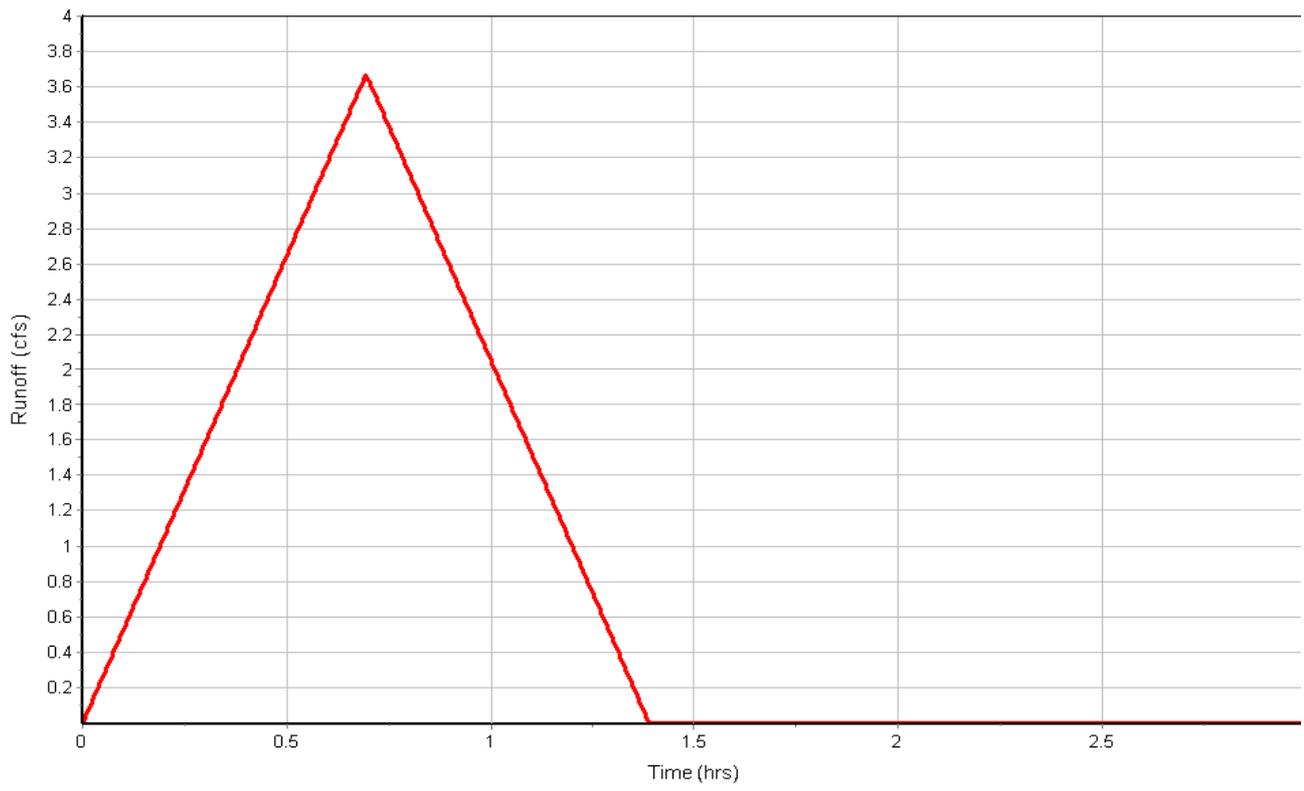
Sheet Flow Computations	Subarea	Subarea	Subarea
	A	B	C
Manning's Roughness :	.3	.6	0.4
Flow Length (ft) :	185	26	89
Slope (%) :	3.4	26.9	2
2 yr, 24 hr Rainfall (in) :	3.85	3.85	3.85
Velocity (ft/sec) :	0.15	0.13	0.08
Computed Flow Time (min) :	20.58	3.26	17.83

Shallow Concentrated Flow Computations	Subarea	Subarea	Subarea
	A	B	C
Flow Length (ft) :	20	0.00	0.00
Slope (%) :	10.2	0.00	0.00
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	5.15	0.00	0.00
Computed Flow Time (min) :	0.06	0.00	0.00
Total TOC (min)	41.73		

Subbasin Runoff Results

Total Rainfall (in) 3.60
 Total Runoff (in) 1.44
 Peak Runoff (cfs) 3.67
 Rainfall Intensity 5.182
 Weighted Runoff Coefficient 0.4000
 Time of Concentration (days hh:mm:ss) 0 00:41:44

Runoff Hydrograph



TEXAS BOUND ADDITION

P22-32 Final Plat – Texas Bound Addition

Plat Distributed to HH Staff: September 30, 2022

Comments Sent to Applicant: October 7, 2022

Comments Received from Applicant: October 17, 2022

Comments Sent to Applicant: October 18, 2022

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Per §154.26(B)(1), this plat does not qualify as a minor plat since the land is currently unplatted and this request will create 5 new lots. The City will allow this particular plat to be processed as a Final Plat without submission of a Preliminary Plat. **10/18/22 Met.**
2. Per §154.22(B)(1)(b), amend dedication instrument to match language of dedication statement on face of plat. Statement on both documents shall be amended to reflect only areas that are actually being dedicated to the city (i.e., if no drainage infrastructure is being dedicated to the city all references to dedication of drainage shall be removed) **10/18/22 Met.**
3. Per §154.22 (B)(1)(c, g), applicant shall annotate existing ROW widths for the extension of Valley Road (Residential/Local road). Applicant shall provide half of the remaining required additional ROW from Lot 1, Block 1 if required. **10/18/22 Met.**
4. Per §154.22 (B)(1)(e), applicant shall annotate the Block number for the Lots. **10/18/22 Met.**
5. Per §154.22 (B)(1)(f, k), applicant shall provide a 10 ft. side yard utility easement along the northern property line of Lot 5. This provides adequate width and connectivity to the adjacent utility easement in Freedom Park Phase 2 subdivision, the existing utility easement (separate instrument) for the electric and gas lines in Freedom Park Phase 1, and a secondary utility access to the undeveloped parcel to the west of this subdivision. **10/18/22 Met. Applicant's request for a 6' utility easement that does not contain city water or sewer is granted in lieu of a 10' utility easement meets the intent for service in this area.**
6. Per §154.22(B)(1)(l), applicant shall amend the face of the plat to include adjacent property information including present ownership, legal descriptions (recorded volume and page) and property lines within 100 feet of the proposed subdivision. **10/18/22 Met.**
7. Per §154.22(B)(1)(p), applicant shall illustrate and annotate the current minimum setback lines on each R2-I Lot and provide a note accordingly. **10/18/22 Met.**
8. Advisory Note: Per §154.22 (B)(1)(q), applicant may need to add additional signature blocks (City Council) if all comments are not resolved before the October 2022 P&Z

meeting. **10/18/22 Partially Met. If all outstanding comments are not resolved prior to P&Z, then this signature block will need to be added to the face of the final plat.**

Public Works, Mark Hyde

1. Per §154.22(B)(2)(h, j), applicant shall clarify and provide flow paths/routing, easements and a fence note to address how offsite drainage from the west will travel through the proposed Lots such that stormwater runoff will not be impeded. **10/18/22 Partially Met. Per staff's phone conversation with the Engineer, the proposed drainage design needs to be re-evaluated and side yard drainage easements/swales may need to be added to the face of the plat for some lots. Reminder that the roof overhang cannot encroach into a side yard drainage easement.**
2. Advisory Note: Per §154.22(B)(2)(q) applicant shall provide an erosion and sediment control (ESC) plan. Since an extension of public infrastructure was not required for this plat, the ESC plan will be required to be submitted with the site development of each Lot.
3. Advisory Note: Applicant is advised that in addition to the illustrated waterline on the utility plan sheet there is one BCWCID#1 water main along the wester ROW of Mary Jo and two BCWCID#1 mains parallel and immediately adjacent to the southern property line of the proposed Lot 1, Block 1.
4. Advisory Note: Each duplex unit will be required to have its own sewer service line connection to the existing sewer main.

City Engineer, Otto Wiederhold

- No comments have been received to date and may be forthcoming.

Fire Marshal, Brad Alley

- No comments.

Building Official, Mike Beard

- No comments at this time.

ONCOR, Steven Huggins

- No comments have been received to date and may be forthcoming.

Century Link/ Lumen, Chris McGuire

- No comments have been received to date and may be forthcoming.

Spectrum, Shaun Whitehead

- No comments have been received to date and may be forthcoming.

Atmos, Rusty Fischer

- No comments have been received to date and may be forthcoming.

Bell County WCID #1, Richard Garrett

- Recommend adjusting the south lot line of Lot 1 to minimize the encroachment of our easement. A suggested alignment is attached. Bell County WCID 1 has active mains in this easement. An adjustment as shown greatly reduces the likelihood of private property being affected in the event of a main break and subsequent repair. **10/19/22 Met.**





2901 East Stan Schlueter Loop, Killeen, Texas 76542 Phone: (254) 526-3981 Fax: (254) 526-4351
TBPE Registration No. F-4200, TBPLS Registration No. 10194541
Visit our website at: www.kesltd.com

October 10, 2022

Mark Hyde, Public Works Director
City of Harker Heights, TX

Re: Texas Bound Plat – Engineering Comment Response

Mr. Hyde,

City Comment:

Per §154.22(B)(2)(h, j), applicant shall clarify and provide flow paths/routing, easements and a fence note to address how offsite drainage from the west will travel through the proposed Lots such that stormwater runoff will not be impeded.

a. The hydrographs need to have time in minutes so that we can see the pattern legibly.

The modeling program I'm using only allows the hydrograph to have units of hours. I have adjusted the analysis length to 3 hours to make it more legible.

b. There is a change in Tc in OS1 – how will your design accommodate for the offsite low point onto Lot 4 of your development? Can the Mary Jo Row handle the increase in discharge and what is that increase in discharge?

There is a change in the Tc to Drainage Point 1, however there is a significant decrease in acreage draining to Drainage Point 1 (0.43 acres to 0.03 acres) which reduces the expected cfs.

c. You all need to clarify how runoff will be collected at the western property lines and then routed through the parcels. What is your intended design/assumptions? Will you need rear lot and side lot drainage easements in order to keep the flow paths clear?

I've added to Note 2 on sheet 5.00 addressing this comment. Additionally, I've added flow arrows to clarify the path of stormwater.

“Note 2: Proposed residential development drainage calculations assume lots will be graded to drain back to front at 2%. The north side of each duplex will be sloped to meet the grade of the northern lot with a maximum slope of 3:1. The south side of each duplex will carry the flow from the rear of the lot to the front of the lot. Offsite flows from the south and rear property lines will be diverted per the drainage arrow below. At no point should water be allowed to collect at foundation perimeter.”

Flows will not drain across more than two lots so a drainage easement will not be required. Offsite flows should be diverted around the homes per the drainage arrow added. The water

flowing between the homes should not exceed 0.75 cfs at the 100 year storm. Assuming a triangular swale with 10:1 side slopes at a 2% longitudinal slope, the depth should not exceed 0.25 feet with a spread of 5 feet.

- d. If metal or wood fencing will block the flow of water then you need a note on the face of the plat indicating the amount of ground clearance or type of fencing that will allow your design flow/ existing flow to pass.

The total flow is low enough that a fencing note is not necessary.

Respectfully,

Stephanie M. Magnani, PE
Project Manager- Killeen Engineering & Surveying, Ltd.
smagnani@kesltd.com

cc: 2022-025 Project File



2901 East Stan Schlueter Loop, Killeen, Texas 76542 Phone: (254) 526-3981 Fax: (254) 526-4351
TBPE Registration No. F-4200, TBPLS Registration No. 10194541
Visit our website at: www.kesltd.com

October 16, 2022

Kristina Ramirez, Planning & Development
City of Harker Heights, TX

Re: Texas Bound Plat – Plat Comment Response

Mrs. Ramirez,

City Comment:

1. Per §154.26(B)(1), this plat does not qualify as a minor plat since the land is currently unplatted and this request will create 5 new lots. The City will allow this particular plat to be processed as a Final Plat without submission of a Preliminary Plat.

Response: Noted.

2. Per §154.22(B)(1)(b), amend dedication instrument to match language of dedication statement on face of plat. Statement on both documents shall be amended to reflect only areas that are actually being dedicated to the city (i.e., if no drainage infrastructure is being dedicated to the city all references to dedication of drainage shall be removed)

Response: Noted.

3. Per §154.22 (B)(1)(c, g), applicant shall annotate existing ROW widths for the extension of Valley Road (Residential/Local road). Applicant shall provide half of the remaining required additional ROW from Lot 1, Block 1 if required.

Response: Right-of-way width has been added and land has been dedicated as requested.

4. Per §154.22 (B)(1)(e), applicant shall annotate the Block number for the Lots.

Response: Done.

5. Per §154.22 (B)(1)(f, k), applicant shall provide a 10 ft. side yard utility easement along the northern property line of Lot 5. This provides adequate width and connectivity to the adjacent utility easement in Freedom Park Phase 2 subdivision, the existing utility easement (separate instrument) for the electric and gas lines in Freedom Park Phase 1, and a secondary utility access to the undeveloped parcel to the west of this subdivision.

Response: Existing 10-foot utility easement on adjacent property has been labeled and proposed 6-foot utility easement has been added to the plat.

6. Per §154.22(B)(1)(l), applicant shall amend the face of the plat to include adjacent property information including present ownership, legal descriptions (recorded volume and page) and property lines within 100 feet of the proposed subdivision.

Response: Done.

7. Per §154.22(B)(1)(p), applicant shall illustrate and annotate the current minimum setback lines on each R2-I Lot and provide a note accordingly.

Response: Done

8. Advisory Note: Per §154.22 (B)(1)(q), applicant may need to add additional signature blocks (City Council) if all comments are not resolved before the October 2022 P&Z meeting.

Response: Noted.

Respectfully,

Michelle E. Lee, PE, RPLS, CFM, CPESC
Director of Engineering & Surveying
Killeen Engineering & Surveying, Ltd.
mlee@kesltd.com

cc: 2022-025 Project File



AGENDA ITEM X-4
PLANNING AND ZONING COMMISSION
MEMORANDUM

P22-33

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: OCTOBER 26, 2022

DISCUSS AND CONSIDER A REQUEST FOR A FINAL PLAT REFERRED TO AS THE ENCLAVE AT INDIAN TRAIL PHASE II, ON PROPERTY DESCRIBED AS BEING ALL THAT CERTAIN 0.26 ACRE TRACT OF LAND SITUATED IN THE W. E. HALL SURVEY, A-1086, BELL COUNTY, TEXAS, BEING ALL OF THE CALLED 0.26 ACRE TRACT OF LAND DESCRIBED IN A DEED TO C. A. DOOSE & COMPANY, RECORDED IN INSTRUMENT NUMBER 2022049594, DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT DESCRIPTION:

The applicant submitted an application for minor plat approval for 0.26 acres of land west of The Enclave at Indian Trail Phase II and east of Indian Trail. The submitted plat is in compliance with the recent R-2 (Two-Family Dwelling District) zoning designation.

The application for this case was received on September 28, 2022. Comments were compiled and submitted to the applicant on October 7, 2022. Clarifications from the applicant were provided on October 15, 2022, and comments on clarifications were provided to the applicant on October 18, 2022. The following summarized comments were outstanding as of October 18, 2022:

1. Per §154.23, the applicant is advised that Enclave Boulevard is still in the construction, inspection and acceptance process. As such, this final plat cannot be approved by the City until Enclave Boulevard is accepted by the City and the maintenance bond is received due to no guarantee of performance being provided with this plat submission.

STAFF RECOMMENDATION & FINDINGS:

Staff has had continued correspondence with the applicant, and therefore recommends approval of the Final Plat referred to as The Enclave Phase 2 Addition, with the following conditions:

1. All outstanding comments shall be addressed per staff recommendation prior to being presented to City Council.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to **recommend approval** of a request for a Final Plat referred to as The Enclave at Indian Trail, Phase II, on property described as being all that certain 0.26 acre tract of land situated in the W. E. Hall Survey, A-1086, Bell County, Texas, being all of the called 0.26 acre tract of land described in a deed to C. A. Doose & Company, recorded in Instrument Number 2022049594, Deed Records of Bell County, Texas, based on staff's recommendations and findings.
2. Motion to **recommend approval with condition** of a request for a Final Plat referred to as The Enclave at Indian Trail, Phase II, on property described as being all that certain 0.26 acre tract of land situated in the W. E. Hall Survey, A-1086, Bell County, Texas, being all of the called 0.26 acre tract of land described in a deed to C. A. Doose & Company, recorded in Instrument Number 2022049594, Deed

Records of Bell County, Texas, **with the one condition as presented by staff**, and based on staff's recommendations and findings.

3. Motion to **recommend disapprove with explanation** of a request for a Final Plat referred to as The Enclave at Indian Trail, Phase II, on property described as being all that certain 0.26 acre tract of land situated in the W. E. Hall Survey, A-1086, Bell County, Texas, being all of the called 0.26 acre tract of land described in a deed to C. A. Doose & Company, recorded in Instrument Number 2022049594, Deed Records of Bell County, Texas, based on staff's recommendations and findings.

Explanation: Applicant has not met the requirements of §154.23.

4. Any other action desired.

ATTACHMENTS:

1. Application
2. Location Map
3. Field Notes
4. Dedication
5. The Enclave Phase II Addition Plat & Engineering Plans
6. Comments



Final Plat Application

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

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

1. Payment of \$150.00
2. Signed Original Field Notes and Dedication Pages
3. Paper Plan Submissions: Ten (10) Copies of Plat and Seven (7) sets of Final Engineering Plans
4. Electronic Submissions: Plat and Engineering Plans submitted to tdake@harkerheights.gov in PDF format.
5. Completed Final Plat Checklist

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

Property Information:

Plat Name: The Enclave at Indian Trail, Phase II Date Submitted: 9/28/22

Number of Lots: 1 Number of Units/Suites: 1 Acreage: 0.26

Site Address or General Location: 150' East of the Intersection of Indian Trail and Enclave Boulevard

Residential Commercial Both On Site Detention Proposed with Subdivision: Yes No Other

Date of Preliminary Plat Approval by P&Z: _____

Owner Information & Authorization:

Property Owner: C.A. Doose & Company

Address: 105 East FM 2410 Road, Harker Heights, Bell County, Texas 76548

Phone: (512) 944-4820 E-Mail: Chris@Flintrockbuilders.com

Developer: Flintrock Builders

Address: 105 East FM 2410 Road, Harker Heights, Bell County, Texas 76548

Phone: (512) 944-4820 E-Mail: Chris@Flintrockbuilders.com

Engineer: Republic Engineering & Development Services, LLC

Address: PO Box 3123, Harker Heights, Texas

Phone: (512) 665-8910 E-Mail: jtheriot@republiceds.com

Surveyor: Quintero Engineering LLC

Address: 1501 W. Stan Schlueter Loop Killeen, Texas 76549

Phone: (254) 493-9962 E-Mail: Gmeza@quinteroeng.com

For more information reference Section 154.22 Final Plat of the Harker Heights Code of Ordinances

HEREBY UNDERSTAND AND ACKNOWLEDGE:

The final plat must be prepared in accordance with the City's subdivision rules and regulations and shall conform substantially to preliminary plat layout as approved. The subdivider will be required to install at his/her own expense all water lines, streets, sewer lines, drainage facilities, and structures within the subdivision accords to Section 154.36 of the Harker Heights Code of Ordinances.

All required improvements must be completed unless a Bond or Letter of Credit has been posted and attached in sufficient amount to assure completion.

A maintenance bond/surety instruments has been furnished to assure the quality of materials and workmanship and maintenance of all required improvements including the City's cost for collecting the guaranteed funds and administering the correction and/or replacement of covered improvements in the even the subdivider defaults.

The maintenance bond or other surety instrument shall be satisfactory to the city as to form, sufficiency and manner of execution. For water and sewer related improvements, the bond or other instrument shall be in an amount equal to 20% of the cost of improvements verified by the city Engineer and shall run for a period of one calendar year. Bonds or other instruments for streets and drainage facilities shall be in an amount equal to 40% of the improvements verified by the city Engineer and shall run for a period of two calendar years.

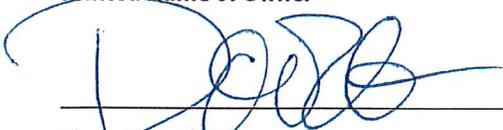
The applicant or their authorized representative must be present at all Planning and Zoning Commission and City Council Meetings at which their plat is on the agenda for discussion or action. Failure of the applicant or their authorized representative to appear before the Planning and Zoning Commission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

Christopher A. Doose IV

Printed Name of Owner

Gorge J. Meza (Quintero Engineering, LLC)

Printed Name of Authorized Agent (Corporation/Partnership)



Signature of Owner

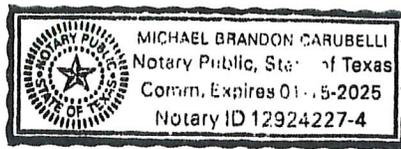


Signature of Authorized Agent (Corporation/Partnership)

SWORN AND SUBSCRIBED BEFORE ME THIS 30TH DAY OF
AUGUST, 20 22.



Signature of Notary Public



My Commission Expires: 01-15-2025

STAFF ONLY -- DO NOT FILL OUT

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

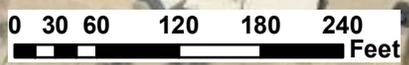
Rev. 5/20



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



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.



	Enclave Phase 2
	School



QUINTERO ENGINEERING, LLC

CIVIL ENGINEERING • LAND SURVEYING • PLANNING • CONSTRUCTION MANAGEMENT

1501 W. STAN SCHLUETER LP., KILLEEN TEXAS (254) 493-9962

T.B.P.E. FIRM REGISTRATION NO.: 14709

T.B.P.L.S. FIRM REGISTRATION NO.: 10194110

FIELD NOTES

THE ENCLAVE AT INDIAN TRAIL, PHASE II

0.26 ACRE

BELL COUNTY, TEXAS

BEING ALL THAT CERTAIN 0.26 ACRE TRACT OF LAND SITUATED IN THE W.E. HALL SURVEY, A-1086, BELL COUNTY, TEXAS, BEING ALL OF THE CALLED 0.26 ACRE TRACT OF LAND DESCRIBED IN A DEED TO C.A. DOOSE & COMPANY, RECORDED IN INSTRUMENT NUMBER 2022049594, DEED RECORDS OF BELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A CAP STAMPED "QE" FOUND, IN THE SOUTH LINE OF ENCLAVE BOULEVARD, AT THE NORTHEAST CORNER OF A CALLED 0.258 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MOOCHING K., LTD, RECORDED IN VOLUME 4021, PAGE 449, DEED RECORDS OF BELL COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 77° 49' 39" E, 149.57 FEET (DEED S 77° 49' 39" E, 149.57 FEET), ALONG THE SOUTH LINE OF ENCLAVE BOULEVARD TO A 3/8" IRON ROD FOUND, IN THE WEST LINE OF THE CALLED LOT 25, BLOCK 1 OF THE ENCLAVE AT INDIAN TRAIL, UNRECORDED AT THIS TIME, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 12° 07' 08" W, 74.96 FEET (DEED S 12° 07' 08" W, 74.96 FEET), ALONG A WEST LINE OF BLOCK 1, OF THE SAID ENCLAVE SUBDIVISION TO A 3/8" IRON ROD FOUND, AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, MILLER ADDITION, AN ADDITION TO THE CITY OF HARKER HEIGHTS, RECORDED IN PLAT YEAR 2018, PLAT NUMBER 106, PLAT RECORDS OF BELL COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 77° 49' 12" W, 149.70 FEET (DEED N 77° 49' 12" W, 149.70 FEET), ALONG THE NORTH LINE OF THE SAID LOT 1, TO A 1/2" IRON ROD WITH CAP STAMPED "QE" FOUND, AT THE SOUTHEAST CORNER OF THE SAID 0.258 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 12° 13' 05" E, 74.94 FEET (DEED N 12° 13' 05" E, 74.94 FEET), ALONG THE EAST LINE OF THE SAID 0.258 ACRE TRACT, TO THE POINT OF BEGINNING AND CONTAINING 0.26 ACRE OF LAND, MORE OR LESS.

THE BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA TEXAS SMART NET GPS OBSERVATIONS, AS SURVEYED ON THE GROUND JULY 26, 2022, BY QUINTERO ENGINEERING, LLC.

08/31/2022

Seth H. Barton, R.P.L.S.
Registered Professional Land Surveyor
No. 6878, Texas



"EXHIBIT A"

DEDICATION

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BELL §

That **C.A. Doose & Company**, being the sole owner of the **called 0.26 acre tract** of land situated in the W. E. Hall Survey, A-1086, Bell County, Texas, a certain 0.26 acre tract of land described in a deed to C.A. Doose & Company, recorded in Instrument Number 2022049594, Deed Records of Bell County, Texas, does hereby dedicate 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, and Bell County.

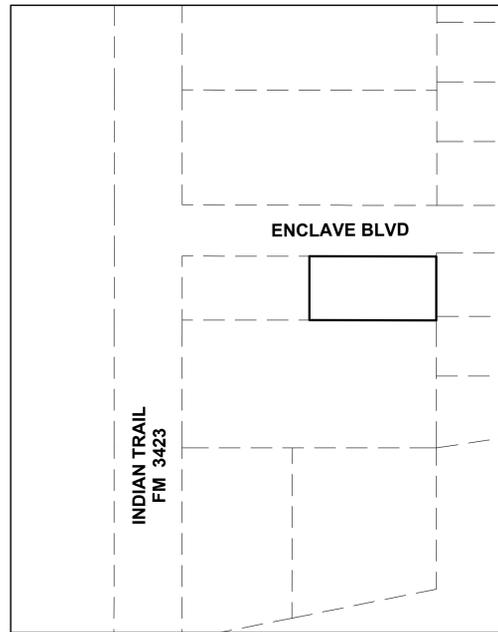
The utility easements shown on said plat are dedicated to the City of Harker Heights, and Bell County for installation and maintenance of any and all public utilities, which the city may elect to install and maintain or permit to be installed or maintained.

W I T N E S S the execution hereof, on this _____ day of _____, 2022.
For: C.A. Doose & Company

Christopher A. Doose IV
Sole Director

Before me, the undersigned authority, on this day personally appeared **Christopher A. Doose IV, in his capacity for C.A. Doose & Company**, known to me to be the persons whose names are subscribed to the foregoing instrument. It has been acknowledged to me that He executed the foregoing instrument as the owner of the property described hereon.

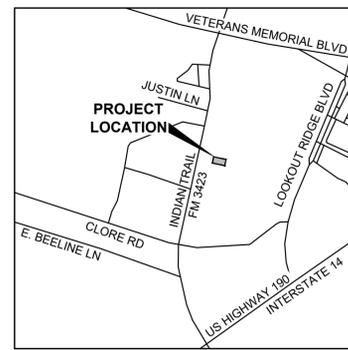
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: _____



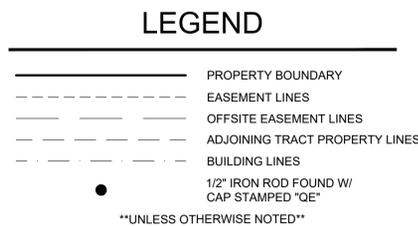
INSET
SCALE: 1:100

NOTES

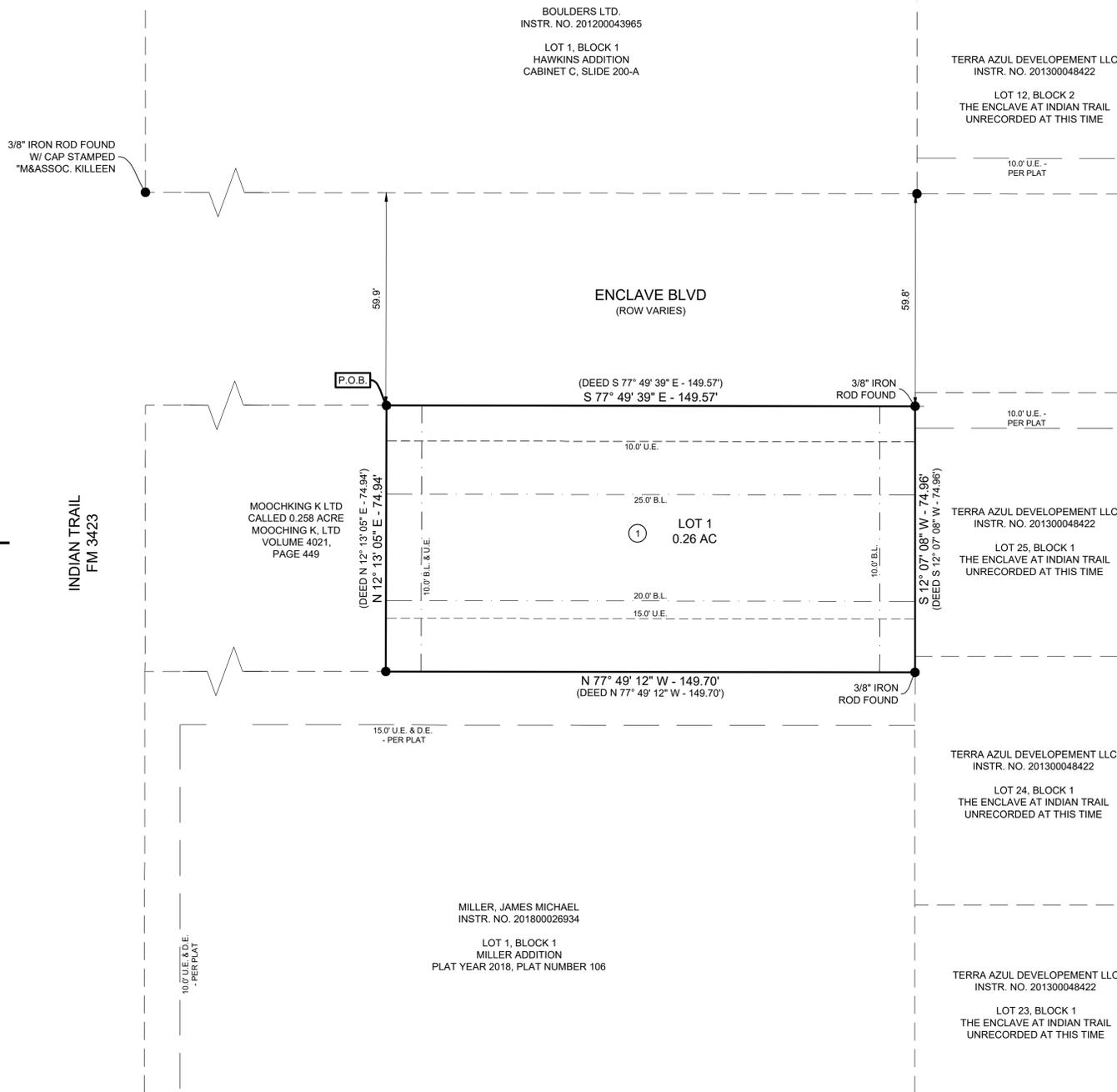
- THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
- THIS PROPERTY LIES WITHIN FEMA "ZONE X, OTHER AREAS" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0285E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- "FEMA "ZONE X, OTHER AREAS" ARE DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"
- THIS PROPERTY IS SUBJECT TO ALL THE CONDITIONS OUTLINED IN ORDINANCE 2021-09.
- APPURTENANCES FOR DRY UTILITIES MAY BE PLACED ABOVE GROUND IN UNDERGROUND UTILITY EASEMENTS; IN AREAS WHERE THE UNDERGROUND UTILITY EASEMENTS COINCIDES WITH A DRAINAGE EASEMENT OR PASSAGE EASEMENT, NO ABOVE-GROUND APPURTENANCES ARE ALLOWED.
- FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1 FOOT ABOVE THE AVERAGE TOP OF CURB ELEVATION FRONTING THE LOT.
- FOR EACH DWELLING UNIT, 2 OFF-STREET PARKING SPACES MUST BE PROVIDED.



LOCATION MAP
SCALE: NTS



UNLESS OTHERWISE NOTED



BOULDERS LTD.
INSTR. NO. 201200043965

LOT 1, BLOCK 1
HAWKINS ADDITION
CABINET C, SLIDE 200-A

TERRA AZUL DEVELOPMENT LLC
INSTR. NO. 201300048422

LOT 12, BLOCK 2
THE ENCLAVE AT INDIAN TRAIL
UNRECORDED AT THIS TIME

10.0' U.E. -
PER PLAT

ENCLAVE BLVD
(ROW VARIES)

(DEED S 77° 49' 39" E - 149.57')
S 77° 49' 39" E - 149.57'

LOT 1
0.26 AC

TERRA AZUL DEVELOPMENT LLC
INSTR. NO. 201300048422

LOT 25, BLOCK 1
THE ENCLAVE AT INDIAN TRAIL
UNRECORDED AT THIS TIME

10.0' U.E. -
PER PLAT

N 77° 49' 12" W - 149.70'
(DEED N 77° 49' 12" W - 149.70')

TERRA AZUL DEVELOPMENT LLC
INSTR. NO. 201300048422

LOT 24, BLOCK 1
THE ENCLAVE AT INDIAN TRAIL
UNRECORDED AT THIS TIME

MILLER, JAMES MICHAEL
INSTR. NO. 201800026934

LOT 1, BLOCK 1
MILLER ADDITION
PLAT YEAR 2018, PLAT NUMBER 106

TERRA AZUL DEVELOPMENT LLC
INSTR. NO. 201300048422

LOT 23, BLOCK 1
THE ENCLAVE AT INDIAN TRAIL
UNRECORDED AT THIS TIME

KNOW ALL MEN BY THESE PRESENTS, THAT C.A. DOOSE & COMPANY, BEING THE SOLE OWNER OF THAT CERTAIN 0.26 ACRE TRACT OF LAND SITUATED IN THE W. E. HALL SURVEY, ABSTRACT NO. 1086, OF BELL COUNTY, TEXAS, AND BEING ALL OF THE CALLED 0.26 ACRE TRACT OF LAND DESCRIBED IN A DEED TO C.A. DOOSE & COMPANY, RECORDED IN INSTRUMENT NO. 2022049594, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF THE ENCLAVE AT INDIAN TRAIL, PHASE II, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREON, AND APPROVED BY THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS AND THE ENCLAVE AT INDIAN TRAIL, PHASE II, DOES HEREBY DEDICATE TO SAID CITY ALL UTILITY 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.

THE UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY OF HARKER HEIGHTS FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON THIS _____ DAY OF _____, 2022.

FOR: C.A. DOOSE & COMPANY

BY:
CHRISTOPHER DOOSE IV
SOLE DIRECTOR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED CHRISTOPHER DOOSE IV, IN HIS CAPACITY FOR C.A. DOOSE & COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: _____

PLANNING AND ZONING COMMISSION

APPROVED THIS _____ DAY OF _____, 20_____, A.D. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, TEXAS.

CHAIRPERSON, PLANNING AND ZONING COMMISSION _____ SECRETARY, PLANNING AND ZONING COMMISSION _____

CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 20_____, A.D. BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS.

MAYOR _____ CITY SECRETARY _____

DIRECTOR OF PLANNING AND DEVELOPMENT

APPROVED THIS _____ DAY OF _____, 20_____, A.D. BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, TEXAS.

DIRECTOR OF PLANNING AND DEVELOPMENT

SURVEYORS' CERTIFICATE:

I, SETH H. BARTON, DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY WAS MADE ON THE GROUND OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE FOUND, OR PLACED, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS.

FOR INTERIM REVIEW ONLY:
THESE DOCUMENTS ARE RELEASED FOR THE PURPOSE OF REVIEW AND COMMENT UNDER THE AUTHORITY OF:
SETH H. BARTON, R.P.L.S., R.P.L.S. NO. 6878 ON OCTOBER 14, 2022. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

AFFIDAVIT:

THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20_____, A.D.

By: _____
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS _____ DAY OF _____, 20_____, IN YEAR _____, PLAT # _____
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # _____, OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: _____

SURVEY:	W. E. HALL SURVEY, A-1086	OWNER:	C.A. DOOSE & COMPANY 105 EAST FM 2410 ROAD, HARKER HEIGHTS, BELL COUNTY, TEXAS 76548
NUMBER OF BLOCKS:	1	SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962
NUMBER OF LOTS:	1		
TOTAL ACREAGE:	0.26 AC		
DATE:	AUGUST 2022		



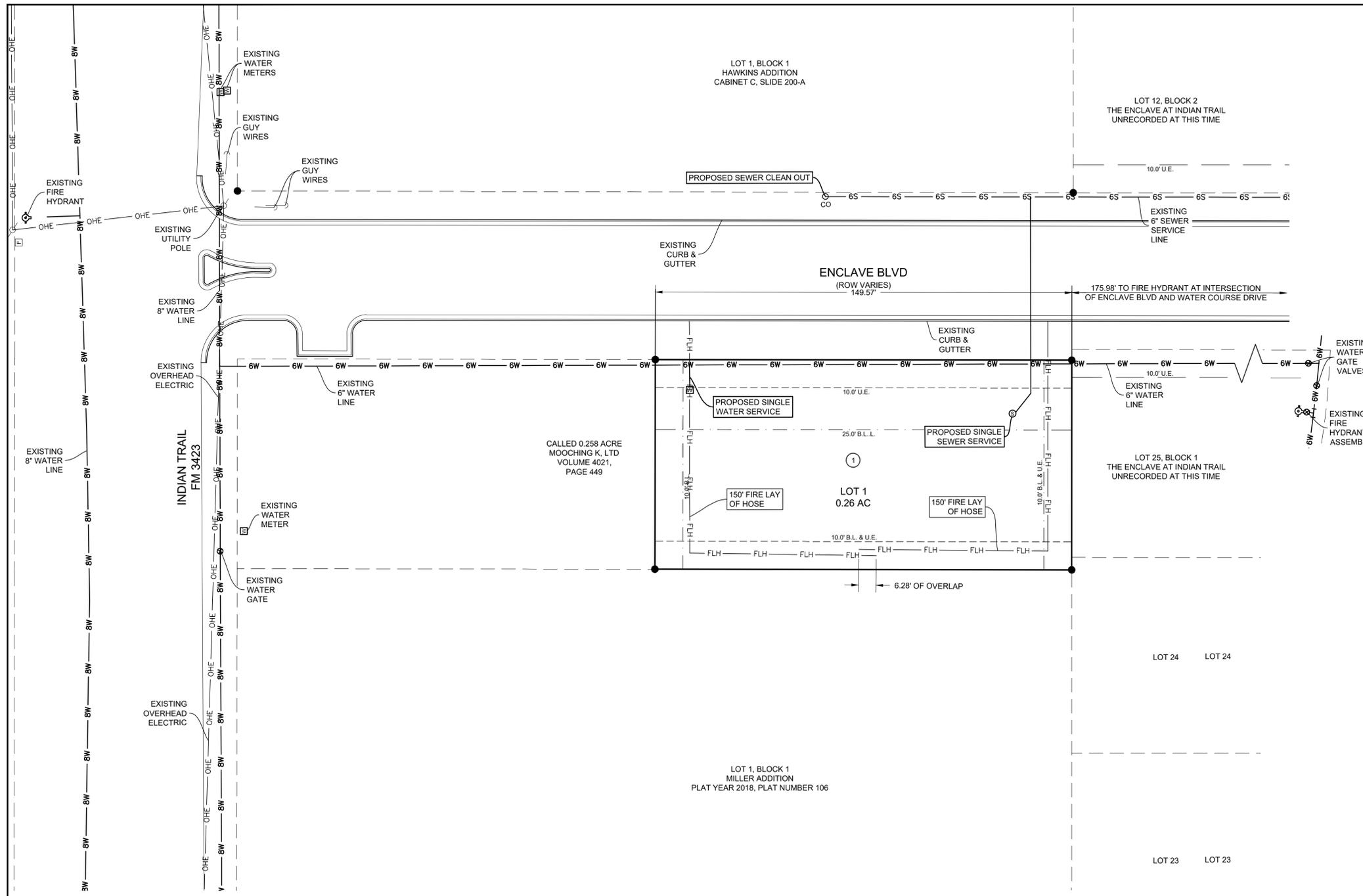
SCALE: 1:20

FINAL PLAT

THE ENCLAVE AT INDIAN TRAIL, PHASE II
CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS

THE ENCLAVE AT INDIAN TRAIL, PHASE II
IS A FINAL PLAT OF ALL OF THE CALLED 0.26 ACRE TRACT OF LAND DESCRIBED IN A DEED TO C.A. DOOSE & COMPANY, RECORDED IN INSTRUMENT NO. 2022049594, DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.:
025-21



LEGEND

	PROPERTY BOUNDARY
	ENCLAVE ROW CENTERLINE
	EASEMENT LINES
	ADJOINING TRACT PROPERTY LINES
	OVERHEAD ELECTRIC
	6" SEWER SERVICE LINE
	8" WATER LINE
	6" WATER LINE
	BACK OF CURB
	CONCRETE LINES
	1/2" IRON ROD FOUND W/ CAP STAMPED "QUINTERO 10194110"
	EXISTING GUY WIRE
	EXISTING UTILITY POLE
	EXISTING FIBER OPTIC RISER
	EXISTING FIRE HYDRANT (TYP)
	EXISTING WATER METER (TYP)
	EXISTING SEWER MANHOLE (TYP)
	EXISTING SEWER CLEANOUT (TYP)
	PROPOSED SEWER SERVICE
	PROPOSED SINGLE SERVICE WATER METER
	PROPOSED FIRE HYDRANT ASSEMBLY

UNLESS OTHERWISE NOTED

SEWER NOTES

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

WATER NOTES

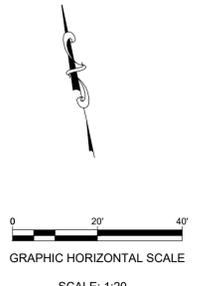
- ALL WATERLINES SHALL BE AWWA C900 PVC PIPE UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION SHOWN HEREIN SHALL BE PER CITY OF HARKER HEIGHTS STANDARDS AND SPECIFICATIONS.
- EXISTING UTILITIES SHOWN HEREIN HAVE BEEN LOCATED BY VISIBLE APPURTENANCES AND RECORD DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES REGARDLESS OF THEIR DEPICTION HEREIN.
- FIRE HYDRANT SYMBOLS ARE FOR REPRESENTATION ONLY. FIRE HYDRANT ORIENTATION SHALL BE PER CITY OF HARKER HEIGHTS STANDARD DETAIL.
- ALL FIELD BENDS SHALL BE PER PIPE MANUFACTURER RECOMMENDATIONS.
- WATER SERVICE TAPS AND SERVICE LINES TO BE INSTALLED BY THE DEVELOPER.
- WATER - SEWER CROSSING SHALL MEET THE MINIMUM CURRENT REQUIREMENTS PER TCEQ AND CITY CODE.
- THE CONTRACTOR SHALL COORDINATE THE FINAL PLACEMENT OF PROPOSED GATE VALVES WITH STREET, SIDEWALK AND UTILITY IMPROVEMENTS TO AVOID CONFLICTS.

DRAINAGE NOTES

- NO ALTERATIONS TO THE EXISTING DRAINAGE PATTERNS ARE PROPOSED WITH THIS PLAT.
- THE PROPOSED LOT WAS INCLUDED IN THE DRAINAGE ANALYSIS FOR THE ENCLAVE AT INDIAN TRAIL, AS PREPARED BY REPUBLIC ENGINEERING AND DEVELOPMENT SERVICES, SIGNED AND SEALED BY JOSEPH. A. THERIOT DATED 10/13/2021

SURVEY NOTES

- THE TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREIN, IS A BASED ON A SURVEY MADE ON THE GROUND ON THIS DATE, AUGUST 2022, BY QUINTERO ENGINEERING, LLC WITH THE FOLLOWING HORIZONTAL AND VERTICAL CONTROL INFORMATION:
 - BEARINGS SHOWN HEREIN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE 4203, PER LEICANET GPS OBSERVATION.
 - ELEVATIONS SHOWN HEREIN ARE BASED UPON THE NAVD 88 PER LEICANET GPS OBSERVATION.
- THE TOPOGRAPHIC SURVEY WAS PREPARED BASED ON ABOVE GROUND INFORMATION ONLY. NO UNDERGROUND UTILITY LOCATES WERE PERFORMED TO VERIFY UNDERGROUND LOCATION OR BURIED DEPTH OTHER THAN WHAT IS SHOWN HEREIN.



NO.	DATE	REVISIONS	REMARKS	BY



ISSUED FOR REVIEW, COMMENT

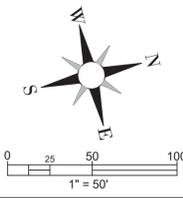
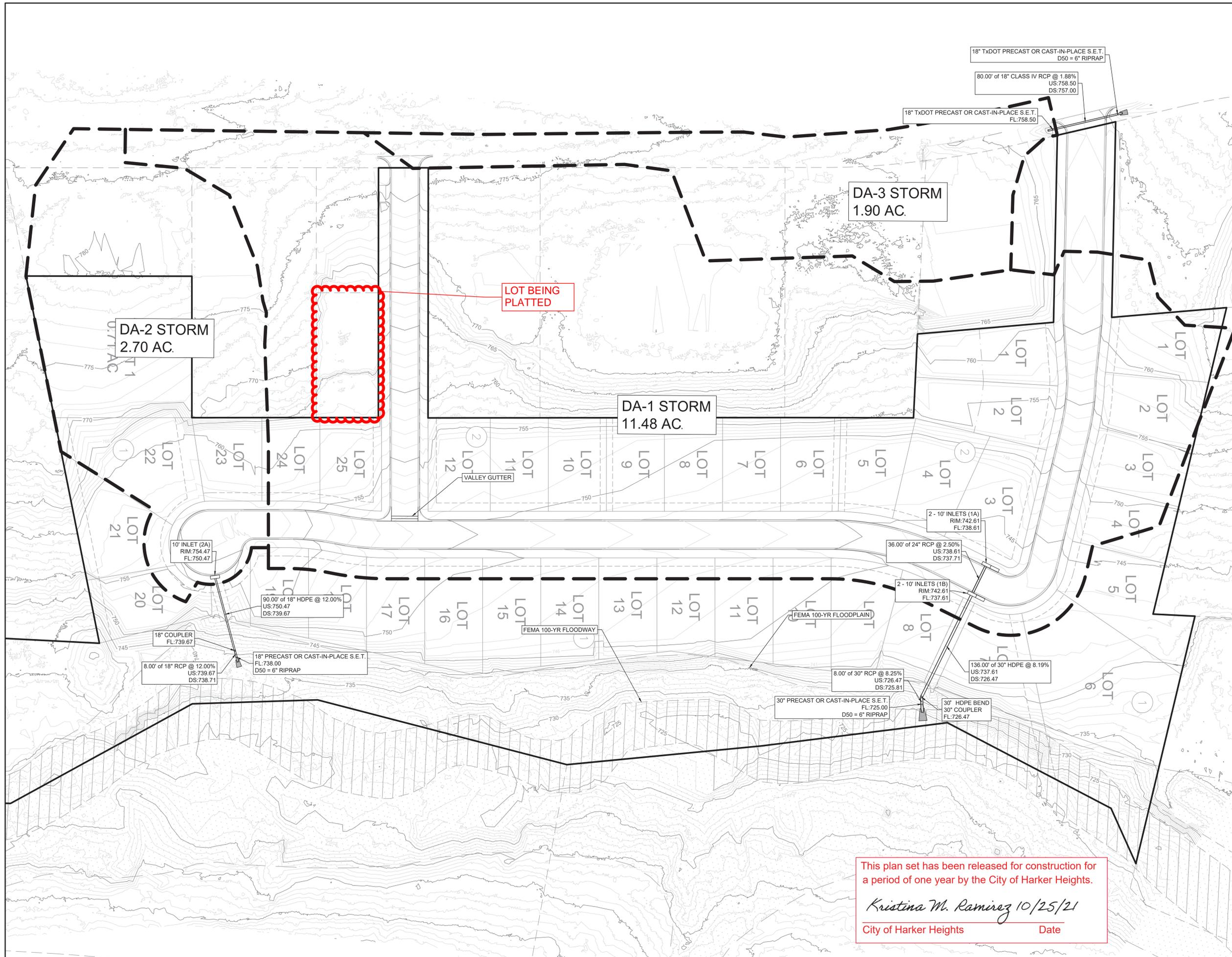
PROJECT NO.: 025-21
DATE: SEPTEMBER 2022

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



THE ENCLAVE AT INDIAN TRAIL PHASE II
 ENCLAVE BOULEVARD
 HARKER HEIGHTS, BELL COUNTY, TEXAS
AS BUILT AND UTILITY LAYOUT
 SHEET TITLE:
 DRAWING NO.:
T-001

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- NOTES:**
- SEE THE ENCLAVE DRAINAGE REPORT, DATED 8/9/2021, FOR DETAILED DRAINAGE ANALYSIS.
 - ALL UPSTREAM FLOWS SHALL BE ACCEPTED ONSITE AS THEY CURRENTLY EXIST AND SHALL NOT BE OBSTRUCTED, UNLESS OTHERWISE NOTED IN THIS PLAN SET.
 - ENERGY DISSIPATION SHALL BE PROVIDED AT EACH OUTFALL BY THE USE OF ROCK RIPRAP OR CONCRETE RIPRAP WITH FORMED CONCRETE DISSIPATORS.
 - ALL LOTS MUST HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURE.
 - THE DRAINAGE DESIGN PROVIDED HEREIN ILLUSTRATES OUR FINAL DESIGN INTENT FOR THE PROPOSED HYDROLOGIC AND HYDRAULIC METHODOLOGIES, PLANNING AND DESIGN ASSUMPTIONS USED TO ADDRESS THE APPLICABLE UNDERLYING DRAINAGE FACILITY PRINCIPLES AS SPECIFIED IN THE CITY OF HARKER HEIGHTS DRAINAGE CRITERIA MANUAL, DATED MAY 9, 2007.
 - THIS PROPERTY LIES WITHIN FEMA "ZONE X" & "ZONE AE" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0285E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
 - SEE INDIVIDUAL PROFILE SHEETS FOR RIPRAP DETAILS.
 - ALL REINFORCED CONCRETE PIPE (RCP) IS CLASS III UNLESS OTHERWISE NOTED.

!!! CAUTION !!!
 DEPTH AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE EXCAVATING IN THE AREA.



**Know what's below.
 Call before you dig.**

LEGEND

DA-XX	DRAINAGE AREA I.D.
X.XX AC.	DRAINAGE AREA ACERAGE
---	DRAINAGE AREA BOUNDARY

REV	DESCRIPTION	DATE
2	LENGTHENED STORM PIPES	10/13/2021
1	ORIGINAL RELEASE	8/13/2021



**THE ENCLAVE AT
 INDIAN TRAIL
 DRAINAGE
 STRUCTURES**

[Signature] 10/13/2021
 DATE

	DESIGN	JAT
	DRAWN	JAT
	CHECKED	JAT
	PROJECT #	21-020-001
	DRAWING #	6

This plan set has been released for construction for a period of one year by the City of Harker Heights.

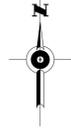
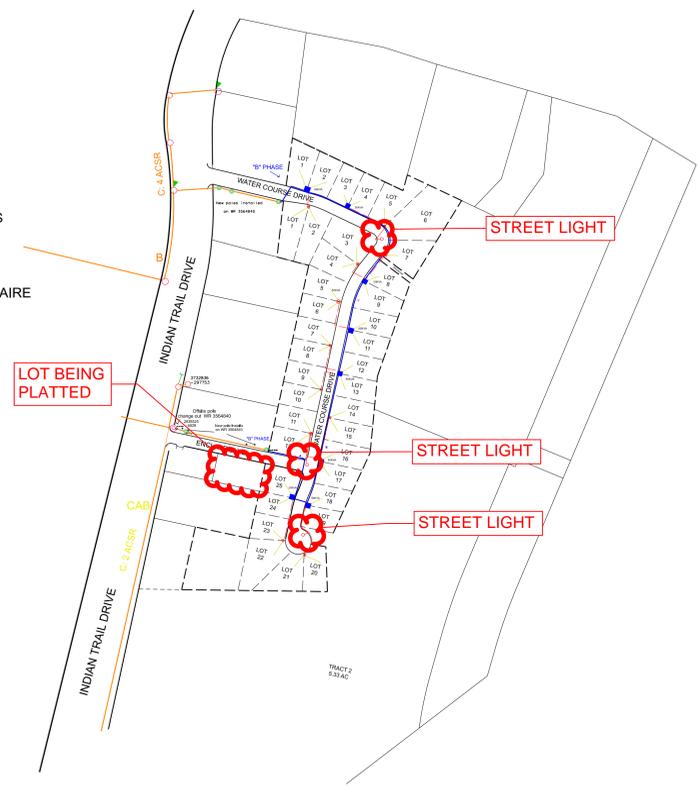
Kristina M. Ramirez 10/25/21

City of Harker Heights Date

PRIME: 12.5K
 FEEDER: HKHTS1603
 PROTECTIVE DEVICE: 65 AMP FUSE
 @ 2838523-3191
 PRIMARY WIRE: 1.0 ALT 260 MIL
 50KVA XMFR's
 SEC: 350 ALT TPX (2 lot spans is 140')
 SVC: 1.0 ALT TPX (LENGTH IS 60')
 PROJECT PHASING: "B"

PROJ FUSING: 40AMP FUSE / 40AMP BLADES

STREETLIGHT TYPE: POST TOP LUMINAIRE
 TOWN AND COUNTRY 55W LED



DESIGN CONCURRENCE
 APPROVED AS DESIGNED DATE: _____
 CHANGES AS REQUESTED DATE: _____
 NAME: _____
 TITLE: _____

CROSSING SLEEVE INFORMATION

ONCOR Conduit	REQUIRES	2 IN. SLEEVE
1 IN.	REQUIRES	4 IN. SLEEVE
2 IN.	REQUIRES	6 IN. SLEEVE
3 IN.	REQUIRES	6 IN. SLEEVE
4 IN.	REQUIRES	10 IN. SLEEVE
6 IN.	REQUIRES	10 IN. SLEEVE

If crossing sleeves are to be installed place sleeves at all street crossing, and any other location where open trenching might be hindered.

ELECTRICAL FACILITIES LEGEND

- PEDESTAL
- ∞ HAND HOLE
- STREET LIGHT
- TRANSFORMER PAD
- SWITCHGEAR PAD
- PULL BOX
- EXISTING ONCOR POLE
- PROPOSED ONCOR POLE
- DOWNGUY
- ▲ OVERHEAD TRANSFORMER

PRIMARY CONDUIT	SIZE	SECONDARY CONDUIT
—	1 IN.
—	2 IN.
—	3 IN.
—	4 IN.
—	6 IN.

— EASEMENT LINE — PHASE DIVISION

ONCOR ELECTRIC DELIVERY
 DISTRIBUTION PROJECT MANAGEMENT AND DESIGN SERVICES

PROJ. NAME : ENCLAVE AT INDIAN TRAIL
 LOCATION : DALLAS, TX
 PROJ. MGR. : LYNN ANTHONY
 DESIGNER : ARTHUR A. HARRELL
 W/R * : 3544895
 PLOT SCALE : NTS DATE: 10/22/2021

DRAINAGE REPORT
THE ENCLAVE
HARKER HEIGHTS, TEXAS 76548

PREPARED FOR
FLINTROCK BUILDERS

105 E. FM 2410
HARKER HEIGHTS, TEXAS 76548

PREPARED BY



P.O. BOX 3123
HARKER HEIGHTS, TEXAS 76548

TEXAS FIRM NUMBER F-21633

08/09/2021



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1. PROJECT DESCRIPTION

The Enclave is a 17.08-acre, residential subdivision located in Harker Heights, Texas. This project consists of 37 residential lots and two inlet systems. The developer of the project is Flint Rock Builders.

The City of Harker Heights Drainage Criteria Manual was used as a base for all drainage design.

2. PRE VS. POST

Per the Harker Heights Drainage Criteria Manual, the 25-yr storm was analyzed using HEC-HMS, the 100-yr storm was also analyzed at the request of the city. The project site sits at the bottom of a fairly large drainage area, which warranted an analysis of post-development conditions without detention. The project site drains east to a creek (Harker Heights Tributary 1 per the FEMA FIRM) which then drains north to the final outfall of the property in the northeast corner. The final discharge location resulted in a decreased post-development flow rate in the 25-yr and 100-yr storms compared to the pre-development conditions. No detention is needed for this project. Below is a summary of pre- and post-development flows where storm water leaves the project site.

Table 1: Pre-Post Flowrate Comparisons

Storm Event	Discharge Location	HEC-HMS Feature	Pre-Dev Flowrate (cfs)	Post-Dev Flowrate (cfs)
25-yr	Creek	JUNC	1171.1	1168.2
100-yr	Creek	JUNC	1671.7	1664.2

2.1.Drainage areas

DA-1 PRE consists of 503.66 acres (0.786966sq. mi.) with a Curve Number (CN) of 85.94. DA-2 PRE consists of 29.85 acres (0.046635 sq. mi.) with a CN of 88.20. DA-3 PRE consists of 21.04 acres (0.032881 sq. mi.) with a CN of 83.22. DA-1 POST and DA-2 POST are the same as their pre-development drainage areas. DA-3 POST consists of 21.04 acres (0.032881 sq. mi.) with a CN of 86.18. Soils within the drainage areas varied between Type B, C and D hydrologic soil group designations.

All drainage areas had composite Curve Numbers (CNs). Calculations for the composite CNs can be found in the following tables.

Table 2: DA-1 Pre CN Calculations

Land Use Description	CN values				SF	Acres	CN X Acres
	A	B	C	D			
Open Space, Fair		69			0	0.00	0.00
Open Space, Fair			79		71920	1.65	130.43
Open Space, Fair				84.0	52981	1.22	102.17
Brush, Fair		56			0	0.00	0.00
Brush, Fair			70		66362	1.52	106.64
Brush, Fair				77.0	90606	2.08	160.16
Woods, Fair		65			27429	0.63	40.93
Woods, Fair			76		500597	11.49	873.40
Woods, Fair				82.0	107819	2.48	202.97
Paved, Open Ditch		89			803424	18.44	1641.52
Paved, Open Ditch			92		806778	18.52	1703.94
Paved, Open Ditch				93.0	770198	17.68	1644.36
Commercial and Business		92			809159	18.58	1708.97
Commercial and Business			94		1109561	25.47	2394.37
Commercial and Business				95.0	1855717	42.60	4047.13
1/8 Acre Residential District		85			912879	20.96	1781.33
1/8 Acre Residential District			90		0	0.00	0.00
1/8 Acre Residential District				92.0	271054	6.22	572.47
1/4 Acre Residential District		75			2661109	61.09	4581.80
1/4 Acre Residential District			83		2242316	51.48	4272.55
1/4 Acre Residential District				87.0	6761138	155.21	13503.65
1 Acre Residential District		68			138531	3.18	216.26
1 Acre Residential District			79		222102	5.10	402.80
1 Acre Residential District				84.0	1657660	38.05	3196.59
				Sum	21939340	503.66	43284.44
Composite CN							85.94
Area (sq mi)							0.786966

Table 3: DA-2 Pre CN Calculations

Land Use Description	CN values				SF	Acres	CN X Acres
	A	B	C	D			
Open Space, Fair		69			0	0	0
Open Space, Fair			79		230297	5.287	417.66444
Open Space, Fair				84.0	123294	2.83	237.75702
Brush, Fair		56			0	0	0
Brush, Fair			70		0	0	0
Brush, Fair				77.0	0	0	0
Woods, Fair		65			0	0	0
Woods, Fair			76		171427	3.935	299.0921
Woods, Fair				82.0	1844	0.042	3.471258
Paved, Open Ditch		89			0	0	0
Paved, Open Ditch			92		12660	0.291	26.738292
Paved, Open Ditch				93.0	101016	2.319	215.66777
Commercial and Business		92			0	0	0
Commercial and Business			94		272716	6.261	588.5056
Commercial and Business				95.0	386853	8.881	843.68767
1/8 Acre Residential District		85			0	0	0
1/8 Acre Residential District			90		0	0	0
1/8 Acre Residential District				92.0	0	0	0
1/4 Acre Residential District		75			0	0	0
1/4 Acre Residential District			83		0	0	0
1/4 Acre Residential District				87.0	0	0	0
1 Acre Residential District		68			0	0	0
1 Acre Residential District			79		0	0	0
1 Acre Residential District				84.0	0	0	0
	Sum				1300107	29.85	2632.5842
Composite CN						88.20	
Area (sq mi)						0.046635	

Table 4: DA-3 Pre CN Calculations

Land Use Description	CN values				SF	Acres	CN X Acres
	A	B	C	D			
Open Space, Fair		69			0	0	0
Open Space, Fair			79		439750	10.1	797.5264
Open Space, Fair				84.0	85525	1.963	164.92424
Brush, Fair		56			0	0	0
Brush, Fair			70		0	0	0
Brush, Fair				77.0	0	0	0
Woods, Fair		65			0	0	0
Woods, Fair			76		101723	2.335	177.47815
Woods, Fair				82.0	61293	1.407	115.38168
Paved, Open Ditch		89			0	0	0
Paved, Open Ditch			92		0	0	0
Paved, Open Ditch				93.0	15926	0.366	34.001791
Commercial and Business		92			0	0	0
Commercial and Business			94		62970	1.446	135.88567
Commercial and Business				95.0	149491	3.432	326.02491
1/8 Acre Residential District		85			0	0	0
1/8 Acre Residential District			90		0	0	0
1/8 Acre Residential District				92.0	0	0	0
1/4 Acre Residential District		75			0	0	0
1/4 Acre Residential District			83		0	0	0
1/4 Acre Residential District				87.0	0	0	0
1 Acre Residential District		68			0	0	0
1 Acre Residential District			79		0	0	0
1 Acre Residential District				84.0	0	0	0
				Sum	916678	21.04	1751.2228
				Composite CN			83.22
				Area (sq mi)			0.032881

Table 5: DA-3 Post CN Calculations

Land Use Description	CN values				SF	Acres	CN X Acres
	A	B	C	D			
Open Space, Fair		69			0	0	0
Open Space, Fair			79		8746	0.201	15.861662
Open Space, Fair				84.0	1886	0.043	3.6369146
Brush, Fair		56			0	0	0
Brush, Fair			70		0	0	0
Brush, Fair				77.0	0	0	0
Woods, Fair		65			0	0	0
Woods, Fair			76		101174	2.323	176.52029
Woods, Fair				82.0	25852	0.593	48.665381
Paved, Open Ditch		89			0	0	0
Paved, Open Ditch			92		0	0	0
Paved, Open Ditch				93.0	15926	0.366	34.001791
Commercial and Business		92			0	0	0
Commercial and Business			94		92406	2.121	199.40689
Commercial and Business				95.0	178683	4.102	389.68974
1/8 Acre Residential District		85			0	0	0
1/8 Acre Residential District			90		0	0	0
1/8 Acre Residential District				92.0	0	0	0
1/4 Acre Residential District		75			0	0	0
1/4 Acre Residential District			83		402117	9.231	766.2009
1/4 Acre Residential District				87.0	89889	2.064	179.53037
1 Acre Residential District		68			0	0	0
1 Acre Residential District			79		0	0	0
1 Acre Residential District				84.0	0	0	0
				Sum	916679	21.04	1813.51
				Composite CN			86.18
				Area (sq mi)			0.032881

2.2. Times of Concentration

All times of concentration (Tc) were calculated using TR-55 methods. In undeveloped areas, a maximum of 100' was used for sheet flow and short-grass pasture was used for shallow concentrated flow. In developed areas, a maximum of 30' was used for sheet flow and grassed waterways followed by pavement was used for shallow concentrated flow. Based on drainage calculations in similar areas of Harker Heights, a flow velocity of 3 feet per second (ft/s) was used for all storm drain and channel flow Tc calculations. Reach lag times were the same for pre- and post- development conditions and were calculated with the same methods as the channelized flow for the drainage areas. The following tables show all calculations. All gray shaded cells are inputs.

Table 6: DA-1 Pre Time of Concentration Calculations

Sheet Flow	Manning's (n)	0.24	Travel Time (h)
	Length (ft)	100	0.33
	2-yr, 24-hr Rainfall (in)	3.40	
	High Elevation (ft)	851.41	Travel Time (min)
	Low Elevation (ft)	850.58	19.68
	Slope (ft/ft)	0.0083	
Shallow Concentrated Flow 1	Flow Type Coefficient	6.962	Travel Time (h)
	Length (ft)	1477	0.33
	High Elevation (ft)	850.58	
	Low Elevation (ft)	802.68	Travel Time (min)
	Slope (ft/ft)	0.0324	19.63
Shallow Concentrated Flow 2	Flow Type Coefficient	16.135	Travel Time (h)
	Length (ft)	126	0.01
	High Elevation (ft)	802.68	
	Low Elevation (ft)	799.05	Travel Time (min)
	Slope (ft/ft)	0.0288	0.77
Shallow Concentrated Flow 3	Flow Type Coefficient	20.328	Travel Time (h)
	Length (ft)	1621	0.19
	High Elevation (ft)	799.05	
	Low Elevation (ft)	778	Travel Time (min)
	Slope (ft/ft)	0.0130	11.66
Channelized Flow	Length (ft)	3789	Travel Time (h)
			0.35
	Velocity (ft/s)	3	Travel Time (min)
			21.05
Total Travel Time (h)		1.21	
Total Travel Time (min)		72.80	
Lag Time (h)		0.73	
Lag Time (min)		43.68	

Table 7: DA-2 Pre Time of Concentration Calculations

Sheet Flow	Manning's (n)	0.24	Travel Time (h)
	Length (ft)	100	0.35
	2-yr, 24-hr Rainfall (in)	3.40	
	High Elevation (ft)	786	Travel Time (min)
	Low Elevation (ft)	785.3	21.07
	Slope (ft/ft)	0.0070	
Shallow Concentrated Flow 1	Flow Type Coefficient	6.962	Travel Time (h)
	Length (ft)	227	0.07
	High Elevation (ft)	785.3	
	Low Elevation (ft)	781.63	Travel Time (min)
	Slope (ft/ft)	0.0162	4.27
Shallow Concentrated Flow 2	Flow Type Coefficient	16.135	Travel Time (h)
	Length (ft)	415	0.04
	High Elevation (ft)	781.63	
	Low Elevation (ft)	767.13	Travel Time (min)
	Slope (ft/ft)	0.0349	2.29
Shallow Concentrated Flow 3	Flow Type Coefficient	20.328	Travel Time (h)
	Length (ft)	138	0.04
	High Elevation (ft)	767.13	
	Low Elevation (ft)	766.76	Travel Time (min)
	Slope (ft/ft)	0.0027	2.19
Channelized Flow	Length (ft)	1227	Travel Time (h)
			0.11
	Velocity (ft/s)	3	Travel Time (min)
			6.82
Total Travel Time (h)		0.61	
Total Travel Time (min)		36.64	
Lag Time (h)		0.37	
Lag Time (min)		21.98	

Table 8: DA-3 Pre Time of Concentration Calculations

Sheet Flow	Manning's (n)	0.24	Travel Time (h)
	Length (ft)	100	0.23
	2-yr, 24-hr Rainfall (in)	3.40	
	High Elevation (ft)	778	Travel Time (min)
	Low Elevation (ft)	775.92	13.63
	Slope (ft/ft)	0.0208	
Shallow Concentrated Flow 1	Flow Type Coefficient	6.962	Travel Time (h)
	Length (ft)	529	0.07
	High Elevation (ft)	775.92	
	Low Elevation (ft)	734	Travel Time (min)
	Slope (ft/ft)	0.0792	4.50
Channelized Flow	Length (ft)	1152	Travel Time (h)
			0.11
	Velocity (ft/s)	3	Travel Time (min)
			6.40
Total Travel Time (h)		0.41	
Total Travel Time (min)		24.53	
Lag Time (h)		0.25	
Lag Time (min)		14.72	

Table 9: Reach Lag Time Calculations

Channelized Flow	Length (ft)	1318	Travel Time (h)
			0.12
	Velocity (ft/s)	3	Travel Time (min)
			7.32

Table 10: DA-3 Post Time of Concentration Calculations

Sheet Flow	Manning's (n)	0.24	Travel Time (h)
	Length (ft)	100	0.17
	2-yr, 24-hr Rainfall (in)	3.40	
	High Elevation (ft)	780	Travel Time (min)
	Low Elevation (ft)	776	10.49
	Slope (ft/ft)	0.0400	
Shallow Concentrated Flow 1	Flow Type Coefficient	16.135	Travel Time (h)
	Length (ft)	160	0.01
	High Elevation (ft)	776	
	Low Elevation (ft)	764	Travel Time (min)
	Slope (ft/ft)	0.0750	0.60
Shallow Concentrated Flow 2	Flow Type Coefficient	20.328	Travel Time (h)
	Length (ft)	374	0.02
	High Elevation (ft)	764	
	Low Elevation (ft)	747.5	Travel Time (min)
	Slope (ft/ft)	0.0441	1.46
Channelized Flow	Length (ft)	1123	Travel Time (h)
			0.10
	Velocity (ft/s)	3	Travel Time (min)
			6.24
Total Travel Time (h)		0.31	
Total Travel Time (min)		18.79	
Lag Time (h)		0.19	
Lag Time (min)		11.28	

2.3.Storm Event

The 25-yr and 100-yr storm events were modeled as a NRCS Type III storm. Rainfall depth was taken from the most up-to-date Atlas 14 numbers, 7.58 inches for the 25-yr storm and 10.30 inches for the 100-yr storm.

2.4.HEC-HMS Model

The below figures show all inputs to the model.

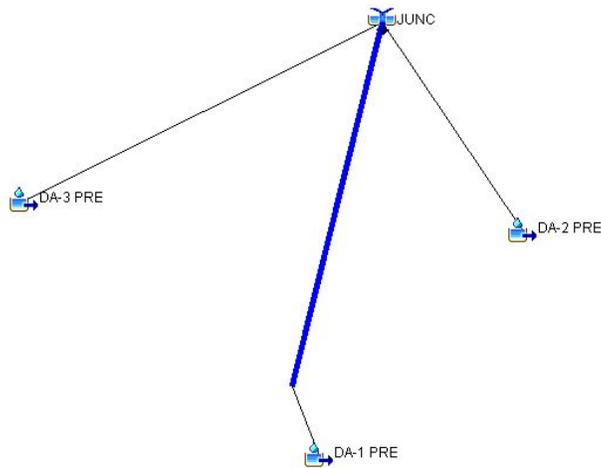


Figure 1: Pre-Development Model

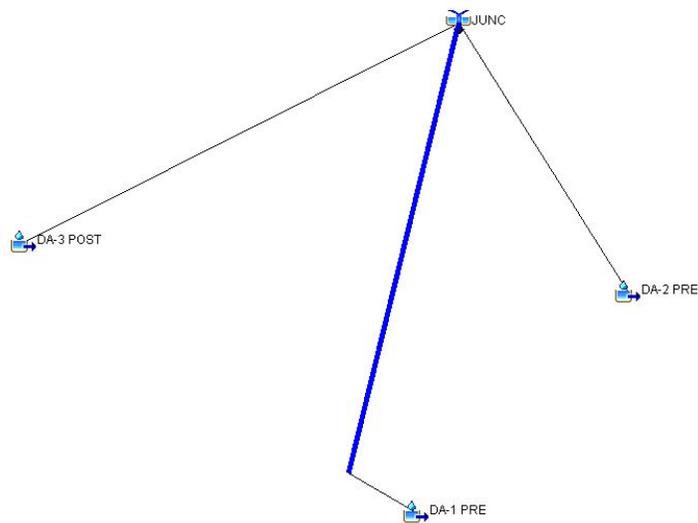


Figure 2: Post-Development Model

Hypothetical Storm

Met Name: 025-YR

Method: SCS Type 3

*Point Depth (IN) 7.58

Area Reduction: --None--

Figure 3: 25-yr Storm Meteorologic Model Inputs

Hypothetical Storm

Met Name: 100-YR

Method: SCS Type 3

*Point Depth (IN) 10.30

Area Reduction: --None--

Figure 4: 100-yr Storm Meteorologic Model Inputs

Control Specifications

Name: Control 1

Description:

*Start Date (ddMMYYYY) 04Apr2021

*Start Time (HH:mm) 00:00

*End Date (ddMMYYYY) 05Apr2021

*End Time (HH:mm) 12:00

Time Interval: 15 Minutes

Figure 5: Control Specifications

2.5.Results

Based on this model, the 25-yr and 100-yr storm event's flows are reduced upon leaving The Enclave. See the below figures for all results.

Project: ENCLAVE Simulation Run: 25-YR PRE

Start of Run: 04Apr2021, 00:00 Basin Model: PRE
 End of Run: 05Apr2021, 12:00 Meteorologic Model: 25-YR
 Compute Time:DATA CHANGED, RECOMPUTE Control Specifications:Control 1

Show Elements: All Elements Volume Units: IN ACRE-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
DA-1 PRE	0.786966	1142.4	04Apr2021, 12:45	5.92
REACH	0.786966	1106.1	04Apr2021, 13:00	5.92
DA-2 PRE	0.046635	92.3	04Apr2021, 12:30	6.18
DA-3 PRE	0.032881	67.8	04Apr2021, 12:15	5.60
JUNC	0.866482	1171.1	04Apr2021, 13:00	5.92

Figure 6: 25-yr Storm Pre-Development Results

Project: ENCLAVE Simulation Run: 25-YR POST

Start of Run: 04Apr2021, 00:00 Basin Model: POST
 End of Run: 05Apr2021, 12:00 Meteorologic Model: 25-YR
 Compute Time:DATA CHANGED, RECOMPUTE Control Specifications:Control 1

Show Elements: All Elements Volume Units: IN ACRE-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
DA-1 PRE	0.786966	1142.4	04Apr2021, 12:45	5.92
REACH	0.786966	1106.1	04Apr2021, 13:00	5.92
DA-2 PRE	0.046635	92.3	04Apr2021, 12:30	6.18
DA-3 POST	0.032881	76.6	04Apr2021, 12:15	5.95
JUNC	0.866482	1168.2	04Apr2021, 13:00	5.93

Figure 7: 25-yr Storm Post-Development Results

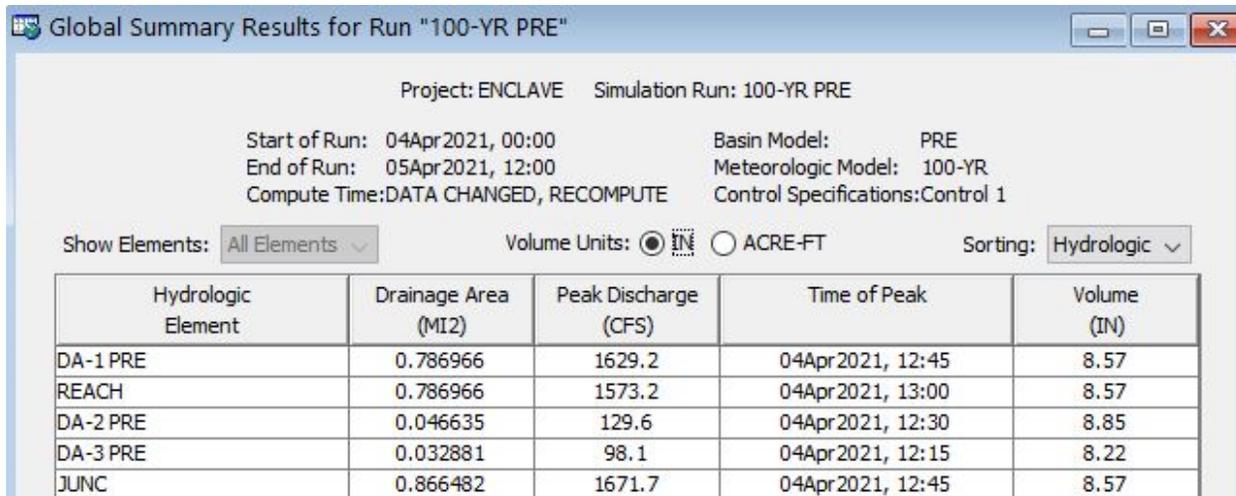


Figure 8: 100-yr Storm Pre-Development Results

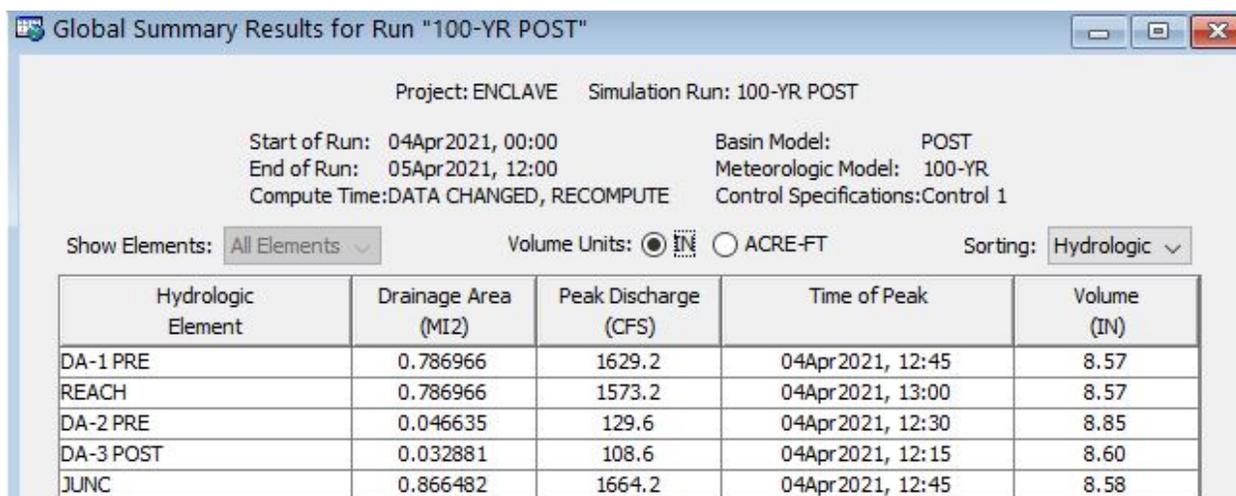


Figure 9: 100-yr Storm Post-Development Results

3. STREET CAPACITIES

Per City of Harker Heights regulations, streets are required to limit curb buildup to the top-of-curb (TOC) for the 10-yr storm and to convey the 100-yr storm within the right-of-way (ROW).

All streets were designed to contain all stormwater from the 10-yr storm below TOC. All streets' ROWs rise 6" from back-of-curb (BOC) to the ROW line. All stormwater from the 100-yr event is contained within the ROW.

3.1. Drainage Areas

There are two critical drainage areas, DA-1a ST (9.38 ac.) and DA-1b ST (2.11 ac.). To develop runoff coefficients (C values) for the developed areas of The Enclave a composite C value was developed based on the typical lot, which included the ROW and half of the street in front of the lot. The "Typical Lot" for The Enclave consisted of 1260 sf of asphalt, 990 sf of sidewalk and driveway, 4000 sf of roof (this is inner bounds of the build lines), and 3900 sf of lawn. Table 2-2 of The City of Harker Heights Drainage Criteria Manual was used for C values and the roof was considered completely impervious. The following Runoff Coefficients were used and a "Typical Lot" C value was developed. All non-residential areas used the C values for Asphaltic, Concrete, and Grass Areas accordingly.

Table 11: Rational Method Runoff Coefficients

Land Use	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
Asphaltic	0.73	0.77	0.81	0.86	0.90	0.95	1.00
Concrete	0.75	0.80	0.83	0.88	0.92	0.97	1.00
Grass Areas (good, 2-7%)	0.29	0.32	0.35	0.39	0.42	0.46	0.56
Enclave Typ. Lot	0.67	0.69	0.71	0.74	0.76	0.78	0.83

3.2. Times of Concentration

All times of concentration (Tc) were calculated using TR-55 methods. In developed areas, a maximum of 30' was used for sheet flow and grassed waterways followed by pavement was used for shallow concentrated flow. All gray shaded cells are inputs.

Table 12: DA-1a ST Time of Concentration Calculations

Sheet Flow	Manning's (n)	0.24	Travel Time (h)
	Length (ft)	30	0.11
	2-yr, 24-hr Rainfall (in)	3.86	
	High Elevation (ft)	780.58	Travel Time (min)
	Low Elevation (ft)	780.27	6.46
	Slope (ft/ft)	0.0103	
Shallow Concentrated Flow 1	Flow Type Coefficient	16.135	Travel Time (h)
	Length (ft)	614.28	0.05
	High Elevation (ft)	780.27	
	Low Elevation (ft)	751.4	Travel Time (min)
	Slope (ft/ft)	0.0470	2.93
Shallow Concentrated Flow 2	Flow Type Coefficient	20.328	Travel Time (h)
	Length (ft)	739.92	0.09
	High Elevation (ft)	750.95	
	Low Elevation (ft)	742.25	Travel Time (min)
	Slope (ft/ft)	0.0118	5.59
Total Travel Time (h)			0.25
Total Travel Time (min)			14.98

Table 13: DA-1b ST Time of Concentration Calculations

Sheet Flow	Manning's (n)	0.24	Travel Time (h)
	Length (ft)	30	0.06
	2-yr, 24-hr Rainfall (in)	3.86	
	High Elevation (ft)	767.15	Travel Time (min)
	Low Elevation (ft)	765.78	3.56
	Slope (ft/ft)	0.0457	
Shallow Concentrated Flow 1	Flow Type Coefficient	16.135	Travel Time (h)
	Length (ft)	144.14	0.01
	High Elevation (ft)	765.78	
	Low Elevation (ft)	757.62	Travel Time (min)
	Slope (ft/ft)	0.0566	0.63
Shallow Concentrated Flow 2	Flow Type Coefficient	20.328	Travel Time (h)
	Length (ft)	351.15	0.02
	High Elevation (ft)	757.11	
	Low Elevation (ft)	742.12	Travel Time (min)
	Slope (ft/ft)	0.0427	1.39
Total Travel Time (h)			0.09
Total Travel Time (min)			5.58

3.3. Flow Rates

The Rational Method was used to calculate flow rates for Street Capacities. Intensities are based off the most up to date Atlas 14 rain fall data for Harker Heights. The following tables show the C value calculations, times of concentration, intensities, and flow rate calculations.

Table 14: DA-1a ST

Area (Ac)	
Asphaltic	0.19
Concrete	2.24
Grass Areas (good, 2-7%)	2.34
Enclave Typ. Lot	4.61
Pasture/Range (2-7%)	0.00
Total Area (Ac)	9.38
Time of Concentration (min)	
Min. Tc (min)	10
Tc (min)	14.98
Runoff Coefficient (C)	
2-yr	0.60
5-yr	0.63
10-yr	0.65
25-yr	0.69
50-yr	0.71
100-yr	0.75
Intensities (in/hr)	
2-yr	4.03
5-yr	5.06
10-yr	5.93
25-yr	7.16
50-yr	8.11
100-yr	9.10
Flow (cfs)	
2-yr	22.52
5-yr	29.74
10-yr	36.24
25-yr	46.11
50-yr	54.36
100-yr	64.07

Table 15: DA-1b ST

Area (Ac)	
Asphaltic	0.00
Concrete	0.00
Grass Areas (good, 2-7%)	0.27
Enclave Typ. Lot	1.84
Pasture/Range (2-7%)	0.00
Total Area (Ac)	2.11
Time of Concentration (min)	
Min. Tc (min)	10
Tc (min)	10.00
Runoff Coefficient (C)	
2-yr	0.62
5-yr	0.64
10-yr	0.66
25-yr	0.69
50-yr	0.71
100-yr	0.74
Intensities (in/hr)	
2-yr	4.82
5-yr	6.07
10-yr	7.13
25-yr	8.62
50-yr	9.80
100-yr	11.00
Flow (cfs)	
2-yr	6.31
5-yr	8.24
10-yr	9.99
25-yr	12.59
50-yr	14.76
100-yr	17.22

3.4. Street Capacities

Street capacities were calculated using Manning’s Equation. Exact measurements were taken from the street cross-sections to develop their flow area, hydraulic radius, and composite n value if flow was over top-of-curb. Overall capacity was calculated and checked against the design flow rate. All street flow rates are below the allowable capacities. The following tables show street capacity calculations. All gray shaded cells are inputs and green cells show excess capacity.

Table 16: DA-1a 10-yr Street Capacity Calculations

Water Course Dr	
Storm Event	10-yr
Station	9+32
Street Code	1
Street X-Sec	36' BOC - 56' ROW
Max Water Depth	TOC
Street Slope, %	1.99%
Mannings (n)	0.016
Flow Area (Capacity), sq.ft.	10.1038
Hydraulic Radius (Capacity), ft	0.281
Velocity (Capacity), fps	5.64
Flow Capacity, cfs	56.94
10-yr Flowrate, cfs	36.24
Bypass Received, cfs	0.00
Excess Capacity, cfs	20.70

Table 17: DA-1a 100-yr Street Capacity Calculations

Water Course Dr	
Storm Event	100-yr
Station	9+32
Street Code	2
Street X-Sec	36' BOC - 56' ROW 6" over TOC @ ROW
Max Water Depth	6" over TOC @ ROW
Street Slope, %	1.99%
Mannings (n)	0.019
Flow Area (Capacity), sq.ft.	32.2038
Hydraulic Radius (Capacity), ft	0.567
Velocity (Capacity), fps	7.49
Flow Capacity, cfs	241.05
100-yr Flowrate, cfs	64.07
Bypass Received, cfs	0.00
Excess Capacity, cfs	176.97

Table 18: DA-1b 10-yr Street Capacity Calculations

Water Course Dr	
Storm Event	10-yr
Station	9+54
Street Code	1
Street X-Sec	36' BOC - 56' ROW
Max Water Depth	TOC
Street Slope, %	6.11%
Mannings (n)	0.016
Flow Area (Capacity), sq.ft.	10.1038
Hydraulic Radius (Capacity), ft	0.281
Velocity (Capacity), fps	9.88
Flow Capacity, cfs	99.78
10-yr Flowrate, cfs	9.99
Bypass Received, cfs	0.00
Excess Capacity, cfs	89.79

Table 19: DA-1b 100-yr Street Capacity Calculations

Water Course Dr	
Storm Event	100-yr
Station	9+54
Street Code	2
Street X-Sec	36' BOC - 56' ROW 6" over TOC @ ROW
Max Water Depth	6" over TOC @ ROW
Street Slope, %	6.11%
Mannings (n)	0.019
Flow Area (Capacity), sq.ft.	32.2038
Hydraulic Radius (Capacity), ft	0.567
Velocity (Capacity), fps	13.12
Flow Capacity, cfs	422.37
100-yr Flowrate, cfs	17.22
Bypass Received, cfs	0.00
Excess Capacity, cfs	405.15

4. INLETS & STORM DRAIN

The inlet design for The Village at Nolan Heights set the maximum ponded depth for the 25-yr storm inlets to top-of-curb. Per City of Harker Heights regulations, storm drains shall be designed to convey the 25-yr storm flow with the hydraulic grade line no higher than 6” below the gutter line (approximately 1’ below TOC). All ROWs rise 6” from BOC to the ROW line. The maximum ponded depth for the 100-yr storm was set to 6” over TOC to ensure it is contained within the ROW.

4.1. Drainage Areas

There are two drainage areas for the storm drain systems, DA-1 STORM (11.48 acres) and DA-2 STORM (2.70 acres). The same runoff coefficients (C values) were used as with the street capacity calculations. See Section 3. STREET CAPACITIES for the calculation of the “Typical Lot” C value.

4.2. Times of Concentration

All times of concentration (Tc) were calculated using TR-55 methods. In developed areas, a maximum of 30’ was used for sheet flow and grassed waterways followed by pavement was used for shallow concentrated flow. All gray shaded cells are inputs.

Table 20: DA-1 STORM Time of Concentration Calculations

Sheet Flow	Manning's (n)	0.24	Travel Time (h)
	Length (ft)	30	0.11
	2-yr, 24-hr Rainfall (in)	3.86	
	High Elevation (ft)	780.58	Travel Time (min)
	Low Elevation (ft)	780.27	6.46
	Slope (ft/ft)	0.0103	
Shallow Concentrated Flow 1	Flow Type Coefficient	16.135	Travel Time (h)
	Length (ft)	614.28	0.05
	High Elevation (ft)	780.27	
	Low Elevation (ft)	751.4	Travel Time (min)
	Slope (ft/ft)	0.0470	2.93
Shallow Concentrated Flow 2	Flow Type Coefficient	20.328	Travel Time (h)
	Length (ft)	739.92	0.09
	High Elevation (ft)	750.95	
	Low Elevation (ft)	742.25	Travel Time (min)
	Slope (ft/ft)	0.0118	5.59
Total Travel Time (h)			0.25
Total Travel Time (min)			14.98

Table 21: DA-2 STORM Time of Concentration Calculations

Sheet Flow	Manning's (n)	0.24	Travel Time (h)
	Length (ft)	30	0.06
	2-yr, 24-hr Rainfall (in)	3.86	
	High Elevation (ft)	779.93	Travel Time (min)
	Low Elevation (ft)	778.71	3.73
	Slope (ft/ft)	0.0407	
Shallow Concentrated Flow 1	Flow Type Coefficient	16.135	Travel Time (h)
	Length (ft)	379.68	0.03
	High Elevation (ft)	778.71	
	Low Elevation (ft)	755.85	Travel Time (min)
	Slope (ft/ft)	0.0602	1.60
Shallow Concentrated Flow 2	Flow Type Coefficient	20.328	Travel Time (h)
	Length (ft)	127.52	0.02
	High Elevation (ft)	755.35	
	Low Elevation (ft)	753.97	Travel Time (min)
	Slope (ft/ft)	0.0108	1.01
Total Travel Time (h)			0.11
Total Travel Time (min)			6.34

4.3. Flow Rates

The Rational Method was used to calculate flow rates for the storm drain system. See Section 3. STREET CAPACITIES for the I-D-F coefficients used. The following tables show the C value calculations, times of concentration, intensities, and flow rate calculations.

Table 22: DA-1 STORM

Area (Ac)	
Asphaltic	0.19
Concrete	2.24
Grass Areas (good, 2-7%)	2.59
Enclave Typ. Lot	6.46
Pasture/Range (2-7%)	0.00
Total Area (Ac)	11.48
Time of Concentration (min)	
Min. Tc (min)	10
Tc (min)	14.98
Runoff Coefficient (C)	
2-yr	0.60
5-yr	0.63
10-yr	0.65
25-yr	0.69
50-yr	0.72
100-yr	0.75
Intensities (in/hr)	
2-yr	4.03
5-yr	5.06
10-yr	5.93
25-yr	7.16
50-yr	8.11
100-yr	9.10
Flow (cfs)	
2-yr	27.81
5-yr	36.61
10-yr	44.56
25-yr	56.56
50-yr	66.56
100-yr	78.30

Table 23: DA-2 STORM

Area (Ac)	
Asphaltic	0.05
Concrete	0.81
Grass Areas (good, 2-7%)	0.30
Enclave Typ. Lot	0.82
Pasture/Range (2-7%)	0.71
Total Area (Ac)	2.70
Time of Concentration (min)	
Min. Tc (min)	10
Tc (min)	10.00
Runoff Coefficient (C)	
2-yr	0.56
5-yr	0.60
10-yr	0.62
25-yr	0.66
50-yr	0.69
100-yr	0.73
Intensities (in/hr)	
2-yr	4.82
5-yr	6.07
10-yr	7.13
25-yr	8.62
50-yr	9.80
100-yr	11.00
Flow (cfs)	
2-yr	7.32
5-yr	9.76
10-yr	11.94
25-yr	15.34
50-yr	18.24
100-yr	21.63

4.4. Inlet and Storm Drain Calculations (HouStorm)

HouStorm Version 2.1 was used to model the inlet and storm drain system. HouStorm is based off the older TxDOT software WinStorm. Because TxDOT stopped releasing WinStorm, HouStorm was used. HouStorm is supported by the City of Houston and all calculations are based off the TxDOT Hydraulic Design Manual.

A model was created for both the 25-yr and 100-yr storms. The models are identical except for the flow rates, inlet head allowed, and critical elevations. HouStorm has the ability to calculate flowrates, but this feature was not used, flowrates were split between all inlets evenly and manually inputted into the model.

4.5. Inlet Results

The following report details all inputs and results for the two models. Highlighted in Yellow are all inputs, in Cyan are all critical depths and elevations, in Green are all results showing depths and HGL elevations are below critical values.

PROJECT NAME : Untitled
JOB NUMBER : Enclave

PROJECT DESCRIPTION : DA-1 25-YR STORM

PROJECT File: R:\Clients\Flintrock Builders (020)\The Enclave (21-020-001)\H&H

DESIGN FREQUENCY : 25 Years

MEASUREMENT UNITS: ENGLISH

OUTPUT FOR DESIGN FREQUENCY of: 25 Years

Runoff Computation for Design Frequency.

ID	C Value	Area (acre)	Tc (min)	Tc Used (min)	Intensity (in/hr)	Supply Q (cfs)	Total Q (cfs)
DA-1A	0.0	0.00	10.00	0.00	0.00	28.280	28.280
DA-1B	0.0	0.00	10.00	0.00	0.00	28.280	28.280

Sag Inlets Configuration Data.

Inlet ID	Inlet Type	Length/Perim (ft)	Grate Area (sf)	Left-Slope Longi (%)	Right-Slope Transv (%)	Gutter n	DeprW (ft)	Head Allowed (ft)
DA-1A	Curb	20.00	0.00	0.50	2.00	0.014	1.50	0.83
DA-1B	Curb	20.00	0.00	0.50	2.00	0.014	1.50	0.83

Sag Inlets Computation Data.

Inlet ID	Inlet Type	Length (ft)	Grate Perim (ft)	Grate Area (sf)	Total Q (cfs)	Inlet Capacity (cfs)	Actual Head (ft)	Ponded Left (ft)	Width Right (ft)
DA-1A	Curb	20.00	n/a	n/a	28.280	42.200	0.516	21.10	21.10
DA-1B	Curb	20.00	n/a	n/a	28.280	42.200	0.516	21.10	21.10

Cumulative Junction Discharge Computations

Node I.D.	Node Type	Weighted C-Value	Cumulat. Dr.Area (acres)	Cumulat. Tc (min)	Intens. (in/hr)	User Supply Q (cfs)	Additional Q in Node (cfs)	Total Disch. (cfs)
DA-1A	Curb	0.000	0.00	0.00	0.00		0.00	28.280
DA-1B	Curb	0.000	0.00	10.00	7.90		0.00	56.560
BEND	JctBx	0.000	0.00	10.00	7.90		0.00	56.560
OUT	Outlt	0.000	0.00	10.00	7.90		0.00	56.560

Conveyance Configuration Data

Run #	Node US	Node DS	FlowLine US Elev. (ft)	FlowLine DS Elev. (ft)	Shape #	Span (ft)	Rise (ft)	Length (ft)	Slope (%)	n_value
1	DA-1A	DA-1B	738.61	737.71	Cir 1	0.00	2.00	36.0	2.501	0.013
2	DA-1B	BEND	737.61	735.18	Cir 1	0.00	2.50	110.0	2.210	0.011
3	BEND	OUT	735.18	735.00	Cir 1	0.00	2.50	8.0	2.251	0.013

Conveyance Hydraulic Computations. Tailwater = 0.000 (ft)

```

=====
Run  Hyd. Gr.line  Crit.Elev      Depth      Velocity      Junc
#    US    DS      US      Fr.Slope Unif. Actual Unif. Actual   Q      Cap  Loss
    (ft) (ft)   (ft)   (%)      (ft)  (ft)   (f/s) (f/s) (cfs) (cfs) (ft)
-----
1*   739.95 739.28  741.61  1.549  1.34  1.57 12.63 10.70  28.3  35.9 0.000
2*   739.28 737.07  741.61  1.350  1.67  1.89 16.25 14.22  56.6  72.4 0.000
3*   737.07 736.89  740.00  1.885  1.89  1.89 14.22 14.22  56.6  61.8 0.000
=====

```

* Supercritical flow.

NORMAL TERMINATION OF HOUSTORM.

Warning Messages for current project:

Runoff Frequency of: 25 Years
Tailwater set to uniform depth elevation = 736.89(ft)

PROJECT NAME : Untitled
JOB NUMBER : Enclave

PROJECT DESCRIPTION : DA-1 100-YR STORM

PROJECT File: R:\Clients\Flintrock Builders (020)\The Enclave (21-020-001)\H&H

DESIGN FREQUENCY : 100 Years

MEASUREMENT UNITS: ENGLISH

OUTPUT FOR DESIGN FREQUENCY of: 100 Years

Runoff Computation for Design Frequency.

ID	C Value	Area (acre)	Tc (min)	Tc Used (min)	Intensity (in/hr)	Supply Q (cfs)	Total Q (cfs)
DA-1A	0.0	0.00	10.00	0.00	0.00	39.150	39.150
DA-1B	0.0	0.00	10.00	0.00	0.00	39.150	39.150

Sag Inlets Configuration Data.

Inlet ID	Inlet Type	Length/Perim (ft)	Grate Area (sf)	Left-Slope Longi (%)	Right-Slope Transv (%)	Gutter n	DeprW (ft)	Head Allowed (ft)
DA-1A	Curb	20.00	0.00	0.50	2.00	0.014	1.50	1.33
DA-1B	Curb	20.00	0.00	0.50	2.00	0.014	1.50	1.33

Sag Inlets Computation Data.

Inlet ID	Inlet Type	Length (ft)	Grate Perim (ft)	Grate Area (sf)	Total Q (cfs)	Inlet Capacity (cfs)	Actual Head (ft)	Ponded Left (ft)	Width Right (ft)
DA-1A	Curb	20.00	n/a	n/a	39.150	57.819	0.751	23.80	23.80
DA-1B	Curb	20.00	n/a	n/a	39.150	57.819	0.751	23.80	23.80

Cumulative Junction Discharge Computations

Node I.D.	Node Type	Weighted C-Value	Cumulat. Dr.Area (acres)	Cumulat. Tc (min)	Intens. (in/hr)	User Supply Q (cfs)	Additional Q in Node (cfs)	Total Disch. (cfs)
DA-1A	Curb	0.000	0.00	0.00	0.00		0.00	39.150
DA-1B	Curb	0.000	0.00	10.00	9.36		0.00	78.300
BEND	JctBx	0.000	0.00	10.00	9.36		0.00	78.300
OUT	Outlt	0.000	0.00	10.00	9.36		0.00	78.300

Conveyance Configuration Data

Run #	Node US	Node DS	FlowLine Elev. US (ft)	FlowLine Elev. DS (ft)	Shape #	Span (ft)	Rise (ft)	Length (ft)	Slope (%)	n_value
1	DA-1A	DA-1B	738.61	737.71	Cir 1	0.00	2.00	36.0	2.501	0.013
2	DA-1B	BEND	737.61	735.18	Cir 1	0.00	2.50	110.0	2.210	0.011
3	BEND	OUT	735.18	735.00	Cir 1	0.00	2.50	8.0	2.251	0.013

Conveyance Hydraulic Computations. Tailwater = 0.000 (ft)

```

=====
Run  Hyd. Gr.line  Crit.Elev      Depth      Velocity      Junc
#    US    DS      US      Fr.Slope Unif. Actual Unif. Actual    Q      Cap  Loss
    (ft)  (ft)  (ft)      (%)      (ft)  (ft)  (f/s)  (f/s)  (cfs)  (cfs) (ft)
-----
1    741.70 740.63 743.11  2.970  2.00  2.00 12.46 12.46  39.2  35.9 0.000
2    740.63 737.79 743.11  2.587  2.50  2.50 15.95 15.95  78.3  72.4 0.000
3    737.79 737.50 740.00  3.613  2.50  2.50 15.95 15.95  78.3  61.8 0.000
=====

```

NORMAL TERMINATION OF HOUSTORM.

Warning Messages for current project:

```

      Runoff Frequency of: 100 Years
Tailwater set to uniform depth elevation = 737.50 (ft)
Run# 3  Insufficient capacity.
Run# 2  Insufficient capacity.
Run# 1  Insufficient capacity.

```

PROJECT NAME : Untitled
JOB NUMBER : Enclave

PROJECT DESCRIPTION : DA-2 25-YR STORM

PROJECT File: R:\Clients\Flintrock Builders (020)\The Enclave (21-020-001)\H&H

DESIGN FREQUENCY : 25 Years

MEASUREMENT UNITS: ENGLISH

OUTPUT FOR DESIGN FREQUENCY of: 25 Years

Runoff Computation for Design Frequency.

ID	C Value	Area (acre)	Tc (min)	Tc Used (min)	Intensity (in/hr)	Supply Q (cfs)	Total Q (cfs)
DA-2A	0.0	0.00	10.00	0.00	0.00	15.340	15.340

Sag Inlets Configuration Data.

Inlet ID	Inlet Type	Length/Perim (ft)	Grate Area (sf)	Left-Slope Longi (%)	Right-Slope Transv (%)	Gutter n	Head DeprW (ft)	Head Allowed (ft)
DA-2A	Curb	10.00	0.00	0.50	2.00	0.014	1.50	0.83

Sag Inlets Computation Data.

Inlet ID	Inlet Type	Length (ft)	Grate Perim (ft)	Grate Area (sf)	Total Q (cfs)	Inlet Capacity (cfs)	Actual Head (ft)	Ponded Left (ft)	Width Right (ft)
DA-2A	Curb	10.00	n/a	n/a	15.340	21.100	0.561	16.75	16.75

Cumulative Junction Discharge Computations

Node I.D.	Node Type	Weighted C-Value	Cumulat. Dr.Area (acres)	Cumulat. Tc (min)	Intens. (in/hr)	User Supply Q (cfs)	Additional Q in Node (cfs)	Total Disch. (cfs)
DA-2A	Curb	0.000	0.00	0.00	0.00		0.00	15.340
COUP	Junct	0.000	0.00	10.00	7.90		0.00	15.340
OUT	Outlt	0.000	0.00	10.00	7.90		0.00	15.340

Conveyance Configuration Data

Run #	Node US	Node DS	FlowLine US Elev. (ft)	FlowLine DS Elev. (ft)	Shape #	Span (ft)	Rise (ft)	Length (ft)	Slope (%)	n_value
1	DA-2A	COUP	750.47	749.23	Cir 1	0.00	1.50	44.0	2.819	0.011
2	COUP	OUT	749.23	749.00	Cir 1	0.00	1.50	8.0	2.876	0.013

Conveyance Hydraulic Computations. Tailwater = 0.000 (ft)

Run #	Hyd. US (ft)	Gr.line DS (ft)	Crit.Elev (ft)	Fr.Slope (%)	Depth Unif. (ft)	Depth Actual (ft)	Velocity (f/s)	Velocity Actual (f/s)	Q (cfs)	Cap (cfs)	Junc Loss (ft)
1											
2											

1*	751.43	750.30	753.47	1.514	0.96	1.07	12.90	11.34	15.3	20.9	0.000
2*	750.30	750.07	752.00	2.115	1.07	1.07	11.34	11.34	15.3	17.9	0.000

=====
* Supercritical flow.

NORMAL TERMINATION OF HOUSTORM.

Warning Messages for current project:

Runoff Frequency of: 25 Years
Tailwater set to uniform depth elevation = 750.07(ft)

PROJECT NAME : Untitled
JOB NUMBER : Enclave

PROJECT DESCRIPTION : DA-2 100-YR STORM

PROJECT File: R:\Clients\Flintrock Builders (020)\The Enclave (21-020-001)\H&H

DESIGN FREQUENCY : 100 Years

MEASUREMENT UNITS: ENGLISH

OUTPUT FOR DESIGN FREQUENCY of: 100 Years

Runoff Computation for Design Frequency.

ID	C Value	Area (acre)	Tc (min)	Tc Used (min)	Intensity (in/hr)	Supply Q (cfs)	Total Q (cfs)
DA-2A	0.0	0.00	10.00	0.00	0.00	21.630	21.630

Sag Inlets Configuration Data.

Inlet ID	Inlet Type	Length/Perim (ft)	Grate Area (sf)	Left-Slope Longi (%)	Right-Slope Transv (%)	Gutter n	Head DeprW (ft)	Head Allowed (ft)
DA-2A	Curb	10.00	0.00	0.50	2.00	0.014	1.50	1.33

Sag Inlets Computation Data.

Inlet ID	Inlet Type	Length (ft)	Grate Perim (ft)	Grate Area (sf)	Total Q (cfs)	Inlet Capacity (cfs)	Actual Head (ft)	Ponded Left (ft)	Width Right (ft)
DA-2A	Curb	10.00	n/a	n/a	21.630	28.909	0.859	19.05	19.05

Cumulative Junction Discharge Computations

Node I.D.	Node Type	Weighted C-Value	Cumulat. Dr.Area (acres)	Cumulat. Tc (min)	Intens. (in/hr)	User Supply Q (cfs)	Additional Q in Node (cfs)	Total Disch. (cfs)
DA-2A	Curb	0.000	0.00	0.00	0.00		0.00	21.630
COUP	Junct	0.000	0.00	10.00	9.36		0.00	21.630
OUT	Outlt	0.000	0.00	10.00	9.36		0.00	21.630

Conveyance Configuration Data

Run #	Node US	Node DS	FlowLine US Elev. (ft)	FlowLine DS Elev. (ft)	Shape #	Span (ft)	Rise (ft)	Length (ft)	Slope (%)	n_value
1	DA-2A	COUP	750.47	749.23	Cir 1	0.00	1.50	44.0	2.819	0.011
2	COUP	OUT	749.23	749.00	Cir 1	0.00	1.50	8.0	2.876	0.013

Conveyance Hydraulic Computations. Tailwater = 0.000 (ft)

Run #	Hyd. US (ft)	Gr.line DS (ft)	Crit.Elev (ft)	Fr.Slope (%)	Depth Unif. (ft)	Depth Actual (ft)	Velocity (f/s)	Velocity Actual (f/s)	Q (cfs)	Cap (cfs)	Junc Loss (ft)
1											
2											

1*	752.16	750.84	754.97	3.010	1.29	1.50	13.40	12.24	21.6	20.9	0.000
2	750.84	750.50	752.00	4.204	1.50	1.50	12.24	12.24	21.6	17.9	0.000

=====
* Supercritical flow.

NORMAL TERMINATION OF HOUSTORM.

Warning Messages for current project:

Runoff Frequency of: 100 Years
Tailwater set to uniform depth elevation = 750.50 (ft)
Run# 2 Insufficient capacity.
Run# 1 Insufficient capacity.

5. CULVERT ANALYSIS

Per the City of Harker Heights regulations, for culverts in residential streets, runoff from the 100-yr frequency flow shall not produce a headwater elevation at the roadway greater than either six inches above the roadway crown elevation or any top of upstream curb elevation, whichever is lower.

The culvert at the entrance of Water Course Drive will not overtop the roadway in the 100-yr event.

5.1. Drainage Areas

There is one drainage area for the Water Course Dr. Culvert, DA-3 STORM (1.90 acres). The same runoff coefficients (C values) were used as with the street capacity calculations. See Section 3. STREET CAPACITIES for the calculation of the “Typical Lot” C value.

5.2. Times of Concentration

All times of concentration (Tc) were calculated using TR-55 methods. In developed areas, a maximum of 30’ was used for sheet flow and grassed waterways followed by pavement was used for shallow concentrated flow. All gray shaded cells are inputs.

Table 24: DA-3 STORM Time of Concentration Calculations

Sheet Flow	Manning's (n)	0.24	Travel Time (h)
	Length (ft)	100	0.30
	2-yr, 24-hr Rainfall (in)	3.86	
	High Elevation (ft)	770.18	Travel Time (min)
	Low Elevation (ft)	769.32	18.21
	Slope (ft/ft)	0.0086	
Shallow Concentrated Flow 1	Flow Type Coefficient	16.135	Travel Time (h)
	Length (ft)	55	0.01
	High Elevation (ft)	769.32	
	Low Elevation (ft)	769.01	Travel Time (min)
	Slope (ft/ft)	0.0056	0.76
Channelized Flow	Length (ft)	170.38	Travel Time (h)
			0.01
	Velocity (ft/s)	6	Travel Time (min)
			0.47
Total Travel Time (h)			0.32
Total Travel Time (min)			19.44

5.3. Flow Rates

The Rational Method was used to calculate flow rates for the storm drain system. See Section 3. STREET CAPACITIES for the I-D-F coefficients used. The following tables show the C value calculations, times of concentration, intensities, and flow rate calculations.

Table 25: DA-3 STORM

Area (Ac)	
Asphaltic	0.42
Concrete	0.36
Grass Areas (good, 2-7%)	1.12
Enclave Typ. Lot	0.00
Pasture/Range (2-7%)	0.00
Total Area (Ac)	1.90
Time of Concentration (min)	
Min. Tc (min)	10
Tc (min)	19.44
Runoff Coefficient (C)	
2-yr	0.48
5-yr	0.51
10-yr	0.54
25-yr	0.59
50-yr	0.62
100-yr	0.67
Intensities (in/hr)	
2-yr	3.67
5-yr	4.61
10-yr	5.40
25-yr	6.51
50-yr	7.37
100-yr	8.26
Flow (cfs)	
2-yr	3.31
5-yr	4.47
10-yr	5.57
25-yr	7.26
50-yr	8.69
100-yr	10.44

5.4. Culvert Calculations (HY-8)

HY-8 Version 7.6 was used to model the culvert at Water Course Dr. HY-8 is a Federal Highway Administration software, and all calculations are based off their design guidelines. A HY-8 model was created for the 100-yr storm event. Water Course Dr. does not overtop in the 100-yr event. Indian Trail is not inundated during the 100-yr event.

5.5. Inlet Results

The following report details all inputs and results for the model.

HY-8 Culvert Analysis Report

Crossing Discharge Data

Discharge Selection Method: Specify Minimum, Design, and Maximum Flow

Minimum Flow: 1 cfs

Design Flow: 10.44 cfs

Maximum Flow: 15 cfs

Table 1 - Summary of Culvert Flows at Crossing: WATERS CROSSING CULVERT

Headwater Elevation (ft)	Total Discharge (cfs)	Culvert 1 Discharge (cfs)	Roadway Discharge (cfs)	Iterations
759.04	1.00	1.00	0.00	1
759.37	2.40	2.40	0.00	1
759.62	3.80	3.80	0.00	1
759.86	5.20	5.20	0.00	1
760.13	6.60	6.60	0.00	1
760.47	8.00	8.00	0.00	1
760.86	9.40	9.40	0.00	1
761.20	10.44	10.44	0.00	1
761.85	12.20	12.20	0.00	1
762.06	13.60	12.74	0.84	11
762.11	15.00	12.86	2.11	5
762.00	12.59	12.59	0.00	Overtopping

Rating Curve Plot for Crossing: WATERS CROSSING CULVERT

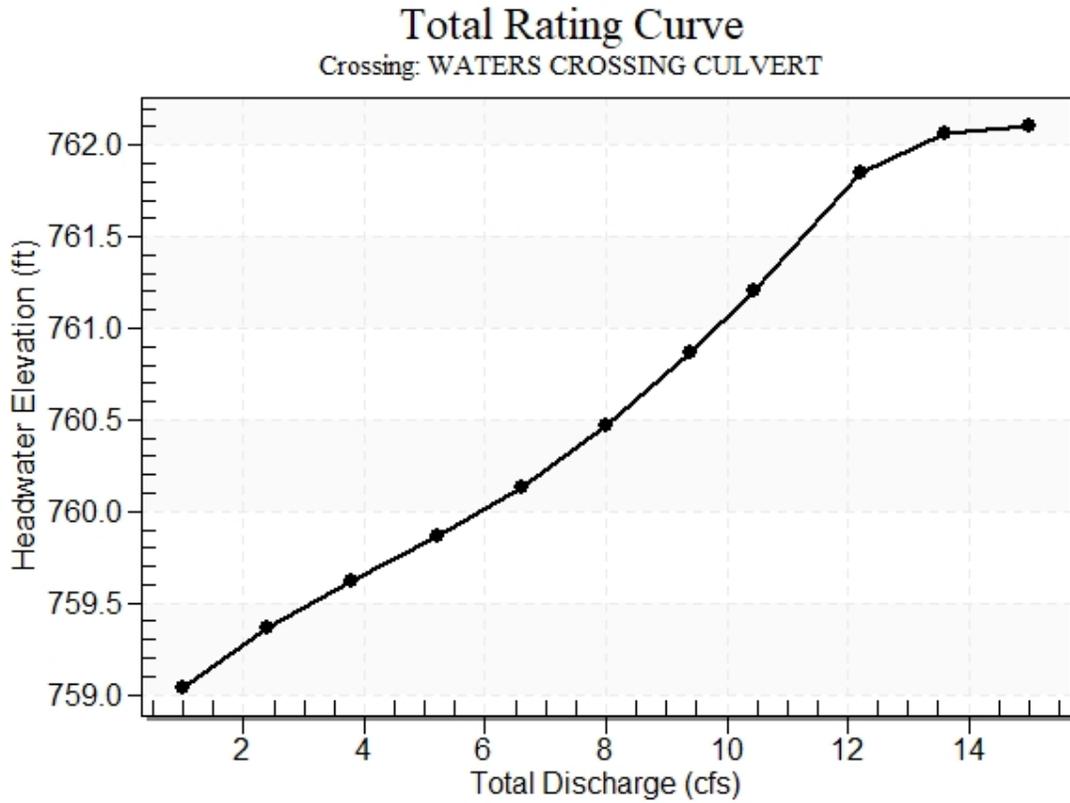


Table 2 - Culvert Summary Table: Culvert 1

Total Discharge (cfs)	Culvert Discharge (cfs)	Headwater Elevation (ft)	Inlet Control Depth (ft)	Outlet Control Depth (ft)	Flow Type	Normal Depth (ft)	Critical Depth (ft)	Outlet Depth (ft)	Tailwater Depth (ft)	Outlet Velocity (ft/s)	Tailwater Velocity (ft/s)
1.00	1.00	759.04	0.541	0.0*	1-S2n	0.257	0.373	0.257	0.304	4.966	3.605
2.40	2.40	759.37	0.868	0.0*	1-S2n	0.397	0.586	0.401	0.422	6.318	4.486
3.80	3.80	759.62	1.121	0.0*	1-S2n	0.504	0.745	0.504	0.502	7.291	5.033
5.20	5.20	759.86	1.360	0.0*	1-S2n	0.596	0.878	0.604	0.564	7.816	5.443
6.60	6.60	760.13	1.633	0.130	5-S2n	0.681	0.994	0.692	0.617	8.281	5.777
8.00	8.00	760.47	1.965	0.530	5-S2n	0.761	1.096	0.777	0.663	8.656	6.062
9.40	9.40	760.86	2.365	1.132	5-S2n	0.839	1.185	0.858	0.705	8.991	6.311
10.44	10.44	761.20	2.704	1.462	5-S2n	0.897	1.242	0.919	0.733	9.205	6.479
12.20	12.20	761.85	3.347	2.084	5-S2n	0.998	1.322	1.021	0.777	9.525	6.737
13.60	12.74	762.06	3.559	2.290	5-S2n	1.030	1.342	1.054	0.809	9.604	6.922
15.00	12.86	762.11	3.609	2.339	5-S2n	1.037	1.346	1.061	0.840	9.627	7.094

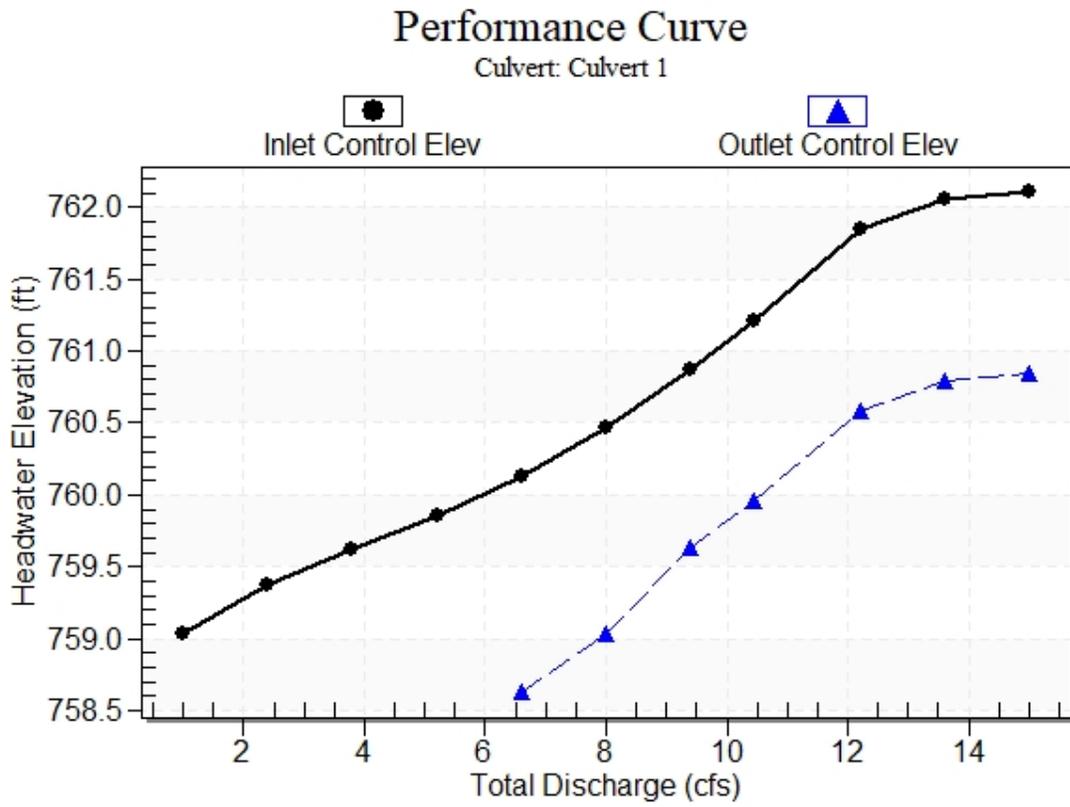
* Full Flow Headwater elevation is below inlet invert.

Straight Culvert

Inlet Elevation (invert): 758.50 ft, Outlet Elevation (invert): 757.00 ft

Culvert Length: 80.01 ft, Culvert Slope: 0.0187

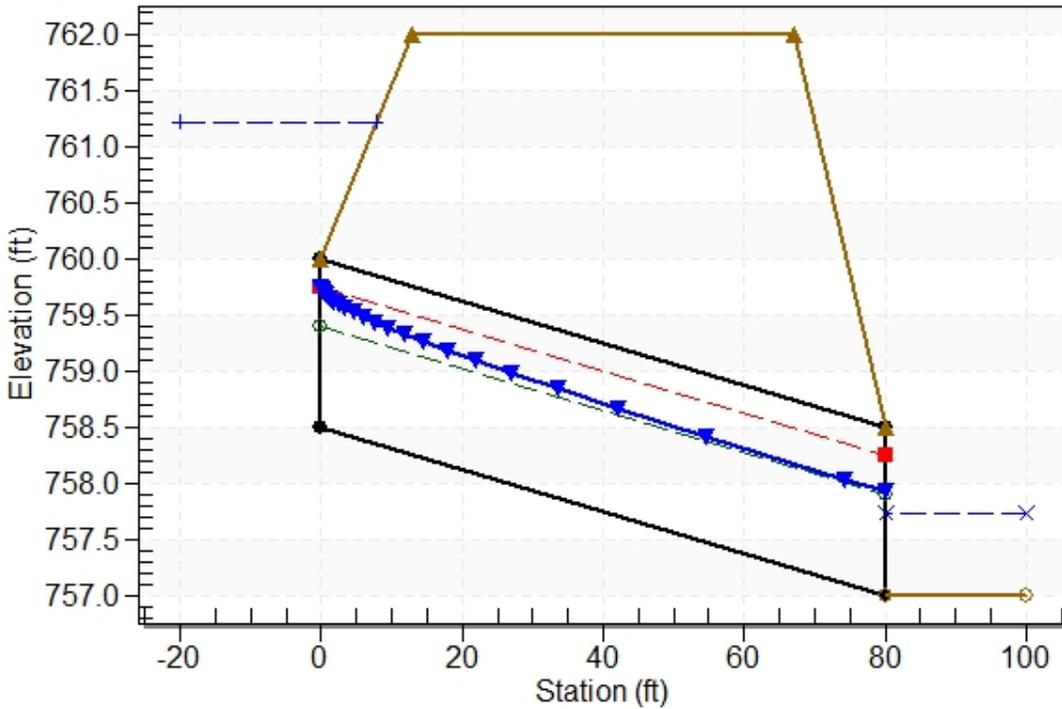
Culvert Performance Curve Plot: Culvert 1



Water Surface Profile Plot for Culvert: Culvert 1

Crossing - WATERS CROSSING CULVERT, Design Discharge - 10.4 cfs

Culvert - Culvert 1, Culvert Discharge - 10.4 cfs



Site Data - Culvert 1

Site Data Option: Culvert Invert Data

Inlet Station: 0.00 ft

Inlet Elevation: 758.50 ft

Outlet Station: 80.00 ft

Outlet Elevation: 757.00 ft

Number of Barrels: 1

Culvert Data Summary - Culvert 1

Barrel Shape: Circular

Barrel Diameter: 1.50 ft

Barrel Material: Concrete

Embedment: 0.00 in

Barrel Manning's n: 0.0120

Culvert Type: Straight

Inlet Configuration: Mitered to Conform to Slope

Inlet Depression: None

Flow (cfs)	Water Surface Elev (ft)	Depth (ft)	Velocity (ft/s)	Shear (psf)	Froude Number
1.00	757.30	0.30	3.60	1.33	1.63
2.40	757.42	0.42	4.49	1.84	1.72
3.80	757.50	0.50	5.03	2.19	1.77
5.20	757.56	0.56	5.44	2.46	1.81
6.60	757.62	0.62	5.78	2.70	1.83
8.00	757.66	0.66	6.06	2.90	1.86
9.40	757.70	0.70	6.31	3.08	1.87
10.44	757.73	0.73	6.48	3.20	1.89
12.20	757.78	0.78	6.74	3.39	1.90
13.60	757.81	0.81	6.92	3.53	1.92
15.00	757.84	0.84	7.09	3.67	1.93

Table 3 - Downstream Channel Rating Curve (Crossing: WATERS CROSSING CULVERT)

Tailwater Channel Data - WATERS CROSSING CULVERT

Tailwater Channel Option: Triangular Channel

Side Slope (H:V): 3.00 (1:1)

Channel Slope: 0.0700

Channel Manning's n: 0.0300

Channel Invert Elevation: 757.00 ft

Roadway Data for Crossing: WATERS CROSSING CULVERT

Roadway Profile Shape: Constant Roadway Elevation

Crest Length: 20.00 ft

Crest Elevation: 762.00 ft

Roadway Surface: Paved

Roadway Top Width: 54.00 ft

THE ENCLAVE AT INDIAN TRAIL PHASE 2

P22-33 Final Plat – The Enclave at Indian Trail, Phase 2

Plat Distributed to HH Staff: September 30, 2022

Comments Sent to Engineer: October 7, 2022

Comments Received from Engineer: October 15, 2022

Comments Sent to Engineer: October 18, 2022

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Even though this lot was illustrated in the Exhibit for Ordinance 2021-58 it was not included in the legal description for action or public notice. Therefore, per §155.039 Table 21-A, the applicant shall amend the called rear lot setback line to the required 20 feet for a R-2 zoned parcel or officially amend the zoning for this Lot. **10/18/22 Met.**

AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS, GRANTING PD-R ZONING ON PROPERTY DESCRIBED AS A1086BC W.E. HALL, ACRES 2.649, A0723BC J.M. ROBERTS, & A-1086 W.E. HALL, ACRES 3.003, A1086BC W.E. HALL, ACRES 7.917, AND CENTEX WASTE MANAGEMENT DEVELOPMENT PHASE TWO, BLOCK 001, LOT PT 4, (SW PT OF 4), ACRES 2.980, GENERALLY LOCATED EAST OF INDIAN TRAIL (FM 3423) DIRECTLY BEHIND HARKER HEIGHTS CENTRAL FIRE STATION, HARKER HEIGHTS, BELL COUNTY, TEXAS.

2. Per §154.22(B)(2)(f), applicant shall provide a streetlight layout showing coverage for this area. **10/18/22 Met.**
3. Per §154.23, the applicant is advised that Enclave Boulevard is still in the construction, inspection and acceptance process. As such, this final plat cannot be approved by the City until Enclave Boulevard is accepted by the City and the maintenance bond is received due to no guarantee of performance being provided with this plat submission. **10/18/22 Not Met. Applicant's request to continue to work toward acceptance of Enclave Blvd. and to have this case proceed forward to the P&Z Meeting is noted.**

Public Works, Mark Hyde

1. Per §154.22(B)(2)(g-k) and the Drainage Criteria Manual, the applicant shall provide contours, drainage calculations and other details. Applicant shall also clarify and provide flow paths/routing, easements and a fence note to address how post development offsite

drainage will travel through the proposed Lot such that stormwater runoff will not be impeded. **10/18/22 Met.**

2. Advisory Note: Per §154.22(B)(2)(q) applicant shall provide an erosion and sediment control (ESC) plan. The ESC plan will be required to be submitted with the site development of the Lot due to the TCEQ definition of common plan of development.
3. Advisory Note: Each duplex unit will be required to have its own water and sewer service line connection to the existing mains.

City Engineer, Otto Wiederhold

- No comments have been received to date and may be forthcoming.

Fire Marshal, Brad Alley

- No comments.

Building Official, Mike Beard

- No comments at this time.

ONCOR, Steven Huggins

- No comments have been received to date and may be forthcoming.

Century Link/ Lumen, Chris McGuire

- No comments have been received to date and may be forthcoming.

Spectrum, Shaun Whitehead

- No comments have been received to date and may be forthcoming.

Atmos, Rusty Fischer

- No comments have been received to date and may be forthcoming.

THE ENCLAVE AT INDIAN TRAIL PHASE 2

P22-33 Final Plat – The Enclave at Indian Trail, Phase 2

Plat Distributed to HH Staff: September 30, 2022

Comments Sent to Engineer: October 7, 2022

Planning & Development, Kristina Ramirez & Yvonne Spell

1. Even though this lot was illustrated in the Exhibit for Ordinance 2021-58 it was not included in the legal description for action or public notice. Therefore, per §155.039 Table 21-A, the applicant shall amend the called rear lot setback line to the required 20 feet for a R-2 zoned parcel or officially amend the zoning for this Lot.

AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS, GRANTING PD-R ZONING ON PROPERTY DESCRIBED AS A1086BC W.E. HALL, ACRES 2.649, A0723BC J.M. ROBERTS, & A-1086 W.E. HALL, ACRES 3.003, A1086BC W.E. HALL, ACRES 7.917, AND CENTEX WASTE MANAGEMENT DEVELOPMENT PHASE TWO, BLOCK 001, LOT PT 4, (SW PT OF 4), ACRES 2.980, GENERALLY LOCATED EAST OF INDIAN TRAIL (FM 3423) DIRECTLY BEHIND HARKER HEIGHTS CENTRAL FIRE STATION, HARKER HEIGHTS, BELL COUNTY, TEXAS.

Response: Revised building setback lines, please see revised plat.

2. Per §154.22(B)(2)(f), applicant shall provide a streetlight layout showing coverage for this area.

Response: Please see email from Joseph Theriot.

3. Per §154.23, the applicant is advised that Enclave Boulevard is still in the construction, inspection and acceptance process. As such, this final plat cannot be approved by the City until Enclave Boulevard is accepted by the City and the maintenance bond is received due to no guarantee of performance being provided with this plat submission.

Response: The Developer is currently working with staff on getting this item resolved.

Public Works, Mark Hyde

1. Per §154.22(B)(2)(g-k) and the Drainage Criteria Manual, the applicant shall provide contours, drainage calculations and other details. Applicant shall also clarify and provide flow paths/routing, easements and a fence note to address how post development offsite

drainage will travel through the proposed Lot such that stormwater runoff will not be impeded.

Response: Please see email from Joseph Theriot.

2. Advisory Note: Per §154.22(B)(2)(q) applicant shall provide an erosion and sediment control (ESC) plan. The ESC plan will be required to be submitted with the site development of the Lot due to the TCEQ definition of common plan of development.

Response: Duly noted.

3. Advisory Note: Each duplex unit will be required to have its own water and sewer service line connection to the existing mains.

Response: Duly noted.

City Engineer, Otto Wiederhold

- No comments have been received to date and may be forthcoming.

Fire Marshal, Brad Alley

- No comments.

Building Official, Mike Beard

- No comments at this time.

ONCOR, Steven Huggins

- No comments have been received to date and may be forthcoming.

Century Link/ Lumen, Chris McGuire

- No comments have been received to date and may be forthcoming.

Spectrum, Shaun Whitehead

- No comments have been received to date and may be forthcoming.

Atmos, Rusty Fischer

- No comments have been received to date and may be forthcoming.