



**Harker Heights  
Planning and Zoning  
Commission Meeting**

**Wednesday,  
February 24, 2021  
6:30 P.M.**



**PLANNING & ZONING COMMISSION MEETING  
THE CITY OF HARKER HEIGHTS  
WEDNESDAY, FEBRUARY 24, 2021 – 6:30 P.M.  
VIA TELECONFERENCE**

Notice is hereby given that beginning at beginning at 6:30 P.M. on Wednesday, February 24, 2021, the Planning and Zoning Commission (P&Z) of the City of Harker Heights will conduct a telephonic meeting in order to contain the spread of COVID-19 in accordance with Governor Abbott's declaration of the COVID-19 public health threat and action to temporarily suspend certain provisions of the Texas Open Meetings Act issued on March 16, 2020.

In the event that Governor Abbott reinstates those provisions of the Texas Open Meetings Act that were previously temporarily suspended on March 16, 2020, then on Wednesday, February 24, 2021 at 6:30 P.M. the Planning and Zoning Commission (P&Z) of the City of Harker Heights will hold their meeting. The P&Z will conduct an in person meeting and the public may participate in this meeting by attending in person in the Kitty Young Council Chambers of the Harker Heights City Hall located at 305 Millers Crossing, Harker Heights, Texas 76548.

The subjects to be discussed are listed in the following agenda:

**MEETING AGENDA**

- I. CALL TO ORDER** – Convene Regular Meeting of the Planning and Zoning Commission and establish a quorum.
- II. APPROVAL OF AGENDA** – Consider approval of the agenda for the regular meeting of the Planning and Zoning Commission for **February 24, 2021**.
- III. CONSENT AGENDA:**
  1. Approval of Minutes from the Regular Planning and Zoning Meeting held on January 27, 2021.
- IV.** Report on City Council results from February 9, 2021 meeting.
- V.** Receive & discuss update regarding the process for the Future Land Use Map.
- VI.** Recognition of Affidavits for Conflict of Interest.
- VII. PUBLIC COMMENTS:**
  1. At this time, comments will be taken from the audience on non-agenda related topics, for a length of time not to exceed three minutes per person. To address the Planning and Zoning Commission, please clearly state your name and address for the Planning & Development Administrative Assistant prior to making a comment. ***No action may be taken by the Planning and Zoning Commission during Public Comments.***

**VIII. PUBLIC HEARING:**

1. **Z21-05** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from M-1 (Light Manufacturing District) and R-2 (Two Family Dwelling District) to PD-R (Planned Development Residential) 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. **Z21-06** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from PD-B (Planned Development Business) to PD-B with a T-Overlay (Tavern Overlay) on property described as A0288BC V.L. Evans, Acres 30.47, generally located at 101 N. Roy Reynolds Drive, Harker Heights, Bell County, Texas.

**IX. NEW BUSINESS:**

1. **CP21-03** Discuss and consider a request for Concept Plan referred to as The Enclave at Indian Trail 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. **CP21-04** Discuss and consider a request for Concept Plan referred to as The Hills of Stillhouse Hollow on property described as, A1016BC W.H. Webb, 2-5, Acres 14.916, Part of A1016BC W.H. Webb, 1, A0179BC J.M. Cross, 3, Acres 72.452, A0179BC J.M. Cross, 2-3, A1016BC W.H. Webb, 2-3, Acres 20.0, A1016BC W.H. Webb, 2-6, Z-4, Acres 32.88, generally located near 12411 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas.
3. **P21-11** Discuss and consider a request for Final Plat approval for the subdivision referred to as Escapology Addition, on property described as 7.07 acre tract of land situated in the Lucy O'Dell Survey, Abstract No. 644, generally located north east at the intersection of E. Knights Way (E. FM 2410) and Cedar Knob Road, Harker Heights, Bell County, Texas.

**X. REPORTS FROM COMMISSIONERS**

**XI. STAFF COMMENTS**

**XII. ADJOURNMENT**

I, the undersigned authority, do hereby certify that pursuant to the Texas Open Meetings Act, the above Notice of Meeting of the Planning and Zoning Commission of the City of Harker Heights, Texas, was posted at the Harker Heights Municipal Building, and the City of Harker Heights website which is readily accessible to the public at all times, by **10:00 A.M. on Friday, February 19, 2021**. Please contact the Planning and Development Department at (254) 953-5648 for further information.

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**The public may participate remotely in this meeting by dialing-in using:  
United States (Toll Free): 1 866-899-4679 or 1-571-317-3116  
Access Code: 496-968-845**

**The public may participate remotely in this meeting from your computer, tablet, or smartphone by clicking on the link below:**

<https://global.gotomeeting.com/join/496968845>

**The public will be permitted to offer public comments telephonically as provided by the agenda. Written questions or comments may be submitted two hours before the meeting to the Planning and Development Department. When submitting your written questions or comments, you must include your Name and Address. Agenda packet and recording of the telephonic meeting will be posted on the City of Harker Heights website at [www.harkerheights.gov](http://www.harkerheights.gov)**

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*Wilson Everett*

Wilson Everett, Planning & Development Administrative Assistant



*Minutes of the Teleconference Meeting  
of the Harker Heights Planning & Zoning Commission  
January 27, 2021*

Present:

Larry Robison	Chairman
Robert Robinson III	Vice Chairman
Noel Webster	Commissioner
Nuala Taylor	Commissioner
Rodney Shine	Commissioner
Joshua McCann	Commissioner
Stephen Watford	Commissioner
Kay Carey	Commissioner
Michael Stegmeyer	Alternate Commissioner
Bary Heidbrink	Alternate Commissioner
Natalie Austin	Alternate Commissioner

Absent:

Adam Parker	Secretary
Christopher Albus	Alternate Commissioner

Staff:

Kristina Ramirez	Planning and Development Director
Courtney Peres	City Planner
Michael Beard	Building Official
Brad Alley	Fire Marshal
Wilson Everett	Planning and Development Administrative Assistant
Courtney Fye	Building Official Secretary

**Meeting Workshop**

Workshop Agenda Item I: A quorum was established, and the teleconference meeting for the workshop was called to order at 5:30 PM.

Workshop Agenda Item II: Presentations by Staff:

1. Building Department Overview.
2. Receive and discuss a presentation regarding the update process for the Future Land Use Map.

Workshop Agenda Item III: The workshop was adjourned at 6:25 P.M.

## **Meeting Agenda:**

Agenda Item I: A quorum was established, and the teleconference meeting for the Planning and Zoning Commission was called to order at 6:32 PM.

Agenda Item II: The next agenda item was approval of minutes from the Regular Planning and Zoning Meeting held on January 6, 2021. Commissioner Webster made a motion to approve the minutes. Commissioner Shine seconded the motion. **The motion passed (8-0).**

Agenda Item III: Ms. Peres went over the City Council results from the January 12, 2021 meeting.

Agenda Item IV: Recognition of Affidavits for Conflict of Interest. There were no conflicts of interest submitted.

Agenda Item V: Public Comments: There was no one present in person or attending virtually who wished to address the Planning and Zoning Commission.

Agenda Item VI: Public Hearings - NONE

Agenda Item VII: New Business:

**1. CP21-02** Discuss and consider action on a request for a Concept Plan referred to as the Morstatter Subdivision, on property described as Meadow Acres, Block Five (5), Lot Nine (9), McDonald's Mobile Home Park, generally located at 205 W. Beeline Lane, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicants request for a concept plan generally located at 205 W. Beeline Lane. She noted that the proposed plan includes a subdivision that consists of four (4) lots for the purpose of multi-family development in the future. To include, the property will require a rezoning request to R-2 (Two Family Dwelling District) to accommodate the duplexes as shown in the Concept Plan. She mentioned that as of January 21, 2021, staff comments had not been addressed. Therefore, the submitted concept plan does not meet the standards and ordinances of the City of Harker Heights.

Ace Reneau with Mitchell and Associates, office located at 102 N. College Street, Killeen, Texas 76541, was present via telephone to represent the request. Ace explained although he had not addressed staff comments, he would be able to by the City Council Meeting to be held on February 9, 2021 if the commission decided to approve the request.

There was discussion between the commissioners regarding the comments for the concept plan and how the surveying company had failed to address said comments sent by City Staff in a timely manner. The commissioners mentioned that they did not feel it best to forward the concept plan onto the City Council until Staff's comments were satisfied.

A motion was made by Vice Chairman Robinson to deny a request for a Concept Plan referred to as the Morstatter Subdivision, on property described as Meadow Acres, Block

Five (5), Lot Nine (9), McDonald's Mobile Home Park, generally located at 205 W. Beeline Lane, Harker Heights, Bell County, Texas. Commissioner McCann seconded the motion to deny. **The motion was approved to deny the request for the Morstatter Concept Plan with a vote of (8-0).**

**2. P21-05** Discuss and consider action on a request for a Preliminary Plat referred to as the Magill Property, on property described as 3.731 acres of land situated in the Lucy D. O'Dell Survey, Abstract No. 644, and the H.R. Morrell Survey, Abstract No. 579, being a portion of the remainder of a called 490.1 acre tract conveyed to James Dennis Magill, in Volume 1177, Page 145, Deed Records of Bell County, Texas, generally located within the 3000 block of Stillhouse Lake Road, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicants request for a preliminary plat. The development will consist of two (2) lots with frontage along Stillhouse Lake Road. The property is currently zoned as B-4 (Secondary and Highway Business District) for commercial endeavors. She noted that as of January 21, 2021 Staff's comments had not been addressed; therefore, staff recommended denial due to the quantity and type of outstanding items.

Mike Smith with All County Surveying was present via telephone to represent the case.

A motion was made by commissioner Webster to the deny the Preliminary Plat referred to as the Magill Property, on property described as 3.731 acres of land situated in the Lucy D. O'Dell Survey, Abstract No. 644, and the H.R. Morrell Survey, Abstract No. 579, being a portion of the remainder of a called 490.1 acre tract conveyed to James Dennis Magill, in Volume 1177, Page 145, Deed Records of Bell County, Texas, generally located within the 3000 block of Stillhouse Lake Road, Harker Heights, Bell County, Texas, due to the outstanding comments by staff that had failed to be addressed in a timely manner and due to the lack of approval from the Texas Department of Transportation (TXDOT). Commissioner Watford seconded the motion to deny the Preliminary Plat. **The motion was approved to deny the request for Preliminary Plat referred to as Magill Property with a vote of (8-0).**

**3. P21-07** Discuss and consider action on a request for Final Plat referred to as Open Air Resort, on property described as all of that certain tract or parcel of land situated in the Vincent L. Evans Survey, Abstract No. 288, Bell County, Texas, an being all of that 31.366 acre tract of land conveyed to OAR Harker Heights Real Estate Holdings, LLC, recorded in Document Number 2020023768 of the Official Public Records of Bell County, Texas, generally located at **101 N. Roy Reynolds Drive**, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicants request for a Final Plat for Open Air Resort. The property is zoned PD-B (Planned Development Business District) for the purpose of developing an RV resort on the property. She mentioned Staff had reviewed the submitted final plat and engineering plans and made comments to address safety, streets, drainage, water and wastewater utilities, and other pertinent requirements to ensure

adherence to all developmental regulations stipulated in the City of Harker Heights Code of Ordinances. She noted all comments provided by Staff had been addressed.

Joel Canfield of 706 Vanguard Street, Lakeway, Texas 78734, was present via telephone to represent his request.

A motion was made by Commissioner McCann to approve a request for a Final Plat referred to as Open Air Resort, on property described as all of that certain tract or parcel of land situated in the Vincent L. Evans Survey, Abstract No. 288, Bell County, Texas, an being all of that 31.366 acre tract of land conveyed to OAR Harker Heights Real Estate Holdings, LLC, recorded in Document Number 2020023768 of the Official Public Records of Bell County, Texas, generally located at **101 N. Roy Reynolds Drive**, Harker Heights, Bell County, Texas. Commissioner Carey seconded the motion. **The motion was approved (8-0).**

**4. P21-08** Discuss and consider action on a request for Final Plat approval for the subdivision referred to as Sapiah Plains Phase Two, on property described as 3.397 acre tract of land in Bell County, Texas, being part of the H.B. Littlefield Survey, Abstract No. 511, and the land herein described being the remainder of a called 5.461 acre tract conveyed to Jerome Kenneth Gomer and Rachel R. Gomer, of record in Document Number 201911041, Official Public Records of Real Property, Bell County, Texas, generally located near the intersection of Ute Trail and Warriors Path, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicants request for a Final Plat for Sapiah Plains Phase Two. The plat consists of 3.397 acres of vacant land within a proposed improved cul-de-sac (Emma Naylor Court) consisting of twelve (12) duplex lots. To include, comments provided by Staff had been addressed and meets the standards and ordinances of the City of Harker Heights.

Ace Reneau with Mitchell and Associates, office located at 102 N. College Street, Killeen, Texas, 76541, was present via telephone to represent the request.

A motion was made by Commissioner Shine to approve a request for Final Plat approval for the subdivision referred to as Sapiah Plains Phase Two, on property described as 3.397 acre tract of land in Bell County, Texas, being part of the H.B. Littlefield Survey, Abstract No. 511, and the land herein described being the remainder of a called 5.461 acre tract conveyed to Jerome Kenneth Gomer and Rachel R. Gomer, of record in Document Number 201911041, Official Public Records of Real Property, Bell County, Texas, generally located near the intersection of Ute Trail and Warriors Path, Harker Heights, Bell County, Texas. Commissioner McCann seconded the request. **The motion was approved (8-0).**

**5. P21-09** Discuss and consider action on a request for Final Plat approval for the subdivision referred to as Sapiah Plains Phase Three, on property described as 1.367 acre tract of land in Bell County, Texas, being part of the H.B. Littlefield Survey, Abstract No. 511, and the land herein described being the remainder of a called 3.397 acre tract



conveyed to Jerome Gomer, of record in Document Number 201958768, Official Public Records of Real Property, Bell County, Texas, generally located near the intersection of Ute Trail and Ponca Trace, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicants request for the Final Plat. She explained that the plat consists of 1.367 acres of vacant land within a proposed improved cul-de-sac (Ponca Trace) consisting of six (6) duplex lots; twelve (12) individual units. To include, comments provided by Staff had been addressed and meets the standards and ordinances of the City of Harker Heights.

Ace Reneau with Mitchell and Associates, office located at 102 N. College Street, Killeen, Texas, 76541, was present via telephone to represent the request.

A motion was made by Commissioner Shine to approve a request for Final Plat approval for the subdivision referred to as Sapiyah Plains Phase Three, on property described as 1.367 acre tract of land in Bell County, Texas, being part of the H.B. Littlefield Survey, Abstract No. 511, and the land herein described being the remainder of a called 3.397 acre tract conveyed to Jerome Gomer, of record in Document Number 201958768, Official Public Records of Real Property, Bell County, Texas, generally located near the intersection of Ute Trail and Ponca Trace, Harker Heights, Bell County, Texas. Commissioner McCann seconded the motion. **The motion was approved (7-0).**

**It was noted Commissioner Taylor lost connect during the motion and was unable to vote on the agenda item.**

**6. P21-10** Discuss and consider action on a request for Final Plat approval for the subdivision referred to as Abooha Toklo Addition Phase Two A, on property described as an 0.233 acre tract of land in Bell County, Texas, the land herein described being part of a Lot 3, Block 1, Abooha Toklo Addition Phase One, an addition to the City of Harker Heights, Bell County, Texas, of record in Plat No. 202038421, Plat Records of Bell County, Texas, and also being that same tract of land conveyed to Jerome Gomer, of instrument No. 2020049770, Official Public Records of Real Property of Bell County, Texas, generally located within the 1800 block of Pueblo Trace, Harker Heights, Bell County, Texas.

**It was noted Commissioner Carey had to leave the meeting at this time (7:30 P.M.) and would not be voting on any additional new business or agenda items.**

Courtney Peres explained the applicants request for a Final Plat. She explained the development would consist of approximately 0.233 acres (10,133 square feet) of vacant land along Pueblo Trace. This Final Plat is a part within the second phase of development as outlined in the Abooha Toklo Addition Concept Plan. As of January 21, 2021, the comments provided by Staff have not been addressed. Therefore, the submitted final plat does not meet the standards and ordinances of the City of Harker Heights.

Ace Reneau with Mitchell and Associates, office located at 102 N. College Street, Killeen, Texas, 76541, was present via telephone to represent the request.

Commissioner Webster made a motion to approve a request for Final Plat approval for the subdivision referred to as Abooha Toklo Addition Phase Two A, on property described as an 0.233 acre tract of land in Bell County, Texas, the land herein described being part of a Lot 3, Block 1, Abooha Toklo Addition Phase One, an addition to the City of Harker Heights, Bell County, Texas, of record in Plat No. 202038421, Plat Records of Bell County, Texas, and also being that same tract of land conveyed to Jerome Gomer, of instrument No. 2020049770, Official Public Records of Real Property of Bell County, Texas, generally located within the 1800 block of Pueblo Trace, Harker Heights, Bell County, Texas. Commissioner Watford seconded the motion. **The motion was approved (7-0).**

**Chairman Robison then adjourned the teleconference meeting of the Planning and Zoning Commission at 7:37 P.M.**

**Larry Robison, Chairman**

**DATE:**

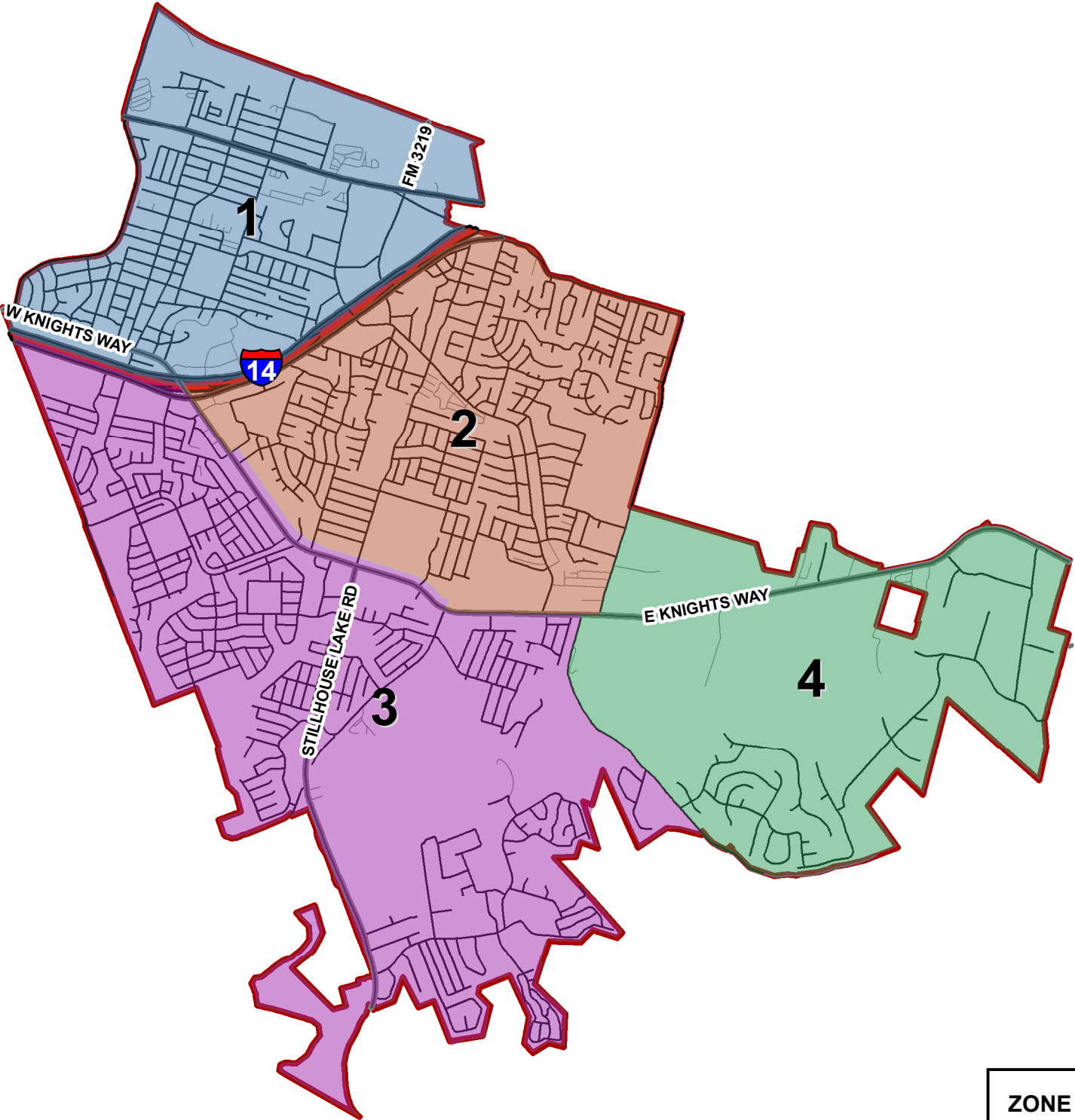
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**Adam Parker, Secretary**





**DATE:**

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# Future Land Use Map - Prospective Zones



0 0.25 0.5 1 1.5 2 Miles

ZONE	
	1
	2
	3
	4









# Future Land Use Map - Prospective Zones

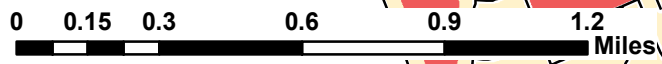
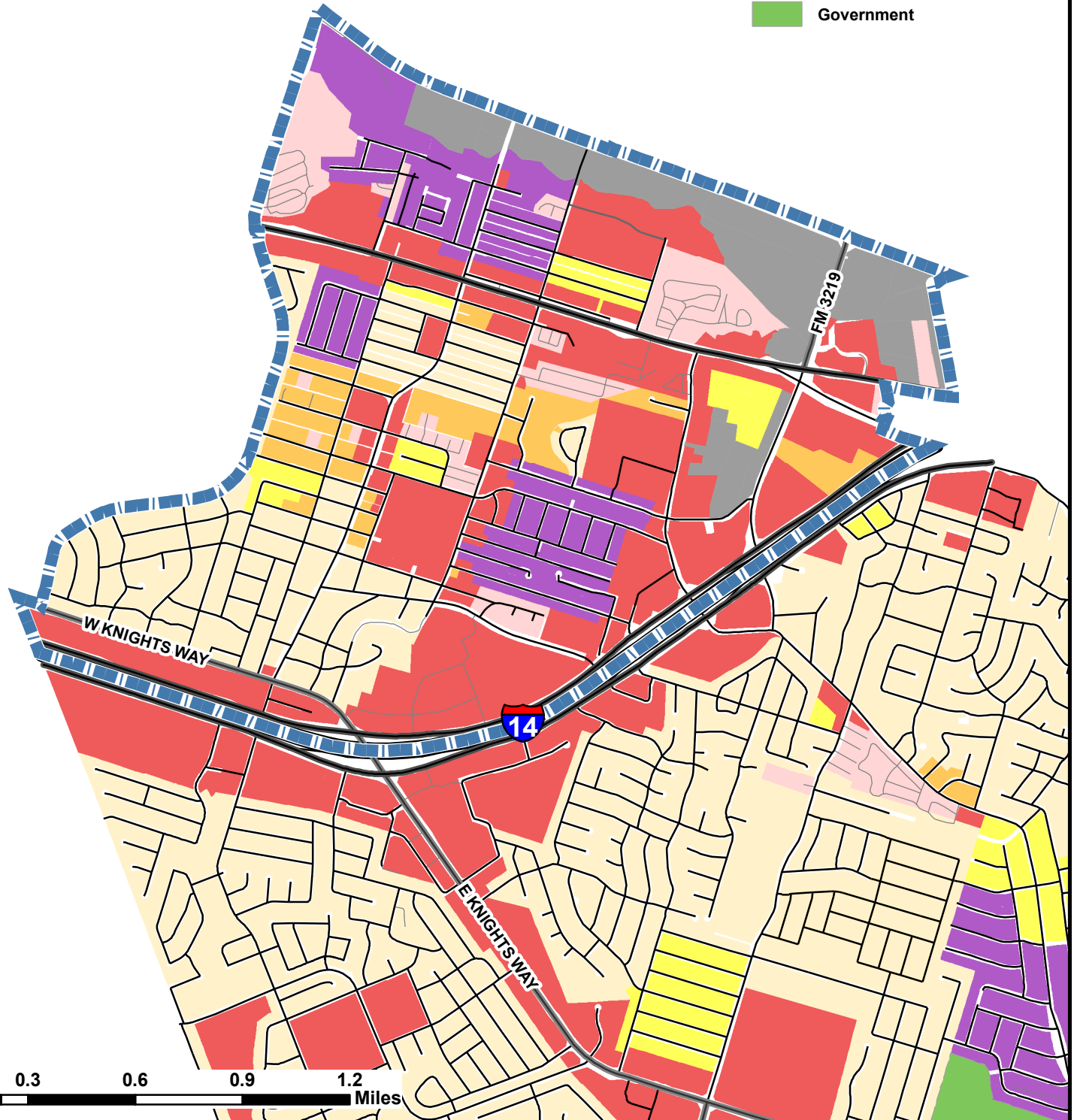
## ZONE



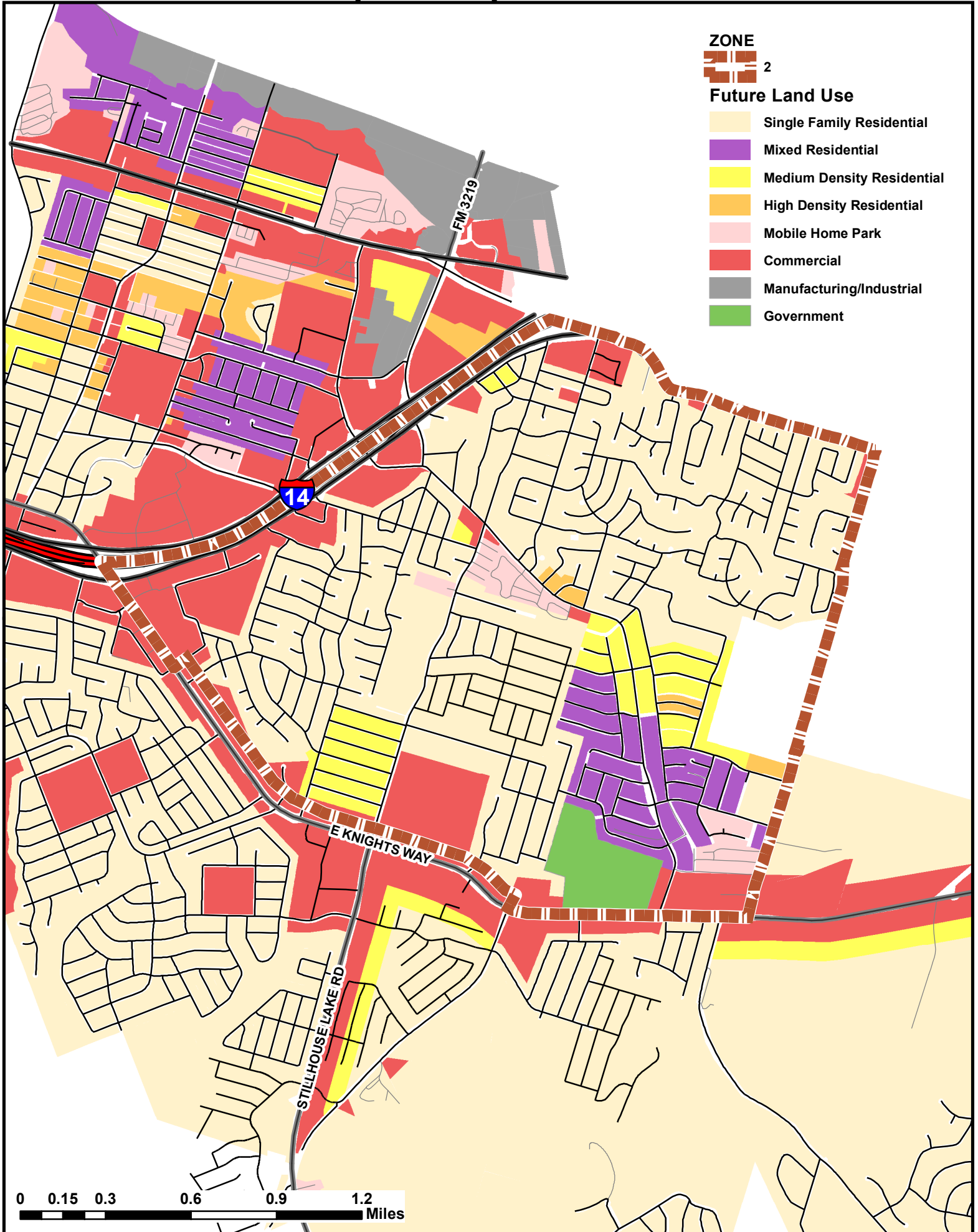
1

## Future Land Use

-  Single Family Residential
-  Mixed Residential
-  Medium Density Residential
-  High Density Residential
-  Mobile Home Park
-  Commercial
-  Manufacturing/Industrial
-  Government

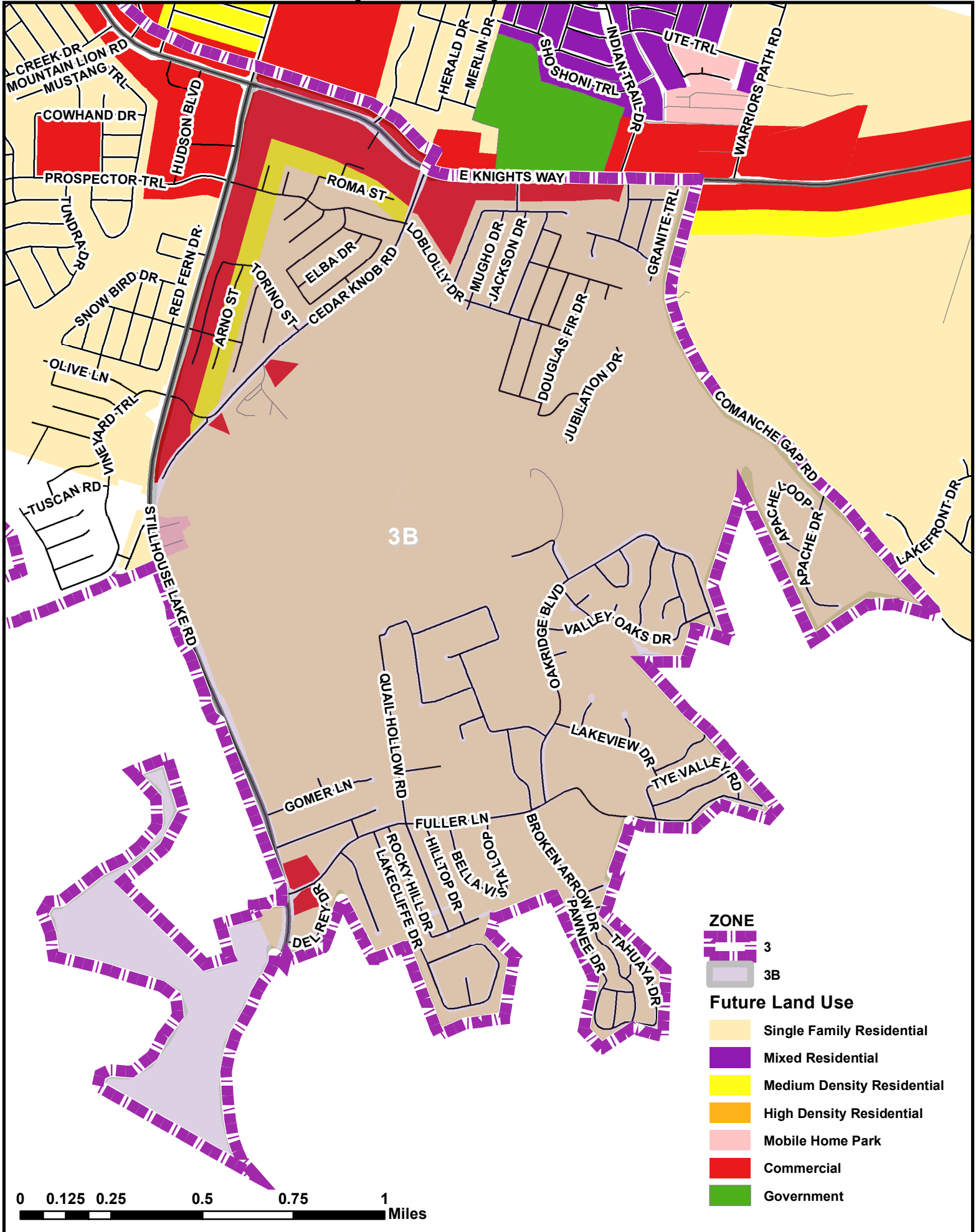


# Future Land Use Map - Prospective Zones

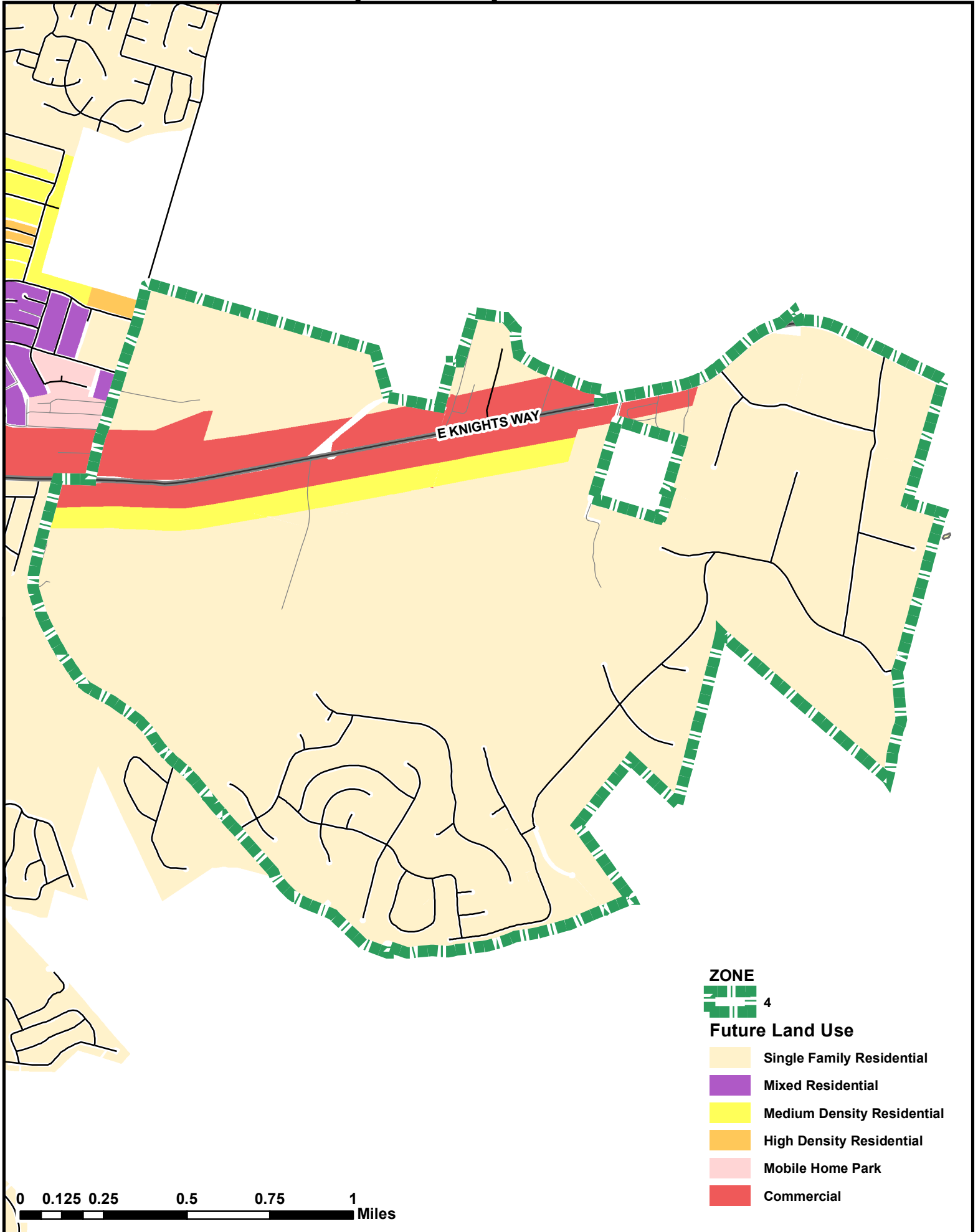




# Future Land Use Map - Prospective Zones



# Future Land Use Map - Prospective Zones







## PLANNING AND ZONING COMMISSION MEMORANDUM

### Z21-05

### AGENDA ITEM VIII-1

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: FEBRUARY 24, 2021

**CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE THE ZONING DESIGNATION FROM M-1 (LIGHT MANUFACTURING DISTRICT) AND R-2 (TWO FAMILY DWELLING DISTRICT) TO PD-R (PLANNED DEVELOPMENT RESIDENTIAL) 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.**

#### **EXPLANATION:**

The applicant, Terra Azul Development, LLC, has requested consideration of a Planned Development – Residential (PD-R) rezoning to allow R-2 (Two Family Dwelling District) as the base zoning for the purpose of duplex development. The proposed Planned Development-Residential (PD-R) is located along the eastside of Indian Trail behind the Harker Heights Central Fire Station and extends north towards the commercial business known as Texas Tumblers. The subject location consists of approximately 16.54 acres of vacant land.

This subject location was previously granted a PD-R classification by City Council on March 8, 2016 for the purpose of utilizing the R1-A (One Family Garden Home Dwelling District) as the base zoning class for the development. A copy of that PD-R is attached for your reference. Per Code Section 155.036 (G) (1), “Developer’s Responsibility following approval. (1) A PD designation shall be deemed nullified, and the property shall automatically revert to its previous zoning designation, if development does not commence within 12 months of the date of City Council approval.” Due to lack of development initiating within 12 months of March 8, 2016 the property reverted back to its original zoning classes, M-1, and R-2, respectively.

#### **ZONING:**

Approximately 80% of the proposed development is currently located in an area zoned as R-2 Two Family Dwelling District, whereas the remaining 20% lies within an area zoned as M-1 Light Manufacturing. Adjacent and surrounding zoning districts are identified on the attached Zoning Map. The proposed Planned Development District – Residential (PD-R) accommodates planned associations of uses developed as integral land use units such as industrial districts, offices, commercial or service centers, shopping centers, residential developments of multiple or mixed

housing including attached single-family dwellings or any appropriate combination of uses which may be planned, developed, or operated as integral land use units either by a single owner or a combination of owners. A PD-R may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this chapter. While greater flexibility is given to allow special conditions or restrictions which would not otherwise allow the development to occur, procedures are established herein to insure against misuse of increased flexibility (City of Harker Heights (COHH) Code §155.036).

COHH Code §155.036 (B) (1) Permitted Uses:

Planned Development - Residential (PD-R). All uses permitted in the residential zoning districts are permitted in a PD-R development.

As of February 17, 2021, the applicant had not submitted a list of exceptions and additions for the requested PD-R. However, the applicant did submit a concurrent concept plan, Case # CP21-03. As a result, staff’s analysis of this zoning request was based off of the previously submitted PD-R and the current concept plan submission.

**LAND USE:**

Existing use:

The proposed development is currently vacant land. There are mixed uses and public offices adjacent and within close proximity to the properties. Some existing land uses adjacent include the Harker Heights Fire Station and Pet Adoption Center, retail and office uses and some vacant properties. It is also in close proximity to HEB, Harker Heights Public Library and Police Station.

Adjacent land uses include:

	<b>Existing Land Use</b>	<b>Future Land Use</b>	<b>Zoning</b>
<b>North</b>	Commercial/Vacant	Medium Density Residential/Commercial	R-2
<b>South</b>	Public/Semi-Public	Commercial	M-1 & B-3
<b>East</b>	Vacant/Drainage	Manufacturing/Industrial & Medium Density Residential	R-2 & M-1
<b>West</b>	Commercial	Commercial	B-5, B-4, B-3, B-2

According to the Future Land Use Map within the 2007 Comprehensive Plan, the property is designated as Manufacturing/Industrial and Medium Density Residential. The zoning classification as PD-R will require that the development consist of at least 5 acres, provide an open space landscape or screening buffer between land uses, and be located along an arterial street. The development complies with all minimum requirements for a Planned Development Residential district. The proposed use will maintain the character, appearance, and base zoning of the R-2 (Two Family Dwelling District) and does not conflict with the 2007 Comprehensive Plan as presented.

**FLOOD DAMAGE PREVENTION:**

A portion of the properties lie within the 100-year and 500-year FEMA special flood hazard area (SFHA). Per this rezoning request all development will occur outside of the identified SFHA. The applicant has proposed the flood area to remain as green space.

**NOTICES:**

Staff sent out twenty-three (23) notices to property owners within the 400-foot notification area. Zero (0) responses were received in favor of the request and zero (0) responses were received in opposition of the request.

**RECOMMENDATION:**

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

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

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

Staff therefore recommends approval of an ordinance to allow the Planned Development – Residential (PD-R) 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, subject to the following conditions:

1. A waiver is granted to allow a single access and secondary emergency access as depicted in the attached Concept Plan for The Enclave at Indian Trail subdivision.
2. The northern subdivision entrance shall be a minimum of 48 feet wide with a minimum 70-foot of right-of-way for a minimum distance of 200 feet from the intersection.
3. The southern subdivision entrance and internal streets shall be a minimum of 36 feet wide with a minimum 60 feet of right-of-way.
4. Any interior roadway not connected to a public street on both ends must have a turn around with a minimum radius of eighty (80) feet.
5. No units shall be constructed over existing utility mains or private service lines.
6. Maximize green spaces while minimizing the total amount of driveway coverage.
7. All front facing fences when located between units less than 12 feet apart must have a minimum 3-foot-wide gate.
8. If units are less than 12 feet apart, eaves between the units may not protrude beyond 16 inches from the wall.

9. Develop window configuration that break the line of sight between units.
10. Vary building placement to increase variation in facades and more articulated building edges.
11. Take advantage of existing topography and natural features (i.e., existing trees) to maintain appropriate grade levels consistent with surrounding structures and to enhance the aesthetics of the area.
12. The planned development shall adhere to all other commercial requirements as directed from the City of Harker Heights Code of Ordinances and all current and adopted Building Codes.

**ACTION BY THE PLANNING AND ZONING COMMISSION:**

1. Motion to recommend approval/disapproval of an ordinance to change zoning designation from M-1 (Light Manufacturing District) and R-2 (Two Family Dwelling District) to PD-R (Planned Development Residential) 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, with the attached conditions based on staff's facts and findings.
2. Any other action desired.

**ATTACHMENTS:**

1. Application
2. R-2 Ordinance
3. 2021 Conditions
4. Concept Plan
5. 2016 PD-R
6. Location Map
7. FEMA Map
8. Zoning Map
9. Existing Land Use Map
10. Future Land Use Map
11. Notification Map



# Rezoning Request Application

**\*Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED\***

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

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

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

Property Owner(s) Name: Terra Azul Development, LLC Date: 1-26-2021

Address: 2501 - B East Elms Rd

City/State/Zip: Killeen TX 76542

Phone: [Redacted] E-mail: [Redacted]

**Legal Description of Property:**

Location of Property (Address if available): SEE ATTACHED

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Acres: \_\_\_\_\_ Property ID: \_\_\_\_\_ 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: Duplex

Current Zoning Classification: PDR Proposed Zoning: ~~PDR~~ PDR

Current Land Use: Vacant Proposed Land Use: Medium Density Residential

**Applicant's Representative (if applicable):**

Applicant's Representative: Christopher Doose

Phone: [Redacted] E-Mail: [Redacted]

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

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

Christopher Doose  
 Printed Name of Property Owner

[Signature]  
 Signature of Property Owner

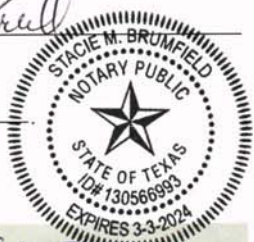
Matthew Howell  
 Printed Name of Representative

[Signature]  
 Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 26 DAY OF Jan, 2021

[Signature]  
 SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-3-24



Date Submitted: 1-27-2021  Pre-Application Meeting Receipt #: 011658506

Received By: Wilson Everett Case #: 221-05

STAFF ONLY - DO NOT FILL OUT BELOW

**§ 155.023 R-2 TWO-FAMILY DWELLING DISTRICT.****(A) Permitted uses.**

- (1) Any use permitted by right in the R-1 District, or (subject to the location requirements for such tracts) in the R1-I Districts.
- (2) Two-family or duplex dwelling.
- (3) Industrialized duplex dwelling, provided such dwelling complies with all regulations applicable to industrialized single-family housing.

**(B) Conditional uses.** Neighborhood association facilities.**(C) Height regulations.** No building shall exceed two and one-half stories or 35 feet in height.

**(D) Area regulations.** Lots in the Wildewood Subdivision, and duplex lots platted prior to November 8, 2006, shall have six-foot-minimum side setbacks, except when siding on a street such setback shall be a minimum of 15 feet. All other duplex lots shall have a minimum of ten-foot-wide side building setbacks, except when siding on a street such setback shall be a minimum of 15 feet.

**(E) Intensity of use.**

(1) A lot on which there is erected a single-family dwelling shall conform to the same intensity of use requirements as those in the R-1 (Single-Family Dwelling District) as noted in § 155.020(E).

(2) The minimum lot area shall be 7,800 square feet for lots in the Wildewood Subdivision and duplex lots platted prior to November 8, 2006. All other duplex lots shall contain a minimum lot area of 8,400 square feet, and an average width of not less than 70 feet.

**(F) Parking regulations.** As per §§ 155.061 through 155.068.**(G) Additional use, height, and area regulations.** Additional use, height, and area regulations and exceptions are found in § 155.040.**(H) Signs.** Same as in R-1 district.**(I) Storage.** Open storage is prohibited, except for materials for the residents' use such as firewood, gardening materials, and similar materials.

**(J) Landscaping.** All yards shall have vegetative groundcover of sufficient quality and quantity, or other city-approved groundcover, to control dust, erosion and sediment upon final inspections. In addition, a minimum of two six-foot-tall trees, measuring two inches or more in caliper (diameter) when measured 12 inches from the base of the trunk, and eight three-gallon shrubs, are required in the front yard.

**(K) Architectural design.** R-2 buildings shall be designed to avoid repetitions of buildings or roof lines, and the same elevation may not be used within any five lot groupings. Primary entrances shall face the public street. Windows shall be provided with trim or recessed, rather than flush with exterior wall treatment.

(Ord. 2001-36, passed 11-13-01; Am. Ord. 2006-40, passed 10-24-06; Am. Ord. 2012-01, passed 2-14-12; Am. Ord. 2012-04, passed 3-27-12; Am. Ord. 2016-24, passed 10-11-16)

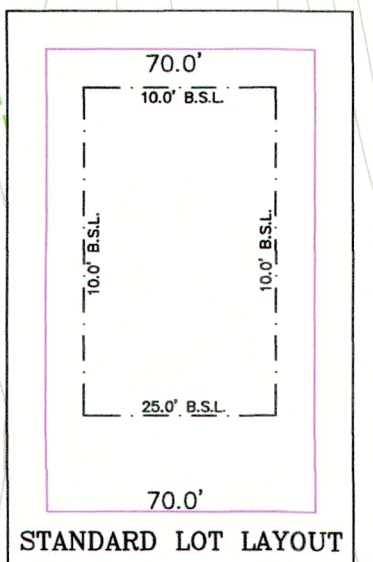
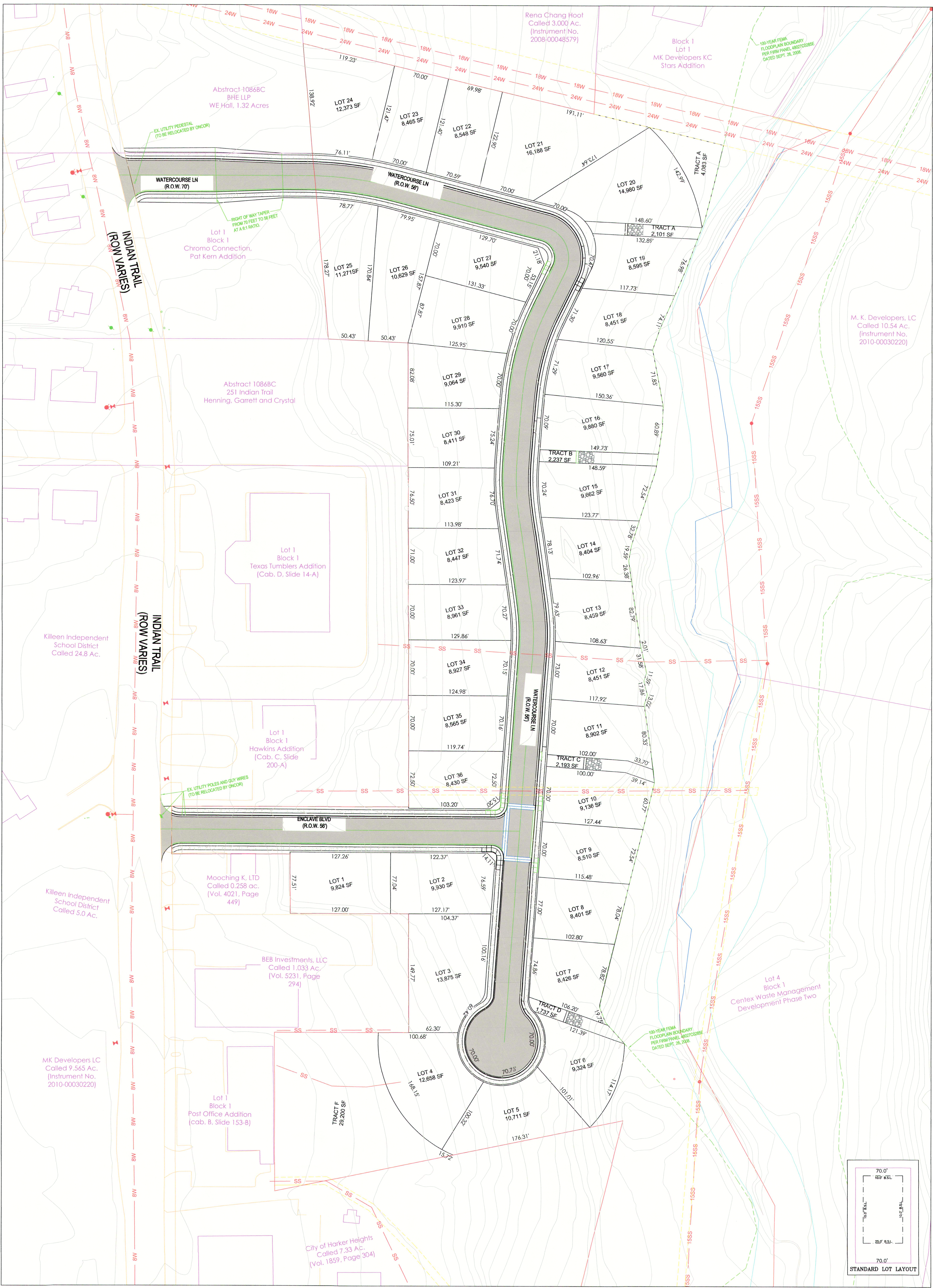
**Zoning Case # Z21-05 Conditions**

1. A waiver is granted to allow a single access and secondary emergency access as depicted in the attached Concept Plan for The Enclave at Indian Trail subdivision.
2. The northern subdivision entrance shall be a minimum of 48 feet wide with a minimum 70-feet of right-of-way for a minimum distance of 200 feet from the intersection.
3. The southern subdivision entrance and internal streets shall be a minimum of 36 feet wide with a minimum 60 feet of right-of-way.
4. Any interior roadway not connected to a public street on both ends must have a turn around with a minimum radius of eighty (80) feet.
5. No units shall be constructed over existing utility mains or private service lines.
6. Maximize green spaces while minimizing the total amount of driveway coverage.
7. All front facing fences when located between units less than 12 feet apart must have a minimum 3-foot-wide gate.
8. If units are less than 12 feet apart, eaves between the units may not protrude beyond 16 inches from the wall.
9. Develop window configuration that break the line of sight between units.
10. Vary building placement to increase variation in facades and more articulated building edges.
11. Take advantage of existing topography and natural features (i.e., existing trees) to maintain appropriate grade levels consistent with surrounding structures and to enhance the aesthetics of the area.
12. The planned development shall adhere to all other commercial requirements as directed from the City of Harker Heights Code of Ordinances and all current and adopted Building Codes.

# CONCEPT PLAN: THE ENCLAVE AT INDIAN TRAIL

Name: Flintrock Builders  
Record Owner: Terra Azul Developments, LLC  
Authorized Agent: Chris Doose  
Proposed Name: The Enclave at Indian Trail

SCALE: 1 inch = 50 ft. (IN FEET)





ORDINANCE NO. 2016-05

**AN ORDINANCE GRANTING PLANNED DEVELOPMENT-RESIDENTIAL (PD-R) ZONING WITH CONDITIONS ON APPROXIMATELY 13.569 ACRES, BEING THREE PARCELS OUT OF THE W.E. HALL SURVEY, ABSTRACT NO. 1086, THE S.H. OSBORNE SURVEY, ABSTRACT NO. 646, AND THE J.M. ROBERTS SURVEY, ABSTRACT NO. 723, GENERALLY LOCATED NEAR INDIAN TRAIL NORTH OF CLORE ROAD AND SOUTH OF VETERANS MEMORIAL BOULEVARD**

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

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

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

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

**SECTION 2:** The following-described property previously zoned R-2 (Two-Family Dwelling District) and M-1 (Light Manufacturing District), be and is hereby rezoned to PD-R (Planned Development- Residential District), subject to changes shown in the attached Exhibit B (Amended R1-A Single-Family Garden Home Residential District) and conditions described in the attached Exhibit C (The Enclave PD-R Conditions) and attached Exhibit D (The Enclave Lot Layout):

**PARCEL 1:**

±3.003 ACRES OF LAND IN BELL COUNTY, TEXAS, PART OF THE W.E. HALL SURVEY, ABSTRACT NO. 1086 AND THE LAND HEREIN DESCRIBED BEING PART OF THAT CERTAIN 178.6 ACRE PARCEL OF LAND DESCRIBED IN DEED FROM L.L. CHAFIN TO PAT HARVEY HERN, BEING OF RECORD IN VOLUME 814, PAGE 232, DEED RECORDS OF BELL COUNTY, TEXAS, ALSO KNOWN AS PROPERTY ID#133469, BEING MORE PARTICULARLY DESCRIBED IN FIELD NOTES ATTACHED HERETO AS EXHBIIT A AND INCORPORATED BY REFERENCE

**PARCEL 2:**

±2.649 ACRES OF LAND IN BELL COUNTY, TEXAS, PART OF THE S.H. OSBORNE SURVEY, ABSTRACT NO. 646 AND THE W.E. HALL SURVEY, ABSTRACT NO. 1086, AND THE LAND HEREIN DESCRIBED BEING PART OF THAT CERTAIN 50 ACRE PARCEL OF LAND DESCRIBED IN DEED FROM L.L. CHAFIN TO PAT HARVEY HERN, BEING OF RECORD IN VOLUME 652, PAGE 163, DEED RECORDS OF BELL COUNTY, TEXAS, ALSO KNOWN AS PROPERTY ID#453933, BEING MORE PARTICULARLY DESCRIBED IN FIELD NOTES ATTACHED HERETO AS EXHBIIT A AND INCORPORATED BY REFERENCE

**PARCEL 5:**

±7.917 ACRES OF LAND IN BELL COUNTY, TEXAS, PART OF THE W.E. HALL SURVEY, ABSTRACT NO. 1086 AND THE J.M. ROBERTS SURVEY, ABSTRACT NO. 723, AND BEING A PART OF THE ACREAGE DESCRIBED IN WARRANTY DEED RECORDS UNDER INSTRUMENT #2007-00016020, AND CORRECTED UNDER INSTRUMENT #2010-00030220, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BELL COUNTY, TEXAS, ALSO KNOWN AS PROPERTY ID#453977, BEING MORE PARTICULARLY DESCRIBED IN FIELD NOTES ATTACHED HERETO AS EXHBIIT A AND INCORPORATED BY REFERENCE

**SECTION 3:** Table VII, Table of Special Ordinances, of the Code is hereby supplemented by adding the following entry:

<u>Ord. No.</u>	<u>Date Passed</u>	<u>Description</u>
2016-05	03/08/16	<b>Granting Planned Development - Residential District (PD-R) with conditions on Approximately 13.569 acres, being three parcels out of the W.E. Hall survey, abstract no. 1086, the S.H. Osborne survey, abstract no. 646, and the J.M. Roberts survey, abstract no. 723</b>

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

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

**PASSED AND APPROVED** on March 8, 2016.

  
\_\_\_\_\_  
Rob Robinson, Mayor

ATTEST:

  
\_\_\_\_\_  
Patricia Brunson, City Secretary



## **Field Notes**

### **Legal Description: Parcels 1 & 2, Harker Heights**

#### **Parcel 1: Being a Portion of:**

Parcel 1: A parcel of land in Bell County, Texas, part of the W.E. Hall Survey, Abstract No. 1086, and the land herein described being part of that certain 178.6 acre parcel of land described in deed from L.L. Chafin to Pat Harvey Hern, being of record in Volume 814, Page 232, Deed Records of Bell County, Texas.

#### **Being More Fully Described below:**

Commencing at the Concrete monument found on the south Right-of-Way of Veteran's Memorial Highway and the northeast corner of a certain 6 acre tract of land described in a deed from Ross & Rena Hoot, recorded in Volume 6493, Page 299, Deed Records of Bell County, Texas.

Thence S14° 53' 55"W, along the west line of a 6 acre parcel of land, recorded in Volume 2493, Page 299, a distance of 355.96' more or less to the northerly corner of a 3 acre parcel of land, recorded in Volume 3141, Page 615, to a #5 rebar with a red plastic cap (L.S. 3612), this being the Point of Beginning.

Thence S64° 18' 46"E a distance of 305.45' along the north line of the said 3 acre parcel of land, recorded in Volume 3141, Page 615, to a #5 rebar with a red plastic cap (L.S. #6312);

Thence with the east line of said 3 acre parcel of land, the following three courses:

Course 1: S77° 51' 03"W, a distance of 72.84' to a #5 rebar with a red plastic cap (L.S. 6312);

Course 2: S39° 38' 23"W, a distance of 222.42' to a #5 rebar with a red plastic cap (L.S. 6312);

Course 3: S05° 03' 41"W, a distance of 225.98' to a #4 rebar with plastic cap (L.S. illegible); being the Southeast corner of said 3 acre parcel of land;

Thence N77° 47' 18"W, a distance of 393.47' to a #3 rebar (no cap); being the southwest corner of said 3 acre parcel;

Thence N11° 06' 29"E, a distance of 27.78', to a #4 rebar with yellow plastic cap (L.S. Illegible), being the northeast corner of a parcel of land recorded as Lot 1, Block 1, Texas Tumblers Addition, (cab. D Slide 14-A);

Thence N12° 17' 44"E, a distance of 155.15', along the westerly line of said 3 acre parcel of land, to a #3 rebar (no cap) being the northwesterly corner of said 3 acre parcel of land;

Thence S75° 05' 30"E, a distance of 221.22' along the south line of a parcel of land recorded in Volume 2493, page 299, to a #3 rebar (no cap);

Thence N14° 53' 55"E, a distance of 350.74', to the Point of Beginning; Said parcel containing 3.003 +/- Acres, 130,793 SF.

**Parcel 2: Being a portion of:**

Parcel 2: A parcel of land in Bell County, Texas, part of the S.H. Osborne Survey, Abstract No. 646 and the W.E Hall Survey, Abstract No. 1086, and the land herein described being part of that certain 50 acre parcel of land described in deed from L.L. Chafin to Pat Harvey Hern, being of record in Volume 652, Page 163, Deed Records of Bell County, Texas.

**Parcel 2: Being More Fully Described below:**

Commencing at the Concrete monument found on the south Right-of-Way of Veteran's Memorial Highway and the northeast corner of a certain 6 acre tract of land described in a deed from Ross & Rena Hoot, recorded in Volume 6493, Page 299, Deed Records of Bell County, Texas.

Thence S14° 53' 55"W, a distance of 406.86' to a point on the east line of a 6 acre parcel recorded in Volume 2493, page 299, also being a point on the south line of a 50' wide Water Easement Recorded in Volume 500, Page 399, this being the Point of Beginning; Thence S14° 53' 55"W, a distance of 299.84' to a #3 rebar (no cap) being the southeast corner of said 6 acre parcel;

Thence N75° 05' 30"W, a distance of 221.22', to a #3 rebar (no cap) being the northwesterly corner of a 3 acre parcel recorded in Volume 3141, Page 615;

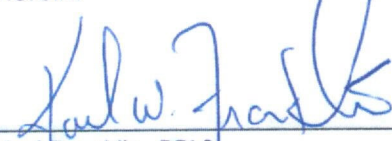
Thence N75° 01' 33"W, a distance of 100.86', to a #4 rebar with a yellow plastic cap (L.S. Illegible) being the southwest corner of said 6 acre parcel;

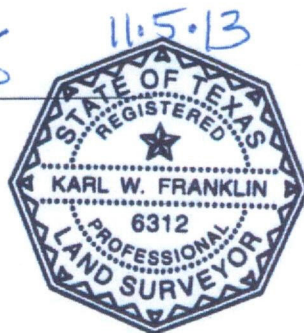
Thence N07° 16' 45"E, a distance of 234.84' to a #3 rebar (no cap) on the west line of said 6 acre parcel;

Thence N07° 19' 01"E, a distance of 138.92', to a #5 rebar (L.S. 6312), on the west line of said 6 acre tract, said point is also on the south line of a 50' water easement recorded in Volume 500, Page 399;

Thence S64° 18' 46"E, a distance of 378.23', more or less, to the Point of Beginning. Said parcel containing 2.649+/- Acres, 115,383 SF.

I, Karl Franklin, 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.

  
Karl Franklin, RPLS  
No. 6312, Texas

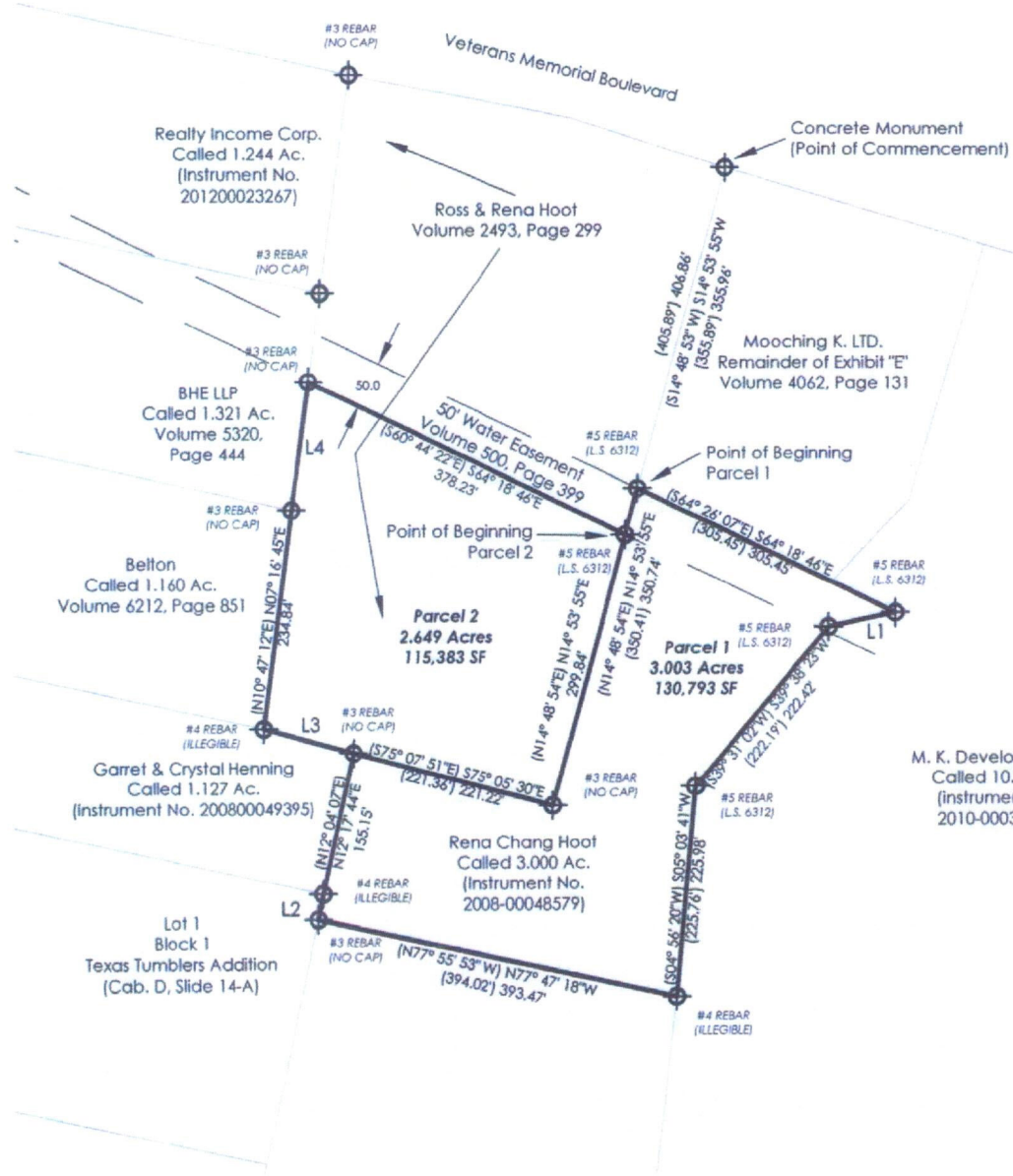


Denver Office:  
1117 Cherokee Street  
Denver, Colorado 80204  
303.670.7242 local

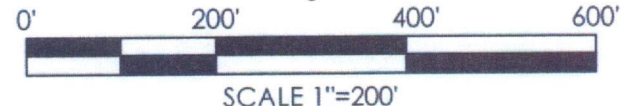
Evergreen Office:  
4602 Plettner Lane - 4D  
Evergreen, Colorado 80439  
866.323.5882 toll free  
[www.evstudio.com](http://www.evstudio.com)

Texas Office:  
913 South Main Street  
Copperas Cove, Texas 76522  
254.547.3930 local

# FIELD NOTES: Parcels 1 & 2 HARKER HEIGHTS, TEXAS

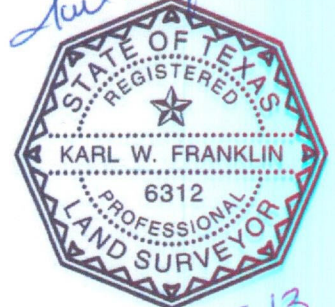


- Legend:**
- L1** (S78° 02' 05" W) S77° 51' 03" W (72.80') 72.84'
  - L2** (N12° 04' 07" E) N11° 06' 29" E 27.78'
  - L3** (N71° 36' 00" W) N75° 01' 33" W 100.86'
  - L4** (N10° 47' 12" E) N07° 19' 01" E 138.92'



Date: 11/4/13  
Job No: 13-145

*Karl W. Franklin*

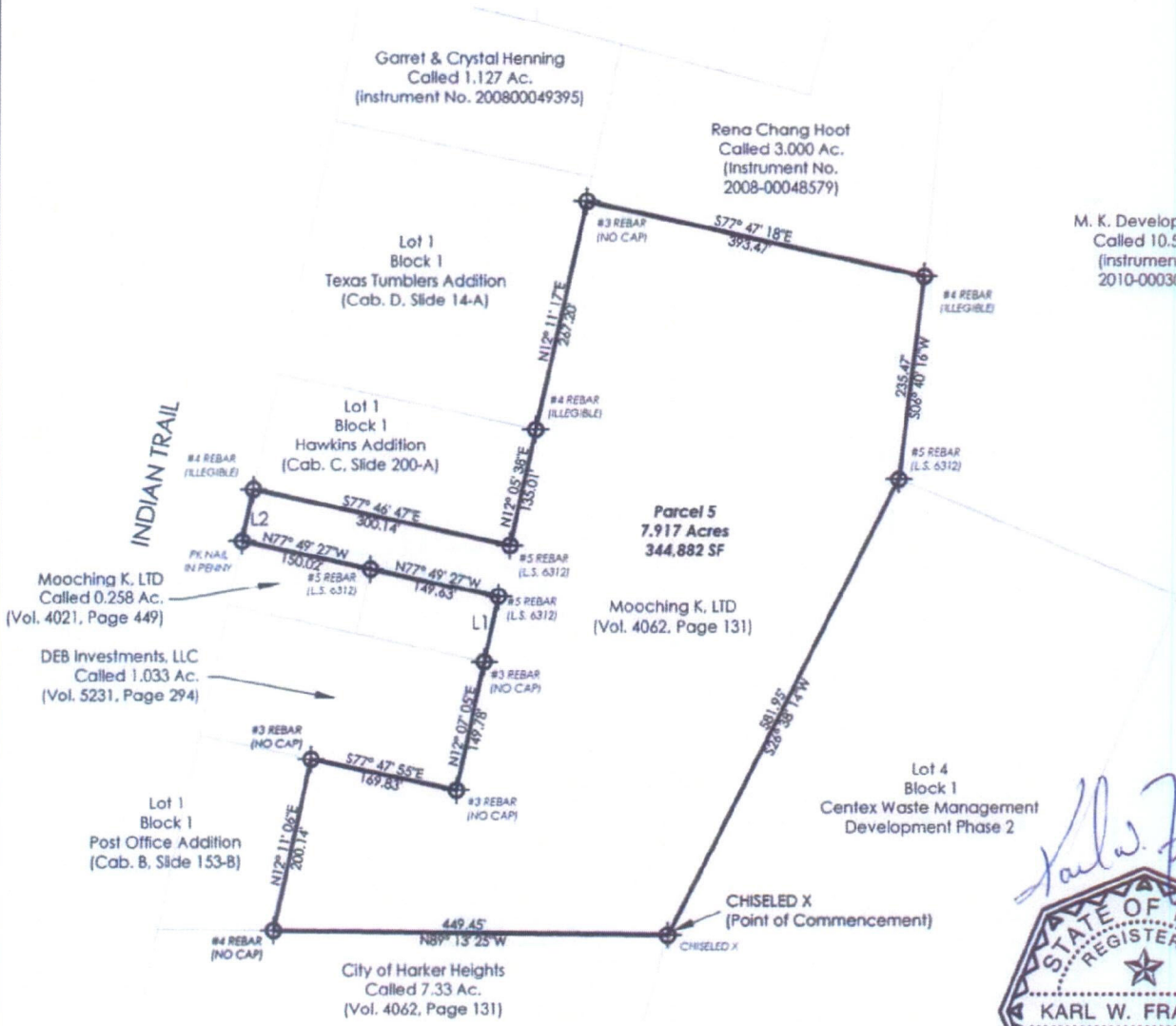


11.5.13

**EVstudio**  
civil engineering

Evergreen | Denver | Copperas Cove  
1117 Cherokee St., Suite 100 | Denver | CO 80204  
p: 303.670.7242 | e: [civil@evstudio.com](mailto:civil@evstudio.com)  
w: [evstudio.com](http://evstudio.com) | b: [evstudio.info](http://evstudio.info)

# FIELD NOTES: Parcel 5 HARKER HEIGHTS, TEXAS

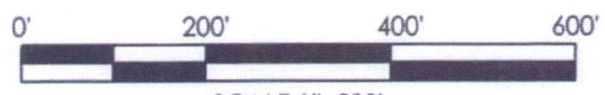


*Karl W. Franklin*

11.6.13

**Legend:**

- L1 N12° 07' 05"E 75.14'
- L2 N12° 03' 00"E 60.02'



SCALE 1"=200'

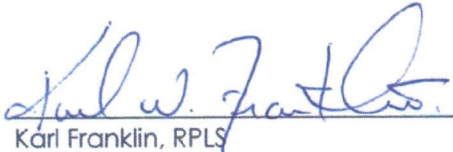
Date: 11/6/13  
Job No: 13-145

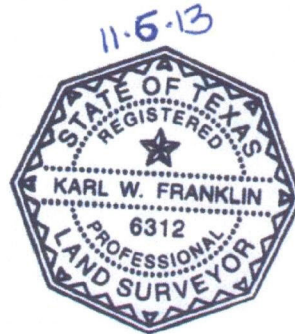
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civil engineering

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1117 Cherokee St., Suite 100 | Denver | CO | 80204  
p: 303.670.7242 | e: [civil@evstudio.com](mailto:civil@evstudio.com)  
w: [evstudio.com](http://evstudio.com) | blog: [evstudio.info](http://evstudio.info)

Thence S06° 40' 16"W, a distance of 235.47' to a #5 rebar (L.S. 6312) being a point along the west line of M.K. Developers, LLC parcel;  
Thence S26° 38' 14"W, a distance of 581.95' to a chiseled X, being the Point of Beginning. Said parcel containing 7.917 +/- Acres, 344,882 SF.

I, Karl Franklin, 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.

  
Karl Franklin, RPLS  
No. 6312, Texas



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Texas Office:  
913 South Main Street  
Copperas Cove, Texas 76522  
254.547.3930 local





## Field Notes

### Legal Description: Parcel 5, Harker Heights

#### Being a Portion of:

A parcel of land in Bell County, Texas, part of the W.E Hall Survey, Abstract No. 1086 and the J.M. Roberts Survey, Abstract No. 723, and being a part of the acreage described in Warranty Deed Records under Instrument #2007-00016020, and Corrected under Instrument #2010-000030220, Official Public Records of Real Property Bell County, Texas.

#### Being More Fully Described below:

Beginning at a chiseled X being the southeast of Mooching K, LTD parcel recorded at Volume 4062, Page 131 also being the northeast corner of City of Harker Heights parcel; Thence N89° 13' 25"W, a distance of 449.45' to a #4 rebar (no cap) being the southwest corner said Mooching K, LTD parcel and being the southeast corner of Lot 1, Block 1, Post Office Addition parcel;

Thence N12° 11' 06"E, a distance of 200.14' to a #3 rebar (no cap) being the northeast corner of said Post Office Addition parcel;

Thence S77° 47' 55"E, a distance of 169.83' to a #3 rebar (no cap) being the southeast corner of DEB Investments, LLC parcel called 1.033 acres;

Thence N12° 07' 05"E, a distance of 149.78' to a #3 rebar (no cap) being the northeast point of said 1.033 acres parcel;

Thence N12° 07' 05"E, a distance of 75.14' to a #5 rebar (L.S. 6312) being a point along said Mooching K, LTD parcel;

Thence N77° 49' 27"W, a distance of 149.63' to a #5 rebar (L.S. 6312) being a point along said Mooching K, LTD parcel;

Thence N77° 49' 27"W, a distance of 150.02' to a PK nail in penny being a point along the east Right-of-Way line of Indian Trail;

Thence N12° 03' 00"W along the east Right-of-Way line of Indian Trail, a distance of 60.02' to a #4 rebar (illegible);

Thence S77° 46' 47"E, departing the east Right-of-Way line of Indian Trail, a distance of 300.14' to a #5 rebar (L.S. 6312) being southeast corner of Lot 1, Block 1, Hawkins Addition parcel;

Thence N12° 05' 38"E, a distance of 135.01' to a #4 rebar (illegible) being the northeast corner of said Hawkins Addition parcel;

Thence N12° 11' 17"E, a distance of 267.20' to a #3 rebar (no cap) being the northwest corner of said Mooching K, LTD parcel and being a point along the east line of Lot 1, Block 1, Texas Tumblers Addition parcel;

Thence S77° 47' 18"E, a distance of 393.47' to a #4 rebar (illegible) being the northeast corner of said Mooching K, LTD parcel and being the southeast corner of Rena Chang Hoot parcel called 3.00 acres;

Denver Office:  
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Denver, Colorado 80204  
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Texas Office:  
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254.547.3930 local

**§ 155.022 R1-A SINGLE-FAMILY GARDEN HOME RESIDENTIAL DISTRICT.**

(A) *Permitted uses.* Any use permitted by right in the R-1 District, if it meets required standards.

(B) *Conditional uses.* Any conditional use permitted in the R-1 District, if it meets required standards.

(C) *Height regulations.* Same as in R-1 District.

(D) *Area regulations.*

(1) *Front yard.* There shall be a front yard having a depth of not less than 20 feet. Where lots have double frontage running through from one street to another, the required front yard shall be provided on both streets.

(2) *Side yard.* The minimum side yard setback for any corner lot shall be ~~15~~ 5 feet. ~~Other residences may be located such that one of the side yards will be zero; that is, the building may be constructed on the property line, provided:~~

(a) The minimum spacing between residences must be ~~15~~ 10 feet, ~~except that if the "R1-A" lot is adjacent to and shares a common boundary with a lot zoned "R-1," the required minimum spacing between structures shall not be less than 15 feet;~~

(b) ~~The wall located on the property line shall be constructed and maintained in accordance with all other applicable codes and ordinances; and~~

(c) ~~A five-foot wide maintenance easement, shown on the approved subdivision plat, shall be provided across the full depth of the adjacent lot abutting the wall on the property line.~~

(3) *Rear yard.* There shall be a rear yard having a depth of not less than 20 feet.

(E) *Intensity of use.* All projects must contain a minimum of one and one half acres of property. No subdivision may contain less than ten individual lots.

(1) *Lot area.* No building shall be constructed on any lot less than 4,600 square feet of area.

(2) *Lot width.* The width of the lot shall not be less than 46 feet at the front street building line, nor shall its average width be less than 46 feet. On corner lots, with two street frontages, the minimum width shall be not less than 55 feet.

(3) *Lot depth.* The average depth of the lot shall be not less than 100 feet, except that a corner lot having a minimum width of not less than 55 feet may have an average depth of less than 100 feet, provided that the minimum depth is not less than 90 feet.

(F) *Parking regulations.* Same as in R-1 District.

(G) *Storage.* Open storage is prohibited except for materials for the residents' use, such as firewood, gardening materials, and similar materials.

(H) *Floor area.* Minimum livable floor area shall be ~~1,500~~ 1,300 square feet.

(I) *Additional requirements.* All structures shall have brick or stone veneer on ~~75%~~ of the exterior walls.

(J) *Landscaping.* All yards shall have vegetative groundcover of sufficient quality and quantity, or other city-approved groundcover, to control dust, erosion and sediment upon final inspections. In addition, a minimum of two six-foot-tall trees, measuring two inches or more in caliper (diameter) when measured 12 inches from the base of the trunk, and eight three-gallon shrubs, are required in the front yard.

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

## Exhibit "C"

### **THE ENCLAVE**

#### **Planning & Development Department**

#### **Staff Conditions**

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



Bell County  
Shelley Coston  
County Clerk  
Belton, Texas 76513



70 2016 00008968

Instrument Number: 2016-00008968

Recorded On: March 11, 2016

As  
Recordings

Parties: CITY OF HARKER HEIGHTS

To EX PARTE

Billable Pages: 12

Number of Pages: 13

Comment: SHAWN

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

Recordings	55.00
<b>Total Recording:</b>	<b>55.00</b>

\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

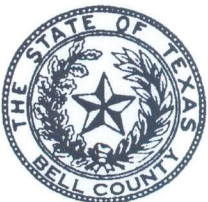
**File Information:**

Document Number: 2016-00008968  
Receipt Number: 262619  
Recorded Date/Time: March 11, 2016 01:54:26P

**Record and Return To:**

CITY OF HARKER HEIGHTS  
305 MILLERS CROSSING  
HARKER HEIGHTS TX 76548

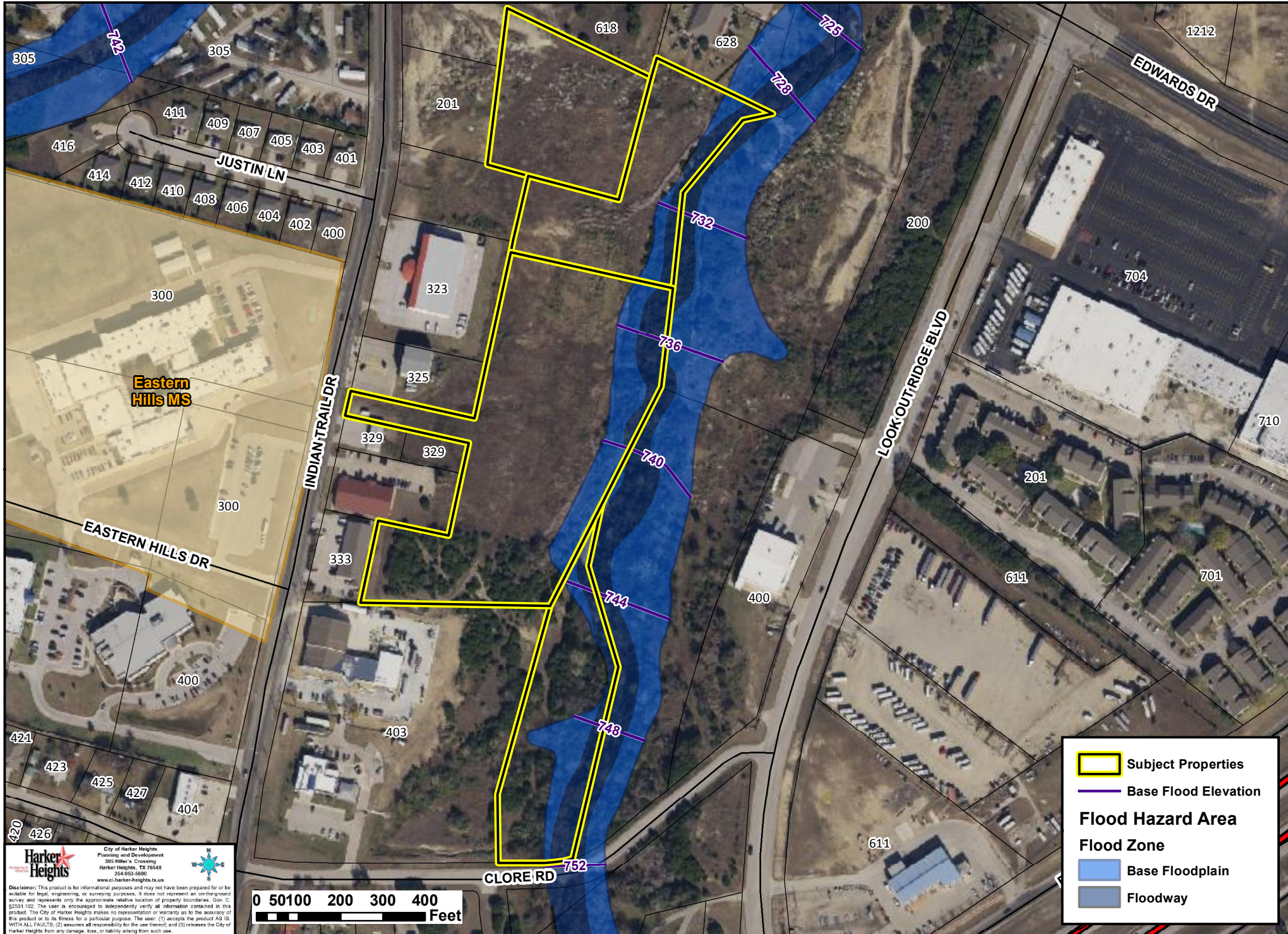
User / Station: H Ables - Cash Station 1

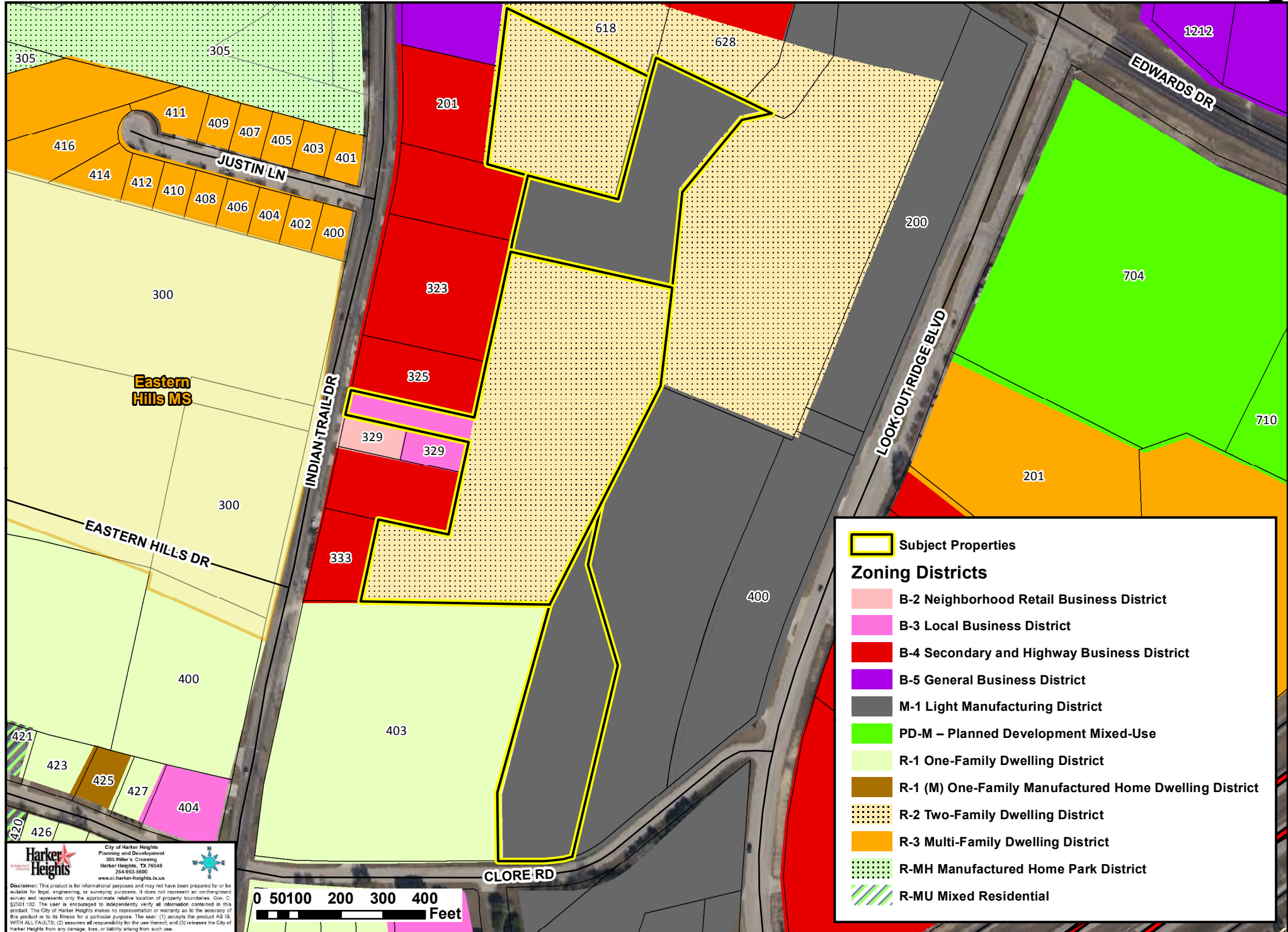


I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston  
Bell County Clerk

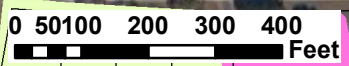




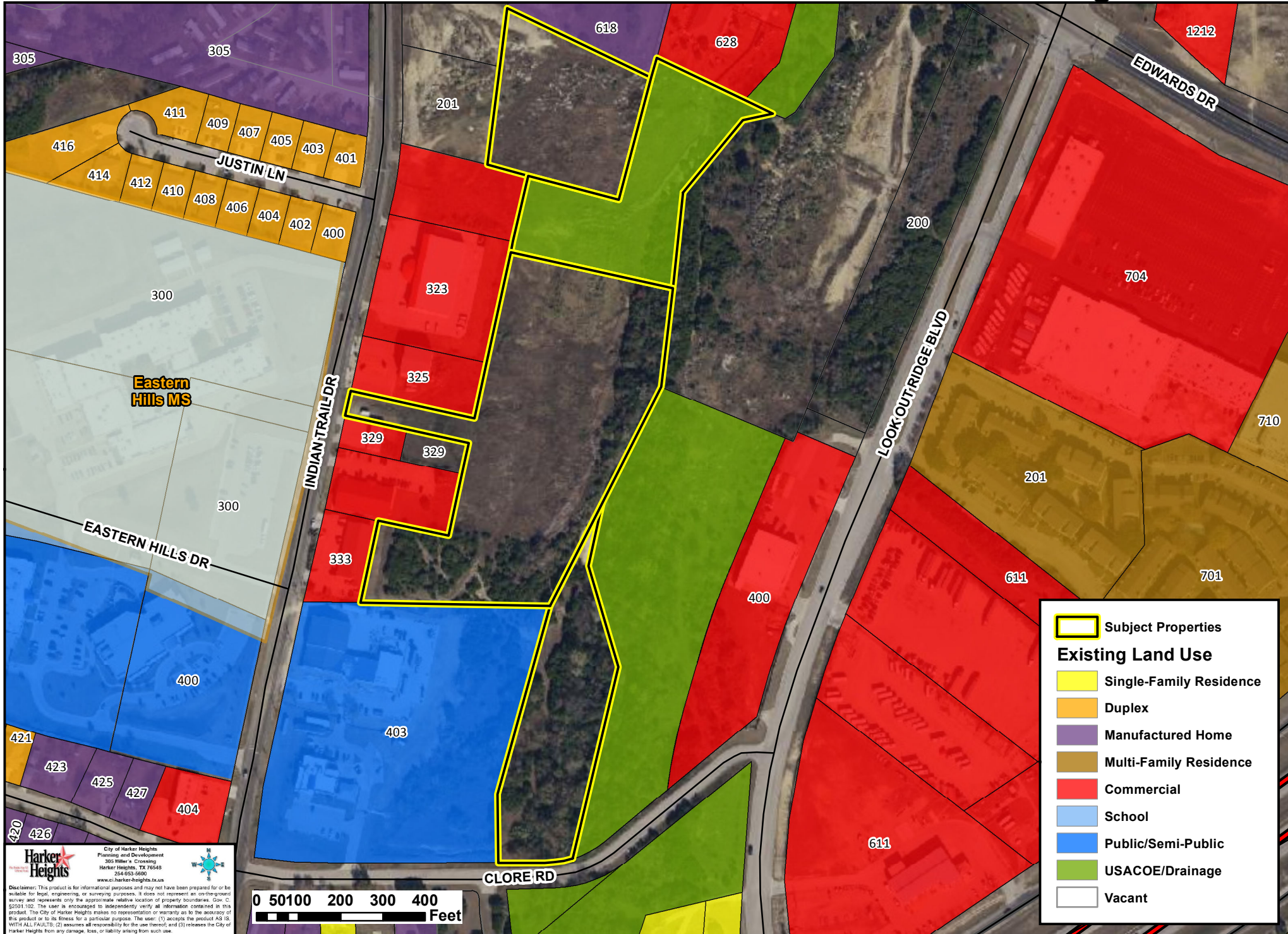


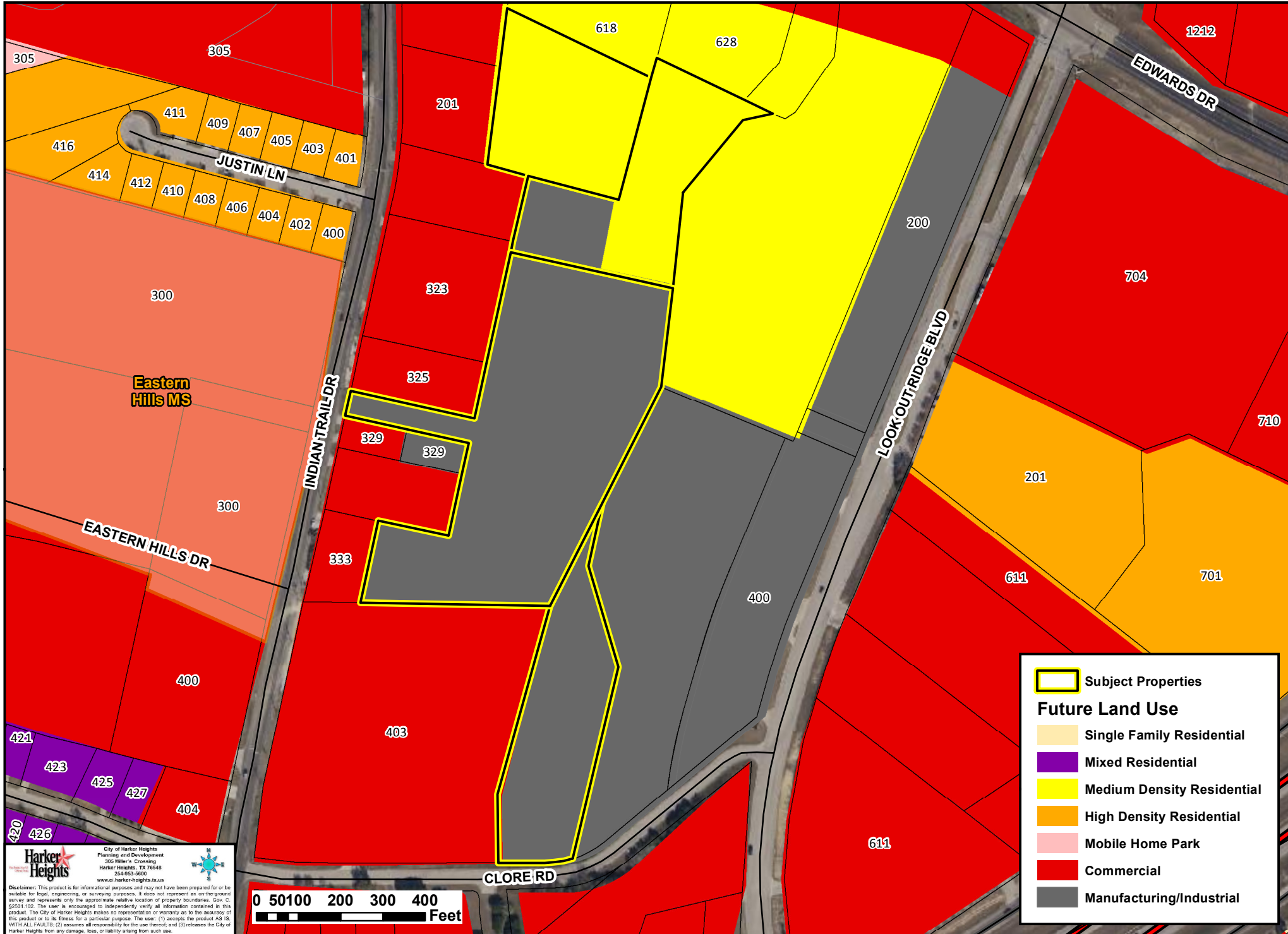
City of Harker Heights  
 Planning and Development  
 305 Miller's Crossing  
 Harker Heights, TX 76548  
 264-953-5690  
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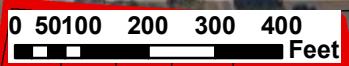


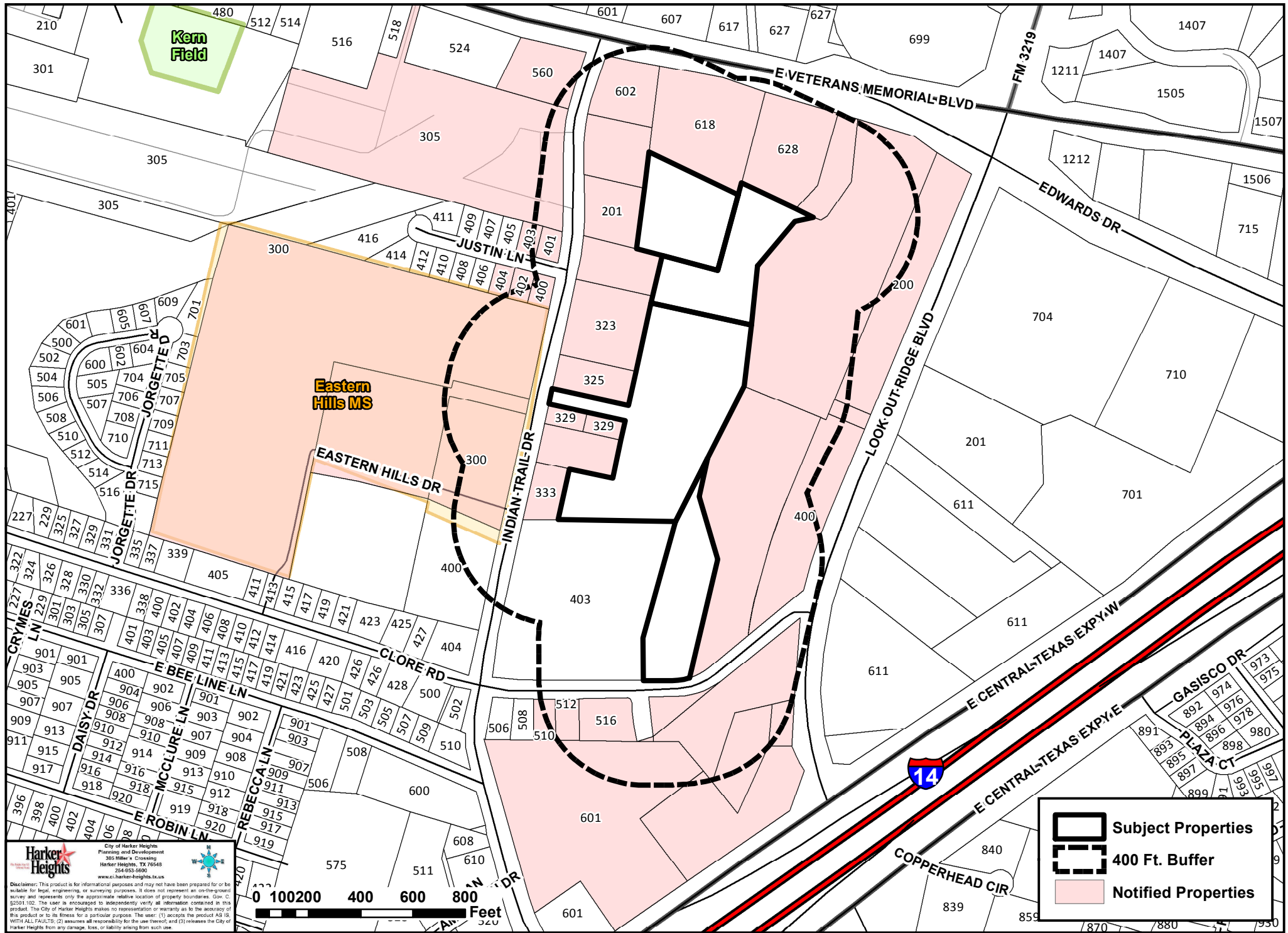
	Subject Properties
<b>Future Land Use</b>	
	Single Family Residential
	Mixed Residential
	Medium Density Residential
	High Density Residential
	Mobile Home Park
	Commercial
	Manufacturing/Industrial

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# PLANNING AND ZONING COMMISSION MEMORANDUM

## Z21-06

## AGENDA ITEM VIII-2

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FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT

DATE: FEBRUARY 24, 2021

**CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE THE ZONING DESIGNATION FROM PD-B (PLANNED DEVELOPMENT BUSINESS) TO PD-B WITH A T-OVERLAY (TAVERN OVERLAY) ON PROPERTY DESCRIBED AS A0288BC V.L. EVANS, ACRES 30.47, GENERALLY LOCATED AT 101 N. ROY REYNOLDS DRIVE, HARKER HEIGHTS, BELL COUNTY, TEXAS.**

### **EXPLANATION:**

The applicant, OAR (Open Air Resorts) Harker Heights Real Estate Holdings, LLC, has submitted an application to request for a Tavern Overlay on their property located at 101 N. Roy Reynolds Drive. Within Harker Heights Code of Ordinances section 155.035 Tavern Overlay zoning shall be for the sale of alcoholic beverages to include beer and wine for on-premises consumption or for any use permitted in the B zoning of that property. Any premises zoned T shall comply with the Texas Alcoholic Beverage Code and the rules and regulations promulgated by the Texas Alcoholic Beverage Commission.

The subject property is currently under construction and falls within the early stages of infrastructure improvements. Once completed the site will aim to accommodate approximately 150 recreation vehicle (RV) spaces. The applicant explained that they desire to have the ability to sell beer and wine (with the appropriate TABC license) from within their on-site clubhouse as a part of their offered amenities. Other amenities to be offered consist of a pool, playground, walking trails, and other outdoor activities. Since this is a one lot subdivision the T-Overlay is requested for the entire subdivision area.

### **ZONING:**

The applicant and current property owner successfully obtain a Planned Development Business (PD-B) zoning classification from the Planning and Zoning Commission on June 6, 2019, and ultimately approval from City Council on June 11, 2019. The proposed T-Overlay would be an addition to the PD-B.

### **LAND USE:**

Adjacent land uses include:

	<b>Existing Land Use</b>	<b>Future Land Use</b>	<b>Zoning</b>
<b>North</b>	Public/Semi Public & Vacant	Mobile Home Park & Mixed Residential	R-MH (Manufactured Home Park)
<b>South</b>	Commercial	Commercial	B-4 (Secondary & Highway Business District)
<b>East</b>	Vacant	Mixed Residential & Commercial	R1-(M), R2-I, R-3
<b>West</b>	City of Killeen (Vacant)	City of Killeen (General Commercial)	City of Killeen (B-5 & Special Use Permit)

According to the Future Land Use Map within the 2007 Comprehensive Plan, the property is designated as Mobile Home Park and, in the past, has operated in such a manner as Woodlawn Mobile Home Park. However, the property owner presented a commercial business option as a recreation vehicle park referred to as Open Air RV Resort.

**FLOOD DAMAGE PREVENTION:**

A portion of the properties lie within the 100-year and 500-year FEMA special flood hazard area (SFHA). Reference attached FEMA Flood Map.

**NOTICES:**

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

**RECOMMENDATION:**

Staff provides no recommendation (as it is staff’s policy not to make recommendations on Tavern Overlays) to change the zoning designation from PD-B (Planned Development Business) to PD-B with a T-Overlay (Tavern Overlay) on property described as A0288BC V.L. Evans, Acres 30.47, generally located at 101 N. Roy Reynolds Drive, Harker Heights, Bell County, Texas, based on the following in accordance to Section 155.035 of the Harker Heights Code of Ordinance, as well as

1. The proposed use will be consistent with the objectives and purposes of the zoning district in which the development is located; and
2. The proposed use will be compatible with existing or permitted uses on abutting sites; and
3. The proposed use will not be detrimental to the public health, safety, or welfare, nor will materially injure property or improvements in the vicinity.

**ACTION BY THE PLANNING AND ZONING COMMISSION:**

1. Motion to recommend approval/disapproval of an ordinance to change the zoning designation from PD-B (Planned Development Business) to PD-B with a T-Overlay (Tavern Overlay) on property described as A0288BC V.L. Evans, Acres 30.47, generally located at 101 N. Roy Reynolds Drive, Harker Heights, Bell County, Texas, based on staff’s recommendation and findings
2. Any other action deemed necessary.

**ATTACHMENTS:**

1. Application
2. Tavern Overlay Code Section 155.035
3. Location Map

4. FEMA Flood Map
5. Zoning Map
6. T-Overlay Locations Map
7. Existing Land Use Map
8. Future Land Use Map
9. Notification Area Map



# Rezoning Request Application

**\*Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED\***

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

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

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

**Property Owner(s) Name:** OAR Harker Heights Real Estate Holdings, LLC **Date:** 1.28.2021

**Address:** 705 Vanguard Street

**City/State/Zip:** Lakeway, TX 78734

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

**Legal Description of Property:**

Location of Property (Address if available): 101 N. Roy Reynolds Drive, Harker Heights, TX

Lot: 1 Block: 1 Subdivision: Woodlawn Addition

Acres: 31.366 Property ID: 77037 Survey: Vincent L Evans Ab#288, doc 2020023768

*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:** Adding a beer and wine license to sell and consume onsite as one of our amenities

**Current Zoning Classification:** PD-B **Proposed Zoning:** PD-B w/Tavern Overlay

**Current Land Use:** RV Resort **Proposed Land Use:** RV Resort w/Tavern Overlay

**Applicant's Representative (if applicable):**

**Applicant's Representative:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

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.

Joel Canfield  
Printed Name of Property Owner

[Signature]  
Signature of Property Owner

Printed Name of Representative

Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 29 DAY OF January, 20 21

[Signature]  
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: Mar 09 2023

**STAFF ONLY -- DO NOT FILL OUT BELOW**



Date Submitted: 2-1-2021

Received By: Wendy Everett

Pre-Application Meeting

Revised: 5/2020

Receipt #:

Case #: 221-06

**§ 155.035 T DISTRICT.**

(A) *Definition.* The T District shall be for the sale of alcoholic beverages to include beer and wine for on premises consumption. The following requirement shall apply to the T zoning: T zoning shall be for the sale of alcoholic beverages to include beer and wine for on-premises consumption or for any use permitted in the B zoning of that property. Any premises zoned T shall comply with 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 a part hereof as if fully set out herein.

(B) *Use regulations.* A building or premises in this zoning district shall be used for the purpose as in division (A) above and the following:

(1) *General regulations.* All areas zoned T shall be described by metes and bounds and shall be restricted to indoor areas, unless in the application a request is made for outdoor area zoning. Outdoor areas zoned T shall:

- (a) Be enclosed by a fence or wall six feet in height.
- (b) Be lighted when in use. Lighting shall be sufficient to illuminate the area in use but shall not be less than 100 watts of light for every 500 square feet.
- (c) Have all required fire extinguisher equipment in accordance with the city's adopted Fire Code.

(2) *Location.* No request for T zoning may be submitted under this chapter unless the property is located in a B-4 or B-5 zoned district.

(3) *Height regulations.* To any legal height not prohibited by other laws, codes, or ordinances.

(4) *Yard regulations.*

(a) *Front yard.* There shall be a front yard having a minimum depth of 25 feet. No storage or similar use shall be allowed in required front yard; automobile parking will be permitted in such yards in accordance with off street parking requirements.

(b) *Side yard.* No side yards are required except that on a corner lot, the side yard on a street shall be 25 feet. A lot abutting an R District shall have a side yard of not less than 25 feet.

(c) *Rear yard.* A rear yard is not required except when it abuts upon an R District in which case there shall be a rear yard of not less than 25 feet.

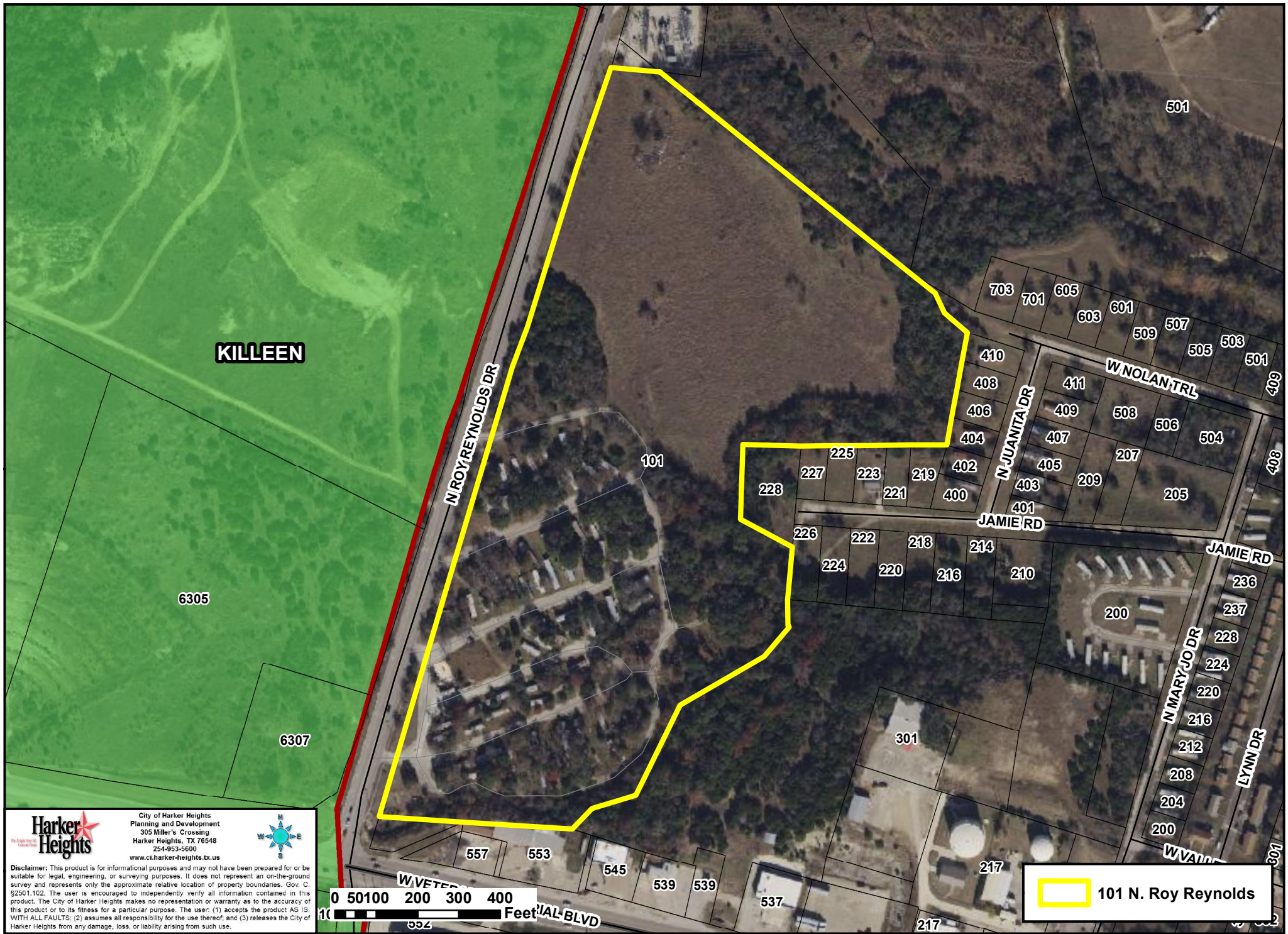
(5) *Intensity of use.* There are no minimum lot areas or lot width requirements, except that all parking regulations as prescribed herein shall be followed

(6) *Parking regulations.* As per §§ 155.061 through 155.068.

(7) *Signs.* As per Chapter 151.

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



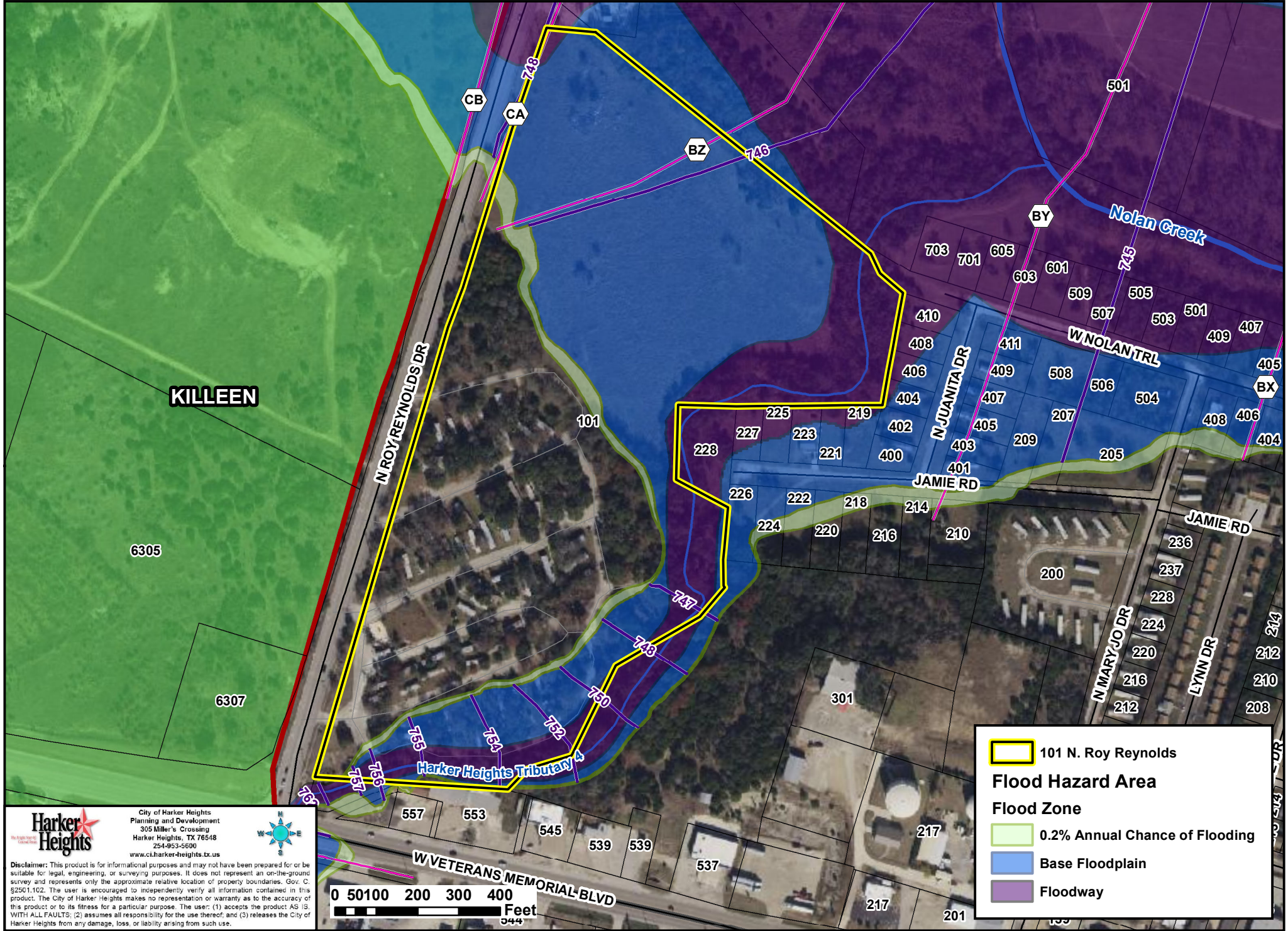


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101 N. Roy Reynolds



**101 N. Roy Reynolds**

**Flood Hazard Area**

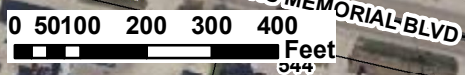
**Flood Zone**

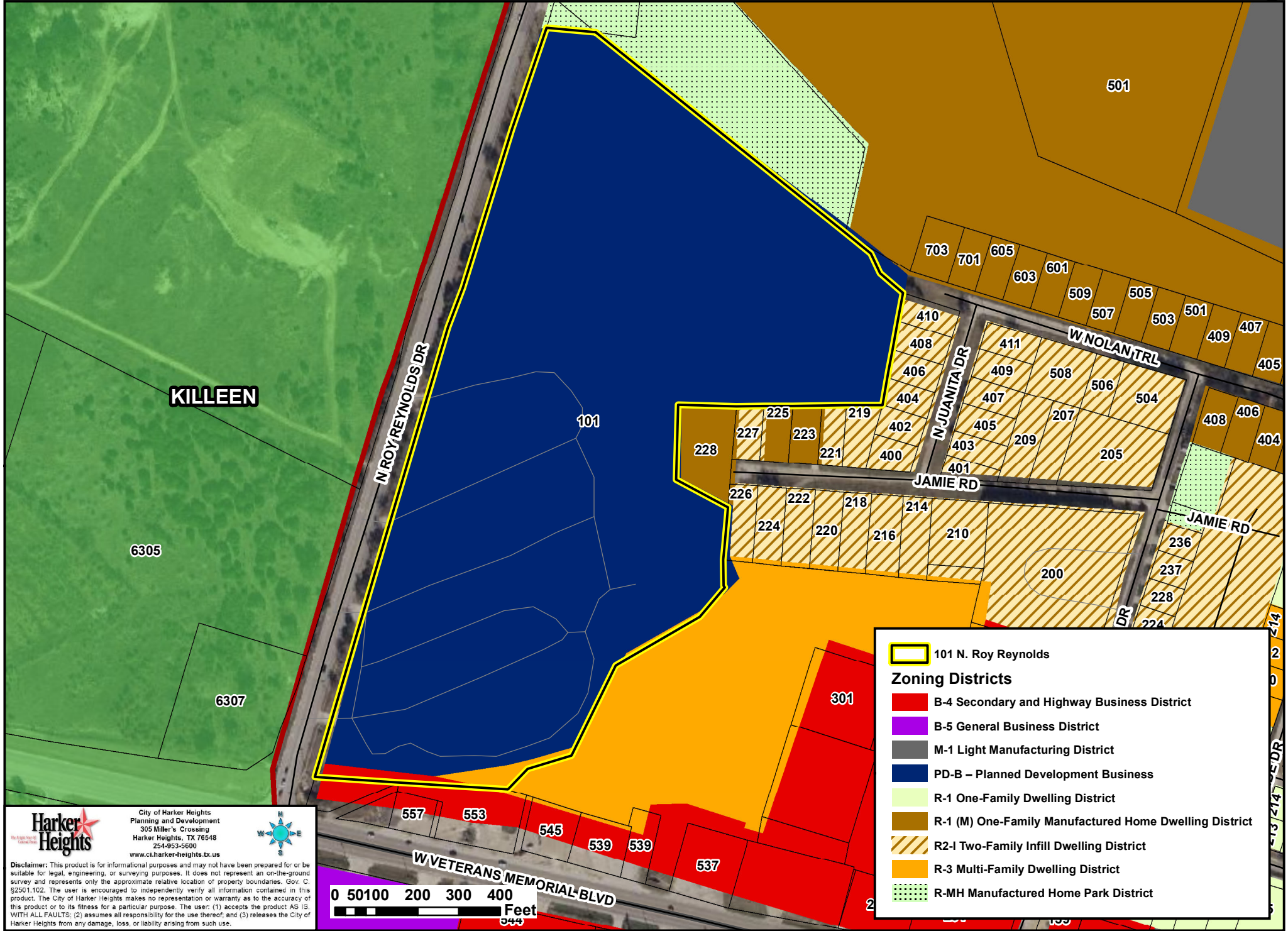
- 0.2% Annual Chance of Flooding
- Base Floodplain
- Floodway

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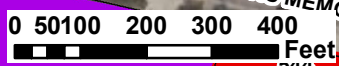
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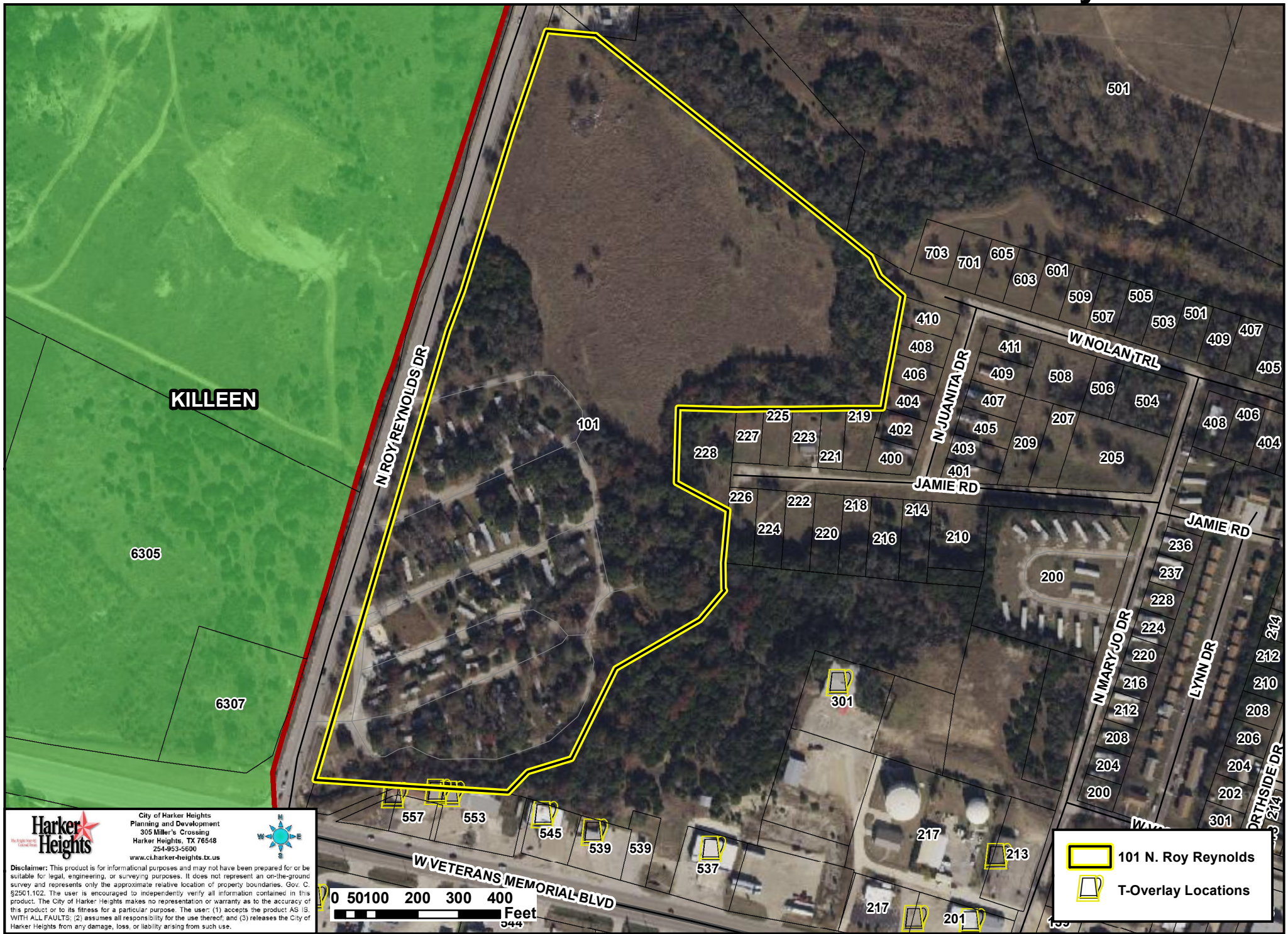
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**101 N. Roy Reynolds**

**Zoning Districts**

- B-4 Secondary and Highway Business District
- B-5 General Business District
- M-1 Light Manufacturing District
- PD-B – Planned Development Business
- R-1 One-Family Dwelling District
- R-1 (M) One-Family Manufactured Home Dwelling District
- R-2-I Two-Family Infill Dwelling District
- R-3 Multi-Family Dwelling District
- R-MH Manufactured Home Park District



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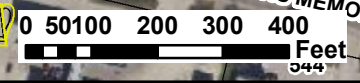
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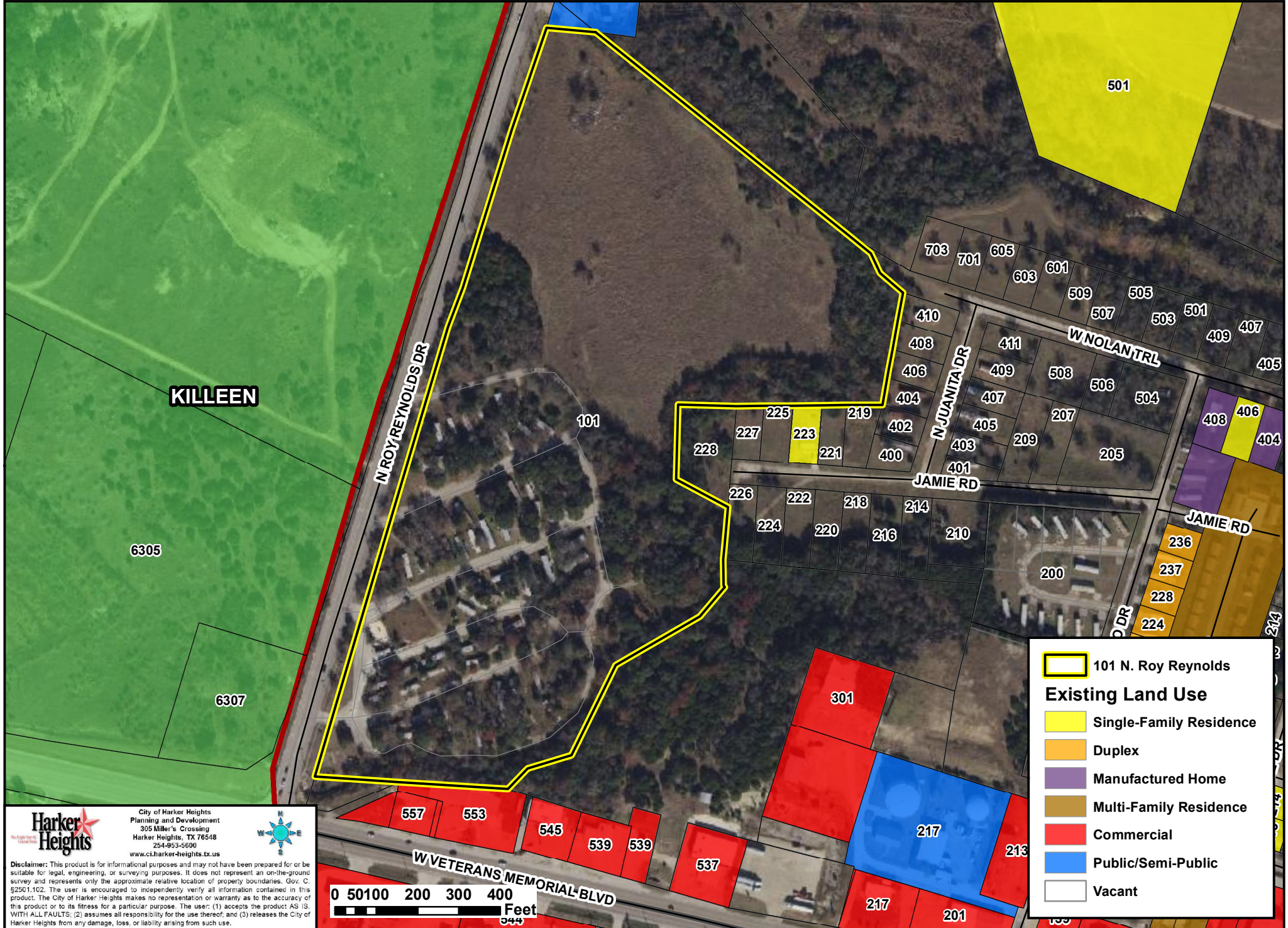
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-  101 N. Roy Reynolds
-  T-Overlay Locations



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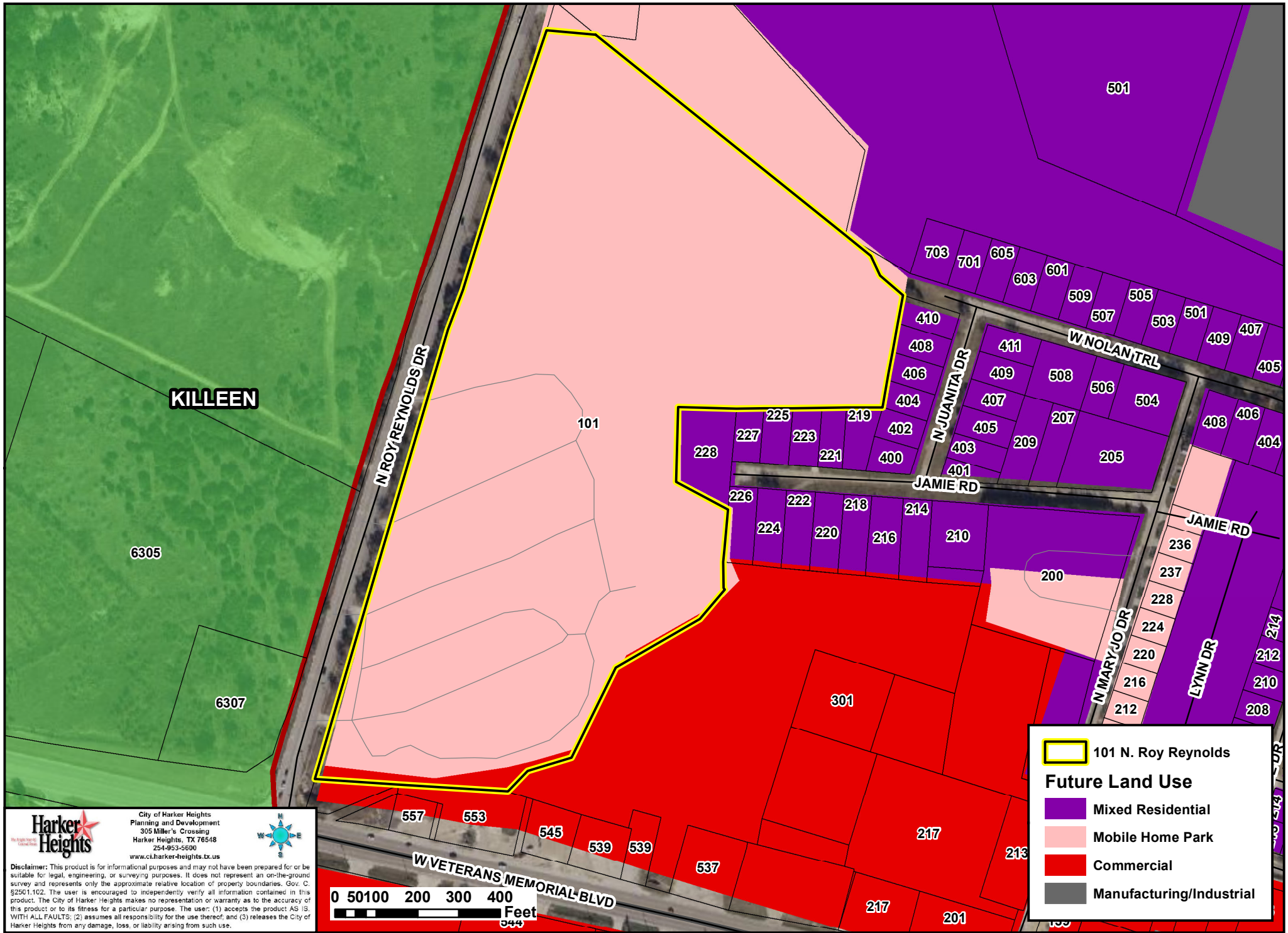
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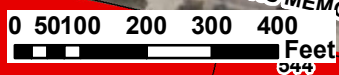
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City of Harker Heights  
 Planning and Development  
 305 Miller's Crossing  
 Harker Heights, TX 76548  
 254-953-5600  
 www.ci.harker-heights.tx.us



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W VETERANS MEMORIAL BLVD

**101 N. Roy Reynolds**

**Future Land Use**

- Mixed Residential
- Mobile Home Park
- Commercial
- Manufacturing/Industrial





## PLANNING AND ZONING COMMISSION MEMORANDUM

**CP21-03**

**AGENDA ITEM IX-1**

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: FEBRUARY 24, 2021

**DISCUSS AND CONSIDER A REQUEST FOR CONCEPT PLAN REFERRED TO AS THE ENCLAVE AT INDIAN TRAIL 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.**

### **PROJECT DESCRIPTION:**

The applicant, Terra Azul Developments, LLC, and their representative, Mr. Michael Carubelli, have submitted an application for Concept Plan approval for approximately 16.549 acres of vacant land. The concept plan referred to as, The Enclave at Indian Trail, outlines a single-phase duplex development consisting of thirty-six (36) two family residential lots resulting in a total of 72 dwelling units.

The development is required to extend water and wastewater infrastructure to adequately supply the subdivision. Per Harker Heights Code Section *154.37 Streets (3) Entrances to Subdivision*; new subdivisions must have at least two access streets, and other regulations for new subdivisions include the following:

- Entrances shall be 42 feet wide with a 70-foot-right-of-way for a minimum distance of 100 feet from the intersection.
- A developer may request the approval of one access street if the access street has no connecting streets, terminates in a permanent cul-de-sac, or provides access to not more than a total of 30 single-family dwelling lots or an equivalent housing unit density comprised of duplex or multi-family structures. In addition to the single point of access situation presented by streets that end in permanent cul-de-sac, a single point of access may be dictated by property configuration, safety, or access management restrictions. In determining if a new subdivision may have one point of ingress/egress, consideration shall be given to:
  - Traffic circulation and emergency vehicle access;
  - Topography and visibility distances; and
  - Traffic and pedestrian safety with due consideration given to school bus routes.

The Enclave at Indian Trail concept plan includes two proposed access points onto Indian Trail (Farm-to-Market 3423). Indian Trail is a TXDOT maintained roadway and per the City of



Harker Heights (per Mobility 2030 –Thoroughfare Plan) is a designated Minor Arterial street. Staff received review comments from the Texas Department of Transportation stating that, “the northern access will only be permitted for residential subdivision access and the southern access shall be for emergency (fire use) use only and shall be gated and signed as no public access.” Therefore, the applicant has requested a waiver from section 154.37 (A) (3) to allow a single regular access for the proposed development. To offset this request, staff suggests that the back of curb to back of curb width at the subdivision’s northern entrance be increased from 42’ to 48’ and be extended from 100’ to 200’ from the entrance (off Indian Trail). Additionally, per TXDOT’s request, the second entrance will be a gated 36’ emergency only access onto Indian Trail.

Staff reviewed the submitted concept plan and made comments with respect to non-compliance with code section 154.20 (A) (2) (d) (1-15), and other pertinent requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

**RECOMMENDATION:**

As of February 17, 2021, staff comments had not been addressed. Therefore, the submitted Concept Plan does not meet the standards and ordinances of the City of Harker Heights. Due to the number of outstanding items, staff recommends denial of the request for Concept Plan referred to as The Enclave at Indian Trail 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.

**ACTION BY THE PLANNING AND ZONING COMMISSION:**

1. Motion to **approve, approve with conditions, or disapprove with explanation** of the for Concept Plan referred to as The Enclave at Indian Trail 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. Any other action desired.

**ATTACHMENTS:**

1. Application
2. Submitted Concept Plan – The Enclave at Indian Trail
3. Staff Comments (Comments Sent 2/4/2021)
4. Location Map
5. Concept + Location Map
6. FEMA Flood Hazard Map
7. Code Section 154.20 General Residential and Commercial (Concept Plan)



# Concept Plan Application

**\*Requirements - MUST BE COMPLETED OR WILL NOT BE ACCEPTED\***

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

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

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

### Property Information:

Subdivision Name: The Enclave @ Indian Trail Date Submitted: 1-26-21  
 Site Address or General Location: Indian Trail @ Justin Lane  
 Zoning: PDR Acreage: 16.549 Proposed # of Lots: 36

### Owner Information/Authorization:

Property Owner: Terra Azul Developments, LLC  
 Address: 2501-B East Elms Rd. Killeen TX 76542  
 Phone: [REDACTED] E-Mail: [REDACTED]

Developer: C.A. Doose + Co.  
 Address: 105 E FM 2410 Harker Heights TX 76548  
 Phone: [REDACTED] E-Mail: [REDACTED]

Engineer/Surveyor: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

### CHECK ONE OF THE FOLLOWING:

- I will represent the application myself.  
 I hereby designate MICHAEL CARUBELLI (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 representative to appear during a meeting may be deemed a withdrawal of the plat or plan.*

OWNER SIGNATURE: [Signature]

SWORN AND SUBSCRIBED BEFORE ME THIS 26 DAY OF Jan, 2021.

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 3-3-24

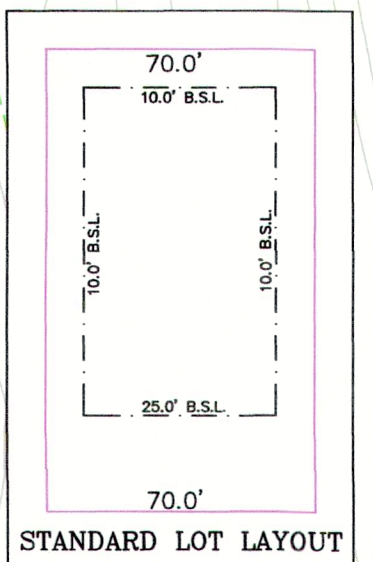
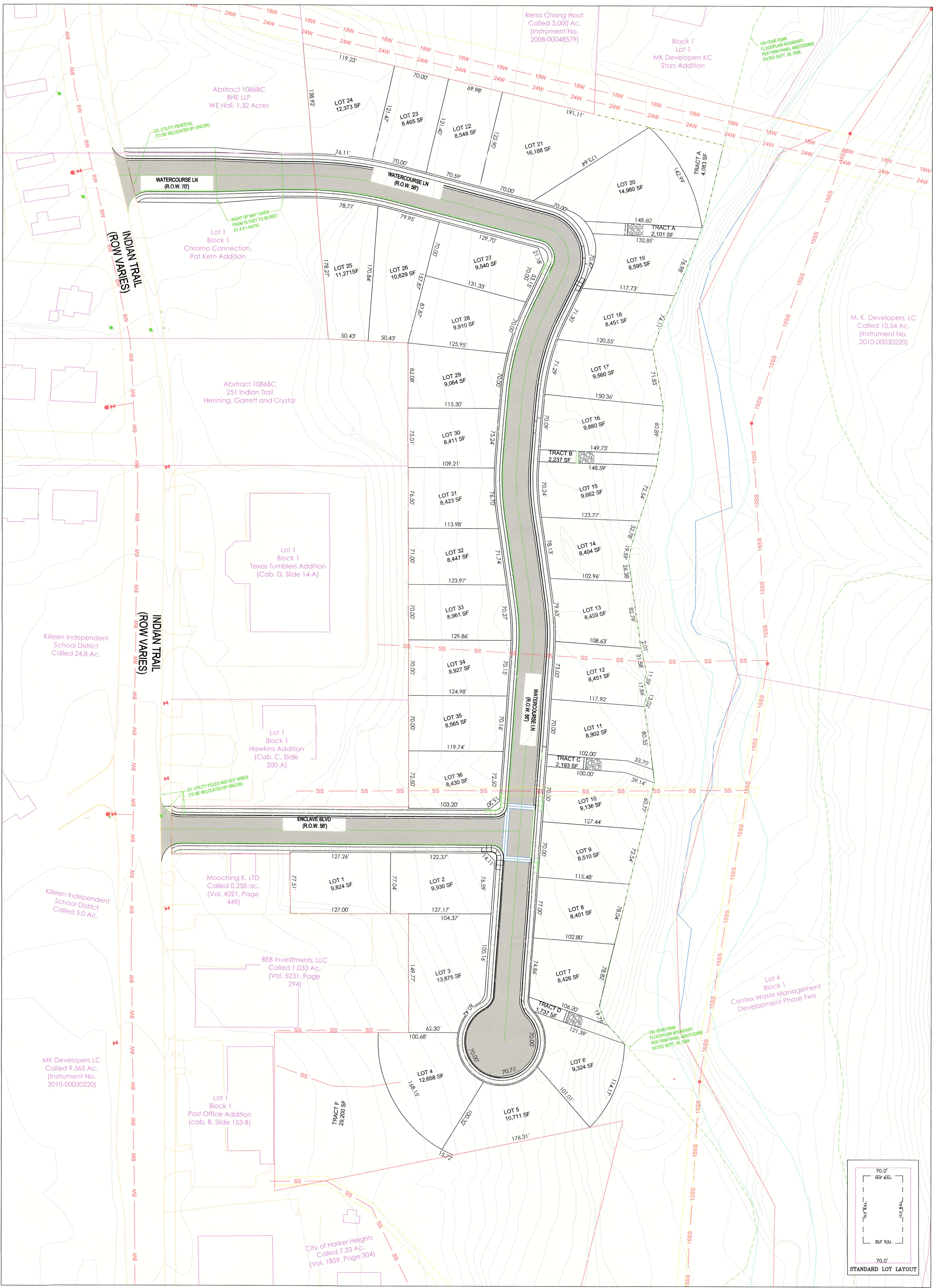


Date Submitted: <u>1-27-2021</u>	<b>STAFF ONLY -- DO NOT FILL OUT BELOW</b>	Receipt #: <u>01658505</u>
Received By: <u>Wendy Everett</u>	<input checked="" type="checkbox"/> Pre-Application Meeting	Case #: <u>CP21-03</u>

# CONCEPT PLAN: THE ENCLAVE AT INDIAN TRAIL

Name: Flintrock Builders  
Record Owner: Terra Azul Developments, LLC  
Authorized Agent: Chris Doose  
Proposed Name: The Enclave at Indian Trail

SCALE: 1 inch = 50 ft. (IN FEET)



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# THE ENCLAVE AT INDIAN TRAIL

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## CP21-03 – Concept Plan

Plat Distributed to HH Staff: January 28, 2021  
Comments Sent to Engineer/Surveyor: February 4, 2021

### Planning & Development

1. The parcels within the submitted Concept Plan are currently zoned PD-R with an underlying R-1A (Ordinance 2016-05). It is staff's understanding that this concept plan was submitted concurrently with a zoning case for a PD-R with an underlying R-2. Please provide a copy of the variances being requested in the new PD-R, so that staff may verify compliance with those items.
2. Per Section 154.20(A)(2)(d)(2), applicant shall illustrate the layout of the entire tract(s). This includes the portions of the tracts that are not identified as being developed and those that are located within the FEMA Flood Hazard area.
3. Per Section 154.20(A)(2)(d)(4), applicant shall clearly illustrate and annotate the line work representing the 100-year floodplain boundaries, the floodway boundaries, and the known regulatory base flood elevations. Applicant is advised that per Section 158.10(A)(3) areas of regulatory floodway shall be wholly contained within dedicated rights-of-way or easements.
4. Applicant is advised that per Section 158.11(C) the lots adjacent to the Special Flood Hazard Area will require the finished floor elevation to be a minimum of 2 feet above the ultimate base flood elevations.
5. Per Section 154.20(A)(2)(d)(5), applicant shall identify which properties (tracts) are intended to be dedicated to the City of Harker Heights, the land use for the adjoining properties for a distance of 300 feet and provide a Note on the concept plan that identifies all lots as R-2 (Duplex) Development.
6. Per Section 154.20(A)(2)(d)(6), applicant shall illustrate building placement and building envelopes. This can be illustrated within a Typical Lot Layout.
7. Per Section 154.20(A)(2)(d)(7), applicant shall provide a parking layout. This can be illustrated within a Typical Lot Layout.
8. Per Section 154.20(A)(2)(d)(8), applicant shall clarify if there is any proposed general landscaping or buffer areas for this development.
9. Per Section 154.20(A)(2)(d)(9), applicant shall provide location of all existing and **proposed** water and sewer lines.

10. Per Section 154.20(A)(2)(d)(10), applicant shall illustrate and annotate all existing and proposed public utility easements and private easements. Please annotate/provide callouts (i.e., "U.E, D.E., P.U.E.) for all existing and proposed easements (utility, drainage, access, etc.).
11. Per Section 154.20(A)(2)(d)(15), applicant shall provide the location of all existing and proposed fire hydrants.

### **Public Works**

1. Annotate the width of the streets on the plan view drawings. Residential streets are required to be 36' wide measured from back of curb with a 60-foot right of way.
2. Main street entrances shall be 42 feet wide with a 70-foot right-of-way for a minimum distance of 100 feet from the intersection.
3. Annotate the width of the sidewalks on the drawing.
4. Provide locations of all existing and proposed water lines, sanitary sewer lines and storm sewer lines.
5. Provide locations of fire hydrants.
6. This section of Indian Trail (FM 3423) is maintained by TxDOT. Utility Installation Permits for water bore(s) will be required.
7. Provide all existing and/or proposed public utility easements and private easements.
8. Provide all existing and proposed stormwater drainage easements or onsite detention plan.
9. The volume of storm water crossing the surface of the street at the Enclave Blvd./Watercourse Lane intersection appears excessive. Please see City Ordinance Section 158.05 below.

#### **📌 158.05 STREET CROSS FLOW.**

(A) Whenever storm runoff, other than limited sheet flow, moves across a traffic lane, a serious and dangerous impediment to traffic flow occurs. Cross-flow is allowed only in case of super elevation of a curve or overflow from the higher gutter on a street with cross-flow. When runoff is allowed to cross from one curb line to the opposing curb line, the depth of flow shall not exceed six inches of depth at any point within the street. This policy prohibits the use of concrete valley gutters at points other than intersections. At points of concentration other than intersections, cross-flows shall be contained within underground storm conduit. The crown of the street shall not be removed to allow cross-flow.

(B) In the event that underground storm drainage is not practical, cross-flow shall be allowed. The crown shall be removed and a concrete valley shall be required to convey the runoff across the street. Cross- flow shall not exceed six inches of depth within the concrete valley.

(Ord. 2007-18, passed 6-26-07)

### **Consulting Engineer**

1. Drainage will be my biggest concern. I recommend no flumes for the discharge of runoff to the tributary adjacent the back lot lines. Curb inlets and underground storm sewer will be

required. The flumes will be subject to erosion at the discharge/outlets and the City will not have access to repair erosion.

**Fire Marshal**

1. No proposed water lines or hydrants are shown.

**Building Official**

1. Plans should indicate the location of the fire hydrants
2. Provide locations of utilities.
3. Provide storm water drainage and retention plan and calculation. No increase can be added to the adjoining special flood hazard area without a study proving no-rise in the SFHA Floodway.
4. Plan should indicate the location of the FEMA floodway

**ONCOR**

**Century Link**

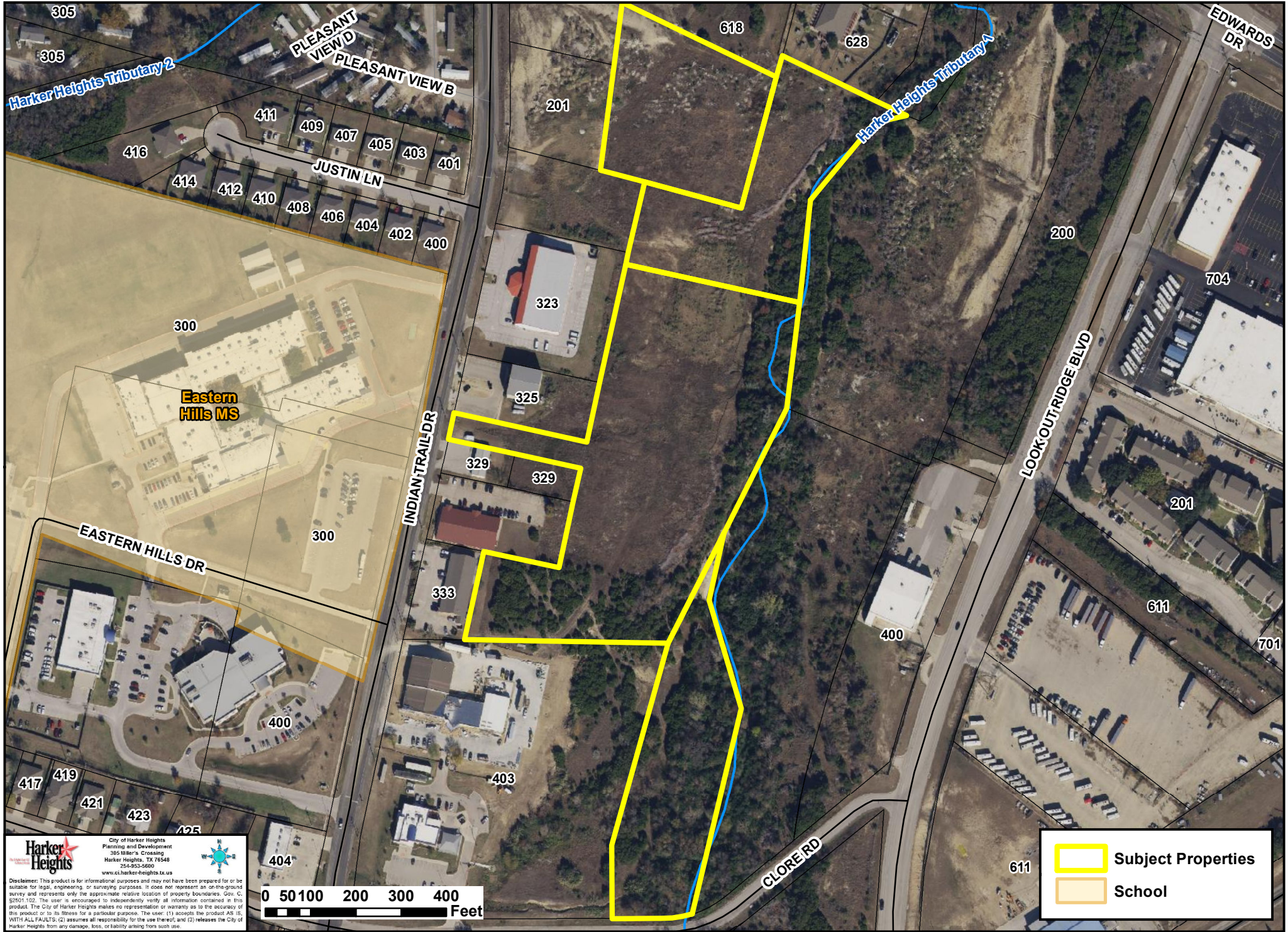
**Time Warner Cable/Spectrum**

**ATMOS**

1. Atmos has GAS AVAILABLE at this proposed subdivision.
2. Gas Main (4" Poly) is located along the West Side of Indian Trail.

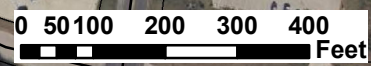
**TXDOT**


1. TxDOT will allow the northern access only for the residential subdivision access. The southern access shall be for emergency (fire use) use only and shall be gated and signed as no public access. The gate may be a "crash gate" or simply a locked gate to prevent public access. A traffic impact analysis is required for this development.




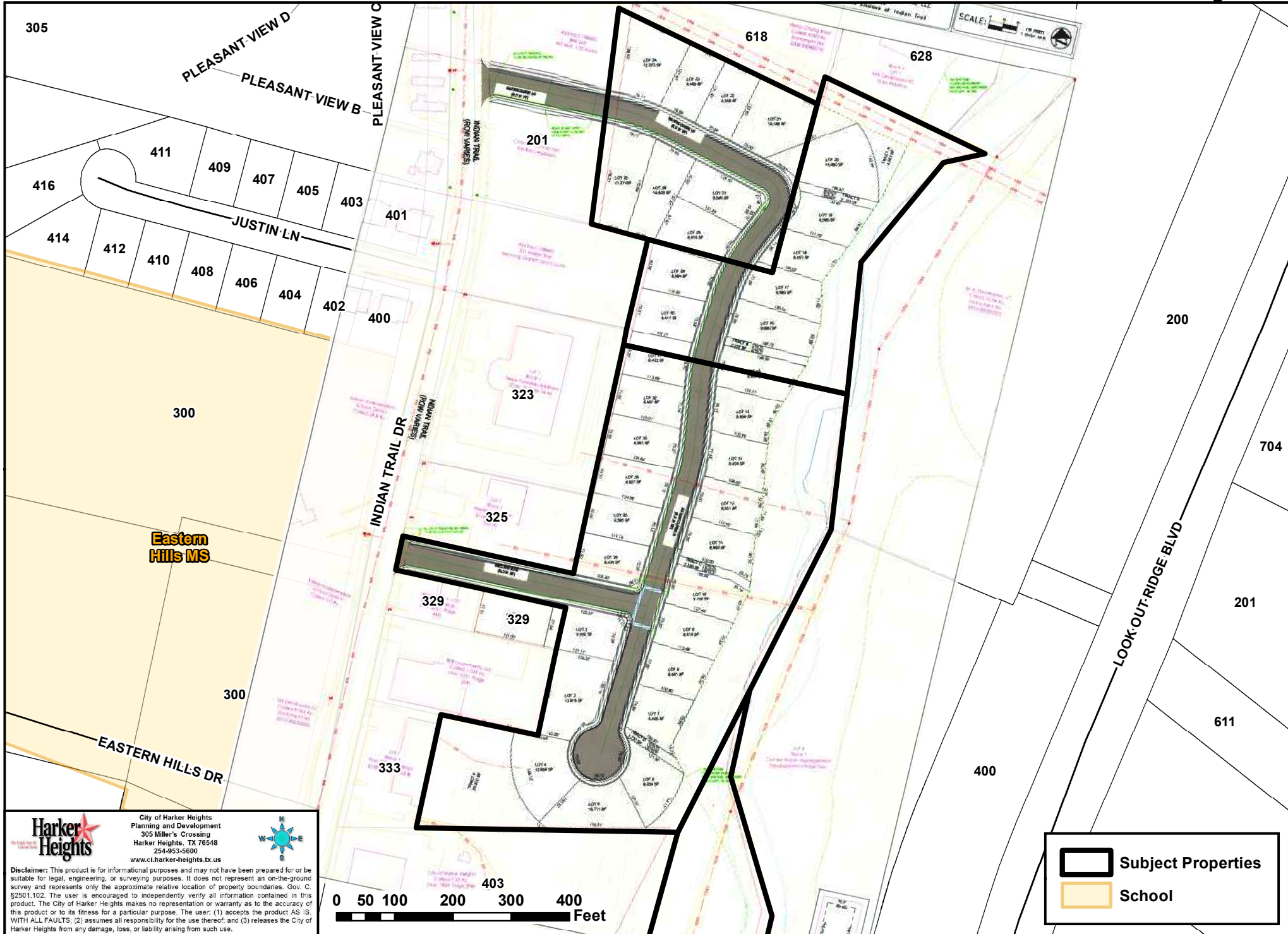
**Harker Heights**  
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395 Miller's Crossing  
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 Subject Properties

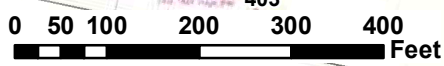
 School



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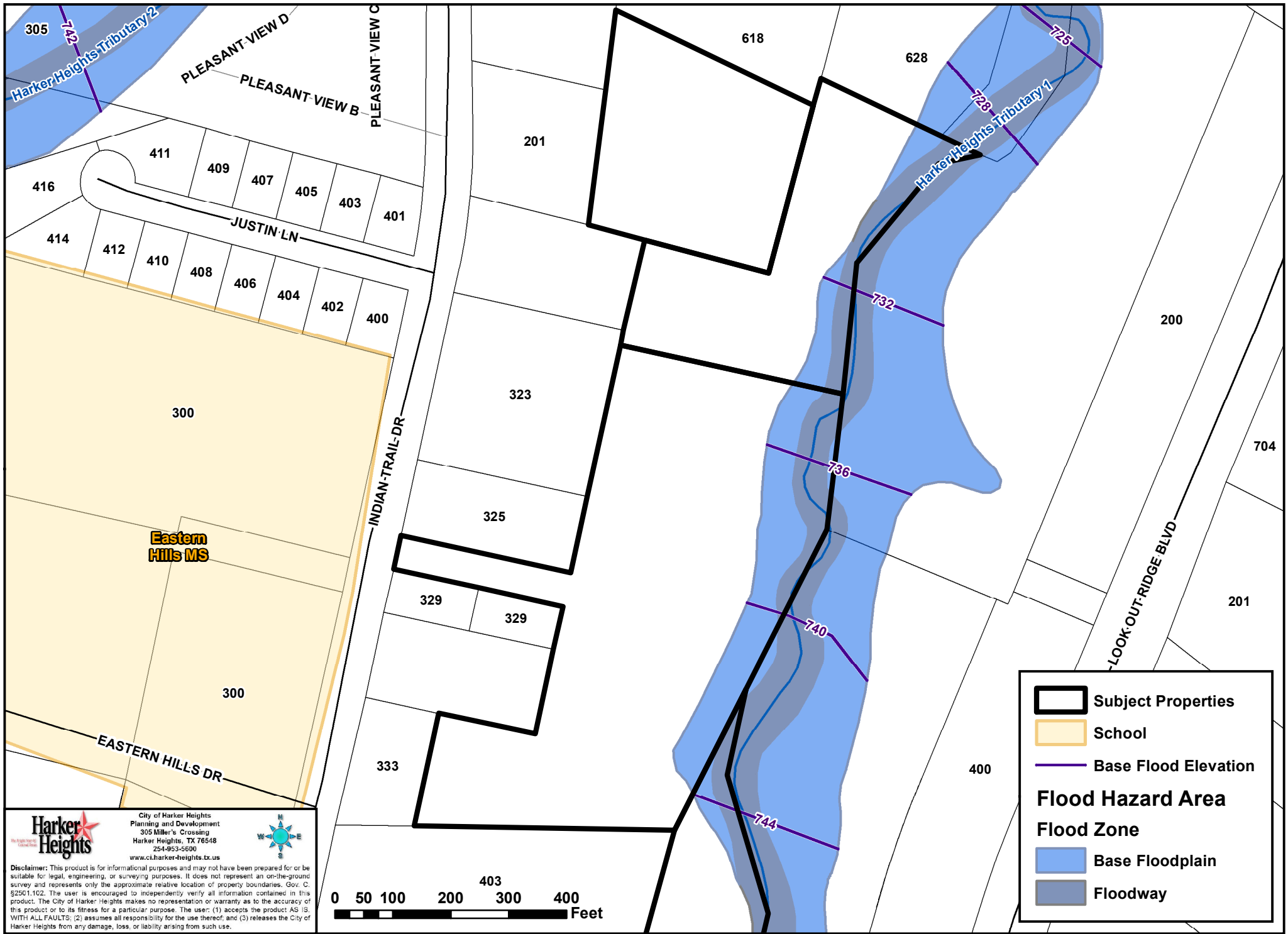


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	Subject Properties
	School





	Subject Properties
	School
	Base Flood Elevation
<b>Flood Hazard Area</b>	
<b>Flood Zone</b>	
	Base Floodplain
	Floodway

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**§ 154.20 GENERAL RESIDENTIAL AND COMMERCIAL.**

(A) The owner of a lot, tract, site or parcel must obtain final plat approval for any subdivision or development activity to which this chapter applies. The plat approval process generally consists of the following procedures:

(1) One or more pre-application meetings with city staff for review and discussion of the applicant's basic concept plan. The pre-application meeting is the initial step in the development process intended to introduce basic project components and area information. The pre-application meeting provides the opportunity for review, analysis, and discussion of basic project intent, design, components and compatibility.

(2) Submission of an application and a concept plan by the applicant for initial review by city staff, with final review and approval required by the Planning and Zoning Commission and the City Council.

(a) Concept plan. The purpose of the concept plan is to demonstrate compatibility of the proposed development with this chapter and other applicable city ordinances, and the coordination of improvements within and among individually platted parcels, sections, or phases of a development, and the surrounding properties prior to the consideration of a preliminary plat. The concept plan is an opportunity to detect and correct design challenges before the developer prepares detailed engineering documents, but does not constitute the submittal of a plat.

(b) Any residential development involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of any municipal facilities does not require the submittal of a concept plan.

(c) In lieu of a concept plan, the City Manager may permit submittal of a site plan at the time of building permit application.

(d) The concept plan shall contain or have attached thereto the following:

1. Name of the developer, record owner, and authorized agents, proposed name of the development.
2. A layout of the entire tract, including internal lots, and its relationship to adjacent property, existing development and recorded plats, showing the existing property lines of the land being subdivided, north indicator, and scale.
3. Topographic contours available from the U.S. Geological Survey.
4. Significant drainage features and structures including any regulatory one-hundred-year floodplains, the location of existing watercourses, dry creek beds, wells, sinkholes and other similar features.
5. Specific information related to land use for the proposed development and adjoining property for a distance of 300 feet.
6. Building placement and building envelopes.
7. Parking layout.
8. General landscaping and buffer areas.
9. Location of all existing and proposed water and sewer lines.
10. All existing and/or proposed public utility easements and private easements.
11. Location of all existing and proposed stormwater drainage easements or onsite detention plan.
12. Location of all existing and proposed streets, sidewalks, alleys, and access points.
13. Vehicular circulation/ connectivity plan.
14. Location of all existing and proposed fire/emergency vehicle access lanes.
15. Location of all existing and proposed fire hydrants.

(e) A concept plan shall be submitted to the Planning and Development Department prior to the submittal of a preliminary plat unless the Director of Planning and Development authorizes concurrent filing.

(f) The concept plan shall be drawn on 24" x 36" sheets and/or on a plat document size format so as to be consistent with the preliminary/final plat document. When more than one sheet is necessary to illustrate the entire area, an index sheet showing the entire subdivision, at a scale sufficient to identify the drawings that follow, shall be attached to the concept plan document.

(g) The City Manager or his designated appointee will have the authority to review and approve any substantial amendments to a prior concept plan.

(h) An approved concept plan shall expire if there is more than a 24-month period of time between its approval and the submittal of a preliminary plat.

(3) Submission of a preliminary plat and preliminary engineering drawings by the applicant for review and approval by the Planning and Zoning Commission and City Council.

(4) Submission of final engineering drawings and construction of infrastructure by the applicant for approval by the Director of Planning and Development and the Director of Public Works.

(5) Submission of a final plat by the applicant for review and approval by the Director of Planning and Development along with a letter of credit or performance bond for any infrastructure item that is not complete. The Planning and Development Director may not disapprove the plat but shall refer any plat to the Planning and Zoning Commission if the applicant refuses to implement the Director's recommendations.

(6) Submission of Mylars, field notes, dedication, and as built drawings signed by a Texas Professional Engineer (when required). In addition, if the applicant is other than a natural person acting on his own behalf, submit a resolution, unanimous consent, or other such instrument in recordable form authorizing specific persons to act on behalf of the applicant in requesting final plat approval.

(7) Filing of final plat.

(B) Applications for minor plats, replats, amending plats, preliminary plats and final plats shall be submitted to the Planning and Development Department. Applications shall contain the following.

(1) *Application.* Completed application form.

(2) *Fee.* Application fee as established by the City Council and stated in the city's fee schedule.

(3) *Copies.*

(a) Preliminary plats shall require ten paper copies of the plat, and seven sets of preliminary engineering drawings with necessary calculations. After plat comments are approved by the City Council, the developer shall submit three corrected copies of the plat and/or engineering drawings if changes to the plat and/or engineering drawings are required. Corrected copies should be submitted before construction begins on the subdivision.

(b) Final plats shall require ten paper copies of the plat and seven sets of final engineering drawings with necessary calculations. After plat comments are approved by the Planning and Zoning Commission, and the City Council if necessary, the developer shall submit three corrected copies of the plat and/or engineering drawings if changes to the plat and/or engineering drawings are required.

(c) A digital copy of the final plat must be submitted. Digital final plat files should be submitted in DXF, DWG or GIS shapefile/feature class/coverage format. This digital format shall be an exact replica of any required and/or included data represented on the submitted hard copy of the final plat. Engineering drawings are excepted

from this requirement. This data must be provided on standard transfer media or by electronic transfer (three and one-half inch floppy disk or CD-ROM, DVD, e-mail attachment or any other media as approved by the city Planning Department). The submitted transfer media shall be labeled with the project name (subdivision name) and filing date. State Plane 83 Texas South Central Zone 4204 coordinate system should be the base of all submissions whenever possible.

(4) *Time line.* Submittal of plats and engineering drawings, not meeting the standards for being a minor plat, shall be made 28 days prior to the scheduled Planning and Zoning Commission meeting as preliminary plats and preliminary engineering drawings. Preliminary plats and preliminary engineering drawings shall be presented to the Council within 30 days of action being taken by the Planning and Zoning Commission. Final plats and final engineering drawings shall be reviewed by the Director of Planning and Development. Final plats and final engineering drawings shall be reviewed by the Planning and Zoning Commission and the Council only if the Director of Planning and Development finds that there is substantial deviation, as defined in § 154.21(B), from the preliminary plat or preliminary engineering drawings. If the Director of Planning and Development rules that a final plat and/or final engineering drawings substantially deviate from the approved preliminary plat and/or preliminary engineering drawings, then the Planning and Zoning Commission shall have 30 days from the date of application of the plat to make a ruling and the City Council shall have 30 days from the date of the Planning and Zoning Commission's ruling to take action on the final plat.

(5) *Post approval of final plat.* The developer shall provide the city with two original reproducible Mylars and two paper copies of the plat with the required original signatures, dedications and specific notations.

(6) *As built drawing submittal requirements.* The developer shall provide the city with a digital copy and a single set of paper drawings of the constructed infrastructure. These drawings shall meet the requirements as set in § 154.25, "As Built Drawings". Digital as built files should be submitted in PDF, DXF, DWG or GIS shapefile/feature class/coverage format. This digital format shall be an exact replica of any required and/or included data represented on the submitted hard copy drawing/document. This data must be provided on standard transfer media or by electronic transfer (three and one-half inch floppy disk or CD-ROM, DVD, e-mail attachment or any other media as approved by the city Planning Department). The submitted transfer media shall be labeled with the project name (subdivision name) and filing date. State Plane 83 Texas South Central Zone 4204 coordinate system should be the base of all submissions whenever possible. Failure to do so could result in revocation or denial of construction permits and/or certificate of occupancy.

(Ord. 2010-08, passed 3-9-10; Am. Ord. 2012-21, passed 10-9-12; Am. Ord. 2014-25, passed 10-28-14)



## PLANNING AND ZONING COMMISSION MEMORANDUM

**CP21-04**

**AGENDA ITEM IX-2**

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: FEBRUARY 24, 2021

**DISCUSS AND CONSIDER A REQUEST FOR CONCEPT PLAN REFERRED TO AS THE HILLS OF STILLHOUSE HOLLOW ON PROPERTY DESCRIBED AS, A1016BC W.H. WEBB, 2-5, ACRES 14.916, PART OF A1016BC W.H. WEBB, 1, A0179BC J.M. CROSS, 3, ACRES 72.452, A0179BC J.M. CROSS, 2-3, A1016BC W.H. WEBB, 2-3, ACRES 20.0, A1016BC W.H. WEBB, 2-6, Z-4, ACRES 32.88, GENERALLY LOCATED NEAR 12411 E. KNIGHTS WAY (E. FM 2410), HARKER HEIGHTS, BELL COUNTY, TEXAS.**

### **PROJECT DESCRIPTION:**

The Concept Plan presented as, The Hills of Stillhouse Hollow, aims to combine several large acre tracts for the purpose of single family, and commercial development. The application has been presented by three (3) unique property owners.

1. Dinna Hamilton – Allocating approximately 53 acres out of 72.45 acres currently zoned as R1-R (Rural One Family Dwelling District).
2. James Cooper – Allocating approximately 48 acres of vacant land.
3. Mesa Verde – Bell County Properties, LLC – Allocating 20 acres of vacant land.

The developer, Arrowhead Developers, LLC, has proposed a 267-lot subdivision. The developer will be required to extend water and wastewater infrastructure to adequately supply the subdivision at the time of development. Per Harker Heights Code Section *154.37 Streets (3) Entrances to Subdivision*; new subdivisions must have at least two access streets, and other regulations for new subdivisions include the following:

- Entrances shall be 42 feet wide with a 70-foot-right-of-way for a minimum distance of 100 feet from the intersection.
- A developer may request the approval of one access street if the access street has no connecting streets, terminates in a permanent cul-de-sac, or provides access to not more than a total of 30 single-family dwelling lots or an equivalent housing unit density comprised of duplex or multi-family structures. In addition to the single point of access situation presented by streets that end in permanent cul-de-sac, a single point of access may be dictated by property configuration, safety, or access management restrictions. In determining if a new subdivision may have one point of ingress/egress, consideration shall be given to:
  - Traffic circulation and emergency vehicle access;
  - Topography and visibility distances; and

- o Traffic and pedestrian safety with due consideration given to school bus routes.

The Hills of Stillhouse Hollow Concept Plan includes one access point within the subdivision and one proposed access point external to the subdivision. Both subdivision entrances provide access onto E. Knights Way (E. FM 2410). Knights Way is a TXDOT maintained roadway and per the City of Harker Heights (per Mobility 2030 –Thoroughfare Plan) is a designated Major Arterial street. Staff received review comments from the Texas Department of Transportation stating that the eastern point of access to the subdivision be in the location of the existing private drive, Big Valley Lane. The applicants' submitted Concept Plan is not feasible without a written agreement with the owner(s) of Big Valley Lane. As of February 17, 2021, a written agreement has not been submitted by the applicants. Prior to submission of a final plat for any phase in this common plan of development, Big Valley Lane would be required to be brought up to City standards and accepted for maintenance by the City. Additionally, the western subdivision entrance or a dedicated fire lane would need to be constructed in the first phase of development and prior to submission of any final plat for this development.

Per Code all R1-R zoned properties shall have an area of not less than two acres and the lot width shall be a minimum of 100 feet (§155.021 (E) (1)), as such the current lot configuration would not comply with the requirements of the existing zoning. Therefore, the applicants will be required to rezone those properties within the Hamilton tract currently zoned as R1-R zoned back to R-1 (One Family Dwelling District) in order to proceed with a preliminary plat for the lot layout as currently illustrated.

The 2007 Comprehensive Plan identified the Future Land Use on the subject properties as a combination of Commercial, Medium Density Residential, and Single Family Residential. The applicants have identified Tracts A and C as Commercial development but has not identified land uses to meet the requirements for Medium Density Residential. Additionally, a portion of Tract A is inundated by the 100-year FEMA Flood Hazard area and as such adjacent lots to the area will require the finished floor elevation to be a minimum of two (2) feet above the ultimate base flood elevations.

Staff reviewed the submitted Concept Plan and made comments with respect to non-compliance with code section 154.20 (A) (2) (d) (1-15), and other pertinent requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

**RECOMMENDATION:**

As of February 17, 2021, staff comments had not been addressed. Therefore, the submitted Concept Plan does not meet the standards and ordinances of the City of Harker Heights. Due to the number of outstanding items, staff recommends denial of the request for Concept Plan referred to as The Hills of Stillhouse Hollow on property described as, A1016BC W.H. Webb, 2-5, Acres 14.916, Part of A1016BC W.H. Webb, 1, A0179BC J.M. Cross, 3, Acres 72.452, A0179BC J.M. Cross, 2-3, A1016BC W.H. Webb, 2-3, Acres 20.0, A1016BC W.H. Webb, 2-6, Z-4, Acres 32.88, generally located near 12411 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas.

**ACTION BY THE PLANNING AND ZONING COMMISSION:**

1. Motion to **approve, approve with conditions, or disapprove with explanation** of the Concept Plan referred to as The Hills of Stillhouse Hollow on property described as, A1016BC W.H. Webb, 2-5, Acres 14.916, Part of A1016BC W.H. Webb, 1, A0179BC J.M. Cross, 3, Acres 72.452, A0179BC J.M. Cross, 2-3, A1016BC W.H. Webb, 2-3, Acres 20.0, A1016BC W.H. Webb, 2-6, Z-4, Acres 32.88, generally located near 12411 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas.
2. Any other action desired.

**ATTACHMENTS:**

1. Applications
2. The Hills of Stillhouse Hollow Concept Plan
3. Staff Comments
4. Location Map
5. Location Map – Site Plan
6. FEMA Flood Hazard Map
7. Code Section 154.20 General Residential and Commercial (Concept Plan)



# Concept Plan Application

**\*Requirements - MUST BE COMPLETED OR WILL NOT BE ACCEPTED\***

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

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

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

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

### Property Information:

Subdivision Name: The Hills of Stillhouse Hollow Date Submitted: 1-27-21  
 Site Address or General Location: Fm 2410  
 Zoning: R1 Acreage: 53 Proposed # of Lots: \_\_\_\_\_

### Owner Information/Authorization:

Property Owner: Dianna Hamilton  
 Address: 12411 Fm 2410 Belton TX 76513  
 Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Developer: Arrowhead Developers, LLC  
 Address: 1875 Fm 3170 Kempner, TX 76539  
 Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Engineer/Surveyor: TCG Engineering  
 Address: 16 E Ave A Temple TX 76501  
 Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

### CHECK ONE OF THE FOLLOWING:

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

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

OWNER SIGNATURE: Dianna Hamilton  
 SWORN AND SUBSCRIBED BEFORE ME THIS 27th DAY OF Jan, 2021.



Jennifer McCann  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: 03/05/2022

Date Submitted: <u>1/27/2021</u>	<b>STAFF ONLY -- DO NOT FILL OUT BELOW</b>	Receipt #: <u>01650530</u>
Received By: <u>[Signature]</u>		Case #: <u>CP21-04</u>



# Concept Plan Application

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

### Property Information:

Subdivision Name: The Hills of Stillhouse Hollow Date Submitted: 1-27-21

Site Address or General Location: Big Valley Rd # 2460

Zoning: R1 Acreage: 48 Proposed # of Lots: 267

### Owner Information/Authorization:

Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Developer: Acroshead Developers LLC

Address: 1875 Fm 3170 Kempner Tx 76539

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Engineer/Surveyor: \_\_\_\_\_

Address: \_\_\_\_\_

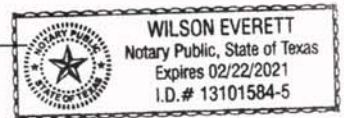
Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

### CHECK ONE OF THE FOLLOWING:

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

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

OWNER SIGNATURE: James R Cooper



SWORN AND SUBSCRIBED BEFORE ME THIS 28 DAY OF January, 20 21.

Wilson Everett  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 2-22-2021

**STAFF ONLY - DO NOT FILL OUT BELOW**

Date Submitted: 1-28-2021 Receipt #: 01658530

Received By: Wilson Everett  Pre-Application Meeting Case #: CP21-04





# Concept Plan Application

**\*Requirements - MUST BE COMPLETED OR WILL NOT BE ACCEPTED\***

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### Property Information:

Subdivision Name: The Hills of Stillhouse Hollow Date Submitted: 1-27-21  
 Site Address or General Location: Big Valley Rd B Fm 2410  
 Zoning: R1 Acreage: 6.8 Proposed # of Lots: 267<sup>WE</sup>

### Owner Information/Authorization:

Property Owner: Arrowhead Developers, LLC  
 Address: 1875 Fm 3170 Kempner, TX 76539  
 Phone: [REDACTED] E-Mail: [REDACTED]

Developer: Arrowhead Developers, LLC  
 Address: 1875 Fm 3170 Kempner, TX 76539  
 Phone: [REDACTED] E-Mail: [REDACTED]

Engineer/Surveyor: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

### CHECK ONE OF THE FOLLOWING:

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

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

OWNER SIGNATURE: \_\_\_\_\_



SWORN AND SUBSCRIBED BEFORE ME THIS 27th DAY OF Jan, 2021.

Jennifer McCann  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 03/05/2022

Date Submitted: 1/27/2021

### STAFF ONLY - DO NOT FILL OUT BELOW

Receipt #: 01658530

Received By: [Signature]

Pre-Application Meeting

Case #: CP-21-04



# Concept Plan Application

\*Requirements - MUST BE COMPLETED OR WILL NOT BE ACCEPTED\*

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

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

### Property Information:

Subdivision Name: The Hills of Stillhouse Hollow Date Submitted: 1-27-21  
 Site Address or General Location: Big Valley Rd. # 2410  
 Zoning: R1 Acreage: 20 Proposed # of Lots: \_\_\_\_\_

### Owner Information/Authorization:

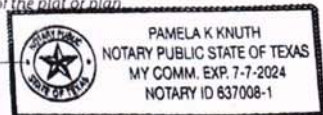
Property Owner: Mesa Verde - Bell County Properties LLC  
 Address: PO Box 91098 Houston, TX 77291  
 Phone: [REDACTED] E-Mail: [REDACTED]  
 Developer: Arrowhead Developers, LLC  
 Address: 1875 Fm 3170, Kempner, TX 76539  
 Phone: [REDACTED] E-Mail: [REDACTED]  
 Engineer/Surveyor: The Civil Group Eng  
 Address: 16 E Ave E Ste 202A Temple, TX 76501  
 Phone: [REDACTED] E-Mail: [REDACTED]

### CHECK ONE OF THE FOLLOWING:

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

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

OWNER SIGNATURE: ✓ [Signature]



SWORN AND SUBSCRIBED BEFORE ME THIS 27 DAY OF JANUARY, 2021.

Pamela K Knuth  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: 7/7/2024

Date Submitted: 1-28-2021 STAFF ONLY - DO NOT FILL OUT BELOW  
 Received By: Wishn Everett  Pre-Application Meeting  
 Receipt #: 01658530  
 Case #: CP 21-04



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# THE HILLS OF STILLHOUSE HOLLOW

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## CP21-04 – Concept Plan

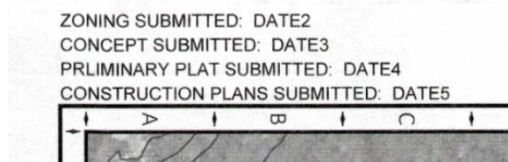
Plat Distributed to HH Staff: 01/28/21  
Comments Sent to Engineer/Surveyor: 02/04/21

### Planning & Development

1. The parcels within the submitted Concept Plan are currently zoned R-1 and R-1R. The Future Land Use Map shows these parcels to be for Commercial, Medium Density Residential and Single Family Residential. It is staff's understanding that this concept plan was submitted without a concurrent zoning case. Applicant shall clarify how the medium density residential transition area will be adhered to on the southside of the called Commercial Tracts A & C and how the proposed Concept Plan meets the current zoning requirements for lot sizes.
2. Per Section 154.20(A)(2)(d)(1), applicant shall identify the name of all current property owners and the proposed developer on the concept plan.
3. Per Section 154.20(A)(2)(d)(2), applicant shall illustrate the layout of the entire tract(s). This includes the portions of the tracts that are not identified as being developed. Please provide Block numbers.
4. Per Section 154.20(A)(2)(d)(5), applicant shall clearly illustrate and annotate the line work representing the 100-year floodplain boundaries.
5. Applicant is advised that per Section 158.11(C) the lots adjacent to the Special Flood Hazard Area will require the finished floor elevation to be a minimum of 2 feet above the ultimate base flood elevations.
6. Per Section 154.20(A)(2)(d)(5), applicant shall identify the land use for the adjoining properties for a distance of 300 feet and provide a Note on the concept plan that identifies the purpose of all lots not listed in Note 8 (i.e., single family development, duplex, etc.). Additionally, please clarify the type of future development that is projected for Tract D.
7. Per Section 154.20(A)(2)(d)(6), applicant shall illustrate building placement and building envelopes. This can be illustrated within a Typical Lot Layout.
8. Per Section 154.20(A)(2)(d)(7), applicant shall provide a parking layout. This can be illustrated within a Typical Lot Layout.
9. Per Section 154.20(A)(2)(d)(8), applicant shall clarify if there is any proposed general landscaping or buffer areas for this development.
10. Per Section 154.20(A)(2)(d) (10-11), applicant shall illustrate and annotate all existing and proposed public utility easements and private easements. Please annotate/provide callouts (i.e., "U.E, D.E., P.U.E.) for all existing and proposed easements (utility, drainage, access, etc.). This may require the usage of sectioning the subdivision over multiple plat sheets.
11. Per Section 154.20(A)(2)(d)(12), applicant shall illustrate and annotate the location of existing and proposed sidewalks and annotate proposed street names.
12. Per Section 154.20(A)(2)(d)(12), 154.37(A)(6) and Section 154.37(D)(6), applicant shall provide a cul-de-sac or temporary turnaround at the end of the roadway (near called Lots 183 and 182, and near lots 65 and 66) if the distance exceeds 150 feet.
13. Per Section 154.20(A)(2)(d)(12) and 154.37(A)(7), applicant shall identify the current private ownership of the called Big Valley Lane. Additionally, applicant is advised that Big Valley

Lane is considered a substandard street and will be required to be brought up to code prior to the issuance of a certificate of occupancy on any lot within the common plan of development.

14. Per Section 154.20(A)(2)(d)(12) and 154.39, the submitted roadway layout shall be amended such that the block lengths between intersections of through streets meets the City's requirements. Applicant shall address how the western most north-south street will be designed such that it does not create a safety hazard (i.e., site distance, drag strip, etc.). Additionally, please clarify intent for construction on the existing hillside, erosion/hillside stabilization, and how the placement of streets will be done in compliance with the City's adopted street design standards.
15. Per Section 154.20(A)(2)(d) (12-13), applicant shall provide clarification on the vehicular circulation and connectivity plan. Due to the density of the proposed development, staff requests a second point of connection to Big Valley Lane in between Lots 24 and 25 or through Lot 26. Additionally, applicant shall clarify if the western most north-south street will act as a collector for future development between subdivisions. If so, then it shall be annotated and designed as a major collector.
16. Per Section 154.20(A)(2)(d)(15), applicant shall provide the location of all existing and proposed fire hydrants.
17. Applicant is advised that there is a Final Plat Approval after the release of the infrastructure construction plan release and that individual site construction plans/permits will not be released prior to approval and recordation of the final plat.



### **Public Works**

1. Annotate the width of the streets and Right-of-Way on the plan view drawings. Residential streets are required to be 36' wide measured from back of curb with a 60-foot right of way.
2. Main street entrances shall be 42 feet wide with a 70-foot right-of-way for a minimum distance of 100 feet from the intersection.
3. Big Valley Lane from FM 2410 to the south property line of the Brunson property to be one of the two main entrances to the subdivision. The City of Harker Heights will participate with the legal work to obtain ownership of the Big Valley Lane Right-of-Way.
4. Water and sanitary sewer mains to be located behind the curb with water lines on one side of the street and sanitary sewer on the other side of the street.
5. Provide public utility easements to loop cul-de-sac water lines.
6. Due to the size of the subdivision, a combination of 6-inch and 8-inch diameter water mains may be required to meet the 1000 gpm fire hydrant flow requirement. Per Section 507.5.7.9. of the Fire Code: Fire hydrants located on un-looped six-inch (6") water mains of more than eighteen hundred feet (1,800'), or on looped six-inch (6") water mains of more than three thousand five hundred feet (3,500'), shall not be considered as meeting the requirements of this code.
7. Sidewalks are required.

8. Provide locations of fire hydrants.
9. Provide all existing and/or proposed public utility easements and private easements.
10. Provide all existing and proposed stormwater drainage easements or onsite detention plan.
11. Provide locations of storm sewers.
12. Regarding sanitary sewer capacity for this development, the City of Harker Heights is conducting an engineering study on the remaining sanitary sewer capacity of the Evergreen-Fawn Valley Lift Station, the Trimmier Lift Station and associated lift station force mains and receiving gravity sanitary sewer mains. If sanitary sewer system capacity upgrades are required, the developer will be required to pay for the sanitary sewer expansion costs required to serve their subdivision.
13. Due to the rugged terrain, and proposed lot development encroaching into the hill sides, a plan for hill side slope stabilization during future lot grading will be required at preliminary platting.

#### **Consulting Engineer**

1. I feel this concept plan is overly optimistic on Lot density. The topography of the area is quite steep for the planned density. Drainage and wastewater collection will be challenging.

#### **Fire Marshal**

1. The proposed water line size and proposed hydrants are not illustrated.

#### **Building Official**

1. Plans should indicate the locations of the fire hydrants.
2. Plans show road to terminate onto Big Valley road. This appears to be a private road and not included in this concept plan plat.
3. If used, Big Valley road must be upgraded to accept traffic.
4. Notes call out zoning as R-1 and R-1R. R1-R zoning requires a minimum of 2 acres (87,120 Square foot). As presented, there are no lots that meet this requirement.
5. Provide storm water drainage and retention plan.

#### **ONCOR**

#### **Century Link**

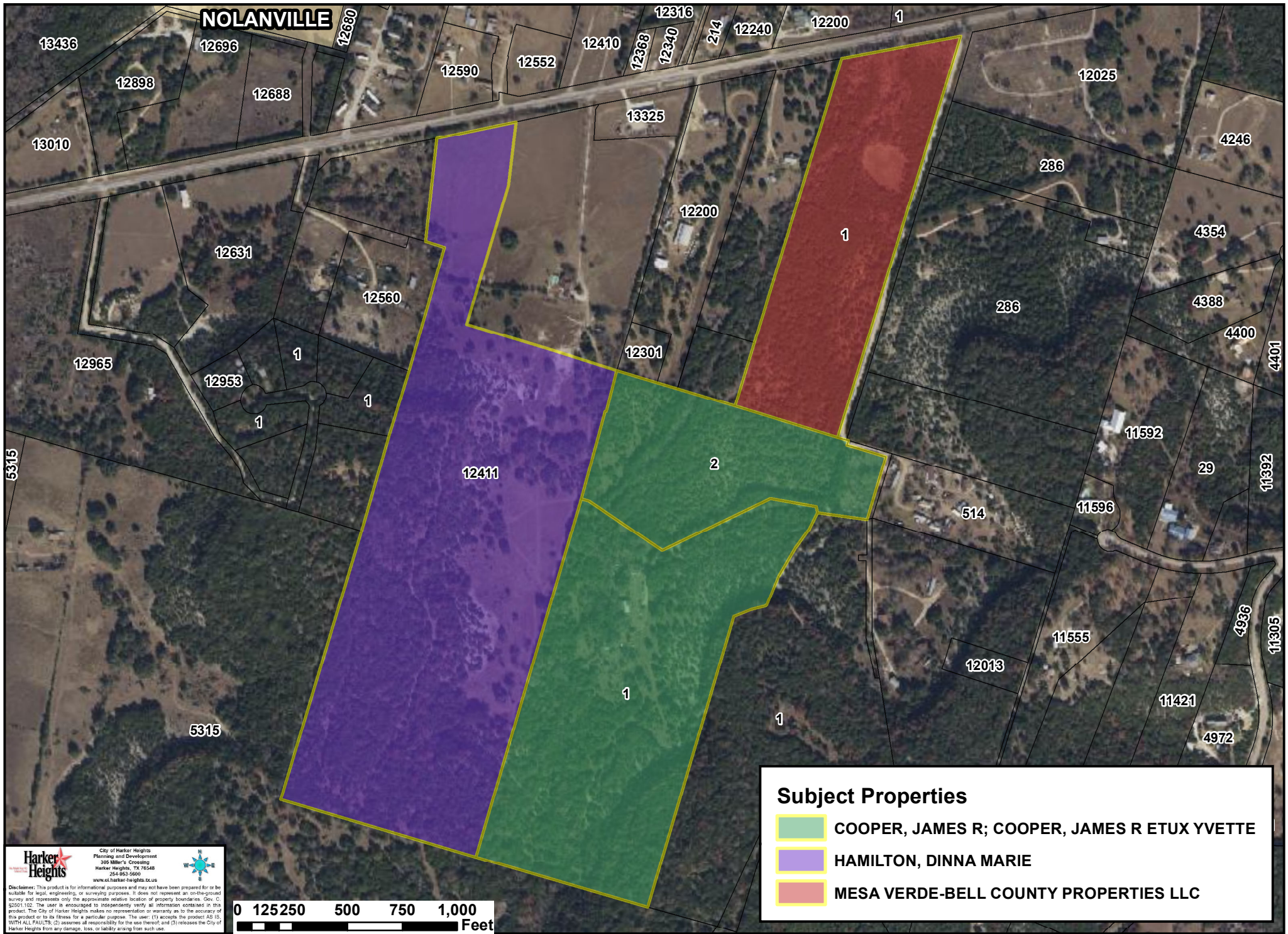
#### **Time Warner Cable/Spectrum**

#### **ATMOS**

1. Atmos has no gas facilities within the area. No conflict

#### **TXDOT**

1. TxDOT requests a one-foot non-access easement to be placed along the entire frontage abutting FM 2410 of Tract "A" and along the entire frontage abutting FM 2410 of Tract "C" being broken only at the access location shown on the plat. A traffic impact analysis will be required for this development.

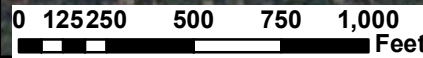


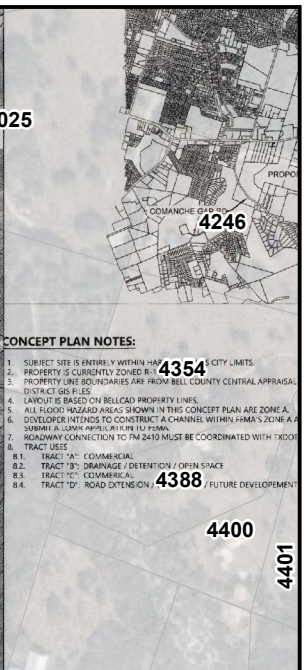
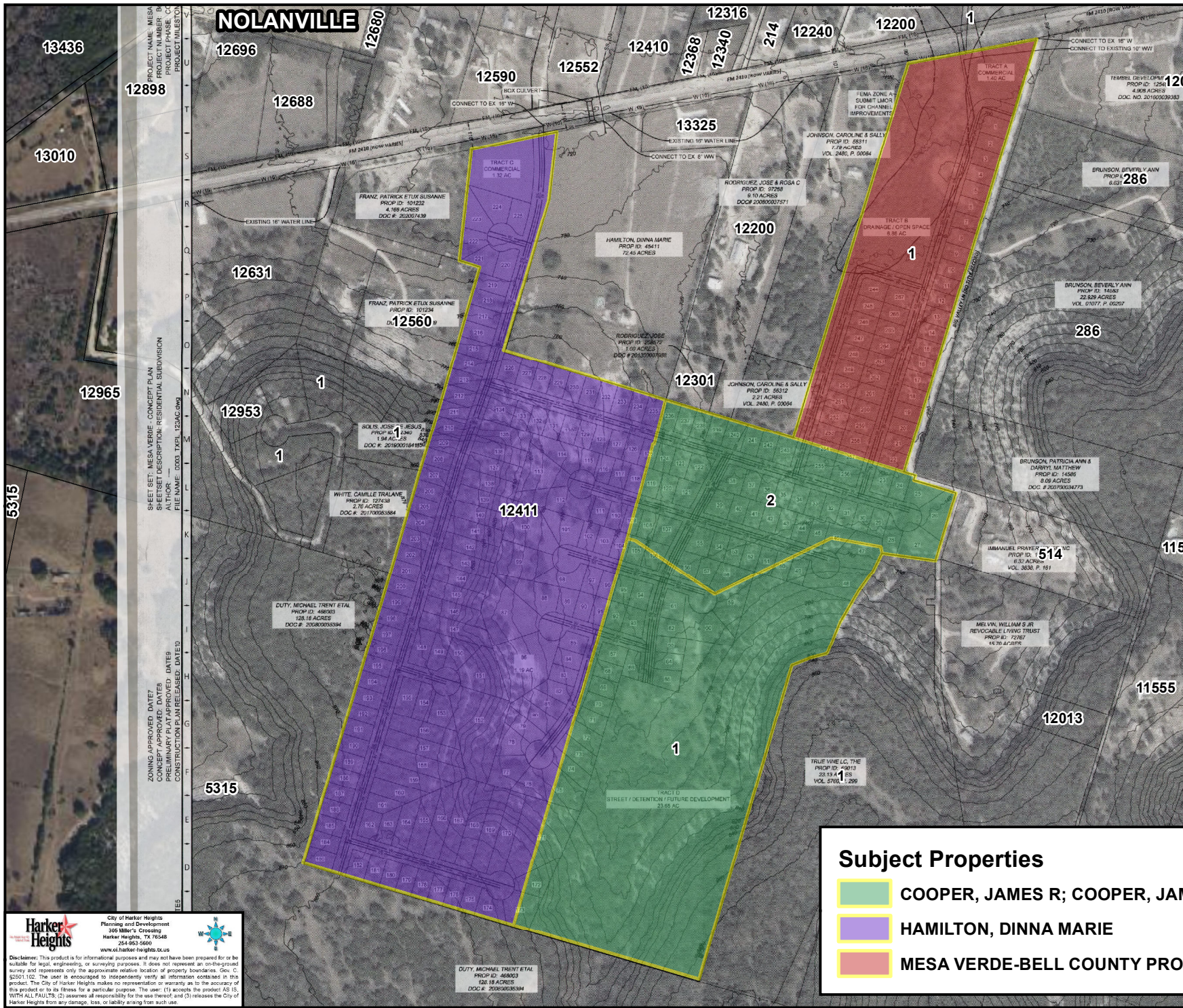
**Subject Properties**

- COOPER, JAMES R; COOPER, JAMES R ETUX YVETTE
- HAMILTON, DINNA MARIE
- MESA VERDE-BELL COUNTY PROPERTIES LLC

**Harker Heights**  
 City of Harker Heights  
 Planning and Development  
 205 Miller's Crossing  
 Harker Heights, TX 76548  
 254-853-5600  
 www.ci.harkerheights.tx.us

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and interests 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.





- CONCEPT PLAN NOTES:**
- SUBJECT SITE IS ENTIRELY WITHIN HAZARD ZONE 4.
  - PROPERTY IS CURRENTLY ZONED R-1.
  - PROPERTY LINE BOUNDARIES ARE FROM BELL COUNTY CENTRAL APPRAISAL DISTRICT GIS FILES.
  - LAYOUT IS BASED ON BELLCAD PROPERTY LINES.
  - ALL FLOOD HAZARD AREAS SHOWN IN THIS CONCEPT PLAN ARE ZONE A.
  - DEVELOPER INTENDS TO CONSTRUCT A CHANNEL WITHIN FEMA'S ZONE A & SAVANNAH A. LUMP APPLICATION IS PENDING.
  - ROADWAY CONNECTION TO FM 2410 MUST BE COORDINATED WITH TxDOT.
  - TRACT USIS.
  - TRACT "A": COMMERCIAL.
  - TRACT "B": DRAINAGE / DETENTION / OPEN SPACE.
  - TRACT "C": COMMERCIAL.
  - TRACT "D": ROAD OPENING ON 4388' FUTURE DEVELOPMENT.

Lot 11592		LOT TABLE		LOT TABLE	
LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
1	8667	29	92	11392	93
2	8050	47	23629	11393	119
3	8050	48	24069	11394	85
4	8050	49	8050	11395	85
5	8050	50	8050	11396	8050
6	8050	51	8050	11397	8050
7	8050	52	8050	11398	14100
8	8050	53	8050	11399	59 30154
9	8050	54	8050	11400	100 32914
10	8050	55	10515	11401	101 17381
11	8050	56	10345	11402	102 9050
12	8050	57	8588	11403	103 8050
13	8050	58	11613	11404	104 8050
14	8050	59	23170	11405	105
15	8050	60	23929	11406	106
16	8050	61	19669	11407	107
17	8050	62	8410	11408	108
18	8050	63	8614	11409	109
19	8050	64	8509	11410	110 8050
20	8050	65	9158	11411	111 8050
21	8050	66	7457	11412	28281
22	8050	67	9200	11413	28234
23	9502	68	8050	11414	17893
24	8413	69	8178	11415	7018
25	12382	70	8767	11416	7896
26	18001	71	11841	11417	8050
27	18409	72	11841	11418	8050
28	9451	73	13128	11419	8050

**Subject Properties**

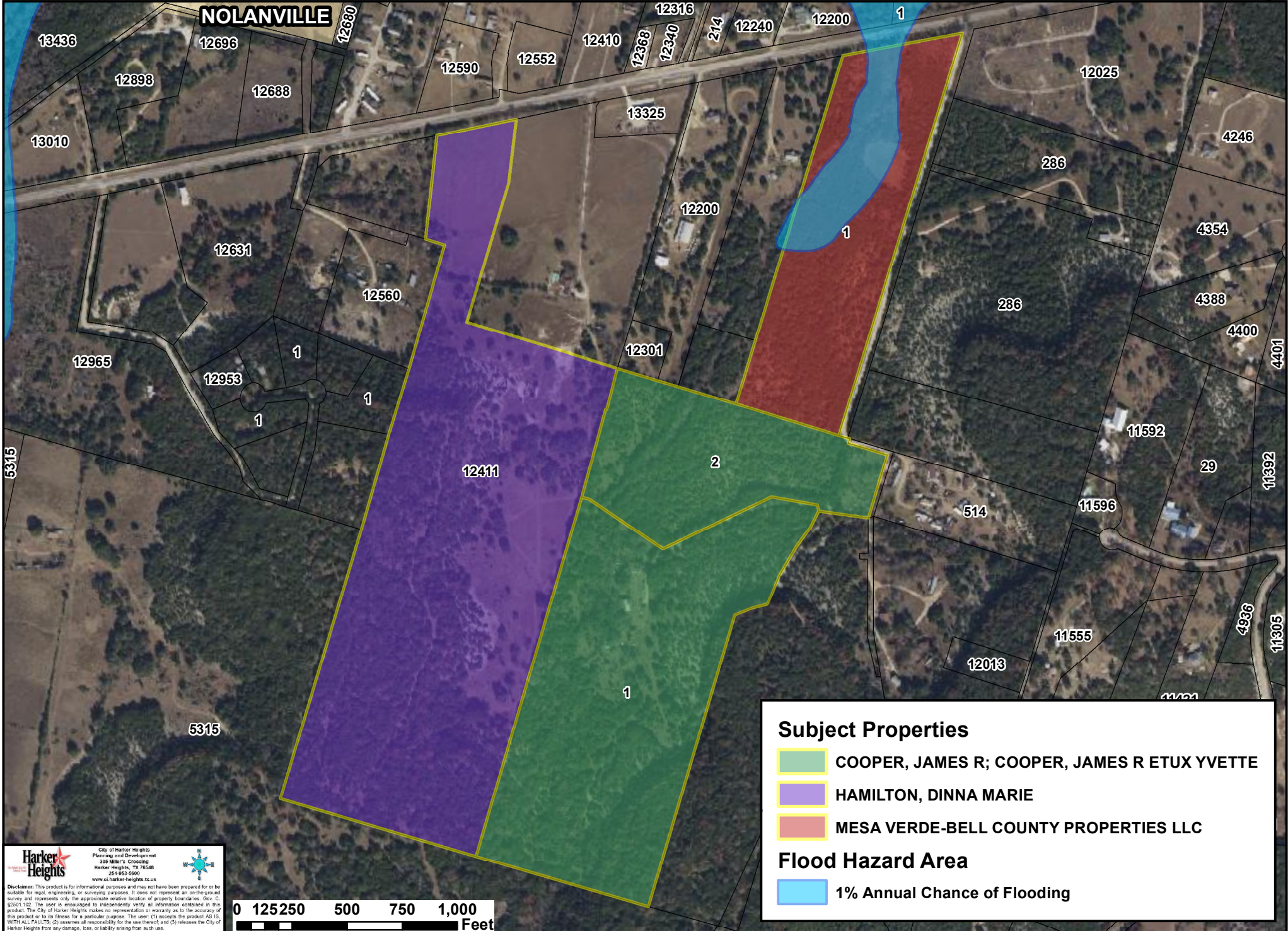
- COOPER, JAMES R; COOPER, JAMES R ETUX YVETTE
- HAMILTON, DINNA MARIE
- MESA VERDE-BELL COUNTY PROPERTIES LLC

**Harker Heights**  
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DUTY, MICHAEL TRENT ETAL  
 PROP ID: 468003  
 128.18 ACRES  
 DOC #: 200800038384





**§ 154.20 GENERAL RESIDENTIAL AND COMMERCIAL.**

(A) The owner of a lot, tract, site or parcel must obtain final plat approval for any subdivision or development activity to which this chapter applies. The plat approval process generally consists of the following procedures:

(1) One or more pre-application meetings with city staff for review and discussion of the applicant's basic concept plan. The pre-application meeting is the initial step in the development process intended to introduce basic project components and area information. The pre-application meeting provides the opportunity for review, analysis, and discussion of basic project intent, design, components and compatibility.

(2) Submission of an application and a concept plan by the applicant for initial review by city staff, with final review and approval required by the Planning and Zoning Commission and the City Council.

(a) Concept plan. The purpose of the concept plan is to demonstrate compatibility of the proposed development with this chapter and other applicable city ordinances, and the coordination of improvements within and among individually platted parcels, sections, or phases of a development, and the surrounding properties prior to the consideration of a preliminary plat. The concept plan is an opportunity to detect and correct design challenges before the developer prepares detailed engineering documents, but does not constitute the submittal of a plat.

(b) Any residential development involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of any municipal facilities does not require the submittal of a concept plan.

(c) In lieu of a concept plan, the City Manager may permit submittal of a site plan at the time of building permit application.

(d) The concept plan shall contain or have attached thereto the following:

1. Name of the developer, record owner, and authorized agents, proposed name of the development.
2. A layout of the entire tract, including internal lots, and its relationship to adjacent property, existing development and recorded plats, showing the existing property lines of the land being subdivided, north indicator, and scale.
3. Topographic contours available from the U.S. Geological Survey.
4. Significant drainage features and structures including any regulatory one-hundred-year floodplains, the location of existing watercourses, dry creek beds, wells, sinkholes and other similar features.
5. Specific information related to land use for the proposed development and adjoining property for a distance of 300 feet.
6. Building placement and building envelopes.
7. Parking layout.
8. General landscaping and buffer areas.
9. Location of all existing and proposed water and sewer lines.
10. All existing and/or proposed public utility easements and private easements.
11. Location of all existing and proposed stormwater drainage easements or onsite detention plan.
12. Location of all existing and proposed streets, sidewalks, alleys, and access points.
13. Vehicular circulation/ connectivity plan.
14. Location of all existing and proposed fire/emergency vehicle access lanes.
15. Location of all existing and proposed fire hydrants.

(e) A concept plan shall be submitted to the Planning and Development Department prior to the submittal of a preliminary plat unless the Director of Planning and Development authorizes concurrent filing.

(f) The concept plan shall be drawn on 24" x 36" sheets and/or on a plat document size format so as to be consistent with the preliminary/final plat document. When more than one sheet is necessary to illustrate the entire area, an index sheet showing the entire subdivision, at a scale sufficient to identify the drawings that follow, shall be attached to the concept plan document.

(g) The City Manager or his designated appointee will have the authority to review and approve any substantial amendments to a prior concept plan.

(h) An approved concept plan shall expire if there is more than a 24-month period of time between its approval and the submittal of a preliminary plat.

(3) Submission of a preliminary plat and preliminary engineering drawings by the applicant for review and approval by the Planning and Zoning Commission and City Council.

(4) Submission of final engineering drawings and construction of infrastructure by the applicant for approval by the Director of Planning and Development and the Director of Public Works.

(5) Submission of a final plat by the applicant for review and approval by the Director of Planning and Development along with a letter of credit or performance bond for any infrastructure item that is not complete. The Planning and Development Director may not disapprove the plat but shall refer any plat to the Planning and Zoning Commission if the applicant refuses to implement the Director's recommendations.

(6) Submission of Mylars, field notes, dedication, and as built drawings signed by a Texas Professional Engineer (when required). In addition, if the applicant is other than a natural person acting on his own behalf, submit a resolution, unanimous consent, or other such instrument in recordable form authorizing specific persons to act on behalf of the applicant in requesting final plat approval.

(7) Filing of final plat.

(B) Applications for minor plats, replats, amending plats, preliminary plats and final plats shall be submitted to the Planning and Development Department. Applications shall contain the following.

(1) *Application.* Completed application form.

(2) *Fee.* Application fee as established by the City Council and stated in the city's fee schedule.

(3) *Copies.*

(a) Preliminary plats shall require ten paper copies of the plat, and seven sets of preliminary engineering drawings with necessary calculations. After plat comments are approved by the City Council, the developer shall submit three corrected copies of the plat and/or engineering drawings if changes to the plat and/or engineering drawings are required. Corrected copies should be submitted before construction begins on the subdivision.

(b) Final plats shall require ten paper copies of the plat and seven sets of final engineering drawings with necessary calculations. After plat comments are approved by the Planning and Zoning Commission, and the City Council if necessary, the developer shall submit three corrected copies of the plat and/or engineering drawings if changes to the plat and/or engineering drawings are required.

(c) A digital copy of the final plat must be submitted. Digital final plat files should be submitted in DXF, DWG or GIS shapefile/feature class/coverage format. This digital format shall be an exact replica of any required and/or included data represented on the submitted hard copy of the final plat. Engineering drawings are excepted

from this requirement. This data must be provided on standard transfer media or by electronic transfer (three and one-half inch floppy disk or CD-ROM, DVD, e-mail attachment or any other media as approved by the city Planning Department). The submitted transfer media shall be labeled with the project name (subdivision name) and filing date. State Plane 83 Texas South Central Zone 4204 coordinate system should be the base of all submissions whenever possible.

(4) *Time line.* Submittal of plats and engineering drawings, not meeting the standards for being a minor plat, shall be made 28 days prior to the scheduled Planning and Zoning Commission meeting as preliminary plats and preliminary engineering drawings. Preliminary plats and preliminary engineering drawings shall be presented to the Council within 30 days of action being taken by the Planning and Zoning Commission. Final plats and final engineering drawings shall be reviewed by the Director of Planning and Development. Final plats and final engineering drawings shall be reviewed by the Planning and Zoning Commission and the Council only if the Director of Planning and Development finds that there is substantial deviation, as defined in § 154.21(B), from the preliminary plat or preliminary engineering drawings. If the Director of Planning and Development rules that a final plat and/or final engineering drawings substantially deviate from the approved preliminary plat and/or preliminary engineering drawings, then the Planning and Zoning Commission shall have 30 days from the date of application of the plat to make a ruling and the City Council shall have 30 days from the date of the Planning and Zoning Commission's ruling to take action on the final plat.

(5) *Post approval of final plat.* The developer shall provide the city with two original reproducible Mylars and two paper copies of the plat with the required original signatures, dedications and specific notations.

(6) *As built drawing submittal requirements.* The developer shall provide the city with a digital copy and a single set of paper drawings of the constructed infrastructure. These drawings shall meet the requirements as set in § 154.25, "As Built Drawings". Digital as built files should be submitted in PDF, DXF, DWG or GIS shapefile/feature class/coverage format. This digital format shall be an exact replica of any required and/or included data represented on the submitted hard copy drawing/document. This data must be provided on standard transfer media or by electronic transfer (three and one-half inch floppy disk or CD-ROM, DVD, e-mail attachment or any other media as approved by the city Planning Department). The submitted transfer media shall be labeled with the project name (subdivision name) and filing date. State Plane 83 Texas South Central Zone 4204 coordinate system should be the base of all submissions whenever possible. Failure to do so could result in revocation or denial of construction permits and/or certificate of occupancy.

(Ord. 2010-08, passed 3-9-10; Am. Ord. 2012-21, passed 10-9-12; Am. Ord. 2014-25, passed 10-28-14)



## PLANNING AND ZONING COMMISSION MEMORANDUM

**P21-11**

**AGENDA ITEM IX-3**

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: FEBRUARY 24, 2021

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

**PROJECT DESCRIPTION:**

The applicant, Escapology of Killeen, Inc., and their representative, Quintero Engineering, have submitted an application for Final Plat approval for approximately 7.07 acres of land located near the intersection of E. Knights Way and Cedar Knob Road. The proposed development was outline in the Escapology Addition Concept Plan (see attached) and Preliminary Plat which were both approved by P&Z on July 29, 2020, and City Council on August 11, 2020.

The site is currently adequately serviced by city sewer. However, the bore beneath the TXDOT maintained roadway, E. Knights Way (E. FM 2410), to gain access to city water services has not yet been constructed.

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

It is the Planning and Zoning Commission's responsibility to ensure compliance with Section 154.22 (C) (3):

*"...the commission shall study the final plat and final engineering drawings and all recommendations. Particular attention will be given to the arrangement, location and width of streets, their relation to the topography of the land, lot sizes and arrangement, water and sewer lines, drainage, the further development of adjoining lands and the requirements of city ordinances, polices and plans. The Planning and Zoning Commission shall act on the plat and engineering drawings and may advise the developer of any specific changes or additions they will require in the layout, or comment on the character and extent of improvements and dedications that will be required as a*

*prerequisite to the approval of the final plat and final engineering drawings. The final plat and final engineering drawings approval is the Planning and Zoning Commission's responsibility unless the Commission forwards the final plat and final engineering drawings to the Council because of a deviation from the preliminary plat and preliminary engineering drawings as defined in § 154.21(B).*

**In addition, “the final plat and final engineering drawings shall not be approved, conditionally approved or filed for record and no permits shall be issued until the applicant posts with the city a letter of credit/performance bond for any infrastructure construction remaining” (Section 154.22 (C) (4)).**

### **RECOMMENDATION**

At the time the agenda was posted, all but two of the comments provided by Staff have been addressed. The applicant still needed to submit a performance bond or letter of credit for the public infrastructure that has not yet been completed and accepted by the City and a drainage analysis for the entire subdivision. Therefore, the submitted Final Plat does not currently meet the standards and ordinances of the City of Harker Heights, and Staff therefore recommends denial of the Final Plat approval for the proposed plat, Escapology Addition, on property described as 7.07-acre tract of land situated in the Lucy O’Dell Survey, Abstract No. 644, generally located north east at the intersection of E. Knights Way (E. FM 2410) and Cedar Knob Road, Harker Heights, Bell County, Texas.

### **ACTION BY THE PLANNING AND ZONING COMMISSION:**

1. Motion to **approve, approve with conditions, or disapprove with explanation** a request for Final Plat approval for the subdivision referred to as Escapology Addition, on property described as 7.07-acre tract of land situated in the Lucy O’Dell Survey, Abstract No. 644, generally located north east at the intersection of E. Knights Way (E. FM 2410) and Cedar Knob Road, Harker Heights, Bell County, Texas.
2. Any other action desired.

### **ATTACHMENTS:**

1. Application
2. Location Map
3. Concept Plan – Escapology Addition
4. Preliminary Plat – Escapology Addition
5. Final Plat – Escapology Addition
6. Final Plat Engineered Plans – Utilities/Drainage
7. Staff Comments



# Final Plat Application

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

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

This application must be completed 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](mailto:tdake@harkerheights.gov) in PDF format.
5. Completed Final Plat Checklist

## Property Information:

**Plat Name:** Escapology Addition \_\_\_\_\_ **Date Submitted:** 1/26/2021 \_\_\_\_\_

**Number of Lots:** 1 \_\_\_\_\_ **Number of Units/Suites:** NA \_\_\_\_\_ **Acreage:** 7.07 \_\_\_\_\_

**Site Address or General Location:** E. FM 2410, Harker Heights, Tx (Bell CAD ID: 33040) \_\_\_\_\_

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

**Date of Preliminary Plat Approval by P&Z:** Aug 11, 2020 \_\_\_\_\_

## Owner Information & Authorization:

**Property Owner:** Escapology of Killeen, Inc. \_\_\_\_\_

**Address:** 2203 Sedona Circle, Killeen, Texas 76543 \_\_\_\_\_

**Phone:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

**Developer:** Escapology of Killeen, Inc. \_\_\_\_\_

**Address:** 2203 Sedona Circle, Killeen, Texas 76543 \_\_\_\_\_

**Phone:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

**Engineer:** Quintero Engineering, LLC \_\_\_\_\_

**Address:** 1501 W. Stan Schlueter Lp., Killeen, Texas 76549 \_\_\_\_\_

**Phone:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

**Surveyor:** Quintero Engineering, LLC \_\_\_\_\_

**Address:** 1501 W. Stan Schlueter Lp., Killeen, Texas 76549 \_\_\_\_\_

**Phone:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

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

**I 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.*

Candy M Bell  
Printed Name of Owner

Candy Bell (Escapology of Killeen, Inc.)  
Printed Name of Authorized Agent (Corporation/Partnership)

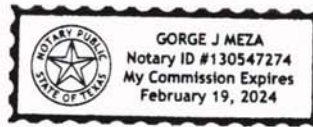
Candy M Bell  
Signature of Owner

Candy M Bell  
Signature of Authorized Agent (Corporation/Partnership)

SWORN AND SUBSCRIBED BEFORE ME THIS 27 DAY OF

January, 2021.

Gorge J. Meza  
Signature of Notary Public



My Commission Expires: 2/19/2024

**STAFF ONLY -- DO NOT FILL OUT**

Date Submitted: 1/27/21 Received By: [Signature] Case #: P21-11 Receipt #: 01658371

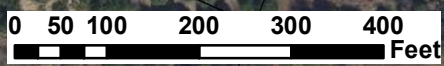
Rev. 5/20



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

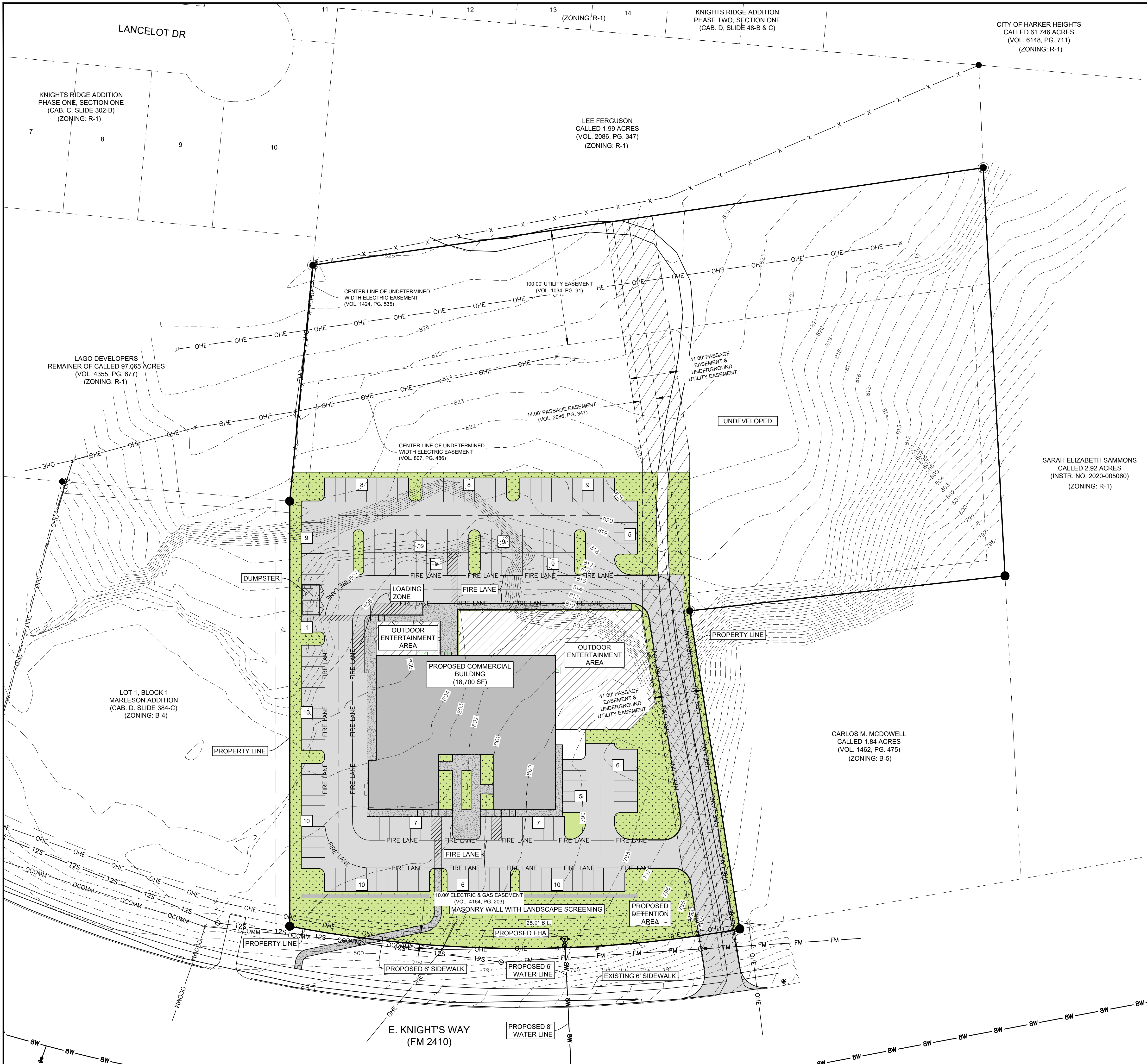


Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user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



 Subject Property





CITY OF HARKER HEIGHTS  
CALLED 61.746 ACRES  
(VOL. 6148, PG. 711)  
(ZONING: R-1)

KNIGHTS RIDGE ADDITION  
PHASE TWO, SECTION ONE  
(CAB. D, SLIDE 48-B & C)

LEE FERGUSON  
CALLED 1.99 ACRES  
(VOL. 2086, PG. 347)  
(ZONING: R-1)

LAGO DEVELOPERS  
REMAINDER OF CALLED 97.065 ACRES  
(VOL. 4355, PG. 677)  
(ZONING: R-1)

SARAH ELIZABETH SAMMONS  
CALLED 2.92 ACRES  
(INSTR. NO. 2020-005060)  
(ZONING: R-1)

CARLOS M. MCDOWELL  
CALLED 1.84 ACRES  
(VOL. 1462, PG. 475)  
(ZONING: B-5)

LOT 1, BLOCK 1  
MARLESON ADDITION  
(CAB. D, SLIDE 384-C)  
(ZONING: B-4)

UNDEVELOPED

GRAPHIC HORIZONTAL SCALE  
0 40' 80'

07/23/2020

ISSUED FOR REVIEW,  
COMMENT ONLY.

PROJECT NO.: 011-20  
DATE: JULY 2020

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

## OFF-STREET PARKING AND LOADING REQUIREMENTS

<b>GENERAL:</b>	
PROPERTY ZONING:	B4
PROPOSED LAND USE:	COMMERCIAL AMUSEMENT (INDOOR) RETAIL STORES OR SHOPS (INSIDE) RESTAURANTS (INSIDE SERVICE TO INCLUDE CARRY OUT) OTHER OFFICE, BUSINESS OR PROFESSIONAL
LOADING ZONE:	PROVIDE 1 SPACE FOR EVERY 15,000 SQUARE FEET OF FLOOR AREA
COMMERCIAL AMUSEMENT:	PROVIDE 1 SPACE OR EVERY 75 SQUARE FEET OF FLOOR AREA
(INDOOR) RETAIL STORES OR SHOPS:	PROVIDE 1 SPACE OR EVERY 250 SQUARE FEET OF FLOOR AREA
(INSIDE) RESTAURANTS: (INSIDE SERVICE TO INCLUDE CARRY OUT)	PROVIDE 1 SPACE OR EVERY 75 SQUARE FEET OF FLOOR AREA
OTHER OFFICE, BUSINESS OR PROFESSIONAL:	PROVIDE 1 SPACE OR EVERY 200 SQUARE FEET OF FLOOR AREA
<b>PROPOSED BUILDING AREA SUMMARY:</b>	
TOTAL BUILDING AREA:	18,700 SF
<b>LOADING SPACE SUMMARY:</b>	
LOADING SPACE(S) CALCULATION:	18,700 SF / 15,000 SF = 2 SPACE (EACH 10'x40')
<b>OFF-STREET PARKING REQUIREMENT:</b>	
PARKING SPACES CALCULATION:	
COMMERCIAL AMUSEMENT AND RESTAURANT: (INDOOR)	7,696 SF / 75 SF = 103 SPACES
RESTAURANTS:	1,314 SF / 75 SF = 18 SPACES
RETAIL STORES OR SHOPS: (INSIDE)	6,704 SF / 250 SF = 27 SPACES
OTHER OFFICE, BUSINESS OR PROFESSIONAL:	3,068 SF / 200 SF = 16 SPACE
PARKING SPACES REQUIRED:	164 SPACES
10% REDUCTION	16 SPACES
	148 SPACES
<b>HANDICAP SPACE REQUIREMENT:</b>	
HANDICAP SPACES REQUIREMENTS:	6 SPACES FOR 151-200 PARKING SPACES
VAN ACCESSIBLE SPACE(S) REQUIREMENTS:	1 SPACES FOR EVERY 6 HANDICAP SPACES

ESCAPOLOGY ADDITION  
FM 2410  
HARKER HEIGHTS, BELL COUNTY, TEXAS

CONCEPT PLAN

SHEET TITLE:

DRAWING NO.:  
**CP1**

NO.	DATE	REVISIONS	REMARKS	BY

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KNOW ALL MEN BY THESE PRESENTS, THAT ALEX JARBOUH BEING THE SOLE OWNER OF THAT CERTAIN 7.07 ACRE TRACT OF LAND IN THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, SITUATED IN THE LUCY ODELL SURVEY, ABSTRACT NO. 644, BEING ALL OF THE CALLED 7.072 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ALEX JARBOUH, RECORDED IN INSTRUMENT NO. 2008-00034877, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF ESCAPOLOGY ADDITION, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS AND ESCAPOLOGY ADDITION, 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 THOROUGHFARES 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 \_\_\_\_\_, 2020.

ALEX JARBOUH  
OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED ALEX JARBOUH 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

ATTEST: CITY SECRETARY

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  
CITY COUNCIL

SECRETARY, PLANNING AND ZONING COMMISSION

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

MAYOR

CITY SECRETARY

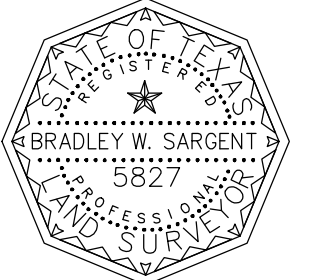
**SURVEYORS' CERTIFICATE:**

I, BRADLEY W. SARGENT, 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 ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS.

*Bradley W. Sargent*  
BRADLEY W. SARGENT

07/23/2020

R. P. L. S. NO. 5827  
1501 W. STAN SCHLUETER LP.  
KILLEEN, TX 76549



**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:	LUCY ODELL SURVEY, A-644	OWNER:	ALEX JARBOUH 4814 WATER OAK DRIVE KILLEEN, TEXAS 76542
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:	7.07 AC		
DATE:	JUNE 2020		

**LEGEND**

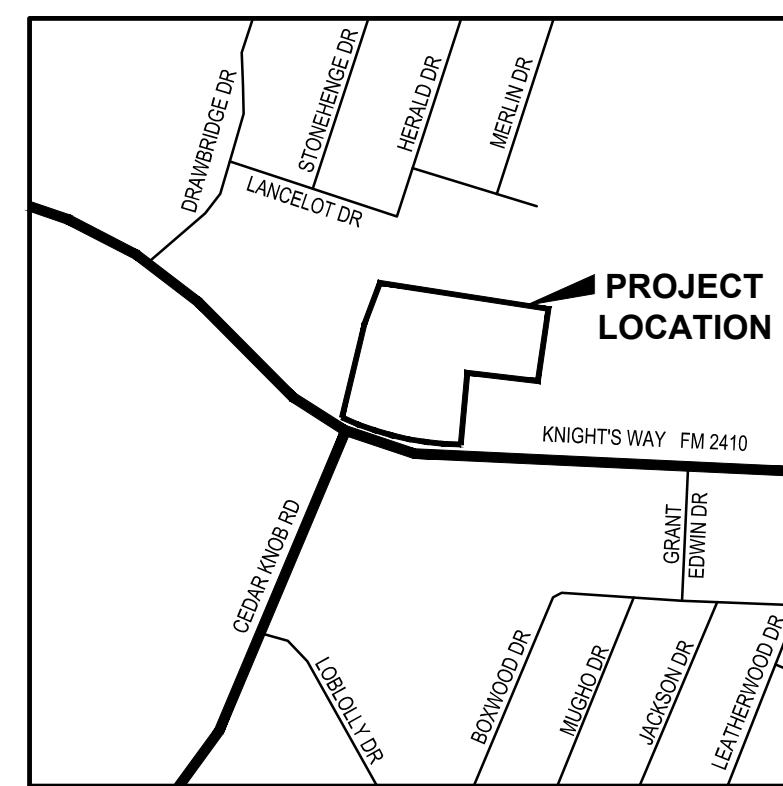
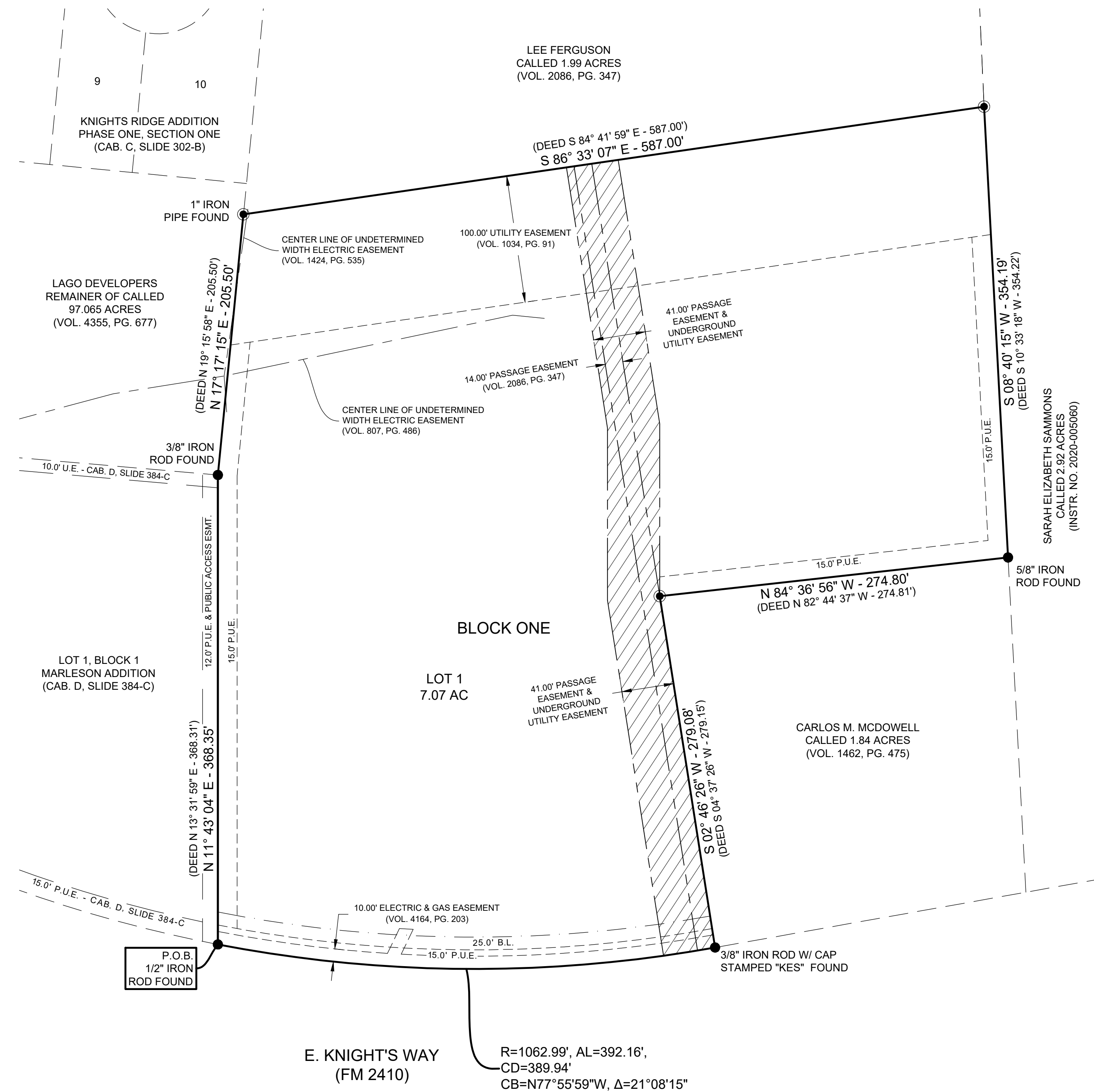
- PROPERTY BOUNDARY
- LOT LINES
- - - - - EASEMENT LINES
- - - - - ADJOINING TRACT PROPERTY LINES
- - - - - OFFSITE EASEMENTS

- 3/4" IRON PIPE FOUND
- 1/2" IRON ROD FOUND

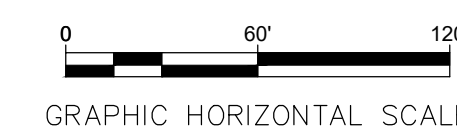
UNLESS OTHERWISE NOTED

**NOTES**

- THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY APPLICABLE ZONING SECTION OF THE CITY CODE OF ORDINANCE AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HERON.
  - 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.
  - A PORTION OF THIS PROPERTY LIES WITHIN FEMA "ZONE X, OTHER AREAS" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0295E, WHICH BEAR AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- \*FEMA "ZONE X, OTHER AREAS" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN\*\*
- A RETAINING WALL OF VARIABLE HEIGHT AS NEEDED FOR SITE DEVELOPMENT SHALL BE PERMITTED TO BE DESIGNED AND CONSTRUCTED WITHIN THE PROPOSED 41.0' PASSAGE AND UTILITY EASEMENT.



**LOCATION MAP**  
SCALE: NTS



**QE**  
QUINTERO ENGINEERING LLC  
1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549  
PHONE: (254) 493-9962  
FAX: (254) 493-9970  
T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194110

**PRELIMINARY PLAT FOR:  
ESCAPOLOGY ADDITION  
CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS**

ESCAPOLOGY ADDITION,  
IS A PLAT OF ALL OF THE CALLED 7.072 ACRES DESCRIBED IN A DEED TO ALEX JARBOUH, RECORDED IN INSTRUMENT NO. 2008-00034877, DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.:  
**011-20**  
DRAWING NO.:  
**P1**

KNOW ALL MEN BY THESE PRESENTS, THAT ESCAPOLOGY OF KILLEEN INC. BEING THE SOLE OWNER OF THAT CERTAIN 7.072 ACRE TRACT OF LAND IN THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, SITUATED IN THE LUCY ODELL SURVEY, ABSTRACT NO. 644, BEING ALL OF THE CALLED 7.072 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ESCAPOLOGY OF KILLEEN, INC., RECORDED IN INSTRUMENT NO. 2020-053100, DEED RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF ESCAPOLOGY ADDITION, 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 ESCAPOLOGY ADDITION, 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 THOROUGHFARES 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: ESCAPOLOGY OF KILLEEN, INC.

BY: \_\_\_\_\_  
CANDY BELL  
PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED CANDY BELL 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 HEREON.

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

ATTEST: CITY SECRETARY

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  
CITY COUNCIL

\_\_\_\_\_  
SECRETARY, PLANNING AND ZONING COMMISSION

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

\_\_\_\_\_  
MAYOR

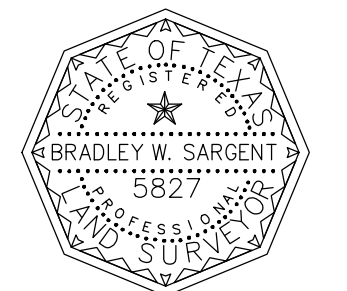
\_\_\_\_\_  
CITY SECRETARY

**SURVEYORS' CERTIFICATE:**

I, BRADLEY W. SARGENT, 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 ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS.

*Bradley W. Sargent* 01/16/2021

BRADLEY W. SARGENT  
R. P. L. S. NO. 5827  
1501 W. STAN SCHLUETER LP.  
KILLEEN, TX 76549



**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.

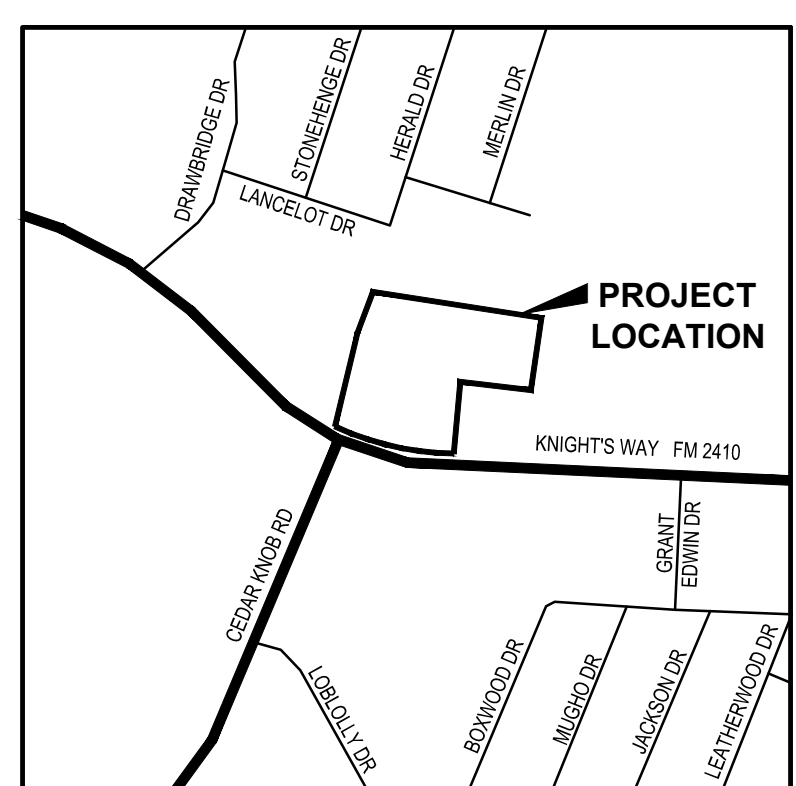
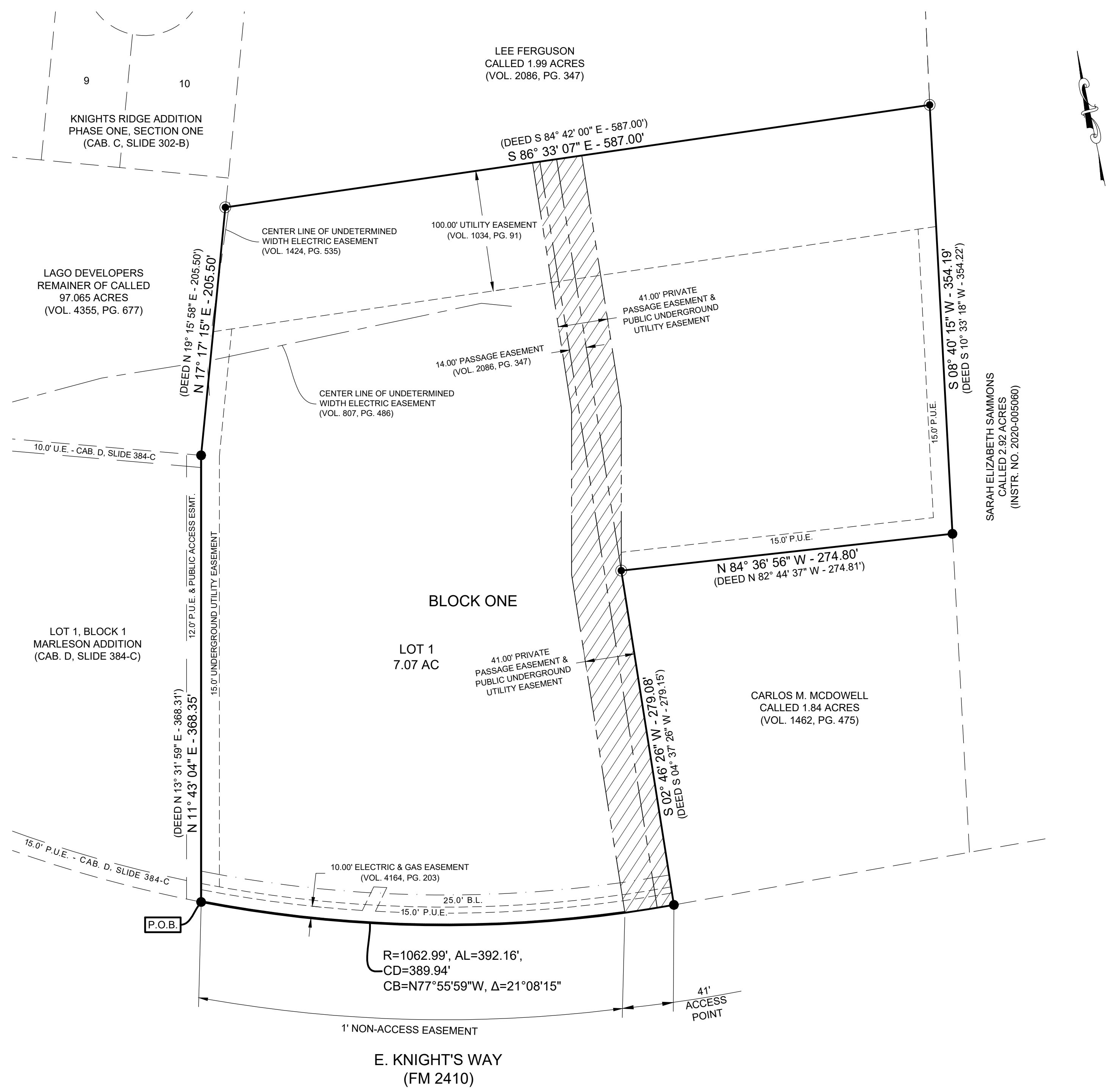
BY: _____	
SURVEY:	LUCY ODELL SURVEY, A-644
OWNER:	ESCAPOLOGY OF KILLEEN, INC. 2203 SEDONA CIR. KILLEEN, TEXAS 76543
NUMBER OF BLOCKS:	1
NUMBER OF LOTS:	1
TOTAL ACREAGE:	7.07 AC
DATE:	JANUARY 2021
SURVEYOR:	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962

**LEGEND**

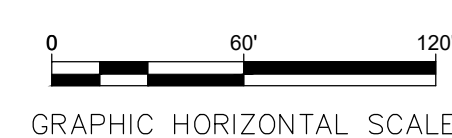
- PROPERTY BOUNDARY
- LOT LINES
- - - - - EASEMENT LINES
- - - - - ADJOINING TRACT PROPERTY LINES
- - - - - OFFSITE EASEMENTS
- 1/2" IRON ROD SET W/ CAP  
STAMPED "QUINTERO 10194110"
- 3/4" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- UNLESS OTHERWISE NOTED

**NOTES**

- THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY APPLICABLE ZONING SECTION OF THE CITY CODE OF ORDINANCE AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HERON.
  - 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.
  - A PORTION OF THIS PROPERTY LIES WITHIN FEMA "ZONE X, OTHER AREAS" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0295E, WHICH BEAR AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- \*\*FEMA "ZONE X, OTHER AREAS" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN\*\*
- A RETAINING WALL OF VARIABLE HEIGHT AS NEEDED FOR SITE DEVELOPMENT SHALL BE PERMITTED TO BE DESIGNED AND CONSTRUCTED WITHIN THE PROPOSED 41.0' PASSAGE AND UTILITY EASEMENT.



**LOCATION MAP**  
SCALE: NTS



**FINAL PLAT FOR:**

**ESCAPOLOGY ADDITION**  
CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS

**ESCAPOLOGY ADDITION,**  
IS A PLAT OF ALL OF THE CALLED 7.072 ACRES DESCRIBED IN A DEED TO  
ESCAPOLOGY OF KILLEEN, INC., RECORDED IN INSTRUMENT NO. 2020-053100,  
DEED RECORDS OF BELL COUNTY, TEXAS.

PROJECT NO.:	011-20
DRAWING NO.:	P1

1501 W. STAN SCHLUETER PHONE: (254) 493-9962  
LP KILLEEN, TEXAS 76549 FAX: (254) 493-9370  
T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194110

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

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

DBP INC.  
CALLED 1.00 AC  
(INSTR. NO. 20080010840)

LOT 1 BLOCK 1  
MARLESON ADDITION  
CALLED 1.874 AC

HOARD, M A CONSTRUCTION CO II LTD  
CALLED 1.874 AC  
(INSTR. NO. 20190043781)  
OWNER LISTED DOESNT MATCH GRANTEE ON DEED

LOT 1  
7.07 AC

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

KNIGHT'S WAY  
(FM 2410)

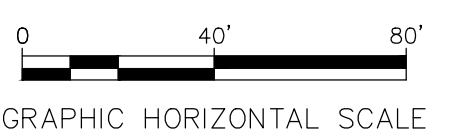
### LEGEND

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

\*\*UNLESS OTHERWISE NOTED\*\*

- SURVEY NOTES:**
- THE TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREIN, IS A BASED ON A SURVEY MADE ON THE GROUND ON THIS DATE, DECEMBER 2020, BY QUINTERO ENGINEERING, LLC WITH THE FOLLOWING HORIZONTAL AND VERTICAL CONTROL INFORMATION:
    - BEARINGS SHOWN HEREIN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE 4203, PER LEICANET GPS OBSERVATION.
    - ELEVATIONS SHOWN HEREIN ARE BASED UPON THE NAVD 88 PER LEICANET GPS OBSERVATION.
  - 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.
  - DUE TO THE POSSIBILITY THAT A TBM CAN BE DAMAGED OR DISTURBED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING TBM ELEVATIONS WITH ALL OTHER TBMS SHOWN HEREIN ESTABLISHED BY THE ENGINEER OR SURVEYOR FOR THIS PROJECT. ALL TBM DISCREPANCIES SHALL BE REPORTED AND COORDINATED WITH THE PROJECT ENGINEER IMMEDIATELY.
- WATER AND SEWER NOTES:**
- ALL SANITARY SEWER PIPE SHALL BE ASTM D3034, SDR 26 PVC PIPE UNLESS NOTED OTHERWISE.
  - ALL WATERLINES SHALL BE AWWA C900 PVC PIPE UNLESS OTHERWISE NOTED.
  - SEWER SERVICE TAPS AND SERVICE LINES TO BE INSTALLED BY THE DEVELOPER.
  - WATER SERVICE TAPS AND SERVICE LINES TO BE INSTALLED BY THE DEVELOPER.
  - FIRE HYDRANT SYMBOLS ARE FOR REPRESENTATION ONLY. FIRE HYDRANT ORIENTATION SHALL BE PER CITY OF HARKER HEIGHTS STANDARD DETAIL. ALL CONSTRUCTION SHOWN HEREIN SHALL BE PER CITY STANDARDS AND SPECIFICATIONS.
  - EXISTING UTILITIES SHOWN HEREIN HAVE BEEN LOCATED BY VISIBLE APPURTENANCES AND RECORD DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES REGARDLESS OF THERE DEPICTION HEREIN.
  - WATER - SEWER CROSSING SHALL MEET THE MINIMUM CURRENT REQUIREMENTS PER TCEQ AND CITY CODE.

QUINTERO ENGINEERING, LLC 1501 W. STAN SCHULTER LP KILLEEN, TEXAS 76549 PHONE: (254) 493-9962 FAX: (254) 432-7070 T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194110	PROJECT NO.: 011-20 DATE: FEBRUARY 2021
ESCAPOLOGY ADDITION FM 2410 HARKER HEIGHTS, BELL COUNTY, TEXAS	UTILITY LAYOUT
SHEET TITLE:	DRAWING NO.: <b>U-1</b>





**DRAINAGE AREA ID:** DA A1  
**CONDITION:** EXISTING

**TIME OF CONCENTRATION SUMMARY**  
 Overland Sheet Flow (T<sub>1</sub>)

Segment ID	1		
Manning's Roughness Coefficient, n (Table 2-3)	0.15		
Flow Length, L	100		
Two-year 24-hour rainfall, P <sub>2</sub>	4.04		
Land slope, S	2.15		
T <sub>1</sub> = 0.007 (60) (Ln) <sup>0.58</sup> / (P <sub>2</sub> <sup>0.5</sup> S <sup>0.5</sup> )	8.5	0.0	8.5

**Shallow Concentrated Flow (T<sub>2</sub>)**

Paved: V = 20.32 (S)<sup>1.49</sup>  
 Unpaved: V = 16.13 (S)<sup>1.49</sup>

Segment ID	2				
Surface Description (Paved or Unpaved)	Unpaved	Paved	Paved	Paved	Paved
Flow Length, L	207	0	0	0	0
Watercourse Slope, S	4.38	0.00	0.00	0.00	0.00
Average Velocity, V	3.4	0.0	0.0	0.0	0.0
T <sub>2</sub> = L / (60 V)	1.0	0.0	0.0	0.0	0.0

**Open Channel or Storm Sewer Flow (T<sub>3</sub>)**

Segment ID					
Cross Sectional Flow Area, a					
Wetted Perimeter, P <sub>w</sub>					
Hydraulic Radius, R=a/P <sub>w</sub> Compute R	0.00	0.00	0.00	0.00	0.00
Channel Slope, S	0.00	0.00	0.00	0.00	0.00
Manning's Roughness Coefficient, n	0.060				
V = (1.49/n) R <sup>2/3</sup> (S) <sup>0.5</sup> Compute V	0.00	0.00	0.00	0.00	0.00
Flow Length, L	0.00	0.00	0.00	0.00	0.00
T <sub>3</sub> = L / (60 V) Compute T <sub>3</sub>	0.0	0.0	0.0	0.0	0.0

Watershed or Subarea T<sub>c</sub> = T<sub>1</sub> + T<sub>2</sub> + T<sub>3</sub> = 9.0  
 \*T<sub>c</sub> is rounded to nearest whole number

**WEIGHTED RUNOFF COEFFICIENT**

Land Use Type, Description, Land Slope	C <sub>1</sub>	C <sub>10</sub>	C <sub>25</sub>	C <sub>100</sub>	Area (ac)	C <sub>w</sub> xArea	C <sub>10</sub> xArea	C <sub>25</sub> xArea	C <sub>100</sub> xArea
Single Family Res., >20K, Avg. 2-7%	0.38	0.44	0.49	0.56	0.00	0.00	0.00	0.00	0.00
Asphaltic	0.73	0.81	0.86	0.95	0.00	0.00	0.00	0.00	0.00
Concrete	0.75	0.83	0.88	0.97	0.02	0.01	0.01	0.01	0.02
Fair Condition, Avg. 2-7%	0.33	0.38	0.42	0.49	0.13	0.04	0.05	0.06	0.06
Forest/Woodlands, Avg. 2-7%	0.31	0.36	0.40	0.47	0.00	0.00	0.00	0.00	0.00
Poor Condition, Avg. 2-7%	0.37	0.43	0.46	0.53	0.63	0.23	0.27	0.29	0.34
Total					0.78	0.29	0.34	0.36	0.42
C (Weighted) = Total CxArea / Total Area						0.37	0.43	0.46	0.53

**RAINFALL INTENSITY**      **PEAK DISCHARGE SUMMARY**

Coefficient	Bell				Frequency	Drainage Area (Total) ac			
	2-Year	10-Year	25-Year	100-Year		0.78	0.78	0.78	0.78
b	56	77	90	102	C (Weighted)	0.37	0.43	0.46	0.53
d	8.0	8.5	8.5	8.0	Intensity, I	5.84	8.43	9.91	12.15
e	0.798	0.773	0.771	0.751	Runoff, Q	1.69	2.83	3.58	5.06

**DRAINAGE AREA ID:** DA A2  
**CONDITION:** EXISTING

**TIME OF CONCENTRATION SUMMARY**  
 Overland Sheet Flow (T<sub>1</sub>)

Segment ID	1		
Manning's Roughness Coefficient, n (Table 2-3)	0.15		
Flow Length, L	100		
Two-year 24-hour rainfall, P <sub>2</sub>	4.04		
Land slope, S	2.75		
T <sub>1</sub> = 0.007 (60) (Ln) <sup>0.58</sup> / (P <sub>2</sub> <sup>0.5</sup> S <sup>0.5</sup> )	7.7	0.0	7.7

**Shallow Concentrated Flow (T<sub>2</sub>)**

Paved: V = 20.32 (S)<sup>1.49</sup>  
 Unpaved: V = 16.13 (S)<sup>1.49</sup>

Segment ID	2				
Surface Description (Paved or Unpaved)	Unpaved	Paved	Paved	Paved	Paved
Flow Length, L	128	0	0	0	0
Watercourse Slope, S	7.46	0.00	0.00	0.00	0.00
Average Velocity, V	4.4	0.0	0.0	0.0	0.0
T <sub>2</sub> = L / (60 V)	0.5	0.0	0.0	0.0	0.0

**Open Channel or Storm Sewer Flow (T<sub>3</sub>)**

Segment ID	3				
Cross Sectional Flow Area, a					
Wetted Perimeter, P <sub>w</sub>					
Hydraulic Radius, R=a/P <sub>w</sub> Compute R	0.00	0.00	0.00	0.00	0.00
Channel Slope, S	0.00	0.00	0.00	0.00	0.00
Manning's Roughness Coefficient, n	0.060				
V = (1.49/n) R <sup>2/3</sup> (S) <sup>0.5</sup> Compute V	0.00	0.00	0.00	0.00	0.00
Flow Length, L	0.00	0.00	0.00	0.00	0.00
T <sub>3</sub> = L / (60 V) Compute T <sub>3</sub>	0.0	0.0	0.0	0.0	0.0

Watershed or Subarea T<sub>c</sub> = T<sub>1</sub> + T<sub>2</sub> + T<sub>3</sub> = 8.0  
 \*T<sub>c</sub> is rounded to nearest whole number

**WEIGHTED RUNOFF COEFFICIENT**

Land Use Type, Description, Land Slope	C <sub>1</sub>	C <sub>10</sub>	C <sub>25</sub>	C <sub>100</sub>	Area (ac)	C <sub>w</sub> xArea	C <sub>10</sub> xArea	C <sub>25</sub> xArea	C <sub>100</sub> xArea
Single Family Res., >20K, Avg. 2-7%	0.38	0.44	0.49	0.56	0.00	0.00	0.00	0.00	0.00
Asphaltic	0.73	0.81	0.86	0.95	0.00	0.00	0.00	0.00	0.00
Concrete	0.75	0.83	0.88	0.97	0.02	0.02	0.02	0.02	0.02
Fair Condition, Avg. 2-7%	0.33	0.38	0.42	0.49	0.29	0.10	0.11	0.12	0.14
Forest/Woodlands, Avg. 2-7%	0.31	0.36	0.40	0.47	0.00	0.00	0.00	0.00	0.00
Poor Condition, Avg. 2-7%	0.37	0.43	0.46	0.53	0.07	0.03	0.03	0.03	0.04
Total					0.38	0.14	0.16	0.17	0.20
C (Weighted) = Total CxArea / Total Area						0.36	0.41	0.45	0.52

**RAINFALL INTENSITY**      **PEAK DISCHARGE SUMMARY**

Coefficient	Bell				Frequency	Drainage Area (Total) ac			
	2-Year	10-Year	25-Year	100-Year		0.38	0.38	0.38	0.38
b	56	77	90	102	C (Weighted)	0.36	0.41	0.45	0.52
d	8.0	8.5	8.5	8.0	Intensity, I	6.13	8.82	10.36	12.71
e	0.798	0.773	0.771	0.751	Runoff, Q	0.84	1.39	1.78	2.53

**DRAINAGE AREA ID:** DA A3  
**CONDITION:** EXISTING

**TIME OF CONCENTRATION SUMMARY**  
 Overland Sheet Flow (T<sub>1</sub>)

Segment ID	1		
Manning's Roughness Coefficient, n (Table 2-3)	0.24		
Flow Length, L	100		
Two-year 24-hour rainfall, P <sub>2</sub>	4.04		
Land slope, S	1.44		
T <sub>1</sub> = 0.007 (60) (Ln) <sup>0.58</sup> / (P <sub>2</sub> <sup>0.5</sup> S <sup>0.5</sup> )	14.5	0.0	14.5

**Shallow Concentrated Flow (T<sub>2</sub>)**

Paved: V = 20.32 (S)<sup>1.49</sup>  
 Unpaved: V = 16.13 (S)<sup>1.49</sup>

Segment ID	2				
Surface Description (Paved or Unpaved)	Unpaved	Paved	Paved	Paved	Paved
Flow Length, L	710	0	0	0	0
Watercourse Slope, S	5.77	0.00	0.00	0.00	0.00
Average Velocity, V	3.9	0.0	0.0	0.0	0.0
T <sub>2</sub> = L / (60 V)	3.1	0.0	0.0	0.0	0.0

**Open Channel or Storm Sewer Flow (T<sub>3</sub>)**

Segment ID					
Cross Sectional Flow Area, a					
Wetted Perimeter, P <sub>w</sub>					
Hydraulic Radius, R=a/P <sub>w</sub> Compute R	0.00	0.00	0.00	0.00	0.00
Channel Slope, S	0.00	0.00	0.00	0.00	0.00
Manning's Roughness Coefficient, n	0.060				
V = (1.49/n) R <sup>2/3</sup> (S) <sup>0.5</sup> Compute V	0.00	0.00	0.00	0.00	0.00
Flow Length, L	0.00	0.00	0.00	0.00	0.00
T <sub>3</sub> = L / (60 V) Compute T <sub>3</sub>	0.0	0.0	0.0	0.0	0.0

Watershed or Subarea T<sub>c</sub> = T<sub>1</sub> + T<sub>2</sub> + T<sub>3</sub> = 18.0  
 \*T<sub>c</sub> is rounded to nearest whole number

**WEIGHTED RUNOFF COEFFICIENT**

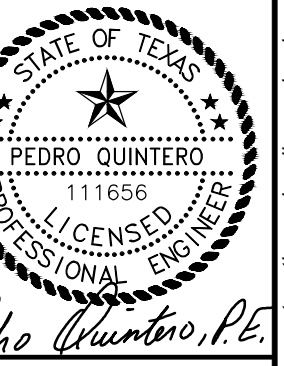
Land Use Type, Description, Land Slope	C <sub>1</sub>	C <sub>10</sub>	C <sub>25</sub>	C <sub>100</sub>	Area (ac)	C <sub>w</sub> xArea	C <sub>10</sub> xArea	C <sub>25</sub> xArea	C <sub>100</sub> xArea
Single Family Res., >20K, Avg. 2-7%	0.38	0.44	0.49	0.56	0.73	0.28	0.32	0.36	0.41
Asphaltic	0.73	0.81	0.86	0.95	0.17	0.12	0.14	0.14	0.16
Concrete	0.75	0.83	0.88	0.97	0.03	0.02	0.02	0.03	0.03
Fair Condition, Avg. 2-7%	0.33	0.38	0.42	0.49	1.39	0.46	0.53	0.59	0.68
Forest/Woodlands, Avg. 2-7%	0.31	0.36	0.40	0.47	1.54	0.48	0.55	0.61	0.72
Poor Condition, Avg. 2-7%	0.37	0.43	0.46	0.53	1.32	0.49	0.57	0.61	0.70
Total					5.17	1.84	2.13	2.33	2.70
C (Weighted) = Total CxArea / Total Area						0.36	0.41	0.45	0.52

**RAINFALL INTENSITY**      **PEAK DISCHARGE SUMMARY**

Coefficient	Bell				Frequency	Drainage Area (Total) ac			
	2-Year	10-Year	25-Year	100-Year		5.17	5.17	5.17	5.17
b	56	77	90	102	C (Weighted)	0.36	0.41	0.45	0.52
d	8.0	8.5	8.5	8.0	Intensity, I	4.16	6.11	7.19	8.83
e	0.798	0.773	0.771	0.751	Runoff, Q	7.67	13.01	16.77	23.81

No.	DATE	REVISIONS	REMARKS

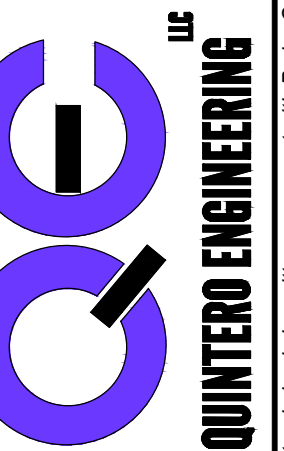
01/26/2021



ISSUED FOR REVIEW,  
COMMENT ONLY.

PROJECT NO.: 011-20  
DATE: JANUARY 2021

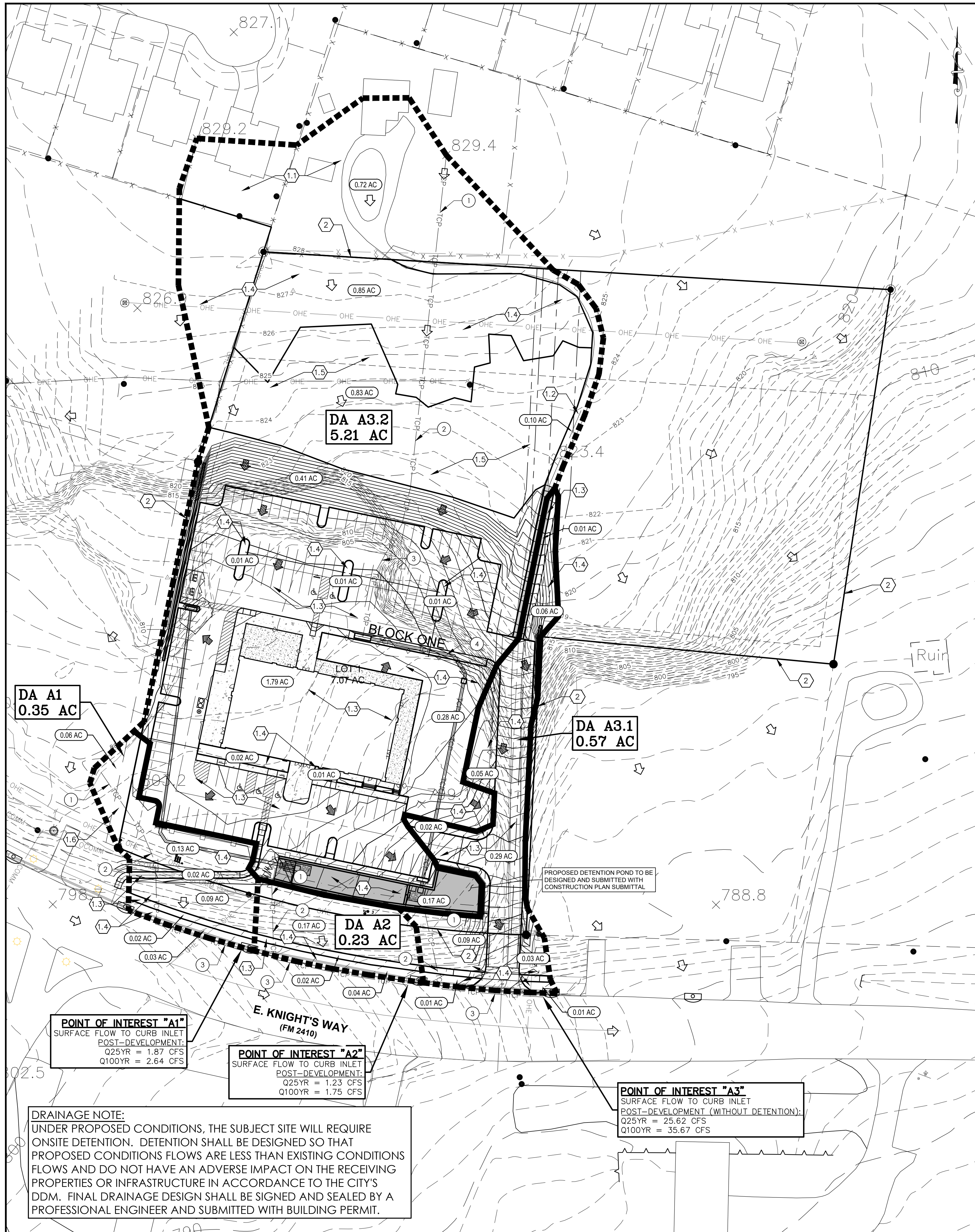
QUINTERO ENGINEERING, LLC  
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 KILLEEN, TEXAS 76549  
 PHONE: (254) 493-9962  
 FAX: (254) 432-7070  
 T.B.P.E. FIRM NO.: 14709  
 T.B.P.L.S. FIRM NO.: 101941-10



ESCAPOLOGY ADDITION  
 FM 2410  
 HARKER HEIGHTS, BELL COUNTY, TEXAS  
**DRAINAGE CALCULATIONS - EXISTING**

SHEET TITLE:  
**D1.2**

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### Drainage Legend

**DRAINAGE AREA ABBREVIATION**  
WATERSHED LETTER  
**DA A** ← WATERSHED I.D.  
**65.86 AC** ← AREA (ACRES)

**WATERSHED BOUNDARY LABEL**  
SUB-DRAINAGE AREA  
SUB-DRAINAGE AREA NUMBER  
**DA 1A-2** ← SUB-DRAINAGE AREA I.D.  
**1.65 AC** ← AREA (ACRES)

**SUB-BASIN AREA LABEL**  
DRAINAGE AREA I.D.  
SUB-DRAINAGE AREA NUMBER  
**DA 1A-6.3** ← SUB-DRAINAGE AREA I.D.  
**4.28 AC** ← AREA (ACRES)

**SUB-BASIN AREA LABEL**  
(FOR ROAD/CHANNEL SECTION CAPACITY CALCS)  
**1.65 AC** ← AREA (ACRES)

**LANDUSE AREA LABEL**

— TCE — Existing Time Of Concentration  
— TCP — Proposed Time Of Concentration

▬ Existing Watershed Boundary  
▬ Existing Sub-Basin Area  
▬ Proposed Watershed Boundary  
▬ Proposed Sub-Basin Area  
▬ Proposed Sub-Basin Area for Street and/or Channel Capacities  
▬ Existing or Proposed Land Use Area

↙ Existing Drainage Arrow  
↘ Proposed Drainage Arrow

③ Time of Concentration Segment I.D.

S — STREET  
C — CHANNEL

◇ SDCS  
1A.1 ← DRAINAGE CAPACITY SECTION  
← SDCS I.D.  
← SECTION NUMBER  
← SUB-DRAINAGE AREA

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

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

- ### KEY NOTES
- LAND USE TYPE:
    - SINGLE FAMILY RES., >20K SQ. FT, AVERAGE, 2-7%
    - ASPHALTIC
    - CONCRETE
    - FAIR CONDITION, AVERAGE, 2-7%
    - FOREST/WOODLANDS, AVERAGE, 2-7%
    - POOR CONDITION, AVERAGE, 2-7%
  - PROPERTY LINE

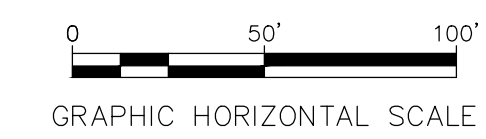
- NOTES:**
- DRAINAGE METHODOLOGY AND ASSUMPTIONS
    - HYDROLOGY METHOD OF ANALYSIS: RATIONAL METHOD
    - TIME OF CONCENTRATION: SCS TECHNICAL RELEASE 55 (TR-55) (MINIMUM 6 MINUTES)
    - LAND USE: 2006 PLANIMETRIC DATA AND 2017 IMAGERY FROM GOOGLE EARTH
    - RUNOFF COEFFICIENT: RATIONAL METHOD "C"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

**POINT OF INTEREST "A1"**  
SURFACE FLOW TO CURB INLET  
POST-DEVELOPMENT:  
Q25YR = 1.87 CFS  
Q100YR = 2.64 CFS

**POINT OF INTEREST "A2"**  
SURFACE FLOW TO CURB INLET  
POST-DEVELOPMENT:  
Q25YR = 1.23 CFS  
Q100YR = 1.75 CFS

**POINT OF INTEREST "A3"**  
SURFACE FLOW TO CURB INLET  
POST-DEVELOPMENT (WITHOUT DETENTION):  
Q25YR = 25.62 CFS  
Q100YR = 35.67 CFS

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

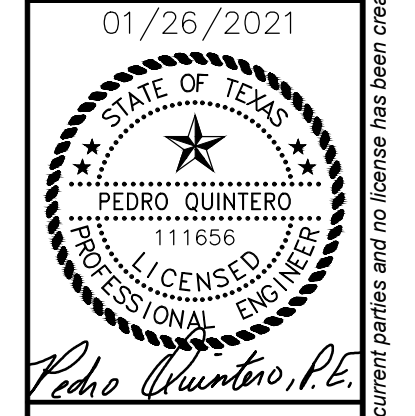


Released for Construction for a period of 12 months from the date below.

City Representative Date



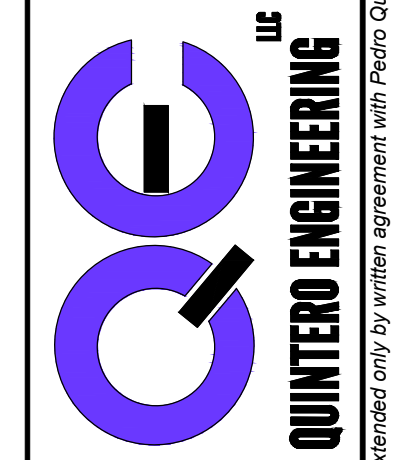
NO.	DATE	REVISIONS	REMARKS



ISSUED FOR REVIEW, COMMENT ONLY.

PROJECT NO.: 011-20  
DATE: JANUARY 2021

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T.B.P.E. FIRM NO.: 14709  
T.P.L.S. FIRM NO.: 10194110



ESCAPOLOGY ADDITION  
FM 2410  
HARKER HEIGHTS, BELL COUNTY, TEXAS

**DRAINAGE CALCULATIONS - PROPOSED**

SHEET TITLE: D2.1

DRAWING NO.: D2.1

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Drainage Area ID: DA A1  
Condition: PROPOSED

TIME OF CONCENTRATION SUMMARY

Table with 5 columns: Segment ID, Manning's Roughness Coefficient, Flow Length, Two-year 24-hour rainfall, Land slope, and Compute T1. Values for Segment 1: n=0.15, L=50, P2=4.04, S=1.57, T1=5.5.

Shallow Concentrated Flow (T2)

Table with 5 columns: Surface Description, Flow Length, Watercourse Slope, Average Velocity, and Compute T2. Values for Segment 2: Unpaved, L=102, S=5.83, V=3.9, T2=0.4.

Open Channel or Storm Sewer Flow (T3)

Table with 5 columns: Cross Sectional Flow Area, Wetted Perimeter, Hydraulic Radius, Channel Slope, Manning's Roughness Coefficient, Compute V, Flow Length, and Compute T3. Values for Segment 2: a=0.00, Pw=0.00, R=0.00, S=0.00, n=0.060, V=0.00, L=0.00, T3=0.0.

WEIGHTED RUNOFF COEFFICIENT

Table with 10 columns: Land Use Type, Description, Land Slope, C1, C10, C25, C100, Area (ac), CxArea, C10xArea, C25xArea, C100xArea. Total C (Weighted) = 0.38.

RAINFALL INTENSITY

Table with 10 columns: Coefficient, 2-Year, 10-Year, 25-Year, 100-Year, C (Weighted), Intensity I, Intensity I, Intensity I, Runoff, Q. Values for Coefficient b: 56, 77, 90, 102, C=0.38, I=8.0, I=8.5, I=8.0, Q=0.798.

Drainage Area ID: DA A2  
Condition: PROPOSED

TIME OF CONCENTRATION SUMMARY

Table with 5 columns: Segment ID, Manning's Roughness Coefficient, Flow Length, Two-year 24-hour rainfall, Land slope, and Compute T1. Values for Segment 1: n=0.24, L=50, P2=4.04, S=11.92, T1=3.6.

Shallow Concentrated Flow (T2)

Table with 5 columns: Surface Description, Flow Length, Watercourse Slope, Average Velocity, and Compute T2. Values for Segment 2: Unpaved, L=18, S=4.57, V=3.4, T2=0.1.

Open Channel or Storm Sewer Flow (T3)

Table with 5 columns: Cross Sectional Flow Area, Wetted Perimeter, Hydraulic Radius, Channel Slope, Manning's Roughness Coefficient, Compute V, Flow Length, and Compute T3. Values for Segment 2: a=0.00, Pw=0.00, R=0.00, S=0.00, n=0.060, V=0.00, L=0.00, T3=0.0.

WEIGHTED RUNOFF COEFFICIENT

Table with 10 columns: Land Use Type, Description, Land Slope, C1, C10, C25, C100, Area (ac), CxArea, C10xArea, C25xArea, C100xArea. Total C (Weighted) = 0.37.

RAINFALL INTENSITY

Table with 10 columns: Coefficient, 2-Year, 10-Year, 25-Year, 100-Year, C (Weighted), Intensity I, Intensity I, Intensity I, Runoff, Q. Values for Coefficient b: 56, 77, 90, 102, C=0.37, I=8.0, I=8.5, I=8.0, Q=0.798.

Drainage Area ID: DA A3.1  
Condition: PROPOSED

TIME OF CONCENTRATION SUMMARY

Table with 5 columns: Segment ID, Manning's Roughness Coefficient, Flow Length, Two-year 24-hour rainfall, Land slope, and Compute T1. Values for Segment 1: n=0.15, L=50, P2=4.04, S=13.4, T1=2.3.

Shallow Concentrated Flow (T2)

Table with 5 columns: Surface Description, Flow Length, Watercourse Slope, Average Velocity, and Compute T2. Values for Segment 2: Unpaved, L=20, S=6.94, V=4.2, T2=0.1.

Open Channel or Storm Sewer Flow (T3)

Table with 5 columns: Cross Sectional Flow Area, Wetted Perimeter, Hydraulic Radius, Channel Slope, Manning's Roughness Coefficient, Compute V, Flow Length, and Compute T3. Values for Segment 2: a=0.00, Pw=0.00, R=0.00, S=0.00, n=0.060, V=0.00, L=0.00, T3=0.0.

WEIGHTED RUNOFF COEFFICIENT

Table with 10 columns: Land Use Type, Description, Land Slope, C1, C10, C25, C100, Area (ac), CxArea, C10xArea, C25xArea, C100xArea. Total C (Weighted) = 0.57.

RAINFALL INTENSITY

Table with 10 columns: Coefficient, 2-Year, 10-Year, 25-Year, 100-Year, C (Weighted), Intensity I, Intensity I, Intensity I, Runoff, Q. Values for Coefficient b: 56, 77, 90, 102, C=0.57, I=8.0, I=8.5, I=8.0, Q=2.16.

Drainage Area ID: DA A3.2  
Condition: PROPOSED

TIME OF CONCENTRATION SUMMARY

Table with 5 columns: Segment ID, Manning's Roughness Coefficient, Flow Length, Two-year 24-hour rainfall, Land slope, and Compute T1. Values for Segment 1: n=0.24, L=100, P2=4.04, S=1.44, T1=14.5.

Shallow Concentrated Flow (T2)

Table with 5 columns: Surface Description, Flow Length, Watercourse Slope, Average Velocity, and Compute T2. Values for Segment 2: Unpaved, L=247, S=8.26, V=4.6, T2=0.9.

Open Channel or Storm Sewer Flow (T3)

Table with 5 columns: Cross Sectional Flow Area, Wetted Perimeter, Hydraulic Radius, Channel Slope, Manning's Roughness Coefficient, Compute V, Flow Length, and Compute T3. Values for Segment 4: a=3.53, Pw=4.71, R=0.75, S=1.50, n=0.013, V=11.58, L=238.00, T3=0.3.

WEIGHTED RUNOFF COEFFICIENT

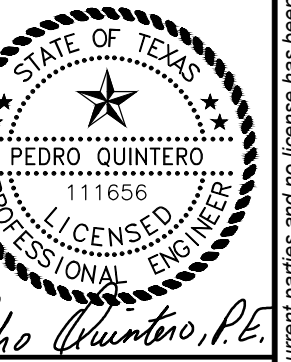
Table with 10 columns: Land Use Type, Description, Land Slope, C1, C10, C25, C100, Area (ac), CxArea, C10xArea, C25xArea, C100xArea. Total C (Weighted) = 0.49.

RAINFALL INTENSITY

Table with 10 columns: Coefficient, 2-Year, 10-Year, 25-Year, 100-Year, C (Weighted), Intensity I, Intensity I, Intensity I, Runoff, Q. Values for Coefficient b: 56, 77, 90, 102, C=0.49, I=8.0, I=8.5, I=8.0, Q=11.20.

REVISIONS table with columns: No., DATE, REVISIONS, BY.

01/26/2021



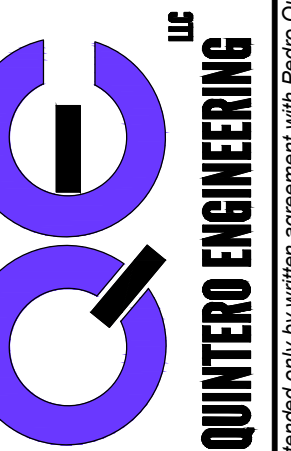
Pedro Quintero, P.E.

ISSUED FOR REVIEW, COMMENT ONLY.

PROJECT NO.: 011-20

DATE: JANUARY 2021

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T.B.P.E. FIRM NO.: 14709  
T.B.P.L.S. FIRM NO.: 10194110



ESCAPOLY ADDITION

FM 2410

HARKER HEIGHTS, BELL COUNTY, TEXAS

DRAINAGE CALCULATIONS - PROPOSED

SHEET TITLE:

DRAWING NO.:

D2.2

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# ESCAPOLOGY ADDITION

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P21-11 – Final Plat

Plat Distributed to HH Staff: January 27, 2021

Comments Sent to Engineer/Surveyor: February 4, 2021

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

## **Planning & Development**

1. Water connectivity (“8-inch Proposed Water Line Bore & Encasement” beneath FM 2410) must be completed prior to request for final plat approval by P&Z and filing with Bell County. Please reference the pertinent section of code (§154.23) below:

- General. In order to record an approved final plat in which public infrastructure improvements are required, the developer shall construct the improvements to the approval of the city or file a guarantee of performance in lieu of completing the infrastructure prior to recordation of the plat. All such construction shall be inspected while in progress by the Public Works Department and must be approved upon completion by the Public Works Director or his or her designee.

(B) Filing a guarantee. If the developer elects to file a guarantee of performance in lieu of completing construction prior to recording the plat, one of the following methods of posting security shall be used, while the city does reserve the right to select which of the following guarantees of performance is utilized.

(1) Unconditional letter of credit from a local bank, local federally insured Savings and Loan Association or other financial institution in a form acceptable to the city and signed by a principal officer of the institution, agreeing to pay to the city, on demand, a stipulated sum of money to apply to the estimated costs of completion of all required improvements, cost of completion of the required improvements being verified by the City Engineer.

The letter of credit shall be dated to expire not less than one year from the recordation of the final plat. If the required infrastructure is not complete within six months of acceptance of the letter of credit, the city shall use the funds to construct the improvements.

(2) Performance bond submitted with the city by a surety company holding a license to do business in the State of Texas, in a form acceptable to the city, in an amount equal to the estimated costs of completion of required improvements verified by the City Engineer. It shall be dated to expire not less than one year from the recordation of the final plat. If the required infrastructure is not complete within six months of acceptance of the letter of credit, the city shall use the funds to construct the improvements.

(C) Guarantee of performance. For the guarantee of performance, as described in this section, the Engineer whose stamp and signature are found on the final plat and final engineering drawings shall prepare a detailed estimate of outstanding infrastructure items to include the cost of each item, the cost of installation of each item and the total

cumulative cost of all outstanding infrastructure items. This detailed estimate should be stamped and signed by the Engineer. The city's Engineer shall review this detailed estimate to ensure that all items are accounted for and are valued at costs that are reasonable given the market at the time of which the project occurs. The city may request that the developer make modifications to the detailed estimate to reflect comments from the city's Engineer. Once approved by the city's Engineer, the city will accept the guarantee of performance, as described in this section, for the total cumulative cost as shown on the detailed estimate, and the final plat shall be filed with the county.

**Construction plans have been prepared for this development and shall be submitted to the City for your review and comment. Our client has been advised that they will need to file a guarantee prior to the recordation of the final plat.**

2. Per Section 154.22(B)(1)(f), applicant shall amend or remove note 4 on the plat dedication page. The passage easement must permit the free flow of access and can not be blocked by a retaining wall. Additionally, construction of a retaining wall will not be permitted over public water or sewer infrastructure. Please identify the location of said retaining wall (is it parallel to and along the easement line as shown by a thick gray line on the Utility Layout sheet).

**Due to the existing topography of the proposed site and prior coordination with the City on the preliminary plat, a retaining wall is required to maintain free flow access to the adjoiner to the North. The retaining wall is depicted by the thick gray line shown on the Utility Layout and will be located parallel to the passage easement along the East property line. No utilities are being proposed in this underground utility easement at this time.**

3. Per Section 154.22(B)(1)(f), applicant shall provide a note on the plat dedication page clarifying the intent (ownership and maintenance) of the passage easement (i.e. private passage easement and public underground utility easement).

**The annotation has been revised to reflect private passage easement, please see revised plat.**

4. Per Section 154.22(B)(1)(f), applicant shall clarify the purpose of the called 15' PUE. Applicant calls for a 15' PUE along the western property boundary. Said PUE is not labeled as for underground utilities only and is shown to encroach in the proposed parking spaces. As a result, applicant is advised that some parking spaces and the dumpster enclosure may be lost due to above ground utilities.

**The PUE has been removed, please see revised plat.**

5. Per Sections 154.22(B)(1)(i) & 154.22(B)(2)(d), Applicant shall provide a note addressing how wastewater service will be provided to the remaining undeveloped portion of the parcel. If a public collection main is required, then please provide that construction value in the requested performance bond.

**The proposed development will be contained to the improvements shown on the Utility Layout and will be serviced by the sewer service shown on the Utility Layout. The undeveloped portion of this property is to remain undeveloped.**

6. The currently illustrated fire hydrant is located such that access is through the proposed detention basin. As directed by the Fire Marshall during the preliminary plat review, the Applicant

shall adjust the fire hydrant location such that a fire hydrant that is accessible from the passage easement is provided.

**Final placement of the proposed fire hydrant shall be coordinated with the construction plan submittal.**

7. Per Section 154.22(B)(2)(j) and 154.22(B)(2)(n), applicant shall provide a drainage information and calculations for the entire site to include but limited to detention pond locations, approximate size of facilities, flow line elevations, direction of flow. Applicant shall clarify intent of drainage for the entire parcel as presented in the concept plan & Utility Layout sheet, how detention will outfall to TXDOT, and address how the sole point of entry into the subdivision will not be inundated.

**A full drainage analysis shall be submitted with the construction plans for the City's review comment and approval.**

8. Per Section 154.22(B)(2)(n) and TXDOT's comments, the applicant has illustrated over 75 parking spaces, therefore please provide a copy of the TIA showing the feasibility of the driveway location and addressing any TXDOT required passage easements.

**A TIA is currently being prepared and shall be submitted to TxDOT.**

9. Per Section 154.22(B)(2)(n) and TXDOT's comments, applicant shall coordinate with TXDOT to allow for pedestrian access/connectivity of the sidewalk as illustrated on the Utility Layout sheet.

**Duly noted.**

10. Applicant is advised that this final plat will go before Planning & Zoning Commission for approval on February 24, 2021 and a representative of the plat must attend via teleconference or in person.

**Duly noted.**

#### **Public Works**

1. Add an 8-inch gate valve on the west run of the 8-inch tee. The City of Harker Heights will provide the flush assembly typical drawing with automated flush valve. Include the fire hydrant gate valve on the utility layout.

**A gate valve has been added to the fire hydrant. The fire hydrant shall be constructed in accordance to the City's standards and specifications.**

2. Provide a performance bond for the proposed water line public infrastructure.

**Duly noted, please see response for Planning and Development Comment 1.**

3. Public Works is verifying the location of the 8-inch water line.

**Duly noted**

#### **Consulting Engineer**

1. I am not comfortable with final plat approval without a detention design. If the building plan does not go through, we have a final plat without drainage improvements.

**A final drainage design has been prepared and will be submitted for the City to review, comment and approve.**

### **Fire Marshal**

1. The water line should extend to both the east and west property lines.

**The water line has been revised, please see revised Utility Layout.**

2. Based upon the elevation difference the hydrant should be placed next to the entrance.

**Duly noted, this item will be coordinated with City staff during the construction plan review.**

3. Based upon the listed occupancy types consideration should be given for the addition of the underground portions of an automatic sprinkler system with remote FDC.

**Duly noted, this item will be coordinated with City staff during the construction plan review.**

4. Depending on the construction type additional hydrants may be required. A 19,000 SF bldg. has an approximate 3,000gpm fire flow if type 2B or 3B construction, this would require 3 hydrants

**Duly noted, this item will be coordinated with City staff during the construction plan review.**

5. A 24-foot fire lane will be needed.

**A 24-foot fire lane will be provided.**

### **Building Official**

1. Note 4 states that a variable height wall shall be permitted within 41' easement. No structures should be allowed within the 41' passage easement.

**Please see response for Planning and Development Comment 2.**

2. Drainage plan shows that onsite detention will be utilized. Proved location of detention.

**The proposed detention pond is located west of the passage easement and is called on sheet D2.1.**

### **ONCOR**

#### **Century Link**

#### **Time Warner Cable/Spectrum**

### **ATMOS**

1. Atmos has no gas facilities within the area. No conflict

### **TXDOT**

1. TxDOT requests a one foot non-access easement to be placed along the entire frontage abutting FM 2410 ending at the western boundary of the 41' wide passage easement. It should also be noted that if the development has 75 or more parking, a TIA will be required.

**A 1 ft non-access easement has been added to the plat, please see revised plat. A TIA is currently being prepared and shall be submitted to TxDOT.**

## **Kristina Ramirez**

---

**From:** Kristina Ramirez  
**Sent:** Wednesday, February 17, 2021 2:45 PM  
**To:** Courtney Peres  
**Cc:** Mark Hyde; Otto Wiederhold; Michael Beard; Wilson Everett; Brad Alley  
**Subject:** RE: Revisions - Escapology Addition Final Plat

Below is my review of the other outstanding items.

### **Planning & Development**

1. Not Met. The submission of a cost estimate for review by city staff and the submission of the guarantee must be submitted prior to the final plat being approved by the Planning & Zoning Commission.
2. Met
3. Met
4. Met.
5. Response Noted. Applicant is advised that it will be the responsibility of the land owner to extend water and sewer utilities at such time the back portion of the parcel is developed.
6. Met.
7. Not Met. Applicant shall provide a copy of the final drainage design that was indicated in the response to the City's consulting engineer and as required by code. More specifically, will the drainage design be for the ultimate buildout of the subdivision or only for the currently proposed development at the front of the subdivision and is the illustrated size and location sufficient for the tight development such that the easement/fire lanes and other requirements will fit within the subdivision as illustrated.
8. Noted. Since TXDOT has approved the driveway location per their comments, then the TIA must be submitted prior to release of construction plans for the subdivision.
9. Noted. Since TXDOT has approved the driveway location per their comments, then the TIA must be submitted prior to release of construction plans for the subdivision.
10. As a result of the outstanding items, the Planning & Zoning Commission may make an recommendation to the City Council to approve the plat with conditions. However, said conditions would need to be met prior to the City Council Meeting on February 9, 2021.

### **Public Works**

1. Met.
2. Not Met. See Planning & Development Comment #1 response.
3. Met.

### **Consulting Engineer**

1. Not Met. See Planning & Development Comment #7 response.

### **Building Official**

1. Met.

2. Met.

Respectfully,

Kristina Ramirez  
Planning & Development Director  
City of Harker Heights | 305 Miller's Crossing | Harker Heights, TX 76548  
T: 254-953-5663 | F: 254-953-5666 | [kramirez@harkerheights.gov](mailto:kramirez@harkerheights.gov)



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

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**From:** Brad Alley <[balley@harkerheights.gov](mailto:balley@harkerheights.gov)>  
**Sent:** Tuesday, February 16, 2021 5:05 PM  
**To:** Courtney Peres <[cperes@harkerheights.gov](mailto:cperes@harkerheights.gov)>  
**Cc:** Kristina Ramirez <[kramirez@harkerheights.gov](mailto:kramirez@harkerheights.gov)>; Mark Hyde <[mhyde@harkerheights.gov](mailto:mhyde@harkerheights.gov)>; Otto Wiederhold <[owiederhold@walkerpartners.com](mailto:owiederhold@walkerpartners.com)>; Michael Beard <[mbeard@harkerheights.gov](mailto:mbeard@harkerheights.gov)>; Wilson Everett <[weverett@harkerheights.gov](mailto:weverett@harkerheights.gov)>  
**Subject:** Re: Revisions - Escapology Addition Final Plat

All of my comments were addressed.

Brad

Sent from my iPhone

On Feb 16, 2021, at 16:13, Courtney Peres <[cperes@harkerheights.gov](mailto:cperes@harkerheights.gov)> wrote:

All,

Hope everyone is safe and warm! We have received revisions and comment responses to the Escapology Addition Final Plat. Please review the attached documents and reply with **any additional comments/concerns no later than February 18, 2021**. If you have no additional comments and responses from the applicant have been adequately met please respond to this e-mail stating such.

**Best!**

<image003.png>  
Courtney Peres, CNU-A  
City Planner

City of Harker Heights | 305 Millers Crossing | Harker Heights, TX 76548  
T: 254-953-5643 | [cperes@harkerheights.gov](mailto:cperes@harkerheights.gov)

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Links to:

[Harker Heights Website](#)

[My Government Online](#)

[Harker Heights Code of Ordinances](#)

[Harker Heights GIS Map](#)

<P21-11\_Combined Comments\_Escapology Final Plat\_021621\_RESPONSES.pdf>

<P21-11\_Plat\_021621.pdf>

<P21-11\_Utility Layout\_021621.pdf>