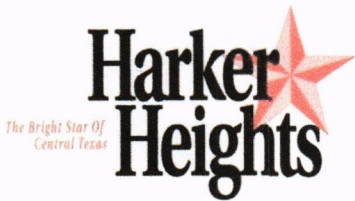


**Harker Heights  
Planning and Zoning  
Commission  
Meeting  
Wednesday,  
September 25, 2019  
6:00 P.M.**



**PLANNING & ZONING COMMISSION  
WORKSHOP AND MEETING AGENDA  
HARKER HEIGHTS CITY HALL  
WEDNESDAY, SEPTEMBER 25, 2019 – 6:00 P.M.**

Notice is hereby given that the Planning and Zoning Commission (P&Z) of the City of Harker Heights will hold a regular meeting beginning at 6:00 P.M. on September 25, 2019, and continuing from day to day thereafter if necessary. The Planning and Zoning Commission (P&Z) of the City of Harker Heights, Texas will hold their Meeting 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. INVOCATION**
- III. PLEDGE OF ALLEGIANCE:**

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

Honor the Texas Flag. I pledge allegiance to thee Texas; one state under God, one and indivisible.
- IV. CONSENT AGENDA**
  1. Approval of Minutes from the Special Planning and Zoning Meeting held on September 11, 2019.
- V. Report on City Council results from September 10, 2019 meeting.**
- VI. Recognition of Affidavits for Conflict of Interest.**
- VII. Report on Development Activity.**
- VIII. 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 submit a Citizen's Comment Form to the Planning & Development Administrative Assistant prior to the start of the meeting. *No action may be taken by the Planning and Zoning Commission during Public Comments.*

**IX. NEW BUSINESS:**

1. **CP19-03** Discuss and consider a request by Jerome and Rachel Gomer for concept plan approval on property described as 1.442 acres of land, more or less, described in a General Warranty Deed recorded under Instrument Number 2019-00021233 in the Real Property Records of Bell County, Texas, generally located at 1808 Ponca Trace, Harker Heights, Bell County, Texas.
2. **P19-11** Discuss and consider a request by Jerome and Rachel Gomer for preliminary plat approval for the proposed Sapiyah Plains Phase Two, on 3.397 acres being part of the H.B. Littlefield Survey, Abstract No. 511, being part of a called 5.44 acre tract of record in Volume 1380, Page 255, Deed Records of Bell County, Texas, generally located at the corner of Ute Trail and Warriors Path, Harker Heights, Bell County, Texas.

**X. REPORTS FROM COMMISSIONERS**

**XI. STAFF COMMENTS**

**XII. ADJOURNMENT**

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Harker Heights, Texas, was posted at the Harker Heights Municipal Building, which is readily accessible to the public at all times, by **10:00 A.M. on Friday, September 20, 2019.**

*Tiffany Dake*

*Tiffany Dake*  
*Planning and Development Administrative Assistant*



Minutes of the Special Meeting of the Harker Heights  
Planning & Zoning Commission held at the City Hall Building,  
September 11, 2019

Present:

Larry Robison	Chairman
Robert Robinson III	Vice Chair
Kay Carey	Commissioner
Darrel Charlton	Commissioner
Noel Webster	Commissioner
Stephen Watford	Commissioner

Absent:

Joshua McCann	Commissioner
Adam Parker	Commissioner
Jan Anderson	Commissioner
Rodney Shine	Alternate Commissioner
Dustin Hallmark	Alternate Commissioner
Nuala Taylor	Alternate Commissioner
Kendall Cox	Alternate Commissioner

Staff:

Joseph Molis	Director Planning&Development
Courtney Pate	Senior Planner/GIS Coordinator
Dan Phillips	GIS Analyst/Planner
Tiffany Dake	Planning Admin. Assistant

Absent:

Mark Hyde	Director Public Works
Brad Alley	Fire Marshal

A quorum was established and the meeting was called to order at 5:30 P.M.

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

Next was the report on City Council actions regarding recommendations resulting from the August 28, 2019 Planning and Zoning meeting.

Next was citizens to be heard. There was no one present to speak.

Next under Public Hearings, Mr. Molis presented **Z19-19** Conduct a public hearing to discuss and consider recommending an ordinance to amend conditions of the PD-B (Planned Development Business) zoning district to allow additional parking arrangements on the property located at 107 Mountain Lion Road, described as 2.930 acres (previously called 2.925 acres) out of the R.W. Tom Survey, Abstract No. 838, being the same tract conveyed to Armed Services YMCA of the USA, Killeen, recorded in Instrument No. 2014-00021525, Real Property Records of Bell County, Texas.

Commissioner Charlton asked who was responsible for maintaining the parking lot at 107 Mountain Lion Rd. Mr. Molis said it is owned and maintained by ASYMCA. Commissioner Webster asked how many vehicles will be with the church and what about trash or lines fading in the parking lot. Mr. Molis stated it would be ASYMCA responsibility to maintain the parking lot and enforce the lease agreement with the church to hold them accountable if need be. Chairman Robison asked Mr. Molis if there is a parking issue and Mr. Molis stated there was on Saturdays. Commissioner Webster asked if they were redoing and rebuilding at 111 Mountain Lion Rd. Mr. Molis said the church at 111 Mountain Lion Rd. will be making modifications to the house with a possible building to house 150 members. With that number they will only need 50 parking spaces from the parking lot at 107 Mountain Lion Rd. The church would park at the back half of the parking lot. Commissioner Webster commented that he wanted a more concrete end time for the church's use of the parking lot.

Mr. Steven Watson of 4811 Creekside Dr., Killeen, TX 76543 was present to speak about the amendment to the ordinance to allow parking arrangements on the property at 107 Mountain Lion Rd. Mr. Watson is the assistant pastor at Grace Bible Church in Killeen and they are expanding their church to Harker Heights. They currently have about 50-60 adults and 30-40 children. He stated that the church wants to be a blessing to the city and volunteer in programs the city already has going on, such as coaching at the ASYMCA. Commissioner Charlton asked if there was an intent for a childcare facility. Mr. Watson said there is no intent for a childcare facility. Commissioner Webster asked who owned the property at 111 Mountain Lion Rd. Mr. Watson said someone else in the church owns the property. Commissioner Carey was concerned about having a cut off time for the church to use the parking lot. Mr. Watson said they would take more time if made available to them but they will comply with requirements set by the zoning. Commissioner Watford asked if they will expand. Mr. Watson said they can add additional services if needed and plant another church in Nolanville or North/West Killeen for additional growth.

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

Chairman Robison then closed the public hearing. A motion was made by Commissioner Carey that they recommended approval of an ordinance to amend conditions of the PD-B zoning to add number thirteen (13) to read the Armed Services YMCA located at 110 Mountain Lion Rd shall allow 111 Mountain Lion Rd to share the use of its parking facilities at 107 Mountain Lion Rd, amending the proposed amendment by eliminating time restrictions. Commissioner Watford seconded the motion. Commissioner Webster wanted to amend the motion to include a written lease between the two parties. There was not a second so it failed. The original motion passed (4-2) with Commissioners Carey, Watford, Robison and Charlton in favor of the motion and Commissioners Robinson and Webster against the motion. Commissioner Robinson clarified his vote by explaining he was in favor of sharing the parking lot but wanted time restrictions.

Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 6:23 P.M.

**Larry Robison, Chairman**

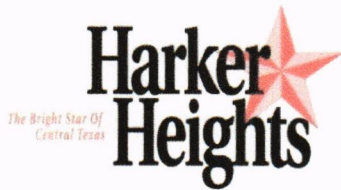
**DATE:**

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**Adam Parker, Secretary**

**DATE:**

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## PLANNING AND ZONING COMMISSION MEMORANDUM

### CP19-03

### AGENDA ITEM IX-1

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FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: SEPTEMBER 25, 2019

DISCUSS AND CONSIDER A REQUEST BY JEROME AND RACHEL GOMER FOR CONCEPT PLAN APPROVAL ON PROPERTY DESCRIBED AS 1.442 ACRES OF LAND, MORE OR LESS, DESCRIBED IN A GENERAL WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 2019-00021233 IN THE REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS, GENERALLY LOCATED AT 1808 PONCA TRACE, HARKER HEIGHTS, BELL COUNTY, TEXAS

#### **PROJECT DESCRIPTION:**

The applicants, Jerome and Rachel Gomer, have submitted an application for concept plan approval for approximately 1.40 acres of land currently zoned R-MU (Mixed Use Residential District) located along Ponca Trace, an unimproved road running perpendicular to Ute Trail and Pontotoc Trace. The concept plan called Sapiah Plains Phase Three outlines a single phase development consisting of six (6) duplex lots with an average of 9,980 square feet per lot.

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

#### **RECOMMENDATION**

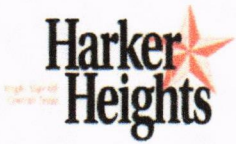
The comments provided by Staff have been addressed or will be resolved during the platting process, and the submitted concept plan meets the standards and ordinances of the City of Harker Heights. Staff recommends approval of the concept plan request by Jerome and Rachel Gomer for Concept Plan approval on property described as 1.442 acres of land, more or less, described in a general warranty deed recorded under instrument number 2019-00021233 in the Real Property Records of Bell County, Texas, generally located at 1808 Ponca Trace, Harker Heights, Bell County, Texas.

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

1. Motion to approve/disapprove a request for Concept Plan approval on property as 1.442 acres of land, more or less, described in a general warranty deed recorded under instrument number 2019-00021233 in the Real Property Records of Bell County, Texas, generally located at 1808 Ponca Trace, Harker Heights, Bell County, Texas.
2. Any other action desired.

#### **ATTACHMENTS:**

1. Application
2. Concept Plan
3. Staff Comments (comments addressed 9/18/19)
4. Location Map



APPLICATION FOR DEVELOPMENT CONCEPT PLAN APPROVAL
Application Fee \$ 50.00

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

SUBDIVISION NAME: Sapiah Plains Ph. 3

NUMBER OF LOTS: (if known) 6 NUMBER OF ACRES 1.4

PROPERTY OWNER: Jerome Gomer and Rachel Gomer

ADDRESS: 1524 Indian Trail, Harker Heights, Bell County, Texas 76548
PHONE: 254-289-8282

DEVELOPER: Jerome Gomer

ADDRESS: 1524 Indian Trail, Harker heights, Bell County, Texas 76548
PHONE: 254-289-8282

SURVEYOR/ENG: Ace Reneau

ADDRESS: 102 N. College/ P.O. Box 1088, Killeen, Bell County, Texas 76541
PHONE: 254-634-5541

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

Jerome Gomer
NAME (PRINT) SIGNATURE
1524 Indian Trail, Harker Heights, Bell County, Texas 76548
ADDRESS

Rachel Gomer
NAME (PRINT) SIGNATURE
1524 Indian Trail, Harker Heights, Bell County, Texas 76548
ADDRESS

TO BE USED FOR CORPORATION/PARTNERSHIP

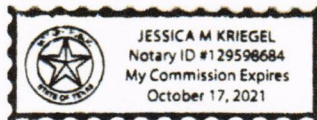
NAME (PRINT) CORP/PARTNERSHIP
ADDRESS

BY: AUTHORIZED AGENT TELEPHONE NO.

- THE DEVELOPER, THROUGH HIS ENGINEER OR AUTHORIZED REPRESENTATIVE, SHALL ACQUIRE ALL REQUIRED NATIONWIDE PERMITS, SUCH AS 401, 402 AND/OR 404, AS APPROPRIATE FROM ENVIRONMENTAL PROTECTIVE AGENCY, THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION AND/OR THE U.S ARMY CORPS OF ENGINEERS.
The developer or their authorized representative must be present at all Planning and Zoning Commission Meetings and City Council Meetings at which their plan or plat is on the agenda for discussion or action. Failure of the developer or their authorized representative to appear before the Planning and Zoning Commission or City Council during a meeting on which the plan or plat is on the agenda for discussion or action may be deemed a withdrawal of the plat or plan.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th DAY OF August, 2019.

Jessica M Kriegel MY COMMISSION EXPIRES: 10/17/21
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







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# SAPIAH PLAINS PHASE 3

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## CP19-03 – Concept Plan

Plat Distributed to HH Staff: September 03, 2019  
Comments Returned to Mitchell & Associates: September 16, 2019  
Response by Mitchell & Associates: September 18, 2019

### Planning & Development

- “Notes” section refers to 5 residential lots, 6 lots shown.  
Revised
- Revise notes to read:
  - Existing Land Use: Vacant
  - Zoning: R-MU Mixed Use Residential
  - Proposed Use: R-2 Duplex ResidentialRevised
- Question: What are the black dots on the plan referencing?  
Power poles from topographic data. Removed for clarity.
- Please identify fire hydrant locations both existing and proposed.  
Locations shown and noted.
- Lacking connectivity to Pontotoc Trace.  
Owner has assured us that Planning has previously agreed to this layout. Please advise.
- Please revise street name from Pontotoc Trail to Pontotoc Trace  
Revised.

### Public Works, Mark Hyde

The submitted concept plan is missing several of the requirements below:

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.

Adjoining property extent expanded.

6. Building placement and building envelopes.
7. Parking layout.

Driveways shown. Please advise.

8. General landscaping and buffer areas.
9. Location of all existing and proposed water and sewer lines.

Utilities shown.

10. All existing and/or proposed public utility easements and private easements.

Easements added.

11. Location of all existing and proposed stormwater drainage easements or onsite detention plan.

Storm water to be modulated within each lot. Calculations to follow with Preliminary Plat.

12. Location of all existing and proposed streets, sidewalks, alleys, and access points.

Additional connectivity data shown.

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.

Shown and noted.

**Consulting Engineer, Otto Wiederhold**

Approval

**Fire Marshal, Brad Alley**

- Approval

**Building Official, Michael Beard**

- Approval

**ONCOR, Jay Walthall**

- Approval

**Century Link, Chris McGuire**

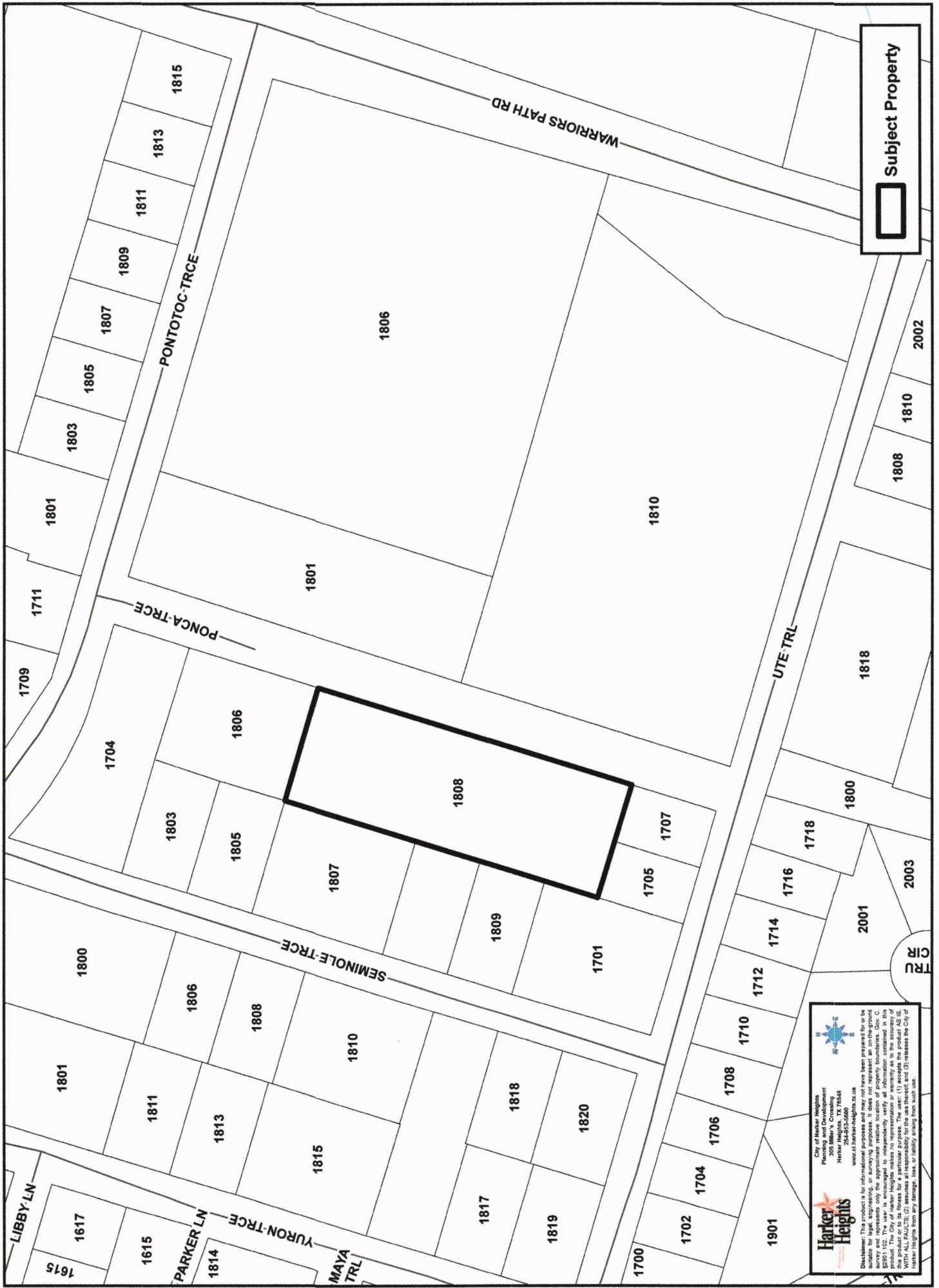
- CENTURYLINK WILL NEED A UTILITY EASEMENT ALONG THE FRONT LOTS OF 1-6 RUNNING ALONG THE WEST SIDE OF PONCA TRACE.

Easement added.

**Charter/Spectrum, Shaun Whitehead**

**ATMOS, Shawn Kelley**

Atmos Energy does not have gas facilities/mains near this property plat.

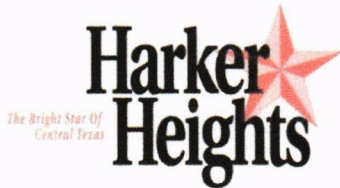


City of Harrier Heights  
 Planning and Development  
 305 Miller's Crossing  
 Harrier Heights, TX 76046  
 817-254-6328  
 www.ci.harrier-heights.tx.us



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 Subject Property



## PLANNING AND ZONING COMMISSION MEMORANDUM

### P19-11

### AGENDA ITEM IX-2

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FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: SEPTEMBER 25, 2019

DISCUSS AND CONSIDER A REQUEST BY JEROME AND RACHEL GOMER FOR PRELIMINARY PLAT APPROVAL FOR THE PROPOSED SAPIAH PLAINS PHASE TWO, ON 3.397 ACRES BEING PART OF THE H.B. LITTLEFIELD SURVEY, ABSTRACT NO. 511, BEING PART OF A CALLED 5.44 ACRE TRACT OF RECORD IN VOLUME 1380, PAGE 255, DEED RECORDS OF BELL COUNTY, TEXAS, GENERALLY LOCATED AT THE CORNER OF UTE TRAIL AND WARRIORS PATH, HARKER HEIGHTS, BELL COUNTY, TEXAS.

#### **PROJECT DESCRIPTION:**

The applicants, Jerome and Rachel Gomer, have submitted an application for preliminary plat approval for approximately 3.397 acres of land zoned R-2 (Two Family Dwelling District) located near the corner of Ute Trail and Warriors Path. The Concept Plan called Sapiah Plains was approved by the Planning and Zoning Commission on May 29<sup>th</sup> as well as a Preliminary/Final Plat for Phase 1. Both were approved by the City Council on June 11<sup>th</sup>.

The applicant has returned with a preliminary plat for Phase 2, which includes twelve (12) duplex lots and the extension of water and wastewater utilities, as well as a new road to be built to city standards. Staff has reviewed the submitted preliminary plat and engineering plans and have made comments to address safety, connectivity, and other pertinent requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

#### **RECOMMENDATION**

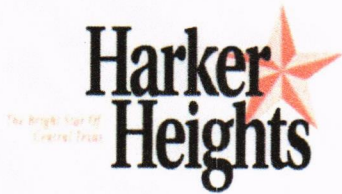
The comments provided by Staff have been addressed, the required concept plan has been approved, and the submitted preliminary plat meets the standards and ordinances of the City of Harker Heights. Staff recommends approval of the preliminary plat for the proposed Sapiah Plains Phase Two, on 3.397 acres being part of the H.B. Littlefield Survey, Abstract No. 511, being part of a called 5.44 acre tract of record in Volume 1380, Page 255, Deed Records of Bell County, Texas, generally located at the corner of Ute Trail and Warriors Path, Harker Heights, Bell County, Texas.

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

1. Motion to approve/disapprove a request for preliminary plat approval for the proposed Sapiyah Plains Phase Two, on 3.397 acres being part of the H.B. Littlefield Survey, Abstract No. 511, being part of a called 5.44 acre tract of record in Volume 1380, Page 255, Deed Records of Bell County, Texas, generally located at the corner of Ute Trail and Warriors Path, Harker Heights, Bell County, Texas.
2. Any other action desired.

**ATTACHMENTS:**

1. Application
2. Location Map
3. Wastewater Map
4. Water Map
5. Approved Concept Plan
6. Preliminary Plat & Preliminary Engineering
7. Staff Comments (comments addressed 9/18/19)



# Preliminary Plat Application

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

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

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

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

## Property Information:

**Plat Name:** Sapiah Plains, Ph. 2 **Date Submitted:** Aug 28, 2019

**Existing Lot Count:** 1 **Proposed Lot Count:** 12 **Proposed Units:** 12 **Acreage:** 3.397

**Existing Land Use:** Vacant/Agriculture **Proposed Land Use:** Multi-Family Residence

**Site Address or General Location:** 1810 Ute, Harker Heights, TX 76548

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

## Owner Information & Authorization:

**Property Owner:** Jerome Gomer and Rachel Gomer

Address: 1524 Indian Trail, Harker Heights, Bell County, Texas 76548

Phone: 254-289-8282 E-Mail: jkgomer1@gmail.com

**Developer:** Same as above.

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

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

**Engineer/Surveyor:** Ace Reneau

Address: 102 N. College/ P.O. Box 1088, Killeen, Bell County, Texas 76541

Phone: 254-634-5541 E-Mail: areneau@mitchellinc.net

## CHECK ONE OF THE FOLLOWING:

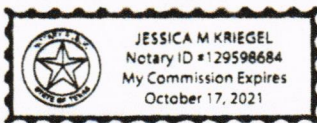
- I will represent the application myself.
- I hereby designate Ace Reneau (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application.

*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]

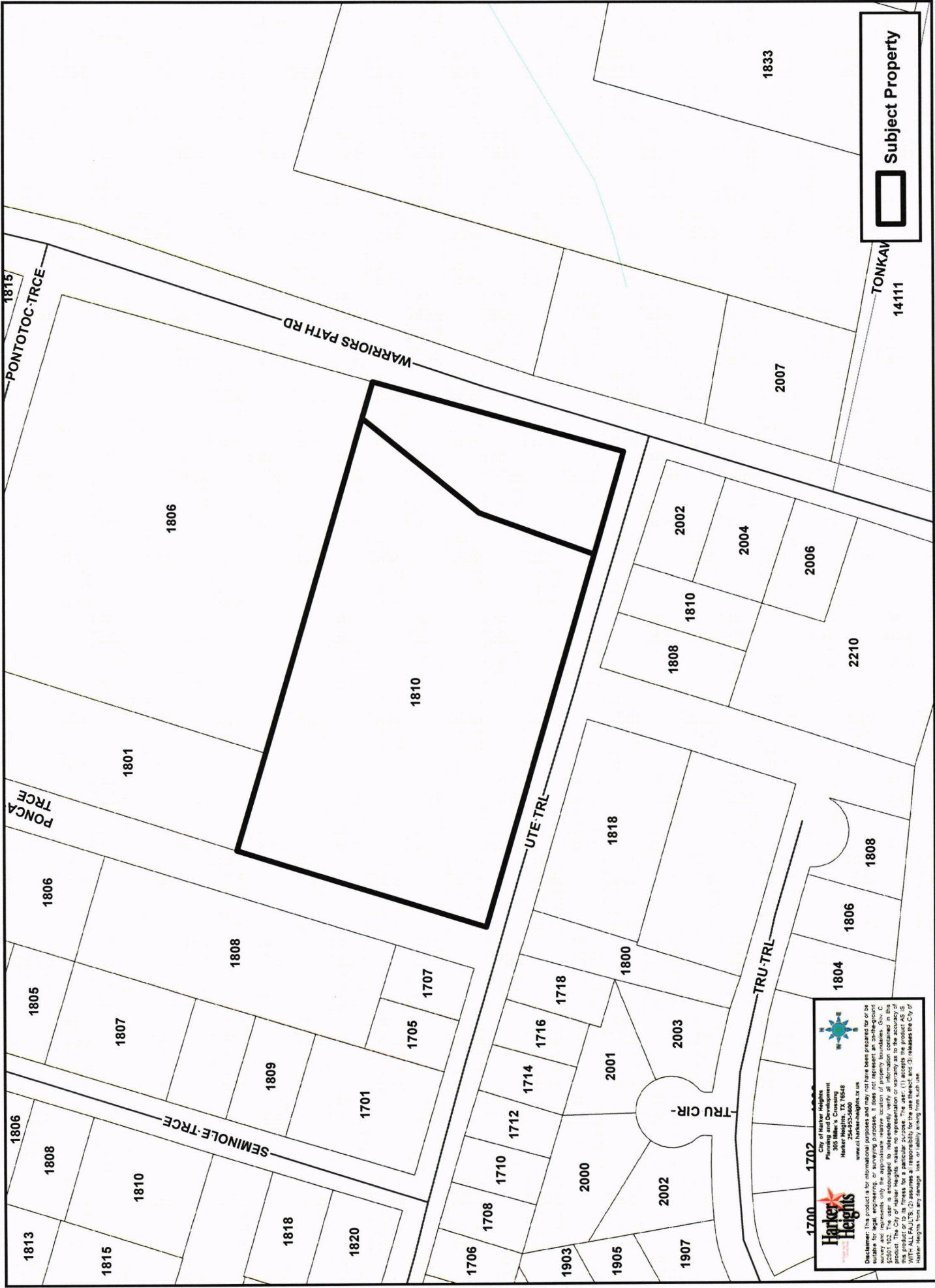
SWORN AND SUBSCRIBED BEFORE ME THIS 28<sup>th</sup> DAY OF August, 2019.

[Signature]  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES: 10/17/21



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

Date Submitted: 8/27/19 Received By: [Signature] Receipt #: 01493984

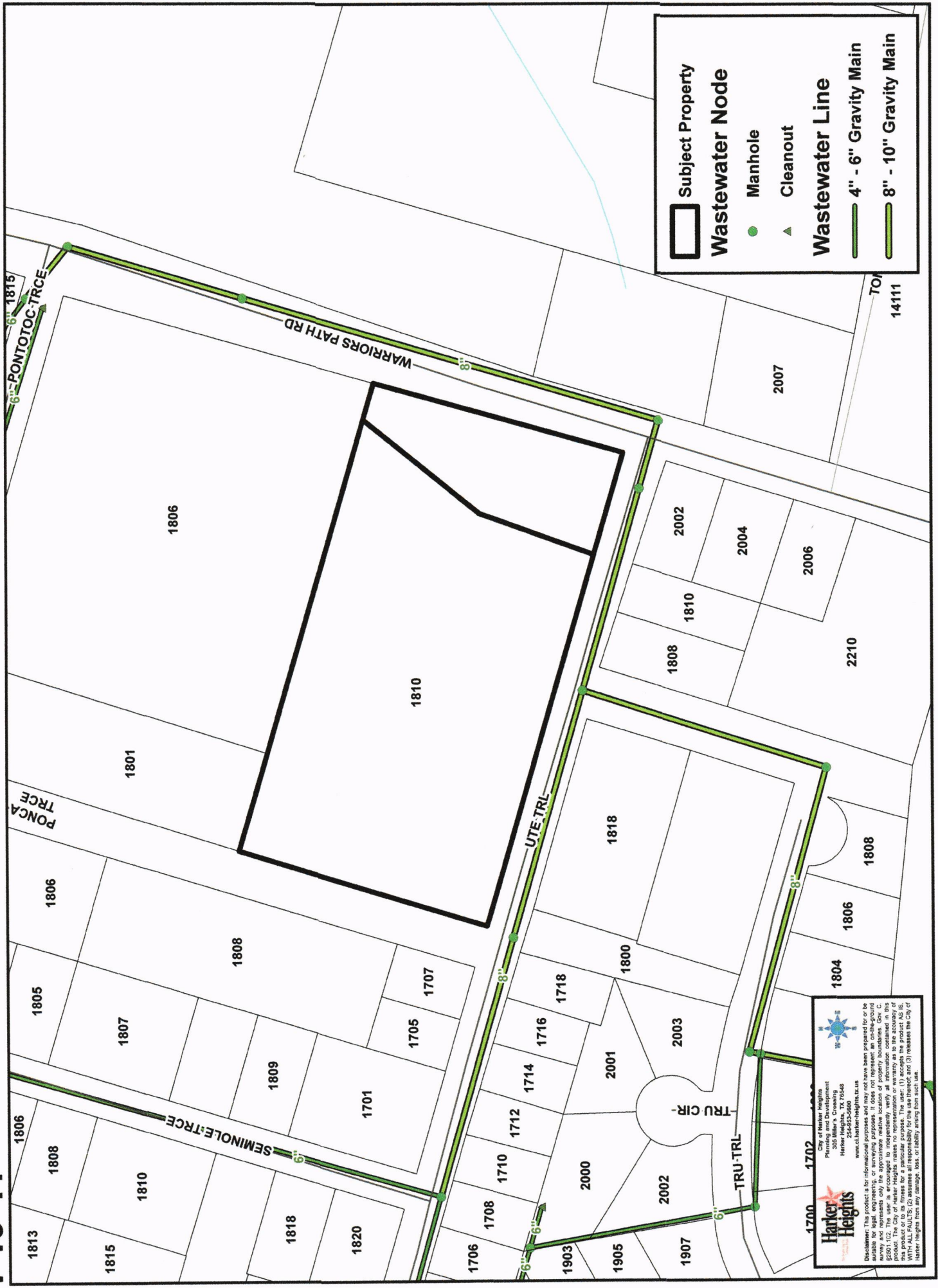


**Harrier Heights**  
 City of Harrier Heights  
 Planning and Development  
 305 Main St, Crossing  
 Harrier Heights, TX 75848  
 Harrier Heights, TX 75848  
 www.ci.harrier-heights.tx.us

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**Subject Property**





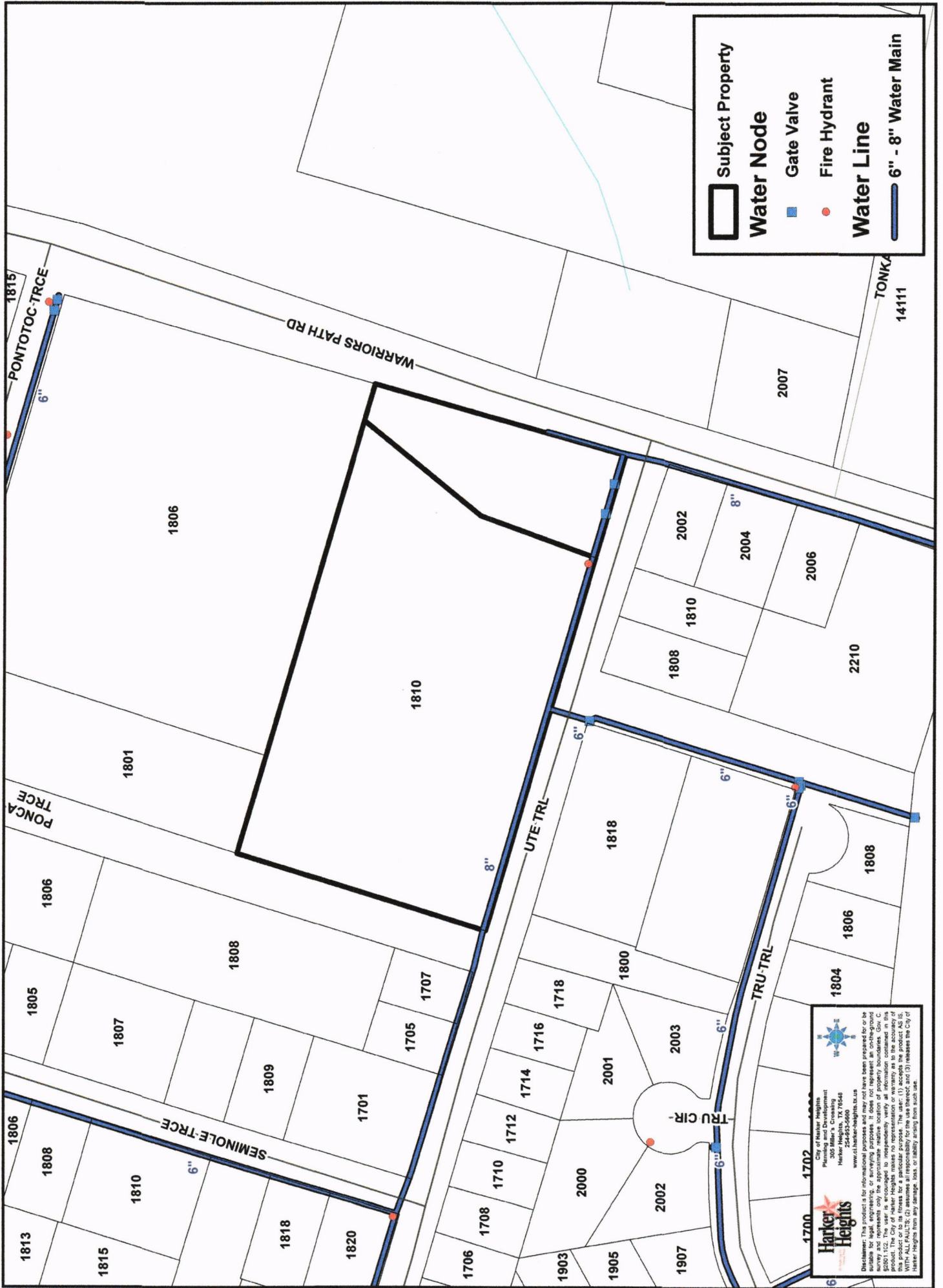
**Subject Property**  
 [Black Outline]

**Wastewater Node**  
 ● Manhole  
 ▲ Cleanout

**Wastewater Line**  
 — 4" - 6" Gravity Main  
 — 8" - 10" Gravity Main

**Harker Heights**  
 City of Harker Heights  
 Planning and Development  
 305 Miller's Crossing  
 Harker Heights, TX 76648  
 Phone: 254-505-5000  
 www.ci.harker-heights.tx.us

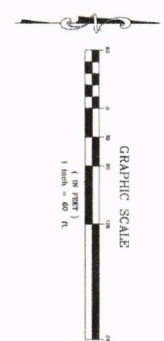
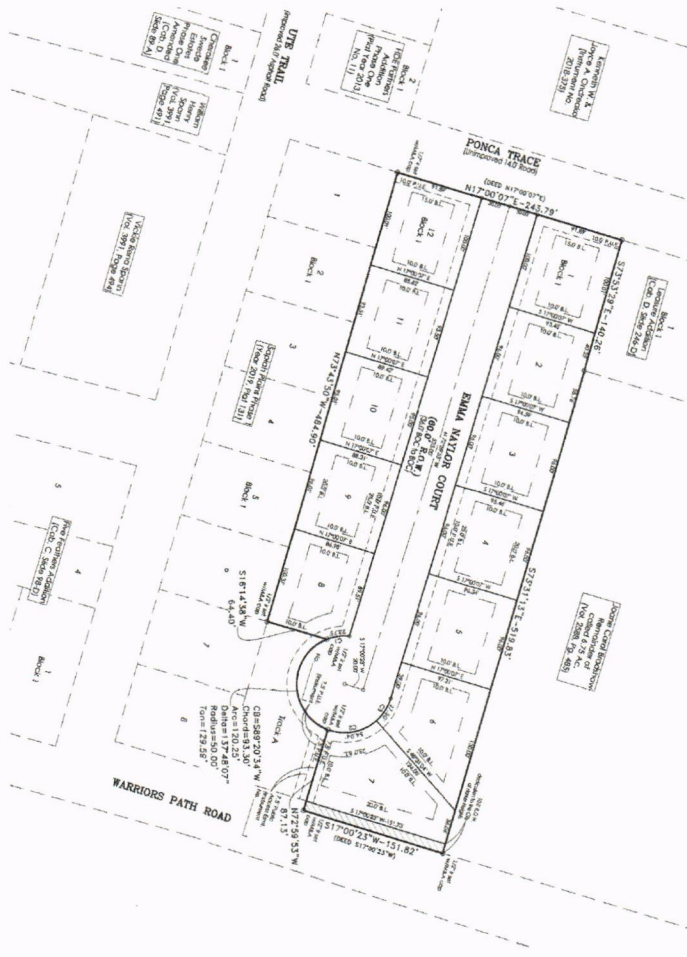
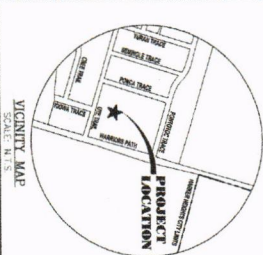
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**Subject Property**  
**Water Node**  
 Gate Valve  
 Fire Hydrant  
**Water Line**  
 6" - 8" Water Main

**Harker Heights**  
 City of Harker Heights  
 Planning and Development  
 1000 Miller's Crossing  
 Harker Heights, TX 76744  
 254-853-5600  
 www.ci.harker-heights.tx.us

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- NOTES**
- All bearings are based upon the Texas Coordinate System, NAD 83 (ICRS datum). Distances are based on a determination by Texas State Survey GPS. Combined scale factor = 1.0001168.
  - All review for corners marked with 1/2" x 1/4" copper stamped "M.A.A." and other construction completed.
  - This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency boundary maps (Flood Insurance Rate Map) Map No. 48027C02E, effective date September 26, 2009 (or 48027C01F) maps.
  - Zoning R-2 (Two Family, Overlay)
  - Right of Way (R.O.W.) dedication shown is 1518.54 ft B.O.S.S. A.C.I.

**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING & SURVEYING  
 102 N. COLLEGE  
 KILLEEN, TEXAS 76541  
 PHONE: (254) 634-5541  
 FAX: (254) 634-2141  
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 28011  
 & P. E. L. S. FIRM REGISTRATION NO. 105264-00

DWG. No.	DATE	SCALE	FR./AS	12 LOTS	AREA
13-03-D-5	JULY 2019	AS SHOWN	**	2 BLOCKS	2.387 AC.



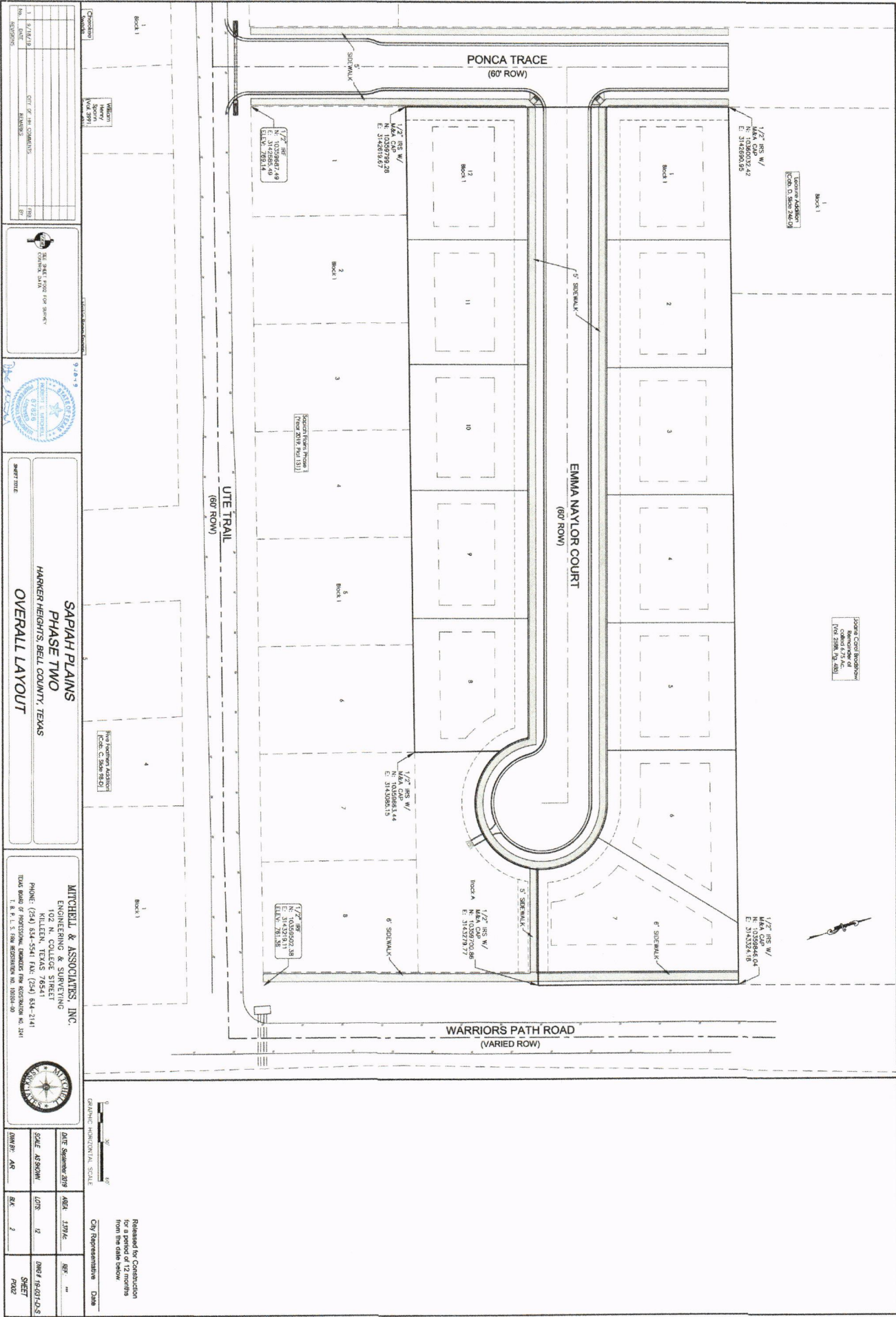
**SAPIAH PLAINS  
 PHASE TWO**  
 HARKER HEIGHTS, BELL COUNTY, TEXAS

**PRELIMINARY PLAT**

SHEET TITLE

2	8/18/2019	CITY OF H&H COMMENTS	FRB
1	5/12/2019	CONCEPT PLAN COMMENTS	FRB
3rd.	DATE	REMARKS	BY
REVISIONS			

SHEET PL



1	3/16/19	DATE
2	3/16/19	DATE
3	3/16/19	DATE
4	3/16/19	DATE
5	3/16/19	DATE
6	3/16/19	DATE
7	3/16/19	DATE
8	3/16/19	DATE
9	3/16/19	DATE
10	3/16/19	DATE
11	3/16/19	DATE
12	3/16/19	DATE

1. 3/16/19  
2. 3/16/19  
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7. 3/16/19  
8. 3/16/19  
9. 3/16/19  
10. 3/16/19  
11. 3/16/19  
12. 3/16/19

SEE SHEET 1002 FOR SURVEY  
CONTRACT DATA



SHEET TITLE

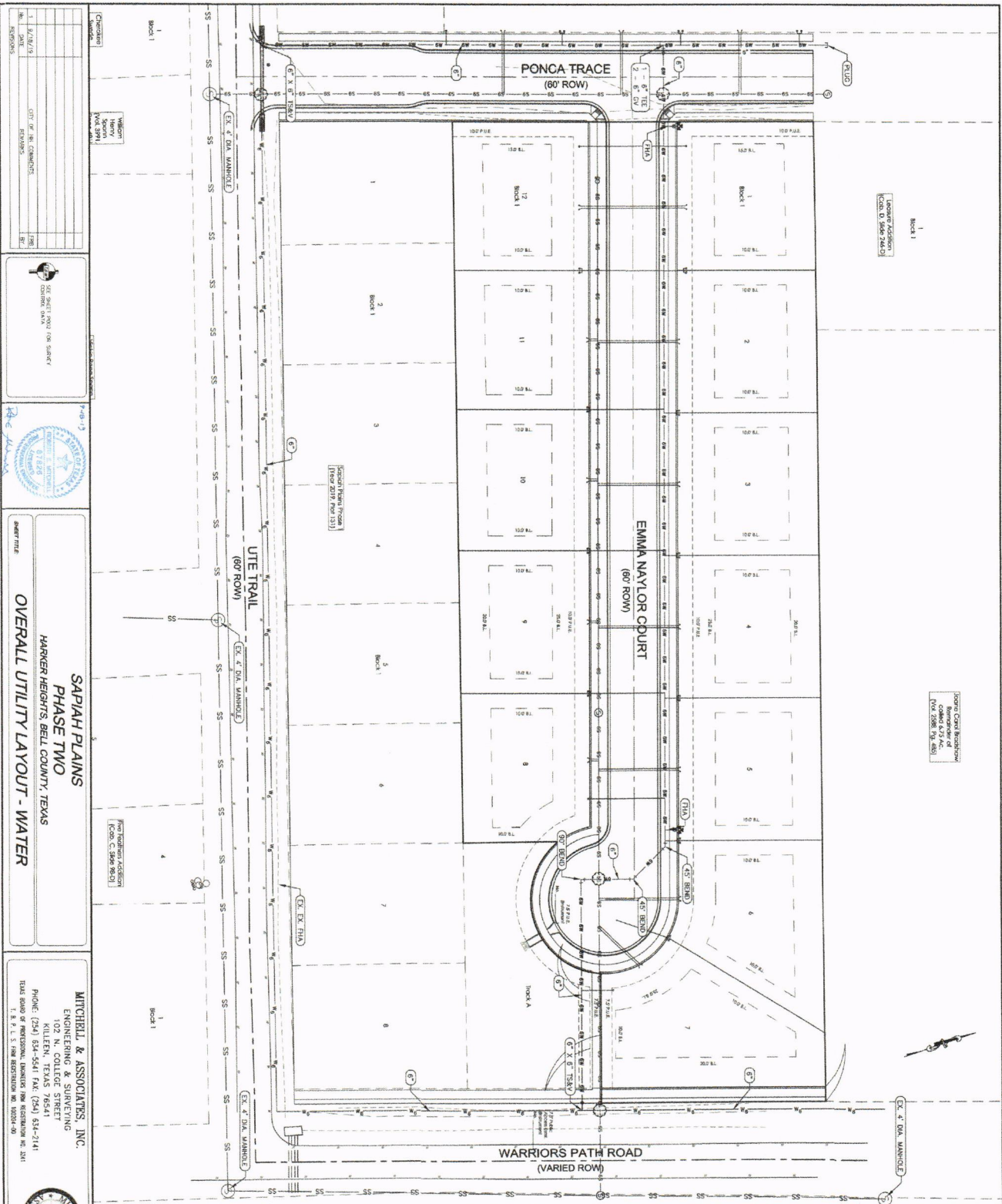
**SAPIYAH PLAINS**  
**PHASE TWO**  
HARKER HEIGHTS, BELL COUNTY, TEXAS  
**OVERALL LAYOUT**

10355942-04  
[Case: C-500-8820]

**MITCHELL & ASSOCIATES, INC.**  
ENGINEERING & SURVEYING  
102 N. COLLEGE STREET  
MILLENN, TEXAS 75454  
PHONE: (214) 434-1141  
1845 ROAD OF PROGRESS, HARKER HEIGHTS, TEXAS 76033-4010



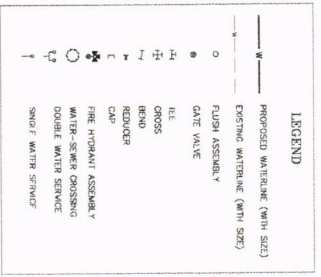
DATE: 3/16/19	ASST: 1/17/16	REV: ""
SCALE: AS SHOWN	DATE: 1/17/16	DATE: 1/17/16
DWG#: 1002	REV: 2	SHEET: 1002



Surveyed Corner Bounded  
 COMAD 6.3.73 AC  
 TWA 2086 (PL 485)

Corner Station  
 (COM. D. 566-7443)

- WATER NOTES**
1. ALL CONSTRUCTION IMPROVEMENTS SHALL HEREIN BE PERFORMED IN ACCORDANCE WITH THE CITY OF HARKER HEIGHTS STANDARD SPECIFICATIONS.
  2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF HARKER HEIGHTS STANDARD SPECIFICATIONS.
  3. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF HARKER HEIGHTS STANDARD SPECIFICATIONS.
  4. EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED. ANY CHANGES TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  5. ALL WATER MAINS SHALL HAVE A MINIMUM DEPTH OF COVER OF 42" BELOW FINISH GRADE.
  6. FIRE HYDRANT SYMBOLS ARE FOR REPRESENTATION ONLY. FIRE HYDRANT OPERATIONS SHALL BE PERFORMED BY THE CITY OF HARKER HEIGHTS.
  7. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.
  8. WATER SAMPLING TO BE COORDINATED WITH CITY OF HARKER HEIGHTS WATER DEPARTMENT.



**ABBREVIATIONS**

AW	ASBESTOS WATER
AW	ASBESTOS WATER
EX	EXISTING
FM	FIRE HYDRANT ASSEMBLY
TSW	TAPPING SLEEVE & VALVE

**REVISIONS**

NO.	DATE	DESCRIPTION
1	3/1/21	ISSUED FOR PERMITS



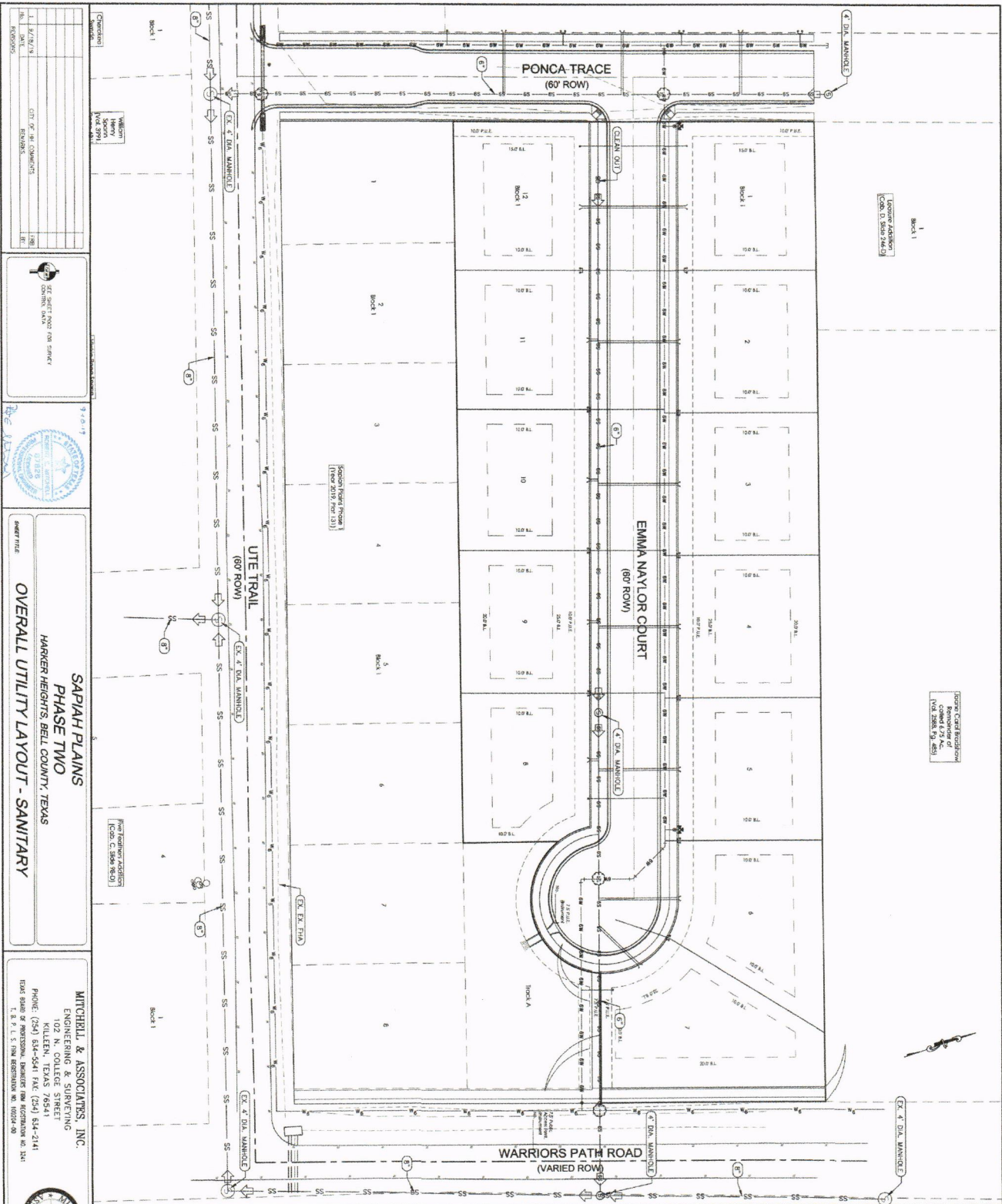
**SAPHIA PLAINS  
 PHASE TWO  
 HARKER HEIGHTS, BELL COUNTY, TEXAS**

**OVERALL UTILITY LAYOUT - WATER**

**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING & SURVEYING  
 102 N. COLLEGE STREET  
 KILLEEN, TEXAS 76541  
 PHONE: (254) 334-2411 FAX: (254) 334-2141  
 TOTAL BOARD & P. L. S. FIRM REGISTRATION NO. 10000-00



DATE: 3/1/21	ASST: JPM	RF: --
SCALE: AS SHOWN	DATE: 12	DATE: 12/31/2020
DATE: 12/31/2020	DATE: 12	DATE: 12/31/2020



OWNER: Cedar Ridge Home  
 102 N. College Street  
 Willeken, Texas 76781  
 Phone: (254) 534-2411 Fax: (254) 534-2141  
 1020 South S. F. L. S. Road, Distribution #6, Houston, TX 77058-00

DESIGNER: Mitchell & Associates, Inc.  
 ENGINEERING & SURVEYING  
 102 N. COLLEGE STREET  
 WILLEKEN, TEXAS 76781  
 PHONE: (254) 534-2411 FAX: (254) 534-2141  
 1020 SOUTH S. F. L. S. ROAD, DISTRIBUTION #6, HOUSTON, TX 77058-00

- LEGEND**
- SS PROPOSED SEWER LINE
  - SS EXISTING SEWER LINE (WITH SIZE)
  - MH MANHOLE
  - CO CLEANOUT
  - ↔ FLOW ARROW
  - DOUBLE SEWER SERVICE
  - SINGLE SEWER SERVICE
  - WATER-SEWER CROSSING

- ABBREVIATIONS**
- MH MANHOLE
  - CO CLEANOUT
  - SS SEWER
  - WATER-SEWER CROSSING

DATE	DESCRIPTION
11/27/19	CITY OF BELLEVILLE
11/27/19	REVISION
11/27/19	1

PROJECT: SANITARY  
 SHEET NO. 2  
 OF 2 SHEETS FOR THE PROJECT



**SANJIAH PLAINS  
 PHASE TWO  
 HARKER HEIGHTS, BELL COUNTY, TEXAS**

**OVERALL UTILITY LAYOUT - SANITARY**

**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING & SURVEYING  
 102 N. COLLEGE STREET  
 WILLEKEN, TEXAS 76781  
 PHONE: (254) 534-2411 FAX: (254) 534-2141  
 1020 SOUTH S. F. L. S. ROAD, DISTRIBUTION #6, HOUSTON, TX 77058-00

DATE	DESCRIPTION
11/27/19	CITY OF BELLEVILLE
11/27/19	REVISION
11/27/19	1

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# SAPIAH PLAINS PHASE 2

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## P19-11 Preliminary – Sapiah Plains Phase 2

Plat Distributed to HH Staff: September 03, 2019  
Comments Returned to Mitchell & Associates: September 16, 2019  
Response by Mitchell & Associates: September 18, 2019

### Planning & Development

1. While staff appreciates the uniqueness of the street name chosen we would like to suggest another street name of your choosing or one from the list below. After speaking with emergency services they agreed that special characters (-) can often cause issues when translating information via 911.

- Taysha (language of the Caddo tribe meaning “Friend” or “ally”)
- Seneca
- Santana
- Looking Glass
- Squanto

Street name revised.

2. Please provide side yard setbacks within lots (10’).

Setbacks shown.

3. Would it be possible to additionally label the paved 5’ sidewalk between Lot 7 and Tract A as a “Public Access Easement” or just “Access Easement”?

Easement shown. Tract A of Sapiah Phase 1 is now owned by the city. Please provide easement recordation information to be included at time of Final Plat.

### Public Works, Mark Hyde

1. For residential streets, where entrances to subdivisions are not part of a collector street, they shall be 42 feet wide with 70 feet of right-of-way for a distance of 100 feet from the intersection. The 42’x100’ rule would be applicable at Ponca Trace/Ute Trail and not at To-Wee Court/Ponca Trace.

Street Layout has been revised.

2. Place the water line behind the curb and use two 45 degree bends at the cul-de-sac to bring the water line into the proposed utility easement.

We are unable to satisfy TCEQ 290.44(e)(4)(B) with a 45 degree crossing. We will specify additional restraints on the 90 degree bend within the construction plans. Please advise.

### Consulting Engineer, Otto Wiederhold

Approval

### Fire Marshal, Brad Alley

- Approval

### Building Official, Michael Beard

- Approval

**ONCOR, Jay Walthall**

**Century Link, Chris McGuire**

1. CENTURYLINK WILL NEED A UTILITY EASEMENT ON THE WEST SIDE OF LOT 12 AND LOT 1 RUNNING ALONG EAST SIDE OF PONCA TRACE.

Easement added.

**Charter/Spectrum, Shaun Whitehead**

**ATMOS, Shawn Kelley**

Atmos Energy does not have gas facilities/mains near this property plat.