



**Harker Heights**  
*The Bright Star Of  
Central Texas*

**Harker Heights  
Planning and Zoning  
Commission Meeting**

**Wednesday  
6:00 P.M.**

**June 29, 2016**



**PLANNING & ZONING COMMISSION AGENDA**  
**HARKER HEIGHTS CITY HALL**  
**WEDNESDAY, JUNE 29, 2016 - 6:00 P.M.**

- I. Convene and establish a quorum. *ALL Out Jeff Patzke*
- II. Approval of minutes from regular meeting held on April 27, 2016. *mov - DK  
2nd - AT*
- III. Recognition of Affidavits for Conflict-of-Interest. *8-0*
- IV. Report on City Council action regarding recommendations resulting from the May 10, 2016, meeting.
- V. Report on Development Activity.
- VI. Public Hearings:
  1. **Z16-09** Conduct a public hearing to consider rezoning property described as A0722BC R Y Renick, 2-3, Acres 8.91, in the City of Harker Heights, Bell County, Texas, Property ID#70961, located at the north eastern corner of Broken Arrow Drive and Hanna Hawk Circle, from R-1 (One Family Dwelling District) to R1-R (Rural One Family Dwelling District). *mov - DK  
2nd - AT  
8-0*
  2. **Z16-010** Conduct a public hearing to consider rezoning Lot Six (6), Block Four (4), Kern Terrace, MH Label #PFS0962097, SN1 TXFL686A07181LS11, in the City of Harker Heights, Bell County, Texas, Property ID#102944, also known as 108 N. Ann Blvd., from R-1 (One Family Dwelling District) to R-1(M) (One Family Manufactured Dwelling District). *Approve  
mov - JO  
2nd - JA  
5-3  
NW1  
DK  
NW2*
  3. **Z16-11** Conduct a public hearing to consider rezoning property described as A1032BC, D. R. Hughes Survey, 2, Acres 9.339, in the City of Harker Heights, Bell County, Texas, Property ID#459261, also known as 3401 Oakridge Blvd., from R-1 (One Family Dwelling District) to PD-R (Planned Development Residential District). *mov - JA  
2nd - AT  
8-0*
- VII. New Business
  1. **CP16-01** Discuss and consider a request by Luree Inc. for Concept Plan approval of a 45 acre tract of land to accommodate Single Family Residences in a R-1 Zone (One Family Dwelling District) within the Oakridge Terrace Subdivision, also known As 1901 Valley Oaks Drive, Harker Heights, Bell County, Texas. *TABLED*
  2. **PP16-03** Discuss and consider a request by Terra Azul Development, LLC, for preliminary plat approval for The Enclave at Harker Heights described as 19.827 acres of the W.E. Hall Survey, Abstract No. 1086 *So Stepped Down* *mov - A.  
2nd - DK  
7-0*



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HARKER HEIGHTS CITY HALL  
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  3. **Z16-11** Conduct a public hearing to consider rezoning property described as A1032BC, D. R. Hughes Survey, 2, Acres 9.339, in the City of Harker Heights, Bell County, Texas, Property ID#459261, also known as 3401 Oakridge Blvd., from R-1 (One Family Dwelling District) to PD-R (Planned Development Residential District).
- VII. New Business
  1. **CP16-01** Discuss and consider a request by Luree Inc. for Concept Plan approval of a 45 acre tract of land to accommodate Single Family Residences in a R-1 Zone (One Family Dwelling District) within the Oakridge Terrace Subdivision, also known As 1901 Valley Oaks Drive, Harker Heights, Bell County, Texas.
  2. **PP16-03** Discuss and consider a request by Terra Azul Development, LLC, for preliminary plat approval for The Enclave at Harker Heights described as 19.827 acres of the W.E. Hall Survey, Abstract No. 1086



and the J.M. Roberts Survey, Abstract No. 723, between Indian Trail Drive and Lookout Ridge, directly behind Fire Station No. 1.

VIII. Citizens to be heard

IX. Staff Comments

X. Adjournment

**Posted: June 23, 2016**

**Time: 10:00 A.M.**

*Courtney Peres*

***Courtney Peres***  
***Planner/GIS Coordinator – City of Harker Heights***

*Removed 06/30/16 @ 9:  
-JCM*





**PLANNING AND ZONING  
COMMISSION MEMORANDUM**

**AGENDA ITEM #III**

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**FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT**  
**DATE: JUNE 29, 2016**

**Recognize Affidavits for Conflict-of-Interest – Director Planning & Development**



## PLANNING AND ZONING COMMISSION MEMORANDUM

### AGENDA ITEM #IV

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FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: JUNE 29, 2016

Discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) for a Home Based Occupation on Lot Twenty-nine (29), Block One (1), Tanglewood North Unit Eleven Replat, in the City of Harker Heights, Bell County, Texas, also known as 129 Wind Ridge, Property ID# 75251.

**Planning and Zoning Commission – Approve – (8-1)**  
**City Council – Disapprove – (4-1)**

Discuss and consider an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling) on Lot Twenty (20) and Lot Twenty-One (21), Block One (1), Comanche Gap Estates, a subdivision in Harker Heights, Bell County, Texas, according to the map or plat of records in Cabinet A, Slide 192-D, Plat Records of Bell County, Texas, also known as 2934 Apache Loop, Property ID#117892, and Lot Nineteen (19), Block One (1), Comanche Gap Estates, a subdivision in Harker Heights, Bell County, Texas, according to the map or plat of record in Cabinet A, Slide 192-D, Plat Records of Bell County, Texas also known as 2940 Apache Loop, Property ID#74361.

**Planning and Zoning Commission – Approve – (9-0)**  
**City Council – Approve – (5-0)**

Discuss and consider an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District), on Lots Thirteen (13) and Fourteen (14), Block Three (3), Wildewood Acres, an addition to the City of Harker Heights, Bell County, Texas, according to the map of plat of record in Cabinet A, Slide 306-B, Plat Records of Bell County, Texas, together with: a ten-foot (10') adjacent strip abandoned alley per ordinance in Volume 2313, Page 391, Deed Records of Bell County, Texas, also known as 925 Lemonwood, Property ID# 40470, and 927 Lemonwood, Property ID#40471.

**Planning and Zoning Commission – Approve – (8-0, Schulte Obstain)**  
**City Council – Approve – (5-0)**





**PLANNING AND ZONING  
COMMISSION MEMORANDUM**

**AGENDA ITEM #V**

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**FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT**  
**DATE: JUNE 29, 2016**

**Report on Development Activity – Courtney Peres**



**PLANNING AND ZONING  
COMMISSION MEMORANDUM  
Z16-09 AGENDA ITEM VI-1**

**FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: JUNE 29, 2016**

**DISCUSS AND CONSIDER AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE-FAMILY DWELLING DISTRICT) TO R1-R (RURAL ONE FAMILY DWELLING DISTRICT) ON PROPERTY DESCRIBED AS A0722BC R.Y. RENICK, 2-3, ACRES 8.91, IN THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, ALSO KNOWN AS PROPERTY ID#70961, LOCATED AT THE NORTH EASTERN CORNER OF BROKEN ARROW AND HANNA HAWK CIRCLE.**

**EXPLANATION:**

The applicant is requesting a change from the current zoning of R-1 (One-Family Dwelling District) to R1-R (Rural One Family Dwelling District) on property located at the North Eastern corner of Broken Arrow Drive and Hanna Hawk Circle. This request is to enable the applicant to keep farm animals on the property. Per the City's Code of Ordinance, only an R1-R zoning allows for farm animals to be kept and/or maintained for family food production, education, or recreation but excluding retail sales or commercial production.

**Existing Use:**

The property is currently vacant and is surrounded by single-family homes as well as other vacant properties. The size of the land is adequate to ensure adequate buffering of farm animals from adjoining properties. Staff therefore believes the proposed rezoning with its intended use will not likely have any adverse impact on existing land uses in the neighborhood.

**Zoning:**

Current zoning for the property is R-1 (One-Family Dwelling District). Adjacent and surrounding zoning is also R-1 (One-Family Dwelling District). The R1-R zoning has almost the same regulations as the R-1. The major difference is it allows for minor agricultural uses provided it meets the minimum lot requirement of two (2) acres. It is therefore likely the proposed rezoning from R-1 to R-1R will not have any adverse impact on the surrounding zoning districts.

**Future Land Use:**

The subject property is currently located in an area designated as Single Family Residential. The proposed use of the property as well as its zoning will not affect the property's function as a single family residence. The proposed use and rezoning will therefore maintain the ideals of the neighborhood's designation as Single Family Residential. Therefore the proposed rezoning and intended use would be consistent with the 2007 City of Harker Heights Comprehensive Plan.

**Flood Damage Prevention:**

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

**Notices:**

Staff sent out twenty-two (22) notices to property owners within the 400 foot notification area. Three (3) responses were received in favor of the request, and zero (0) responses were received in opposition of the request.

**RECOMMENDATION:**

Staff recommends approval of an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R1-R (Rural One Family Dwelling District) on property described as A0722BC, R.Y. Renick, 2-3, Acres 8.91, in the City of Harker Heights, Bell County, Texas, also known as property ID#70961, located at the North Eastern corner of Broken Arrow Drive and Hanna Hawk Circle based on the following;

1. The rezoning request is consistent with the Future Land Use Plan.
2. The proposed use would not likely have any adverse impacts on adjoining uses.

**ACTION BY PLANNING AND ZONING COMMISSION:**

1. Motion to approve/disapprove an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R1-R (Rural One Family Dwelling) on property described as A0722BC, R.Y. Renick, 2-3, Acres 8.91, in the City of Harker Heights, Bell County, Texas, also known as property ID#70961, located at the North Eastern corner of Broken Arrow Drive and Hanna Hawk Circle based on staff's recommendation and findings.
2. Any other action deemed necessary.

**ATTACHMENTS:**

1. Application
2. Location Map
3. Zoning Map
4. Existing Land Use Map
5. Future Land Use Map
6. Notification Area Map



Application Fee \$ 200.00

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

# CITY OF HARKER HEIGHTS RE-ZONING REQUEST APPLICATION

PROPERTY OWNER'S NAME: PERKINS, LINDA (UNDER CONTRACT TO LEEANN BOORE)

ADDRESS: 144 Woodway Dr

CITY/STATE/ZIP: ELGIN, TX PHONE: 512-303-1047

LOCATION OF PROPERTY: CEDAR KNOB RD (See ATTACHED)  
NEIGHBOR HOOD CD: 15

### LEGAL DESCRIPTION OF PROPERTY:

PARCEL #: 70901

LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ SUBDIVISION: See ATTACHED

NUMBER OF ACRES: 8.91 SURVEY: \_\_\_\_\_

For properties not in a recorded subdivision, submit a copy of a current survey or plat showing the properties proposed to be changed, and/or a complete legal field note description.

PROPOSED USE: House Private Horses

CURRENT ZONING: R1 PROPOSED ZONING: R1R

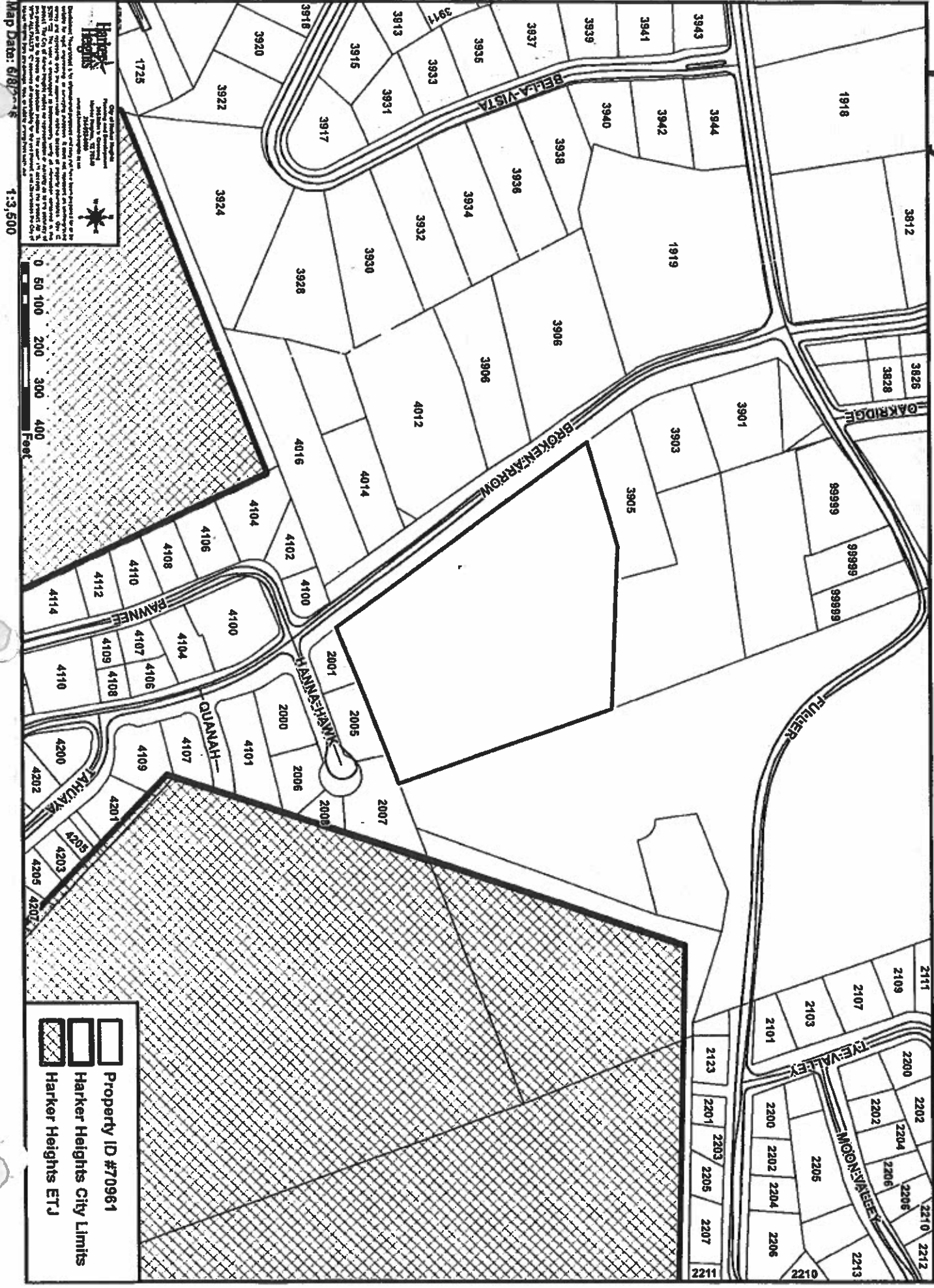
CURRENT LAND USE: \_\_\_\_\_ PROPOSED LAND USE IN PLAN: \_\_\_\_\_

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

For Linda Perkins  
*Printed Name of Property Owner*

For [Signature]  
*Signature of Property Owner*

23 May 2016  
*Date*

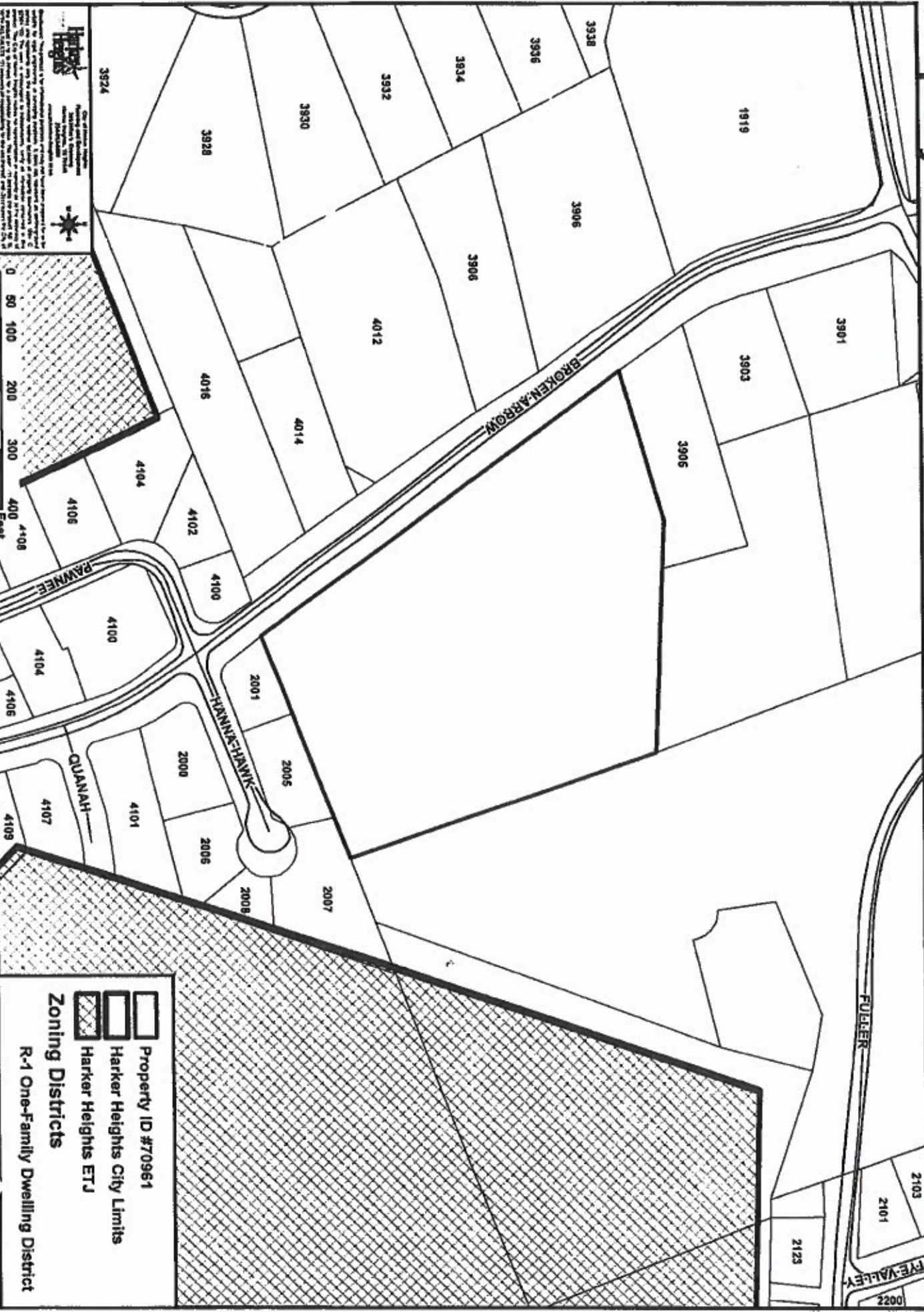


**Harker Heights**  
 City of Harker Heights  
 2000 W. 10th Street  
 Harker Heights, TX 76788  
 254-281-1111  
 www.harkerheights.com

Disclaimer: This map is prepared for informational purposes only and does not constitute a warranty of any kind. The City of Harker Heights and its employees are not responsible for any errors or omissions on this map. The City of Harker Heights is not liable for any damages, including consequential damages, arising from the use of this map. The City of Harker Heights is not responsible for any changes to the information on this map after the date of publication. The City of Harker Heights is not responsible for any changes to the information on this map after the date of publication. The City of Harker Heights is not responsible for any changes to the information on this map after the date of publication.

Map Date: 6/8/2018  
 1:3,500  
 0 50 100 200 300 400 Feet

Property ID #70961  
 Harker Heights City Limits  
 Harker Heights ETJ

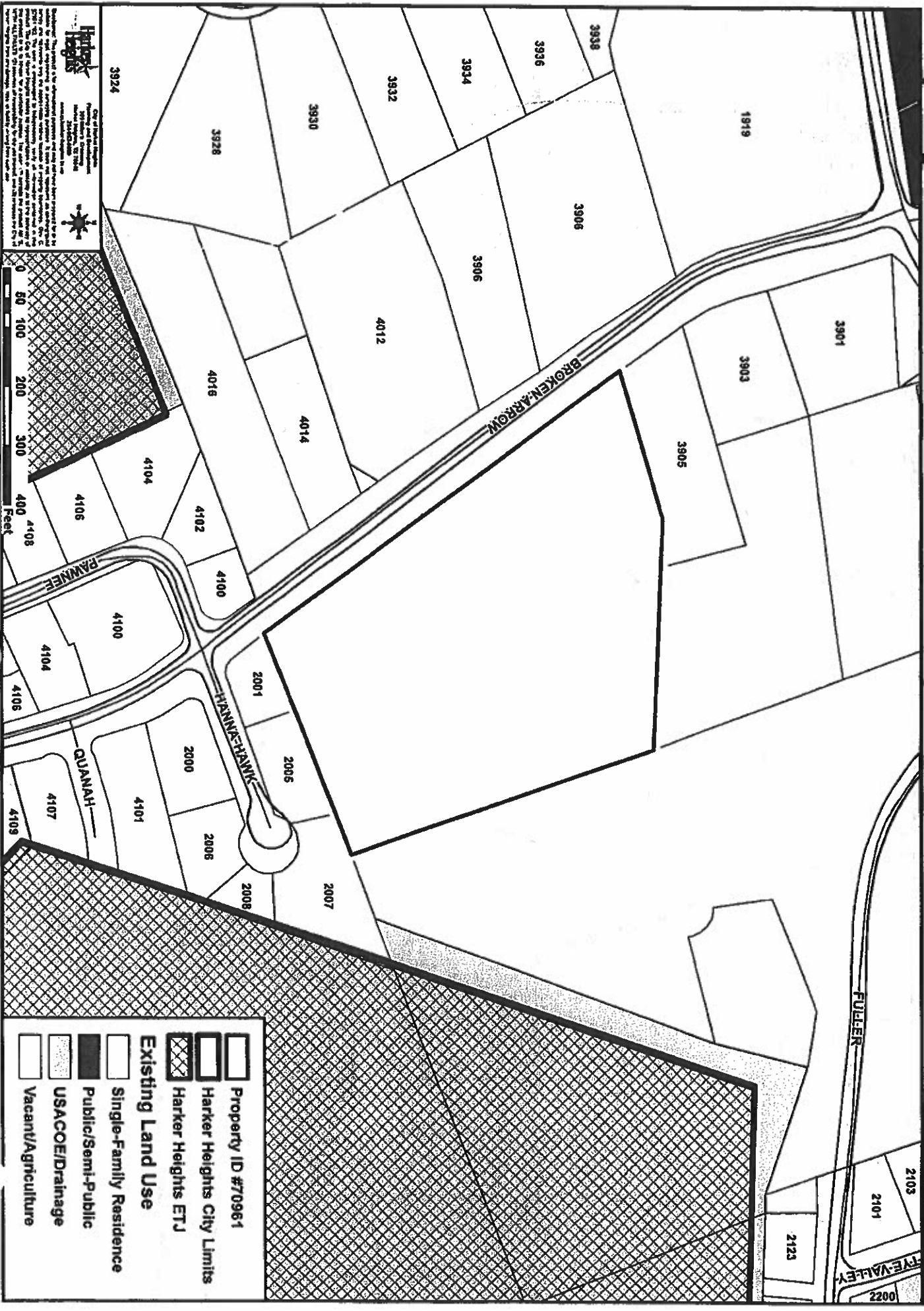


- Property ID #70961
  - Harker Heights City Limits
  - Harker Heights ETJ
- Zoning Districts**
- R-1 One-Family Dwelling District

City of Harker Heights  
 Planning and Development  
 20000 W. Loop West, Suite 100  
 Harker Heights, TX 76788  
 254-261-1111  
 www.harkerheights.com

Map Date: 6/7/2016

1:2,500



-  Property ID #70961
-  Harker Heights City Limits
-  Harker Heights ETJ
- Existing Land Use**
-  Single-Family Residence
-  Public/Semi-Public
-  USACOE/Drainage
-  Vacant/Agriculture

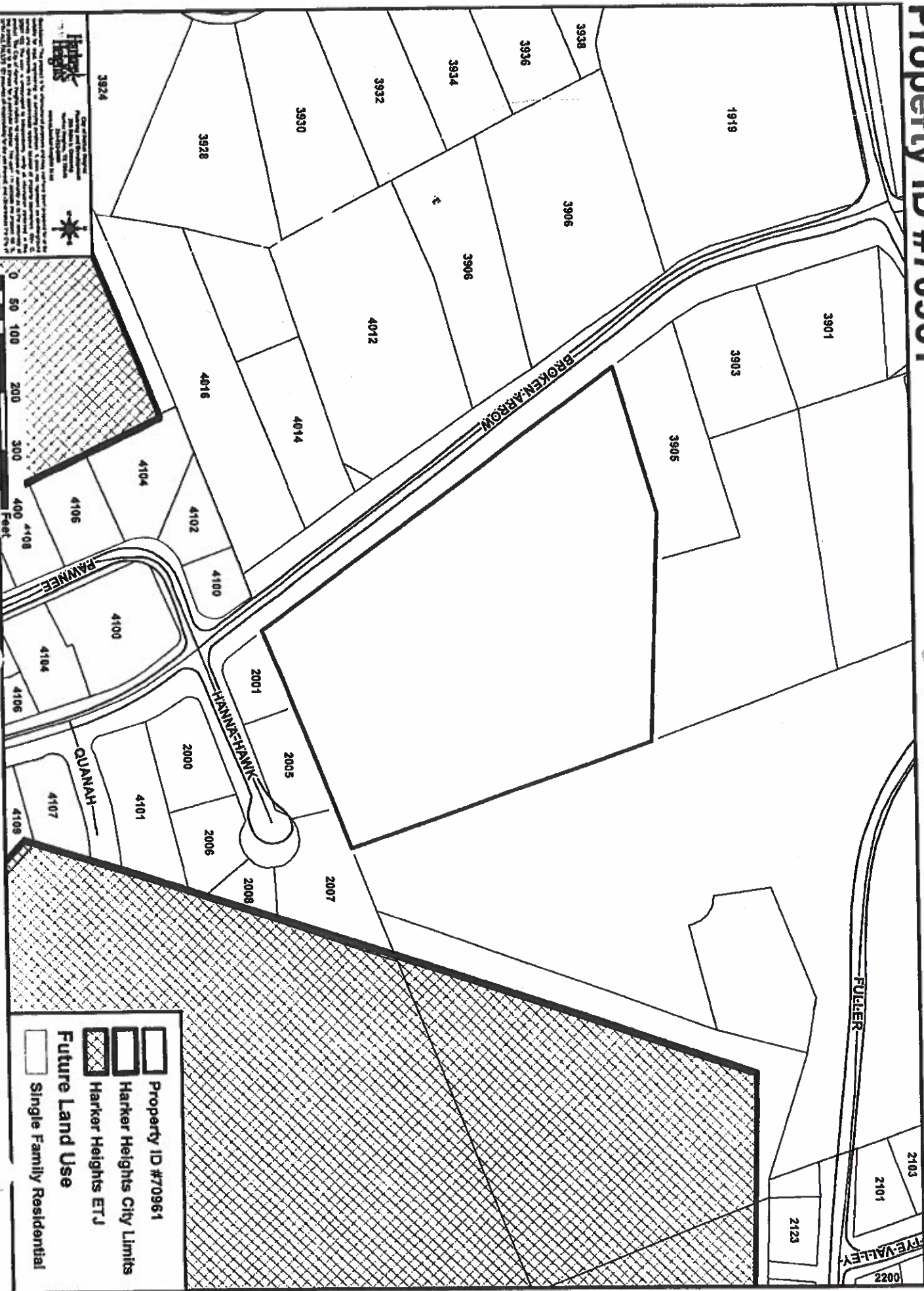
Map Date: 6/8/2016 1:2,500



Disclaimer: This map is for informational purposes only and does not constitute a legal document. The City of Harker Heights Planning and Development Department is not responsible for any errors or omissions on this map. The City of Harker Heights Planning and Development Department is not responsible for any errors or omissions on this map. The City of Harker Heights Planning and Development Department is not responsible for any errors or omissions on this map.

Property ID #70961

Future Land Use



Map Date: 6/7/2016 1:2,500

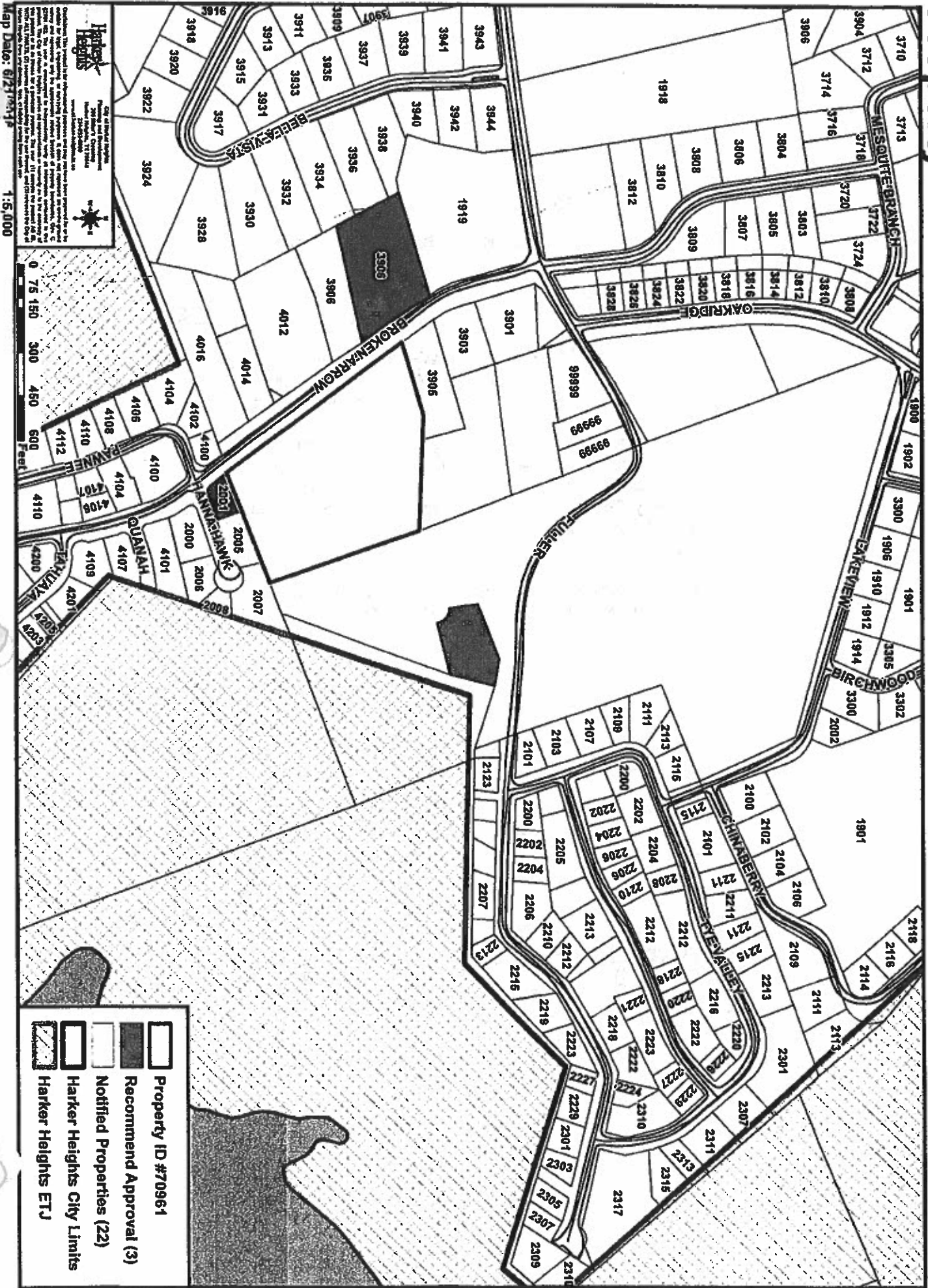


**Harker Heights**  
 City of Harker Heights  
 Planning Department  
 1000 W. Loop West, Suite 100  
 Harker Heights, TX 76033  
 Phone: 817.424.1234  
 Fax: 817.424.1235  
 Website: www.harkerheights.com



- Property ID #70961
- Harker Heights City Limits
- Harker Heights ETJ
- Future Land Use
- Single Family Residential





TO: City of Harker Heights

FROM: George + Judy Van Ripper  
3906 Broken Arrow Dr  
(Address of Your Property that Could Be Impacted by this Request)

RE: Request for an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R1-R (Rural One Family Dwelling District) on property described as A0722BC R Y Renick, 2-3, Acres 8.91, in the City of Harker Heights, Bell County, Texas, also known as Property ID#70961, located at the north eastern corner of Broken Arrow Drive and Hanna Hawk Circle.  
(See attached location map)

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

Comments:

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George G. Van Ripper Judy A. Van Ripper  
Printed Name Signature  
Judy A. Van Ripper  
18 Jun 16  
Date

TO: City of Harker Heights

FROM: Freddie F. Lettman

2001 Hannahawk Circle  
(Address of Your Property that Could  
Be **Impacted** by this Request)

RE: Request for an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R1-R (Rural One Family Dwelling District) on property described as A0722BC R Y Renick, 2-3, Acres 8.91, in the City of Harker Heights, Bell County, Texas, also known as Property ID#70961, located at the north eastern corner of Broken Arrow Drive and Hanna Hawk Circle.  
(See attached location map)

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

Comments:

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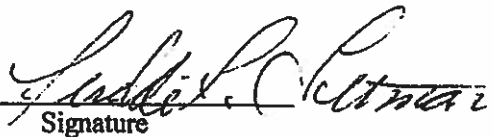
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Freddie F. Lettman  
Printed Name

  
Signature

6/17/16  
Date

For: Planning + Zoning  
Commissioner

TO: City of Harker Heights

FROM: Property ID# 61469; A1200BC S.W. Renick, 2,  
Fuller Lane MH .959 acres  
(Address of Your Property that Could  
Be Impacted by this Request)

RE: Request for an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R1-R (Rural One Family Dwelling District) on property described as A0722BC R Y Renick, 2-3, Acres 8.91, in the City of Harker Heights, Bell County, Texas, also known as Property ID#70961, located at the north eastern corner of Broken Arrow Drive and Hanna Hawk Circle.  
(See attached location map)

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

Comments:

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Carleen Krieger  
Printed Name

Carleen Krieger  
Signature

June 17, 2016  
Date



## PLANNING AND ZONING COMMISSION MEMORANDUM

### Z16-10 AGENDA ITEM VI-2

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: JUNE 29, 2016

DISCUSS AND CONSIDER AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE-FAMILY DWELLING DISTRICT) TO R-1 (M) (ONE FAMILY MANUFACTURED DWELLING DISTRICT), ON LOT SIX (6), BLOCK FOUR (4), KERN TERRACE, MH LABEL #PFS0962097, SNI TXFL686A07181LS11, IN THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, PROPERTY ID#102944, ALSO KNOWN AS 108 N. ANN BLVD 471

#### EXPLANATION:

The applicant is requesting a change from the current zoning of R-1 (One-Family Dwelling District) to R-1 (M) (One Family Manufactured Dwelling District) on property located at 108 N Ann Boulevard. This request is to enable the applicant to place a manufactured home on the lot.

#### Existing Use:

The property is currently vacant. The lot previously had a mobile home on it which burned down months ago. The area has a mixed use of mobile homes and single family residences. Surrounding properties include double wide and single wide trailer homes to the north and west respectively. There is a single family residence to the east and a commercial use to the south.

#### Zoning:

Current zoning for the property is R-1 (One-Family Dwelling District). Adjacent and surrounding zoning includes R-1 (One-Family Dwelling District) and B-4 (Secondary and Highway Business District). There are several parcels in the area zoned as R-1(M) (One-Family Manufactured Home Dwelling District).

#### Future Land Use:

The subject property is currently located in an area designated as Mixed Residential. Surrounding future land uses are Mixed Residential and Commercial. Staff believes the proposed use (manufactured home) will be considered as part of the mixed residential land uses per the 2007 City of Harker Heights Comprehensive Plan.

#### Flood Damage Prevention:

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

Notices:

Staff sent out thirty- three (33) notices to property owners within the 400 foot notification area. Zero (0) responses were received in favor of the request, and one (1) response was received in opposition of the request.

RECOMMENDATION:

Staff has no recommendation for an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-1 (M) (One-Family Manufactured Home Dwelling District) on Lot Six (6), Block Four (4), Kern Terrace, MH Label #PFS0962097, SN1 TXFL686A071811S11, in the City Of Harker Heights, Bell County, Texas, Property ID#102944, also known as 108 N. Ann Blvd. based on the following;

1. The property's proximity to B-4 zoning along Veteran's Memorial Boulevard warrants more intense buffering between uses.
2. The region in which the property is located is under investigation for redevelopment and Staff requires guidance as to the appropriateness of the applicant's request.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to approve/disapprove an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-1 (M) (One-Family Manufactured Home Dwelling District) on Lot Six (6), Block Four (4), Kern Terrace, MH Label #PFS0962097, SN1 TXFL686A071811S11, in the City Of Harker Heights, Bell County, Texas, Property Id#102944, also known as 108 N. Ann Blvd 471 based on staff's findings.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Application
2. Location Map
3. Zoning Map
4. Existing Land Use Map
5. Future Land Use Map
6. Notification Area Map

*Lower - Miller  
204 W Randy*



Application Fee \$ 200.00

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

# CITY OF HARKER HEIGHTS RE-ZONING REQUEST APPLICATION

PROPERTY OWNER'S NAME: Ruffus C. and Floy L. Miller

ADDRESS: 204 RANDY

CITY/STATE/ZIP: HARKER Hgts Tx PHONE: 254 394-1394

LOCATION OF PROPERTY: 108 N. Ann

### LEGAL DESCRIPTION OF PROPERTY:

PARCEL #: 102944

LOT: 6 BLOCK: 4 SUBDIVISION: KERN TERRACE

NUMBER OF ACRES: 1/4 ? SURVEY: \_\_\_\_\_

For properties not in a recorded subdivision, submit a copy of a current survey or plat showing the properties proposed to be changed, and/or a complete legal field note description.

PROPOSED USE: park trailer on this lot  
this lot had a trailer on it, until it burned

CURRENT ZONING: R1 PROPOSED ZONING: R1M

CURRENT LAND USE: Vacant PROPOSED LAND USE IN PLAN: \_\_\_\_\_

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.

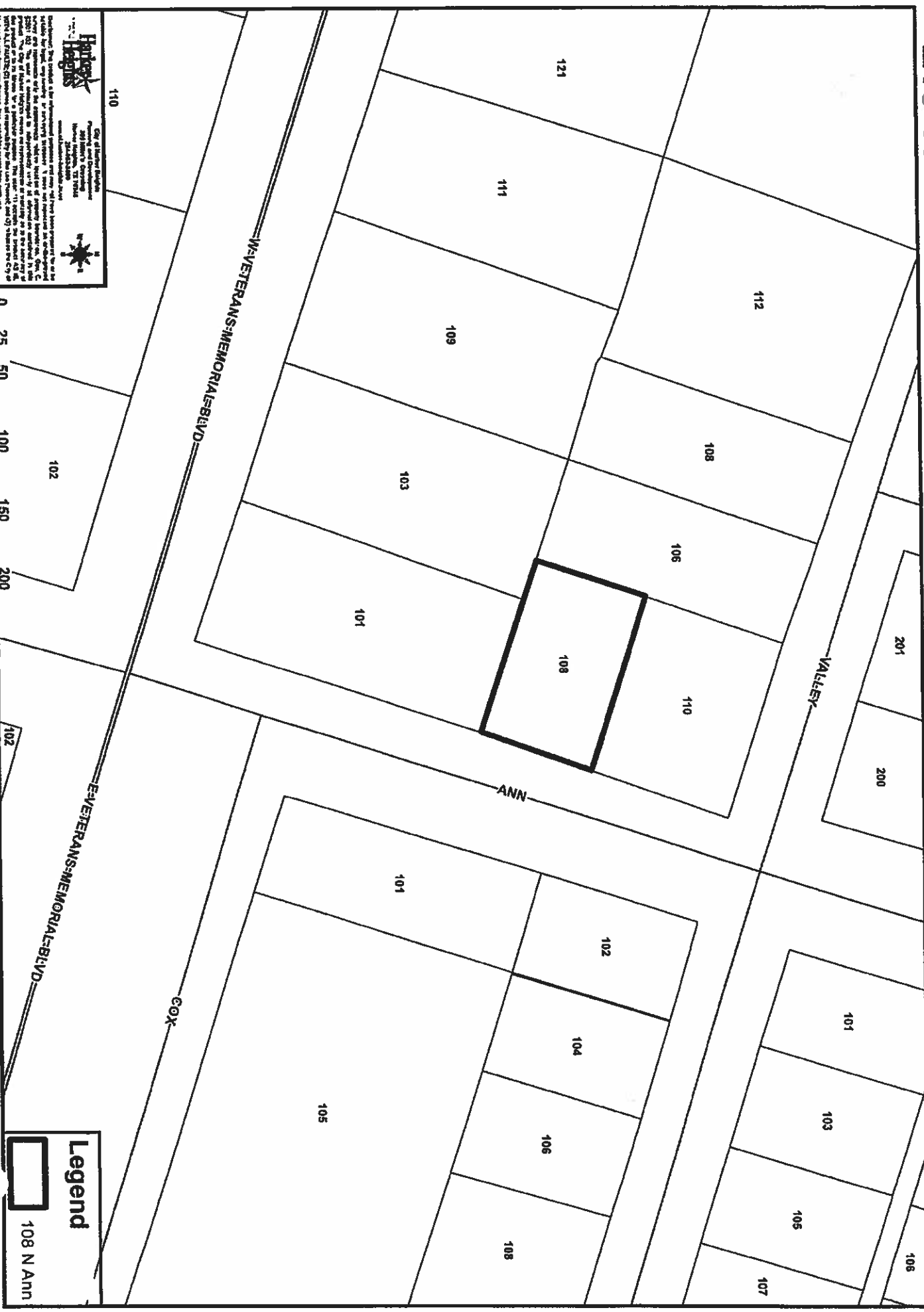
Ruffus C. Miller  
Printed Name of Property Owner

Ruffus C. Miller  
Signature of Property Owner

5-25-16  
Date

Z1010 108 N Ann Blvd.

Location Map



City of Denver  
 Planning and Development  
 300 North Chestnut  
 Denver, CO 80202  
 www.denvercolorado.gov



Disclaimer: This product is for informational purposes only and does not constitute an offer of insurance. It is not intended to be used as a substitute for professional advice. The user is encouraged to independently verify all information contained in this product. The user is responsible for the accuracy of the information. The user is not to be held liable for any loss or damage resulting from the use of this product. The user is not to be held liable for any loss or damage resulting from the use of this product. The user is not to be held liable for any loss or damage resulting from the use of this product.

Map Date: 6/8/2016

1:1,069



**Legend**

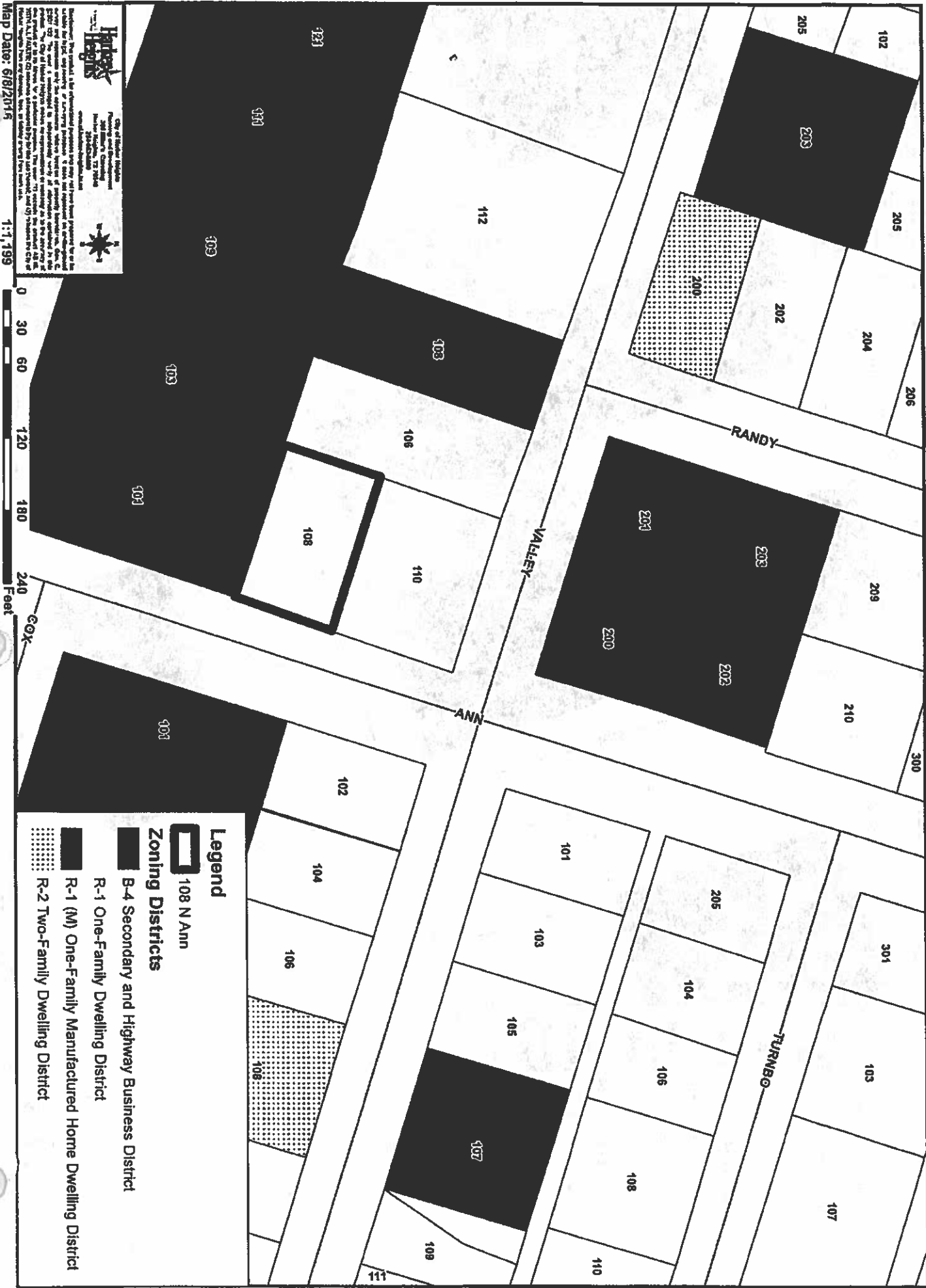


108 N Ann



# Z16-10 108 N Ann Blvd.

# Zoning Map



City of Boulder Planning  
 Department  
 200 Lyons Street  
 Boulder, CO 80501  
 303.440.3333  
 www.bouldercolorado.gov

**Historic  
 Heritage**

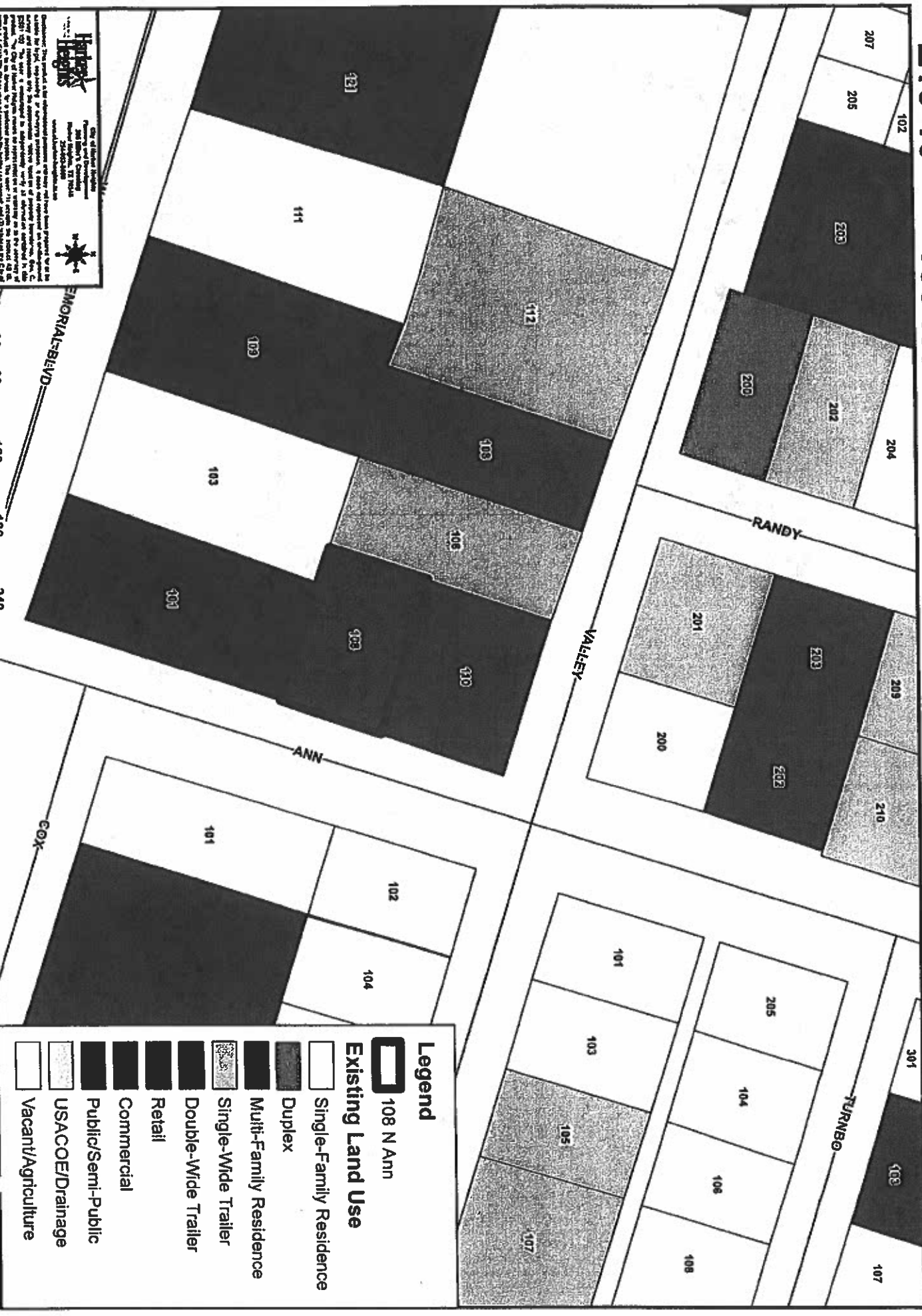
**City of Boulder Planning Department**  
 200 Lyons Street  
 Boulder, CO 80501  
 303.440.3333  
 www.bouldercolorado.gov

**Map Date:** 6/8/2016

**Scale:** 1:1,199

# Z16-10 108 N Ann Blvd.

# Existing Land Use Map



**Legend**

- 108 N Ann
- Existing Land Use**
- Single-Family Residence
- Duplex
- Multi-Family Residence
- Single-Wide Trailer
- Double-Wide Trailer
- Retail
- Commercial
- Public/Semi-Public
- USACOE/Drainage
- Vacant/Agriculture

**Heritage Heights**  
 City of Denver  
 Planning and Community Development  
 200 Broadway  
 Denver, CO 80202  
 303.733.3333  
 www.denvercolorado.gov

**Map Date: 6/8/2016**

1:1,199

0 30 60 120 180 240 Feet

# Z16-10 108 N Ann Blvd.

# Future Land Use Map



**Holtek**  
 City of Grand Rapids  
 Planning Department  
 2000 1st Street, S.E.  
 Grand Rapids, MI 49508  
 Phone: 616.251.3300  
 Fax: 616.251.3301  
 Website: www.grandrapids.gov

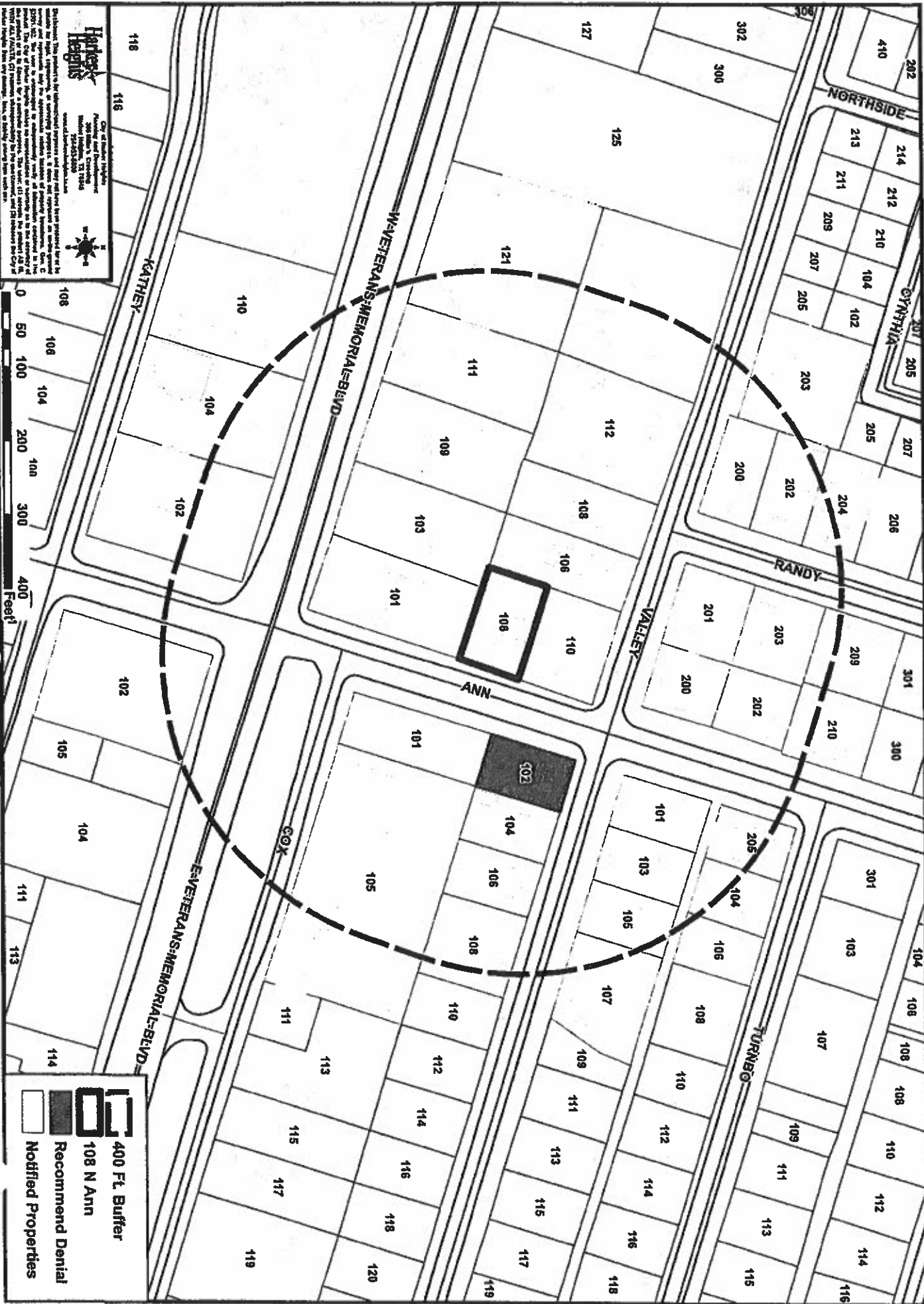


Map Date: 6/8/2009  
 Scale: 1:1,482



**Legend**

- 108 N Ann
- Future Land Use
- Mixed Residential
- Commercial



**Hartley Heights**  
 City of Hartley, Oklahoma  
 300 Main St., Corning  
 Oklahoma, 73436  
 580-233-3333  
 www.hartleyok.com

Disclaimer: This product is for informational purposes and does not constitute a warranty or any other form of insurance. It is not intended to be used as a substitute for professional advice. The City of Hartley, Oklahoma, is not responsible for any errors or omissions in this product. The City of Hartley, Oklahoma, is not responsible for any damages or losses resulting from the use of this product. This product is provided as a public service. The user assumes all liability for any damages or losses resulting from the use of this product. See the disclaimer on the back of the map.

Map Date: 8/22/2018 1:2,000

TO: City of Harker Heights

FROM:

ELIZABETH PERCE

102 E VALLEY RD (CORNER LOT)

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

RE: Request for an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R1-M (One Family Manufactured Dwelling District) on property described as Lot Six (6), Block Four (4), Kern Terrace, MH Label #PFS0962097, SN1 TXFL686A07181LS11, in the City of Harker Heights, Bell County, Texas, Property ID#102944, also known as 108 N. Ann Blvd. (See attached location map)

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

I did not receive notice by mail till the 15<sup>th</sup>!  
I LIVE ON THE CORNER LOT -  
I HAVE BUSINESS BEHIND MY PROPERTY  
I DON'T WANT A BUSINESS BE A DAY  
CARE. BAR (ANOTHER) OR DR. STORE  
THE LANE IS ENOUGH WIDE -  
WITH THE OPTION IT MIGHT RAISE MY  
TAXES, I ALSO HAVE CONCERN FOR CHILDREN  
NO ONE HAS OFFERED TO FENCE TO  
ME. ALL OTHER RESIDENCES HAVE SOME TYPE  
OF FENCE. THE CITY OR PERSONNEL BUSINESS SUPPLIED  
I SAY NO! TO ZONING -

ELIZABETH PERCE  
Printed Name

Elizabeth Perce  
Signature

JUNE 16, 2016

Date

I MISSED THE FIRST HEARING TO EVEN  
CONSIDER WHAT WILL HAPPEN TO FIXING THE NEIGHBORHOOD  
THE BUSINESS BEHIND ME PLUS CONSTRUCTION  
HAS ALL READY DESTROYED MY FENCE -

**Received**

JUN 27 2016

**Planning & Development**

TO: **City of Harker Heights**

FROM: SEAN Miller

101 E. Valley Rd Harker Heights TX  
(Address of Your Property that Could Be Impacted by this Request) 76548

RE: Request for an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R1-M (One Family Manufactured Dwelling District) on property described as Lot Six (6), Block Four (4), Kern Terrace, MH Label #PFS0962097, SN1 TXFL686A07181LS11, in the City of Harker Heights, Bell County, Texas, Property ID#102944, also known as 108 N. Ann Blvd.  
(See attached location map)

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

Comments:

I am in the process  
of buying 101 E Valley Rd  
T

Sean Miller  
Printed Name

Sean Miller  
Signature

6-27-2016  
Date

**Received**

JUN 24 2016

**Planning & Development**

TO: **City of Harker Heights**

FROM: Georgia Beadles  
201. N. Rowley H.H. TX  
(Address of Your Property that Could  
Be Impacted by this Request)

RE: Request for an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R1-M (One Family Manufactured Dwelling District) on property described as Lot Six (6), Block Four (4), Kern Terrace, MH Label #PFS0962097, SN1 TXFL686A07181LS11, in the City of Harker Heights, Bell County, Texas, Property ID#102944, also known as 108 N. Ann Blvd.  
(See attached location map)

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

Comments:

I approve having a mobile home put on this lot.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Georgia Beadles  
Printed Name

Georgia Beadles  
Signature

6-18-16  
Date

**Received**

JUN 24 2016

**Planning & Development**

TO: **City of Harker Heights**

FROM:

Leanne Phillips  
200 N. Ann H.H. Tx

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

RE: Request for an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R1-M (One Family Manufactured Dwelling District) on property described as Lot Six (6), Block Four (4), Kern Terrace, MH Label #PFS0962097, SN1 TXFL686A07181LS11, in the City of Harker Heights, Bell County, Texas, Property ID#102944, also known as 108 N. Ann Blvd.  
(See attached location map)

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

Comments:

I approve having a mobile  
home put on this lot

Leanne Phillips  
Printed Name

Leanne Phillips  
Signature

6-24-16  
Date



**Received**

JUN 24 2016

**Planning & Development**

TO: City of Harker Heights

FROM: Soni Berkhemer  
110 N. ANN H.N. TX 76548  
(Address of Your Property that Could  
Be **Impacted** by this Request)

RE: Request for an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R1-M (One Family Manufactured Dwelling District) on property described as Lot Six (6), Block Four (4), Kern Terrace, MH Label #PFS0962097, SN1 TXFL686A07181LS11, in the City of Harker Heights, Bell County, Texas, Property ID#102944, also known as 108 N. Ann Blvd.  
(See attached location map)

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

Comments: I am in favor of  
this change, to allow a  
mobile home.

Soni S.N. Berkhemer  
Printed Name

Soni S.N. Berkhemer  
Signature

06-18-2016  
Date

**Received**

6/24/2016

**Planning & Development**

TO: City of Harker Heights

FROM: Moni M. Taylor

106 W. Valley Rd; Harker Heights, TX 76548  
(Address of Your Property that Could  
Be Impacted by this Request)

RE: Request for an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R1-M (One Family Manufactured Dwelling District) on property described as Lot Six (6), Block Four (4), Kern Terrace, MH Label #PFS0962097, SN1 TXFL686A07181LS11, in the City of Harker Heights, Bell County, Texas, Property ID#102944, also known as 108 N. Ann Blvd.  
(See attached location map)

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

Comments:

I'm not opposed to it

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Moni M. Taylor  
Printed Name

Moni M Taylor  
Signature

06-18-2016  
Date



## PLANNING AND ZONING COMMISSION MEMORANDUM

### Z16-11 AGENDA ITEM VI-3

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: JUNE 29, 2016

DISCUSS AND CONSIDER AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE-FAMILY DWELLING DISTRICT) TO PD-R (PLANNED DEVELOPMENT RESIDENTIAL DISTRICT) ON PROPERTY DESCRIBED AS A1032BC, D. R. HUGHES SURVEY, 2, ACRES 9.339, IN THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, PROPERTY ID#459261, ALSO KNOWN AS 3401 OAKRIDGE BLVD.

#### EXPLANATION:

The applicant is requesting a change in zoning from R-1 (One-Family Dwelling District) to PD-R (Planned Development District – Residential). The main purpose for requesting this PD-R is to allow the applicant to construct a residential accessory structure behind the primary structure. The applicant intends to live in it to be close to her elderly mother who lives in the primary structure on site.

Per Section 155.036, Planned Development District 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. As part of the Planned Development application the applicant would like to request the following:

- Allow for the construction of one residential accessory structure that will be maximum 4000 sq. ft. in size.
- The height of the residential accessory structure will not exceed the allowed 35ft. maximum height per the City's zoning ordinance.
- All other development regulation will be in accordance to the R1-R (Rural One-Family Dwelling District) and will adhere to all other city development regulations.

#### EXISTING USE:

The subject property is a 9.3 acre lot. It has a one story single family residence and three accessory structures on site. Surrounding properties include Single-Family Residences to the north, south and west; and a vacant tract of land to the east of the property. The proposed accessory building will adhere to all development regulations and will not be visible from the public right of way. Therefore, staff believes the PD-R if granted will not likely have any adverse effect on surrounding land uses.

**ZONING:**

Current zoning for this property is R-1 (One-Family Dwelling District) and all adjacent and surrounding properties are zoned R-1 (One-Family Dwelling District). Staff believes the proposed PD-R will not alter the purpose and ideals of the R-1 zoning district and will likely not have any adverse effect on surrounding zoning districts.

**FUTURE LAND USE:**

The subject parcel is currently located in an area designated as Single Family Residential. All surrounding and adjacent properties are designated as Single Family Residential. The proposed rezoning of the property to PD-R (Planned Development District – Residential) and intended use of the property would be compatible to the uses outlined in the future land use designation of Single Family Residential and will therefore be consistent with the intent of the 2007 City of Harker Heights Comprehensive Plan for the area.

**FLOOD DAMAGE PREVENTION:**

Per the FEMA Flood Zone Map, no part of any of the lot lies within either the 100-year or the 500-year flood plain area.

**NOTICES:**

Staff sent out Seventeen (17) notices to property owners within the 400 foot notification area. There was one (1) response received in favor of the request, and zero (0) responses received in opposition of the request.

**RECOMMENDATION:**

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

The proposed rezoning request to PD-R does not:

1. Adversely impacts 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; or
4. Adversely affect traffic control or adjacent properties by inappropriate location, lighting, or type of signs.
5. The rezoning request is consistent with the Future Land Use Plan.

Staff therefore recommends that the Planning and Zoning Commission approve an ordinance to change the zoning designation from R-1 (Residential One-Family Dwelling District) to PD-R (Planned Development District – Residential) on property described as A1032BC, D. R. Hughes Survey, 2, Acres 9.339, in the city of Harker Heights, Bell County, Texas, Property ID#459261, also known as 3401 Oakridge Blvd based on the above findings and facts.

**ACTION BY PLANNING AND ZONING COMMISSION:**

- 1.) Motion to approve/disapprove an ordinance to change the zoning designation from R-1 (Residential One-Family Dwelling District) to PD-R (Planned Development District – Residential) on property described as A1032BC, D. R. Hughes Survey, 2, Acres 9.339, in the city of Harker Heights, Bell County, Texas, Property ID#459261, also known as 3401 Oakridge Blvd based on staff recommendation and findings.
- 2.) Any other action desired.

**ATTACHMENTS:**

1. Application
2. Site Plan
3. Location Map
4. Existing Land Use Map
5. Future Land Use Map
6. Zoning Map
7. Notification Map



Application Fee \$ 200.00

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

# CITY OF HARKER HEIGHTS RE-ZONING REQUEST APPLICATION

PROPERTY OWNER'S NAME: Marilyn Newkirk

ADDRESS: 3401 Oakridge Blvd

CITY/STATE/ZIP: Harker Heights, Tex 76548 PHONE: 254-239-7841

LOCATION OF PROPERTY: \_\_\_\_\_

### LEGAL DESCRIPTION OF PROPERTY:

PARCEL #: 45 9261 A 1030BC DR Hughes, 2 acres 9.339

LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ SUBDIVISION: \_\_\_\_\_

NUMBER OF ACRES: 9.339 SURVEY: Harman and Associates

For properties not in a recorded subdivision, submit a copy of a current survey or plat showing the properties proposed to be changed, and/or a complete legal field note description.

PROPOSED USE: need to add another building that will have residential space  
~~residential~~ necessary structure and residential living space around 3000 to 4,000 sq ft

CURRENT ZONING: R4 PROPOSED ZONING: PD-R

CURRENT LAND USE: R1 PROPOSED LAND USE IN PLAN: \_\_\_\_\_

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

Marilyn Newkirk  
Printed Name of Property Owner

Marilyn Newkirk  
Signature of Property Owner

5/27/2016  
Date

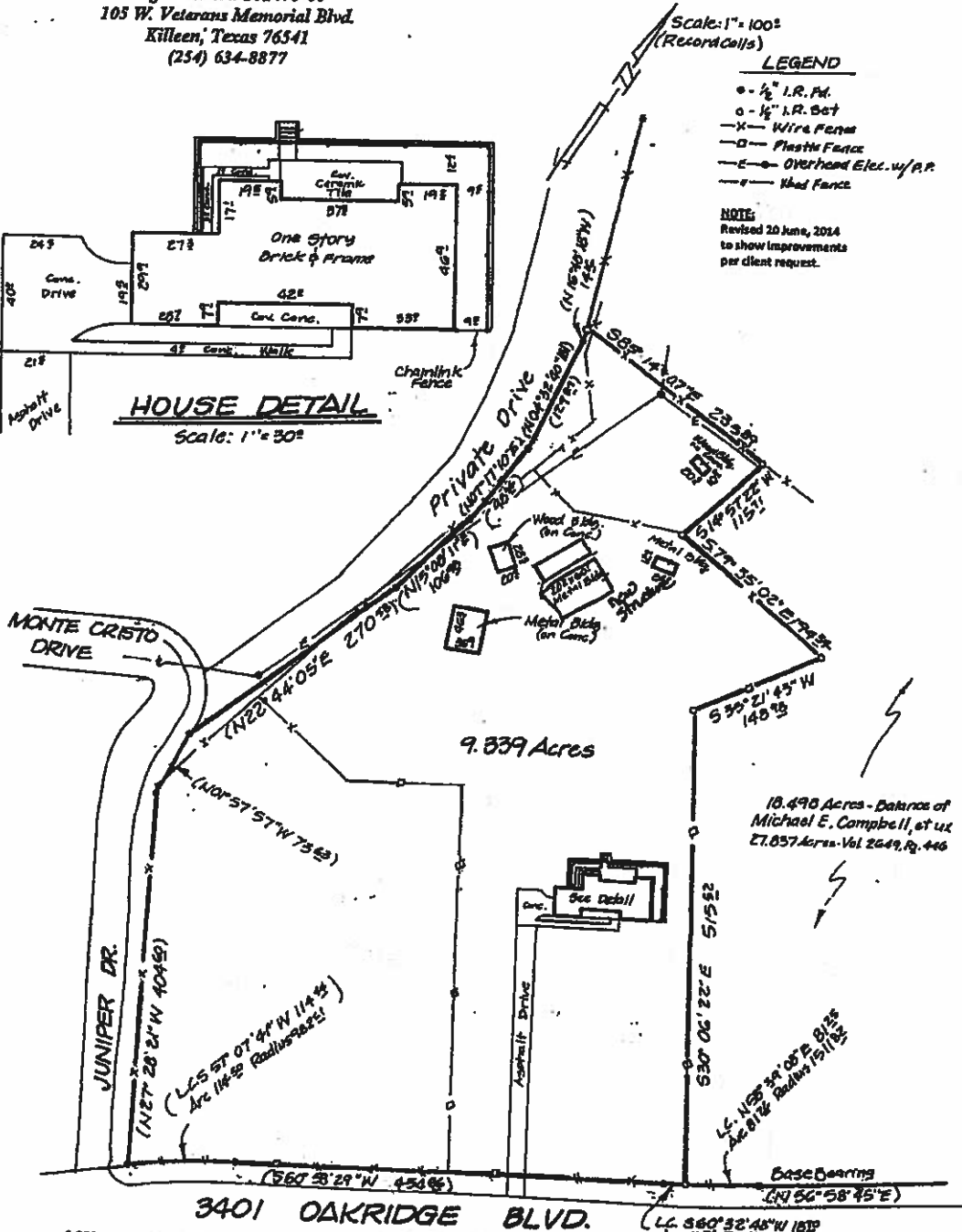
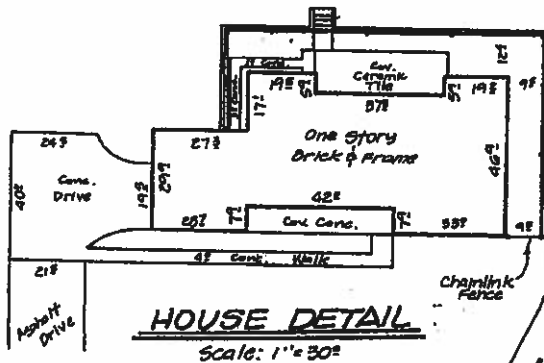
**HARMON & ASSOCIATES**  
 Registration # 101475-00  
 105 W. Veterans Memorial Blvd.  
 Killeen, Texas 76541  
 (254) 634-8877

Scale: 1" = 100'  
 (Record Calls)

**LEGEND**

- - 1/2" I.R. Pd.
- - 1/8" I.R. Set
- X- Wire Fence
- Plastic Fence
- E- Overhead Elec. w/ P.P.
- v- Wood Fence

**NOTE:**  
 Revised 20 June, 2014  
 to show improvements  
 per client request.



18.498 Acres - Balance of  
 Michael E. Campbell, et ux  
 27.857 Acres - Vol. 2649, Pg. 446

9.839 Acres, part of the D. R. Hughes Survey, Abstract No. 1032, Bell County, Texas.  
 Bearings are based on the deed recorded in Volume 2649, Page 446, Official Public Records  
 of Real Property of Bell County, Texas. SEE ATTACHED LEGAL DESCRIPTION.

STATE OF TEXAS •  
 COUNTY OF BELL •

KNOW ALL MEN BY THESE PRESENTS, that I, BRUCE M. HARMON, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the tract shown hereon. This document is not valid without an original signature.



IN WITNESS THEREOF, my hand and seal this the 13<sup>th</sup> day of June, 2014.

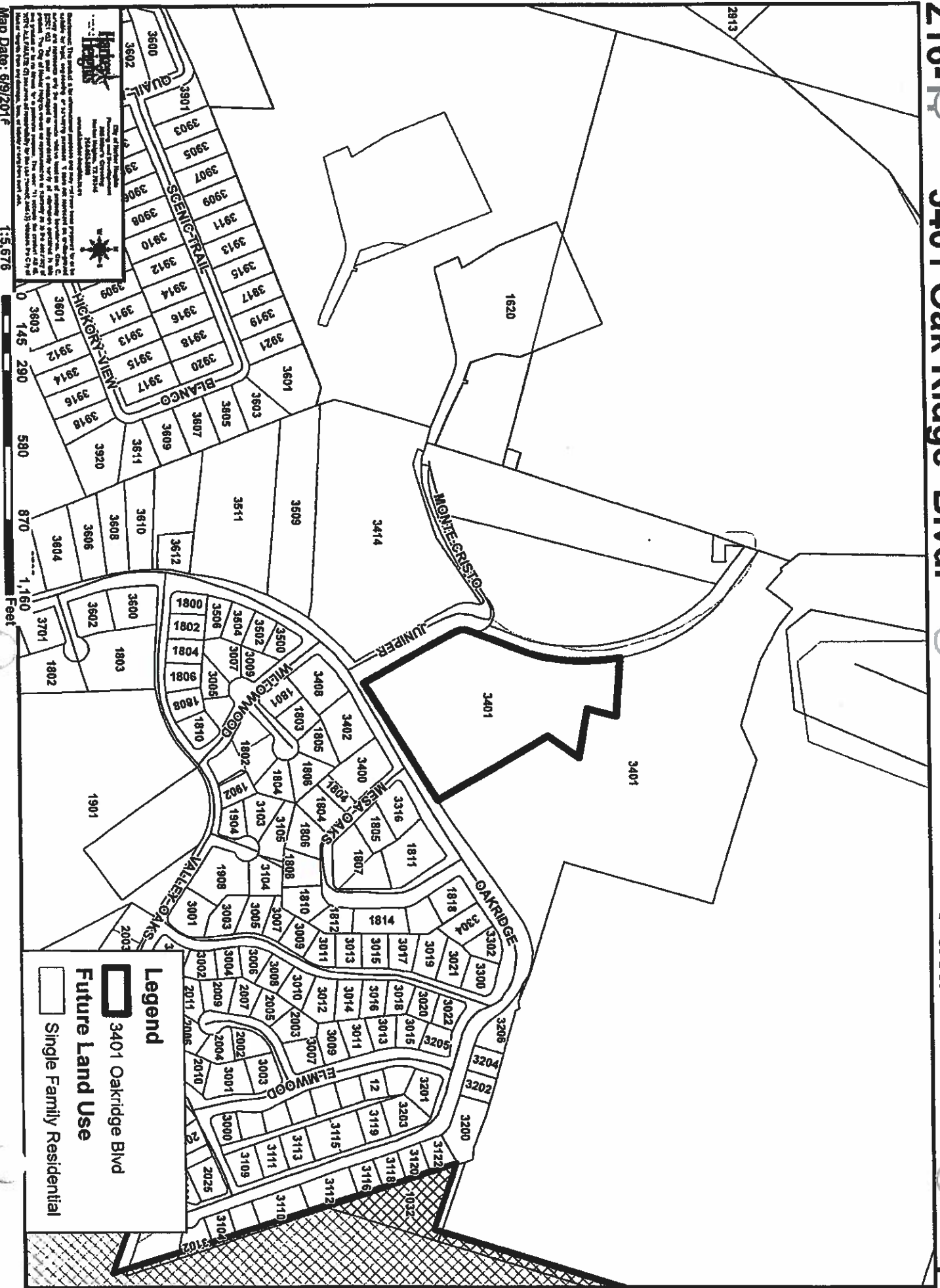
*B. M. Harmon*  
 Bruce M. Harmon  
 Registered Professional Land Surveyor No. 4482  
 ©Copyright

Newkirk 5943-0










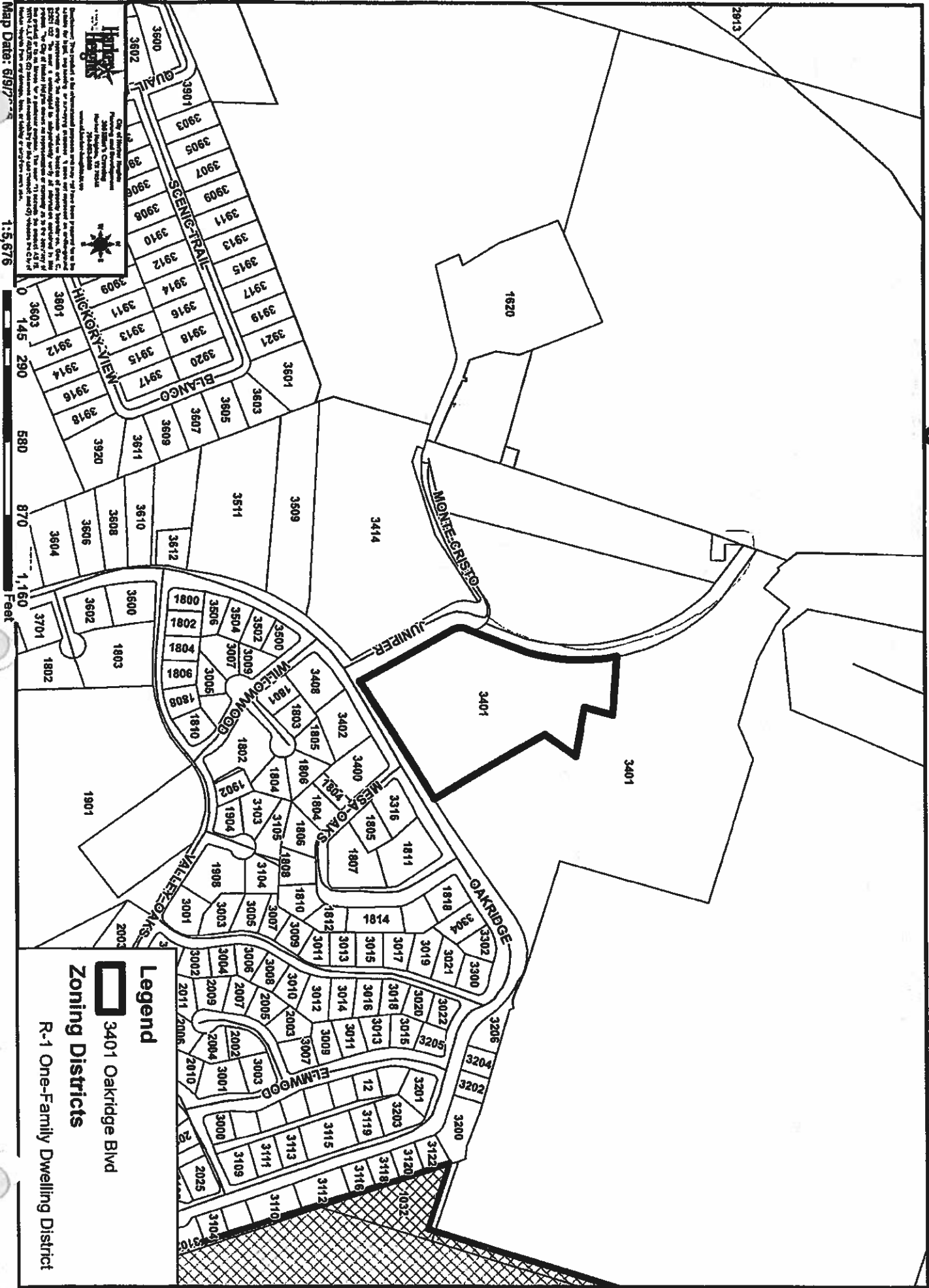


**Legend**

-  3401 Oakridge Blvd
-  Future Land Use
-  Single Family Residential

**Disclaimer:** This map is for informational purposes only and does not constitute a contract. The City of Houston is not responsible for any errors or omissions on this map. The City of Houston is not responsible for any damages or losses resulting from the use of this map. The City of Houston is not responsible for any changes to the map after the date of publication. The City of Houston is not responsible for any changes to the map after the date of publication.

Map Date: 6/9/2016  
 1:5,678  
 0 145 290 580 870 1,160 Feet



**Legend**  
 3401 Oakridge Blvd  
 Zoning Districts  
 R-1 One-Family Dwelling District

City of Fairfax  
 Planning Department  
 2200 Lee Highway, Suite 200  
 Fairfax, VA 22031  
 703-261-1234  
 www.fairfaxva.gov

Map Date: 6/9/17

1:5,676

# 3401 Oakridge Blvd.

# Notification Map



**City of Houston Planning Department**  
**Heritage**  
 2800 West Loop West, Suite 200  
 Houston, Texas 77027  
 Phone: 713-858-2200  
 Fax: 713-858-2201  
 Website: www.ci.houston.tx.us

**Disclaimer:** This map is for informational purposes only and does not constitute a contract. The City of Houston Planning Department is not responsible for any errors or omissions on this map. The City of Houston Planning Department is not responsible for any damages, including consequential damages, arising from the use of this map. The City of Houston Planning Department is not responsible for any damages, including consequential damages, arising from the use of this map. The City of Houston Planning Department is not responsible for any damages, including consequential damages, arising from the use of this map.

Map Date: 8/21/2017  
 1:4,000

-  3401 Oakridge Blvd
-  400 Ft. Buffer
-  Notified Properties (17)
-  Recommend Approval (1)

TO: City of Harker Heights

FROM: Michael M. Aycock

1818 MESA OAKS CR.

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

RE: Request for an ordinance to change zoning designation from R-1 (One Family Dwelling District) to PD-R (Planned Development Residential District) on property described as A1032BC, D. R. Hughes Survey, 2, Acres 9.339, in the City of Harker Heights, Bell County, Texas, Property ID#459261, also known as 3401 Oakridge Blvd. (See attached location map)

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

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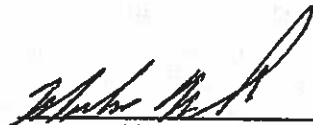
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Michael M. Aycock  
Printed Name

  
Signature

6-17-2016  
Date



## PLANNING AND ZONING COMMISSION MEMORANDUM

### AGENDA ITEM VII-1

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FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: JUNE 29, 2016

DISCUSS AND CONSIDER A REQUEST BY LUREE INC. FOR CONCEPT PLAN APPROVAL OF A 45 ACRE TRACT OF LAND TO ACCOMMODATE SINGLE FAMILY RESIDENCES IN AN R-1 ZONE (ONE FAMILY DWELLING DISTRICT) WITHIN THE OAKRIDGE TERRACE SUBDIVISION, ALSO KNOWN AS 1901 VALLEY OAKS DRIVE, HARKER HEIGHTS, BELL COUNTY, TEXAS.

#### EXPLANATION:

Luree Inc. has made an application for concept plan approval for approximately 45 acres of land zoned R-1 (One Family Dwelling District) located within the Oakridge Terrace Subdivision. The tract is currently addressed as 1901 Valley Oaks Drive and is proposed to be subdivided into 61 lots for single family residences. Per the concept plan the minimum lot size is half acre (0.5 acres or 21, 780 sq. ft.)

The property at 1901 Valley Oaks was an active golf course in the past. The golf course later ceased to function, and the property has been vacant since then. The proposed single family dwellings will be a compatible use for the area since there are existing single family residences surrounding the property. The concept plan submitted shows the proposed single family dwellings will likely not affect connectivity in the area. The zoning of the property is for single family residences and as such there will be no zoning or subdivision violation to that effect. Per the Future Land Use Map of the city, the area has been designated for Single Family Residences; hence the proposed use is consistent with the City of Harker Heights 2007 Comprehensive Plan.

Staff have reviewed the submitted concept plan, and have made comments to address safety, connectivity, drainage and other pertinent requirements, and will also ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to, if this proposed plan moves on to the next stage in the development process.

#### RECOMMENDATIONS

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 LUREE INC. for Concept Plan approval on a 45 acre tract of land to accommodate Single Family Residences in an R-1 Zone (One Family Dwelling District) within the Oakridge Terrace Subdivision, also Known As 1901 Valley Oaks Drive, Harker Heights, Bell County, Texas.

#### ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to approve/disapprove a request by LUREE INC. for Concept Plan approval on a 45 acre tract of land to accommodate Single Family Residences in an R-1 Zone (One Family Dwelling District) within the Oakridge Terrace Subdivision, also Known As 1901 Valley Oaks Drive, Harker Heights, Bell County, Texas.

2. Any other action desired.

**ATTACHMENTS:**

1. Staff Comments
2. Application
3. Location Map
4. Concept Plan

# Staff Comments

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## Concept Plan

*Oakridge Terrace*

06/08/16

### Planning and Development

1. Please remove Buttonwood street name. Staff feels that the curve in the road will not be significant enough to require a separate street name and Buttonwood is too similar to another street name.
2. Please provide information on how Lot 1, Block 2 will be developed. There is a purple outlined box on the property – is this a proposed or existing structure?
3. Some of the lots have double frontage. Please identify the front and side yard setbacks accordingly at the Preliminary Plat phase.
4. Please connect to the existing 6" water line in the Chinaberry cul-de-sac to loop into the new water lines on either Yellowbark or Buttonball.

### Public Works, Mark Hyde

1. A word of caution on all of the cul-de-sacs. When the water distribution system is laid out, all of the cul-de-sacs will be required to be looped. We want to avoid dead end water lines.

### Consulting Engineer, Otto Wiederhold

1. My concern is how drainage will be handled in general. Only one site is shown for detention and it has very little of the proper area of the development draining to it! A much larger area will be draining to existing lots.
2. Recommend an evaluation for area of lots for on-site SS.

### Bell County Health, Michael Jahns

1. The Health District has begun the review of this property. In evaluating the proposal, it has become apparent that some of the existing residences located adjacent to the old golf course have their drainfields installed on the old golf course. This concern needs to be further evaluated by the developer. The Health District will review our files to provide any information associated with the OSSF's serving the residences. Once our evaluation is completed, we will provide a more detailed evaluation. The time frame of June 8 may be difficult to meet for the final evaluation as this process will take more time.
2. City of Harker Heights Staff will make any further comments from Bell County available as soon as we receive them.



**Fire Marshall, Brad Alley**

1. The proposed hydrant on Inkberry (Lot 4, Block 1) needs to be moved to the corner of Inkberry and Logwood (Lot 50, Block 2).
2. Consideration should be given to renaming Acacia Dr. to something more easily recognizable to 911 dispatchers.
3. The proposed hydrant on Logwood (Lot 35, Block 2) needs to be moved to the corner of Logwood and Sparkleberry (Lot 33, Block 2).
4. The proposed hydrant located at the corner of Logwood and Yellowbark (Lot 27, Block 2) needs to be moved to the corner of Yellowbark and Buttonball (Lot 21, Block 2).
5. The street and water line on Buttonball Dr. should connect with Chinaberry Dr.
  - Please see illustration below.

**Building Official, Steve Philen**

1. No Comments – Approval.

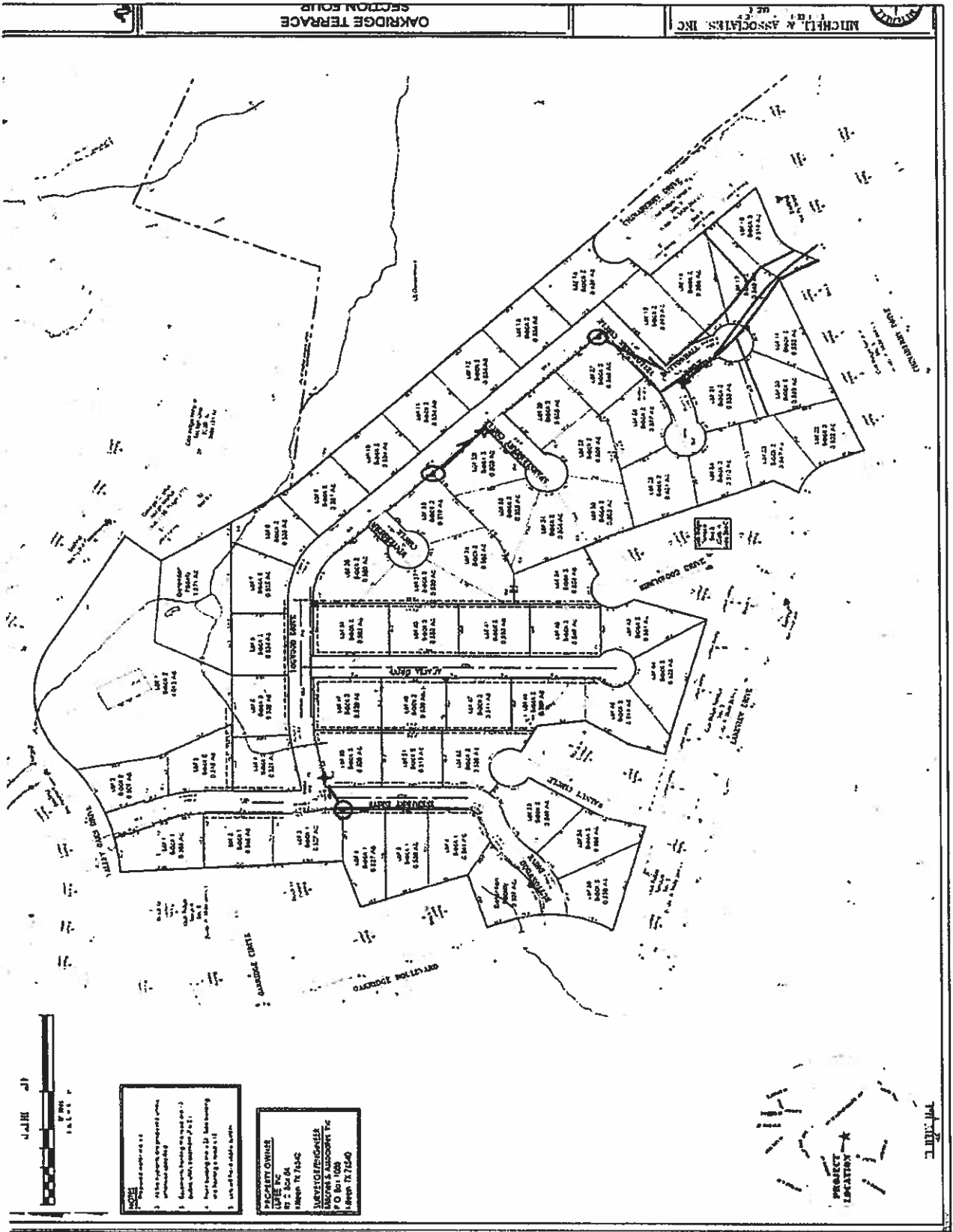
**ONCOR, Greg Wade**

**Century Link, Janice Strickland**

1. No Comments – Approval

**Time Warner Cable – Johnny Tindle**

**TxDOT, Billy Tweedle**



Scale: 1" = 20'

NOTES:  
 1. All lot dimensions are approximate and subject to field verification.  
 2. Easements, including utility easements, are shown with appropriate symbols.  
 3. Survey boundary lines are shown with appropriate symbols.  
 4. Lot numbers and areas are as shown on this plan.  
 5. All lot areas are in square feet.

**PROPERTY OWNER**  
 LARUE, INC.  
 817 S. 2nd St.  
 Harker Heights, TX 76788

**SUBDIVISION ENGINEER**  
 MICHELL, R. ASSOCIATES, INC.  
 P.O. Box 1000  
 Harker Heights, TX 76788

PROJECT LOCATION



APPLICATION FOR DEVELOPMENT CONCEPT PLAN APPROVAL
Application Fee \$ 50.00

City of Harker Heights
Planning & Development
305 Millers Crossing
Harker Heights, TX 76541
Phone: 254-953-5600

SUBDIVISION NAME: Oakridge Terrace Section Four

NUMBER OF LOTS: (if known) 61 NUMBER OF ACRES 45

PROPERTY OWNER: Luree, Inc.
ADDRESS: Rt. 2, Box 84 Killeen, TX 76542
PHONE: 512-783-3805

DEVELOPER:
ADDRESS:
PHONE:

SURVEYOR/ENG: Mitchell & Associates, Inc.
ADDRESS: 102 N. College/ P.O. Box 1088
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

NAME (PRINT) SIGNATURE

ADDRESS

NAME (PRINT) SIGNATURE

ADDRESS

TO BE USED FOR CORPORATION/PARTNERSHIP

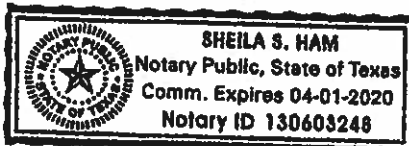
Jeff Smien Luree, Inc.
NAME (PRINT) CORP/PARTNERSHIP
Rt. 2, Box 84 Killeen, TX 76542

ADDRESS
BY: [Signature] AUTHORIZED AGENT 423-3500
254-350-9701 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 COMMISSION ON ENVIRONMENTAL QUALITY 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.

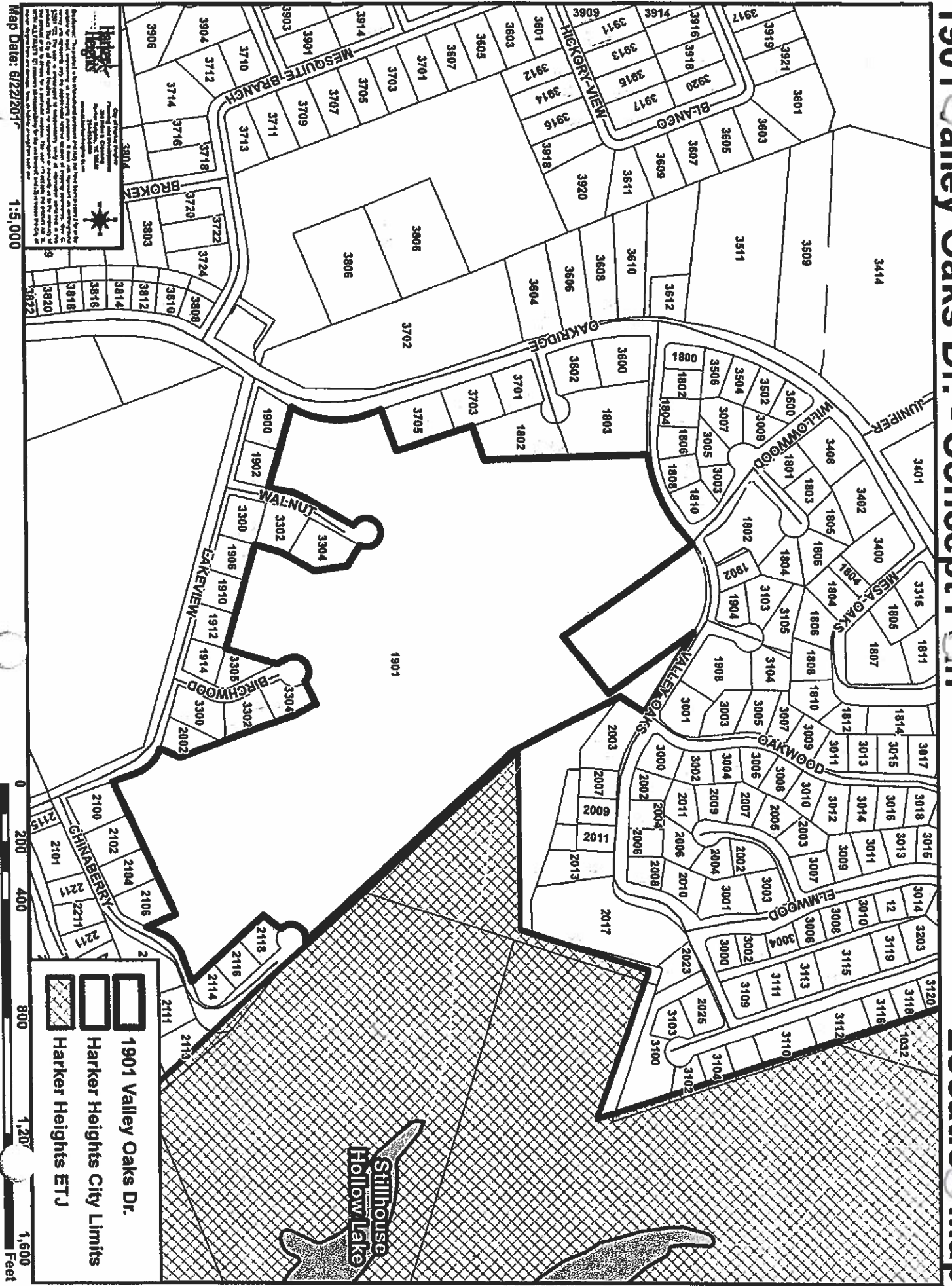
SWORN TO AND SUBSCRIBED BEFORE ME THIS 1st DAY OF June, 2016.

[Signature] MY COMMISSION EXPIRES: 04-01-2020
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS






# 1901 Valley Oaks Dr. - Concept Plan

# Location Map

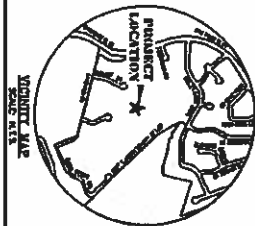
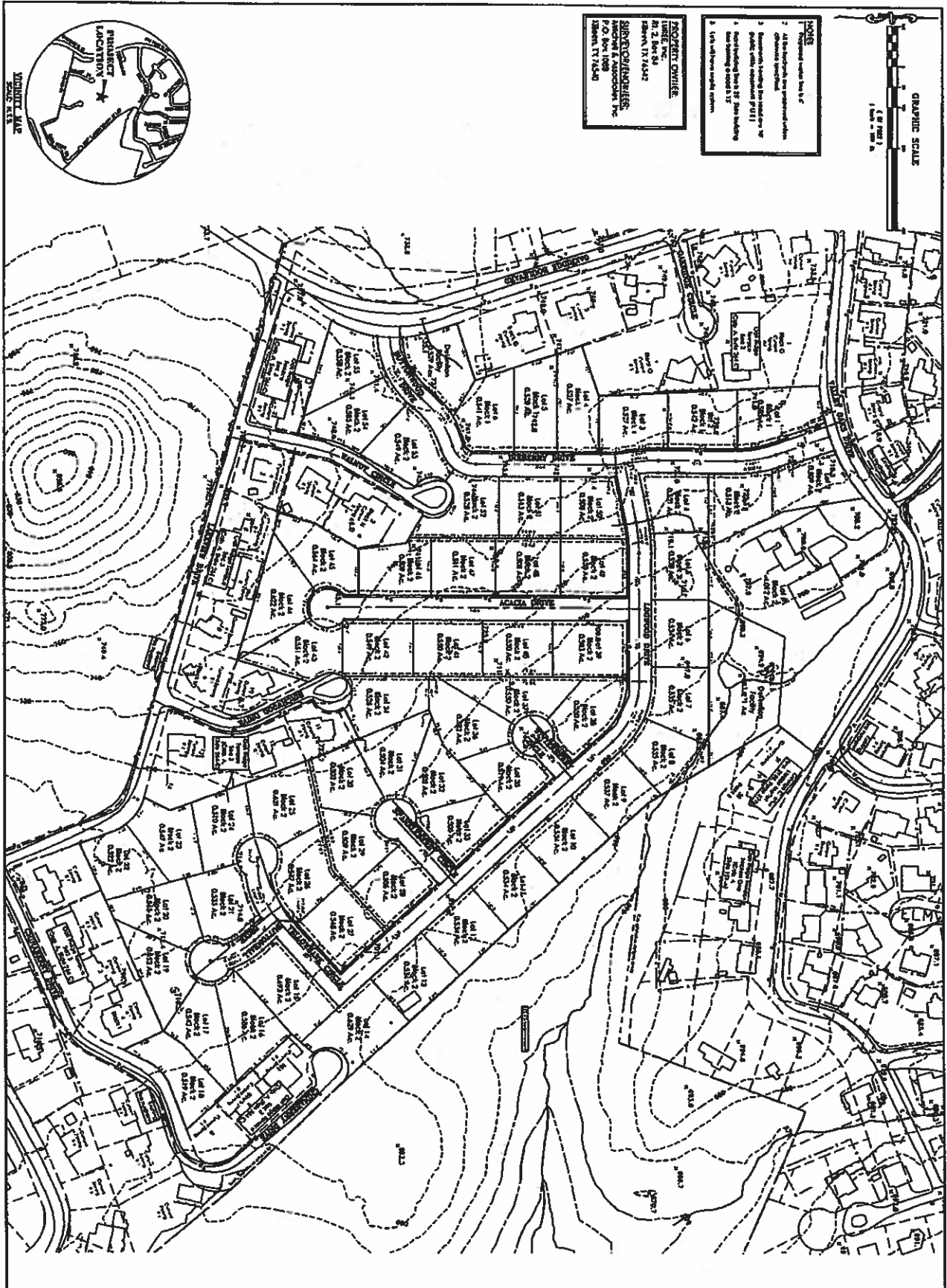


**Harker Heights**  
 City of Harker Heights  
 Planning Department  
 1000 West 10th Street  
 Harker Heights, TX 76033  
 Phone: 817-291-1111  
 Fax: 817-291-1112  
 Website: www.harkerheights.com

Map Date: 6/22/2017  
 1:5,000

-  1901 Valley Oaks Dr.
-  Harker Heights City Limits
-  Harker Heights ETJ



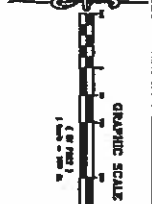


**NOTES**

1. All dimensions are in feet.
2. All dimensions are to the center of the lot.
3. All dimensions are to the center of the lot.
4. All dimensions are to the center of the lot.
5. All dimensions are to the center of the lot.

**PROPERTY OWNER:**  
**LAND INC.**  
 201 N. 2nd St.  
 Brown, TX 77802

**SUBDIVISION:**  
**SECTION FOUR**  
**OAKRIDGE TERRACE**  
 HARKER HEIGHTS, TEXAS  
 P.O. Box 1088  
 Brown, TX 77802



**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERS & ARCHITECTS  
 100 N. COLLEGE  
 WILLETTS, TEXAS 76741  
 PHONE: (254) 634-2641  
 FAX: (254) 634-2341

**OAKRIDGE TERRACE  
 SECTION FOUR  
 HARKER HEIGHTS, BELL COUNTY, TEXAS**

**CONCEPT PLAN**

DATE	DESCRIPTION

SHEET 21



## PLANNING AND ZONING COMMISSION MEMORANDUM

### PP16-03 AGENDA ITEM #VII-2

FROM: THE DEPARTMENT OF PLANNING AND DEVELOPMENT

DATE: JUNE 29, 2016

DISCUSS AND CONSIDER A REQUEST BY TERRA AZUL DEVELOPMENT LLC, FOR PRELIMINARY PLAT APPROVAL FOR THE ENCLAVE OF HARKER HEIGHTS, DESCRIBED AS 19.827 ACRES OF THE W.E HALL SURVEY, ABSTRACT NO. 1086 AND THE J.M. ROBERTS SURVEY, ABSTRACT NO. 723, PROPERTY ID# 453977, HARKER HEIGHTS, BELL COUNTY, TEXAS, GENERALLY LOCATED BETWEEN INDIAN TRAIL DRIVE AND LOOKOUT RIDGE, DIRECTLY BEHIND FIRE STATION NO. 1.

#### EXPLANATION:

The applicant is requesting preliminary plat approval of land between Indian Trail Drive and Lookout Ridge, generally behind Fire Station No.1, consisting of 19.827 acres of vacant land to be converted into six (6) Blocks and forty-seven (47) lots. The development was recently rezoned as a PD-R (Planned Development-Residential District) and must adhere to the conditions enacted by staff as well as the amended base zoning of R1-A (Single Family Garden Home Residential Dwelling District).

The proposed development will be divided into two phases. The first phase will consist of twenty-one (21) lots and phase two will consist of the remaining twenty-six (26) lots. The development will access City water and wastewater utilities and will be required to extend utilities to accommodate development.

#### RECOMMENDATIONS:

The proposed preliminary plat has been revised to address all staff comments. Staff therefore recommends approval of a preliminary plat for approximately 19.827 acres of the W.E. Hall Survey, Abstract No. 1086 and the J.M. Roberts Survey, Abstract No. 723, property ID#453977, Harker Heights, Bell County, Texas, generally located between Indian Trail Drive and Lookout Ridge, directly behind Fire Station No. 1, for the following reasons:

- The plat is consistent with zoning requirements as prescribed in the PD-R approved on March 8, 2016.
- The proposed provision and configuration of roads, water, wastewater, drainage and utility easements, and rights-of-way are adequate to serve the lots provided.

**ACTION BY PLANNING AND ZONING COMMISSION**

1. Motion to approve/disapprove a preliminary plat for approximately 19.827 acres of the W.E. Hall Survey, Abstract No. 1086 and the J.M. Roberts Survey, Abstract No. 723, property ID#453977, Harker Heights, Bell County, Texas, generally located between Indian Trail Drive and Lookout Ridge, directly behind Fire Station No. 1.
2. Any other action desired.

**ATTACHMENTS:**

1. Staff Comments dated 06/13/16
2. PD-R Conditions
3. Application
4. Location Map
5. Image of the Plat

# Staff Comments

## PRELIMINARY PLAT

The Enclave  
47 Lots, 17.081 Acres

(6/13/2016)

### Planning & Development

1. Site vicinity does not match developing area.
2. Please correct the "match line" page numbers.
3. Please identify the location of Phase 1 and Phase 2.
4. Please provide the street surface type(s).
5. Please show all easements within development.
6. Please provide a Plat Note stating the width of the sidewalk through the subdivision in accordance to the approved PD-R.
7. In efforts to minimize street name redundancy staff would like to request an alternative street name in replace of Creekside Drive (Creekside Drive in Killeen, Lakeside Drive in Harker Heights).
8. Please indicate all setbacks on plat in accordance to the approved PD-R
9. Please provide access easement information for the street cutting through the Kern property (plat note indicating easement through separate instrument is sufficient).

### Engineering Plans

1. Please provide a Site Plan note stating the width of the sidewalk through the subdivision.

### Mark Hyde, Public Works

#### Streets:

1. Residential streets are required to be 36' wide measured from back of curb with minimum 60-feet of 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. Six feet wide concrete valley gutters are required at street intersections where cross drainage will occur.
4. Provide concrete aprons for drainage crossing streets to drainage flumes.
5. The temporary cul-de-sac must be paved with concrete or hot mix asphaltic concrete (HMAC) laid over a base course of crushed stone which has been designed, and compacted in accordance with city standards and requirements.



**Water Distribution:**

1. This section of Indian Trail (FM 3423) is maintained by TxDOT. Utility Installation Permits for the two water bores will be required.
2. Provide 8-inch gate valves (two total) at each run of the tee at Enclave Blvd/Creekside Blvd.
3. Provide one 8-inch gate valve at Block 2, Lot 12.
4. Subject to the approval of the Fire Department, relocate the fire hydrant at Block 2, Lot 14, 20-30 feet west of the 12.25 degree bend in the water line.
5. Provide an 8-inch or 8x6-inch flush assembly at the end of Creekside Blvd.

**Sanitary Sewer:**

1. Please note the existing sanitary sewer lines through Block 5, Lot 6 and Block 6, Lot 1 will be plugged at the City main and abandoned in place.
2. Regarding the proposed 8-inch diameter sanitary sewer line, I did not see any grades less than 0.50%. A 6-inch diameter sanitary sewer line would be adequate for this subdivision.

**Sidewalks:**

Extend the sidewalks on Enclave Blvd. and Creekside Blvd. to the plat limits.

**Otto Wiederhold, City Engineer**

1. This preliminary plan submittal has a drainage plan but does not include hydrologic or hydraulic calculations. Engineer needs to identify drainage areas and run off volumes. Engineer needs to provide calculations for carrying capacity of streets.
2. Developer is proposing three detention ponds. Since development is adjacent to the existing natural channel and is in the lower one third of the basin, I recommend discharge of the development directly into the natural channel without detention.
3. Runoff conveyance from the street to the natural channel is recommended using curb inlets and storm drain conduit in lieu of rock rip (RP) flumes and channels. Storm drain outlets must include reinforced concrete outlet structures to city standards.

**Century Link, Janice Strickland**

1. CenturyLink requests a 10 foot P.U.E. along and adjacent to all street side property lines.

**Steve Philen, Building Official**

1. Page C1.2 Temporary cul-de-sac must be a hard surface.

**Brad Alley, Fire Marshal**

1. The road width of 26 feet is too narrow to allow any on street parking. The width of a Ford F150 from mirror to mirror is 9 feet; a single parked truck reduces the road width to 17 feet. This is insufficient for fire apparatus.

2. The temporary Cul-de-sacs must be an "all weather" surface capable of supporting fully loaded fire apparatus. The Fire Code defines an **"ALL WEATHER DRIVING SURFACE"** - A driving surface that is capable of supporting the imposed loads of fire apparatus and consisting of material that is impervious to damage from wet conditions and does not produce dust during dry weather conditions. Accepted materials shall consist of concrete or asphalt correctly applied.
3. The hydrants located on the east side of Indian Trail are not available due to their accessibility. They would require the Fire Department to lay hose across a "Major Collector Road". **507.5.1.2 "Accessibility."** Add section to read: "No fire flow credit is allowed for hydrants which are located or so obstructed as to make their use impractical, such as, but not limited to, hydrants across railroad tracks, across limited access highway, expressways, primary thoroughfares, minor or principal arterials, across creeks or streams, or walls."
4. Hydrants should be added to the entrances of The Enclave. Two options are attached (The red one is preferable to the FD).

## **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.



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

**APPLICATION FOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

Application Fee \$ 500.00 + \$ 25 / per lot

PLAT NAME: The Enclave @ Harker Heights

NUMBER OF LOTS: 47 NUMBER OF ACRES 17.081

EXISTING LAND USE: Vacant

PROPERTY OWNER: Terra Azul Development, LLC

ADDRESS: PO BOX 11235  
 PHONE: Killeen TX 76547

DEVELOPER: Terra Azul Development, LLC

ADDRESS: PO BOX 11235  
 PHONE: Killeen TX 76547

SURVEYOR/ENG: Altitude Land Consultants

ADDRESS: \_\_\_\_\_  
 PHONE: \_\_\_\_\_

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

Christopher Doose [Signature]  
 NAME (PRINT) SIGNATURE

500 Navigator Drive Austin TX 78717  
 ADDRESS

NAME (PRINT) SIGNATURE

ADDRESS

**TO BE USED FOR CORPORATION/PARTNERSHIP**

Christopher Doose Terra Azul Development, LLC  
 NAME (PRINT) CORP/PARTNERSHIP

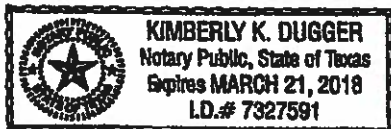
PO BOX 11235 Killeen TX 76547  
 ADDRESS

BY: [Signature] 512-944-4820  
 AUTHORIZED AGENT TELEPHONE NO.

*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.*

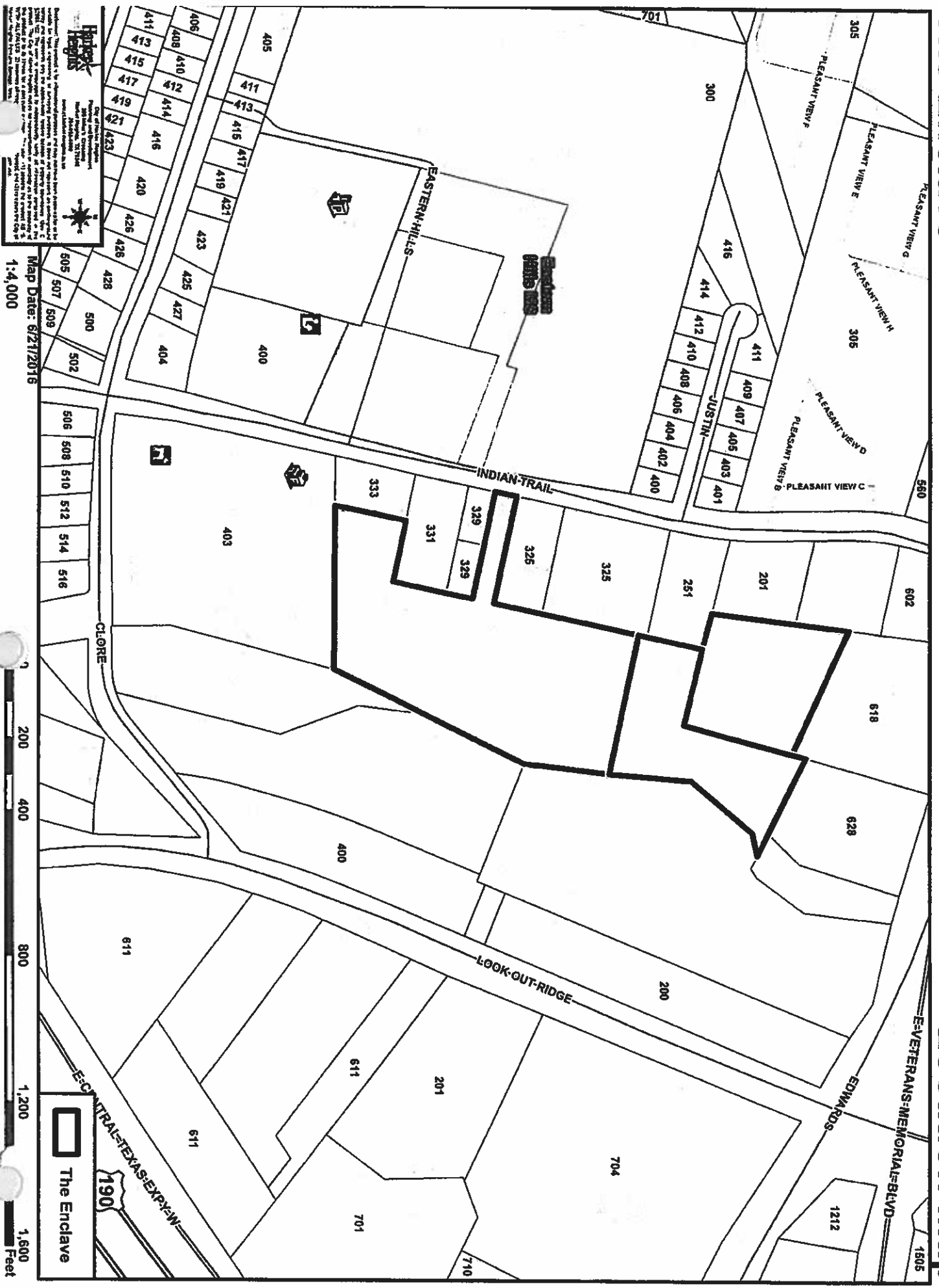
SWORN TO AND SUBSCRIBED BEFORE ME THIS 1st DAY OF June, 2016.

Kimberly K. Dugger MY COMMISSION EXPIRES: 3-21-18  
 NOTARY PUBLIC AND FOR THE STATE OF TEXAS

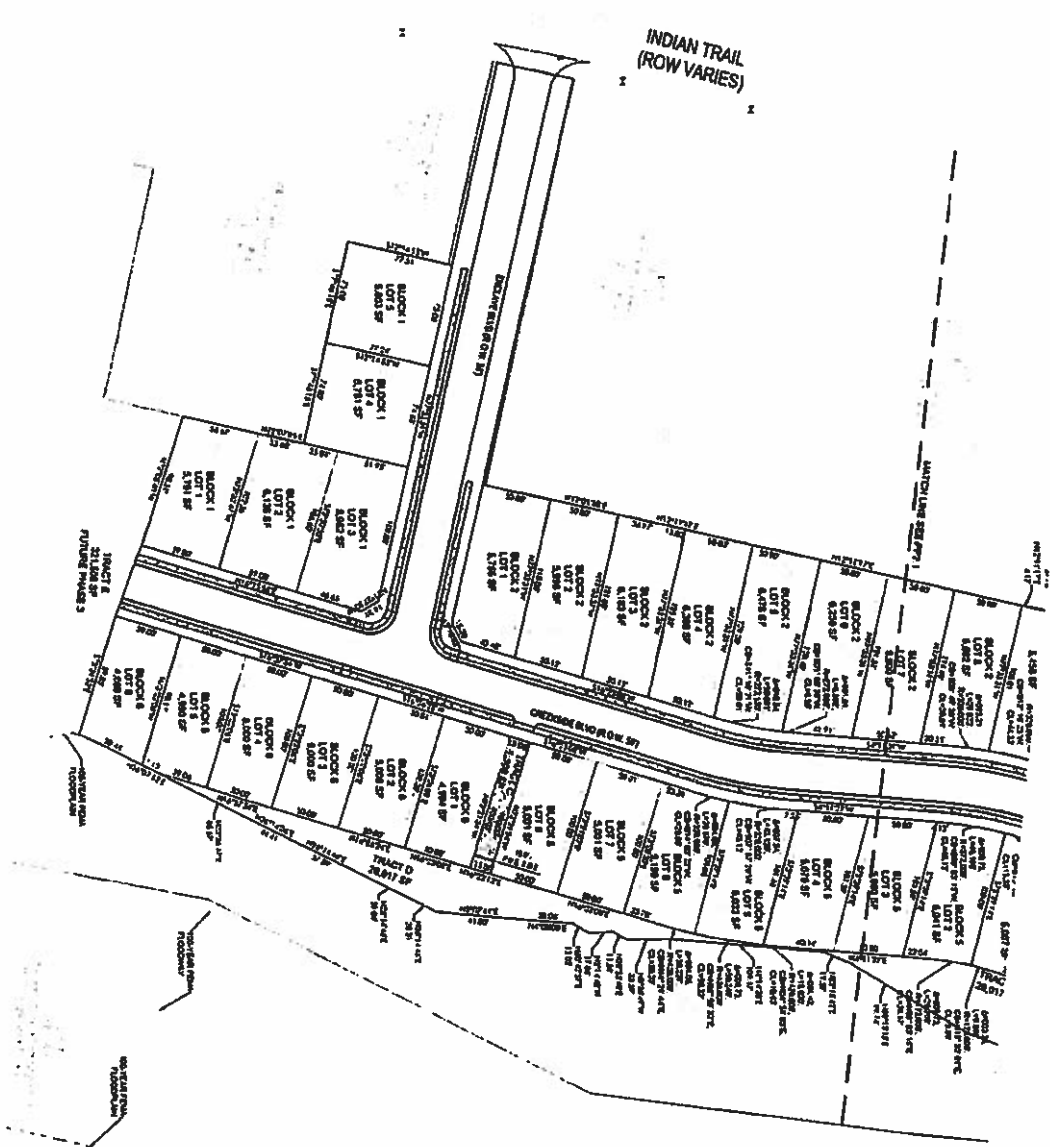


# The Enclave

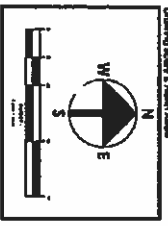
# Location Map







Abstracts shown  
 for the purpose of  
 showing the location  
 of the proposed  
 plat. The plat is  
 subject to the  
 provisions of the  
 Texas Property  
 Code, Chapter 63,  
 Subchapter C, and  
 the rules and  
 regulations of the  
 State Board of  
 Real Estate  
 Commissioners.



**Legend**

- Proposed Plat
- Proposed Block
- Proposed Lot
- Proposed Easement
- Proposed Right-of-Way
- Proposed Utility Easement
- Proposed Right-of-Way
- Proposed Utility Easement
- Proposed Right-of-Way
- Proposed Utility Easement

Scale: 1" = 100'  
 Date: 1/11/11  
 Drawn by: [Signature]  
 Checked by: [Signature]  
**Preliminary Plat**  
**PP1.0**

**PRELIMINARY**  
 A.C. 5-70  
 6-3-2016

**THE ENCLAVE AT HARKER HEIGHTS  
 PRELIMINARY PLAT  
 CITY OF HARKER HEIGHTS, COUNTY OF BELL,  
 STATE OF TEXAS**

**LITITUDE**  
 REAL ESTATE  
 201 Elm Avenue, #112  
 Dallas, Texas 75201  
 214-443-1111  
 www.lititude.com

Texas Land Surveying Firm No. 00193271  
 Survey Engineering Firm No. 744289

