

A stylized illustration of three blue buildings of varying heights and widths, arranged in a cluster. The buildings have white rectangular windows. The illustration is positioned behind the main title text.

*Harker Heights  
Planning and Zoning Commission  
Meeting*

*Wednesday*

*6:30 P.M.*

(Immediately Following the Planning & Zoning Meeting)

*March 29, 2017*



The City of Harker Heights  
305 Miller's Crossing  
Harker Heights, TX 76548  
Phone 254/953-5600  
Fax 254/953-5614

Mayor  
Rob Robinson

Mayor Pro Tem  
Jody Nicholas  
City Council  
Steve Carpenter  
John Reider  
Hal Schiffman  
Spencer H. Smith

March 24, 2017

Commissioners and Alternates,

This month's meeting will have no workshop prior to meeting. We are having our first Building Standards Commission (BSC) meeting in over a year, so we needed to make sure we had the time to properly prepare for it. I remember that you wanted an update for the Thoroughfare Plan and our upcoming street projects, and I will be happy to present those for next month's meeting. I felt Staff needed to focus on the legal necessities of the BSC cases, which unfortunately, took time away from preparing for the workshop.

For many of you, this will be the first time to "wear your BSC hats" as part of your volunteer duties to the City. You will be hearing three cases brought forth by the Building Official regarding dangerous or substandard structures throughout the City. As you can imagine, we have a number of them scattered throughout Harker Heights, and the Building Official, Steve Philen, does an incredible job of prioritizing them to bring them before you. Most of the time, after we have sent out notices to property owners, we receive communications from them and get the situations resolved. What you get presented before you are those cases in which we have not received cooperation for various reasons. Your jobs will be to listen to the case presented by the Building Official, listen to the defendant's side, and make some decisions.

First, you will need to make a finding that the structures are or are not dangerous or substandard. If you determine they are dangerous or substandard, you will next need to determine the extent of the damage, and determine if the structures should be repaired, removed, or demolished. Previously, we have given you the ability to choose multiple options, such as attempt repair, then remove. However, based on the advice of our attorney, and based on proposed amendments to the Code we are forwarding in the next few weeks, we are going to ask that you make one determination for each instance.

As a reminder, we are not having a workshop next week, so the meeting will not start until 6:30pm. If you have any questions please feel free to contact me.

Sincerely,

Joseph Molis  
Director of Planning and Development  
254-953-5600  
[jmolis@ci.harker-heights.tx.us](mailto:jmolis@ci.harker-heights.tx.us)

**Attachments:**

1. March 29, 2017 Agenda
2. P&Z Meeting Packet
3. Building and Standards Commission Meeting Packet



**PLANNING & ZONING COMMISSION MEETING AGENDA  
HARKER HEIGHTS CITY HALL  
WEDNESDAY, MARCH 29, 2017 - 6:30 P.M.**

Notice is hereby given that, beginning at 6:30 p.m. on March 29, 2017, and continuing from day to day thereafter if necessary the Planning & Zoning Commission (P&Z) of the City of Harker Heights, Texas, will hold a Meeting in the Kitty Young Council Chambers of the Harker Heights City Hall at 305 Millers Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following agenda:

- I.** Convene regular meeting and establish a quorum
- II.** Approval of minutes from regular Planning and Zoning meeting held on January 25th, 2017.
- III.** Recognition of Affidavits for Conflict-of-Interest.
- IV.** Report on Development Activity.
- V.** Public Hearings:
  1. Z17-02 – Conduct a public hearing to discuss and consider a Conditional Use Permit (CUP) for a Micro Educational Farm, on property described as A1032BC D R HUGHES, 2, ACRES 18.498 with Property ID#16734, generally located at Oakridge Blvd and Mesa Oaks Cir, Harker Heights, Bell County, Texas.
  2. Z17-03 – Conduct a public hearing to discuss and consider an ordinance to change zoning designation from R1-R (Rural One-Family Dwelling District) to R-1 (One-Family Dwelling District) on property described as Sanders Addition Block 1, Lot 1 and 3, a replat of tract 65 Lakeside Hills, Section Two, and generally located at 4972 Lakeside Drive, Harker Heights, Bell County, Texas.
- VI.** New Business
  1. P17-103 – Discuss and consider a request by Central West LLC, for preliminary plat approval for the Shoshoni Trail Garden Homes development on property described as Shoshoni Trail garden Homes Re-Sub of Lot 3, Block 1 and Lot 4, Block 1, Harker Heights, Bell County, Texas.

**VII.** Citizens to be heard

**VIII.** Staff Comments

**IX.** Adjournment

**Posted: March 24, 2017**

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

**Ty Hendrick**

**Planning and Development Administrative Assistant – City of Harker Heights**



**PLANNING & ZONING COMMISSION MEETING AGENDA  
HARKER HEIGHTS CITY HALL  
WEDNESDAY, MARCH 29, 2017 - 6:30 P.M.**

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- V.** Report on Development Activity.
- VI.** Public Hearings:
  1. Z17-02 – Conduct a public hearing to discuss and consider a Conditional Use Permit (CUP) for a Micro Educational Farm, on property described as A1032BC D R HUGHES, 2, ACRES 18.498 with Property ID#16734, generally located at Oakridge Blvd and Mesa Oaks Cir, Harker Heights, Bell County, Texas.
  2. Z17-03 – Conduct a public hearing to discuss and consider an ordinance to change zoning designation from R1-R (Rural One-Family Dwelling District) to R-1 (One-Family Dwelling District) on property described as Sanders Addition Block 1, Lot 1 and 3, a replat of tract 65 Lakeside Hills, Section Two, and generally located at 4972 Lakeside Drive, Harker Heights, Bell County, Texas.
- VII.** New Business
  1. P17-103 – Discuss and consider a request by Central West LLC, for preliminary plat approval for the Shoshoni Trail Garden Homes development on property described as Shoshoni Trail garden Homes Re-Sub of Lot 3, Block 1 and Lot 4, Block 1, Harker Heights, Bell County, Texas.
- VIII.** Citizens to be heard
- IX.** Staff Comments
- X.** Adjournment

**Posted: March 24, 2017**

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

**Ty Hendrick  
Planning and Development Administrative Assistant – City of Harker Heights**



Minutes of the Regular Meeting of the Harker Heights  
Planning & Zoning Commission held at the City Hall Building,  
March 29, 2017

Present:	Larry Robison	Chairman
	Jeffery Petzke	Vice Chairman
	Jeff Orlando	Secretary
	David Kingsley	Commissioner
	Noel Webster	Commissioner
	Darrel Charlton	Commissioner
	Stephen Watford	Commissioner
	Jan Anderson	Commissioner
	Dustin King	Alternate Commissioner

Staff:	Joseph Molis	Director of Planning and Development
	Brad Alley	Fire Marshal
	Ty Hendrick	Planning & Development Administrative Assistant
	Leo Mantey	Senior Planner
	Courtney Peres	City Planner/GIS Coordinator
	Steve Philen	Building Official

A quorum was established and the meeting was called to order at 6:30 P.M.

The First item on the agenda was the approval of the minutes from the January 25, 2017 meeting. Mr. Kingsley made the motion to approve the minutes and Mr. Orlando seconded the motion. The motion passed unanimously (8-0).

The next item on the agenda was to recognize affidavits for Conflict-of-Interest. Mr. Molis stated that Commissioner Orlando was going to step down for a conflict of interest.

Next, Ms. Peres presented the update on development activity for the City. She stated the City issued (0) zero commercial construction permits for the month of March 1st to March 29th. Eighteen (18) single-family residential construction permits and zero duplex permits have been issued for the month of March.

Under Public Hearings, Mr. Molis presented Z17-02 to discuss and consider an ordinance granting a conditional use permit (CUP) for a Micro Educational Farm, on property described as A1032BC D R Hughes, 2, Acres 18.498 with property ID #16734, generally located at Oakridge Boulevard and Mesa Oaks Circle, Harker Heights, Bell County, Texas.

Mr. Molis stated that the applicant is requesting a Conditional Use Permit (CUP) for approximately eighteen (18) acres of land generally located at Oakridge Boulevard and Mesa Oaks Circle. The purpose of the Conditional Use Permit is to identify those land uses which may be appropriate within a zoning district but, due to their location, function or operation could have a harmful impact on adjacent properties or the surrounding area. By enforcing further conditions on the property, the permit acts to mitigate or eliminate any potential adverse impacts that the proposed use may bring about. The Conditional Use Permit remains with the land, regardless of ownership, and the applicant has agreed to an annual renewal of the Conditional Use Permit.

Should the applicant not renew, the Conditional Use Permit is considered void, and the original R-1 (One Family Dwelling District) zoning shall remain in place. The property generally located at the intersection of Oakridge Boulevard and Mesa Oaks Circle is vacant and used primarily as agricultural land for horses. To the south of the property is the Oakridge Terrace subdivision and comprised of single family residences. To the north and east of the subject property are existing vacant properties. To the west of the property are single family residences mixed with vacant/agricultural land. Much of the land surrounding the subject property is vacant or currently being used as agricultural land for animals and therefore staff believes that a Micro Educational Farm will likely not have any significant impacts on surrounding land uses.

The current zoning designation for the property is R-1 (One-Family Dwelling District). All surrounding properties are zoned the same with the exception of the property immediately to the West zoned as PD-R (Planned Development Residential District) to accommodate a large accessory dwelling. The Conditional Use Permit will maintain the existing zoning of the property, but allow a commercial agricultural use on the property. At this time, the applicant does not intend to build any permanent structures on the site, however, should the applicant decide to erect permanent structures, the Conditional Use Permit will need to be amended. The future land use for the property is designated as single family residential, as are the surrounding properties. However, this property and its surrounding properties have been utilized in an open or agricultural nature, and the proposed use will maintain this agricultural nature. Based upon the pre-existing condition of the property, the proposed use will not dramatically change the character of the area, but the CUP does introduce a commercial aspect to the use of the property. However, Staff believes that with the imposed conditions, the applicants proposed use would be consistent with the dynamic of the neighborhood.

Mr. Molis stated that no portion of this property lies within the 100 year or 500 year flood hazard areas. Mr. Molis stated that staff sent out twenty-eight (28) notices to property owners within the 400 foot notification area. There were four (4) responses received in favor of the request, and six (6) responses received in opposition of the request.

Staff recommends approval for an ordinance granting a Conditional Use Permit for a Micro Educational Farm, on property described as A1032BC D R Hughes, 2, Acres 18.498 with property ID# 16734, generally located at Oakridge Boulevard and Mesa Oaks Circle. If approved, all development regulations in the Code of Ordinances will apply to include:

1. The Conditional Use Permit will expire one (1) year from the date of the City Council approval of the permit request. An application to extend the request for additional time must be received by the City of Harker Heights ninety (90) days prior to the expiration of the Conditional Use Permit.
2. No permanent buildings may be erected on the property.
3. A fence must be installed and properly maintained for the entire perimeter of property containing animals.
4. A native vegetated buffer consisting of trees and shrubs shall be located ten (10) feet from the property line for the entire distance of any parking facilities along any street frontages.
5. The parking lot must consist of a permanent, all weather surface or decomposed granite and provide two twenty-four (24) foot wide driveways for ingress/egress.
  - The driveways must have a ribbon curb at the street.
  - The parking area must include a twenty-four (24) foot drive aisle to accommodate emergency vehicles.

- All patrons must park within the designated parking lot. Parking for patrons will not be allowed on the street or on landscaped areas.
- 6. The property is allowed two (2) signs that shall not exceed thirty (30) square feet in area and may not be more than twelve (12) feet in height with letter font measuring no less than six (6) inches in height.
- 7. Regular hours of operation will be daylight hours from Monday through Sunday. Any activities occurring past dusk will require City Council permission.
- 8. This property must comply with all other City of Harker Heights Code of Ordinance requirements.

Mr. Robison asked the applicant to step forward and give his name and address. Teresa Anderson from 3511 Oakridge Blvd. stated that she was there to represent the request. The commissioners then spoke with Ms. Anderson in reference to his request. Chairman Robison then opened the public hearing and asked if there was anyone present to speak in favor or against the request.

Lee Ann Boore, 4314 Tahuaya Drive, spoke in favor of the Conditional Use Permit. Patrick Kerr, 1811 Mesa Oaks Circle, spoke out in opposition to the Conditional Use Permit. Marilyn Newkirk, 3401 Oakridge Boulevard spoke out in favor of the Conditional Use Permit. Barbara Kerr, 1811 Mesa Oaks, spoke out in opposition to the Conditional Use Permit.

Chairman Robison then closed the public hearing. Members of the commission then discussed the conditional use permit with Mr. Molis.

Chairman Robison asked for a motion to approve or disapprove agenda item Z17-02. Commissioner Kingsley made a motion for approval based upon staff's recommendations and Commissioner Petzke seconded the motion to approve. The motion passed in favor (8-0).

Next, Ms. Peres presented Z17-03 to discuss and consider an ordinance to change Zoning Designation from R1-R (Rural One-Family Dwelling District) to R-1 (One Family Dwelling District) for the property described as Sanders Addition Block 1, Lot 1 and 3, a replat of tract 65 Lakeside Hills, Section Two, and generally located at 4972 Lakeside Dr, Harker Heights, Bell County, Texas.

Ms. Peres stated that the applicant is requesting a change from the current zoning of R1-R (Rural One-Family Dwelling District) to R-1 (Single Family Dwelling District) on lots one (1) and three (3), Block 1, replat of tract 65 on the property generally located at 4972 Lakeside Drive. The existing lot is currently being subdivided into three lots. If approved lots one (1) and three (3) would be re-zoned to R-1 (Single Family Dwelling District) while lot two (2) would maintain its current zoning of R1-R (Rural One-Family Dwelling District). This request is to enable the applicant to construct single family homes on lots one (1) and three (3). The properties zoning of R1-R currently restricts the acreage of each lot to be comprised of at least two acres, by subdividing the larger parcel, two parcels will not meet the zoning requirement. The surrounding land uses include single family homes to the north, south, east and west of the property. Generally the area is comprised of single family dwellings. Staff believes the proposed use and zoning of the lots is consistent with the existing zoning regulations of the lots. Also, there are existing single family homes in the area, and as such, the proposed use will be compatible with existing land uses in the neighborhood. The current zoning for the property is R1-R (Rural One-Family Dwelling District). Adjacent and surrounding zoning includes R-1 (Single Family Dwelling District) to the west, north, east and south. Due to the presence of existing R-1 zones in general vicinity of the property, the proposed rezoning from R1-R to R-1 district will be compatible with the

neighborhood, and will likely not have any adverse impacts on surrounding residential zoning districts. Per the City's Future Land Use Map, the subject property is currently located in an area designated as Single Family Residential (SFR). Surrounding properties to the north, west, east and south are designated as Single Family Residential (SFR). Per the 2007 Comprehensive Plan the SFR designation is acceptable for new development in areas zoned appropriately within the City. The proposed rezoning from R1-R to R-1 will allow for the construction of single family homes on lots one (1) and three (3). Hence the proposed rezoning and intended use would be consistent with the 2007 City of Harker Heights Comprehensive Plan.

Ms. Peres stated that no portion of this property lies within the 100 year or 500 year flood hazard areas. Staff sent out forty-seven (47) notices to property owners within the 400 foot notification area. There were zero (0) responses received in favor of the request, and zero (0) responses received in opposition of the request. Ms. Peres stated that staff recommends approval of an ordinance to change the zoning designation from R1-R (Rural One-Family Dwelling District) to R-1 (One Family Dwelling District) for the property described as Sanders Addition Block 1, Lot 1 and 3, a replat of Tract 65 Lakeside Hills, Section Two, and generally located at 4972 Lakeside Hills Dr., Harker Heights, Bell County, Texas based on the following;

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

Chairman Robison then opened the public hearing and asked if there was anyone to speak for or against the request. There was no one to speak for or against. Chairman Robison then closed the public hearing.

Chairman Robison then asked for a motion to approve or disapprove agenda item Z17-03. Commissioner Anderson made a motion to approve the request and Commissioner Kingsley seconded the motion. The motion passed unanimously (8-0).

Under new business, Commissioner Orlando stepped down for a conflict of interest.

Mr. Mantey then presented P17-103 to discuss and consider a request by Central-West Development LLC, for preliminary plat approval for the Shoshoni Trail Garden Homes Filing Number 2, development on property described as Shoshoni Trail Garden Homes Re-Sub of Lot 3, Block 1 and Lot 4, Block 1 and Lot 4, Block 1, Harker Heights, Bell County, Texas.

Mr. Mantey stated that the applicant from Central West Development, LLC has submitted a Preliminary Plat for Shoshoni Trail Garden Homes on 0.513 acres of land located off Shoshoni Trail at the north-eastern corner of Shoshoni Trail and Chiricahua Trace. The lots are being platted for the construction of single family homes that conform to the R1-1 zoning district regulations.

The subject property is zoned appropriately as R-MU, (Residential Mixed Use) and allows for the zoning regulations of the R1-1 district. The Shoshoni Trail Garden Homes site will access the City of Harker Heights water and wastewater utilities and will be required to extend utilities to accommodate development.

Preliminary engineering plans provided to staff have been reviewed to meet the requirements of the Comprehensive Plan and Zoning district, and the layout will be finalized during final platting to ensure applicable elements to the site are carried throughout.

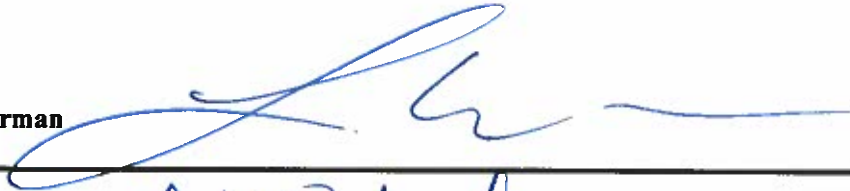


Mr. Mantey stated that the applicant has met all standards as outlined in the Harker Heights Code of Ordinances and has answered all staff comments on the Preliminary Plat. Therefore, Staff recommends approval of the Preliminary Plat request by Central West LLC for the Shoshoni Trail Garden Homes development on property described as Shoshoni Trail garden Homes Re-Sub of Lot 3, Block 1 and Lot 4, Block 1, Harker Heights, Bell County, Texas.

Chairman Robison then asked if there was a motion to approve or disapprove of agenda item P17-103. Commissioner Anderson made a motion to approve and Commissioner Petzke seconded the motion. The motion passed unanimously (8-0).

Chairman Robison then adjourned the meeting at 7:28pm.

**Chairman**



**ATTEST:**





**PLANNING AND ZONING  
COMMISSION MEMORANDUM**

**AGENDA ITEM # III**

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**FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT**  
**DATE: MARCH 29, 2017**

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



**PLANNING AND ZONING  
COMMISSION MEMORANDUM**

**AGENDA ITEM #V**

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**FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT**  
**DATE: MARCH 29, 2017**

**Report on Development Activity – Courtney Peres**



## PLANNING AND ZONING COMMISSION MEMORANDUM

### AGENDA ITEM VI-1

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FROM: THE OFFICE OF THE PLANNING DIRECTOR

DATE: MARCH 29, 2017

DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT (CUP) FOR A MICRO EDUCATIONAL FARM, ON PROPERTY DESCRIBED AS A1032BC D R HUGHES, 2, ACRES 18.498 WITH PROPERTY ID# 16734, GENERALLY LOCATED AT OAKRIDGE BLVD AND MESA OAKS CIRCLE, HARKER HEIGHTS, BELL COUNTY, TEXAS.

#### EXPLANATION:

The applicant is requesting a Conditional Use Permit (CUP) for approximately eighteen (18) acres of land generally located at Oakridge Boulevard and Mesa Oaks Circle. The purpose of the Conditional Use Permit is to identify those land uses which may be appropriate within a zoning district but, due to their location, function or operation could have a harmful impact on adjacent properties or the surrounding area. By enforcing further conditions on the property, the permit acts to mitigate or eliminate any potential adverse impacts that the proposed use may bring about. The Conditional Use Permit remains with the land, regardless of ownership, and the applicant has agreed to an annual renewal of the Conditional Use Permit. Should the applicant not renew, the Conditional Use Permit is considered void, and the original R-1 (One Family Dwelling District) zoning shall remain in place.

#### BACKGROUND:

The applicant is requesting a CUP for the purpose of operating a Micro Educational Farm on approximately eighteen (18) acres of vacant property located near the intersection of Oakridge Boulevard and Mesa Oaks Circle. The applicant desires to create a place where families can enjoy outdoor farm activities such as gardening and interacting with farm animals. The farm will be open to the public and host educational classes for school-aged children throughout the week. The farm will act to preserve green space and host a variety of seasonal activities. Staff has collaborated with the applicant to compile a list of conditions to ensure emergency services can reach the property as well as reduce potential negative impacts on surrounding properties.

The applicant must also install or maintain a fence and native vegetation along the perimeter of the parking area to establish a parking boundary for patrons and screen vehicles from neighboring properties. The applicant is aware that based on the City's codes, they must provide at least two (2) lavatories, one (1) hand washing station and one (1) drinking fountain. Because of the dynamic nature of the proposed use, these facilities will initially be portable, but may be replaced by permanent structures at a later date.

#### EXISTING USE

The property generally located at the intersection of Oakridge Boulevard and Mesa Oaks Circle is vacant and used primarily as agricultural land for horses. To the south of the property is the Oakridge

Terrace subdivision and comprised of Single Family Residences. To the North and East of the subject property are existing vacant properties. To the West of the property is a Single Family Residence mixed with vacant/agricultural land. Much of the land surrounding the subject property is vacant or currently being used as agricultural land for animals and therefore staff believes that a Micro Educational Farm will likely not have any significant impacts on surrounding land uses.

### **ZONING**

Current zoning designation for the property is R-1 (One-Family Dwelling District). All surrounding properties are zoned the same with the exception of the property immediately to the West zoned as PD-R (Planned Development Residential District) to accommodate a large accessory dwelling. The Conditional Use Permit will maintain the existing zoning of the property, but allow a commercial agricultural use on the property. At this time, the applicant does not intend to build any permanent structures on the site, however, should the applicant decide to erect permanent structures, the Conditional Use Permit will need to be amended.

### **FUTURE LAND USE**

Future land use for the property is designated as Single Family Residential, as are the surrounding properties. However, this property and it surrounding properties have been utilized in an open or agricultural nature, and the proposed use will maintain this agricultural nature. Based upon the pre-existing condition of the property, the proposed use will not dramatically change the character of the area, but the CUP does introduce a commercial aspect to the use of the property. However, Staff believes that with the imposed conditions, the applicants proposed use would be consistent with the dynamic of the neighborhood.

### **FLOOD DAMAGE PREVENTION**

No part of this property lies within flood hazard areas.

### **NOTICES:**

Staff sent out twenty-eight (28) notices to property owners within the 400 foot notification area. There were two (2) responses received in favor of the request and zero (0) responses received in opposition of the request.

### **RECOMMENDATION:**

Staff recommends approval for an ordinance granting a Conditional Use Permit for a Micro Educational Farm, on property described as A1032BC D R Hughes, 2, Acres 18.498 with property ID# 16734, generally located at Oakridge Boulevard and Mesa Oaks Circle. If approved, all development regulations in the Code of Ordinances will apply to include:

1. The Conditional Use Permit will expire one (1) year from the date of the City Council approval of the permit request. An application to extend the request for additional time must be received by the City of Harker Heights ninety (90) days prior to the expiration of the Conditional Use Permit.
2. No permanent buildings may be erected on the property.
3. A fence must be installed and properly maintained for the entire perimeter of property containing animals.
4. A native vegetated buffer consisting of trees and shrubs shall be located ten (10) feet from the property line for the entire distance of any parking facilities along any street frontages.
5. The parking lot must consist of a permanent, all weather surface or decomposed granite and provide two twenty-four (24) foot wide driveways for ingress/egress.
  - The driveways must have a ribbon curb at the street.

- The parking area must include a twenty-four (24) foot drive aisle to accommodate emergency vehicles.
  - All patrons must park within the designated parking lot. Parking for patrons will not be allowed on the street or on landscaped areas.
6. The property is allowed two (2) signs that shall not exceed thirty (30) square feet in area and may not be more than twelve (12) feet in height with letter font measuring no less than six (6) inches in height.
  7. Regular hours of operation will be daylight hours from Monday through Sunday. Any activities occurring past dusk will require City Council permission.
  8. This property must comply with all other City of Harker Heights Code of Ordinance requirements.

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

1. Motion to recommend/not recommend an ordinance granting a Conditional Use Permit for a Micro Educational Farm, on property described as A1032BC D R Hughes, 2, Acres 18.498 with property ID# 16734, generally located at Oakridge Boulevard and Mesa Oaks Circle, Harker Heights, Bell County, Texas.
2. Any other action deemed necessary.

**ATTACHMENTS:**

1. Application
2. Letter From Applicant
3. Survey
4. Conditions
5. Parking Area Map
6. Location Map
7. Existing Land Use Map
8. Zoning Map
9. Future Land Use Map
10. Notification Area Map
11. Citizen Responses



Application Fee \$ 200.00  
**CITY OF HARKER HEIGHTS**  
**RE-ZONING REQUEST APPLICATION**

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

PROPERTY OWNER'S NAME: Pat and Jimmy Davis

ADDRESS: 3401 Oakridge Blvd

CITY/STATE/ZIP: Harker Heights PHONE: 254-220-3734

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

**LEGAL DESCRIPTION OF PROPERTY:**

Property ID  
 PARCEL #: 116734

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

NUMBER OF ACRES: 18.498 SURVEY: \_\_\_\_\_

A10323E DR Hughes, 2 Acres 18.498  
 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: micro-educational farm

CURRENT ZONING: R1-X PROPOSED ZONING: PDR

CURRENT LAND USE: Pasture PROPOSED LAND USE IN PLAN: micro-educational farm

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 Anderson will represent the owner.

Pat Davis  
 Printed Name of Property Owner

Pat Davis  
 Signature of Property Owner

\_\_\_\_\_ Date

To whom this may concern:

This pertains to the property of 3401 Oakridge Blvd Harker Heights TX owner Pat and Jimmy Davis.

Legal Description A1032BC D R HUGHES, 2 ACRES 18.498

Our vision for the use of the land is to make it Slice of Heaven Farms will be a collaboration of families coming to gather in order to provide a place/ park like atmosphere. A place where families can come and enjoy an outside farm environment. Our goal is to educate the public and provide some out side family activities such as, a jump pillow, archery, air power tennis ball shoot, ( corn shoot), petting zoo, and pony rides. As the business continues to grow we for see hay rides and possibly chuck wagon family entertainment.

This business has a flow plan. Nothing is of permanent structure. Animals are rotated through several pastures and not all activities will remain in one place. We will have porta potty's and out door hand washing facilities. Our goal is to utilize our environment in an organic and green space not to leave an imprint.

We use the motto reduce reuse and recycle. Plans include, education on micro farm techniques, gardening, animal care, black smith, and continuing to involve our community with education; for example milking goats soap making cheese processing canning, quilting. We would like to provide educational opportunities to our schools and allow for field trips. We also have hopes to work with the FAA group and allow FAA students a place to keep their show animals if they do not already have a place.

Our farm would only be operational to the public during favorable weather conditions. We would also provide seasonal activities like a pumpkin patch, Christmas activities, easter egg hunt.

We have had nothing but positive feed back buy having some green space with in city limits.

Where can any one tell me where a child can chase a chicken?

Neighbors currently change their walking paths to stop and enjoy the animals. There is nothing close to this area providing what this farm plans on providing our community.

Thank you for your consideration



**HARMON & ASSOCIATES**

Registration # 101475-00

105 W. Veterans Memorial Blvd.

Killeen, Texas 76541

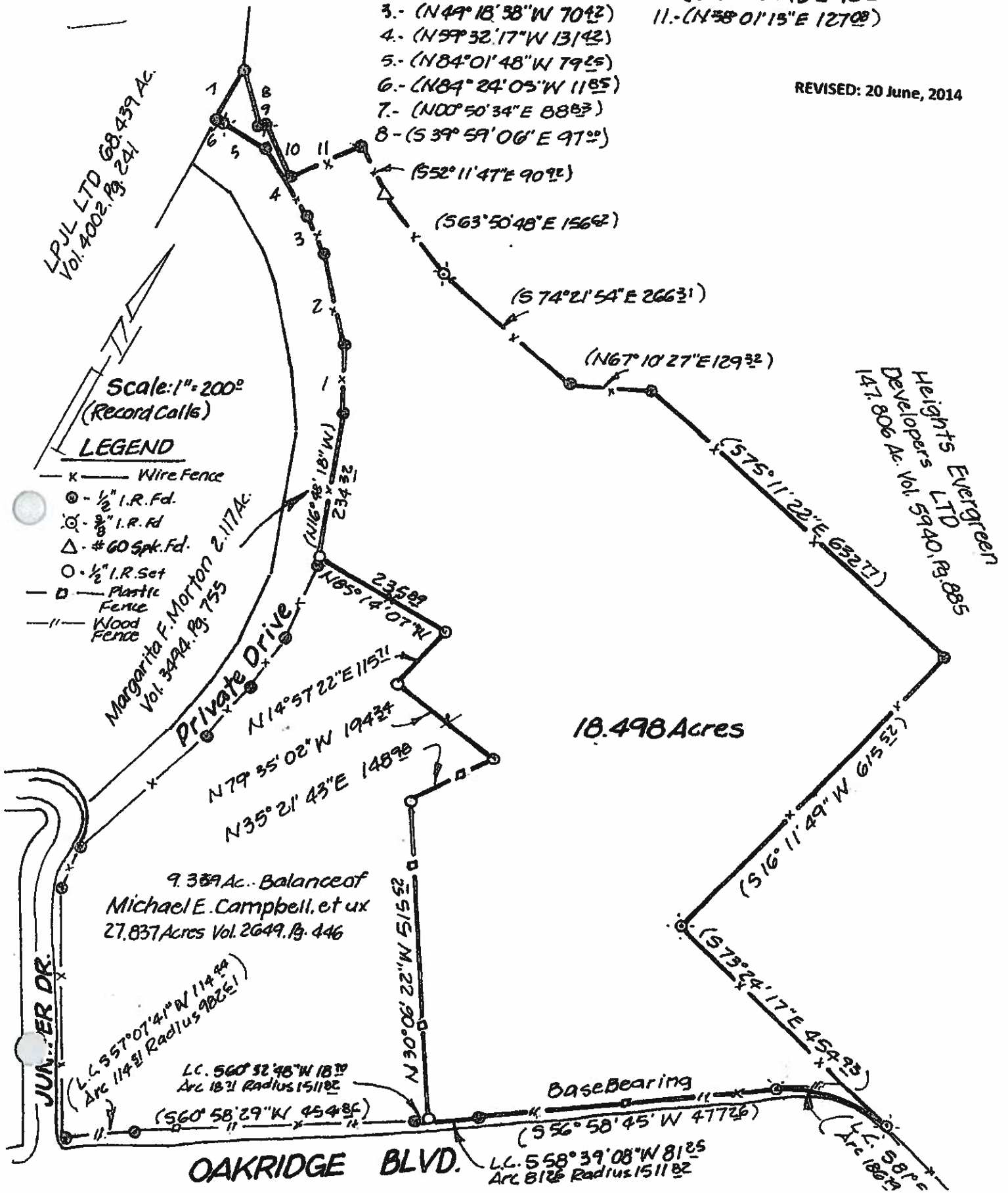
(254) 634-8877

483/20

**BEARING LIST**

- |                                       |  |
|---------------------------------------|--|
| 1. - (N27°45'26"W 109 <sup>18</sup> ) | 9. - (N55°00'31"E 10 <sup>82</sup> )   |
| 2. - (N38°14'44"W 149 <sup>19</sup> ) | 10. - (S 50°34'13"E 92 <sup>24</sup> ) |
| 3. - (N49°18'38"W 70 <sup>42</sup> )  | 11. - (N38°01'15"E 127 <sup>08</sup> ) |
| 4. - (N57°32'17"W 131 <sup>42</sup> ) |  |
| 5. - (N84°01'48"W 79 <sup>25</sup> )  |  |
| 6. - (N84°24'05"W 118 <sup>5</sup> )  |  |
| 7. - (N00°50'34"E 88 <sup>83</sup> )  |  |
| 8. - (S 39°59'06"E 97 <sup>00</sup> ) |  |

REVISED: 20 June, 2014



18.498 Acres

OAKRIDGE BLVD.

JUNNER DR.

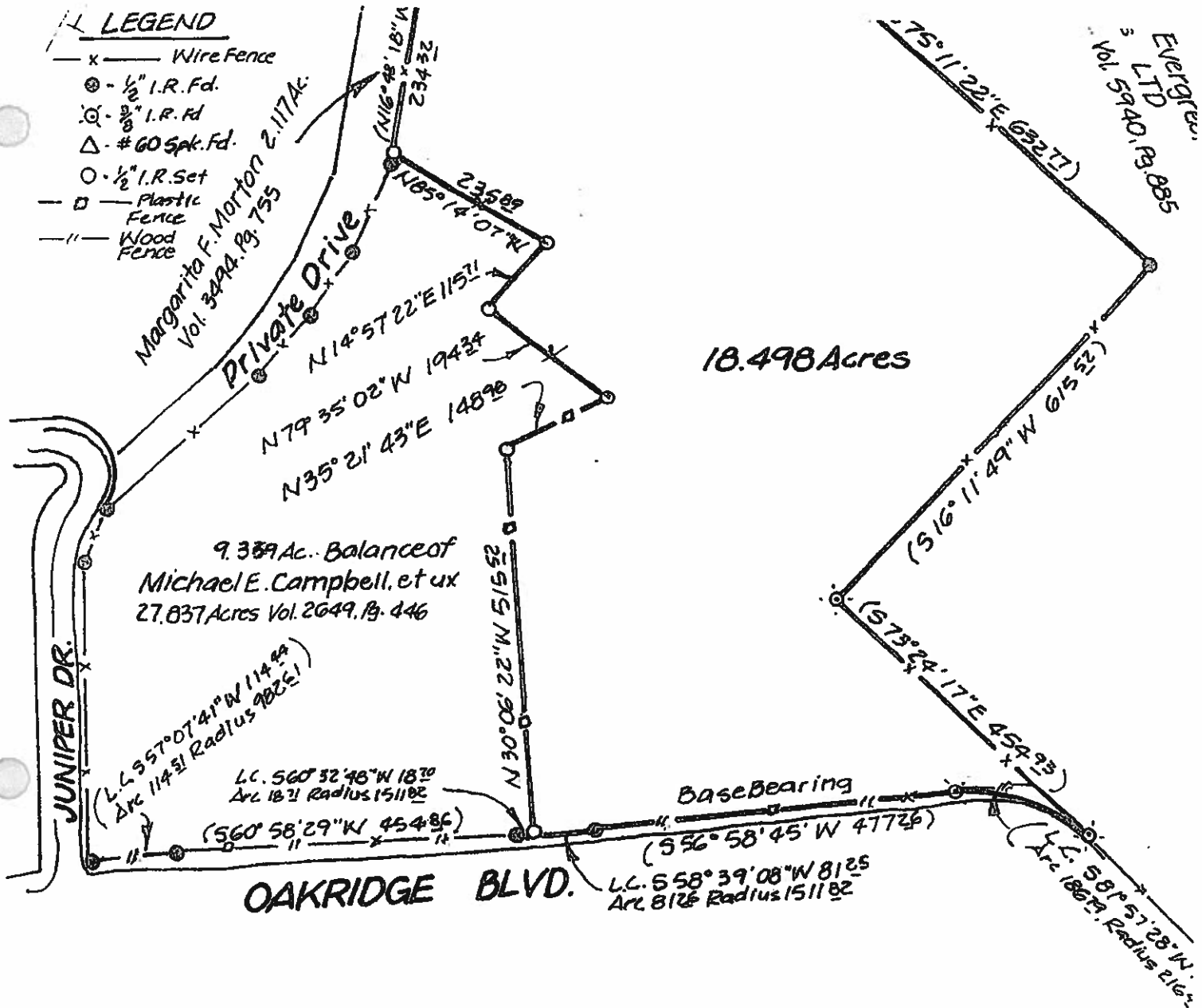
**LEGEND**

- x — Wire Fence
- — 1/2" I.R. Rd.
- ⊙ — 3/8" I.R. Rd.
- △ — #60 Spk. Rd.
- — 1/2" I.R. Set
- — Plastic Fence
- — Wood Fence

Scale: 1" = 200'  
(Record Calls)

**LEGEND**

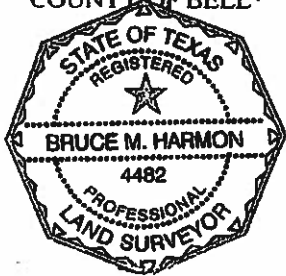
- x — Wire Fence
- ⊙ — 1/2" I.R. Fd.
- ⊙ — 3/8" I.R. Fd.
- △ — #60 Spk. Fd.
- — 1/2" I.R. Set
- Plastic Fence
- Wood Fence



18.498 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 18<sup>th</sup> day of June, 2014.

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

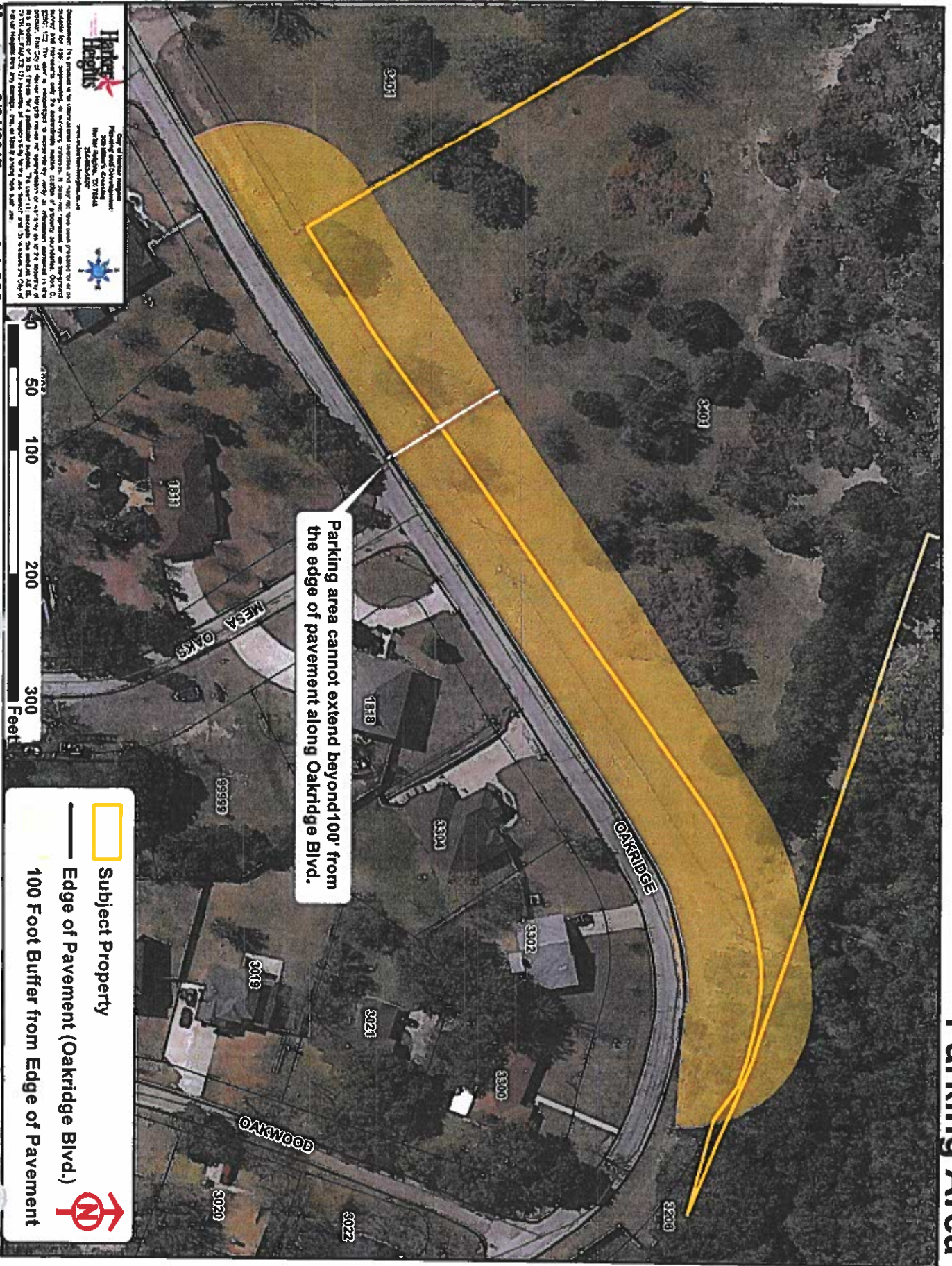
DAVIS  
 5944-A

## **Anderson – Conditional Use Permit, Micro Farm**

- 1. The Conditional Use Permit will expire one (1) year from the date of the City Council approval of the permit request. An application to extend the request for additional time must be received by the City of Harker Heights ninety (90) days prior to the expiration of the Conditional Use Permit.**
- 2. No permanent buildings may be erected on the property.**
- 3. A fence must be installed and properly maintained for the entire perimeter of property containing animals.**
- 4. A native vegetated buffer consisting of trees and shrubs shall be located ten (10) feet from the property line for the entire distance of any parking facilities along any street frontages.**
- 5. The parking lot must consist of a permanent, all weather surface or decomposed granite and provide two twenty-four (24) foot wide driveways for ingress/egress.**
  - The driveways must have a ribbon curb at the street.**
  - The parking area must include a twenty-four (24) foot drive aisle to accommodate emergency vehicles.**
  - All patrons must park within the designated parking lot. Parking for patrons will not be allowed on the street or on landscaped areas.**
- 6. The property is allowed two (2) signs that shall not exceed thirty (30) square feet in area and may not be more than twelve (12) feet in height with letter font measuring no less than six (6) inches in height.**
- 7. Regular hours of operation will be daylight hours from Monday through Sunday. Any activities occurring past dusk will require City Council permission.**
- 8. This property must comply with all other City of Harker Heights Code of Ordinance requirements.**




# Parking Area





Parking area cannot extend beyond 100' from the edge of pavement along Oakridge Blvd.


**Harker Heights**  
City of Harker Heights  
Planning and Development  
3000 E. Highway 171  
Harker Heights, TX 78739  
326-2200  
www.harkerheights.gov



 Subject Property

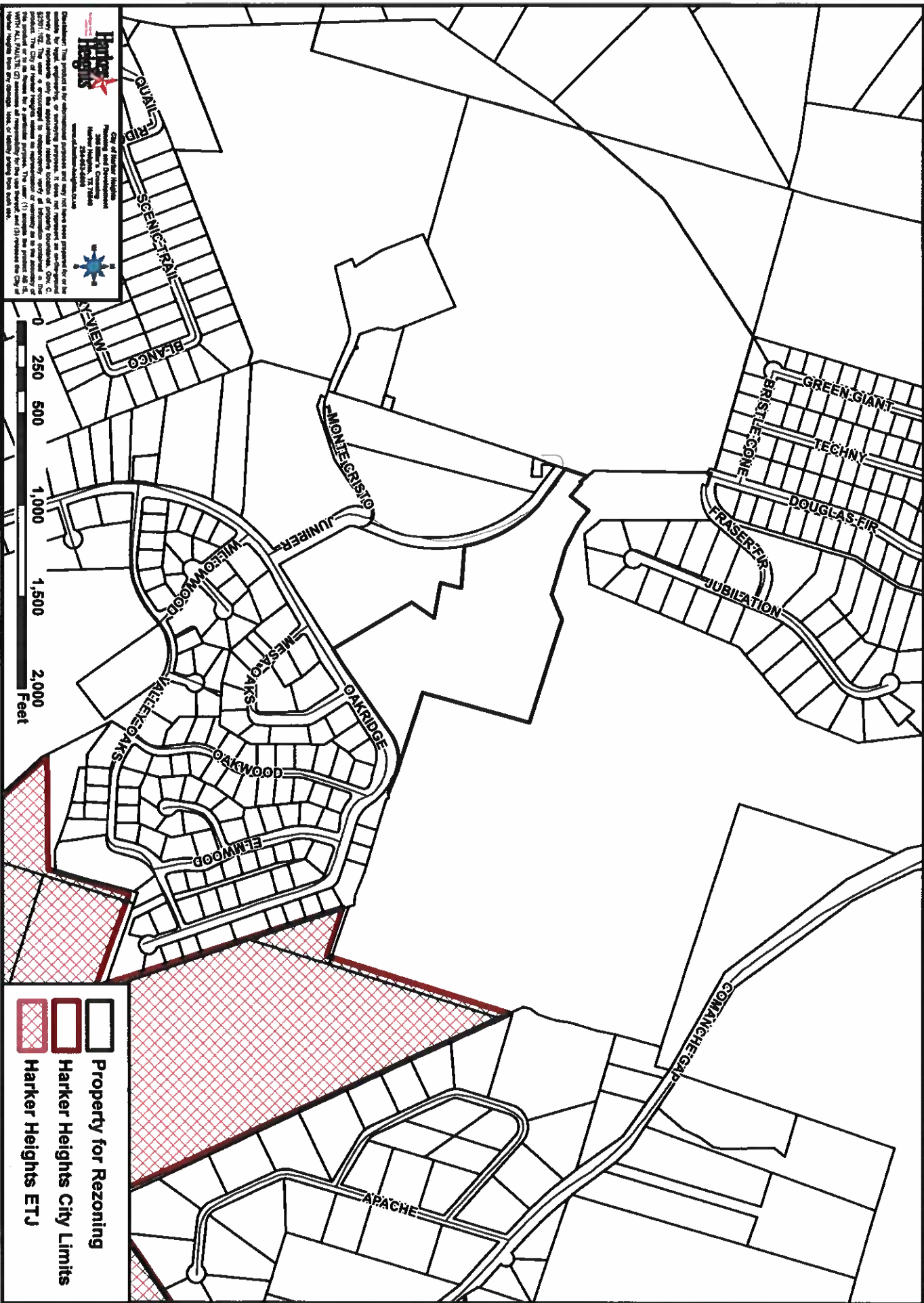
 Edge of Pavement (Oakridge Blvd.)

 100 Foot Buffer from Edge of Pavement



Map 3: 3/24/2017 1:1,200







**Harker Heights**  
 City of Harker Heights  
 Planning and Development  
 1000 West 11th Street  
 Harker Heights, TX 78740  
 www.harkerheights.com

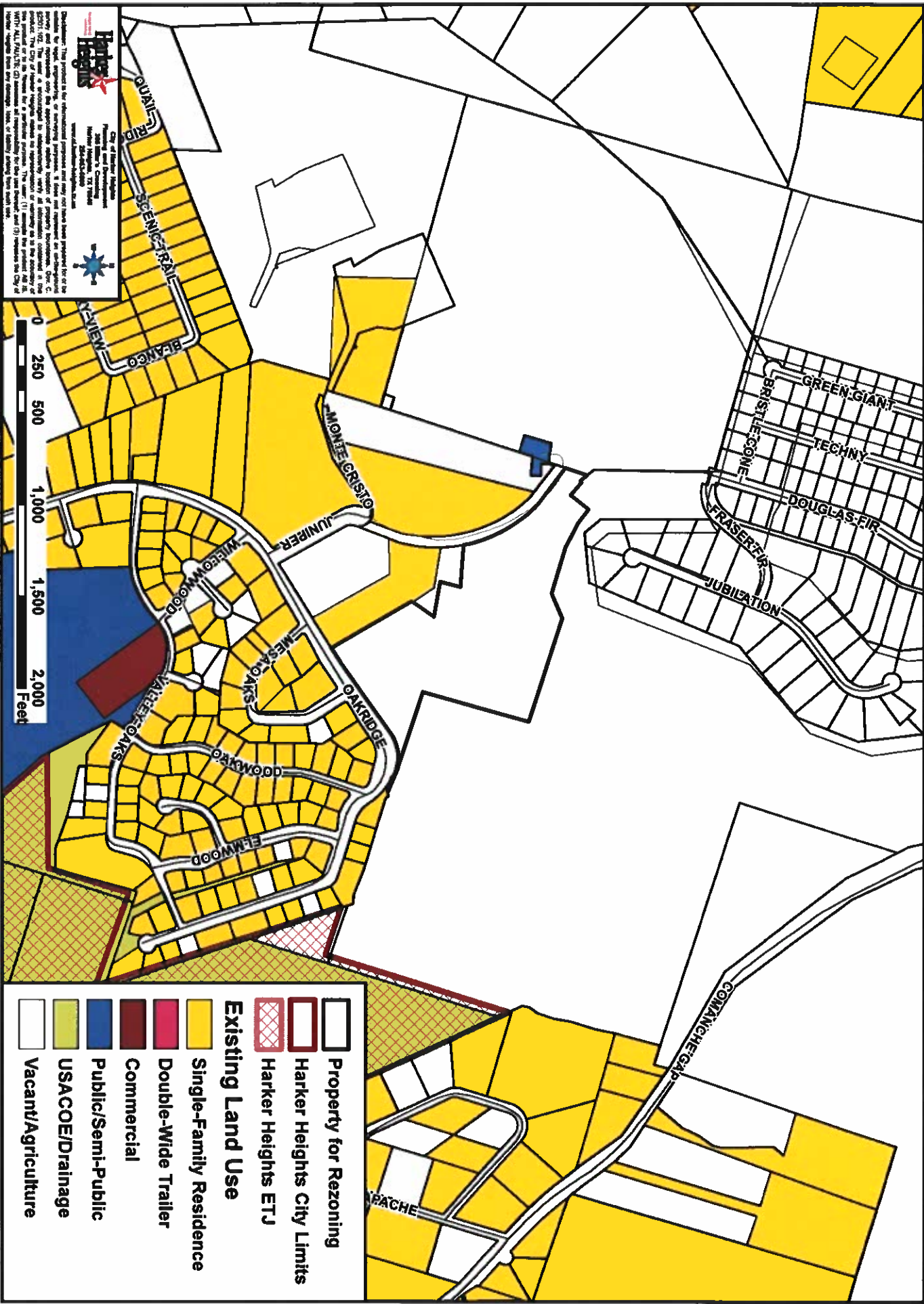


**Property for Rezoning**

-  Harker Heights City Limits
-  Harker Heights ETJ

Map Date: 3/20/2017 1:8,000

Disclaimer: This project is for informational purposes only. It does not constitute an offer of any financial product or service. The City of Harker Heights is not responsible for the accuracy of the information provided. The City of Harker Heights is not responsible for the accuracy of the information provided. The City of Harker Heights is not responsible for the accuracy of the information provided. The City of Harker Heights is not responsible for the accuracy of the information provided.

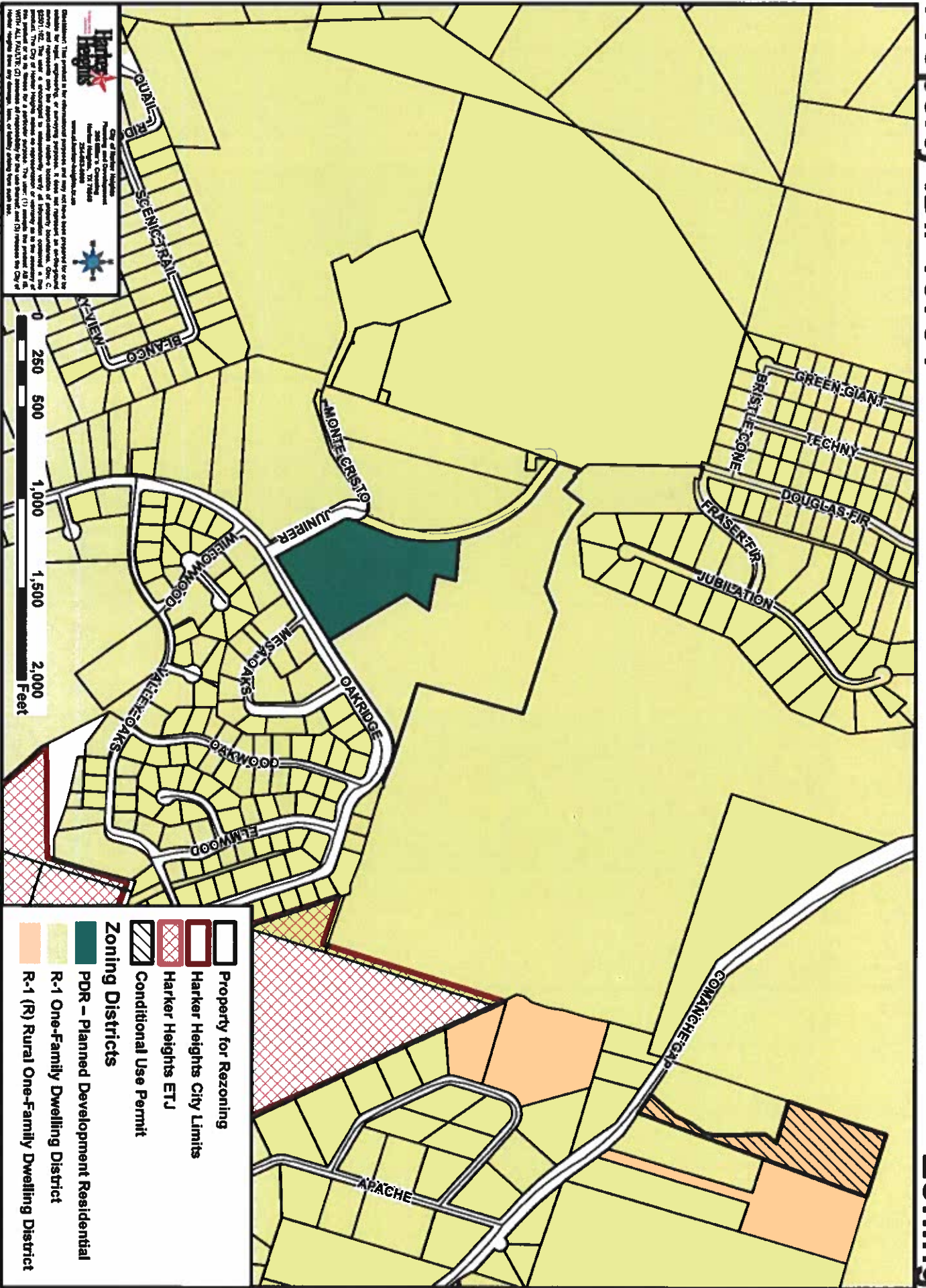


City of Harker Heights  
 Planning and Development  
 1000 West 12th Street, Suite 200  
 Harker Heights, TX 76788  
 254-263-3333  
 www.harkerheights.com



Disclaimer: This document is for informational purposes only. It does not constitute an endorsement or approval by the City of Harker Heights of any person or organization, or any product or service. The City of Harker Heights is not responsible for any errors or omissions in this document. The City of Harker Heights is not responsible for any damages, including but not limited to, direct, indirect, or consequential damages, arising from the use of this document. The City of Harker Heights is not responsible for any damages, including but not limited to, direct, indirect, or consequential damages, arising from the use of this document.



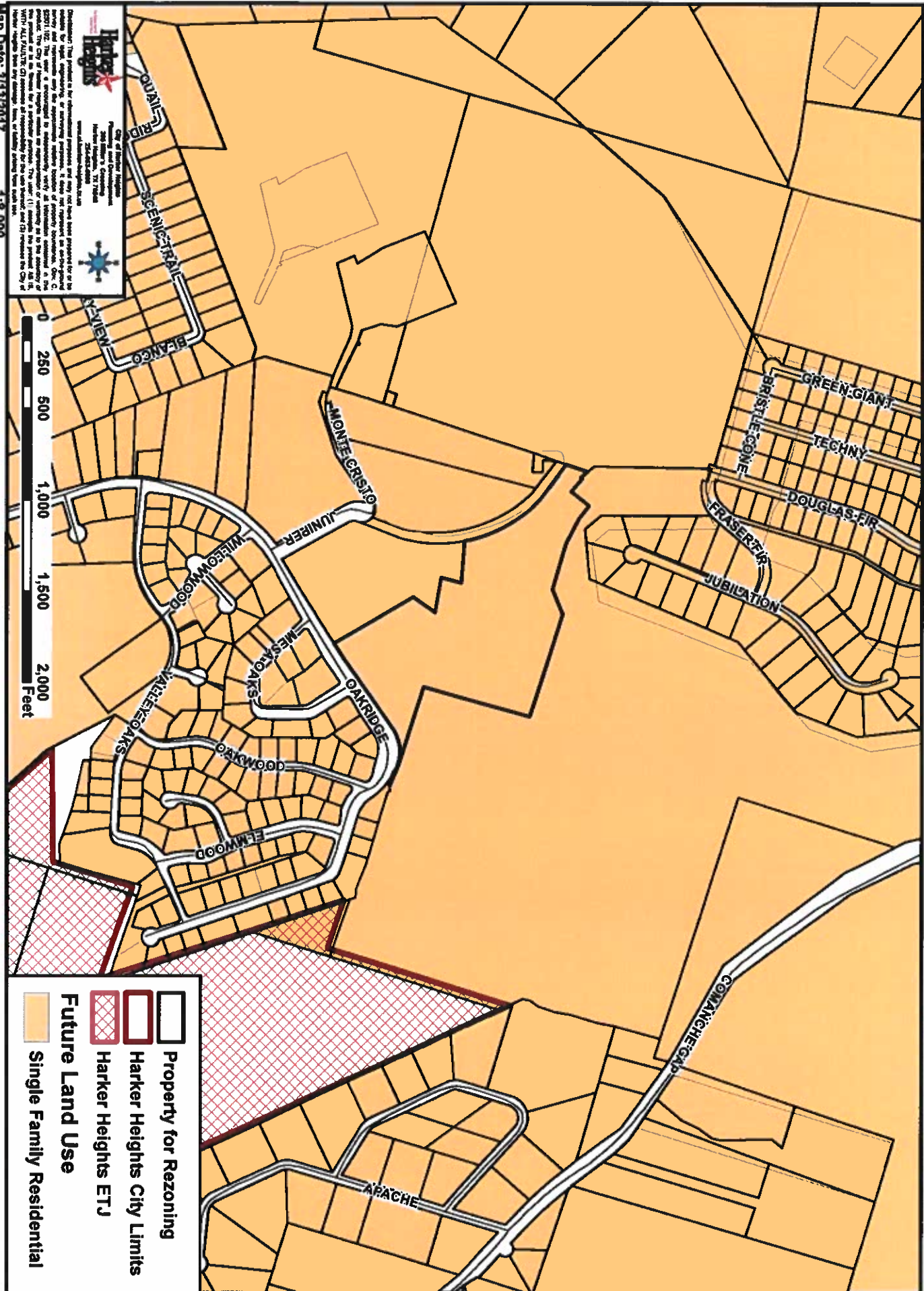


Disclaimer: This document is for informational purposes only. It does not constitute an offer of any financial product or service, nor does it constitute an offer of insurance. The information contained herein is for informational purposes only. The information contained herein is not intended to be used as a substitute for professional advice. The user of this information assumes the entire risk of any loss or damage resulting from its use. The user of this information assumes the entire risk of any loss or damage resulting from its use. The user of this information assumes the entire risk of any loss or damage resulting from its use.

Map Date: 3/13/2017 1:8,000







**Harker Heights**  
 City of Harker Heights  
 Planning and Development  
 2000 Highway 71, 71704  
 254-232-2222  
 www.harkerheights.com

Map Date: 3/15/2017 1:8,000

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Receiver

MAR 22 2017

Planning & Development

TO: City of Harker Heights

FROM: 1804 MESA OAKS CIR  
HARKER HEIGHTS, TX  
(Address of Your Property that Could Be Impacted by this Request)

RE: Request to discuss and consider a Conditional Use Permit (CUP) for a Micro Educational Farm on property described as A1032BC D R HUGHES, 2, ACRES 18.498, with Property ID#16734, generally located at Oakridge Blvd. and Mesa Oaks Circle, Harker Heights, Bell County, Texas (See attached location map).

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

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CAROL CLAYTON  
Printed Name

*Carol Clayton*  
Signature

20 MAR 17  
Date

**Received**

MAR 20 2017

**Planning & Development**

**TO: City of Harker Heights**

**FROM:** Randy Kowalski  
3202 Oakridge Blvd

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

**RE:** Request to discuss and consider a Conditional Use Permit (CUP) for a Micro Educational Farm on property described as A1032BC D R HUGHES, 2, ACRES 18.498, with Property ID#16734, generally located at Oakridge Blvd. and Mesa Oaks Circle, Harker Heights, Bell County, Texas (See attached location map).

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

**Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Randy Kowalski  
**Printed Name**

[Signature]  
**Signature**

3-16-17  
**Date**



## PLANNING AND ZONING MEMORANDUM

### AGENDA ITEM VI-2

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR  
DATE: March 29, 2017

DISCUSS AND CONSIDER AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R1-R (RURAL ONE-FAMILY DWELLING DISTRICT) TO R-1 (ONE FAMILY DWELLING DISTRICT) FOR THE PROPERTY DESCRIBED AS SANDERS ADDITION BLOCK 1, LOT 1 AND 3, A REPLAT OF TRACT 65 LAKESIDE HILLS, SECTION TWO, AND GENERALLY LOCATED AT 4972 LAKESIDE DR., HARKER HEIGHTS, BELL COUNTY, TEXAS.

#### EXPLANATION:

The applicant is requesting a change from the current zoning of R1-R (Rural One-Family Dwelling District) to R-1 (Single Family Dwelling District) on lots one (1) and three (3), Block 1, replat of tract 65 on the property generally located at 4972 Lakeside Drive. The existing lot is currently being subdivided into three lots. If approved lots one (1) and three (3) would be re-zoned to R-1 (Single Family Dwelling District) while lot two (2) would maintain its current zoning of R1-R (Rural One-Family Dwelling District). This request is to enable the applicant to construct single family homes on lots one (1) and three (3).

#### Existing Use:

The property currently has a single family home on it. Surrounding land uses include single family homes to the north, south, east and west of the property. Generally the area is comprised of single family dwellings. Staff believes the proposed use and zoning of the lots is consistent with the existing zoning regulations of the lots. Also, there are existing single family homes in the area, and as such, the proposed use will be compatible with existing land uses in the neighborhood.

#### Zoning:

Current zoning for the property is R1-R (Rural One-Family Dwelling District). Adjacent and surrounding zoning includes R-1 (Single Family Dwelling District) to the west, north, east and south. Due to the presence of existing R-1 zones in general vicinity of the property, the proposed rezoning from R1-R to R-1 district will be compatible with the neighborhood, and will likely not have any adverse impacts on surrounding residential zoning districts.

#### Future Land Use:

Per the City's Future Land Use Map, the subject property is currently located in an area designated as Single Family Residential (SFR). Surrounding properties to the north, west, east and south are designated as Single Family Residential (SFR). Per the 2007 Comprehensive Plan the SFR designation is acceptable for new development in areas zoned appropriately within the City. The proposed rezoning from R1-R to R-1 will allow

for the construction of single family homes on lots one (1) and three (3). Hence 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 forty-seven (47) notices to property owners within the 400 foot notification area. There were zero (0) responses received in favor of the request, and zero (0) responses received in opposition of the request.

**RECOMMENDATION:**

Staff recommends approval of an ordinance to change the zoning designation from R1-R (Rural One-Family Dwelling District) to R-1 (One Family Dwelling District) for the property described as Sanders Addition Block 1, Lot 1 and 3, a replat of Tract 65 Lakeside Hills, Section Two, and generally located at 4972 Lakeside Hills Dr., Harker Heights, Bell County, Texas based on the following;

1. The rezoning request is consistent with the Future Land Use Plan.
2. The proposed use is compatible with the neighborhood and 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 the zoning designation from R1-R (Rural One-Family Dwelling District) to R-1 (One Family Dwelling District) for the property described as Sanders Addition Block 1, Lot 1 and 3, a replat of Tract 65 Lakeside Hills, Section Two, and generally located at 4972 Lakeside Hills Dr., Harker Heights, Bell County, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

**ATTACHMENTS:**

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



Application Fee \$ 200.00  
**CITY OF HARKER HEIGHTS**  
**RE-ZONING REQUEST APPLICATION**

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

PROPERTY OWNER'S NAME: Buster Sanders and Robert Peacock

ADDRESS: 4972 Lakeside

CITY/STATE/ZIP: Belton, TX 76513 PHONE: 254-423-8077

LOCATION OF PROPERTY: 4972 Lakeside Inside the City of Harker Heights

**LEGAL DESCRIPTION OF PROPERTY:**

PARCEL # : \_\_\_\_\_

LOT: 65 BLOCK: \_\_\_\_\_ SUBDIVISION: Lakeside Hills Section Two

NUMBER OF ACRES: 5.96 SURVEY: Attached

**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: Single family R1

CURRENT ZONING: R1R PROPOSED ZONING: R1

CURRENT LAND USE: Vacant PROPOSED LAND USE IN PLAN: Single family

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

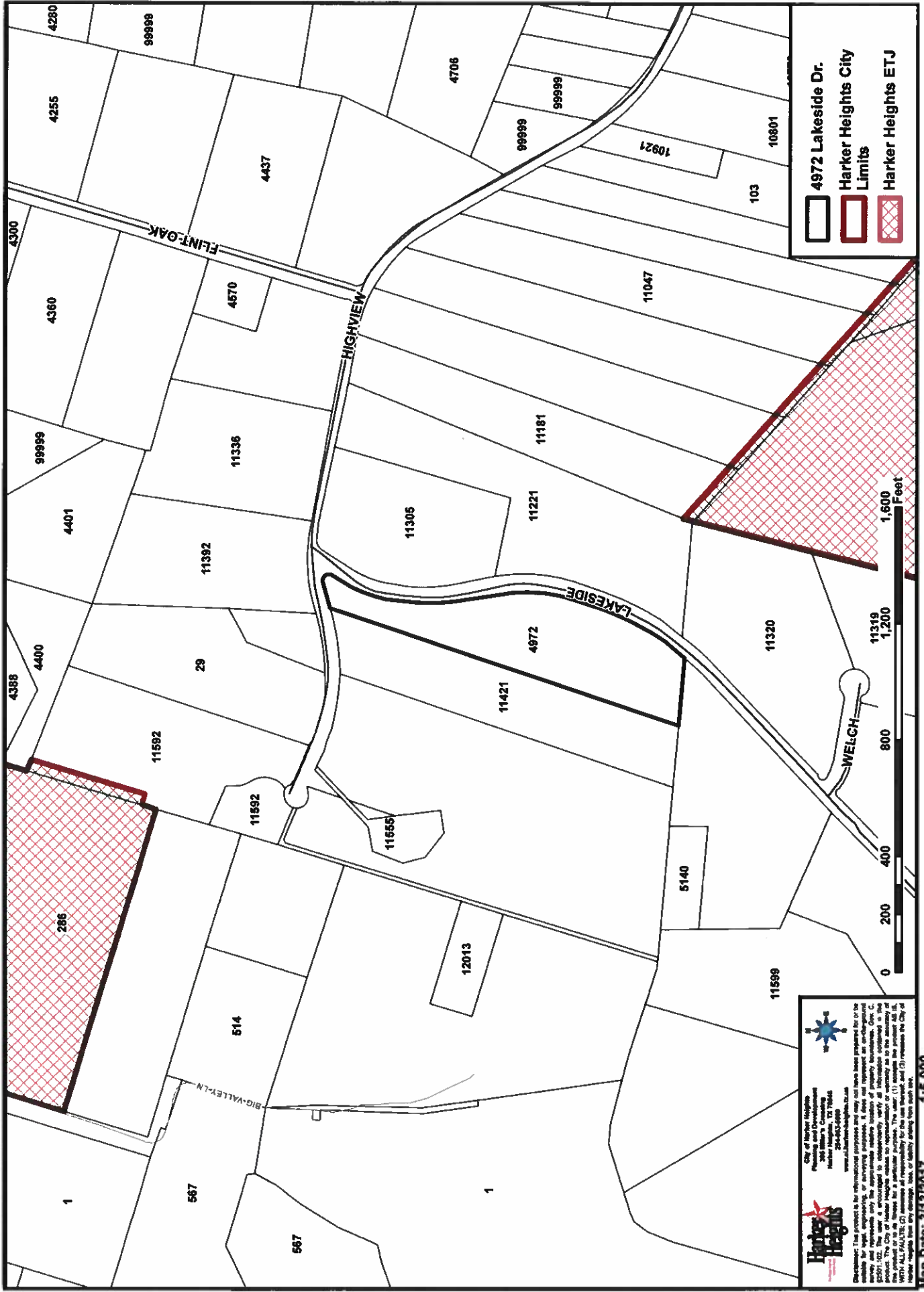
Buster Sanders and Robert Peacock  
 Printed Name of Property Owner

[Signature] [Signature]  
 Signature of Property Owner

2/27/17  
 Date

# 4972 Lakeside Drive

# Location



**Harker Heights**  
City of Harker Heights  
Planning and Development  
Department  
200 S. 20th Street  
Harker Heights, TX 76788  
254-643-4600  
www.ci.harkerheights.tx.us

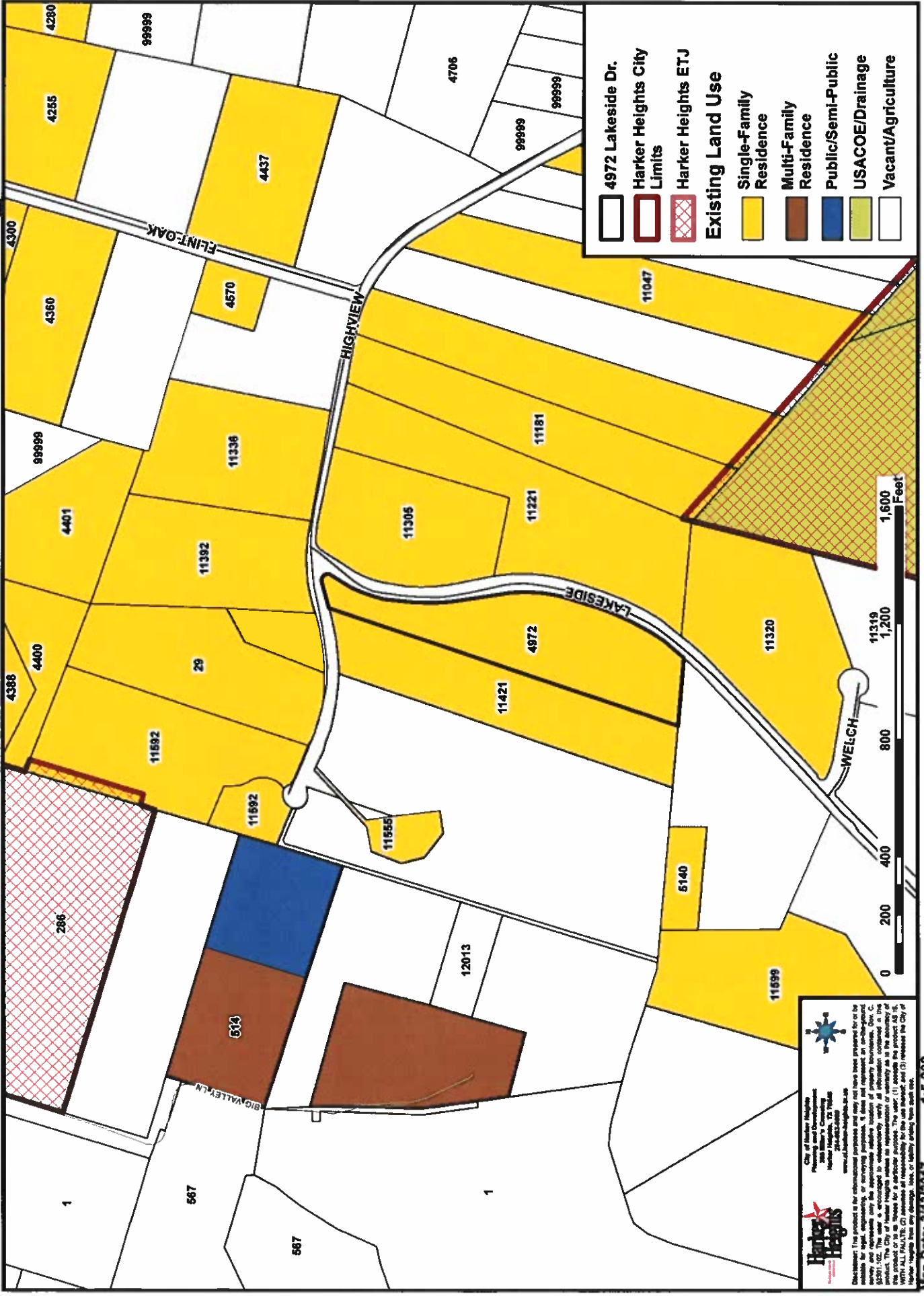
Disclaimer: This plat is to be effective only if the information herein has been prepared for or by a duly licensed surveyor or engineer, or if the information herein is derived from a survey or map made by a duly licensed surveyor or engineer. It does not represent an independent survey and represents only the approximate relative location of property boundaries. One C. 8207.12. The user is encouraged to independently verify all information contained in this plat and to be aware that the plat is for informational purposes only. The user (1) assumes the entire risk of any error or omission in this plat and (2) releases the City of Harker Heights from any liability, claim, or damage arising from this plat.

Map Date: 3/13/2017 1:5,000



# 4972 Lakeside Drive

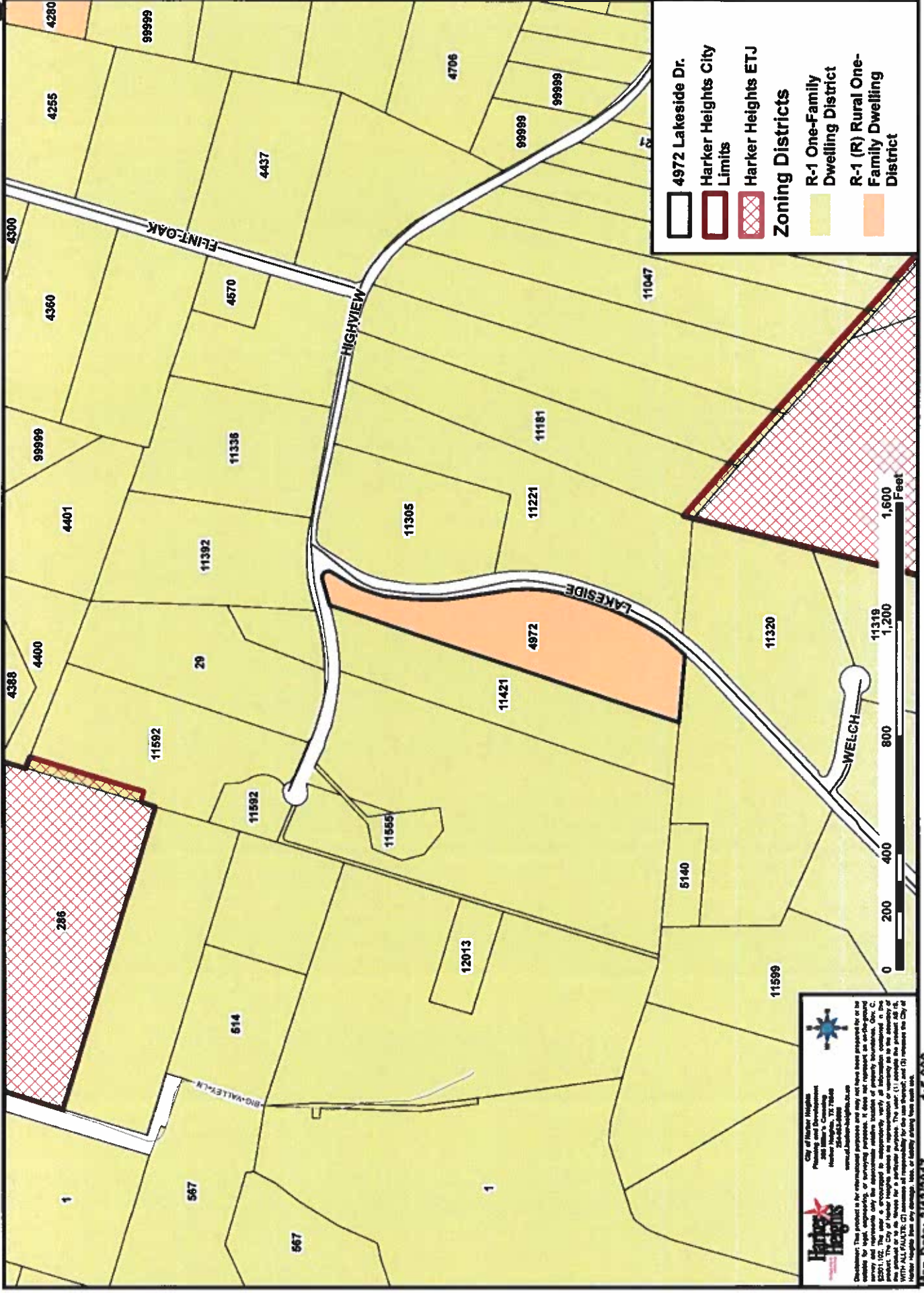
# Existing Land Use





# 4972 Lakeside Drive

# Zoning



**Harker Heights**  
 City of Harker Heights  
 Planning and Development  
 Harker Heights, TX 77848  
 254-843-3444  
[www.ci.harkerheights.tx.us](http://www.ci.harkerheights.tx.us)

Disclaimer: This report is for informational purposes only and does not constitute a warranty for the accuracy or completeness of any data or information contained in this report. The user is encouraged to independently verify all information contained in this report. THE CITY OF HARKER HEIGHTS, TEXAS, AND ITS EMPLOYEES SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS REPORT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HARKER HEIGHTS, TEXAS, AND ANY OTHER AFFECTING AGENCIES.

Map Date: 3/13/2017 1:5,000









# PLANNING AND ZONING COMMISSION MEMORANDUM

## AGENDA ITEM VII-1

FROM: The Department of Planning and Development      DATE: March 29, 2017

DISCUSS AND CONSIDER A REQUEST BY CENTRAL-WEST DEVELOPMENT LLC, FOR PRELIMINARY PLAT APPROVAL FOR THE SHOSHONI TRAIL GARDEN HOMES FILING NUMBER 2, DEVELOPMENT ON PROPERTY DESCRIBED AS SHOSHONI TRAIL GARDEN HOMES RE-SUB OF LOT 3, BLOCK 1 AND LOT 4, BLOCK 1, HARKER HEIGHTS, BELL COUNTY TEXAS.

### EXPLANATION:

The applicant from Central West Development, LLC has submitted a Preliminary Plat for Shoshoni Trail Garden Homes on 0.513 acres of land located off Shoshoni Trail at the north-eastern corner of Shoshoni Trail and Chiricahua Trace. The lots are being platted for the construction of single family homes that conform to the R1-I zoning district regulations.

The subject property is zoned appropriately as R-MU, (Residential Mixed Use) and allows for the zoning regulations of the R1-I district. The Shoshoni Trail Garden Homes site will access the City of Harker Heights water and wastewater utilities and will be required to extend utilities to accommodate development (See Attachment 5).

Preliminary engineering plans provided to staff have been reviewed to meet the requirements of the Comprehensive Plan and Zoning district, and the layout will be finalized during final platting to ensure applicable elements to the site are carried throughout.

### RECOMMENDATIONS:

The applicant has met all standards as outlined in the Harker Heights Code of Ordinances and has answered all staff comments on the Preliminary Plat. Therefore, Staff recommends approval of the Preliminary Plat request by Central West LLC for the Shoshoni Trail Garden Homes development on property described as Shoshoni Trail garden Homes Re-Sub of Lot 3, Block 1 and Lot 4, Block 1, Harker Heights, Bell County, Texas.

### ACTION BY PLANNING AND ZONING COMMISSION

1. Motion to approve/disapprove a Preliminary Plat request by Central West LLC for the Shoshoni Trail Garden Homes development on property described as Shoshoni Trail Garden Homes Re-Sub of Lot 3, Block 1 and Lot 4, Block 1, Harker Heights, Bell County, Texas.
2. Any other action desired.

### ATTACHMENTS:

1. Staff Comments and Responses Dated 3/21/17
2. Application
3. Location Map
4. 8 ½ by 11 Image of the Plat
5. Site Utility Map





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: Shoshoni Trail Garden Homes

NUMBER OF LOTS: 5 NUMBER OF ACRES .513

EXISTING LAND USE: Smglc Family

PROPERTY OWNER: Central-West Development, LLC

ADDRESS: PO Box 11235 Killeen TX 76547  
 PHONE: 512-944-4820

DEVELOPER: Central-West Development, LLC

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

SURVEYOR/ENG: Altitude Land Consultants

ADDRESS: 3461 Ringsby Court ste 125 ~~Denver~~  
 PHONE: 720-427-6161 Denver, CO 80903

**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**

Christopher Doose Central-West Development, LLC  
 NAME (PRINT) \_\_\_\_\_ CORP/PARTNERSHIP \_\_\_\_\_

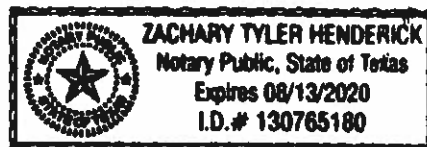
PO Box 11235 Killeen TX 76547  
 ADDRESS \_\_\_\_\_

BY: [Signature] AUTHORIZED AGENT 2-21-17 (512)944-4820 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 24 DAY OF February, 20 17.

[Signature] MY COMMISSION EXPIRES: 08/13/2020  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



# Shoshoni Trail Garden Homes 2<sup>nd</sup> Submission

---

*Preliminary Plat*

Comments Sent: March 8, 2017

## **Planning & Development**

1. Please remove addresses on lots for both the Plat and Utility Plan
2. Please provide property owner information for Shoshoni Trl. Garden Homes from the 1<sup>st</sup> filing – lots immediately north.
3. Please provide the street names, ROW and pavement type for the Utility Plan.
4. Please revise the Utility Plan to show a 6" water line along Chiricahua – parallel to Lot 1, Block 1.
5. Preliminary plats are approved by the P&Z and City Council. Please provide signature blocks for the Planning and Zoning Commission and the City Council.
6. The east side yard setback for Lot 5 should be 5 feet.
7. There should be an easement over the sewer line crossing the backs of all the lots.

## **Public Works, Mark Hyde**

Provide 10' public utility & drainage easements along Chiricahua Drive, Shoshoni Trail and the east side of Lot 5. Provide a 15' public utility easement along the back of the five lots.

## **Water Distribution:**

1. Provide a typical drawing for the water meter installation.

## **Sanitary Sewer:**

1. Locate the sanitary sewer in the center of the 15' public utility easement.
2. The sanitary sewer shall be 6-inch diameter SDR 35 PVC pipe.
3. Install a manhole at the 6-inch sanitary sewer line connection on Chiricahua Drive.
4. Provide a typical drawing for the manhole and the end of line cleanout.

## **Consulting Engineer, Otto Wiederhold**

## **Fire Marshall, Brad Alley**

## **Building Official, Steve Philen**

## **ONCOR, Greg Wade**

## **Century Link, Janice Strickland**

**Time Warner Cable, Johnny Tindle**

**Bell County Health District, Michael Jahns**

**Utilities Superintendent, Joe Hines**

1. The sewer line is outside of a P.U.E. Needs to be in a P.U.E. and needs elevation

# Shoshoni Trail Garden Homes 2<sup>nd</sup> Submission

---

## *Preliminary Plat*

Comments Sent: March 8, 2017

### **Planning & Development**

1. Please remove addresses on lots for both the Plat and Utility Plan
  - a. The addresses have been removed from both the Preliminary Plat and the Utility Plan
2. Please provide property owner information for Shoshoni Trl. Garden Homes from the 1<sup>st</sup> filing – lots immediately north.
  - a. Property owner for the lots immediately North (1 & 2) have been identified to reflect Shoshoni Trail Garden Homes 1<sup>st</sup> Filing. Owner: Christopher A. Doose
3. Please provide the street names, ROW and pavement type for the Utility Plan.
  - a. Street Names, ROW and Pavement types have been identified on the Utility Plan
4. Please revise the Utility Plan to show a 6" water line along Chiricahua – parallel to Lot 1, Block 1.
  - a. Utility Plan now shows 6" water line running along Chiricahua – Parallel to Lot 1, Block 1.
5. Preliminary plats are approved by the P&Z and City Council. Please provide signature blocks for the Planning and Zoning Commission and the City Council.
  - a. Planning and Zoning as well as City Council signature blocks have been added to the Preliminary Plat Page.
6. The east side yard setback for Lot 5 should be 5 feet.
  - a. 5.0' Side Setback has been shown on the east side of Lot 5
7. There should be an easement over the sewer line crossing the backs of all the lots.
  - a. Proposed San sewer line in rear is no longer proposed

### **Public Works, Mark Hyde**

Provide 10' public utility & drainage easements along Chiricahua Drive, Shoshoni Trail and the east side of Lot 5. Provide a 15' public utility easement along the back of the five lots.

- a. A 10.0' P.U.E and drainage easement has been provided along Chiricahua Drive, Shoshoni Trail and on the East Side of Lot 5. A 15' PUE has been provided along the back of the 5 lots.

### **Water Distribution:**

1. Provide a typical drawing for the water meter installation.
  - a. Typical Detail has been provided on the Site/Utility Plan

### **Sanitary Sewer:**



1. **Locate the sanitary sewer in the center of the 15' public utility easement.**
  - a. The proposed sanitary sewer line has been moved the front of the property
2. **The sanitary sewer shall be 6-inch diameter SDR 35 PVC pipe.**
  - a. The Sanitary sewer domestic lines are now 6-inch SDR 35 PVC piping.
3. **Install a manhole at the 6-inch sanitary sewer line connection on Chiricahua Drive.**
  - a. Proposed San Sewer connects now on Shoshoni Trail and NOT on Chiricahua Drive
4. **Provide a typical drawing for the manhole and the end of line cleanout.**
  - a. No manhole installation is being proposed for subject site. End of line cleanout detail has been provided on Site/Utility Plan

**Consulting Engineer, Otto Wiederhold**

**Fire Marshall, Brad Alley**

**Building Official, Steve Philen**

**ONCOR, Greg Wade**

**Century Link, Janice Strickland**

**Time Warner Cable, Johnny Tindle**

**Bell County Health District, Michael Jahns**

**Utilities Superintendent, Joe Hines**

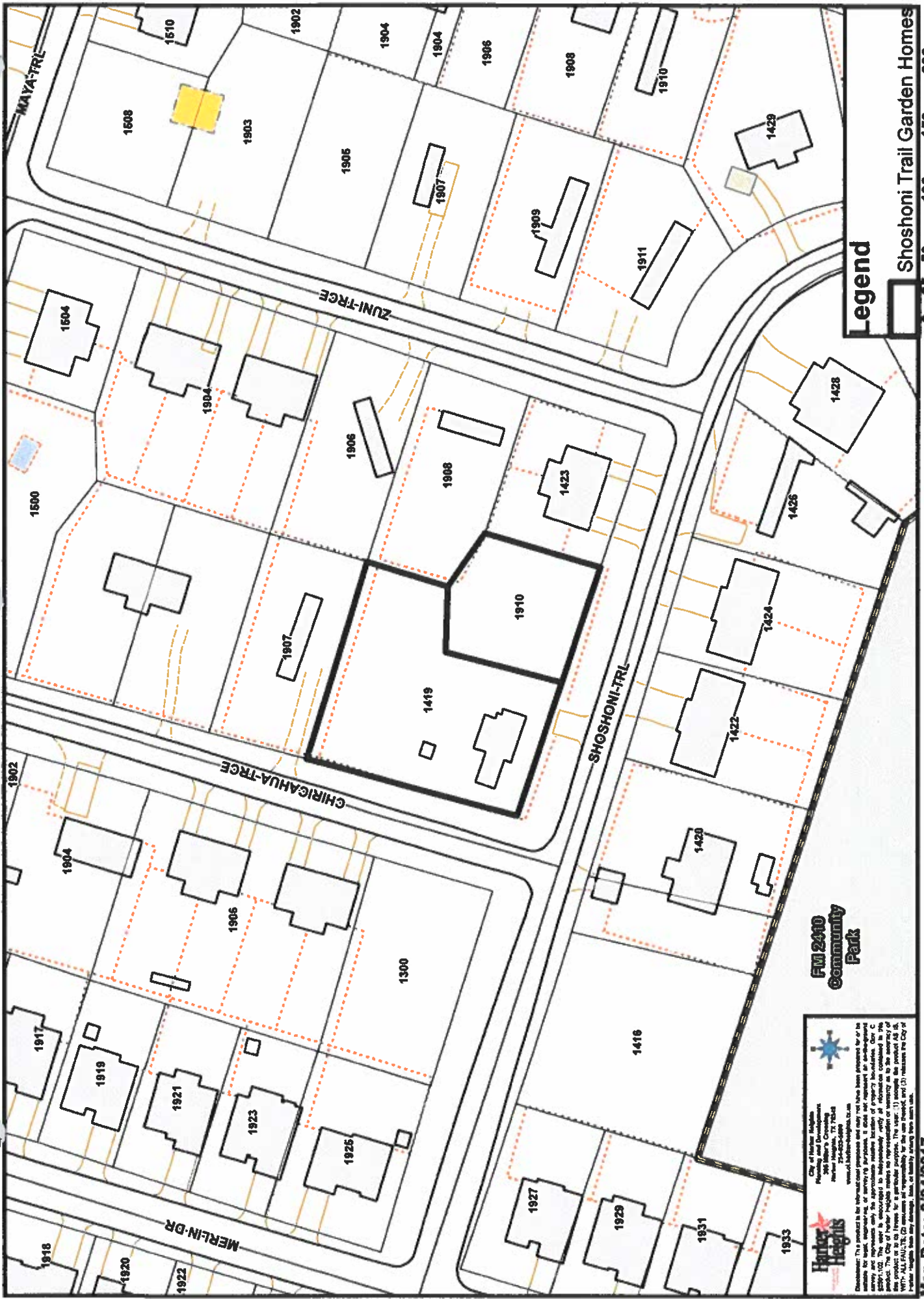
1. **The sewer line is outside of a P.U.E. Needs to be in a P.U.E. and needs elevation**
  - a. Sewer line no longer runs along the back of subject properties. New San Sewer connects to main running Shoshoni Trail








# P17-10 LOCATION MAP SHOSHONI TRAIL GARDEN HOME




  
 City of Hanksville, Utah  
 Planning and Development  
 254-625-0400  
 www.cityofhanksville.com

Disclaimer: This map is for informational purposes only and does not constitute a warranty. The City of Hanksville, Utah, and its employees are not responsible for any errors or omissions in this map. The City of Hanksville, Utah, and its employees are not responsible for any damages, loss, or injury resulting from the use of this map.

**FU 2410**  
**Community**  
**Park**

**Legend**

 Shoshoni Trail Garden Homes



Map Date: 3/24/2017

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