



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

**Wednesday,  
May 26, 2021**

**5:30 P.M. Meeting**

**Workshop Immediately Following**





**PLANNING & ZONING COMMISSION MEETING & WORKSHOP  
THE CITY OF HARKER HEIGHTS  
WEDNESDAY, MAY 26 – 5:30 P.M.  
VIA TELECONFERENCE**

Notice is hereby given that beginning at 5:30 P.M. on Wednesday, May 26, 2021, the Planning and Zoning Commission (P&Z) of the City of Harker Heights will conduct a telephonic Meeting; then immediately following the meeting the P&Z will hold a telephonic Workshop in order to contain the spread of COVID-19 in accordance with Governor Abbott’s declaration of the COVID-19 public health threat and action to temporarily suspend certain provisions of the Texas Open Meetings Act issued on March 16, 2020. The subjects to be discussed are listed in the following agenda:

**MEETING AGENDA**

- I. CALL TO ORDER** – Convene Regular Meeting of the Planning and Zoning Commission and establish a quorum.
- II. APPROVAL OF AGENDA** – Consider approval of the agenda for the regular meeting of the Planning and Zoning Commission for **May 26, 2021**.
- III. CONSENT AGENDA:**
  1. Approval of Minutes from the Regular Planning and Zoning Meeting held on April 28, 2021.
- IV.** Report on City Council results from May 11, 2021 meeting.
- V.** Recognition of Affidavits for Conflict of Interest.
- VI. PUBLIC COMMENTS:**
  1. At this time, comments will be taken from the audience on non-agenda related topics, for a length of time not to exceed three minutes per person. To address the Planning and Zoning Commission, please clearly state your name and address for the Planning & Development Administrative Assistant prior to making a comment. *No action may be taken by the Planning and Zoning Commission during Public Comments.*
- VII. PUBLIC HEARING:**

*None*
- VIII. NEW BUSINESS:**
  1. **P21-15** Discuss and consider a request for Preliminary Plat approval for the subdivision referred to as The Enclave at Indian Trail, on property described as a 16.92 acre tract of land situated in the W. E. Hall Survey, Abstract No. 1086, and the J. M. Roberts Survey, Abstract No. 3, and being all of the called 2.980 acre tract

of land described in a deed to Terra Azul Developments, LLC., recorded in Instrument No. 201300048431, Deed Records of Bell County, Texas, all of the called 7.971 acre tract of land described in a deed to Terra Azul Developments, LLC., recorded in Instrument No. 201300048422, Deed Records of Bell County, Texas, all of the “Parcel 1” called 3.003 acre tract of land described in a deed to Terra Azul Developments, LLC., recorded in Instrument No. 201300048429, Deed Records of Bell County, Texas, all of the “Parcel 2” called 2.649 acre tract of land described in a deed to Terra Azul Developments, LLC., recorded in Instrument No. 201300048429, Deed Records of Bell County, Texas, and a part of Lot 1, Block 1, Pat Kern Subdivision, recorded in Cabinet D, Slide 185-A, Plat Records of Bell County, Texas, generally located East of Indian Trail (FM 3423) directly behind Harker Heights Central Fire Station, Harker Heights, Bell County, Texas.

***IX.* REPORTS FROM COMMISSIONERS**

***X.* STAFF COMMENTS**

***XI.* ADJOURNMENT**

**MEETING WORKSHOP**

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

***II.*** Presentations by Staff:

- 1.** Receive & discuss City of Harker Heights Thoroughfare Plan.
- 2.** Receive & discuss update to the 2045 Metropolitan Transportation Plan Reprioritization.
- 3.** Receive & discuss updates to Section 1 and Section 3 of the Future Land Use Map.

***III.*** Adjournment of Workshop.

I, the undersigned authority, do hereby certify that pursuant to the Texas Open Meetings Act, the above Notice of Meeting of the Planning and Zoning Commission of the City of Harker Heights, Texas, was posted at the Harker Heights Municipal Building, and the City of Harker Heights website which is readily accessible to the public at all times, by **10:00 A.M. on Friday, May 21, 2021**. Please contact the Planning and Development Department at (254) 953-5648 for further information.

*Wilson Everett*

Wilson Everett, Planning & Development Administrative Assistant

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**The public may participate remotely in this meeting by dialing-in using:**

**United States (Toll Free): 1 866-899-4679 or 1 571-317-3116**

**Access Code: 274-159-949**

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

<https://global.gotomeeting.com/join/274159949>

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

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*Minutes of the Teleconference Meeting  
of the Harker Heights Planning & Zoning Commission  
April 28, 2021*

Present:

**Commission**

Larry Robison	Chairman
Robert Robinson III	Vice Chairman
Noel Webster	Commissioner
Nuala Taylor	Commissioner
Rodney Shine	Commissioner
Joshua McCann	Commissioner
Stephen Watford	Commissioner

Michael Stegmeyer	Alternate Commissioner
Bary Heidtbrink	Alternate Commissioner
Natalie Austin	Alternate Commissioner

**Staff**

Kristina Ramirez	Planning and Development Director
Courtney Peres	City Planner
Michael Beard	Building Official
Paul Sims	Fire Chief
Wilson Everett	Planning and Development Administrative Assistant
Courtney Fye	Building Official Secretary

Absent:

Adam Parker	Secretary
Kay Carey	Commissioner
Christopher Albus	Alternate Commissioner

It was noted that Commissioner Taylor was present via teleconference but did not get counted in the roll call as she experienced technical difficulties and could not be heard. Commissioner Shine, and Commissioner Watford also attended via teleconference. Alternate Commissioners Michael Stegmeyer, Bary Heidtbrink, and Natalie Austin were physically present and were brought forward by Chairman Robison as a voting member for this meeting.

**Meeting Agenda:**

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

Agenda Item II: The next agenda item was approval of the Agenda for the regular Planning and Zoning Meeting for April 28, 2021. Commissioner Webster made a motion to approve the

Agenda. Commissioner Stegmeyer seconded the motion. **The motion was approved (7-0).** It was noted that Commissioner Watford and Commissioner Shine were absent from this motion due to technical difficulties during the time of this motion.

Agenda Item III: The next agenda item was approval of the meeting minutes from the regular Planning and Zoning Meeting held on March 31, 2021. Commissioner McCann made a motion to approve the meeting minutes. Commissioner Stegmeyer seconded the motion. **The motion was approved (9-0).**

Agenda Item IV: Ms. Peres provided a summary of the City Council results from the April 13, 2021 meeting.

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

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

Agenda Item VII: Public Hearing:

*None.*

Agenda Item VIII: New Business:

**1. P21-14** Discuss and consider a request for Preliminary Plat approval for the subdivision referred to as The Village at Nolan Heights, on property described as a 47.65 acre tract of land in Bell County, Texas, being part of the H.B. Littlefield Survey, Abstract No. 511, and being all of the called 47.626 acre tract of land described in a deed to Cactus Jack Development, Inc., recorded in Instrument No. 2020-064289, Deed Records of Bell County, Texas, generally located North of KISD Middle School No. 14, AKA Nolan Middle School along Warriors Path, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicant's request for the plat. She noted that the proposed development includes 150 residential lots consisting of 130 lots dedicated for single family homes and 20 lots dedicated for duplexes as stipulated within the development's approved Concept Plan.

The applicant, Dustin King, office located at 1623 S. Fort Hood Street, Killeen, Texas 76542, was present to represent the case.

Commissioner Heidtbrink made a motion to approve the Preliminary Plat approval for the subdivision referred to as The Village at Nolan Heights, on property described as a 47.65 acre tract of land in Bell County, Texas, being part of the H.B. Littlefield Survey, Abstract No. 511, and being all of the called 47.626 acre tract of land described in a deed to Cactus Jack Development, Inc., recorded in Instrument No. 2020-064289, Deed Records of Bell County, Texas, generally located North of KISD Middle School No. 14, AKA Nolan Middle School along Warriors Path, Harker Heights, Bell County, Texas.

Commissioner Stegmeyer seconded the motion. **The motion was approved (8-0).** It was noted that Commissioner Shine experienced technical difficulties during this motion and as a result did not vote on this motion.

**Chairman Robison then adjourned the teleconference meeting of the Planning and Zoning Commission at 6:25 P.M.**

**Larry Robison, Chairman**

**DATE:**

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**Adam Parker, Secretary**

**DATE:**

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## PLANNING AND ZONING COMMISSION MEMORANDUM

**P21-15**

**AGENDA ITEM VIII-01**

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT  
DATE: MAY 26, 2021

**DISCUSS AND CONSIDER A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR THE SUBDIVISION REFERRED TO AS THE ENCLAVE AT INDIAN TRAIL, ON PROPERTY DESCRIBED AS A 16.92 ACRE TRACT OF LAND SITUATED IN THE W. E. HALL SURVEY, ABSTRACT NO. 1086, AND THE J. M. ROBERTS SURVEY, ABSTRACT NO. 3, AND BEING ALL OF THE CALLED 2.980 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TERRA AZUL DEVELOPMENTS, LLC., RECORDED IN INSTRUMENT NO. 201300048431, DEED RECORDS OF BELL COUNTY, TEXAS, ALL OF THE CALLED 7.971 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TERRA AZUL DEVELOPMENTS, LLC., RECORDED IN INSTRUMENT NO. 201300048422, DEED RECORDS OF BELL COUNTY, TEXAS, ALL OF THE "PARCEL 1" CALLED 3.003 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TERRA AZUL DEVELOPMENTS, LLC., RECORDED IN INSTRUMENT NO. 201300048429, DEED RECORDS OF BELL COUNTY, TEXAS, ALL OF THE "PARCEL 2" CALLED 2.649 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TERRA AZUL DEVELOPMENTS, LLC., RECORDED IN INSTRUMENT NO. 201300048429, DEED RECORDS OF BELL COUNTY, TEXAS, AND A PART OF LOT 1, BLOCK 1, PAT KERN SUBDIVISION, RECORDED IN CABINET D, SLIDE 185-A, PLAT RECORDS OF BELL COUNTY, TEXAS, GENERALLY LOCATED EAST OF INDIAN TRAIL (FM 3423) DIRECTLY BEHIND HARKER HEIGHTS CENTRAL FIRE STATION, HARKER HEIGHTS, BELL COUNTY, TEXAS.**

**PROJECT DESCRIPTION:**

The applicant submitted an application for preliminary plat approval for approximately 16.92 acres of vacant land just east of Indian Trail. The proposed development will consist of 37 residential duplex lots. As illustrated within the development's approved Concept Plan – The Village at Nolan Heights (CP21-03) approved by City Council on March 9, 2021, and stipulated within the approved PD-R (Planned Development Residential District) also approved on March 9, 2021, the plat must conform to an additional 18 conditions per ordinance 2021-09 (see attached).

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

**STAFF RECOMMENDATION:**

As of May 18, 2021, the applicant had adequately addressed a majority of staff's comments. The outstanding staff comments can be addressed during the construction plan and final plat process. Staff therefore recommends approval of the Preliminary Plat for the subdivision referred to as The Enclave at Indian Trail.

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

1. Motion to **approve, approve with conditions, or disapprove with explanation** a request for Preliminary Plat for the subdivision referred to as The Enclave at Indian Trail, on property described as a 16.92 acre tract of land situated in the W. E. Hall Survey, Abstract No. 1086, and the J. M. Roberts Survey, Abstract No. 3, and being all of the called 2.980 acre tract of land described in a deed to Terra Azul Developments, LLC., recorded in Instrument No. 201300048431, Deed Records of Bell County, Texas, all of the called 7.971 acre tract of land described in a deed to Terra Azul Developments, LLC., recorded in Instrument No. 201300048422, Deed Records of Bell County, Texas, all of the "Parcel 1" called 3.003 acre tract of land described in a deed to Terra Azul Developments, LLC., recorded in Instrument No. 201300048429, Deed Records of Bell County, Texas, all of the "Parcel 2" called 2.649 acre tract of land described in a deed to Terra Azul Developments, LLC., recorded in Instrument No. 201300048429, Deed Records of Bell County, Texas, and a part of Lot 1, Block 1, Pat Kern Subdivision, recorded in Cabinet D, Slide 185-A, Plat Records of Bell County, Texas, generally located East of Indian Trail (FM 3423) directly behind Harker Heights Central Fire Station, Harker Heights, Bell County, Texas.
  
2. Any other action desired.

**ATTACHMENTS:**

1. Application
2. The Enclave at Indian Trail - Preliminary Plat
3. The Enclave at Indian Trail - Preliminary Engineering Documents
4. Ordinance 2021-09 (PD-R zoning with Conditions, Approved March 9, 2021)
5. The Enclave at Indian Trail – Concept Plan (Approved on March 9, 2021)
6. Location Map
7. Staff Comments with Responses (Sent 05/05/21 & 5/14/21, Response 05/10/21 & 5/18/21)



# Preliminary Plat Application

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

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

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

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

### Property Information:

Plat Name: The Enclave Date Submitted: 4/28/2021  
 Existing Lot Count: 0 Proposed Lot Count: 38 Proposed Units: 0 Acreage: 17.08  
 Existing Land Use: Vacant/Agriculture Proposed Land Use: Duplex

Site Address or General Location: East side of Indian Trail just north of Clore Rd.

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

### Owner Information & Authorization:

Property Owner: Terra Azul Developments, LLC

Address: 2501 B E Elms Dr, Killeen, Texas 76542

Phone: [REDACTED] E-Mail: [REDACTED]

Developer: Flintrock Builders

Address: 105 E FM 2410, Harker Heights, Texas 76548

Phone: [REDACTED] E-Mail: [REDACTED]

Engineer/Surveyor: Republic Engineering and Development Services

Address: P.O. Box 3123, Harker Heights, Texas 76548

Phone: [REDACTED] E-Mail: [REDACTED]

### CHECK ONE OF THE FOLLOWING:

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

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

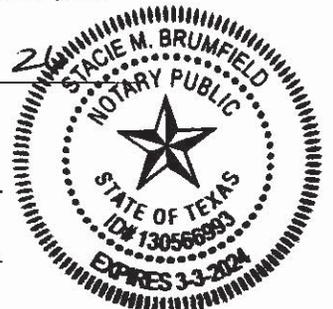
Christopher Doose

Printed Name of Owner

[Signature]  
Signature of Owner

SWORN AND SUBSCRIBED BEFORE ME ON THIS DAY OF April, 2021

[Signature]  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES: 3-3-2024



### STAFF ONLY -- DO NOT FILL OUT

Date Submitted: \_\_\_\_\_ Received By: \_\_\_\_\_ Receipt #: \_\_\_\_\_



**LEGEND**

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

- 1-1/2" IRON PIPE FOUND
- ▲ PK NAIL FOUND
- 3/8" IRON ROD FOUND W/ CAP STAMPED "MITCHELL & ASSOC. KILLEEN"
- 3/8" IRON ROD FOUND
- 1/2" IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110"

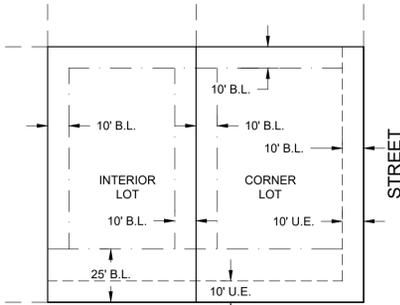
\*\*UNLESS OTHERWISE NOTED\*\*

**NOTES**

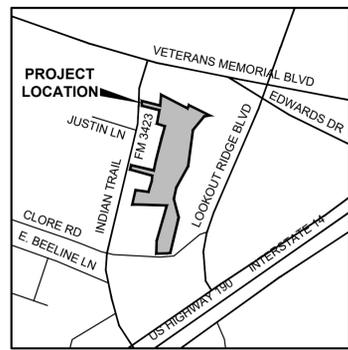
1. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
  2. A PORTION OF THIS PROPERTY LIES WITHIN FEMA "ZONE AE" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0285E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- \*\*FEMA "ZONE AE" ARE DEFINED AS AREAS DETERMINED TO HAVE BASE FLOOD ELEVATIONS.\*\*
3. THIS PROPERTY IS SUBJECT TO ALL THE CONDITIONS OUTLINED IN **ORDINANCE 2021-19**.
  - 3.1. LOT 1 AS REFERENCED IN ORDINANCE 2021-09 IS NOT PART OF THIS PLAT.

LOT NUMBER CHANGES	
PROPOSED PLAT	ORDINANCE 2021-19
TRACT 1	DRAINAGE TRACT F
TRACT 2	DRAINAGE TRACT A-E
20-22, BLOCK 1	4-6
5-7, BLOCK 1	19-21

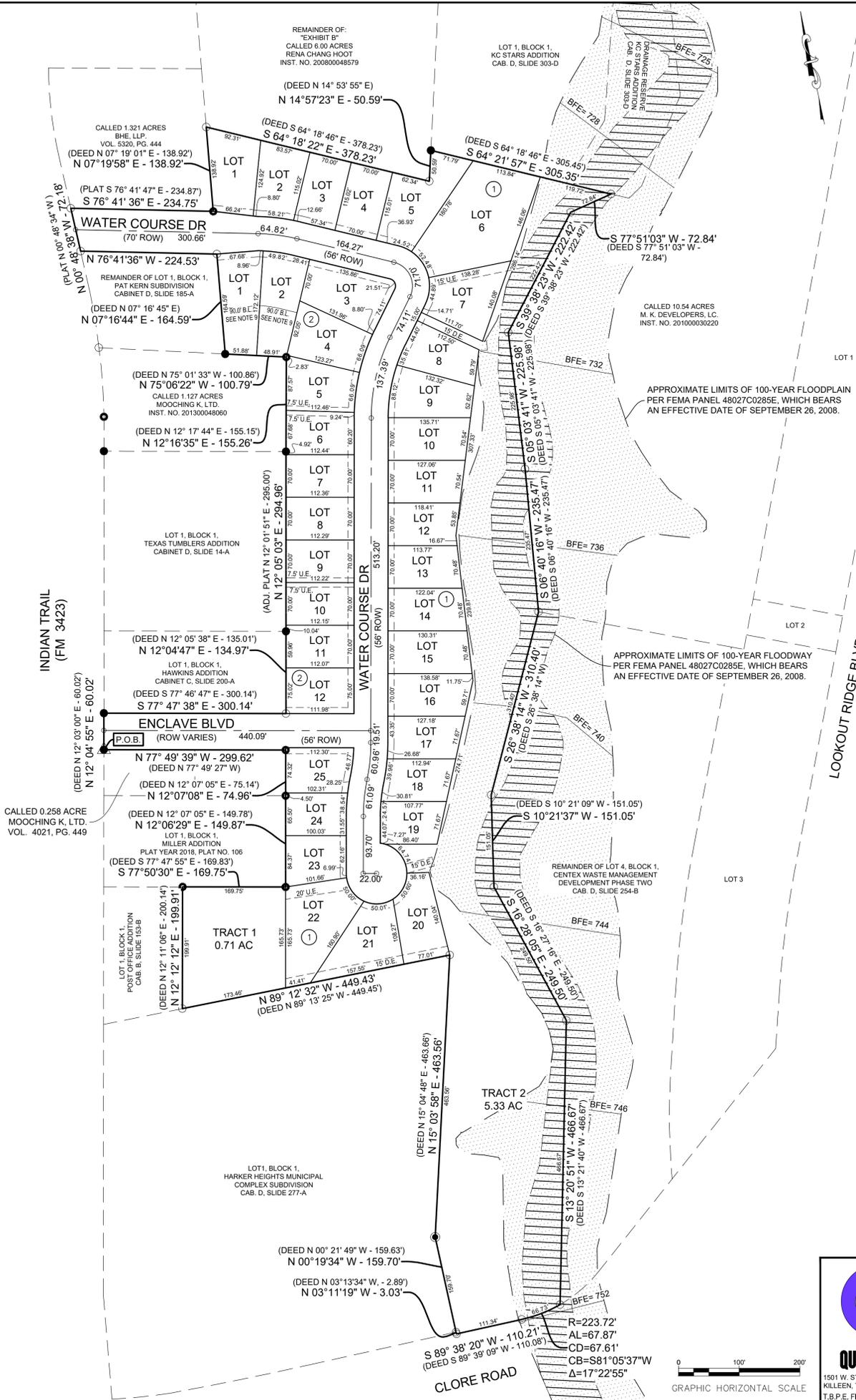
4. ALL UTILITY EASEMENTS SHALL BE 10.0' WIDE. UTILITY EASEMENTS CONTAINING PROPOSED WATER AND SEWER INFRASTRUCTURE SHALL BE 15.0' WIDE. UNLESS OTHERWISE NOTED.
5. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1 FOOT ABOVE THE AVERAGE TOP OF CURB ELEVATION FRONTING THE LOT. LOTS 6-20, BLOCK 1 AND TRACT 2 SHALL HAVE A FINISHED FLOOR ELEVATION 2 FEET ABOVE THE REGULATORY BASE FLOOD ELEVATION (BFE) OR THE 1 FOOT ABOVE THE AVERAGE TOP OF CURB ELEVATION, WHICHEVER IS HIGHER IN ELEVATION.
6. FOR EACH DWELLING UNIT, 2 OFF-STREET PARKING SPACES MUST BE PROVIDED.
7. APPURTENANCES FOR DRY UTILITIES MAY BE PLACED ABOVE GROUND IN UNDERGROUND UTILITY EASEMENTS; IN AREAS WHERE THE UNDERGROUND UTILITY EASEMENTS COINCIDES WITH A DRAINAGE EASEMENT OR PASSAGE EASEMENT, NO ABOVE-GROUND APPURTENANCES ARE ALLOWED.
8. PERMANENT CORNERS, EXTERIOR AND INTERIOR, SHALL 1/2" IRON ROD WITH A CAP MARKED "QUINTERO 10194110" AFTER COMPLETED CONSTRUCTION AS AUTHORIZED BY THE DEVELOPER.
9. THE 90 FOOT REAR BUILDING LINE IS OFFSET AND PARALLEL TO THE RIGHT-OF-WAY.



**TYPICAL LOT LAYOUT**  
SCALE= N.T.S.



**LOCATION MAP**  
SCALE: NTS



KNOW ALL MEN BY THESE PRESENTS, THAT **TERRA AZUL DEVELOPMENT, LLC AND CHROMO CONNECTION, LLC**, BEING THE SOLE OWNERS OF THAT CERTAIN 16.92 ACRE TRACT OF LAND SITUATED IN THE W. E. HALL SURVEY, ABSTRACT NO. 1086, AND THE J. M. ROBERTS SURVEY, ABSTRACT NO. 723, AND BEING ALL OF THE CALLED 2.980 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TERRA AZUL DEVELOPMENTS, LLC, RECORDED IN INSTRUMENT NO. 201300048431, DEED RECORDS OF BELL COUNTY, TEXAS, ALL OF THE CALLED 7.971 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TERRA AZUL DEVELOPMENTS, LLC, RECORDED IN INSTRUMENT NO. 201300048429, DEED RECORDS OF BELL COUNTY, TEXAS, ALL OF THE "PARCEL 1" CALLED 3.003 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TERRA AZUL DEVELOPMENTS, LLC, RECORDED IN INSTRUMENT NO. 201300048429, DEED RECORDS OF BELL COUNTY, TEXAS, ALL OF THE "PARCEL 2" CALLED 2.649 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TERRA AZUL DEVELOPMENTS, LLC, RECORDED IN INSTRUMENT NO. 201300048429, DEED RECORDS OF BELL COUNTY, TEXAS, AND A PART OF LOT 1, BLOCK 1, PAT KERN SUBDIVISION, RECORDED IN CABINET D, SLIDE 185-A, PLAT RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF **THE ENCLAVE AT INDIAN TRAIL**, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS AND **THE ENCLAVE AT INDIAN TRAIL**, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, ALLEYS AND DRAINAGE TRACTS SHOWN ON SAID PLAT, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF HARKER HEIGHTS.

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

TRACT 1 AND TRACT 2 SHOWN ON SAID PLAT ARE BEING DEDICATED FEE SIMPLE TO THE CITY OF HARKER HEIGHTS.

WITNESS THE EXECUTION HEREOF, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

FOR: TERRA AZUL DEVELOPMENTS, LLC

BY:  
**CHRISTOPHER DOOSE**  
MEMBER

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

NOTARY PUBLIC STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

**PLANNING**

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

DIRECTOR OF PLANNING AND DEVELOPMENT  
**PLANNING AND ZONING COMMISSION** ATTEST: CITY SECRETARY

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

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

**SURVEYORS' CERTIFICATE:**

I, **BRADLEY W. SARGENT**, DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY WAS MADE ON THE GROUND OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE FOUND, OR PLACED, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KILLEEN, TEXAS.

*Bradley W. Sargent*  
05/17/2021  
BRADLEY W. SARGENT  
R. P. L. S. NO. 53923  
1501 W. STAN SCHLUETER LP.  
KILLEEN, TX 76549



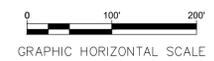
<b>SURVEY:</b>	W. E. HALL SURVEY, A-1086 J. M. ROBERTS SURVEY, A-723	<b>OWNER:</b>	TERRA AZUL DEVELOPMENT, LLC 2501 S EAST ELMS RD KILLEEN, TEXAS 76542
<b>NUMBER OF BLOCKS:</b>	2	<b>SURVEYOR:</b>	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962
<b>NUMBER OF LOTS:</b>	37		
<b>NUMBER OF TRACTS:</b>	2		
<b>TOTAL ACREAGE:</b>	16.92 AC		
<b>DATE:</b>	APRIL 2021		



**PRELIMINARY PLAT FOR:**  
**THE ENCLAVE AT INDIAN TRAIL**  
CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS

**THE ENCLAVE AT INDIAN TRAIL,**  
IS A PRELIMINARY PLAT SITUATED IN THE CITY LIMITS OF THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS.

PROJECT NO.: **025-21**  
DRAWING NO.: **P2**



# ENGINEERING DRAWINGS FOR THE ENCLAVE HARKER HEIGHTS, BELL COUNTY, TEXAS 21-020-001

**OWNER:**

TERRA AZUL DEVELOPMENTS LLC  
2501 B E ELMS DR  
KILLEEN, TEXAS 76542

**DEVELOPER:**

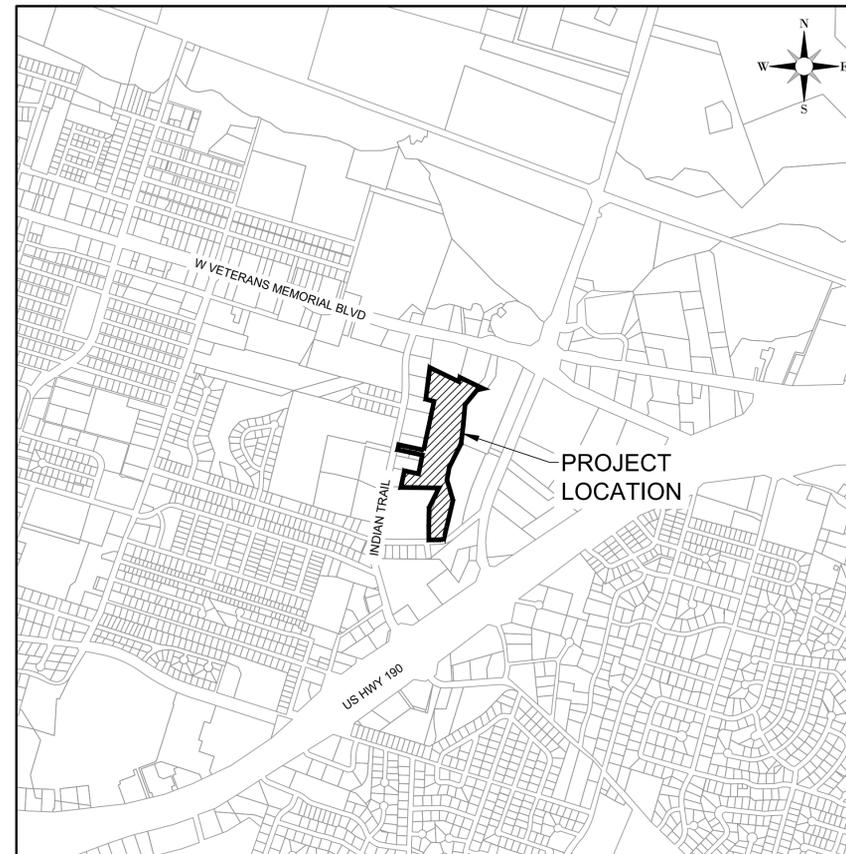
FLINTROCK BUILDERS  
105 E. FM 2410  
HARKER HEIGHTS, TEXAS 76548

**SURVEYOR:**

QUINTERO ENGINEERING, LLC  
P.O. BOX 4386  
KILLEEN, TX 76540

**ENGINEER:**

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



VICINITY MAP

0 100 200 400



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

ENGINEERING DRAWINGS FOR THE ENCLAVE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE  
OF REVIEW UNDER THE AUTHORITY OF JOSEPH  
THERIOT, P.E. 120299 ON 5/18/2021. IT IS NOT TO BE  
USED FOR CONSTRUCTION, BIDDING, OR PERMIT  
PURPOSES.

**LEGEND**

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

- 1-1/2" IRON PIPE FOUND
- ▲ PK NAIL FOUND
- 3/8" IRON ROD FOUND W/ CAP STAMPED "MITCHELL & ASSOC. KILLEEN"
- 3/8" IRON ROD FOUND
- 1/2" IRON ROD SET W/ CAP STAMPED "QUINTERO 10194110"

\*\*UNLESS OTHERWISE NOTED\*\*

**NOTES**

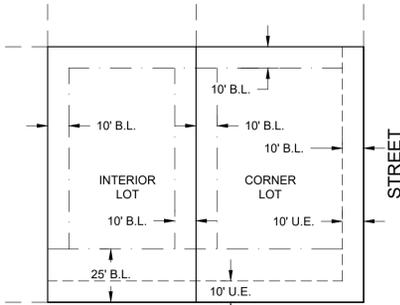
- THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
- A PORTION OF THIS PROPERTY LIES WITHIN FEMA "ZONE AE" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0285E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- THIS PROPERTY IS SUBJECT TO ALL THE CONDITIONS OUTLINED IN **ORDINANCE 2021-19**.

\*\*FEMA "ZONE AE" ARE DEFINED AS AREAS DETERMINED TO HAVE BASE FLOOD ELEVATIONS.\*\*

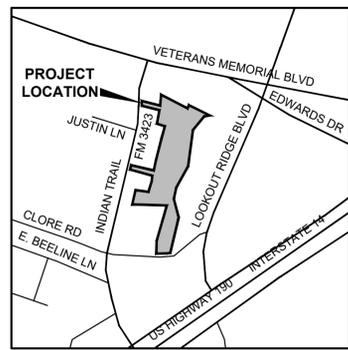
- LOT 1 AS REFERENCED IN ORDINANCE 2021-09 IS NOT PART OF THIS PLAT.

LOT NUMBER CHANGES	
PROPOSED PLAT	ORDINANCE 2021-19
TRACT 1	DRAINAGE TRACT F
TRACT 2	DRAINAGE TRACT A-E
20-22, BLOCK 1	4-6
5-7, BLOCK 1	19-21

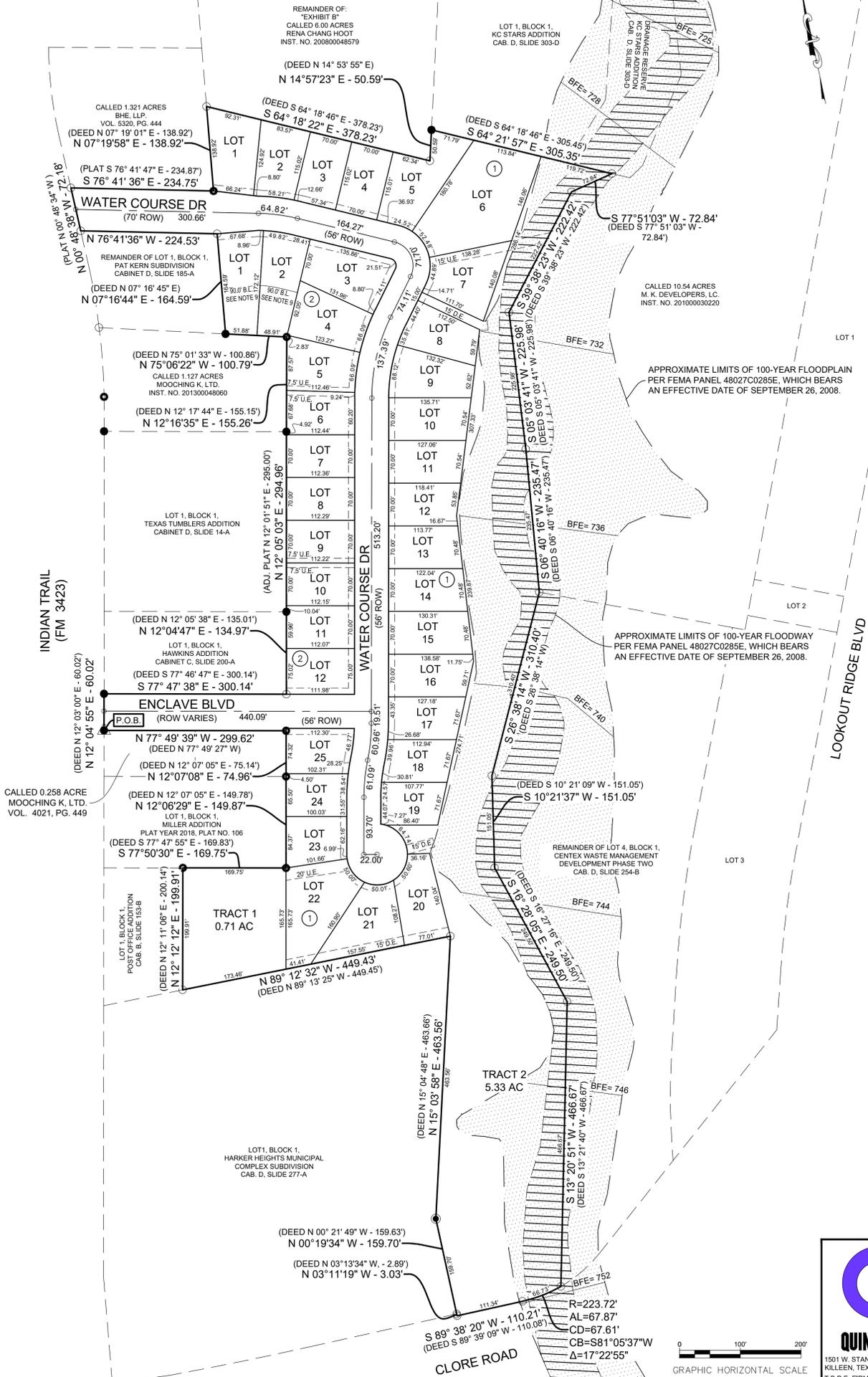
- ALL UTILITY EASEMENTS SHALL BE 10.0' WIDE. UTILITY EASEMENTS CONTAINING PROPOSED WATER AND SEWER INFRASTRUCTURE SHALL BE 15.0' WIDE. UNLESS OTHERWISE NOTED.
- FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1 FOOT ABOVE THE AVERAGE TOP OF CURB ELEVATION FRONTING THE LOT. LOTS 6-20, BLOCK 1 AND TRACT 2 SHALL HAVE A FINISHED FLOOR ELEVATION 2 FEET ABOVE THE REGULATORY BASE FLOOD ELEVATION (BFE) OR THE 1 FOOT ABOVE THE AVERAGE TOP OF CURB ELEVATION, WHICHEVER IS HIGHER IN ELEVATION.
- FOR EACH DWELLING UNIT, 2 OFF-STREET PARKING SPACES MUST BE PROVIDED.
- APPURTENANCES FOR DRY UTILITIES MAY BE PLACED ABOVE GROUND IN UNDERGROUND UTILITY EASEMENTS; IN AREAS WHERE THE UNDERGROUND UTILITY EASEMENTS COINCIDES WITH A DRAINAGE EASEMENT OR PASSAGE EASEMENT, NO ABOVE-GROUND APPURTENANCES ARE ALLOWED.
- PERMANENT CORNERS, EXTERIOR AND INTERIOR, SHALL 1/2" IRON ROD WITH A CAP MARKED "QUINTERO 10194110" AFTER COMPLETED CONSTRUCTION AS AUTHORIZED BY THE DEVELOPER.
- THE 90 FOOT REAR BUILDING LINE IS OFFSET AND PARALLEL TO THE RIGHT-OF-WAY.



**TYPICAL LOT LAYOUT**  
SCALE= N.T.S.



**LOCATION MAP**  
SCALE: NTS



KNOW ALL MEN BY THESE PRESENTS, THAT **TERRA AZUL DEVELOPMENT, LLC AND CHROMO CONNECTION, LLC**, BEING THE SOLE OWNERS OF THAT CERTAIN 16.92 ACRE TRACT OF LAND SITUATED IN THE W. E. HALL SURVEY, ABSTRACT NO. 1086, AND THE J. M. ROBERTS SURVEY, ABSTRACT NO. 723, AND BEING ALL OF THE CALLED 2.980 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TERRA AZUL DEVELOPMENTS, LLC, RECORDED IN INSTRUMENT NO. 201300048431, DEED RECORDS OF BELL COUNTY, TEXAS, ALL OF THE CALLED 7.971 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TERRA AZUL DEVELOPMENTS, LLC, RECORDED IN INSTRUMENT NO. 201300048429, DEED RECORDS OF BELL COUNTY, TEXAS, ALL OF THE "PARCEL 1" CALLED 3.003 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TERRA AZUL DEVELOPMENTS, LLC, RECORDED IN INSTRUMENT NO. 201300048429, DEED RECORDS OF BELL COUNTY, TEXAS, ALL OF THE "PARCEL 2" CALLED 2.649 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TERRA AZUL DEVELOPMENTS, LLC, RECORDED IN INSTRUMENT NO. 201300048429, DEED RECORDS OF BELL COUNTY, TEXAS, AND A PART OF LOT 1, BLOCK 1, PAT KERN SUBDIVISION, RECORDED IN CABINET D, SLIDE 185-A, PLAT RECORDS OF BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF **THE ENCLAVE AT INDIAN TRAIL**, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREOF, AND APPROVED BY THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS AND **THE ENCLAVE AT INDIAN TRAIL**, DOES HEREBY DEDICATE TO SAID CITY ALL STREETS, AVENUES, DRIVES, ALLEYS AND DRAINAGE TRACTS SHOWN ON SAID PLAT, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF HARKER HEIGHTS.

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

TRACT 1 AND TRACT 2 SHOWN ON SAID PLAT ARE BEING DEDICATED FEE SIMPLE TO THE CITY OF HARKER HEIGHTS.

WITNESS THE EXECUTION HEREOF, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

FOR: TERRA AZUL DEVELOPMENTS, LLC

BY:  
**CHRISTOPHER DOOSE**  
MEMBER

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

NOTARY PUBLIC STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

**PLANNING**

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

DIRECTOR OF PLANNING AND DEVELOPMENT  
**PLANNING AND ZONING COMMISSION** ATTEST: CITY SECRETARY

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

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

**SURVEYORS' CERTIFICATE:**

I, **BRADLEY W. SARGENT**, DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY WAS MADE ON THE GROUND OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE FOUND, OR PLACED, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KILLEEN, TEXAS.

*Bradley W. Sargent*  
BRADLEY W. SARGENT  
R. P. L. S. NO. 53923  
1501 W. STAN SCHLUETER LP.  
KILLEEN, TX 76549



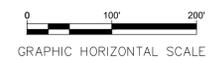
<b>SURVEY:</b>	W. E. HALL SURVEY, A-1086 J. M. ROBERTS SURVEY, A-723	<b>OWNER:</b>	TERRA AZUL DEVELOPMENT, LLC 2501 S EAST ELMS RD KILLEEN, TEXAS 76542
<b>NUMBER OF BLOCKS:</b>	2	<b>SURVEYOR:</b>	QUINTERO ENGINEERING, LLC 1501 W. STAN SCHLUETER LP. KILLEEN, TEXAS 76549 (254) 493-9962
<b>NUMBER OF LOTS:</b>	37		
<b>NUMBER OF TRACTS:</b>	2		
<b>TOTAL ACREAGE:</b>	16.92 AC		
<b>DATE:</b>	APRIL 2021		

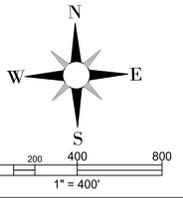
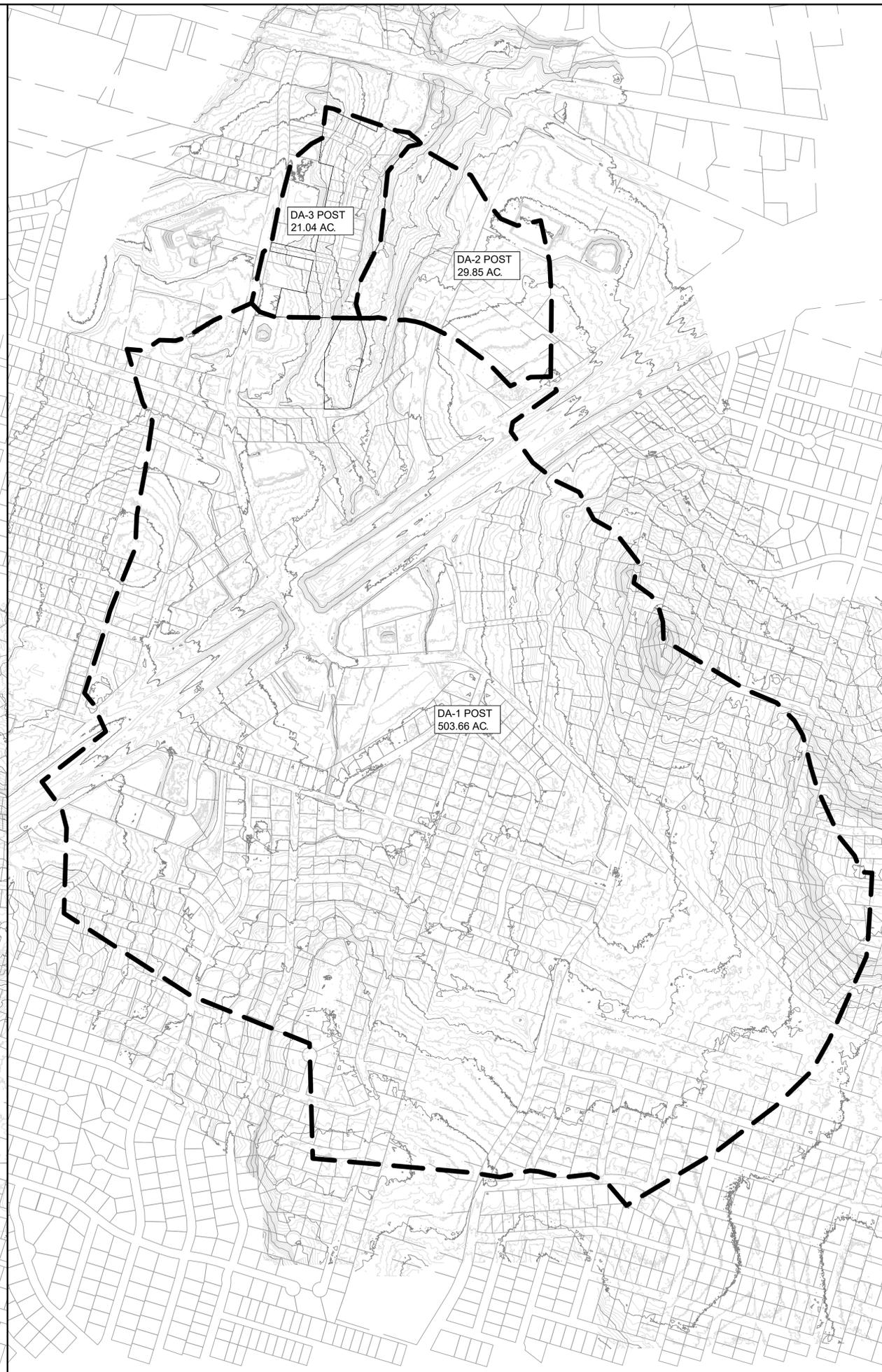
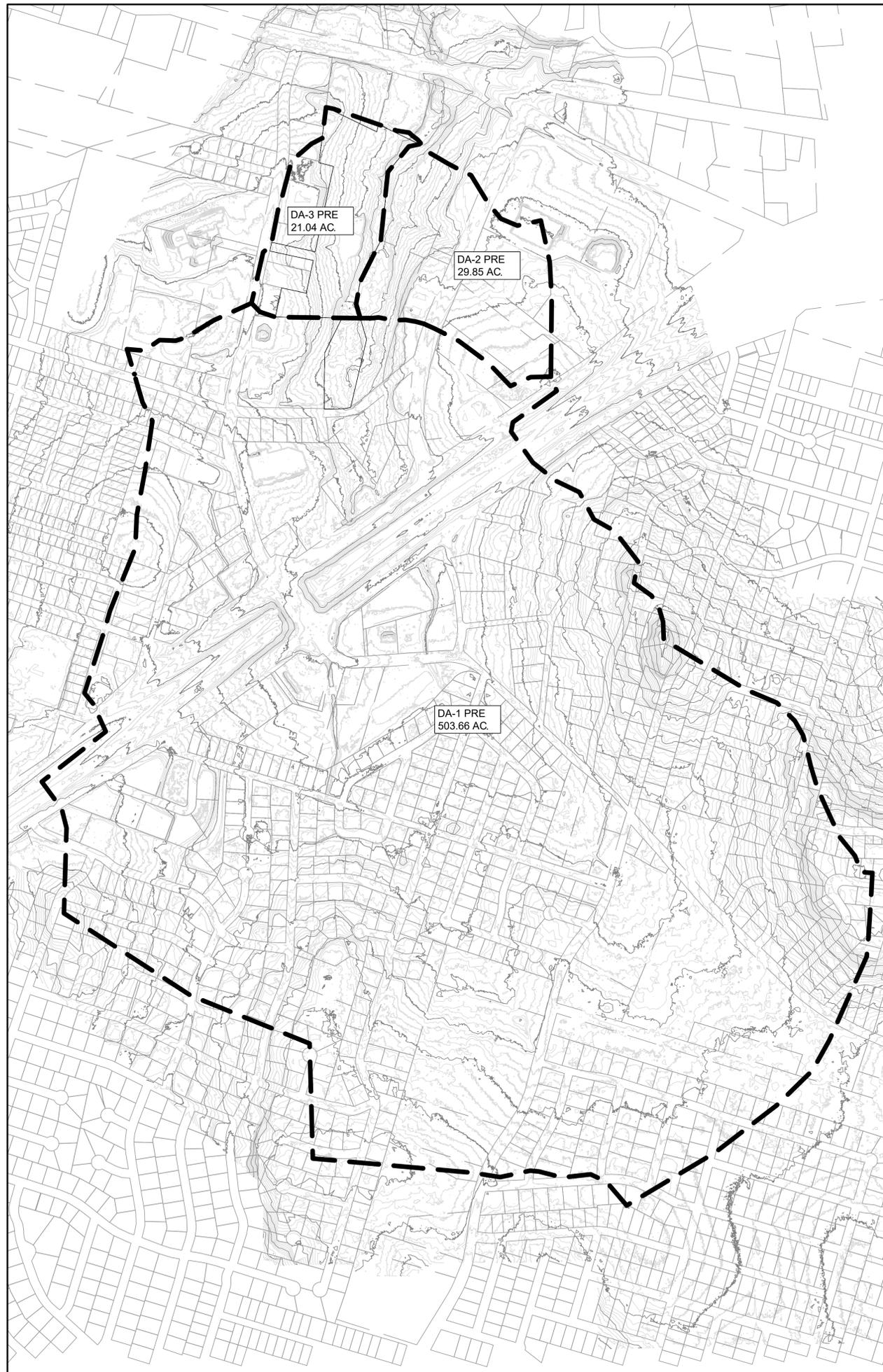


**PRELIMINARY PLAT FOR:**  
**THE ENCLAVE AT INDIAN TRAIL**  
CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS

PROJECT NO.: **025-21**  
DRAWING NO.: **P2**

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





- NOTES:**
1. SEE PRELIMINARY DRAINAGE REPORT, DATED 4/23/2021, FOR DETAILED DRAINAGE ANALYSIS.
  2. ALL UPSTREAM FLOWS SHALL BE ACCEPTED ONSITE AS THEY CURRENTLY EXIST AND SHALL NOT BE OBSTRUCTED, UNLESS OTHERWISE NOTED IN THIS PLAN SET.
  3. ENERGY DISSIPATION SHALL BE PROVIDED AT EACH OUTFALL BY THE USE OF ROCK RIPRAP OR CONCRETE RIPRAP WITH FORMED CONCRETE DISSIPATORS.
  4. ALL LOTS MUST HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURE.
  5. THE DRAINAGE DESIGN PROVIDED HEREIN ILLUSTRATES OUR FINAL DESIGN INTENT FOR THE PROPOSED HYDROLOGIC AND HYDRAULIC METHODOLOGIES, PLANNING AND DESIGN ASSUMPTIONS USED TO ADDRESS THE APPLICABLE UNDERLYING DRAINAGE FACILITY PRINCIPLES AS SPECIFIED IN THE CITY OF HARKER HEIGHTS DRAINAGE CRITERIA MANUAL, DATED MAY 9, 2007.
  6. THIS PROPERTY LIES WITHIN FEMA "ZONE X" & "ZONE AE" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0285E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

**LEGEND**

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

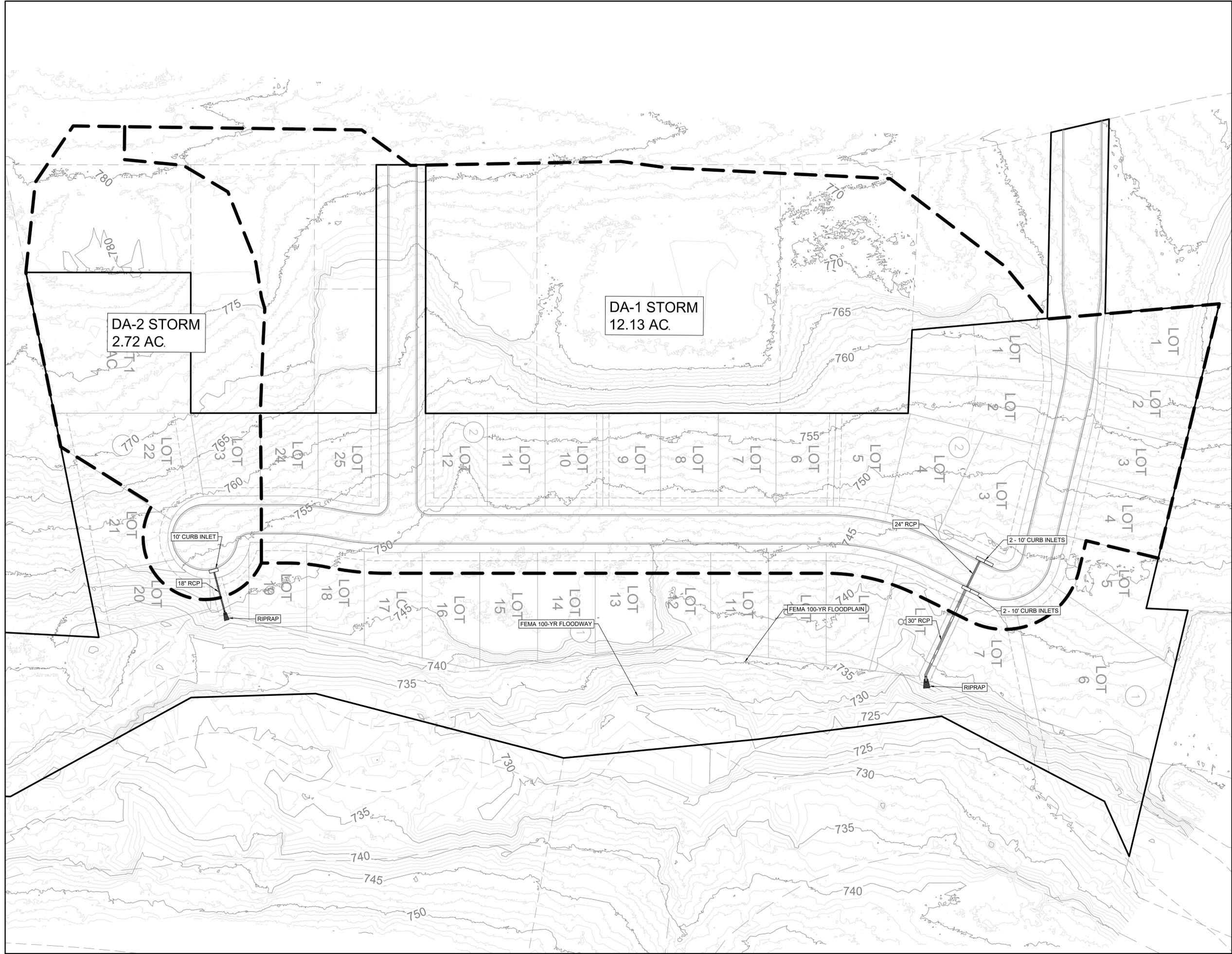
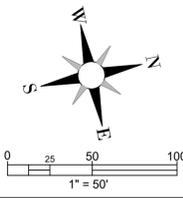
REV	DESCRIPTION	DATE
1	ORIGINAL RELEASE	4/28/2021



**THE ENCLAVE**

**PRE-POST DRAINAGE**

SIGNATURE		DATE	
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JOSEPH THERIOT, P.E. 120299 ON 5/18/2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.		PM	JAT
DESIGN	JAT	DRAWN	JAT
CHECKED	JAT	PROJECT #	21-020-001
DRAWING #			<b>2</b>



- NOTES:**
1. STORM SEWER WILL BE DESIGNED WITH CONSTRUCTION PLANS.
  2. ALL UPSTREAM FLOWS SHALL BE ACCEPTED ONSITE AS THEY CURRENTLY EXIST AND SHALL NOT BE OBSTRUCTED, UNLESS OTHERWISE NOTED IN THIS PLAN SET.
  3. ENERGY DISSIPATION SHALL BE PROVIDED AT EACH OUTFALL BY THE USE OF ROCK RIPRAP OR CONCRETE RIPRAP WITH FORMED CONCRETE DISSIPATORS.
  4. ALL LOTS MUST HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURE.
  5. THE DRAINAGE DESIGN PROVIDED HEREIN ILLUSTRATES OUR FINAL DESIGN INTENT FOR THE PROPOSED HYDROLOGIC AND HYDRAULIC METHODOLOGIES, PLANNING AND DESIGN ASSUMPTIONS USED TO ADDRESS THE APPLICABLE UNDERLYING DRAINAGE FACILITY PRINCIPLES AS SPECIFIED IN THE CITY OF HARKER HEIGHTS DRAINAGE CRITERIA MANUAL, DATED MAY 9, 2007.
  6. THIS PROPERTY LIES WITHIN FEMA "ZONE X" & "ZONE AE" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FEMA MAP 48027C0285E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

**LEGEND**

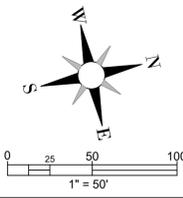
DA-XX	DRAINAGE AREA I.D.
X.XX AC.	DRAINAGE AREA ACERAGE
	DRAINAGE AREA BOUNDARY

REV	DESCRIPTION	DATE
2	ADDED RIPRAP TO OUTFALLS ADJUSTED ALIGNMENT OF N. OUTFALL ANNOTATED STORM DRAIN SYSTEMS	5/10/2021
1	ORIGINAL RELEASE	4/28/2021

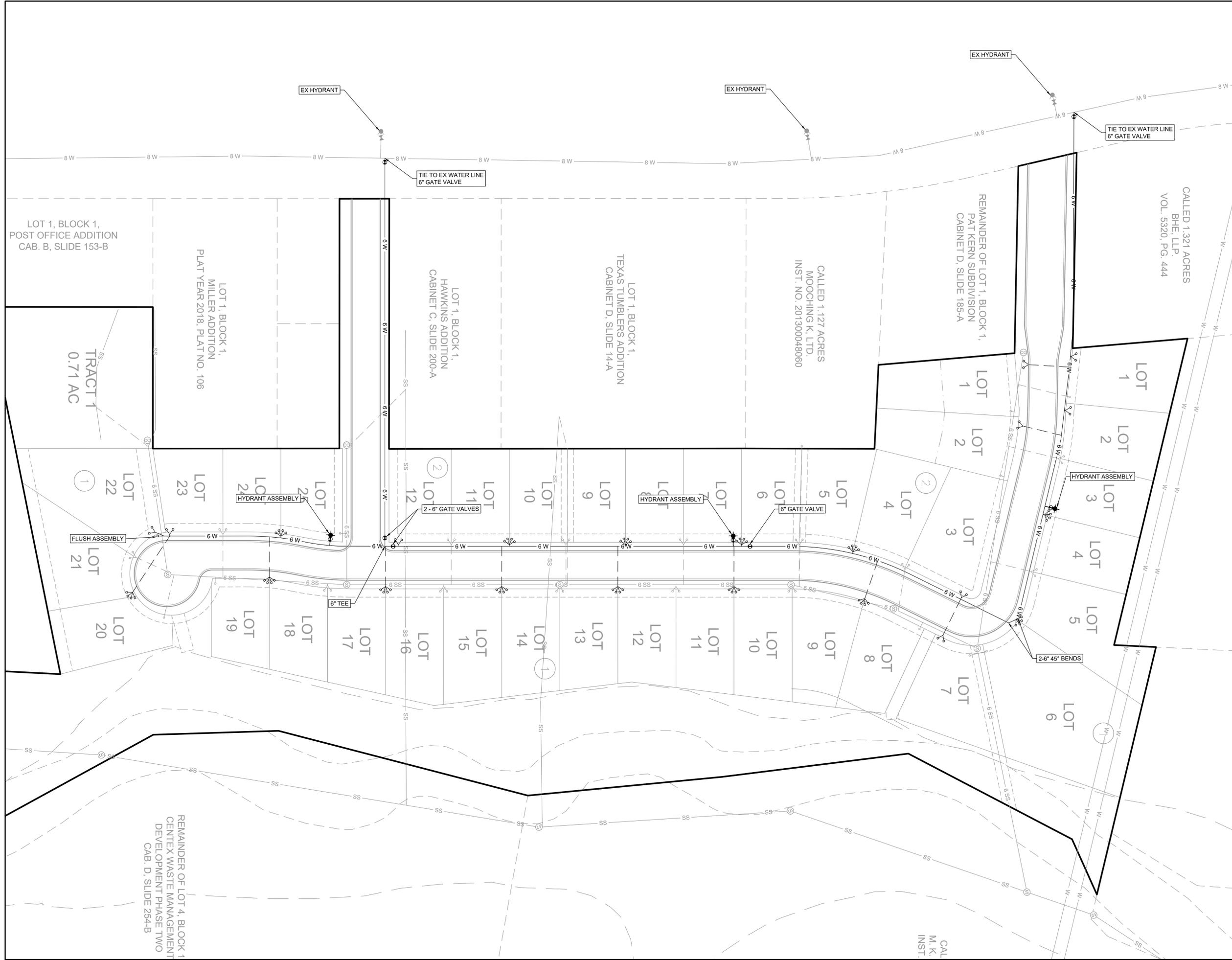


**THE ENCLAVE**  
**DRAINAGE STRUCTURES**

SIGNATURE		DATE
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JOSEPH THERIOT, P.E. 120299 ON 5/18/2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.	PM	JAT
	DESIGN	JAT
	DRAFTED	JAT
	CHECKED	JAT
	PROJECT #	21-020-001
DRAWING #	<b>3</b>	



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

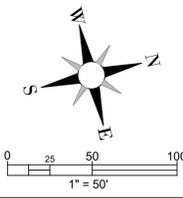


2	ADJUSTED SERVICE LOCATIONS	5/10/2021
1	ADDED GATE VALVE, LOT 6 BLOCK 2	4/28/2021
1	ORIGINAL RELEASE	4/28/2021
REV	DESCRIPTION	DATE

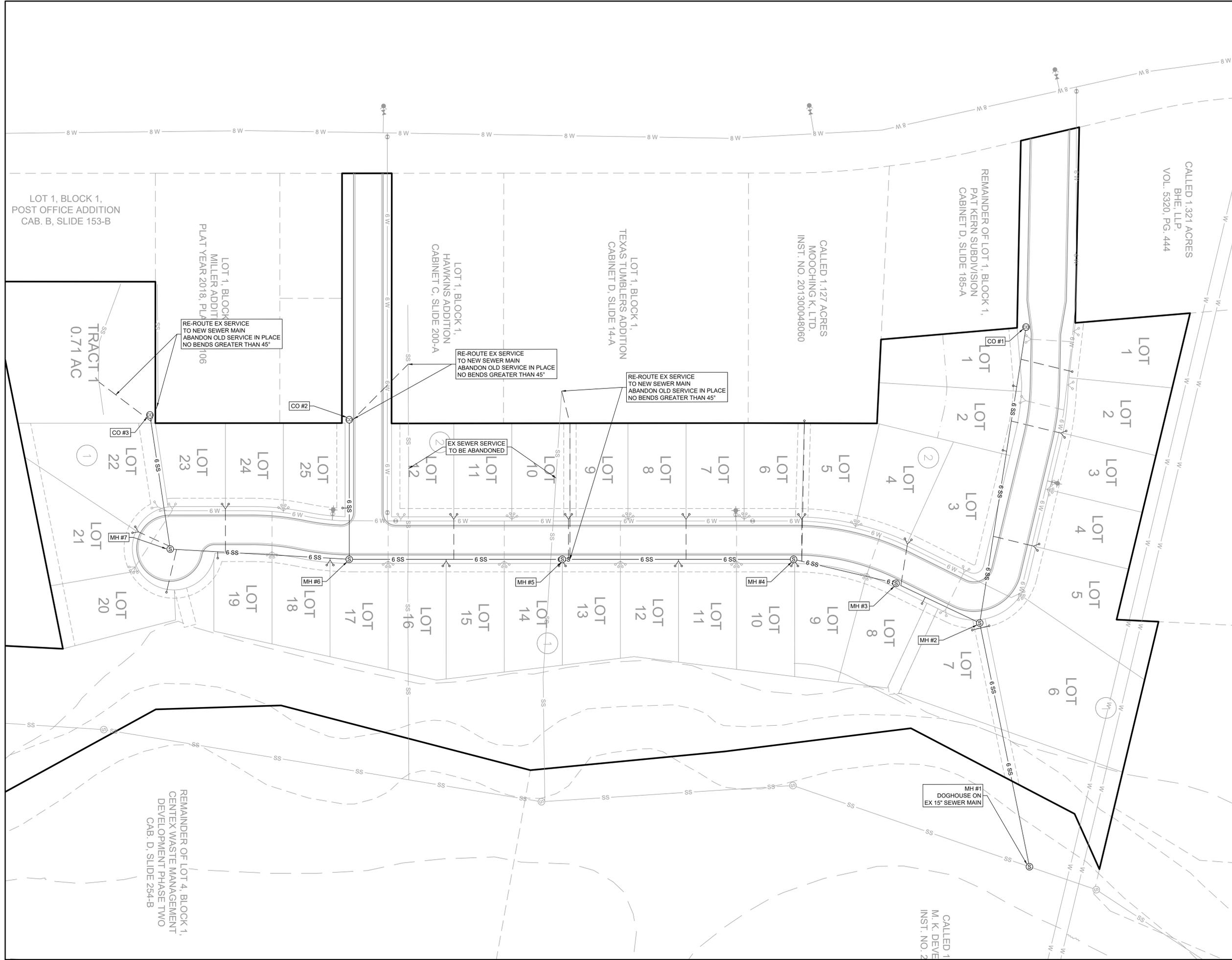


**THE ENCLAVE**  
**WATER LAYOUT**

SIGNATURE		DATE
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JOSEPH THERIOT, P.E. 120299 ON 5/18/2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.	DESIGN	JAT
	DRAWN	JAT
	CHECKED	JAT
	PROJECT #	21-020-001
DRAWING #		<b>4</b>



- SEWER NOTES:**
- ALL SANITARY SEWER PIPE SHALL BE ASTM D3024, SDR 26 PVC PIPE UNLESS NOTED OTHERWISE.
  - ALL CONSTRUCTION SHOWN HEREIN SHALL BE PER CITY OF HARKER HEIGHTS STANDARDS AND SPECIFICATIONS.
  - EXISTING UTILITIES SHOWN HEREIN HAVE BEEN LOCATED BY VISIBLE APPURTENANCES AND RECORD DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES REGARDLESS OF THERE DEPICTION HEREIN.
  - WATER - SEWER CROSSING SHALL MEET THE MINIMUM CURRENT REQUIREMENTS PER TCEQ AND CITY CODE.

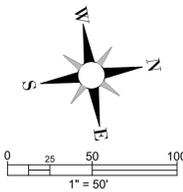


REV	DESCRIPTION	DATE
3	REMOVED MANHOLE	5/18/2021
2	ADDED ADDITIONAL SERVICE RE-LOCATIONS ADJUSTED SERVICE LOCATIONS EXTENDED SEWER MAINS AS REQUESTED	5/10/2021
1	ORIGINAL RELEASE	4/28/2021



**THE ENCLAVE**  
**SEWER LAYOUT**

SIGNATURE		DATE
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JOSEPH THERIOT, P.E. 120299 ON 5/18/2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.	DESIGN	JAT
	DRAWN	JAT
	CHECKED	JAT
	PROJECT #	21-020-001
	DRAWING #	<b>5</b>



- SIDEWALK NOTES:**
1. SIDEWALKS WITHIN THE PROJECT BOUNDARY ARE TO BE 5' WIDE AND 1' FROM PROPERTY LINE.
  2. SIDEWALKS AND CURB RAMPS WITHIN THE PROJECT BOUNDARY ARE TO BE BUILT BY HOMEBUILDER AT TIME OF HOUSE CONSTRUCTION UNLESS OTHERWISE NOTED ON THIS SHEET
  3. ALL CURB RAMPS ARE STANDARD HARKER HEIGHTS WHEELCHAIR RAMPS UNLESS OTHERWISE NOTED ON THIS SHEET
  4. DEVELOPER IS REQUIRED TO INSTALL ALL SIDEWALKS ACROSS ALL DRAINAGE EASEMENT/TRACT CROSSINGS DURING SUBDIVISION CONSTRUCTION.

CALLED 1.321 ACRES  
BHE, LLP.  
VOL. 5320, PG. 444

REMAINDER OF LOT 1, BLOCK 1,  
PAT KERN SUBDIVISION  
CABINET D, SLIDE 185-A

CALLED 1.127 ACRES  
MOOCHING K, LTD.  
INST. NO. 201300048060

LOT 1, BLOCK 1,  
TEXAS TUMBLERS ADDITION  
CABINET D, SLIDE 14-A

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

LOT 1, BLOCK 1,  
MILLER ADDITION  
PLAT YEAR 2018, PLAT NO. 106

LOT 1, BLOCK 1,  
POST OFFICE ADDITION  
CAB. B, SLIDE 153-B

TRACT 1  
0.71 AC

2-CURB RAMPS

REV	DESCRIPTION	DATE
1	ORIGINAL RELEASE	4/28/2021



THE ENCLAVE

SIDEWALK LAYOUT

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JOSEPH THERIOT, P.E. 120299 ON 5/18/2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

CALLED 1  
M.K. DEVE  
INST. NO. 2

REMAINDER OF LOT 4, BLOCK 1,  
CENTEX WASTE MANAGEMENT  
DEVELOPMENT PHASE TWO  
CAB. D, SLIDE 254-B



**ORDINANCE NO. 2021-09**

**AN ORDINANCE OF THE CITY OF HARKER HEIGHTS, TEXAS, GRANTING PD-R ZONING ON PROPERTY DESCRIBED AS A1086BC W.E. HALL, ACRES 2.649, A0723BC J.M. ROBERTS, & A-1086 W.E. HALL, ACRES 3.003, A1086BC W.E. HALL, ACRES 7.917, AND CENTEX WASTE MANAGEMENT DEVELOPMENT PHASE TWO, BLOCK 001, LOT PT 4, (SW PT OF 4), ACRES 2.980, GENERALLY LOCATED EAST OF INDIAN TRAIL (FM 3423) DIRECTLY BEHIND HARKER HEIGHTS CENTRAL FIRE STATION, HARKER HEIGHTS, BELL COUNTY, TEXAS.**

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

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

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

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

**SECTION 2:** The hereinafter-described property, as previously zoned of M-1 (Light Manufacturing) and R-2 Two Family Dwelling District), is hereby rezoned to PD-R (Planned Development Residential), and subject to the Conditions described in the attached Exhibit A (Z21-05 Conditions):

A1086BC W.E. Hall, Acres 2.649, A0723BC J.M. Roberts, & A-1086 W.E. Hall, Acres 3.003, A1086BC W.E. Hall, Acres 7.917, and Centex Waste Management Development Phase Two, Block 001, Lot Pt 4, (SW Pt of 4), Acres 2.980, generally located East of Indian Trail (FM 3423) directly behind Harker Heights Central Fire Station, Harker Heights, Bell County, Texas

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

<u>Ord. No.</u>	<u>Date Passed</u>	<u>Description</u>
2021-09	03/09/21	Granting PD-R zoning on property described as A1086BC W.E. Hall, Acres 2.649, A0723BC J.M. Roberts, & A-1086 W.E. Hall, Acres 3.003, A1086BC W.E. Hall, Acres 7.917, and Centex Waste Management Development Phase Two, Block 001, Lot Pt 4, (SW Pt of 4), Acres 2.980, generally located East of Indian Trail (FM 3423) directly behind Harker Heights Central Fire Station, Harker Heights, Bell County, Texas

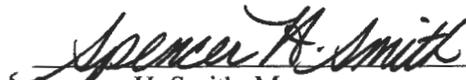
**SECTION 4:** All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

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

**PASSED AND APPROVED** on March 9, 2021.



**CITY OF HARKER HEIGHTS, TEXAS:**

  
\_\_\_\_\_  
Spencer H. Smith, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Julie Helsham, City Secretary

**Exhibit A**

**Z21-05 Conditions**

1. A waiver is granted to allow a single access and secondary emergency access as depicted in the attached Concept Plan for The Enclave at Indian Trail subdivision.
2. The northern subdivision entrance shall be a minimum of 48 feet wide with a minimum 70-foot of right-of-way for a minimum distance of 200 feet from the intersection.
3. The southern subdivision entrance and internal streets shall be a minimum of 36 feet wide and shall be allowed to vary from a 60' ROW to a 56' ROW.
4. Any interior roadway not connected to a public street on both ends must have a turn around with a minimum radius of eighty (80) feet.
5. No units shall be constructed over existing utility mains or private service lines.
6. Maximize green spaces while minimizing the total amount of driveway coverage.
7. All front facing fences when located between units less than 12 feet apart must have a minimum 3-foot-wide gate.
8. If units are less than 12 feet apart, eaves between the units may not protrude beyond 16 inches from the wall.
9. Develop window configuration that break the line of sight between units.
10. Vary building placement to increase variation in facades and more articulated building edges.
11. Take advantage of existing topography and natural features (i.e., existing trees) to maintain appropriate grade levels consistent with surrounding structures and to enhance the aesthetics of the area.
12. The rear setback for all lots will be reduced from 20 feet to 10 feet.
13. The side yard setback on corner lots will be reduced from 15 feet to 10 feet.
14. The proposed Drainage Tracts A - E shall be dedicated to the City of Harker Heights for drainage and green space purposes.
15. The proposed Tract F shall be dedicated to the City of Harker Heights.
16. A structure constructed on Lot 1 may have the front doors not facing the roadway as long as the front doors are oriented to the east or west.
17. For Lots 4, 5, 6, 19, 20 and 21 the average lot width can be less than the 70 feet minimum if the front yard width at the right-of-way line is 50 foot or greater.
18. The planned development shall adhere to all other residential requirements as directed from the City of Harker Heights Code of Ordinances and all current and adopted Building Codes.



# CONCEPT PLAN: THE ENCLAVE AT INDIAN TRAIL

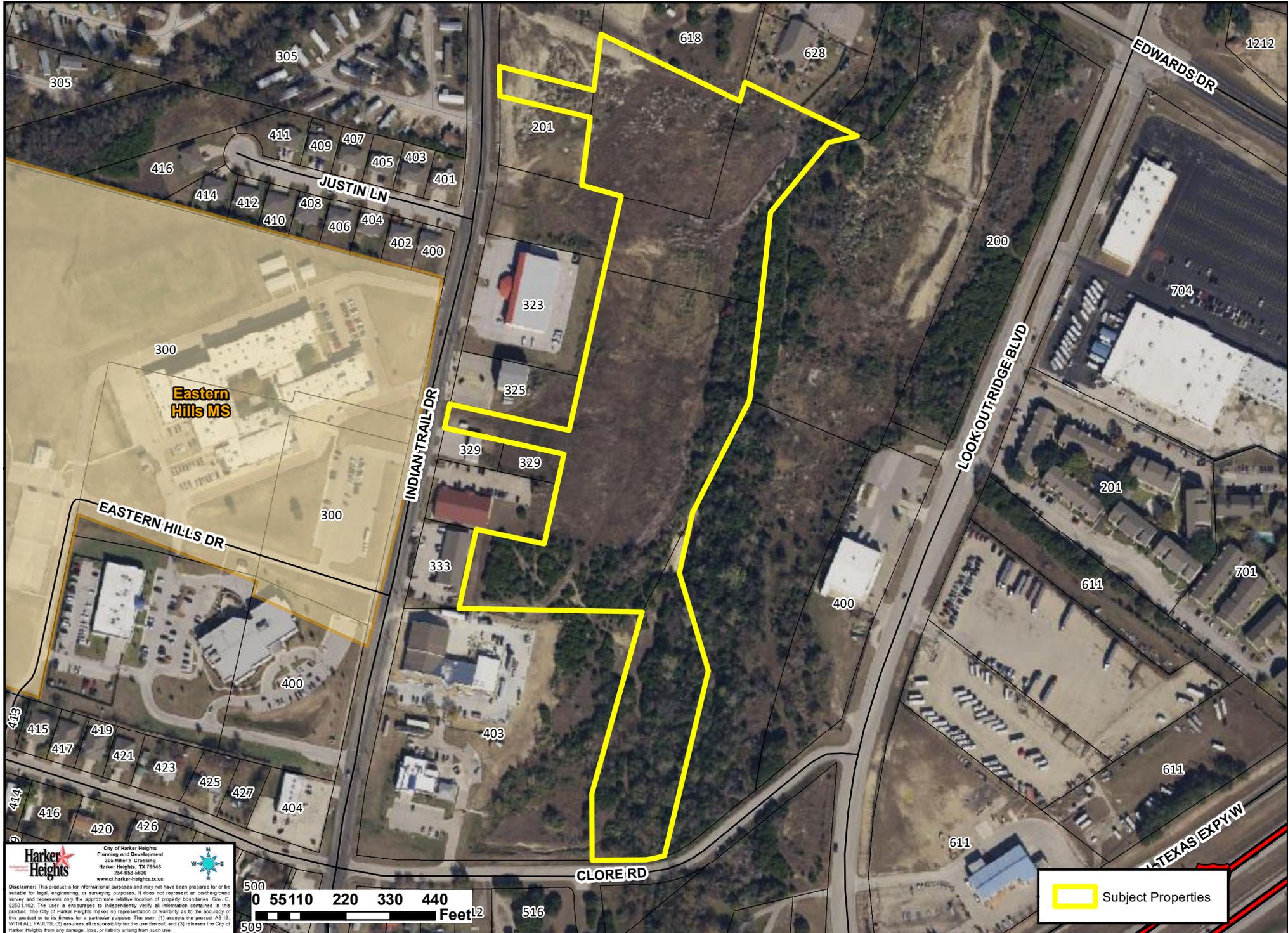
Name: Flintrock Builders  
Record Owner: Terra Azul Developments, LLC  
Authorized Agent: Chris Doose  
Proposed Name: The Enclave at Indian Trail



SCALE: 1 inch = 50 ft

NOTE:  
Fire Hydrants size & spacing in accordance with City of Harker Heights Code of Ordinances.





**Harker Heights**  
City of Harker Heights  
Planning and Development  
305 Miller's Crossing  
Harker Heights, TX 76548  
264-953-5690  
www.ci.harker-heights.tx.us

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.

 Subject Properties

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# THE ENCLAVE AT INDIAN TRAIL

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## P21-15 Preliminary Plat – The Enclave at Indian Trail

**Plat Distributed to HH Staff: April 29, 2021**

**Comments Returned to Republic Engineering & Development Services: May 5, 2021**

### **Planning & Development**

1. Plat Dedication Page: Please confirm that the “J.M. Roberts Survey, Abstract No. 3” is accurate. Staff has found “Abstract No. 723” within BellCAD.
2. Plat Dedication Page: Please identify a 5’ wide sidewalk along both sides of Enclave Blvd. and Water Course Dr.
3. Plat Dedication Page: Applicant shall amend Note 4 such that utility easements containing proposed water and sewer infrastructure shall be a minimum of 15 feet wide.
4. Plat Dedication Page: Applicant shall amend Note 5 to account for the requirement that Lots 6-20, Block 1 and Tract 2, shall have a finished floor elevation 2 feet above the regulatory BFE or the 1 foot above the top of curb, whichever is higher in elevation.
5. Plat Dedication Page: Applicant shall add a note indicating that on this plat dedication page Tract 2 is composed of Drainage Tracts A-E as referenced in Ordinance 2021-19 and that Tract 1 is composed of Tract F as referenced in Ordinance 2021-19.
6. Plat Dedication Page: Applicant shall address the minimum cul-de-sac radius on Watercourse Drive.
7. Plat Dedication Page: Applicant shall add a note indicating that Lot 1 as referenced in Ordinance 2021-19, is not part of this plat.
8. Plat Dedication Page: Applicant shall add a note indicating that on this plat dedication page Lots 20-22, Block 1 are Lots 4-6 as referenced in Ordinance 2021-19 and that Lots 5-7, Block 1 are Lots 19-21 as referenced in Ordinance 2021-19.
9. Plat Dedication Page: Applicant shall annotate the easements illustrated between lots (Lots 9 & 10, Block 2, and Lots 6 & 7, Block 1).
10. Plat Dedication Page: Applicant shall address those lots that do not meet the minimum 50-foot front width per Ordinance 2021-19 (Lot 22, Block 1).
11. Plat Dedication Page: Applicant shall provide annotations (distance into the Lot from corner of lot) for the variable width drainage easement in Lot 20, Block 1 such that it is able to be located in the field.
12. Plat Dedication Page: Applicant shall clarify why the variable width drainage easement shown in Lot 20, Block 1 is not part of Tract 2.

13. Plat Dedication Page: Applicant shall amend the plat dedication statement such that Tract 1 is not included in the public utilities dedication and is a separate sentence dedicating Tract 1 to the City fee simple.
14. Plat Dedication Page: Applicant shall annotate the rear lot width of Lot 21, Block 1.
15. Plat Dedication Page: Applicant shall address those lots that do not meet the 70-foot average width and are not part of the exemption allowed in Ordinance 2021-19 (Lots 9 & 24, Block 1 and Lots 1 & 2, Block 2).
16. Plat Dedication Page: Applicant shall clarify the limits of the called "Drainage Reserve" and annotate the hatched Floodway area.
17. Plat Dedication Page: Applicant shall provide utility easements for the existing sanitary sewer lines and services (Lot 12, Block 2; Tracts 1 & 2, Lots 19-22, Block 1) or annotate on the engineering sheets what the intent is for the offsite services.
18. Plat Dedication Page: Applicant shall add a utility easement to Tract 1 illustrating future connectivity to water/sewer and add drainage easements for those portions of Tract 2 that will have drainage infrastructure and are not within the SFHA.
19. Drainage Report: Applicant shall provide pre and post development drainage calculations for Q100.
20. Engineering Sheet 3: Applicant shall provide connectivity such that the proposed northern inlet system outfalls in the downstream direction.
21. Engineering Sheet 5: Applicant shall extend the proposed sewer main through Lot 1 Block 1, and Lot 1, Block 2 to the western parcel boundary west.
22. Engineering Sheet 5 & Plat Dedication Page: applicant shall verify service location to the 1.127 acre tract behind Lots 5 & 6, Block 2, to Miller Addition behind Lots 32 & 24, Block 1, and Post Office Addition subdivision west of Tract 1 and provide for a utility easements accordingly.

**Public Works, Mark Hyde**

1. Add a 6-inch gate valve to the water line in the middle of Lot 6.
2. Provide an energy dissipation/rip rap detail for the underground storm sewer outfalls.
3. For the storm sewer pipes: Annotate the pipe diameters and pipe material type.
4. During the 10-year, 25-year and 100-year storm events, what will prevent the storm water runoff from Enclave Blvd. from jumping the curb and inundating the homes on Lot's 16 and 17? Section 158.03 of The City of Harker Heights Drainage Criteria Manual requires the following:

158.03 GENERAL.

(A) Storm water runoff peak flow rates for the 10-year and 100-year frequency storms shall not cause increased adverse inundation of any building or roadway surface.

(B) Street curbs, gutters, inlets, and storm sewers shall be designed to intercept, contain and transport all runoff from the 10-year frequency storm, without overtopping the curb.

(C) In addition to division (B) above, the public drainage system shall be designed to convey those flows from greater than the 10-year frequency storm up to and including the 100-year frequency storm within defined public rights-of-way or drainage easements.

**Consulting Engineer, Otto Wiederhold**

1. Engineer must verify that sanitary sewer main that is being tied into has capacity for new 38 lots.
2. Detention will not be required. This subdivision is located in lower 1/3 of major drainage basin.
3. Would recommend more than one storm sewer outlet and additional curb inlets.
4. City should make Engineer aware of Harker Heights Drainage Study & Master Plan, and water model on main drainage along back of lots.

**Fire Marshal, Brad Alley**

1. No Comments

**Building Official, Mike Beard**

1. No Comments

**ONCOR**

**Century Link, Chris McGuire**

1. No Comments

**Time Warner Cable/Spectrum**

**ATMOS**

1. Atmos does have gas facilities/mains at this plat location denoted below:
  - 3" Steel Main along E Veterans Memorial Blvd
  - 3" & 4" Poly Main along Indian Trail
  - [2] 1-1/4" Poly Service Lines

Atmos cannot warrant the accuracy of this location without field verification of our assets relative to the property. Final verification of gas main locations can best be obtained through the Statewide One Call System at 1-800-545-6005. (811). If the developer/owner or city would like a map of our underground facilities in this area location, they can complete a Map Release document and send to the Atmos Map Request email on the form.

**TXDOT**

1. The Enclave Blvd. shall be right in right out only and the adjoining property to the south of Enclave Blvd. shall access their property from Enclave Blvd. and remove their existing driveways. Beyond this, TxDOT does concur.





✉ info@RepublicEDS.com

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

☎ 979.234.0396

May 10, 2021

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

Attn: Harker Heights City Staff

Harker Heights City Staff,

Below is the response to comments for The Enclave Preliminary Plat, received on May 5, 2021.  
Response to comment is in **bold**.

#### **Planning & Development**

1. Plat Dedication Page: Please confirm that the "J.M. Roberts Survey, Abstract No. 3" is accurate. Staff has found "Abstract No. 723" within BellCAD.  
**Abstract No. has been updated on plat, field notes and dedication.**
2. Plat Dedication Page: Please identify a 5' wide sidewalk along both sides of Enclave Blvd. and Water Course Dr.  
**Sidewalks are shown on the Sidewalk Layout, Sheet 6.**
3. Plat Dedication Page: Applicant shall amend Note 4 such that utility easements containing proposed water and sewer infrastructure shall be a minimum of 15 feet wide.  
**Note 4 has been updated.**
4. Plat Dedication Page: Applicant shall amend Note 5 to account for the requirement that Lots 6-20, Block 1 and Tract 2, shall have a finished floor elevation 2 feet above the regulatory BFE or the 1 foot above the top of curb, whichever is higher in elevation.  
**Note 5 has been updated.**

5. Plat Dedication Page: Applicant shall add a note indicating that on this plat dedication page Tract 2 is composed of Drainage Tracts A-E as referenced in Ordinance 2021-19 and that Tract 1 is composed of Tract F as referenced in Ordinance 2021-19.

**A Lot Number Change Table has been added to clarify the lot numbers from the proposed plat and Ordinance 2021-19.**

6. Plat Dedication Page: Applicant shall address the minimum cul-de-sac radius on Watercourse Drive.

**City regulations for subdivisions, 154.37 streets, (7) Cul-de-sac design, only requires a 50' right-of-way (ROW) radius. It is our understanding that Zoning Ordinance 2021-09, Z21-05 Conditions #4 only applies if the cul-de-sac exceeded the maximum 800' length requirement and was added in case TxDOT did not allow a second entrance road. Since the cul-de-sac only measures 235.26' and there are two entrances to the development, we feel that the cul-de-sac falls under the original city regulation of a 50' ROW radius (as shown in the approved concept plan). It should also be noted that there is only 8 duplex lots on the cul-de-sac, which is well under the 30 lot maximum per fire code.**

7. Plat Dedication Page: Applicant shall add a note indicating that Lot 1 as referenced in Ordinance 2021-19, is not part of this plat.

**Note 3.1 was added to the plat to address this comment.**

8. Plat Dedication Page: Applicant shall add a note indicating that on this plat dedication page Lots 20-22, Block 1 are Lots 4-6 as referenced in Ordinance 2021-19 and that Lots 5-7, Block 1 are Lots 19-21 as referenced in Ordinance 2021-19.

**A Lot Number Change Table has been added to clarify the lot numbers from the proposed plat and Ordinance 2021-19.**

9. Plat Dedication Page: Applicant shall annotate the easements illustrated between lots (Lots 9 & 10, Block 2, and Lots 6 & 7, Block 1).

**Easement annotations has been added.**

10. Plat Dedication Page: Applicant shall address those lots that do not meet the minimum 50-foot front width per Ordinance 2021-19 (Lot 22, Block 1).

**Lot layout has been adjusted to ensure compliance with Ordinance 2021-19.**

11. Plat Dedication Page: Applicant shall provide annotations (distance into the Lot from corner of lot) for the variable width drainage easement in Lot 20, Block 1 such that it is able to be located in the field.

**The variable width drainage easement has been revised to a 15' D.E. parallel to the rear lot line of lots 20-22, block 1.**

12. Plat Dedication Page: Applicant shall clarify why the variable width drainage easement shown in Lot 20, Block 1 is not part of Tract 2.

**The variable width drainage easement has been revised to a 15' D.E. parallel to the rear lot line of lots 20-22, block 1. This easement will allow future stormwater passage from Tract 1 and neighboring parcels.**

13. Plat Dedication Page: Applicant shall amend the plat dedication statement such that Tract 1 is not included in the public utilities dedication and is a separate sentence dedicating Tract 1 to the City fee simple.

**The dedication statement has been updated.**

14. Plat Dedication Page: Applicant shall annotate the rear lot width of Lot 21, Block 1.

**Rear lot width has been added to Lot 21, Block 1.**

15. Plat Dedication Page: Applicant shall address those lots that do not meet the 70-foot average width and are not part of the exemption allowed in Ordinance 2021-19 (Lots 9 & 24, Block 1 and Lots 1 & 2, Block 2).

**Lot 9, Block 1 has been adjusted to meet the average width requirement. Lot 24, Block 1 was verified that it meets the average width requirement. I think the second rear distance callout of 4.50' was missed when calculating the average width upon initial review. Lots 1 & 2, Block 2 are very deep lots, resulting in a narrower rear lot width than a typical lot in this development. To ensure the average 70' lot width, within the build window, a rear build line was set at a 90' offset from the front of the lot (where a typical 100' deep lot's rear build line would be). These lot's widths are almost exactly the same as their corresponding approved concept plan lots 25 and 26 and should have been included in the exceptions of Ordinance 2021-19. We believe that with the addition of the 90' offset rear build line, these lots meet the intent of Ordinance 2021-19.**

16. Plat Dedication Page: Applicant shall clarify the limits of the called "Drainage Reserve" and annotate the hatched Floodway area.

**Tract 2 has perimeter distances and acreage to establish its limits. The Floodway has been annotated.**

17. Plat Dedication Page: Applicant shall provide utility easements for the existing sanitary sewer lines and services (Lot 12, Block 2; Tracts 1 & 2, Lots 19-22, Block 1) or annotate on the engineering sheets what the intent is for the offsite services.  
**All existing service lines will be re-routed and tied into The Enclave's sewer system. See sheet 5 for proposed re-routing of each service and their corresponding easement locations.**
18. Plat Dedication Page: Applicant shall add a utility easement to Tract 1 illustrating future connectivity to water/sewer and add drainage easements for those portions of Tract 2 that will have drainage infrastructure and are not within the SFHA.  
**Utility and drainage easements have been added for Tract 1, as well as a sewer cleanout for future tie in. The utility easement allows for future water connectivity if needed. Drainage easements have been added to Tract 2 for the proposed storm drain systems.**
19. Drainage Report: Applicant shall provide pre and post development drainage calculations for Q100.  
**100-yr storm results have been added to the report. All flows at the final discharge point are reduced in post-development conditions.**
20. Engineering Sheet 3: Applicant shall provide connectivity such that the proposed northern inlet system outfalls in the downstream direction.  
**A bend has been added to the northern inlet system to discharge the storm outfall in a downstream direction.**
21. Engineering Sheet 5: Applicant shall extend the proposed sewer main through Lot 1 Block 1, and Lot 1, Block 2 to the western parcel boundary west.  
**Sewer has been extended to the western boundary.**
22. Engineering Sheet 5 & Plat Dedication Page: applicant shall verify service location to the 1.127 acre tract behind Lots 5 & 6, Block 2, to Miller Addition behind Lots 32 & 24, Block 1, and Post Office Addition subdivision west of Tract 1 and provide for a utility easements accordingly.  
**A utility easement has been added to Lot 22 to account for sewer services re-routing. From our information, the post office tract's service goes around this property to the south. If this is found to not be the case during the creation of construction plans, the service will be re-routed to the sewer main as with the other services in Tract 1. All services through Tract 1 will have easements re-defined with the final plat once the re-routing is designed with construction plans. The 1.127 acre tract is currently un-developed. An easement has been added between lots 5-6, block 2 and a service will be extended to the property line.**

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

1. Add a 6-inch gate valve to the water line in the middle of Lot 6.  
**Gate valve has been added.**
2. Provide an energy dissipation/rip rap detail for the underground storm sewer outfalls.  
**Riprap has been added to sheet 3. Final design and details will be part of the construction plans and reports.**
3. For the storm sewer pipes: Annotate the pipe diameters and pipe material type.  
**Preliminary pipe sizes and material has been added to sheet 3. Final design and details will be part of the construction plans.**
4. During the 10-year, 25-year and 100-year storm events, what will prevent the storm water runoff from Enclave Blvd. from jumping the curb and inundating the homes on Lot's 16 and 17? Section 158.03 of The City of Harker Heights Drainage Criteria Manual requires the following:

#### 158.03 GENERAL.

(A) Storm water runoff peak flow rates for the 10-year and 100-year frequency storms shall not cause increased adverse inundation of any building or roadway surface.

(B) Street curbs, gutters, inlets, and storm sewers shall be designed to intercept, contain and transport all runoff from the 10-year frequency storm, without overtopping the curb.

(C) In addition to division (B) above, the public drainage system shall be designed to convey those flows from greater than the 10-year frequency storm up to and including the 100-year frequency storm within defined public rights-of-way or drainage easements.

**There will be a valley gutter at the intersection to turn the water north, towards the proposed inlets. The street will be a standard crowned street, not super elevated. The valley gutter along with the crown of the road should prevent water from jumping the curb. This intersection will be analyzed more thoroughly during the creation of construction plans and calculations will be presented in the drainage report at time of construction plan submittal.**

**Consulting Engineer, Otto Wiederhold**

1. Engineer must verify that sanitary sewer main that is being tied into has capacity for new 38 lots. **Internally all sewer lines are to be 6". 37 duplex lots would result in, at a maximum, 74 living unit equivalents (LUEs). Assuming 3 people per LUE, 100 gpd/person and a peaking factor of 4, a 6" line at minimum grade could handle 214 LUEs, so there are no capacity issues within the development. The sewer main that the development ties into is a 15" line that serves a very large area. The section of 15" sewer main that is being tied into is at a 1.54% slope, assuming the same worst case design parameters as stated above, this main can handle 4328 LUEs. That means that the proposed development would only use up 1.7% of the sewer main's capacity in a worst case peak event. This demonstrates that the addition of these lots will not significantly effect the 15" sewer main's capacity. If the city believes further investigation is warranted, we request that those calculations be a requirement of the construction plans and final design reports.**
2. Detention will not be required. This subdivision is located in lower 1/3 of major drainage basin.  
**Understood**
3. Would recommend more than one storm sewer outlet and additional curb inlets.  
**Inlet systems will be analyzed in more detail during the creation of construction plans and calculations will be presented in the drainage report at time of construction plan submittal.**
4. City should make Engineer aware of Harker Heights Drainage Study & Master Plan, and water model on main drainage along back of lots.  
**The master plan will be reviewed and taken into consideration during the creation of construction plans.**

**Fire Marshal, Brad Alley**

No Comments

**Building Official, Mike Beard**

No Comments

**ONCOR, Derex Spencer**

No Comments.

**Century Link, Chris McGuire**

No Comments.

**Time Warner Cable/Spectrum, Shaun Whitehead**

No Comments.

**ATMOS, Burton Jones**

1. Atmos does have gas facilities/mains at this plat location denoted below:

- 3" Steel Main along E Veterans Memorial Blvd
- 3" & 4" Poly Main along Indian Trail
- [2] 1-1/4" Poly Service Lines

Atmos cannot warrant the accuracy of this location without field verification of our assets relative to the property. Final verification of gas main locations can best be obtained through the Statewide One Call System at 1-800-545-6005. (811). If the developer/owner or city would like a map of our underground facilities in this area location, they can complete a Map Release document and send to the Atmos Map Request email on the form.

**Understood**

**TXDOT**

1. The Enclave Blvd. shall be right in right out only and the adjoining property to the south of Enclave Blvd. shall access their property from Enclave Blvd. and remove their existing driveways.

Beyond this, TxDOT does concur.

**Understood, this will be a condition of the driveway permit.**

Sincerely,

Joseph Theriot, P.E.



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# THE ENCLAVE AT INDIAN TRAIL

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## P21-15 Preliminary Plat – The Enclave at Indian Trail

**Plat Distributed to HH Staff: April 29, 2021**

**Revised Plat Distributed to HH Staff: May 10, 2021**

**Comments Returned to Republic Engineering & Development Services: May 14, 2021**

### **Planning & Development**

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**Met 5/13/2021**
2. Plat Dedication Page: Please identify a 5’ wide sidewalk along both sides of Enclave Blvd. and Water Course Dr.  
**Met 5/13/2021**
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**Met 5/13/2021**
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**Met 5/13/2021**
5. Plat Dedication Page: Applicant shall add a note indicating that on this plat dedication page Tract 2 is composed of Drainage Tracts A-E as referenced in Ordinance 2021-19 and that Tract 1 is composed of Tract F as referenced in Ordinance 2021-19.  
**Applicant’s response meets the request. However, please correct the typo in the 3.1 Table such that for Tract 2 the Ordinance 2021-19 call outs were Drainage Tracts A-E.**
6. Plat Dedication Page: Applicant shall address the minimum cul-de-sac radius on Watercourse Drive.  
**Met 5/13/2021**
7. Plat Dedication Page: Applicant shall add a note indicating that Lot 1 as referenced in Ordinance 2021-19, is not part of this plat.  
**Met 5/13/2021**
8. Plat Dedication Page: Applicant shall add a note indicating that on this plat dedication page Lots 20-22, Block 1 are Lots 4-6 as referenced in Ordinance 2021-19 and that Lots 5-7, Block 1 are Lots 19-21 as referenced in Ordinance 2021-19.  
**Met 5/13/2021**

9. Plat Dedication Page: Applicant shall annotate the easements illustrated between lots (Lots 9 & 10, Block 2, and Lots 6 & 7, Block 1).

**Met 5/13/2021**

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**Met 5/13/2021**

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**Met 5/13/2021**

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**Met 5/13/2021**

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**Met 5/13/2021**

16. Plat Dedication Page: Applicant shall clarify the limits of the called "Drainage Reserve" and annotate the hatched Floodway area.

**Applicant's response meets the request. Applicant shall clarify what area the term "Drainage Reserve" and annotated on the plat dedication page just north of the platted area is calling out. Please remove said offsite term from the plat dedication page if it does not indicate something already in existence and is not part of this plat.**

17. Plat Dedication Page: Applicant shall provide utility easements for the existing sanitary sewer lines and services (Lot 12, Block 2; Tracts 1 & 2, Lots 19-22, Block 1) or annotate on the engineering sheets what the intent is for the offsite services.

**Applicant's response meets the request. Applicant shall also clarify the unconnected manhole illustrated in Lot 24, Block 1. Applicant is advised that when the construction plans are submitted, the proposed sewer service relocation between Lots 9 -10, Block 2 shall be installed such that it does not cross the services to either Lot 9 or 10 (may require the double connection to service Lot 10 and the offsite lot and a single connection for Lot 9).**

18. Plat Dedication Page: Applicant shall add a utility easement to Tract 1 illustrating future connectivity to water/sewer and add drainage easements for those portions of Tract 2 that will have drainage infrastructure and are not within the SFHA.

**Met 5/13/2021**

19. Drainage Report: Applicant shall provide pre and post development drainage calculations for Q100.

**Partially Met. The applicant has annotated two different drainage basins as DA-2 for post development drainage calculations (annotations on Sheets 2 & 3 don't appear to match). Please clarify which calculations in the report corresponded to each illustrated drainage basin. Also clarify/address how the impact of the increase in flows and new point discharge from DA-3 shown in the drainage report will be mitigated (i.e. add a statement regarding energy dissipation and timing of discharge).**

20. Engineering Sheet 3: Applicant shall provide connectivity such that the proposed northern inlet system outfalls in the downstream direction.

**Applicant's response meets the request Be advised that an analysis of the proposed infrastructure and outfall will be required in the construction plan submission as indicated in Engineer Note #3.**

21. Engineering Sheet 5: Applicant shall extend the proposed sewer main through Lot 1 Block 1, and Lot 1, Block 2 to the western parcel boundary west.

**Met 5/13/2021**

22. Engineering Sheet 5 & Plat Dedication Page: applicant shall verify service location to the 1.127 acre tract behind Lots 5 & 6, Block 2, to Miller Addition behind Lots 32 & 24, Block 1, and Post Office Addition subdivision west of Tract 1 and provide for a utility easements accordingly.

**Met 5/13/2021**

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

1. Add a 6-inch gate valve to the water line in the middle of Lot 6.
2. Provide an energy dissipation/rip rap detail for the underground storm sewer outfalls.
3. For the storm sewer pipes: Annotate the pipe diameters and pipe material type.
4. During the 10-year, 25-year and 100-year storm events, what will prevent the storm water runoff from Enclave Blvd. from jumping the curb and inundating the homes on Lot's 16 and 17? Section 158.03 of The City of Harker Heights Drainage Criteria Manual requires the following:

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(B) Street curbs, gutters, inlets, and storm sewers shall be designed to intercept, contain and transport all runoff from the 10-year frequency storm, without overtopping the curb.

(C) In addition to division (B) above, the public drainage system shall be designed to convey those flows from greater than the 10-year frequency storm up to and including the 100-year frequency storm within defined public rights-of-way or drainage easements.

**Met 5/13/2021**

**Consulting Engineer, Otto Wiederhold**

1. Engineer must verify that sanitary sewer main that is being tied into has capacity for new 38 lots.
2. Detention will not be required. This subdivision is located in lower 1/3 of major drainage basin.
3. Would recommend more than one storm sewer outlet and additional curb inlets.
4. City should make Engineer aware of Harker Heights Drainage Study & Master Plan, and water model on main drainage along back of lots.

**Met 5/13/2021**

**Fire Marshal, Brad Alley**

1. No Comments

**Building Official, Mike Beard**

1. No Comments

**ONCOR**

**Century Link, Chris McGuire**

1. No Comments

**Time Warner Cable/Spectrum**

**ATMOS**

1. Atmos does have gas facilities/mains at this plat location denoted below:
  - 3" Steel Main along E Veterans Memorial Blvd
  - 3" & 4" Poly Main along Indian Trail
  - [2] 1-1/4" Poly Service Lines

Atmos cannot warrant the accuracy of this location without field verification of our assets relative to the property. Final verification of gas main locations can best be obtained through the Statewide One Call System at 1-800-545-6005. (811). If the developer/owner or city would like a map of our underground facilities in this area location, they can complete a Map Release document and send to the Atmos Map Request email on the form.

**No Response as of 5/13/2021**

**TXDOT**

1. The Enclave Blvd. shall be right in right out only and the adjoining property to the south of Enclave Blvd. shall access their property from Enclave Blvd. and remove their existing driveways.

Beyond this, TxDOT does concur.

**No Response as of 5/13/2021**





✉ info@RepublicEDS.com

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

☎ 979.234.0396

May 18, 2021

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

Attn: Harker Heights City Staff

Harker Heights City Staff,

Below is the response to comments for The Enclave Preliminary Plat, received on May 14, 2021. All met comments have been removed from this list, the City's updated comments are in **red**, and response to comment is in **bold**.

#### **Planning & Development**

5. Plat Dedication Page: Applicant shall add a note indicating that on this plat dedication page Tract 2 is composed of Drainage Tracts A-E as referenced in Ordinance 2021-19 and that Tract 1 is composed of Tract F as referenced in Ordinance 2021-19. **Applicant's response meets the request. However, please correct the typo in the 3.1 Table such that for Tract 2 the Ordinance 2021-19 call outs were Drainage Tracts A-E**

**Table has been updated.**

16. Plat Dedication Page: Applicant shall clarify the limits of the called "Drainage Reserve" and annotate the hatched Floodway area. **Applicant's response meets the request. Applicant shall clarify what area the term "Drainage Reserve" and annotated on the plat dedication page just north of the platted area is calling out. Please remove said offsite term from the plat dedication page if it does not indicate something already in existence and is not part of this plat.**

**Recording information has been added for the Drainage Reserve.**

17. Plat Dedication Page: Applicant shall provide utility easements for the existing sanitary sewer lines and services (Lot 12, Block 2; Tracts 1 & 2, Lots 19-22, Block 1) or annotate on the engineering sheets what the intent is for the offsite services. **Applicant's response meets the request. Applicant shall also clarify the unconnected manhole illustrated in Lot 24, Block 1. Applicant is advised that when the construction plans are submitted, the proposed sewer service relocation between Lots 9 -10, Block 2 shall be installed such that it does not cross the services to either Lot**

9 or 10 (may require the double connection to service Lot 10 and the offsite lot and a single connection for Lot 9).

**Unconnected manhole was a drafting error and has been removed. Final design will align services so that no services cross.**

19. Drainage Report: Applicant shall provide pre and post development drainage calculations for Q100. Partially Met. The applicant has annotated two different drainage basins as DA-2 for post development drainage calculations (annotations on Sheets 2 & 3 don't appear to match). Please clarify which calculations in the report corresponded to each illustrated drainage basin. Also clarify/address how the impact of the increase in flows and new point discharge from DA-3 shown in the drainage report will be mitigated (i.e. add a statement regarding energy dissipation and timing of discharge).

**Sheets 2 & 3 both have a "DA-2". Sheet 2 is labeled DA-2 POST while Sheet 3 is labeled DA-2 STORM. The two areas are not meant to represent the same areas. The preliminary drainage report only calculates pre- vs. post-development flows. Internal storm drain calculations will be part of the final drainage report accompanying the construction plan submittal.**

**While there will be an increase from DA-3, the overall flow in the creek, in which DA-3 discharges into, will be reduced. This is accomplished by releasing the storm water from DA-3 before the peak flow passes through the creek. All flow from DA-3 will have engineered energy dissipation to prevent erosion.**

20. Engineering Sheet 3: Applicant shall provide connectivity such that the proposed northern inlet system outfalls in the downstream direction. Applicant's response meets the request Be advised that an analysis of the proposed infrastructure and outfall will be required in the construction plan submission as indicated in Engineer Note #3  
**Understood.**

**Public Works, Mark Hyde**

**All Comments Met**

**Consulting Engineer, Otto Wiederhold**

**All Comments Met**

**Fire Marshal, Brad Alley**

**No Comments**

**Building Official, Mike Beard**

No Comments

**ONCOR, Derex Spencer**

No Comments.

**Century Link, Chris McGuire**

No Comments.

**Time Warner Cable/Spectrum, Shaun Whitehead**

No Comments.

**ATMOS, Burton Jones**

**No Response**

**TXDOT**

**No Response**

Sincerely,

Joseph Theriot, P.E.