NOTICE OF MEETING OF THE
PLANNING & ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, TEXAS

Notice is hereby given that, beginning at 5:30 p.m. on Wednesday, November 18, 2026, and continuing from day to day thereafter, if necessary, the Planning and Zoning Commission (P&Z) of the City of Harker Heights, Texas, will conduct a regular meeting in the Kitty Young Council Chamber of the Harker Heights City Hall located at 305 Miller's Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following agenda:

MEETING AGENDA

I. **CALL TO ORDER:**

II. **INVOCATION:**

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

Honor the Texas Flag. I pledge allegiance to thee Texas; one State under God, one and indivisible.

IV. **ROLL CALL:**

V. **PUBLIC COMMENTS:**
At this time, comments will be taken from the audience on any matter, for a length of time not to exceed three (3) minutes per person. To address the Planning and Zoning Commission, please clearly state your name and address prior to making a comment. ***No action may be taken by the Planning and Zoning Commission during Public Comments.***

VI. **APPROVAL OF AGENDA:**

1. Discuss and consider approval of the agenda for the regular meeting of the Planning & Zoning Commission for November 18, 2026.

VII. **CONSENT AGENDA:**

1. Discuss and consider approval of the minutes from the Planning & Zoning Commission regular meeting held on October 28, 2026.
Planning & Zoning Commission: Meeting - 28 Oct 2026 - Minutes - Pdf

VIII. **RECOGNITION OF AFFIDAVITS FOR CONFLICT OF INTEREST:**

IX. **PUBLIC HEARINGS:**

1. Z26-19 CONDUCT A PUBLIC HEARING TO DISCUSS AND TAKE POSSIBLE ACTION REGARDING A REQUEST FOR AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE-FAMILY DWELLING DISTRICT) TO R1-R (RURAL ONE-FAMILY DWELLING DISTRICT) ON PROPERTY DESCRIBED AS LAKESIDE HILLS SECTION TWO, LOT TRACT 105, ACRES 6.21, GENERALLY KNOWN AS 10773 HIGHVIEW DRIVE, BELTON, BELL COUNTY, TEXAS. (PLANNING ADMINISTRATOR)
Z26-19 Staff Report - Pdf

X. **NEW BUSINESS:**

1. P26-16 DISCUSS AND CONSIDER APPROVING A FINAL PLAT REFERRED TO AS BLUEBONNET SPIRITS ADDITION FINAL PLAT, A 2.299 ACRE TRACT IN BELL COUNTY, TEXAS, PART OF THE LUCY D. ODELL SURVEY, ABSTRACT NO. 644, HARKER HEIGHTS, BELL COUNTY, TEXAS. BEING THE SAME TRACT AS THE BLUEBONNET SPIRITS, LLC. 2.999 ACRE TRACT, RECORDED IN INSTRUMENT NUMBER 2024039070, REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS. (PLANNING ADMINISTRATOR)

   P26-16 Staff Report - Pdf

XI. **REPORTS FROM COMMISSIONERS:**

XII. **STAFF COMMENTS:**

1. October 2026 Economic Development Report

   October_2026_EDR

2. City Council Action Summary

   City Council 10272026 - 11032026

3. Member Term Expirations, New Appointments, and Re-Appointments

   2027 Board Member Selection

4. 2027 Meeting Calendars

   P&Z Calendar (2027)
   Planning & Development Calendar

XIII. **ADJOURNMENT:**

I, the undersigned authority, do hereby certify that pursuant to the Texas Open Meetings Act, the above Notice of Meeting of the Planning and Zoning Commission of the City of Harker Heights, Texas, was posted at the Harker Heights Municipal Building, and the City of Harker Heights website which is readily accessible to the public at all times, by 5:00 P.M. on _____ _____, _____. Please contact the Planning and Development Department at (254) 953-5648 for further information.

Stephanie Hall, Planning Administrator
City of Harker Heights

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 254-953-5600, or FAX 254-953-5614, or email jhelsham@harkerheights.gov for further information. ***Note: On occasion the Planning and Zoning Commission may consider agenda items out of order.***

Advisory Notice: Personal information has been redacted from the published agenda packet for security purposes. Requests for public information may be submitted to the City Secretary's Office.

Minutes of the City of Harker Heights Planning & Zoning Commission Meeting that was called to order on Wednesday, October 28, 2026, at 5:30 PM, in the Kitty Young Council Chamber at the Harker Heights City Hall at 305 Miller's Crossing, Harker Heights, Texas 76548, with the following members present:

ROLL CALL: Chairman Rodney Shine
Commissioner Elizabeth McDaniel
Commissioner Sharan Dockery
Vice Chairman Bary Heidtbrink
Commissioner Natalie Austin
Secretary Geri Schwartzman
Commissioner Trisha Ratliff
Commissioner Frank Stewart
Alternate Commissioner Claudette Morgan-Scott
Planning Administrator Stephanie Hall
Planning Coordinator Richelle Otero

EXCUSED: Commissioner Joshua McCann
Alternate Commissioner Greg Dow
Alternate Commissioner Angelina Seyler

CALL TO ORDER:

1. Chairman Rodney Shine called to order the regular meeting of the Planning & Zoning Commission for October 28, 2026 at 5:30 pm.

   Chairman Shine called upon Alternate Commissioner Claudette Morgan-Scott to act as a voting member for this meeting.

PUBLIC COMMENTS:

At this time, comments will be taken from the audience on any matter, for a length of time not to exceed three (3) minutes per person. To address the Planning and Zoning Commission, please clearly state your name and address prior to making a comment. ***No action may be taken by the Planning and Zoning Commission during Public Comments.***

APPROVAL OF AGENDA:

1. Discuss and consider approval of the agenda for the regular meeting of the Planning & Zoning Commission for October 28, 2026.

Vice-Chairman Bary Heidtbrink made a motion to approve the agenda for the regular meeting of the Planning & Zoning Commission for October 28, 2026. Secretary Geri Schwartzman seconded the motion. Carried unanimously.

CONSENT AGENDA:

1. Discuss and consider approval of the minutes from the Planning & Zoning Commission regular meeting held on September 30, 2026.

Commissioner Natalie Austin made a motion to approve the Consent Agenda as presented. Commissioner Elizabeth McDaniel seconded the motion. Carried unanimously.

RECOGNITION OF AFFIDAVITS FOR CONFLICT OF INTEREST:

One affidavit received for Commissioner McDaniel for New Business Item 1 for the discussion and consideration of the Sanctuary at Harker Heights Preliminary Plat.

NEW BUSINESS:

1. P26-14 DISCUSS AND CONSIDER APPROVING A PRELIMINARY PLAT REFERRED TO AS THE SANCTUARY AT HARKER HEIGHTS PRELIMINARY PLAT, BEING 68.90 ACRES OF LAND OUT OF THE JAMES M. CROSS SURVEY, ABSTRACT NO. 179 AND THE W.H. WEBB SURVEY, ABSTRACT NO. 1016, BELL COUNTY, TEXAS, AND BEING ALL OF A CALLED 20.00 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO C.A. DOOSE & COMPANY, A TEXAS CORPORATION, RECORDED IN DOCUMENT NO. 2022017402, REAL PROPERTY RECORDS IN BELL COUNTY, TEXAS, AND BEING ALL OF A CALLED 48.91 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO SAID OWNER RECORDED IN DOCUMENT NO. 2021051936, OF SAID PROPERTY RECORDS. (PLANNING ADMINISTRATOR)

   Craig Langford, Flintrock Builders

Secretary Geri Schwartzman made a motion to recommend approval with condition of Case P26-14 of a request for a Preliminary Plat referred to as The Sanctuary at Harker Heights Preliminary Plat, as read in the caption by the Planning & Zoning Chairman, based on staff's recommendations and findings, with the following condition(s):

a. All comments shall be addressed as directed by staff prior to consideration of the Preliminary Plat by City Council.

Commissioner Natalie Austin seconded the motion. Carried unanimously.

2. P26-13 DISCUSS AND CONSIDER APPROVING A FINAL PLAT REFERRED TO AS RANGER TOP ADDITION FINAL PLAT, ON PROPERTY DESCRIBED AS A 1.003 ACRE, SITUATED IN THE ELIZABETH DAWSON SURVEY, ABSTRACT 258, BELL COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT DESCRIBED AS 1.0 ACRE IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN, TO RANGER TOP, LLC., RECORDED IN DOCUMENT NO. 2022004499, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS. (PLANNING ADMINISTRATOR)

Rabindra Adhikari, Ranger Top Addition

Commissioner Sharan Dockery made a motion to recommend approval with condition of Case P26-13 of a request for a Final Plat referred to as Ranger Top Addition Final Plat, as read in the caption by the Planning & Zoning Chairman, based on staff's recommendations and findings, with the following condition(s):

a. All comments shall be addressed as directed by staff prior to consideration of the Final Plat by City Council. Alternate Commissioner Claudette Morgan-Scott seconded the motion. Carried unanimously.

REPORTS FROM COMMISSIONERS:

STAFF COMMENTS:

1. September 2026 Economic Development Report
2. City Council Action Summary

ADJOURNMENT:

1. Chairman Shine adjourned the meeting at 5:52 pm.

_____
Rodney Shine, Chairman

_____
Geri Schwartzman, Secretary

Memorandum

FROM: The Office of the Planning and Development Director **DATE: November 18, 2026**

Z26-19 CONDUCT A PUBLIC HEARING TO DISCUSS AND TAKE POSSIBLE ACTION REGARDING A REQUEST FOR AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE-FAMILY DWELLING DISTRICT) TO R1-R (RURAL ONE-FAMILY DWELLING DISTRICT) ON PROPERTY DESCRIBED AS LAKESIDE HILLS SECTION TWO, LOT TRACT 105, ACRES 6.21, GENERALLY KNOWN AS 10773 HIGHVIEW DRIVE, BELTON, BELL COUNTY, TEXAS. (PLANNING ADMINISTRATOR)

EXPLANATION:

REFERENCES:
Zoning Case #Z26-19
MGO Project #2025-225

The applicant is requesting a change from the current zoning of R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling District on property generally located at 10773 Highview Drive, Harker Heights, Bell County, Texas.

LOT HISTORY:
This lot was platted as part of Lakeside Hills Section II in 1978 and annexed into the City of Harker Heights in 2009. Bell County Tax Appraisal District records indicate there is currently a 2.058 square foot residential structure built in 1994 that also includes two open porch areas and a garage. This lot consists of approximately 6.210 acres (270,508 square feet).

STAFF ANALYSIS:
The applicant began construction of the accessory structure foundation and was subsequently notified by staff that the proposed location of the structure does not comply with the property's current zoning regulations. Staff advised the applicant of the available options, which included requesting a variance or rezoning the property. Following further communication with staff, it was determined that a variance would likely not meet the required hardship criteria. As a result, rezoning the property to the R1-R zoning district was identified as the most appropriate option to allow the proposed accessory structure by right.

The 2021 Land Use Plan and Comprehensive Plan identify this lot as Residential Estate (allowed zoning districts: R-1 larger than 0.5 acres, R1-R). The proposed rezoning is consistent with the adopted Comprehensive Plan and Land Use Plan.

Surrounding Land Uses

The existing land use for this lot is identified as Low Density Residential. Adjacent land uses and zoning districts include those identified in the table below:

	Existing Land Use	Land Use Plan	Zoning District
North	Low Density Residential	Residential Estate	R-1 One-Family Dwelling District
South	Parks/Open Space (ETJ)	Parks/Open Space (ETJ)	ETJ
East	Low Density Residential/Vacant	Residential Estate	R-1 One-Family Dwelling District
West	Low Density Residential	Residential Estate	R-1 One-Family Dwelling District

Thoroughfare Plan

Highview Drive is classified as a Minor Collector in the City's adopted Thoroughfare Plan and Mobility 2030 Plan. Per §154.01 of the City's code of ordinances, Minor Collectors are defined as: "Streets generally located within subdivisions or between subdivisions to collect traffic from residential streets and to channel this traffic to major collectors or arterials. Residential lots may front these streets". Per §154.37(C), " Minor collectors shall have a roadway surface that is 42 feet in width (back-of-curb to back-of-curb), with a minimum of 70 feet of right-of-way. These are streets generally located within subdivisions or between subdivisions to collect traffic from residential streets and to channel this traffic to the major collectors or an arterial. These are limited access roads on which residential lots may have driveway access. Minor collectors shall have six-foot to eight-foot wide connector sidewalks and amenities as indicated in the adopted sidewalk plan".

Flood Damage Prevention

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

Pharr vs. Tippett Considerations

1. The proposed use and rezoning are compatible with the current Comprehensive Plan and Land Use Plan.
2. The proposed use and rezoning will not have an adverse impact on surrounding properties.
3. The proposed use and rezoning are compatible with existing uses and zoning in the neighborhood.
4. The proposed use and rezoning will not pose an adverse impact to the public health, safety, or general welfare.

NOTICES:

Notice of this case was published in the Killeen Daily Herald on Sunday, October 25, 2026.

Based on the most recently approved tax roll available, staff sent out fifteen (15) notices to property owners within the 400-foot notification area, including the notice sent to Killeen Independent School District as required by Local Government Code Section 211.007 (c-1). As of November 10, 2026, one (1) response was received in favor of the request; however, it is outside of the 400-ft notification area, and zero (0) responses were received in opposition of the request.

Within the 200-foot notification area:

- Total area of land is ~ 344,344.75 sq. ft.
- Total area of land recommending denial is ~ 0 sq. ft.
- Percentage of land area recommending denial is ~ 0%

Any additional responses received after the above date will be provided during the meeting.

Per Texas Local Government Code Section 211.0061, for non-comprehensive zoning changes, property owners may file a written protest if they represent: (1) at least 20% of the subject property, (2) at least 20% of property within 200 feet, or (3) at least 60% of property within 200 feet when the request increases residential development (with limited/non-expanding commercial uses).

If a valid protest is filed, approval of the zoning change requires a three-fourths vote of the governing body for 20% protests, or a simple majority vote for qualifying 60% residential protests.

RECOMMENDATION:

Alternatives Considered

Staff considered two (2) alternatives for this case:

1. Recommend approval of the applicant's request as presented.
2. Recommend disapproval of the applicants zoning request based on Pharr v. Tippett considerations.

Staff Recommendation

Staff recommends approval to the Planning & Zoning Commission of Case Z26-19, to change zoning designation from R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling District) on property generally located at 10773 Highview Drive, Belton, Bell County, Texas.

ACTION BY THE PLANNING & ZONING COMMISSION:

1. Motion to recommend **approval** of Case Z26-19 as read in the caption by the Planning & Zoning Chairman, based on **staff's** recommendations and findings.
2. Motion to recommend **disapproval with explanation** of Case Z26-19 as read in the caption by the Planning & Zoning Chairman, based on the **discussed** recommendation and findings with the following explanation:
    a. **The proposed use and rezoning are not compatible with existing uses and zoning in the neighborhood.**
3. Any other action deemed necessary.

ATTACHMENTS:

Z26-19_Application
Z26-19_Survey
Z26-19_Application Attachment
P26-19 Location
P26-19 Existing Land Use
P26-19 Land Use Plan
P26-19 Zoning
Z26-19 Notification Response
Z26-19_Public Responses

Date and Time Commented	Comment Type	Action Type	Commented By
11/5/2026 10:09:00 AM	Public	Municipality	Richelle Otero

Email sent to: John Hurd Subject: Project 2026-225 - Payment Invoice Harker Heights has emailed a copy of Payment Invoice

10/19/2026 8:33:00 AM	Private	Municipality	Richelle Otero

Customer Portal Application Note:
Lot:: 105
Block:: None
Subdivision:: None
Acres:: 6.21
Property ID:: 0000033345
Survey:: Cabinet A, Slide 43-C
Proposed Use:: Perosnal
Current Zoning Classification:: R-1 — Single-Family Residential.
Proposed Zoning:: R-1, no change. A variance change asking relief from the placement rule.
Current Land Use: : Single Family Home
Proposed Land Use:: Garage/ Shop
Applicant's Representative:: None
Phone Number:: [redacted]
E-Mail:: [redacted]
Acknowledgement::
Signature / Date:: (not set)
My Commission Expires:: (not set)

DRAWN BY: MC

FIELD BOOK: 1950/13

FIELD CREW: KT

DIGITAL FILE: S:\Carla\10773 Highview\dwg\10773 Highview.dwg 3/9/2016 12:49 PM

TAX I.D. NO: 33345

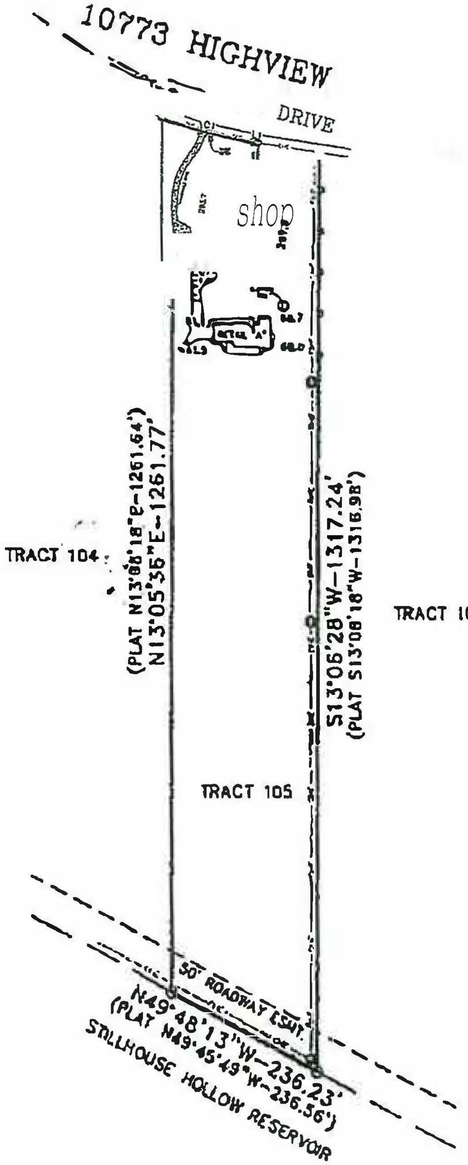
REQUESTED BY: KAREN HAWLEY

CURVE TABLE						
CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA	TANGENT
C1	S62°42'32"E	207.16'	207.66'	861.90'	13°48'16"	104.34'

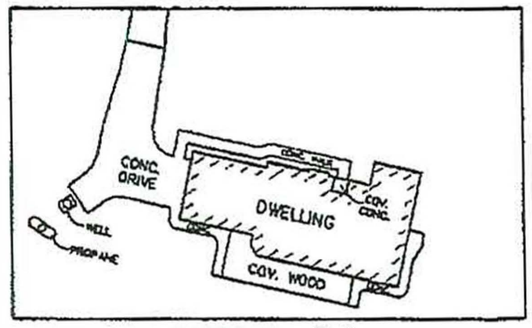
LINE TABLE			
LINE	LENGTH	BEARING	RECORD CALLS
L1	9.89'	S69°03'11"E	(PLAT DISTANCE=10.00')

NOTES:
1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (CORS 96), AS DETERMINED BY LEICA TEXAS SMARTNET GPS OBSERVATIONS. ALL DISTANCES ARE SURFACE DISTANCE. COMBINED SCALE FACTOR=1.0001168.

2) ALL MONUMENTS ARE 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED.



BEING TRACT 105 OF LAKESIDE HILLS, SECTION 2, AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET A, SLIDE 43-C, OF THE PLAT RECORDS OF BELL COUNTY, TEXAS.



DETAIL "A"
SCALE: 1"=50'

First Community Title Company - G.F. No. 407447
Effective Date: March 16, 2020.

Restrictions recorded in Vol./Pg., Inst.-No. in the O.P.R.R.P.*.C.T.

The following easements do not appear to affect this tract per (Vol./Pg.):
To TP&L Co. - 558/526, 928/131, 1166/452 & 1025/640 in the D.R.B.C.T.
To Bell County - 1603/643 in the D.R.B.C.T.
To Central Texas Water Supply from Emmar Corp. - 1642/263 in the D.R.B.C.T.
To Central Texas Water Supply Corporation - 1642/263 in the D.R.B.C.T.

MITCHELL & ASSOC., INC. does not make or warrant any flood zone designation.

TO: First Community Title Company & Vanessa R. Green.

This sketch represents a survey made on the ground. During the performance of this survey persons working under my supervision observed conditions along the boundaries and to best of my knowledge they are as shown.

This the 25th day of March, 2020.

MIKE W. KRIEGEL R.P.L.S. 4330

ALL RIGHTS RESERVED BY MITCHELL & ASSOC., INC.2020

SEAL
STATE OF TEXAS
REGISTERED
MIKE W. KRIEGEL
4330
PROFESSIONAL LAND SURVEYOR

SURVEY COMPLETED 03/02/2020

0 100 200
(IN FEET)
1 inch=200ft.

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
101 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5311

D.R.B.C.T. = Deed Records of Bell County, Texas.
O.P.R.R.P.B.C.T. = Official Public Records of Real Property, Bell County, Texas.

04MAR2020

AGENDA ITEM #K.1

PURPOSE

- Receive a variance from the current zoning restriction to allow the construction of a 30×40 detached garage in the only feasible location: the 2+ acre front yard.

HARDSHIP / SITE CONDITIONS

- Steep cliff directly behind home.
- No level ground for safe construction.
- Backyard placement is physically impossible.
- The lower 3 acres have native trees, flowers and bushes that work to prevent erosion from the embankment.
- Any structure behind the home would detract from the neighbor's view.

PROPOSED STRUCTURE

- 30×40 residential accessory building.
- Materials match primary residence.
- Positioned safely with clear sight lines.

COMPLIANCE

- R-1: garage must be behind front facade — variance required.
- Variance would allow front-yard placement on this parcel.

NEIGHBORHOOD IMPACT

- No commercial use.
- No detrimental effects.
- Designed to blend with existing homes.
- Preserves the current backyard natural views for all neighbors.
- Preserves the natural geographic features including lime rock cliffs and multiple native plant species on the lower 3 acres.

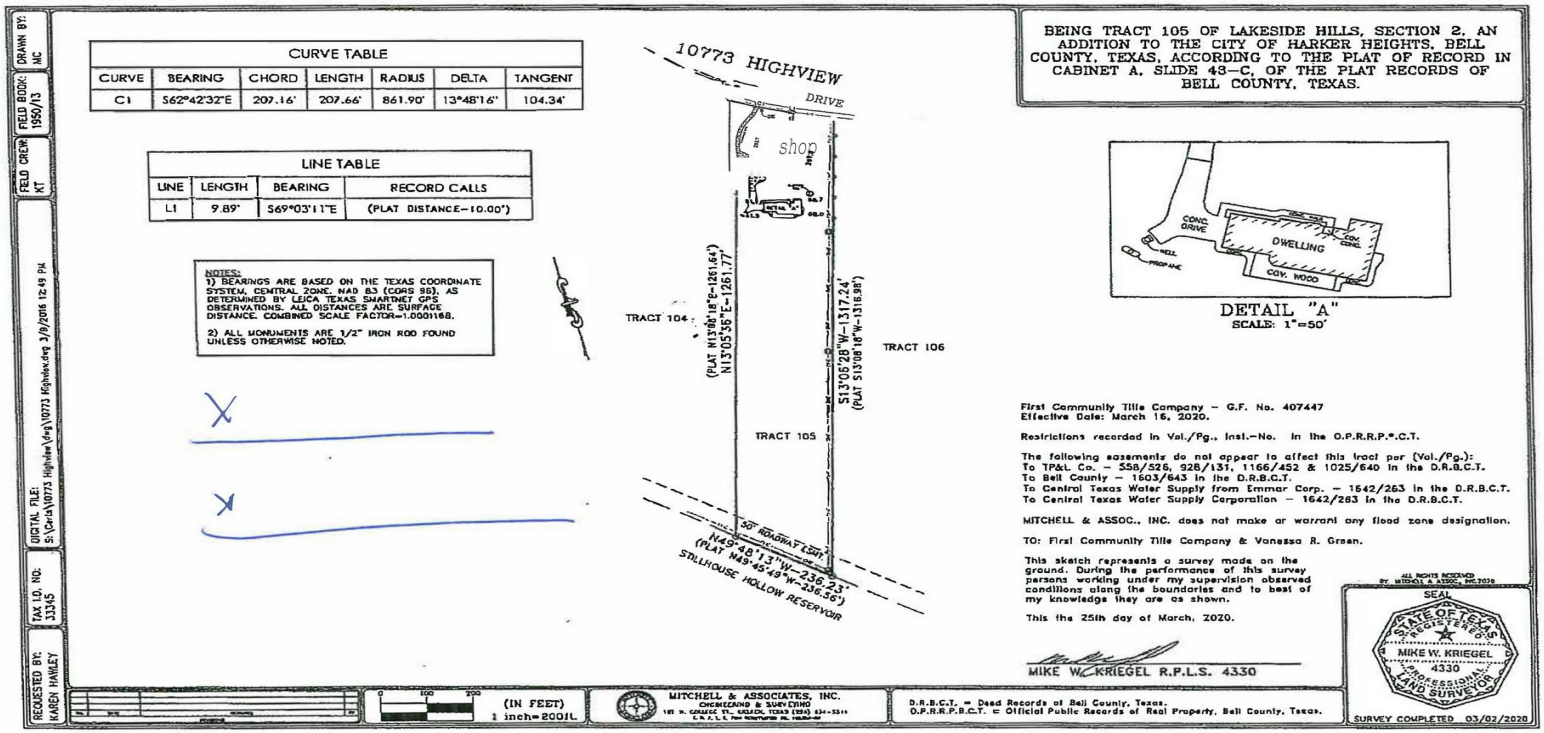
DOCUMENTS SUBMITTED

- Variance justification letter.
- Submittal packet.
- Plan revision narrative.
- Revised plan set.

REQUEST

- Approval based on hardship and compliant structure design.
- Ready to answer any questions.

SURVEY OF THE LAND 10773 HIGHVIEW DRIVE



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2) ALL MONUMENTS ARE 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED.

10773 HIGHVIEW DRIVE

shop

TRACT 104

TRACT 105

TRACT 106

(PLAT N13°06'18"E-1261.64')
N13°05'36"E-1261.77'

S13°05'28"W-1317.24'
(PLAT S13°08'18"W-1316.98')

50' ROADWAY EASEMENT

N49°48'13"W-236.23'
(PLAT N49°45'49"W-236.56')

STILLHOUSE HOLLOW RESERVOIR

BEING TRACT 105 OF LAKESIDE HILLS, SECTION 2, AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET A, SLIDE 48-C, OF THE PLAT RECORDS OF BELL COUNTY, TEXAS.

CONC. DRIVE
DWELLING
COV. WOOD
CONC.

DETAIL "A"
SCALE: 1"=50'

First Community Title Company – G.F. No. 407447
Effective Date: March 16, 2020.

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To Central Texas Water Supply Corporation – 1642/283 in the D.R.B.C.T.

MITCHELL & ASSOC., INC. does not make or warrant any flood zone designation.

TO: First Community Title Company & Vanessa R. Green.

This sketch represents a survey made on the ground. During the performance of this survey persons working under my supervision observed conditions along the boundaries and to best of my knowledge they are as shown.

This the 25th day of March, 2020.

MIKE W. KRIEGEL R.P.L.S. 4330

ALL RIGHTS RESERVED BY MITCHELL & ASSOC., INC.©2020

SEAL
STATE OF TEXAS
REGISTERED
MIKE W. KRIEGEL
4330
PROFESSIONAL
LAND SURVEYOR

SURVEY COMPLETED 03/02/2020

DRAWN BY: MC
FIELD BOOK: 1950/13
FIELD CREW: KT
DIGITAL FILE: S:\Carla\10773 Highview\dwg\10773 Highview.dwg 3/9/2015 12:49 PM
TAX I.D. NO: 33345
REQUESTED BY: KAREN HAWLEY

0 100 200
(IN FEET)
1 inch=200ft.

MITCHELL & ASSOCIATES, INC.
CHEMICAND & SURVEYING
101 N. COLLEGE ST., KILLEEN, TEXAS 76541 634-5311
T.B.P.L.S. Firm Registration No. 10001000

D.R.B.C.T. = Deed Records of Bell County, Texas.
O.P.R.R.P.B.C.T. = Official Public Records of Real Property, Bell County, Texas.

04MAR2020

Aerial View — 10773 Highview Drive (Bell County Appraisal District)



Parcel 0000033345 — 6.21 acres, orange lines mark parcel boundary. House at the south end of the parcel, set well back from the road. Distances from the proposed shop: 56 ft to the house, 126 ft to the road, 126 ft to the neighbor on the left, 55 ft to the neighbor on the right.

The Cliff Behind the House







The cliff starts just 46 yards behind the house, at the dead tree — beyond it the ground drops steeply to the valley below. No level, buildable ground exists behind the home.

Lake View — Rear of Property



The lake view from the rear of the property. The proposed shop sits in the front yard — this view stays exactly as it is.

Lake View from the Back Deck



A second vantage point. Front-yard placement keeps every lake view on the property intact.

Proposed Shop Location — Front Yard



The front-yard build site. Trees were cleared to push the shop as far back as the land allows.

Front Yard — Cleared Build Area



The only level, buildable ground on the property. The cliff behind the home rules out the backyard.

View from the Street

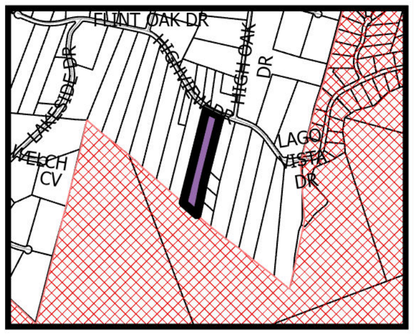


The property from Highview Drive — the lot sits well back, screened by the fence line and mature trees.

CONCRETE PAD/ SHOP



P26-19 Location



10773 Highview Drive

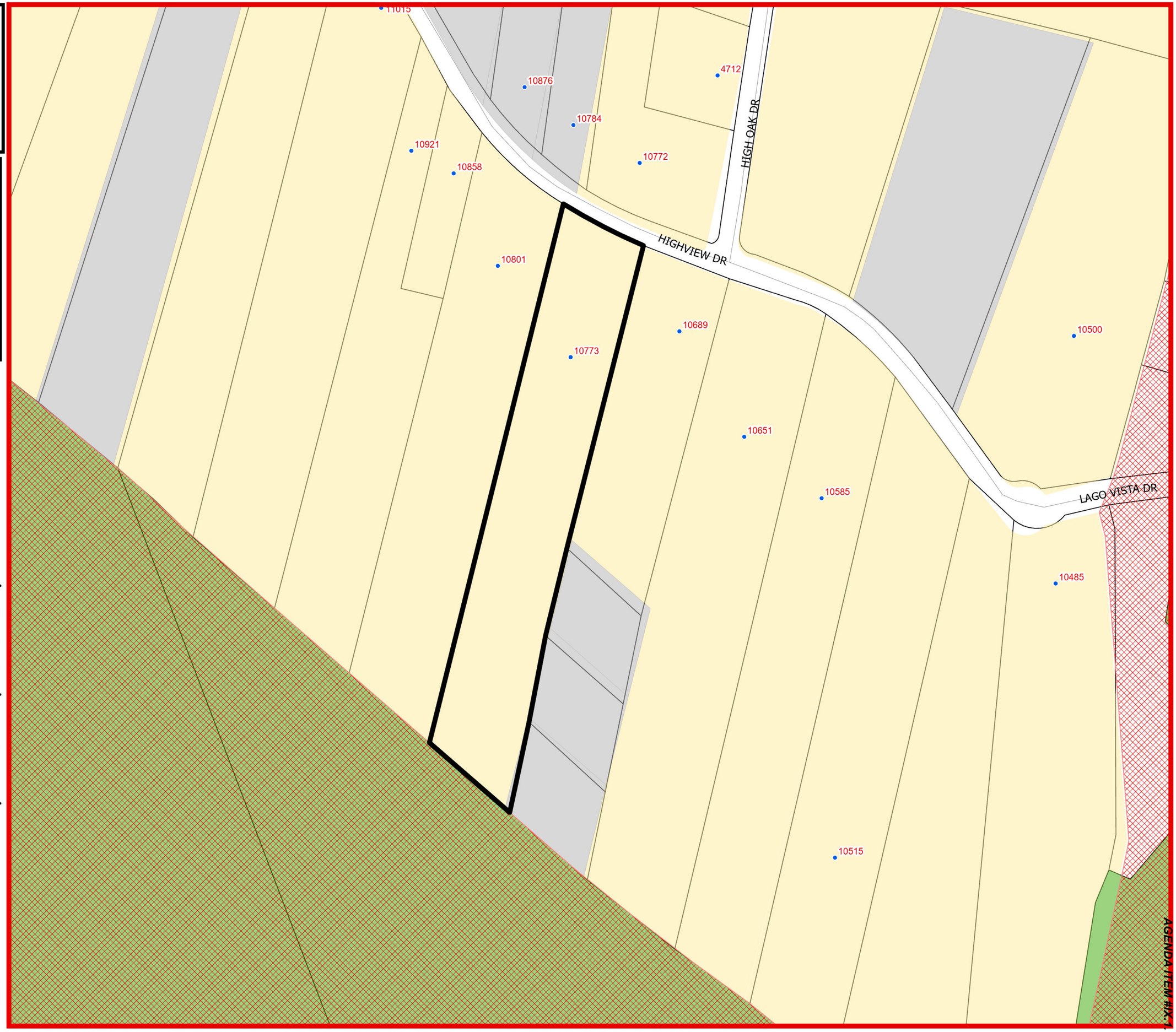


City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
www.harkerheights.gov

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. §2051.102. 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.

P26-19 Existing Land Use

- 10773 Highview Drive
- Low Density Residential
- Vacant
- Parks & Open Space
- ETJ



City of Harker Heights
Planning and Development
305 Miller's Crossing
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254-953-5600
www.harkerheights.gov

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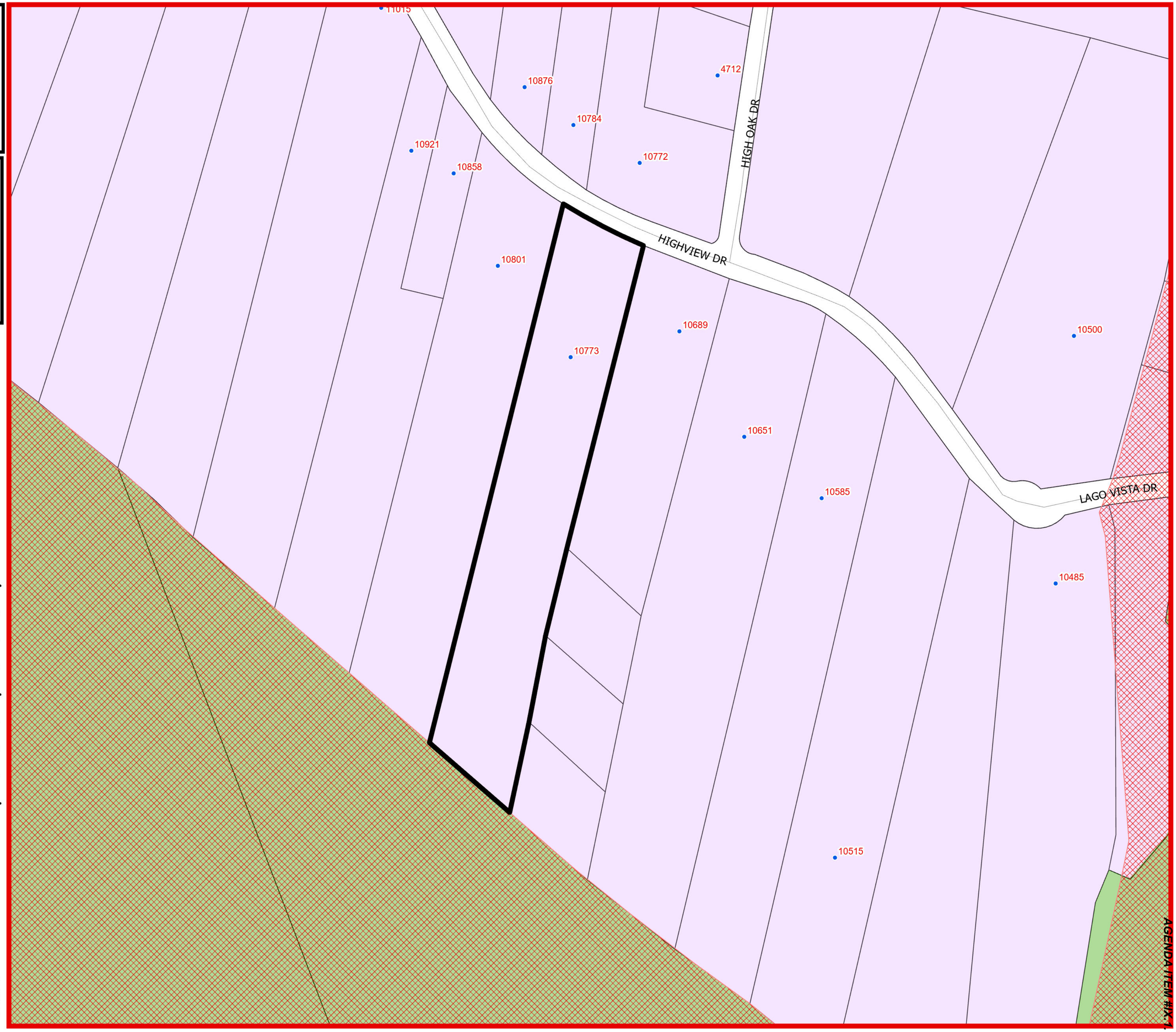
P26-19 Land Use Plan

- 10773 Highview Drive
- Residential Estate
- Parks & Open Space
- ETJ



City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
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Date: 3/3/2026

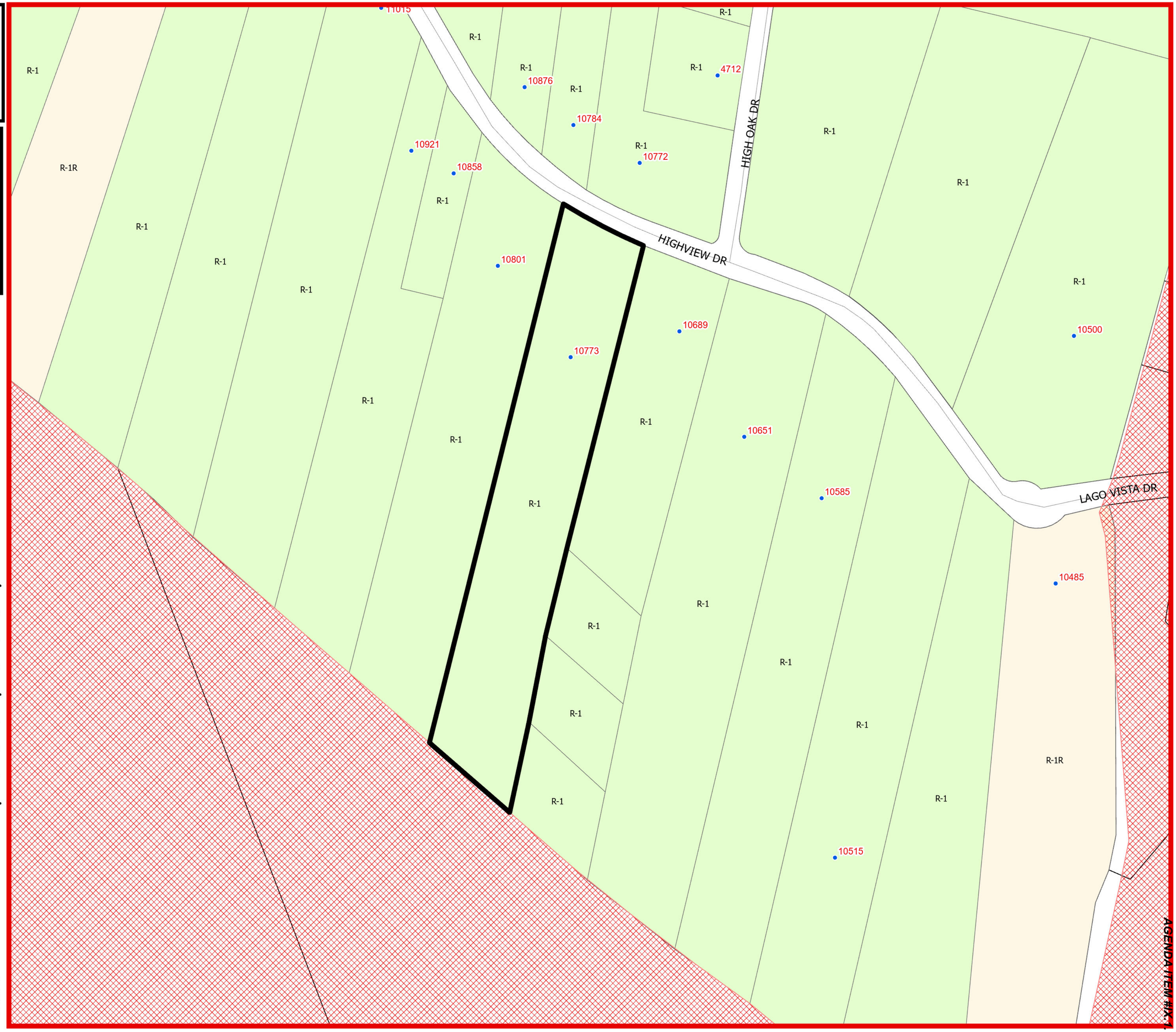
P26-19 Zoning

10773 Highview Drive

R-1 One-Family Dwelling District

R-1R Rural One-Family Dwelling District

ETJ



0 125 250 500 Feet

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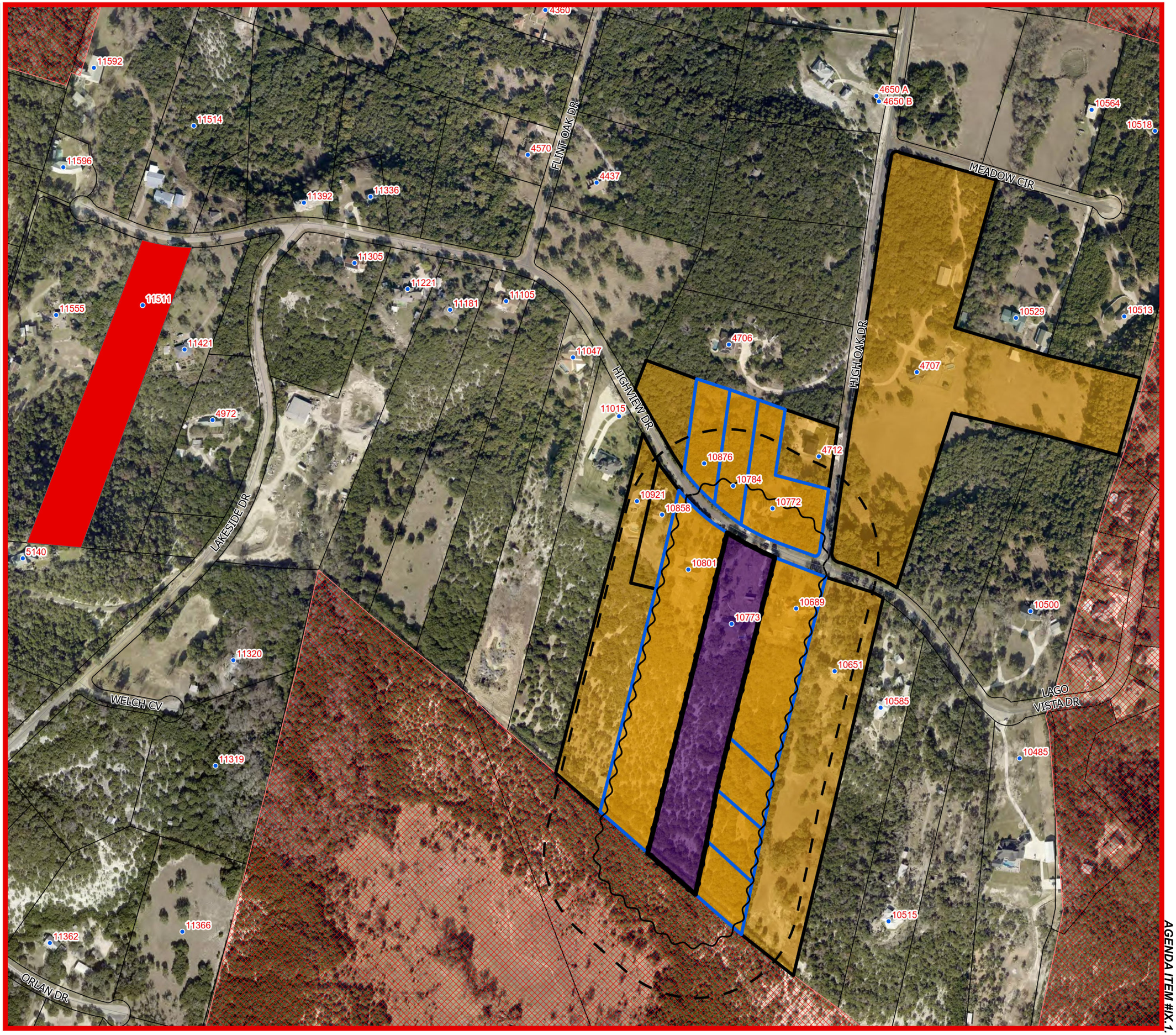
Z26-19 Notification Response

- 10773 Highview Drive
- 200ft Buffer
- 400ft Buffer
- Notified Properties of 200ft (8)
- Notified Properties of 400ft (6)
- Recommend Denial (1)
- HH ETJ



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City of Harker Heights
305 Miller Crossings
Harker Heights, TX 76548

Regarding: Written Public Comment and Formal Objection to Requested Zoning Change from R-1 to R-1R
Property Address: 10773 Highview Drive, Belton, Texas
Subdivision: Lakeside Hills Estates
Public Hearing Date: November 18, 2026 at 5:30 p.m.

To the Members of the Reviewing Board:

We are submitting this letter as a formal written objection to the requested zoning change from R-1 (Single-Family Residential) to R-1R for the property located at 10773 Highview Drive, Belton, Texas, within the Lakeside Hills Estates community. Although we are unable to attend the November 18 public hearing in person, we respectfully request that this letter be accepted as public comment, entered into the official hearing record, and given full consideration before any decision is made regarding the requested zoning change.

As property owners/residents on Highview Drive, we have significant concerns about the potential impact of this request on the established residential character, property values, and original deed restrictions and covenants governing Lakeside Hills Estates. Our concerns extend beyond the proposed zoning change itself. There are already observable changes to the subject property that raise questions about compliance with the original subdivision covenants and applicable residential land-use requirements.

Specifically, concrete slabs have been poured on the residential property for the placement and parking of recreational vehicles and shipping containers, all visible from the road. These "improvements" raise questions about the intended use of the property, whether the current or proposed activities are consistent with the existing R-1 zoning classification, and whether they comply with the original covenants and restrictions established for Lakeside Hills Estates.

The original subdivision covenants were established to preserve the residential character, standards, and expectations of this community. Property owners purchased their homes with the understanding that these restrictions would help maintain the integrity and residential nature of the neighborhood. A zoning change that could allow uses inconsistent with those original expectations deserves careful examination, particularly when questions already exist regarding the current use, maintenance and improvements on the property. We respectfully request that the reviewing authority:

1. **Carefully evaluate the requested zoning change** and determine whether the R-1R classification is consistent with the established residential character and development expectations of Lakeside Hills Estates.
2. **Review the existing improvements and property use**, including the concrete RV parking slabs, to determine whether the construction and intended use comply with current zoning, applicable development requirements, and city regulations.
3. **Consider the original recorded subdivision covenants and restrictions** and determine whether the existing or proposed use of the property conflicts with those restrictions. I recognize that private deed restrictions and city zoning are separate matters; however, the recorded restrictions are an important consideration when evaluating the established character and expectations of this subdivision.
4. **Consider the potential impact on neighboring property owners**, including residential property values, neighborhood character, traffic, noise, and the possibility of additional uses that may be inconsistent with the surrounding residential properties.
5. **Ensure that neighboring property owners' concerns are considered** before approving a zoning change that could have lasting consequences for the community.

We recognize that property owners have the right to request changes to their property's zoning classification. However, those requests should be evaluated not only from the perspective of the applicant but also with consideration for the surrounding homeowners who may be directly affected by the decision. Our objection is not intended to prevent reasonable property improvements or lawful residential use. Rather, it is intended to ensure that the established residential character of Lakeside Hills Estates is protected, applicable regulations are consistently enforced, and the original restrictions governing the subdivision are not disregarded.

We respectfully ask that the reviewing authority give serious consideration to these concerns and deny the requested zoning change. Please include this correspondence in the official record for the November 18, 2026 public hearing and provide confirmation that it has been received and will be presented to the reviewing authority.

Thank you for your time and consideration. We appreciate the opportunity to submit our concerns and have them considered as part of this public hearing process.

Respectfully,

Bradley K. Walker
11511 Highview Drive
Belton, TX 76513
[redacted]
11/9/26

Lori L. Walker
11511 Highview Drive
Belton, TX 76513
[redacted]
11/9/26

Memorandum

FROM: The Office of the Planning and Development Director **DATE: November 18, 2026**

P26-16 DISCUSS AND CONSIDER APPROVING A FINAL PLAT REFERRED TO AS BLUEBONNET SPIRITS ADDITION FINAL PLAT, A 2.299 ACRE TRACT IN BELL COUNTY, TEXAS, PART OF THE LUCY D. ODELL SURVEY, ABSTRACT NO. 644, HARKER HEIGHTS, BELL COUNTY, TEXAS. BEING THE SAME TRACT AS THE BLUEBONNET SPIRITS, LLC. 2.999 ACRE TRACT, RECORDED IN INSTRUMENT NUMBER 2024039070, REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS. (PLANNING ADMINISTRATOR)

EXPLANATION:

REFERENCES:
Case #P26-16
MGO #2026-231

The applicant submitted an application for a Final Plat referred to as Bluebonnet Spirits Addition Final Plat for a 2.30 acre tract of land located at 1440 E. Knights Way. The purpose of this Final Plat is to create 1 commercial lot.

Per the Bell County Tax Appraisal District, this property is vacant. This property was annexed into the City in 1996. The parcel is zoned B-4 (Secondary and Highway Business District) and the current Land Use Plan designates this parcel for Community Commercial Center use. The applicant intends to utilize this parcel to construct a commercial shell building, including an alcohol sales store, which is consistent with the current zoning.

On October 2, 2025, a Preliminary Plat application was submitted and was conditionally approved by the Planning & Zoning Commission and City Council with the following condition:

- All outstanding comments shall be addressed and resolved as directed by staff prior to the recordation of the Final Plat.

On October 20, 2026, a Final Plat application was submitted. Staff reviewed the submitted plat documents and on November 5, 2026, provided comments related to safety and compliance with applicable development regulations outlined in the City of Harker Heights Code of Ordinances.

As of November 10, 2026, comments are still outstanding; see attachment titled:

- "P26-16_CombinedComments_Bluebonnet Spirits Addition (MGO 2026-231) 11-5-26"

Any updated submittals and corresponding comments will be compiled and provided to Commissioners during the meeting.

Particular attention during the review of final plats is given to the arrangement, location, and width of streets and access easements; their relationship to the topography; utility infrastructure including water, wastewater, and drainage; the coordination with future development of adjacent properties; and compliance with applicable city ordinances, policies, and plans.

RECOMMENDATION:

Staff recommends approval of this Final Plat with the following condition:

1. All outstanding comments shall be addressed as directed by staff prior to consideration of the Final Plat by the City Council.

ACTION BY THE PLANNING & ZONING COMMISSION:

1. Motion to recommend **approval** of a request for a Final Plat referred to as Bluebonnet Spirits Addition Final Final Plat, as read in the caption by the Planning & Zoning Chairman, based on the **discussed** recommendations and findings.
2. Motion to recommend **approval with condition** of a request for a Final Plat referred to as Bluebonnet Spirits Addition Final Plat, as read in the caption by the Planning & Zoning Chairman, based on **staff's** recommendations and findings. with the following condition(s):
    a. All comments shall be addressed as directed by staff prior to consideration of the Final Plat by the City Council.
3. Motion to recommend **disapproval with explanation** of a request for a Final Plat referred to as Bluebonnet Spirits Addition Final Plat, as read in the caption by the Planning & Zoning Chairman, based the **discussed** recommendations and findings**with the following explanation: Applicant has not met the requirements of §154: SUBDIVISIONS**
4. Any other action desired.

ATTACHMENTS:

P26-16_Application
P26-16_Checklist
P26-16_Location Map
P26-16_Dedication
P26-16_Field Notes
P26-16_Final Plat
P26-16_Utility Plan
P26-16_Bell CAD – Tax Appraisal District
P26-16_CombinedComments_Bluebonnet Spirits Addition (MGO 2026-231) 11-5-26

Final Plat Application

City of Harker Heights
Planning & Development
305 Miller's Crossing
Harker Heights, TX 76548
Phone: (254) 953-5647
Email:
planning@harkerheights.gov

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

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

1. **Payment per the most recently approved fee schedule**
2. **Signed Original Field Notes and Dedication Pages**
3. **Paper Plan Submissions: Ten (10) Copies of Plat and Seven (7) sets of Final Engineering Plans**
4. **Electronic Submissions: Plat and Engineering Plans submitted to department email in PDF format.**
5. **Completed Final Plat Checklist**

Property Information:

Plat Name: Bluebonnet Spirits Addition Date Submitted:

Number of Lots: 1 Number of Units/Suites: Acreage: 2.299

Site Address or General Location: E FM 2410, Harker Heights, Tx 76542

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

Date of Preliminary Plat Approval by P&Z: 11/4/2025

Owner Information & Authorization:

Property Owner: Bluebonnet Spirits, LLC aka Manish Pradhan

Address: 3393 Vineyard Trail, Harker Heights, TX 76548

Phone: E-Mail: [redacted]

Developer: Bluebonnet Spirits, LLC aka Manish Pradhan

Address: 2017 Bluff Drive, Nolanville TX, 76559

Phone: E-Mail: [redacted]

Engineer: Mitchell & Associates, Inc.

Address:

Phone: [redacted] E-Mail: [redacted]

Surveyor: Mitchell & Associates, Inc.

Address:

Phone: [redacted] E-Mail: [redacted]

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

I HEREBY UNDERSTAND AND ACKNOWLEDGE:

The final plat must be prepared in accordance with the City's subdivision rules and regulations and shall conform substantially to preliminary plat layout as approved. The subdivider will be required to install at his/her own expense all water lines, streets, sewer lines, drainage facilities, and structures within the subdivision accords to Section 154.36 of the Harker Heights Code of Ordinances.

All required improvements must be completed unless a Bond or Letter of Credit has been posted and attached in sufficient amount to assure completion.

A maintenance bond/surety instruments has been furnished to assure the quality of materials and workmanship and maintenance of all required improvements including the City's cost for collecting the guaranteed funds and administering the correction and/or replacement of covered improvements in the even the subdivider defaults.

The maintenance bond or other surety instrument shall be satisfactory to the city as to form, sufficiency and manner of execution. For water and sewer related improvements, the bond or other instrument shall be in an amount equal to 20% of the cost of improvements verified by the city Engineer and shall run for a period of one calendar year. Bonds or other instruments for streets and drainage facilities shall be in an amount equal to 40% of the improvements verified by the city Engineer and shall run for a period of two calendar years.

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

Manish Pradhan
Printed Name of Owner

Ace Reneau
Printed Name of Authorized Agent (Corporation/Partnership)

Signature of Owner

Signature of Authorized Agent (Corporation/Partnership)

SWORN AND SUBSCRIBED BEFORE ME THIS 20 *DAY OF* OCTOBER, 20 26.

Signature of Notary Public

DAVONICA REMBERT
Notary ID #131559847
My Commission Expires
September 23, 2030

My Commission Expires: September 12, 2030

STAFF ONLY – DO NOT FILL OUT

Date Submitted: _____ Received By: _____ Case #: _____ Receipt #: _____

Rev. 12/22

For Office Use Only

Project # _____

Final Plat/ Replat/ Minor Plat/ Amending Plat Checklist

The following is a partial listing of requirements for Final Plat, Replat, Minor Plat, and Amending Plat applications as found in the City of Harker Heights' Code of Ordinances and policies. A completed checklist must be submitted with each application. All applications are required to be submitted via the City's online portal at https://www.mygovernmentonline.org/. Applications are only accepted on the dates indicated in the adopted annual intake calendar (https://harkerheights.gov/index.php/boards-and-commissions/planning-and-zoning/p-z-commission). Applicants shall indicate compliance with standards by checking the box adjacent to the standard. Failure to comply with standards could result in rejection of application, delay of Final Plat, Replat, Minor Plat, and Amending Plat approval, and/or disapproval. This checklist is in accordance with §154.20(A)(1) and §154.22 of the City's Code of Ordinances.

Section 1 – General Provisions *(check if provided; indicate NA if not applicable)*

Please clarify the status of this Final Plat/Replat/Minor Plat/ Amending Plat (Plat) submittal:

☑ **1.1** A pre-application meeting with the City's Development Review Committee has been held for this Plat area. **(§154.20(A)(1)(a))**

Date of Meeting: 6/12/2025.

N/A ☐ **1.2** A Concept Plan was previously approved /conditionally approved for this Plat area. **(§154.20(A)(2))**

Date of Approval: _____; Case Number: _____.

N/A ☐ **1.3** Concurrent filing of this Plat with a Concept Plan was approved in writing by the Planning & Development Director. **(§154.20(A)(2)(e))**

Date of Approval: _____.

☑ **1.4** A Preliminary Plat was previously approved /conditionally approved for this Plat area. **(§154.20(A)(3))**

Date of Approval: 11/4/2025; Case Number: P25-24.

Section 1 – General Provisions cont. *(check if provided; indicate NA if not applicable)*

N/A ☐ **1.5** Concurrent filing of this Plat with a Preliminary Plat was approved in writing by the Planning & Development Director.

Date of Approval: _____.

N/A ☐ **1.6** This is a replat of a previously approved Final Plat.

Name of original Final Plat: _____.

Date original Final Plat was approved: _____.

Change in the number of Lots from _____ to _____.

☑ **1.7** Total area for this Plat is: 2.299 (acres); 100,140 (square feet).

☑ **1.8** Current Zoning District(s) for this Plat area is:

B-4.

☑ **1.9** Number of Lots/Tracts/Remainders Per respective Zoning District in this Plat area is:

0.

Section 2 – Legal *(check if provided; indicate NA if not applicable)*

☑ **2.1** Provide a completed application form and fees. **(§154.20(B)(1-2))**

☑ **2.2** Provide proof of ownership for the Plat area. **(§154.20(A))**

- Copy of deed
- For businesses, non-profits, etc. provide signed documentation authorizing applicant to sign on behalf of the entity. **(§154.20(A)(6))**

☑ **2.3** Provide a copy of recorded documentation for existing easements.

Section 3 – General Plat Standards *(check if provided; indicate NA if not applicable)*

☑ **3.1** Provide an exact digital copy of the submitted/revised Final Plat. **(§154.20(B)(3)(c) and §154.20(B)(6))**

- DXF, DWG, or GIS Shapefile/feature class / coverage format.
- Based of State Plane 83 Texas South Central Zone 4204 coordinate system.

Section 3 – General Plat Standards cont. *(check if provided; indicate NA if not applicable)*

N/A ☐ **3.2** Provide an exact digital copy, three full sized hard copy and a half-sized hard copy of the public infrastructure As-Built drawings. **(§154.20(B)(3)(c), §154.20(B)(6), and §154.25))**

- DXF, DWG, or GIS Shapefile/feature class / coverage format.
- Based of State Plane 83 Texas South Central Zone 4204 coordinate system.
- All requirements stated in **§154.25** shall be met in the submitted as-builts.

☑ **3.3** Provide two hard copies of the Plat and engineering drawings. **(§154.20(B)(3)(b) and §154.22(B))**

- Hard copies are legible such that they can be clearly reproduced.
- Line types and weights are clearly identifiable in black and white and upon reproduction.
- Abandonments are indicated with shading or hatching and are labeled “To be abandoned by this plat.”.
- ROW dedication is indicated with a unique shading or hatching and are labeled.

☑ **3.3** Plat is sealed by a Texas Licensed Professional Engineer or Texas Registered Professional Land surveyor. **(§154.22(B)(1))**

☑ **3.4** Sheet sizes shall be a 22” x 34” black and white drawing in landscape view at a scale of 1-inch = 100 feet. **(§154.21(B)(1))**

N/A ☐ **3.5** If submitting three or more sheets, provide a cover sheet with table of contents and a vicinity map that clearly shows the project’s location. **(§154.22(B)(1)(a))**

- The vicinity map shall be at a scale such that it is easy to determine what part of the city the project is located (major road name(s)).

☑ **3.6** Title block on each page includes: the proposed subdivision name, phase(s), block numbers, lot numbers, current legal description, acreage, name/address of property owner, name/address of surveyor, name/address of engineer, date of survey, date of preparation, page content title. **(§154.22(B)(1)(b))**

N/A ☐ **3.7** Index Sheet at 1-inch = 100 feet is provided if applicable. **(§154.22(B)(1)(d))**

☑ **3.8** A north arrow is required on all sheets and should be oriented either upward or to the right. **(§154.22(B)(1)(o))**

- Orient the plan sheets such that north is toward the top or left-hand side of the sheet.

Section 4 – Plat Standards *(check if provided; indicate NA if not applicable)*

☑ **4.1** Provide legal description, existing boundary, lot lines and right-of-way lines of streets and easements with accurate dimensions, bearings, deflection angles, radii, and central angles of all curves. **(§154.22(B)(1)(c), §154.22(B)(3) and §154.26)**

- Label and illustrate all of the above items. This includes current and proposed configurations for replats, minor plats and amending plats.
- The applicant will furnish the city with a signed, original copy of the dedication, resolution, and field notes.
- Provide enough information for easements shall be such that they can be found in the field with the plans.
- Label types and dimensions of easements (proposed, existing, utility, drainage, access, etc.)

☑ **4.2** Lot lines shall have line dimensions clearly displayed within the lot along with the lot’s respective lot number. Groups of lots that are considered within a block shall have the block number clearly displayed. **(§154.22(B)(1)(e))**

Section 4 – Plat Standards cont. *(check if provided; indicate NA if not applicable)*

☑ **4.3** All right-of-way lines and easements shall be clearly displayed on the plat. The plat shall clearly display the location, size, and purpose of all existing and proposed easements on or adjoining the property. **(§154.22(B)(1)(f))**

☑ **4.4** Location of existing and proposed streets, alleys, bikeways, and sidewalks on or adjoining the site. Such information shall include name, right-of-way widths, type and width of surfacing. All private streets shall be clearly labeled. **(§154.22(B)(1)(g))**

N/A ☐ **4.5** Identify (illustrate and label) any areas reserved or dedicated for public use. **(§154.22(B)(1)(h))**

N/A ☐ **4.6** Provide notes addressing how lots with low wastewater service tolerances will be served. **(§154.22(B)(1)(i))**

N/A ☐ **4.7** Delineation of the Federal Emergency Management Association (FEMA) Special Flood Hazard Area as well as any hazards from adjacent detention facilities or as required by the city. **(§154.22(B)(1)(j))**

N/A ☐ **4.8** Identify (illustrate and label) easements and street stub-outs necessary to serve adjacent properties. **(§154.22(B)(1)(k))**

- Refer to adjacent recorded plats, any recorded easements, the City's plans, the City's Thoroughfare plan, the City's sidewalk plan, the City's Hike and Bike plan and all of the City's various utility Master Plans. **(§154.21(C)(2)(D)(2-3))**
- TXDOT required marginal access easement.
- Provide field notes and other documents for offsite easement and/or R.O.W. dedication.

☑ **4.9** Adjacent property information including present ownership, legal descriptions (recorded volume and page or subdivision Lot and Block) and property lines within 100 feet. **(§154.22(B)(1)(l))**

- This includes properties across the street from the plat area.

☑ **4.10** Primary control points or descriptions and ties to such control points to which all dimensions, angles, bearings, and similar data shall be referred. **(§154.22(B)(1)(m))**

☑ **4.11** The plat shall be located with respect to a corner of the surveyor tract, or an original corner of the original survey of which it is a part. Temporary benchmarks and NGS datum shall be described on each sheet. **(§154.22(B)(1)(m))**

☑ **4.12** Scale, basis of bearing and benchmarks (datum) and description shall all be clearly displayed on the plat. **(§154.22(B)(1)(n))**

☑ **4.13** Provide the minimum building setback lines on all lots and other sites. **(§154.22(B)(1)(p))**

☑ **4.14** All Final Plats, Replats, Minor Plats and Amending Plats shall have affixed to the first page of the plat sheets to be recorded a surveyor's certificate, in the following format **(§154.22(B)(1)(q)(1))**:

KNOW ALL MEN BY THESE PRESENTS:

That I, _____, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision and Property Development Regulations of the City of Harker Heights, Texas.

_____

Signature

_____

Texas Reg. No.

Section 4 – Plat Standards cont. *(check if provided; indicate NA if not applicable)*

☑ **4.15** All Final Plats and conditionally approved Final Plats, Replats, Minor Plats and Amending Plats shall have affixed to the first page of the plat sheets to be recorded a certificate of approval by the Planning and Zoning Commission, in the following format **(§154.22(B)(1)(q)(3))**:

Approved this_____day of _____, _____, by the Planning and Zoning Commission of the City of Harker Heights, Texas.

_____

Chairperson, Planning and Zoning Commission

_____

Secretary, Planning and Zoning Commission

☑ **4.16** All Final Plats and conditionally approved Final Plats, Replats, Minor Plats and Amending Plats shall have affixed to the first page of the plat sheets to be recorded a certificate of approval by the City Council, in the following format **(§154.22(B)(1)(q)(4))**:

Approved this_____day of _____, _____, by the City Council of the City of Harker Heights, Texas.

_____

Mayor

_____

City Secretary

N/A ☐ **4.17** All Replats, Minor Plats and Amending Plats without conditional approval shall have affixed to the first page of the plat sheets to be recorded a certificate of approval by the Director of Planning and Development, in the following format **(§154.22(B)(1)(q)(5))**:

Approved this_____day of _____, _____, by the Director of Planning and Development of the City of Harker Heights, Texas.

_____

Director of Planning and Development

_____

City Secretary

☑ **4.18** All Final Plats, Replats, Minor Plats and Amending Plats shall have affixed to the first page of the plat sheets to be recorded a tax certificate block, in the following format **(§154.22(B)(1)(q)(6))**:

The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas, does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this _____ day of _____, _____, A.D.

Bell County Tax Appraisal District

By: _____

☑ **4.19** All Final Plats, Replats, Minor Plats and Amending Plats shall have affixed to the first page of the plat sheets to be recorded a recordation block, in the following format **(§154.22(B)(1)(q)(7))**:

FILED FOR RECORD this _____ day of _____, _____, in Cabinet _____ , Slide(s)_____, Plat Records of Bell County, Texas. Dedication instrument in Instrument # _____, Deed Records of Bell County, Texas.

Section 4 – Plat Standards cont. *(check if provided; indicate NA if not applicable)*

☑ **4.20** An original certificate of ownership and of dedication of all streets, alleys, easements, and lands to public use forever, signed and acknowledged before a notary public by the owner of the land, shall appear on the face of the Plat, containing complete and accurate description of the property being platted and public dedications. **(§154.22(B)(1)(q)(2))**

Section 5 – Engineering Drawing Standards *(check if provided; indicate NA if not applicable)*

☑ **5.1** Preliminary Engineering Drawings are sealed by a Texas Licensed Professional Engineer. **(§154.22(B)(2))**

☑ **5.2** Sheet sizes shall be a 22" x 34" black and white drawing in landscape view at a scale of 1-inch = 100 feet. **(§154.22(B)(2))**

☑ **5.3** Comply with the standards of design and requirements in the current edition of the North Central Texas Council of Governments' Standard Specifications for Public Works Construction and the City of Harker Heights' Code of Ordinances. **(§154.22(B)(2), §154 and Title XV.)**

☑ **5.4** Title block on each page includes: the proposed subdivision name, phase(s), block numbers, lot numbers, current legal description, acreage, name/address of property owner, name/address of surveyor, name/address of engineer, date of survey, date of preparation, page content title. **(§154.22(B)(2)(a))**

☑ **5.5** Lot layout with the area in square feet of each proposed lot annotated. **(§154.22(B)(2)(b))**

☑ **5.6** Provide a Water Layout Plan and details that include locations and labeling of the following **(§154.22(B)(2)(c)):**

- water service connections
- pipe diameters
- valve locations
- fire hydrants
- flush assemblies

N/A ☐ **5.7** Provide fire flow and water design sealed explanation and verification that proves fire flow and designed flow that meets state regulatory and technical code requirements can be provided. **(§154.22(B)(2)(c))**

☑ **5.8** Provide a Sewer Layout Plan and profiles that includes details, specifications, and locations and labeling of the following **(§154.22(B)(2)(d) and §154.22(B)(2)(r)):**

- sewer service connections
- pipe diameters
- cleanouts
- manholes & special manholes

N/A ☐ **5.9** Provide wastewater system design and lift station capacity sealed explanation and detailed engineering verification that proves designed flow that meets state regulatory and technical code requirements can be serviced. **(§154.22(B)(2)(d))**

Section 5 – Engineering Drawing Standards cont. *(check if provided; indicate NA if not applicable)*

N/A ☐ **5.10** Provide Street Plan and profiles that includes paving details, a traffic control plan, and locations and labeling of the following **(§154.21(C)(2)(d)):**

- 9-1-1 approved street names
- roadway classification
- ROW width
- sidewalk width
- alley width (if applicable)
- access easements (passage, trash, etc.)
- fire lanes (if applicable)
- Major thoroughfare plans and profiles shall be drawn at a scale of one inch equals two feet vertically and one inch equals 20 feet horizontally. Minor streets and easement plans and profiles shall be drawn at a scale of one inch equals five feet vertically and one inch equals 50 feet horizontally or one inch equals four feet vertically and one inch equals 40 feet horizontally. Label each plan sheet as to street widths, right-of-way widths, pavement width and thickness, type of roadway materials, curbs, intersection radii, curve data, stationing, existing utilities type and location. Stationing must run from left to right, except for short streets or lines originating from a major intersection where the full length can be shown on a single plan and profile sheet. **(§154.22(B)(2)(m))**

N/A ☐ **5.11** Provide a street light layout. **(§154.22(B)(2)(f))**

N/A ☐ **5.12** Display natural ground profiles of each right-of-way or easement line. Centerline profiles will be satisfactory for right-of-way or easements, except where there is a difference of 0.50 foot or more from one right-of-way or easement line to the other line measured parallel at any point along the right-of-way or easement. **(§154.22(B)(2)(g))**

N/A ☐ **5.13** Provide a Stormwater Drainage Plan that includes locations and labeling of the following **(§154.22(B)(2)(h-k), §154.22(B)(2)(q) and §154.22(B)(2)(r)):**

- Storm water plan and profiles of culverts and channels with specifications and details.
- A grading plan with two-foot contours with delineated drainage basins. Existing contours at intervals of two feet for grades up to 5% and not more than five feet for grades over 5%;
- A drainage/ stormwater design sealed explanation and detailed engineering verification for all stormwater infrastructure that proves no adverse impact and that meets federal & state regulatory requirements, Chapter 158, the adopted Drainage Design Criteria, and technical code requirements.
- A grading, erosion, and sedimentation control plan.
- Details for all stormwater structures to include but not limited to flow line elevations, directional flow, ponds, channels, gully crossings, streams, etc.
- Include FEMA special flood hazard area boundaries (if applicable), FEMA base flood elevations (if applicable), watercourses, railroads, and other physical features on or adjacent to the site.

N/A ☐ **5.14** Illustrate and annotate the location and size of all existing and/or proposed city utilities, and all others where known. All city utility lines six inches in diameter or larger within the right-of-way shall be shown on the profile view. All utility lines, regardless of size, should be shown in the plan view, where known. **(§154.22(B)(2)(l))**

Section 5 – Engineering Drawing Standards cont. *(check if provided; indicate NA if not applicable)*

N/A ☐ **5.15** Texas Department of Transportation (TXDOT) approvals for driveway and drainage into their jurisdiction, if applicable. **(§154.22(B)(2)(n))**

N/A ☐ **5.16** Illustrate and annotate existing conditions such as marshes, wooded areas, buildings, and other significant features. **(§154.22(B)(2)(o))**

N/A ☐ **5.17** Illustrate and annotate significant features on adjacent properties such as slopes, structures, and power lines. **(§154.22(B)(2)(p))**

N/A ☐ **5.18** Designs conform with the City's engineering standards and specifications, City Ordinances, City Standards, City's plans, the City's Thoroughfare plan, the City's sidewalk plan, the City's Hike and Bike plan and all of the City's various utility Master Plans. **(§154.22(C)(2) and §154.22(B)(2)(r)):**

- Utilize standard engineering scales for the preliminary engineering drawings.
- For special structures and standard details use vertical and horizontal scales that are equal to each other.

N/A ☐ **5.19** Station all points of curvature (P.C.'s), point of tangency (P.T.'s) radius returns and grade change point of intersection (P.I.'s) in the profile with their respective elevations. **(§154.22(B)(2)(r))**

Section 6 – Other Requirements (*check if provided; indicate NA if not applicable)*

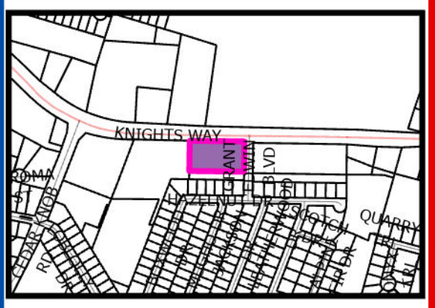
N/A ☐ **6.1** Provide a guarantee of performance, a local unconditional letter of credit, or performance bond for all portions of public infrastructure construction that are not completed at the time of Plat submittal. **(§154.22(B)(4), and §154.23)**

- Sealed Engineer's detailed Opinion of Probable Cost
- Construction Plans for public infrastructure that have been released for construction by the City.

N/A ☐ **6.2** Provide any special zoning requirements for those lots within the current City Limits. **(§155)**

- This is typically for parcels with conditional use permits, planned development zoning, or for those within the City's Overlay District.

Bluebonnet Spirits Addition Location



Bluebonnet Spirits Addition

1419
1430
1440
KNIGHTS WAY
GRANT EDWIN BLVD
HAZELNUT DR
BOXWOOD DR
MUGHO DR
JACKSON DR
2501
2503
2505
2500
1501
1503
1505
1507
1509
1511
1513
1515
1517

0 50 100 200 Feet

City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
www.harkerheights.gov

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.

DEDICATION INSTRUMENT FOR BLUEBONNET SPIRITS ADDITION A SUBDIVISION IN THE CITY OF HARKER HEIGHTS BELL COUNTY, TEXAS

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BELL §

That Bluebonnet Spirits, LLC, being the owner of that certain **2.299 acre** in the Lucy D. Odell Survey, Abstract No. 644 in the City of Harker Heights, Bell County, Texas, being the same tract as the BlueBonnet Spirits, LLC. 2.299-acre tract, recorded in Instrument Number 2024039070, Real Property Records of Bell County, Texas, does hereby name and designate said tract as **BLUEBONNET SPIRITS ADDITION**, a subdivision within the City of Harker Heights, Bell County, Texas and does hereby adopt the attached map and plat thereof and does hereby agree that all future sales and conveyances of said property shall be by reference to said plat and dedication.

GRANTOR does hereby grant, convey, and transfer the drainage and utility easements shown on said plat to the 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.

GRANTEE shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, included but not limited to, the free right of ingress or egress over and across the roads, streets, easements, and rights of way to construct, reconstruct, remove, and maintain same.

To have and to hold said right-of-way and easements unto said GRANTEE, and the undersigned hereby binds themselves, their heirs, administrators, executors, successors and assigns, to warrant and forever defend all and singular said premises unto the said GRANTEE against every person whomsoever lawfully claiming or to claim the same or any part thereof.

(Signatures are on the next page)

DEDICATION INSTRUMENT FOR
BLUEBONNET SPIRITS ADDITION
A SUBDIVISION IN THE CITY OF HARKER HEIGHTS
BELL COUNTY, TEXAS

EXECUTED this the _____ day of _____, 20____.

For: **Bluebonnet Spirits, LLC** aka **Manish Pradhan**

_____
Manish Pradhan
Owner

STATE OF TEXAS §

COUNTY OF BELL §

Before me, the undersigned authority, on this day personally appeared **Manish Pradhan** 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 owner of the property described hereon.

_____
NOTARY PUBLIC STATE OF TEXAS

Mitchell & Associates, Inc.

Civil Engineering & Land Surveying

Bluebonnet Spirits Addition
25-044-S, FB 2047/34

FIELD NOTES for a **2.299 Acre** tract in Bell County, Texas, part of the Lucy D. Odell Survey, Abstract No. 644, Harker Heights, Bell County, Texas. Being the same tract as the BlueBonnet Spirits, LLC. 2.999 acre tract, recorded in Instrument Number 2024039070, Real Property Records of Bell County, Texas.

BEGINNING at a found 5/8" Iron Rod with acs cap in the south line of F.M. No. 2410, being the northwest corner of the BlueBonnet 2.299 acre tract, being the northeast corner of Fitzgerald Addition, recorded in Plat Yer 2014, Plat No. 67, Plat Records of Bell County, Texas, for the northwest corner of this tract.

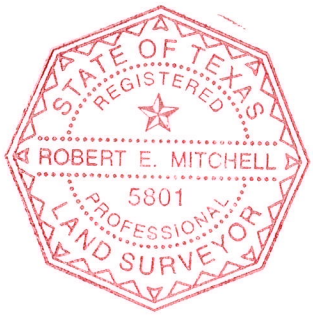
THENCE with the north line of the BlueBonnet 2.299 acre tract, **S. 88° 54' 54" E., 425.71 feet,** *(Deed S. 88° 55' 30" E., 425.78 feet),* and the south line of F.M. 2410, to a found 1/2" Iron Rod at the southwest intersection of F.M. 2410 and Grant Edwin Boulevard, being the northeast corner of the BlueBonnet 2.299 acre tract, for the northeast corner of this tract.

THENCE with the east line of 2.299 acre tract, **S. 01° 06' 29" W., 235.16 feet,** *(Deed S. 01° 07' 17" W., 235.23 feet),* and the west line of Grant Edwin Boulevard, to a found 5/8" iron rod with acs cap, being the southeast corner of the Bluebonnet 2.299 acre tract, and the northeast corner of Tract C, Evergreen Estates Phase 1, recorded in Cabinet D, Slide 155-B & C, Plat Records of Bell County, Texas, for the southeast corner of this tract.

THENCE with the south line of 2.299 acre tract, **N. 88° 54' 22" W., 426.09 feet,** *(Deed N. 88° 54' 22" W., 426.11 feet),* and the north line of Tract C, Evergreen Estates Phase 1, to a found 5/8" iron rod with acs cap, in the east line of Fitzgerald Addition, being the southwest corner of the BlueBonnet 2.299 acre tract, for the southwest corner of this tract.

THENCE with the west line of the BlueBonnet 2.299 acre tract, **N. 01° 12' 00" E., 235.09 feet,** *(Deed N. 01° 12' 05" E., 235.09 feet),* and the east line of Fitzgerald Addition, to the **POINT OF BEGINNING** containing **2.299 Acres.**

Bearings are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96), as determined by Leica Texas SmartNet GPS observations. All distances are grid distance. The scale factor is 0.99988418.
Field work commenced on April 28, 2025.
A Survey Drawing accompanies this description.



Robert E. Mitchell, PE, PLS
Professional Land Surveyor, No. 5801
Date of Survey: May 16, 2025

All Rights Reserved © Mitchell & Associates, Inc. 2025

BLUEBONNET SPIRITS ADDITION

KNOW ALL MEN BY THESE PRESENTS, that **Bluebonnet Spirits, LLC** aka **Manish Pradhan**, whose address is **3393 Vineyard Trail, Harker Heights, TX, 76548**, being the owner of that certain **2.299 acres** in the City of Harker Heights, Bell County, Texas, part of the Lucy D. Odell Survey, Abstract No. 644 in the City of Harker Heights, Bell County, Texas, being the same tract as the BlueBonnet Spirits, LLC. 2.299-acre tract, recorded in Instrument Number 2024039070, Real Property Records of Bell County, Texas, do hereby subdivide the herein described property into lots and blocks, according to the plat hereof, to be known as **BLUEBONNET SPIRITS ADDITION**, and made a part hereof, and approved by the City of Harker Heights, Bell County, Texas

Grantor do hereby grant, convey, and transfer, the drainage and utility easements shown on said plat 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.

For: **Bluebonnet Spirits, LLC** aka **Manish Pradhan**

_____
Manish Pradhan (Owner)

W I T N E S S the execution hereof, on this _____ day of _____, 20____.

Before me, the undersigned authority, on this day personally appeared: **Manish Pradhan**, 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 owner of the property described hereon.

_____
NOTARY PUBLIC STATE OF TEXAS

APPROVED this the _____ day of _____, 20____ by the Planning and Zoning Commission of the City of Harker Heights, Texas.

_____
Chairperson, Planning and Zoning Commission

_____
Secretary, Planning and Zoning Commission

APPROVED this the _____ day of _____, 20____ by the City Council of the City of Harker Heights, Texas.

_____
Mayor

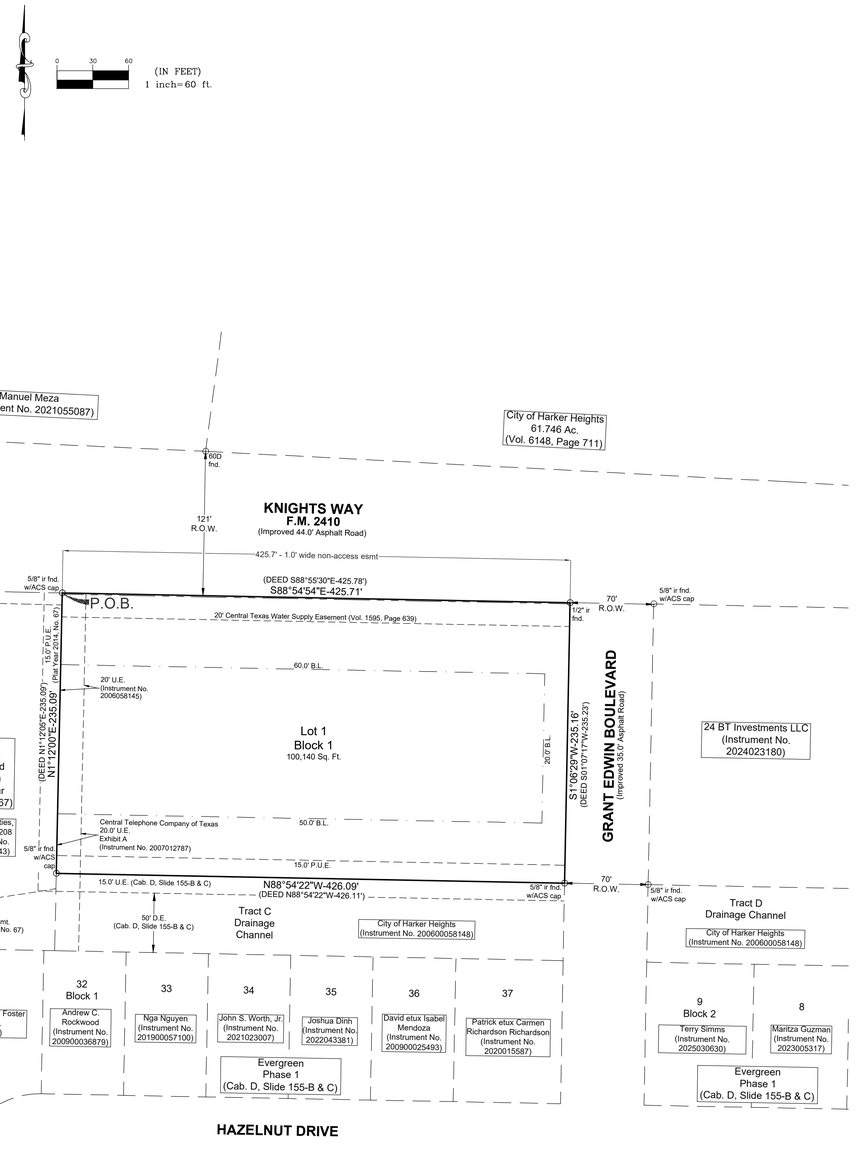
_____
City Secretary

KNOW ALL MEN BY THESE PRESENTS,

That I, Robert E. Mitchell do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision and Property Development Regulations of the City of Harker Heights, Texas.

Robert E. Mitchell,
Land Surveyor, No. 5801

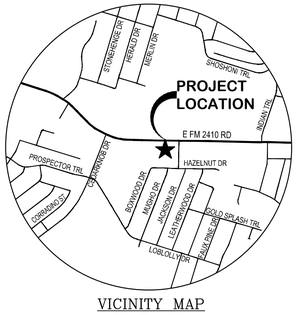
STATE OF TEXAS
ROBERT E. MITCHELL
5801
LICENSED PROFESSIONAL LAND SURVEYOR



NOTES

1. Bearings are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96), as determined by Leica Texas Smartnet GPS observations.
2. All distances are grid distance. The scale factor is 0.99988418
   ground distance = grid distance / scale factor.
3. This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C0295E, effective date September 26, 2008 for Bell County, Texas.
4. Encumbrances identified during the research for this survey have been shown. Additional recorded or unrecorded encumbrances may exist.
5. Ownership information shown hereon provided by county clerk, Bell County, Texas, as of October 16, 2026.
6. The plat shall be in compliance with the city's currently adopted zoning, construction standards, infrastructure design and development standards manual, drainage design manual, thoroughfare plan, and master plans, except as otherwise allowed by state law. In addition, the building setback lines for this tract shall be enforced at time of permitting for final site development, as required by the applicable zoning section of the city code of ordinances as related to the development of this tract, unless shown hereon.
7. Existing Land Use: Vacant
8. Zoning: B-4 (Secondary and Highway Business District).
9. Abbreviations:

B.L.	= building line	No.	= number
U.E.	= utility easement	Ac.	= acres
P.U.E.	= public utility easement	sq.	= square
esmt	= easement	ft.	= feet
ir	= iron rod	Trl	= Trail
ip	= iron pipe	Dr	= Drive
fnd	= found	St	= Drive
vol.	= volume	P.E.	= passage easement
Cab	= cabinet	R.O.W.	= right of way
		POB	= Point of Beginning



VICINITY MAP
SCALE: N.T.S.

TAX CERTIFICATE

The Bell County Tax Appraisal District, the taxing authority for all taxing entities in Bell County, Texas, does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this the _____ Day of _____, 20____.

BELL COUNTY TAX APPRAISAL DISTRICT

By: _____

COUNTY CLERK'S APPROVAL

FILED FOR RECORD this _____ day of _____, 20_____, Plat Records of Bell County, Texas, and Dedication Instrument # _____, Official Records of Real Property, Bell County, Texas.

_____
County Clerk

5/8" ir rod found with ACS cap for the northwest corner of this tract.
N = 10,356,589.928
E = 3,138,814.981
Elev. = 771.48'

No.	DATE	REMARKS	BY
		REVISIONS	

BLUEBONNET SPIRITS ADDITION

BEING 2.299 ACRES, OUT OF THE LUCY D. ODELL SURVEY, ABSTRACT No. 644
HARKER HEIGHTS, BELL COUNTY, TEXAS

SHEET TITLE: FINAL PLAT

PROPERTY OWNER:
Bluebonnet Spirits, LLC aka Manish Pradhan
3393 Vineyard Trail
Harker Heights, TX 76548

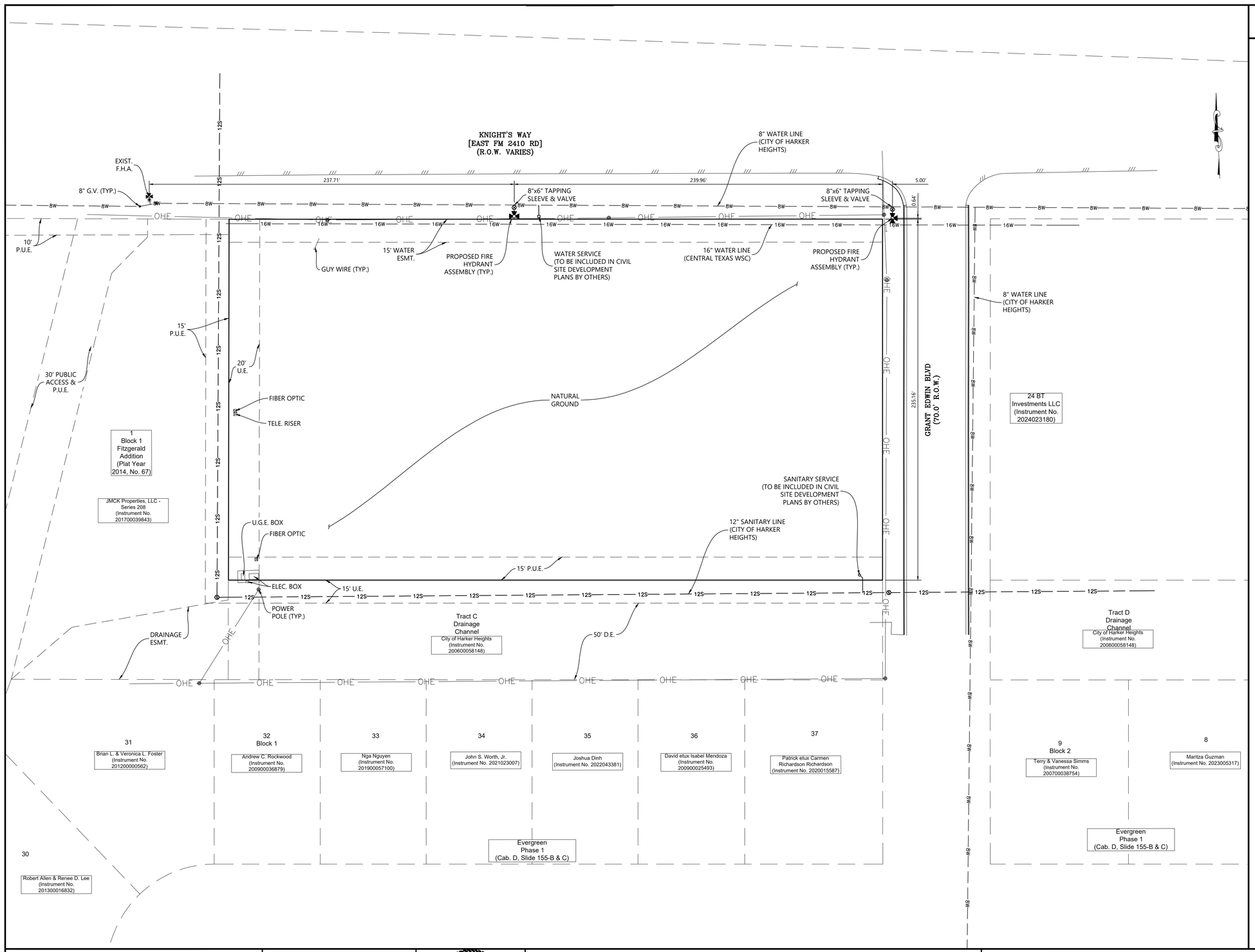
SURVEYOR/ENGINEER:
Mitchell & Associates, Inc.
P.O. Box 1088
Killeen, TX 76540

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
T. B. P. L. S. FIRM REGISTRATION NO. 100024-00

DWG No.	DRAWN BY:	DATE OF SURVEY:	DATE OF PREP:	SCALE:	PROPERTY ID	FB/LB:	1 LOT	AREA:
26-188-S	FRB	5/1/2025	10/20/2026	AS SHOWN	395066	254/734	BLOCK	2.299 Ac.

S:\SUBDIVISIONS\26-188-S (HV 2410 - Bluebonnet Spirits Addition - Final Plat - HH)\dwg\26-188-S Bluebonnet Spirits Addition - Final Plat.dwg 10/20/2026 3:34 PM

AGENDA ITEM #X.1.



NOTES

1. ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION , INCLUDING ALL AMENDMENTS ADOPTED THERETO PRIOR TO THE DATE OF APPROVAL OF THESE PLANS AND IN ACCORDANCE WITH THE STANDARD DRAWINGS OF THE CITY OF HARKER HEIGHTS, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL COMPLY WITH ALL CURRENT O.S.H.A. REQUIREMENTS REGARDING TRENCH SAFETY AND SHORING.
3. WATER AND SEWER SERVICES SHALL BE INSTALLED BY A LICENSED PLUMBER.
4. ALL WATER LINES SHALL BE AWWA C900, DR-18 PVC PIPE, UNLESS OTHERWISE NOTED.
5. ALL WATER MAINS SHALL HAVE A MINIMUM DEPTH OF COVER OF 42" BELOW FINISH GRADE.
6. FIRE HYDRANT SYMBOLS ARE FOR REPRESENTATION ONLY. FIRE HYDRANT ORIENTATION SHALL BE PER CITY OF HARKER HEIGHTS FIRE MARSHAL.
7. ALL FIELD BENDS SHALL BE PER PIPE MANUFACTURER RECOMMENDATIONS
8. ALL SEWER AND WATER LINE CROSSINGS SHALL COMPLY WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) CHAPTER 217, SUBCHAPTER C, CONVENTIONAL COLLECTION SYSTEMS AND TCEQ CHAPTER 290, SUBCHAPTER D, RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS.
9. 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.

CONSTRUCTION RELEASE
These documents are released for regulatory approval and construction.

No.	DATE	REMARKS	BY
2	11/12/2025	FH LOCATION	FRB
1	10/28/2025	WATER LINE & ESMT ALONG FM 2410	FRB

REVISIONS

STATE OF TEXAS
ACE RENEAU
136141
LICENSED
PROFESSIONAL ENGINEER
10/07/26

BLUEBONNET SPIRITS
FIRE HYDRANT ADDITION
HARKER HEIGHTS, BELL COUNTY, TEXAS

SHEET TITLE: UTILITY PLAN

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE STREET
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541 FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

DATE October 2026	AREA: 2.30 Ac.	REF.: *****
SCALE AS SHOWN	LOTS: **	DWG # 25-044-S
DWN BY: GDS	BLK: **	SHEET C03

S:\subdivisions\25-044-s (fm 2410 - Bluebonnet Spirits Addition - Preliminary Plat - Hh)\dwg\25-044-S - Plan - Utility (FH Addition).dwg

Parcel 0000393006

2027 | 2026 | 2025 | 2024 | 2023 | 2022 | 2021

Owners

BLUEBONNET SPIRITS LLC
3393 VINEYARD TRL
HARKER HEIGHTS, TX 76548-8847

GIS



Parcel Summary

Parcel ID	0000393006
Location	E FM 2410
Use Code	C2: VACANT COMMERCIAL LOT
Tax District	
Map Parcel	43B05
Acreage	2.299
Subdivision	E DAWSON
Lineage	Split from: 0000004952

Legal Description

A0258BC E DAWSON, A-0644 LUCY O'DELL, 4, ACRES 2.299

Value History

	2027	2026	2025	2024	2023	2022	2021
Building Value	N/A	$0	$0	$0	$0	$0	$0

	2027	2026	2025	2024	2023	2022	2021
Land Market Value	N/A	$385,556	$353,510	$354,927	$145,013	$145,013	$140,957
Land Ag Value	N/A	$0	$0	$0	$0	$0	$0
Market	N/A	$385,556	$353,510	$354,927	$145,013	$145,013	$140,957
Cap Loss	N/A	$0	$0	$180,911	$0	$0	$0
Taxable*	N/A	$385,556	$353,510	$174,016	$145,013	$145,013	$140,957

*Exemptions may affect this value, please see taxable value below to include exemption amounts

Property Deed History

Instrument / Official Record	Date	Type	V/I	Ownership
1 2024039070	2024-09-06	WARRANTY DEED	Vacant	Grantor: HEIGHTS EVERGREEN DEVELOPERS LTD Grantee: BLUEBONNET SPIRITS LLC
12	2005-06-23	CORRECTION DEED	Vacant	Grantor: MCLEAN COMMERCIAL LTD Grantee: HEIGHTS EVERGREEN DEVELOPERS LTD

Buildings

None

Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Acreage	Sq Ft
1936	HH2410SE	1936	.00	.00	100,144.44	SQ	2.30	100,144

2027 ARB Data

None

Personal Property

None

Notices of Appraised Value

2026

2027 Property Taxing Jurisdictions

Entity	Description	Market Value	Taxable Value	Tax Rate
CB	BELL COUNTY	N/A	N/A	0.31280

Entity	Description	Market Value	Taxable Value	Tax Rate
JCTC	CENTRAL TEXAS COLLEGE	N/A	N/A	0.09000
RRD	BELL COUNTY ROAD	N/A	N/A	0.01990
SKIL	KILLEEN ISD	N/A	N/A	0.87780
THH	CITY OF HARKER HEIGHTS	N/A	N/A	0.53000
WCLW	CLEARWATER U.W.C.D.	N/A	N/A	0.00223
	TOTALS			**1.83273**

Tax Details for this Parcel

View and pay taxes for this parcel

Disclaimer

All parcel data on this page is for use by the Bell County Appraisal District for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Bell County Assessor's Office as of November 10, 2026.

Mailing Address For ALL Locations:

P.O. Box 390
Belton, TX 76513

Hours of Operation:

Monday – Friday
8:00am – 4:45pm

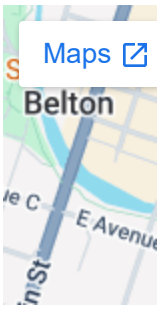
Board of Directors Appointed
Taxpayer Liaison Officer
Garret Ashby

Tax inquiries and other general inquiries:

Email Correspondence

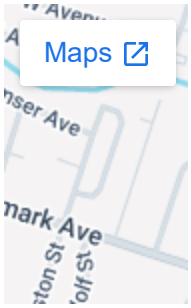
Belton Office:

411 E. Central Ave.
Belton, TX 76513
Phone: 254-939-5841



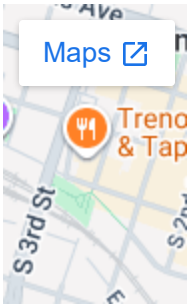
Killeen Office:

301 Priest Dr.
Killeen, TX 76541
Phone: 254-634-9752



Temple Office:

205 E. Central Ave.
Temple, TX 76501
Phone: 254-771-1108



BLUEBONNET SPIRITS ADDITION

P26-16 – Bluebonnet Spirits Addition – Final Plat

Plat Distributed to HH Staff & Public Utilities: 10/21/2026
Comments sent to Applicant 11/5/2026

No Response To Date – Comments may be forthcoming
Atmos
Brightspeed
KISD

Oncor
Please see attached document.

TXDOT

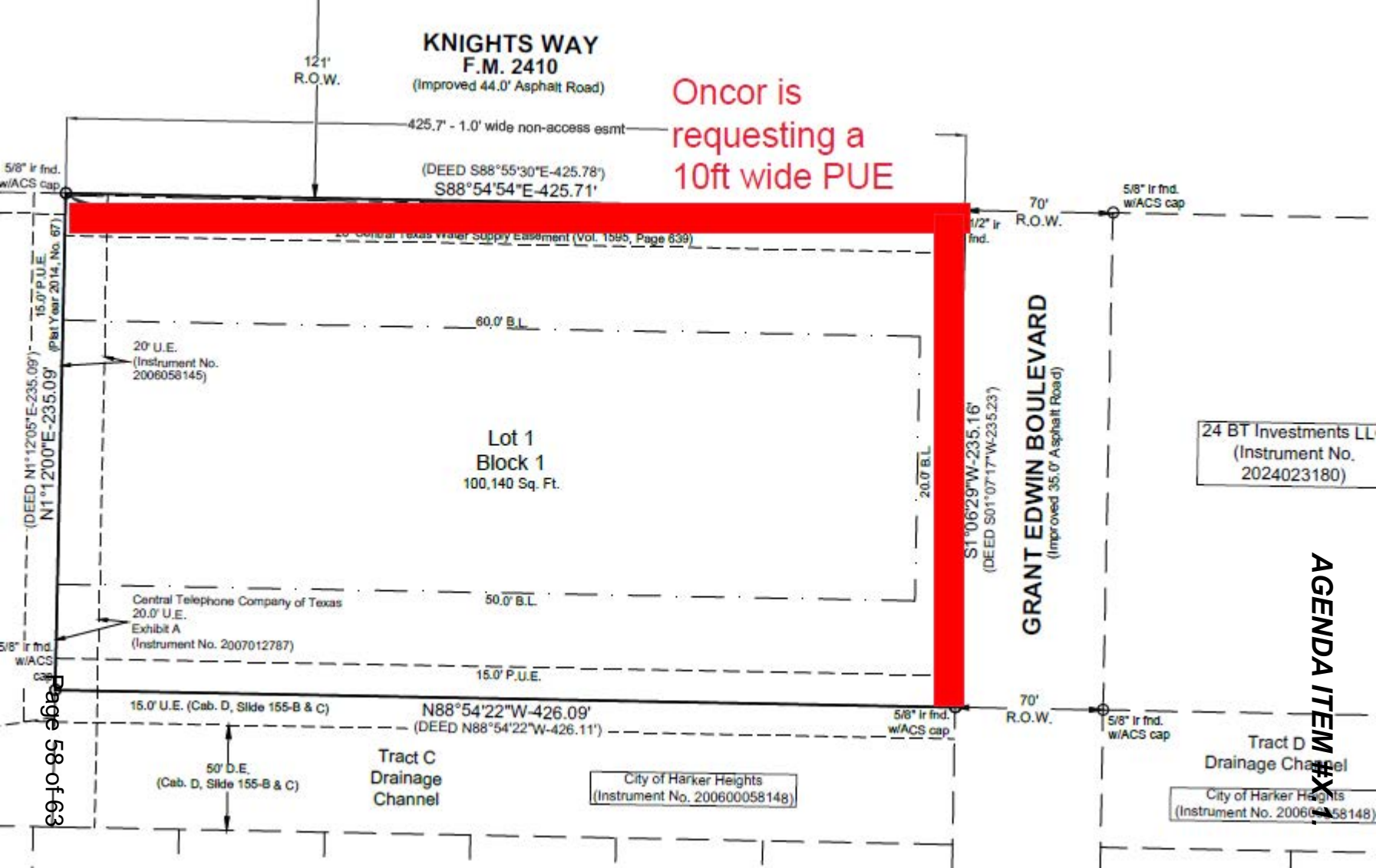
Fire Department
No comments.

Planning & Development
No comments.

Building Official
No comments.

Public Works
Prior to the recordation of the final plat:

1) An approved and issued public infrastructure permit will be required for the 2x Fire Hydrant Installation. This required permit application will need to be submitted utilizing the online permit portal, www.mgoconnect.org via "Construction Plans Application".
2) A Guarantee of Performance (via Performance Bond) will need to be submitted to, reviewed, and accepted by the City of Harker Heights Staff after issuance of the approved Public Infrastructure Permit §154.23(C)


KNIGHTS WAY
F.M. 2410
(Improved 44.0' Asphalt Road)
121'
R.O.W.
Oncor is requesting a 10ft wide PUE
425.7' - 1.0' wide non-access esmt
(DEED S88°55'30"E-425.78')
S88°54'54"E-425.71'
5/8" Ir fnd. w/ACS cap
70' R.O.W.
1/2" Ir fnd.
5/8" Ir fnd. w/ACS cap
Central Texas Water Supply Easement (Vol. 1595, Page 639)
15.0' P.U.E. (Plat Year 2014, No. 67)
60.0' B.L.
20' U.E. (Instrument No. 2006058145)
(DEED N1°12'05"E-235.09')
N1°12'00"E-235.09'
Lot 1
Block 1
100,140 Sq. Ft.
20.0' B.L.
S1°06'29"W-235.16'
(DEED S01°07'17"W-235.23')
GRANT EDWIN BOULEVARD
(Improved 35.0' Asphalt Road)
24 BT Investments LL
(Instrument No. 2024023180)
Central Telephone Company of Texas
20.0' U.E.
Exhibit A
(Instrument No. 2007012787)
50.0' B.L.
5/8" Ir fnd. w/ACS cap
15.0' P.U.E.
15.0' U.E. (Cab. D, Slide 155-B & C)
N88°54'22"W-426.09'
(DEED N88°54'22"W-426.11')
5/8" Ir fnd. w/ACS cap
70' R.O.W.
5/8" Ir fnd. w/ACS cap
50' D.E. (Cab. D, Slide 155-B & C)
Tract C
Drainage Channel
City of Harker Heights (Instrument No. 200600058148)
Tract D
Drainage Channel
City of Harker Heights (Instrument No. 200600058148)

City of Harker Heights
Planning & Development
305 Miller's Crossing
Harker Heights, TX 76548
planning@harkerheights.gov

Economic Development Report
OCTOBER 2026 DEVELOPMENT ACTIVITY REPORT

COMMERCIAL DEVELOPMENT

The City issued **zero (0)** new commercial permits within the month of October.

The City issued **zero (0)** commercial remodeling permits within the month of October.

To date in calendar year 2026 (January 1, 2026 - December 31, 2026) the City has issued a total of nineteen (19) commercial permits: three (3) new commercial permits, and sixteen (16) commercial remodeling permits.

RESIDENTIAL DEVELOPMENT

The City issued **zero (0)** permits for single-family residential construction within the month of October.

The City issued **zero (0)** permits for two-family (duplex) residential construction within the month of October.

To date in calendar year 2026 (January 1, 2026 - December 31, 2026) the City has issued a total of seventeen (17) residential permits: six (6) new single-family permits, eleven (11) new two-family permits, and zero (0) new multi-family permits.

POPULATION ESTIMATES

As of October 31, 2026, the estimated population for the City of Harker Heights is **36,263** residents. According to the US Census, the population as of April 1, 2020, was 33,097 residents. Since that time, we have added 1,066 new water accounts with an average household size of 2.97.

P&Z Related City Council Actions

October 27, 2026 – November 3, 2026

October 27, 2026 (Regular Meeting)

- Annexation (134.05 acres)

November 3, 2026 (Special Meeting)

- P&Z/BSC, ZBA, CIAC Board Appointments
- The Sanctuary at Harker Heights Preliminary Plat
  - Conditionally Approved
- Ranger Top Addition Final Plat
  - Conditionally Approved

2027 Planning & Zoning Commission/Building Standards Commission
Effective January 1, 2027

MEMBER NAME	SERVING UNEXPIRED TERM	1st FULL TERM	2nd FULL TERM
Natalie R. Austin		1/2022 - 1/2025	1/2025 - 1/2028
Geri Schwartzman		1/2025 - 1/2028	
Bary Heidtbrink		1/2022 - 1/2025	1/2025 - 1/2028
Angelina Seyler		1/2027 - 1/2030	
Elizabeth McDaniel		1/2023 - 1/2026	1/2026 - 1/2029
Trisha Ratliff		1/2026 - 1/2029	
Dr. Claudette Morgan-Scott		1/2027 - 1/2030	
Sharan Dockery	(For Michael Stegmeyer) 1/2026 - 1/2028		
Frank Stewart		1/2024 - 1/2027	1/2027 - 1/2030

ALTERNATES: Serve 3-year terms in the order specified by Council. If a vacancy occurs, the first eligible alternate will fill the unexpired term.

Alt. #	ALT. MEMBER NAME	SERVING UNEXPIRED TERM	1st FULL TERM	2nd FULL TERM
1	Kaya Gearhard		1/2027 - 1/2030	
2	Rob Robinson		1/2027 - 1/2030	
3	Sean Allison	(For Angelina Seyler) 1/2027 - 1/2029		
4	William O Britt	(For Claudette Morgan-Scott) 1/2027 - 1/2029		

2027 Planning & Zoning Calendar

SUBMITTAL DATE *FOR ALL REZONING & PLATS/PLANS* Must be submitted on the date listed below between the hours of 7 A.M. and 6 P.M.	P&Z MEETING DATE Last Wednesday of every month at 5:30 P.M.	CITY COUNCIL MEETING DATE Tuesdays at 5:00 P.M.
N/A	January 13, 2027 *TRAINING WORKSHOP ONLY*	N/A
December 29, 2026	January 27, 2027	February 9, 2027
January 26, 2027	February 24, 2027	March 9, 2027
March 2, 2027	March 31, 2027	April 13, 2027
March 30, 2027	April 28, 2027	May 11, 2027
April 27, 2027	May 26, 2027	June 8, 2027
June 1, 2027	June 30, 2027	July 13, 2027
June 29, 2027	July 28, 2027	August 10, 2027
July 27, 2027	August 25, 2027	September 14, 2027
August 31, 2027	September 29, 2027	October 19, 2027
September 28, 2027	October 27, 2027	November 9, 2027
October 19, 2027	November 17, 2027	December 14, 2027
N/A	January 12, 2028 *TRAINING WORKSHOP ONLY*	N/A

The following Committee/Commissions will also meet on P&Z meeting dates when required: Building Standards Commission

City of Harker Heights Planning & Development Calendar | 2027

January						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

March						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

April						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

May						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

June						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

July						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

August						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

September						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

October						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

November						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

December						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Development Team/Applicant Meetings

	Pre-Development Meetings (New/Re-Development)*
	Pre-Application Meetings (Rezoning/CUP/Plats/Permits)*

Zoning Board of Adjustment Dates

	ZBA Submittal Deadline
	ZBA Meeting Date (5:30PM)

Planning & Zoning Dates

	P&Z Submittal Date (Rezoning/CUP/Plats)
	P&Z Meeting Date (5:30PM)**
	City Council Meeting Date (5PM)

Office Closed

	Holiday/Observed Holiday
	Weekends

*Pre-Development and Pre-Application Meetings will be available in 1-hour blocks from 8:00–11:00 A.M. and 2:00–5:00 P.M.
**Building Standards Commission (BSC) meetings will be held as needed on scheduled Planning & Zoning (P&Z) meeting dates.