



**Harker  
Heights**

**Harker Heights  
Planning and Zoning  
Commission Meeting**

**Wednesday,  
October 31, 2018  
6:00 P.M.**



**PLANNING & ZONING COMMISSION  
MEETING AGENDA  
HARKER HEIGHTS CITY HALL  
WEDNESDAY, OCTOBER 31, 2018 – 6:00 P.M.**

Notice is hereby given that, beginning at 6:00 P.M. on October 31, 2018, and continuing from day to day thereafter if necessary the Planning and Zoning Commission (P&Z) of the City of Harker Heights, Texas will hold a Meeting in the Kitty Young Council Chambers of the Harker Heights City Hall at 305 Millers Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following agenda:

**MEETING AGENDA**

- I.** Convene Regular Meeting of the Planning and Zoning Commission and establish a quorum.
- II.** Approval of Minutes from the Regular Planning and Zoning Meeting(s) held on:
  1. August 29, 2018.
  2. September 26, 2018.
- III.** Recognition of Affidavits for Conflict-of Interest.
- IV.** Report on Development Activity.
- V.** Report on City Council actions results of the October 11, 2018 meeting.
- VI.** Public Hearings:
  1. **Z18-13** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to adjust design requirements for an existing storage business on property designated as B-5 (General Business District), on property described as P T C Addition, Block One (1), Lot Four (4), PT 3, 5.394 acres, Property ID# 234364, generally located at 1174 S. Amy Lane, Harker Heights, Bell County, Texas.
  2. **Z18-14** Conduct a public hearing to discuss and consider recommending an ordinance to modify the Planned Development – Mixed Use (PD-M) Conditions from a base residential zoning of R-2 (Two Family Dwelling District) and R-3 (Multi-Family Dwelling District) to PD-M to allow R-1 (One-Family Dwelling District), on properties described as A0179BC J M CROSS, 3-3-1, ACRES 1.504, Property ID# 127920, A0179BC J M CROSS, ACRES 2.097, Property ID# 198358, A0179BC J M CROSS, 3-3, ACRES 9.469, Property ID# 38947, and A0179BC J M CROSS, 3-3-2, ACRES 6.949, Property ID# 127921, generally located at 12590 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas.

3. **Z18-15** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow an Accessory Dwelling Unit to be occupied by a relative, on property described as Leasure Addition, Block One (1), Lot One (1), Acres 1.432, Property ID# 408903, generally located at 1801 Ponca Trace, Harker Heights, Bell County, Texas.
4. **Z18-16** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow a masonry clad manufactured home on property described as Five Feathers Addition, Block One (1), Lot Two (2), Property ID# 185944, generally located at 2004 Warriors Path, Harker Heights, Bell County Texas.

**VII.** New Business:

1. **Z18-122** Discuss and consider a request for Preliminary Final approval on property described as A0511BC H B LITTLEFIELD, 2, ACRES 32.302, Property ID# 457537, generally located north of Pontotoc Trace to the west of Warriors Path in Harker Heights, Bell County, Texas.

**VIII.** Citizens to be heard.

**IX.** Reports from Commissioners.

**X.** Staff Comments.

1. Discuss Holiday Schedule for Fiscal Year 2018-2019.

**XI.** Adjournment.

**Posted: October 26, 2018**

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

*Ty Hendrick*

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***Ty Hendrick***  
***Planning and Development Administrative Assistant***



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4. **Z18-16** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow a masonry clad manufactured home on property described as Five Feathers Addition, Block One (1), Lot Two (2), Property ID# 185944, generally located at 2004 Warriors Path, Harker Heights, Bell County Texas.

**VII.** New Business:

1. **Z18-122** Discuss and consider a request for Preliminary Final approval on property described as A0511BC H B LITTLEFIELD, 2, ACRES 32.302, Property ID# 457537, generally located north of Pontotoc Trace to the west of Warriors Path in Harker Heights, Bell County, Texas.

**VIII.** Citizens to be heard.

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**X.** Staff Comments.

1. Discuss Holiday Schedule for Fiscal Year 2018-2019.

**XI.** Adjournment.

**Posted: October 26, 2018**

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

*Ty Hendrick*

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***Ty Hendrick***  
***Planning and Development Administrative Assistant***



Minutes of the Regular Meeting of the Harker Heights  
Planning & Zoning Commission held at the City Hall Building,  
October 31, 2018

Present:	Larry Robison	Chairman
	Darrel Charlton	Vice-Chair
	Stephen Watford	Commissioner
	Kay Carey	Commissioner
	Jan Anderson	Commissioner
	Noel Webster	Secretary
Absent:	Kendall Cox	Alternate-Commissioner
	Joshua McCann	Commissioner
Staff:	Joseph Molis	Director of Planning & Development
	Ty Hendrick	Planning Administrative Assistant
	Courtney Peres	Senior Planner
	Dan Phillips	GIS Analyst/Planner
	Brad Alley	Fire Marshal

A quorum was established and the meeting was called to order at 6:00 P.M.

The first item on the agenda was the approval of the minutes from the August 29, 2018 and September 26, 2018 meetings. Commissioner Webster made the motion to approve both meeting minutes and Commissioner Charlton seconded the motion. The motion passed unanimously (6-0).

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

Next, Mr. Molis presented the update on development activity for the City. He stated the City issued two (2) commercial construction permits, seven (7) single-family residential construction permits, and zero (0) duplex for the month of October.

Next was the report on City Council actions regarding recommendations resulting from the August 29, 2018 Planning and Zoning Commission meeting.

Next under Public Hearings, Mr. Molis presented **Z18-13**; Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to adjust design requirements for an existing storage business on property designated as B-5 (General Business District), on property described as P T C Addition, Block One (1), Lot Four (4), PT 3, 5.394 acres, Property ID# 234364, generally located at 1174 S. Amy Lane, Harker Heights, Bell County, Texas.

Chairman Robison then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. There was no one present to speak for or against the agenda item. The applicant's representative, Shanna Komperda, of 1220 Pawnee Dr., Killeen TX, 76541 was present to answer any questions.

Chairman Robison then closed the public hearing. Members of the commission then discussed the request with City Staff and the applicant. Chairman Robison asked for a motion to recommend approval or disapproval for agenda item Z18-13. Commissioner Anderson made a motion for approval based upon staff's recommendations. Commissioner Watford seconded the motion. The motion passed unanimously (6-0).

The second item under Public Hearing, Mr. Molis presented **Z18-14**; Conduct a public hearing to discuss and consider recommending an ordinance to modify the Planned Development – Mixed Use (PD-M) Conditions from a base residential zoning of R-2 (Two Family Dwelling District) and R-3 (Multi-Family Dwelling District) to PD-M to allow R-1 (One-Family Dwelling District), on properties described as A0179BC J M CROSS, 3-3-1, ACRES 1.504, Property ID# 127920, A0179BC J M CROSS, ACRES 2.097, Property ID# 198358, A0179BC J M CROSS, 3-3, ACRES 9.469, Property ID# 38947, and A0179BC J M CROSS, 3-3-2, ACRES 6.949, Property ID# 127921, generally located at 12590 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas.

Chairman Robison then opened the public hearing and asked if there was anyone present to speak in favor or against the agenda item. Steve Costa of 12680 FM 2410 Harker Heights, Texas, spoke out against the request. Rob Robinson of 921 Rattlesnake Rd. Harker Heights, TX, asked several questions of the commissioners. The applicant, Bobby Whitson, was present to answer any questions that were posed. Chairman Robison closed the public hearing.

Chairman Robison and members of the commission then discussed the request with the applicant and Mr. Molis. Chairman Robison asked for a motion to recommend approval or disapproval of agenda item Z18-14. Commissioner Anderson made a motion to approve the agenda item based on staff's recommendations. Commissioner Carey seconded the motion. The motion passed unanimously (6-0).

The third item under Public Hearing, Mr. Molis presented **Z18-15**; Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow an Accessory Dwelling Unit to be occupied by a relative, on property described as Leasure Addition, Block One (1), Lot One (1), Acres 1.432, Property ID# 408903, generally located at 1801 Ponca Trace, Harker Heights, Bell County, Texas.

Chairman Robison then opened the public hearing and asked if there was anyone present to speak in favor or against the agenda item. There was no one present to speak for or against the agenda item. The applicant's representative, Ace Reneau, with Mitchell &

Associates was present to answer any questions. Chairman Robison then closed the public hearing.

Chairman Robison asked for a motion to recommend approval or disapproval for agenda item Z18-15. Commissioner Watford made a motion to approve the agenda item based on staff's recommendations. Commissioner Charlton seconded the motion. The motion passed unanimously (6-0).

The fourth item under Public Hearing Mr. Molis presented **Z18-16**; Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow a masonry clad manufactured home on property described as Five Feathers Addition, Block One (1), Lot Two (2), Property ID# 185944, generally located at 2004 Warriors Path, Harker Heights, Bell County Texas.

Chairman Robison then opened the public hearing and asked if there was anyone present to speak in favor or against the agenda item. There was no one present to speak for or against the agenda item. The applicant's representative, Larry Pilkey, of 806 Doubles Court, Harker Heights, Texas, was present to answer any questions. Chairman Robison then closed the public hearing.

Chairman Robison asked for a motion to recommend approval or disapproval for agenda item Z18-16. Commissioner Charlton made a motion to approve the agenda item based on staff's recommendations. Commissioner Anderson seconded the motion. The motion passed unanimously (6-0).

Under New Business, Mr. Molis presented **P18-122**; Discuss and consider a request for Preliminary Plat approval on property described as A0511BC H B LITTLEFIELD, 2, ACRES 32.302, Property ID# 457537, generally located north of Pontotoc Trace to the west of Warriors Path in Harker Heights, Bell County, Texas.

Chairman Robison then opened the public hearing and asked if there was anyone present to speak in favor or against the agenda item. There was no one present to speak for or against the agenda item. The applicant's representative, Adam Rich, of Killeen ISD and the applicant's representative, Elias Hidad, with Cunningham & Allen Civil Engineers were both present to answer any questions.

Chairman Robison asked for a motion to recommend approval or disapproval agenda item P18-122. Commissioner Carey made a motion to approve the agenda item based on staff's recommendations. Commissioner Webster seconded the motion. The motion passed unanimously (6-0).

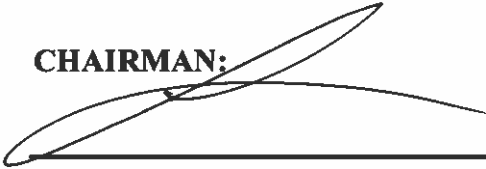
Chairman Robison asked if there were any Citizens to be heard. Ms. Nancy Sweet from 96-B Gehler Circle, Nolanville, TX 76559 spoke.

Chairman Robison asked if there were any staff comments. Mr. Molis stated that there needed to be discussion pertaining to the Fall 2018 holiday schedule.



Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 7:25 P.M.

**CHAIRMAN:**



**DATE:**

12-5-18

**ATTEST SECRETARY:**



**DATE:**

12-5-18



## PLANNING AND ZONING COMMISSION MEMORANDUM

### AGENDA ITEM #III

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FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: OCTOBER 31, 2018

Recognize Affidavits for Conflict-of-Interest – Joseph Molis, Director of Planning & Development



**PLANNING AND ZONING  
COMMISSION MEMORANDUM**

**AGENDA ITEM #IV**

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**FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT**  
**DATE: OCTOBER 31, 2018**

Report on Development Activity – Courtney Peres.



## PLANNING AND ZONING COMMISSION MEMORANDUM

### AGENDA ITEM #V

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FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: OCTOBER 31, 2018

At the regular called meeting of the Planning and Zoning Commission held August 29, 2018, the Commission forwarded the items below to the City Council at their regular meeting on September 11, 2018.

**Z18-11** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-4 (Secondary and Highway Business District) on property described as a 5.5 acre tract of land in Bell County, Texas, being part of the Uriah Hunt Survey, Abstract No. 401, and the land herein described being part of a called 44.337 acre tract conveyed to Anderson Ortega, Jr. and wife, Janie J. Ortega, of record in Volume 1985, Page 253, Deed Records of Bell County, Texas, identified as Property ID# 81043, generally located at 13950 E. Knights Way, Harker Heights, Bell County, Texas.

**Planning and Zoning Commission – Approved (6-0)**  
**City Council – Approve (5-0)**

**Z18-12** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-1M (One-Family Manufactured Dwelling District) on property described as FIVE FEATHERS ADDITION, BLOCK 001, LOT 0002, identified as Property ID# 185944, generally located at 2004 Warriors Path , Harker Heights, Bell County, Texas.

**Planning and Zoning Commission – Approved (6-0)**  
**City Council – Denied (5-0)**

**P18-120** Discuss and consider a request for Preliminary/Final Plat approval on property described as 5.5 Acre tract of land in Bell County, Texas, being part of the Uriah Hunt Survey, Abstract No. 401, and the land herein described being part of a called 44.337 acre tract conveyed to Anderson Ortega, Jr. and wife, Janie J. Ortega, of record in Volume 1985, Page 253, Deed Records of Bell County , Texas, identified as Property ID# 81043, generally located at 13950 E. Knights Way, Harker Heights, Bell County, Texas.

**Planning and Zoning Commission – Approved (6-0)**  
**City Council – Approve (5-0)**



## PLANNING AND ZONING COMMISSION MEMORANDUM

**Z18-13**

**AGENDA ITEM VI-1**

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT  
DATE: OCTOBER 31, 2018

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT (CUP) TO ADJUST DESIGN REQUIREMENTS FOR AN EXISTING STORAGE BUSINESS ON PROPERTY DESIGNATED AS B-5 (GENERAL BUSINESS DISTRICT), ON PROPERTY DESCRIBED AS P T C ADDITION, BLOCK ONE (1), LOT FOUR (4), PT 3, 5.394 ACRES, PROPERTY ID# 234634, GENERALLY LOCATED AT 1174 S. AMY LANE, HARKER HEIGHTS, BELL COUNTY, TEXAS.

**BACKGROUND:**

The applicant is the owner of the Top Value Storage at 1174 S. Amy Lane. The applicant met with staff in July of this year to discuss options for expanding their business to construct an additional 10,000 square foot, climate controlled storage building at the rear of their property. The facility current consists of roughly 46,000 square feet for self-storage and covered boat and RV parking.

**EXPLANATION:**

The applicant would like to construct an additional storage building at the rear of the property consisting of metal exterior to match all other buildings on the property. Harker Heights Code of Ordinances requires all new construction for commercial businesses to be comprised of primarily masonry products. Upon addressing Staff with the plan to construct a metal storage building the applicant agreed to place a screening fence at the rear of the property to screen their business from the neighboring properties, to include Goode-Connell Park. The six foot screening fence will be placed at the rear property line (~500 linear feet) and act to provide a buffer between civic and commercial uses.

The applicant is requesting a CUP to modify the design requirements within the Code of Ordinances §155.040 (A) (2), which requires all commercial facades to be comprised of masonry products. This requirement has historically limited large-scale development because of costs associated with masonry construction, and Staff believes a masonry structure at the rear of several existing metal structures would not best serve the interests of the City or Code of Ordinances.

**Existing Use:**

The property located at 1174 S. Amy Lane is currently designated as Commercial. To the west of the property is city owned property, Goode/Connell Park. Neighboring to the south are residential properties. Across Amy Lane to the East are a mixture of duplexes, trailers, and other

commercial uses. Staff therefore believes the proposed commercial use of the site will likely not have any significant impact on surrounding land uses.

**Zoning:**

Current zoning designation for the property is B-5 (General Business District), and is surrounded by B-3 zoning districts to the North, East, and West. To the south and across Amy Lane are residential zoned properties. The proposed CUP, if approved, would not violate the zoning regulations of the B-5 district, will not alter the use and zoning of the property, and will not likely have any adverse impacts on the surrounding properties.

**Future Land Use:**

According to the Future Land Use Map within the 2007 Comprehensive Plan, the property is designated as Commercial, as are the surrounding properties to the North and West. Properties across Amy Lane are primarily designated as Mixed Residential. The proposed use will maintain the character, appearance and zoning of commercial property and does not conflict with the 2007 Comprehensive Plan.

**Flood Damage Prevention:**

Per the FEMA Flood Zone Map, a small portion at the north-west corner of the property lies within the 100-year flood plain area. The proposed use for this area is green space, as the applicant does not intend to place any structures in the flood plain.

**Notices:**

Staff sent out forty-seven (47) notices to property owners within the 400 foot notification area. There were zero (0) response received in favor of the request and zero (0) responses received in opposition of the request.

**PROPOSED CONDITIONS:**

Staff has worked with the applicant to create the following conditions for the CUP:

1. One Additional Structure Shall be allowed to be constructed with a metal exterior which is consistent with the existing storage facility structures.
2. With the exception of the façade materials and architectural feature requirements, the new structure built on site must meet all other requirements within the Harker Heights Code of Ordinances at the time the Conditional Use Permit is approved.
3. Additionally, an 8-foot screening fence wall shall be required to secure the facility and screen the building, storage of vehicles, and equipment on the site. Acceptable materials shall be wood, metal, masonry, or a combination of these materials, not including chain-link fencing with screening slats.

**RECOMMENDATION:**

Staff recommends approval of an ordinance granting a Conditional Use Permit (CUP) to adjust design requirements for an existing storage business on property designated as B-5 (General Business District), on property described as P T C Addition, Block One (1), Lot Four (4), PT 3, 5.394 Acres, Property ID# 234364, generally located at 1174 S. Amy Lane, Harker Heights, Bell County, Texas with the aforementioned conditions, and based upon the Staff's findings that:

1. The proposed use conforms with applicable regulations and standards established by the City's Building and Development Code;

2. The proposed use will be consistent with the objectives and purposes of the zoning district in which the development is located, or the goals, objectives and policies set forth in the 2007 City of Harker Heights Comprehensive Plan;
3. The proposed use will be compatible with existing or permitted uses on abutting sites because of use, building height, setbacks, square footage, and access to the site;
4. The proposed use is suitable to the premises or structure(s) in which it will be conducted;
5. The proposed use will not be detrimental to the public health, safety or welfare, or will materially injure property or improvements in the vicinity;
6. The proposed use will not materially and adversely affect traffic control or adjacent properties by inappropriate location, lighting or types of signs;
7. The proposed use is suitable to the premises or structure(s) in which it will be conducted.

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

1. Motion to recommend/not recommend an ordinance granting a Conditional Use Permit (CUP) to adjust design requirements for an existing storage business on property designated as B-5 (General Business District), on property described as P T C Addition, Block One (1), Lot Four (4), PT 3, 5.394 Acres, Property ID# 234364, generally located at 1174 S. Amy Lane, Harker Heights, Bell County, Texas, based upon Staff's recommendations and findings.
2. Any other action deemed necessary.

**ATTACHMENTS:**

1. Application
2. Letter of Intent with Additional Images
3. Conditions
4. Location Map
5. Existing Land Use Map
6. FEMA Flood Map
7. Zoning Map
8. Future Land Use Map
9. Notification Area Map
10. Citizen Responses



# Conditional Use Permit Application

**\*Requirements - MUST BE COMPLETE 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. Pre-Application Meeting Scheduled
2. Payment of \$200.00 to the City of Harker Heights
3. Site Plan
4. Letter of Intent

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

Property Owner(s) Name: Steven Weinstock Date: 7/26/18

Address: 695 Cross St.

City/State/Zip: Lakewood, NJ 08701

Phone: 732-374-9051 E-mail: \_\_\_\_\_

**Legal Description of Property:**

Location of Property (Address if available): 1174 S. Amy Lane, Harker Heights, TX 76548

Lot: Part of Lot 3 Block 1 Block: 1 Subdivision: \_\_\_\_\_

Acres: 5.394 Property ID: 234363 Survey: 17-107-D-11

*For properties not in a recorded subdivision please submit a copy of a current survey showing the property's proposed to be changed, and/or legal field notes.*

Current Zoning Classification: B-5 General Business District Future Land Use Designation: Same

**Applicant's Representative (if applicable):**

Applicant's Representative: Shanna Komperda

Phone: 254-391-8155 E-Mail: shannak1972@yahoo.com

**ATTACH A SITE PLAN:** Provide a plan drawn to scale to illustrate the boundaries of the area, location of all existing and proposed structure(s), gross floor area and location of building entrances and exits.

**ATTACH A LETTER OF INTENT:** Provide a detailed description of the proposed use including but not limited to: the changes to the site, structure(s), landscaping, parking and land use in reference to the Harker Heights Code of Ordinances Section 155.201 Conditional Use Permit.

I, being the undersigned applicant of the property herein described, hereby make application for approval of plans submitted and made a part of the application in accordance with the provisions of the City of Harker Heights Ordinances, and hereby certify that the information provided is true and correct to the best of my knowledge and belief.

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

Steve Weinstock  
 Printed Name of Property Owner

[Signature]  
 Signature of Property Owner

Shanna Komperda  
 Printed Name of Representative

[Signature]  
 Signature of Representative

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

Date Submitted: \_\_\_\_\_  
 Received By: \_\_\_\_\_

Pre-Application Meeting

Receipt #: \_\_\_\_\_  
 Case #: \_\_\_\_\_



Letter of Intent (LOI)

Date: 19 August, 2018  
To: whom it may concern  
Through:

I, Steve Weinstock, under signed, as Managing Member of Gefen Self Storage TX2, LLC, hereby confirm with full legal and corporate responsibility and under penalty of perjury that we are ready, willing and able to enter into a contract for the expansion of the property asset as specified below and that funding is available including any import/export permits needed to fulfill the expansion of the property asset as specified below. Also, hereby we introduce our exclusive representatives as specified below for this expansion by which any negotiations shall be handled and finalized;

Commodity: 10,000 SF climate controlled storage building  
Specifications: metal fabrication structure and stucco fence.

Our Company Information:

1. Company Name: Gefen Self Storage TX2, LLC
2. Company Address: 695 Cross St., Lakewood, NJ 08701

Property Information:

1. Company Name: Top Value Storage – Harker Heights
2. Company Address: 1174 S. Amy Lane, Harker Heights, TX 76548
3. Company Telephone: 254.699.9922
4. Company Representative(s): Monty Rainey, Keith Bonney, Shanna Kompérda

Gefen Self Storage TX2, LLC, owner of the real property asset located in Harker Heights, TX at the above listed address, wishes to expand operations with the addition of an approximately 10,000 SF climate controlled storage building. The asset currently offers local businesses and resident 46,000 SF of ambient self storage and covered and open air boat and RV parking. The addition of climate controlled storage to this asset would provide a much needed commodity to the community. Typical urban markets see upwards of 40% of available self storage footage supply to be climate controlled space, however, the Harker Heights market has less than half that amount, causing perspective tenants to take their business to neighboring cities to meet their storage needs.

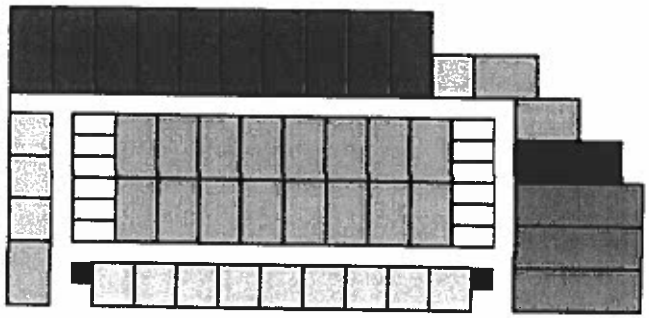
The proposed expansion would be of metal construction just as the rest of the existing property, however would also provide a stucco fence barrier between the rear side of the expansion building and the city park, meeting or exceeding city code. We are eager to bring this needed commodity to the community and appreciate your consideration and cooperation in allowing us to grow with the community.

X  8/19/18

Steve Weinstock  
Managing Member

Gefen Self Storage TX2, LLC





	5x10	12
	10x10	13
	10x15	19
	10x20	10
	10x25	1
	10x30	3

# Conditional Use Permit

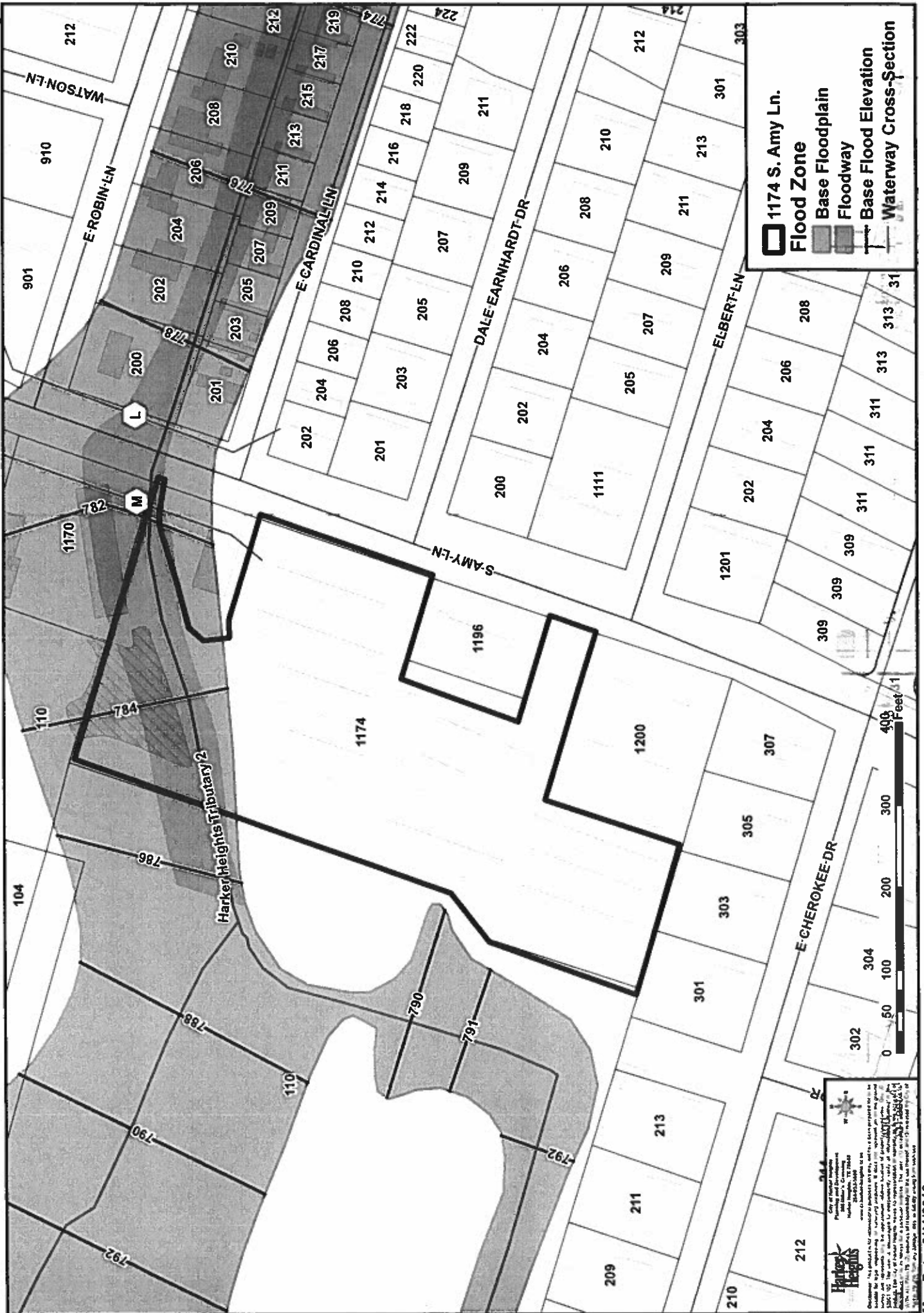
Case No. Z18-13 -- 1174 S. Amy Ln.

1. One Additional Structure Shall be allowed to be constructed with a metal exterior which is consistent with the existing storage facility structures.
2. With the exception of the façade materials and architectural feature requirements, the new structure built on the site must meet all other requirements within the Harker Heights Code of Ordinances at the time the Conditional Use Permit is approved.
3. Additionally, an 8-foot screening fence wall shall be required to secure the facility and screen the building, storage of vehicles, and equipment on the site. Acceptable materials shall be wood, metal, masonry, or a combination of these materials, not including chain-link fencing with screening slats.





# FEMA Flood Map

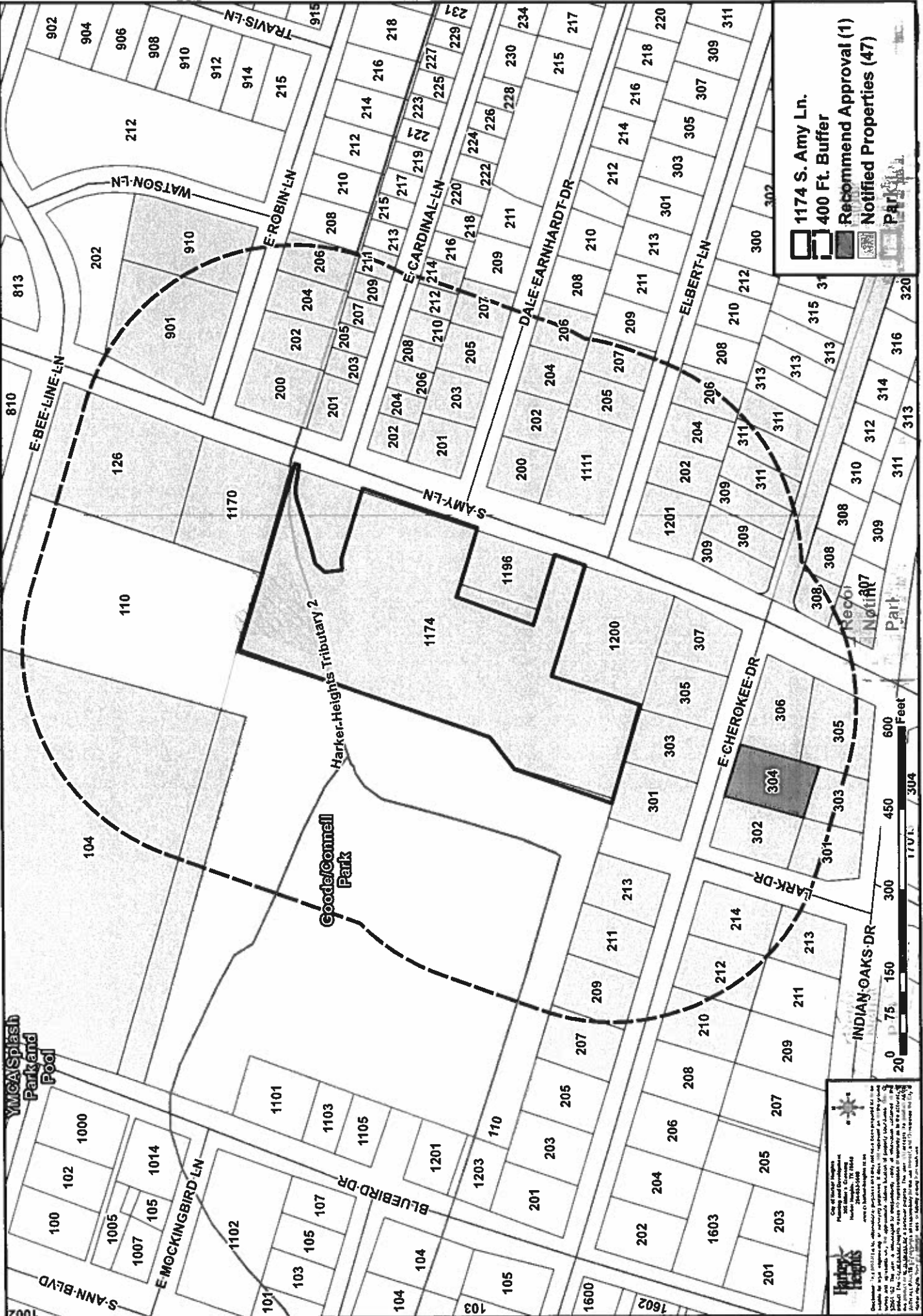









# Notification



1174 S. Amy Ln.  
 400 Ft. Buffer  
 Recommend Approval (1)  
 Notified Properties (47)

  
 Scale: 0 75 150 300 450 600 Feet  
 Map Date: 9/26/2018

Map Date: 9/26/2018

19 Dist  
ling Dist  
9-17-18

TO: **City of Harker Heights**

FROM: 304 E. Cherokee Dr.  
Harker Hights, Tx 76548  
(Address of Your Property that Could  
Be **Impacted** by this Request)

RE: An application has been made to consider a Conditional Use Permit (CUP) to adjust design requirements for an existing storage business on property designated as B-5 (General Business District), on property described as P T C Addition, Block One (1), Lot Four (4), PT 3, 5.394 acres, Property ID# 234364, generally located at 1174 S. Amy Lane, Harker Heights, Bell County, Texas (see attached notification map).

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

Comments:

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Linda L. Donahue  
Printed Name

Linda L. Donahue  
Signature

9-17-18  
Date

**Received**

SEP 21 2018

**Planning & Development**



## PLANNING AND ZONING COMMISSION MEMORANDUM

**Z18-14**

**AGENDA ITEM VI-02**

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: OCTOBER 31, 2018

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO MODIFY THE PLANNED DEVELOPMENT – MIXED USE (PD-M) CONDITIONS FROM A BASE RESIDENTIAL ZONING OF R-2 (TWO FAMILY DWELLING DISTRICT) AND R-3 (MULTI-FAMILY DWELLING DISTRICT) TO PD-M TO ALLOW R-1 (ONE-FAMILY DWELLING DISTRICT), ON PROPERTIES DESCRIBED AS A0179BC J M CROSS, 3-3-1, ACRES 1.504, PROPERTY ID# 127920, A0179BC J M CROSS, ACRES 2.097, PROPERTY ID# 198358, A0179BC J M CROSS, 3-3, ACRES 9.469, PROPERTY ID# 38947, AND A0179BC J M CROSS, 3-3-2, ACRES 6.949, PROPERTY ID# 127921, GENERALLY LOCATED AT 12590 E. KNIGHTS WAY (E. FM 2410), HARKER HEIGHTS, BELL COUNTY, TEXAS.

### EXPLANATION:

On August 8, 2017, the applicant rezoned this property from R-1 to PD-M with the intent of building a mixed development that consisted of commercial frontage, high-end two-family residences, and a small apartment building. The preliminary plat for this development was approved on January 9, 2018, and during the final platting process, the applicant was told by TxDOT that the project created a traffic loading issue on FM 2410, and either they would need to reduce the number of cars in the development (keep the count less than 75), or construct a center turn lane on FM 2410.

The construction of a center turn lane on E. FM 2410 would make the development untenable, so the applicant, Mr. Robert Whitson, met with Staff to discuss the possibility of developing single-family residential units in place of his proposed two-family and multi-family residential subdivision. Staff informed the applicant he was capable of accomplishing this task now, as both the R-2 and R-3 zoning districts allow for the development of single-family residence. However, the applicant felt TxDOT would require stronger restrictions on multi-family development, so they are seeking a rezone of the property to specify the construction of single-family homes, but also allowing for the ability to build accessory dwelling units on some the lots.

Zoning for Pecan Meadow will remain as a PD-M (Planned Development – Mixed Use) to include single-family residences the length of the property and commercial uses at the entrance of the subdivision.

## **PROJECT DETAILS**

The applicant has submitted the attached revised concept plan for the proposed Planned Development – Mixed Use (PD-M) zoning classification. The proposed development consists of 29 lots; the two lots fronting E. Knights Way (E. FM 2410) are designated as commercial lots to be zoned B-3 (Local Business District), the remaining lots to the immediate south of commercial lots shall be zoned R-1 (One-Family Dwelling District).

It is the intent of the applicant to design this planned development for the betterment of Harker Heights, and with input from the city staff, the applicant believes this development will maintain the quality and integrity of the neighborhood and city. The units built within the development will have varied front elevations to maintain pleasant aesthetics and will be built with stone, brick, stucco, or a combination of these on three (3) sides with privacy fencing in the backyard only. The main road will maintain a positive streetscape with sidewalks, street trees, and parking will be prohibited per ordinance/covenant restrictions for the subdivision.

A homeowner's association will be created to require owners to fund and maintain a landscape plan to include, but not limited to, lawn maintenance, flower bed management, and shrub/tree maintenance, to maintain the aesthetics, even if residents have to be away on extended vacations, business trips, etc. The HOA will also maintain the drainage ditches on the east and west boundaries of the subdivision, the green space to the north, and any subdivision entry signs.

In addition, the staff and applicant have considered all developmental requirements and proposed the following conditions for the PD-M:

The zoning for the property shall consist of R-1 and B-3 zoning districts which shall be located on the property according to the attached zoning map. Each lot will follow the requirements of its assigned zoning district, and all other City Codes and requirements, with the following exceptions:

1. Front and rear setbacks of residential lots shall be 10 feet, any side containing a garage will require a 20 foot setback.
2. All residential units shall be at least 3-sides masonry with a rear façade of masonry/cementations material combination. Gables may be a cementations material.
3. The Developer shall create an HOA, which will include but not be limited to the following duties:
  - Maintenance of all green spaces, including medians and drainage easements on site.
  - Maintenance of all subdivision entry signage, which shall meet the requirements of the District 1 Overlay Manual.
  - The HOA may not be terminated, nor may the foregoing duties be modified, without the prior written consent of the City.
4. Per City ordinance, a sidewalk along FM 2410 will be constructed at the time of the development of the commercial lots fronting FM 2410.

5. The masonry wall used to screen commercial property from residential property shall be required per the District 1 Overlay Manual, however, retaining walls, berms, or other earthworks may be used as part of the height requirements for the masonry screening walls.
6. Accessory Dwelling Unit lots, as designated on the attached site plan, shall be allowed by right and not require a Conditional Use Permit.

### **EXISTING USE:**

Two of the subject properties are currently designated as vacant and the third lot has a single-wide manufactured home. There is a manufactured home park to the west of the properties; the rest of the properties are surrounded by vacant lots and single family homes. The area shares a boundary with the City of Harker Heights Extraterritorial Jurisdiction (ETJ) and is in close proximity to the boundary of the City of Nolanville to the west.

### **ZONING:**

Current zoning for this property is PD-M (Planned Development – Mixed Use). All surrounding properties are zoned R-1 (One Family Dwelling District). A greater portion of the proposed PD-M will be single-family residential uses and would not have any significant impact on the zoning designation of the area. Moreover the proposed commercial uses will be along E. Knights Way to take advantage of the major arterial. There is a commercial zoned property within close proximity to the site along E. Knights Way on the southeastern side of the property. Staff believes that with the installation of utilities along E. Knights Way, there is a greater tendency for more commercial development to occur, which will possibly trigger an increase in commercial rezoning along Knights Way. Considering the proposed use, staff believes the proposed rezoning to allow single-family dwellings will not likely have any adverse effects on the surrounding residential zoning districts.

The fusion of low impact commercial development and residential development is gradually becoming one of the best ways to promote smart growth within a limited area for development, such as is the case for Harker Heights. In that regard, this project can potentially be a catalyst to attract development in that part of the City. The proposed site is also located in the Knights Way development corridor, which is a development overlay district with specific design standards intended to improve the appearance and quality of development in the area. If approved, the proposed commercial component of the PD-M will conform to the design requirements and regulations of the overlay district. Staff believes the proposed mixed-use development will be compatible with existing uses in the area and believes the proposed PD-M will likely not have any adverse effects on the surrounding land uses.

### **FUTURE LAND USE:**

The northern parts of the subject area are designated as Single Family Residential (SFR), whereas the other southern part lies in an area designated as Commercial (COM). Greater

parts of the property are designated for single-family residential units. Staff believes that with the attached conditions and city developmental regulations, the development will not likely create any conflict between neighboring uses. The area designated for commercial development lies in the southern portion of the property designated as Commercial; hence the commercial development will conform to the future land use map. Therefore, the proposed rezoning and intended use would be consistent with the 2007 City of Harker Heights Comprehensive Plan.

**FLOOD DAMAGE PREVENTION:**

Per the FEMA Flood Zone Map, the northern part of the property bordering the City's ETJ (less than 10% of the property) lies in the 100-year flood plain area. The proposed use for this area is green space, as the developer does not intend to place any structures in the flood plain.

**NOTICES:**

Staff sent out thirteen (13) notices to property owners within the 400 foot notification area. To date, zero (0) responses were received in favor of the request, and zero (0) responses were received in opposition of the request.

**RECOMMENDATION:**

Staff reviewed the application, conditions, and plans submitted by the applicant, taking into consideration the development requirements outlined in the City's Ordinance §155.036 PD - Planned Development District, and reached the following findings and facts:

The proposed rezoning request to PD-M **does not:**

1. Adversely impact existing or permitted uses on abutting sites that cannot be mitigated;
2. Adversely affect the safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use, and other uses reasonably anticipated in the area considering existing zoning and land uses in the area;
3. Fail to reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts; or
4. Adversely affect traffic control or adjacent properties by inappropriate location, lighting, or type of signs.

While the applicant has requested for reduction in setbacks, the reductions are not substantial since the required lot sizes will be maintained, all other developmental regulations will be maintained, and the reduction will also not pose any safety or hazard issues if granted. Moreover, staff believes the introduction of an HOA, no on-street parking, as well as the other conditions such as masonry building materials, and

maintaining most existing trees will be a great asset for the subdivision. Moreover this development has a greater propensity to propel development along E. Knights Way.

Staff therefore recommends approval of an ordinance to modify the Planned Development – Mixed Use (PD-M) Conditions from a base residential zoning of R-2 (Two Family Dwelling District) and R-3 (Multi-Family Dwelling District) to PD-M to allow R-1 (One-Family Dwelling District), on properties described as A0179BC J M Cross, 3-3-1, Acres 1.504, Property ID# 127920, A0179BC J M Cross, Acres 2.097, Property ID# 198358, A0179BC J M Cross, 3-3, Acres 9.469, Property ID# 38947, and A0179BC J M Cross, 3-3-2, Acres 6.949, Property ID# 127921, generally located at 12950 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas, with the attached conditions, based on the above staff's findings and facts.

**ACTION BY PLANNING AND ZONING COMMISSION:**

- 1.) Motion to recommend/not recommend an ordinance to modify the Planned Development – Mixed Use (PD-M) Conditions from a base residential zoning of R-2 (Two Family Dwelling District) and R-3 (Multi-Family Dwelling District) to PD-M to allow R-1 (One-Family Dwelling District), on properties described as A0179BC J M Cross, 3-3-1, Acres 1.504, Property ID# 127920, A0179BC J M Cross, Acres 2.097, Property ID# 198358, A0179BC J M Cross, 3-3, Acres 9.469, Property ID# 38947, and A0179BC J M Cross, 3-3-2, Acres 6.949, Property ID# 127921, generally located at 12950 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas with the attached conditions based on the above staff's findings and facts.
- 2.) Any other action desired.

**ATTACHMENTS:**

1. Application
2. Concept Plan, Lot Layout
3. Proposed Conditions
4. Location Map
5. Existing Land Use Map
6. Zoning Map
7. Future Land Use Map
8. FEMA Flood Map
9. Notification Map





# Rezoning Request Application

**\*Requirements - MUST BE COMPLETE 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. Pre-Application Meeting Scheduled
2. Payment of \$200.00 to the City of Harker Heights

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

Property Owner(s) Name: John F. and Robert Whitson Date: 8/27/18

Address: 12552 FM 2410

City/State/Zip: Belton, TX 76513

Phone: 254-383-1320 E-mail: aggie97whoop@gmail.com

**Legal Description of Property:**

Location of Property (Address if available): 12552 FM 2410

Lot: 230 Block: 1 Subdivision: Pecan Meadows

Acres: \_\_\_\_\_ Property ID: \_\_\_\_\_ Survey: attached of \_\_\_\_\_

*For properties not in a recorded subdivision please submit a copy of a current survey showing the property's proposed to be changed, and/or legal field notes.*

Proposed Use: R-1 and R-1 w/ accessory dwelling unit

Current Zoning Classification: R-2 Proposed Zoning: R-1 and R-1 w/ access. drive

Current Land Use: farmland Proposed Land Use: Single family Residence

**Applicant's Representative (if applicable):**

Applicant's Representative: Robert Whitson

Phone: 254-383-1320 E-Mail: aggie97whoop@gmail.com

I, being the undersigned applicant of the property herein described, hereby make application for approval of plans submitted and made a part of the application in accordance with the provisions of the City of Harker Heights Ordinances, and hereby certify that the information provided is true and correct to the best of my knowledge and belief.

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

Robert D. Whitson  
 Printed Name of Property Owner

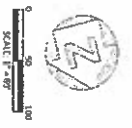
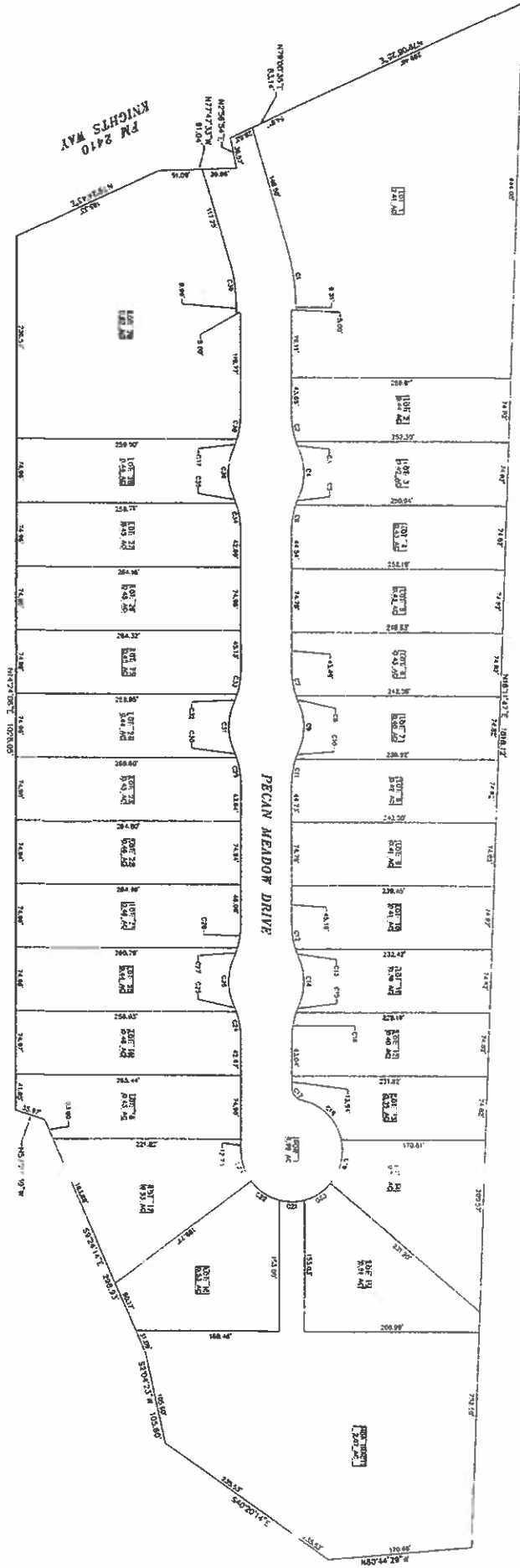
[Signature]  
 Signature of Property Owner

Printed Name of Representative

Signature of Representative

Date Submitted: \_\_\_\_\_  Pre-Application Meeting Receipt #: \_\_\_\_\_

Received By: \_\_\_\_\_ Case #: \_\_\_\_\_



- ZONING NOTE:**
1. CURRENT ZONING IS "PDM, MIXED USE"
  2. LOT 1 & LOT 29 WILL REMAIN B3 USAGE (APPROXIMATELY 4.00 ACRES)
  3. LOT 2 THROUGH 28 WILL BE ZONED TO R1 USAGE (APPROXIMATELY 11.42 ACRES)
  4. THE FOLLOWING LOTS ARE ENTITLED TO RESIDENTIAL ACCESSORY BUILDINGS: 3, 5, 7, 9, 11, 13, 14, 15, 16, 18, 20, 22, 24, 26, 28.
  5. HOA TRACT 1 WILL BE FOR HOA RECREATIONAL PURPOSES. CITY MAINTAINED DRAINAGE OUTFALL WILL BE HAVE EASEMENT TO OUTFALL OF STREET DRAINAGE ONLY.

**Curve Table**

Curve #	Length	Radius	Date	Chord Direction	Chord Length
C1	60.45	233.00	1/20/06	S072°11'E	60.45
C2	31.67	100.00	1/20/06	N51°30'E	31.67
C3	10.54	100.00	5/5/01	N84°43'W	10.54
C4	56.25	67.00	4/20/01	N43°44'E	56.25
C5	11.28	100.00	6/27/01	N25°22'E	11.28
C6	10.72	100.00	1/26/09	N21°04'E	10.72
C7	31.84	100.00	1/21/01	N50°29'E	31.84
C8	10.14	100.00	5/4/01	N63°00'W	10.14
C9	36.23	67.44	4/20/01	N43°44'E	36.23
C10	11.46	100.00	6/21/01	N23°04'E	11.46
C11	30.92	100.00	1/28/03	N23°04'E	30.92
C12	30.07	100.00	1/13/01	N23°04'E	30.07
C13	11.91	100.00	6/4/01	N61°10'W	11.91
C14	56.25	67.00	4/20/01	N43°44'E	56.25
C15	8.66	100.00	5/27/01	N23°28'E	8.66
C16	32.30	100.00	1/20/01	N23°13'E	32.30
C17	20.54	100.00	7/27/01	N24°57'W	20.54
C18	61.62	60.00	6/23/01	N20°01'W	61.62
C19	54.37	60.00	6/23/01	N20°01'W	54.37
C20	37.06	60.00	3/22/01	N20°01'W	37.06

**Curve Table**

Curve #	Length	Radius	Date	Chord Direction	Chord Length
C21	30.32	100.00	2/27/01	S75°40'W	30.32
C22	40.65	60.00	3/23/01	S41°53'W	40.65
C23	38.89	60.00	3/23/01	S41°53'W	38.89
C24	38.89	60.00	3/23/01	S41°53'W	38.89
C25	31.01	100.00	1/24/01	S74°00'E	31.01
C26	30.36	68.11	9/23/01	S14°04'W	30.36
C27	12.00	102.57	6/28/01	S13°25'W	12.00
C28	31.80	102.57	6/28/01	S13°25'W	31.80
C29	11.80	100.00	1/17/01	S50°47'W	11.80
C30	10.00	100.00	5/17/01	S23°04'E	10.00
C31	52.47	66.00	9/23/01	S14°04'W	52.47
C32	12.52	102.57	7/20/01	S13°25'W	12.52
C33	38.20	102.57	6/28/01	S13°25'W	38.20
C34	38.20	102.57	6/28/01	S13°25'W	38.20
C35	9.31	100.00	5/19/01	S70°58'E	9.31
C36	56.40	64.43	2/20/01	S14°04'W	56.40
C37	15.83	101.76	6/28/01	S13°25'W	15.83
C38	20.32	101.76	6/28/01	S13°25'W	20.32
C39	45.31	163.00	1/20/01	S21°11'W	45.31

DATE: SEPT. 6, 2018  
 DRAWN BY: JCF  
 DESIGNED BY: JCF  
 CHECKED BY: JCF  
 PROJECT #: 329



**BANDAS ENGINEERING CO.**  
 CIVIL ENGINEERING FIRM # F-3762  
 415 COTTINGHAM DRIVE  
 TEMPLE, TEXAS 76504  
 (254) 778-8728  
 FAX (254) 778-3640  
 www.bandasengineering.com  
 john.bandas@bandasengineering.com

EXHIBIT "C"  
 PARCELS

PECAN MEADOW SUBDIVISION  
 BOBBY WHITSON, DEVELOPER  
 HARKER HEIGHTS, TX

# Conditions for PD-M

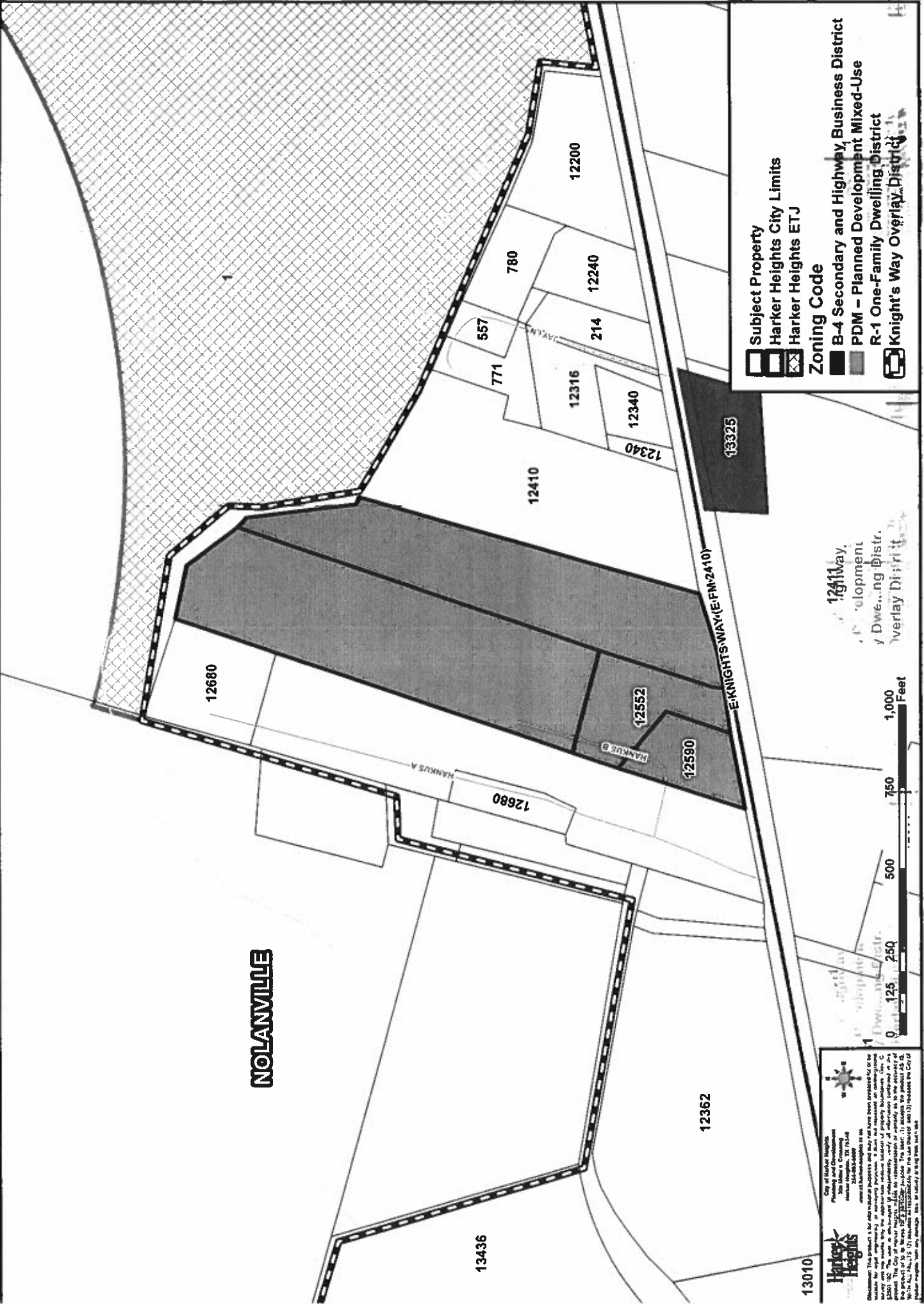
Z18-13 – 12950 E. FM 2410

1. Front and rear setbacks of residential lots shall be 10 feet, any side containing a garage will require a 20 foot setback.
2. All residential units shall be at least 3-sides masonry with a rear façade of masonry/cementations material combination. Gables may be a cementations material.
3. The Developer shall create an HOA, which will include but not be limited to the following duties:
  - Maintenance of all green spaces, including medians and drainage easements on site.
  - Maintenance of all subdivision entry signage, which shall meet the requirements of the District 1 Overlay Manual.
  - The HOA may not be terminated, nor may the foregoing duties be modified, without the prior written consent of the City.
4. Per City ordinance, a sidewalk along FM 2410 will be constructed at the time of the development of the commercial lots fronting FM 2410.
5. The masonry wall used to screen commercial property from residential property shall be required per the District 1 Overlay Manual, however, retaining walls, berms, or other earthworks may be used as part of the height requirements for the masonry screening walls.
6. Accessory Dwelling Unit lots, as designated on the attached site plan, shall be allowed by right and not require a Conditional Use Permit.





# Zoning



**NOLANVILLE**

- Subject Property
- Harker Heights City Limits
- Harker Heights ETJ
- Zoning Code**
- B-4 Secondary and Highway, Business District
- PDM - Planned Development Mixed-Use
- R-1 One-Family Dwelling, District
- Knight's Way Overlay, District

12411 Way  
Development  
Dwelling Distr.  
Overlay District

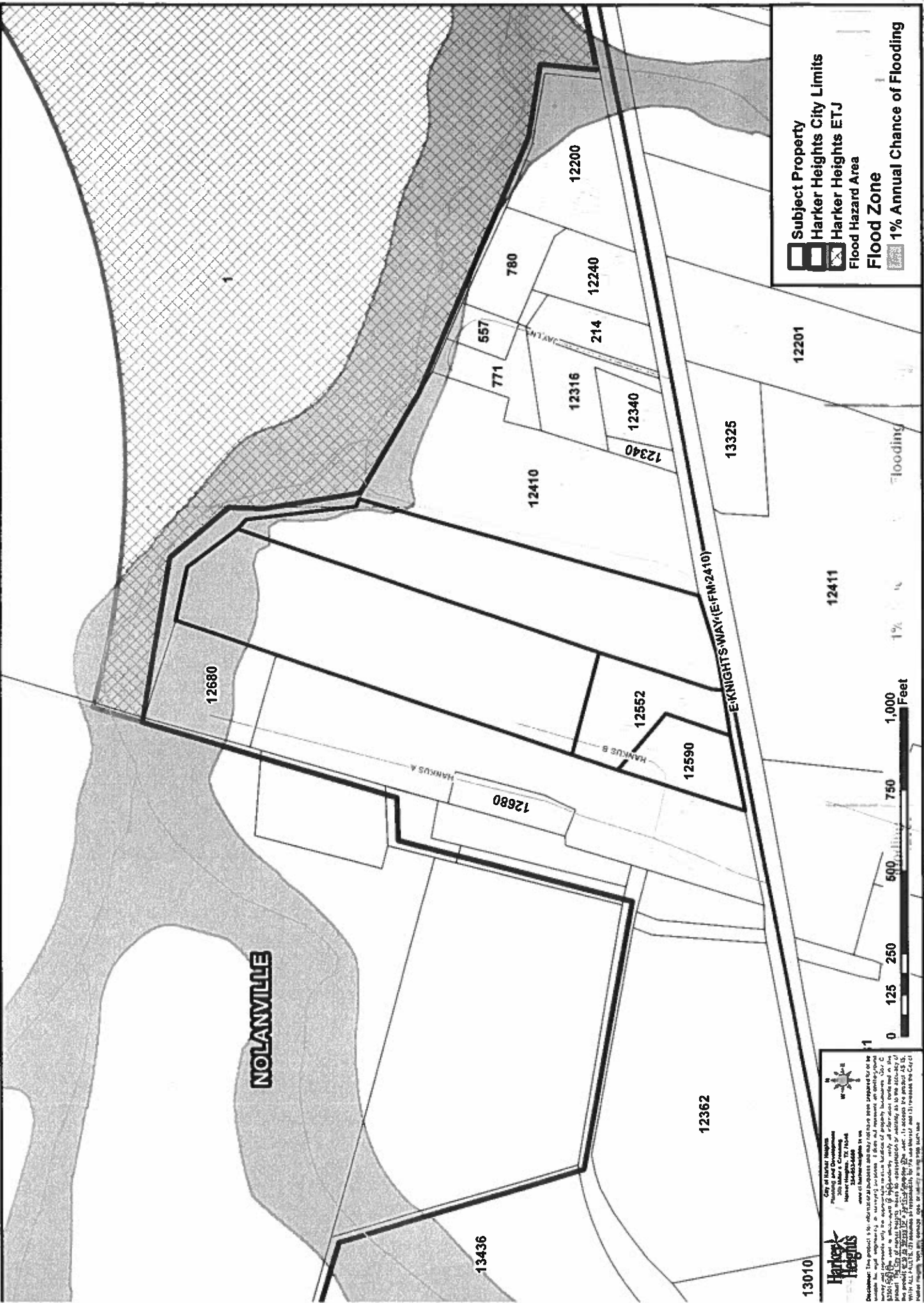


**Harker Heights**  
City of Harker Heights  
Planning & Community Development  
2017  
www.harkerheights.com

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# FEMA Flood Map



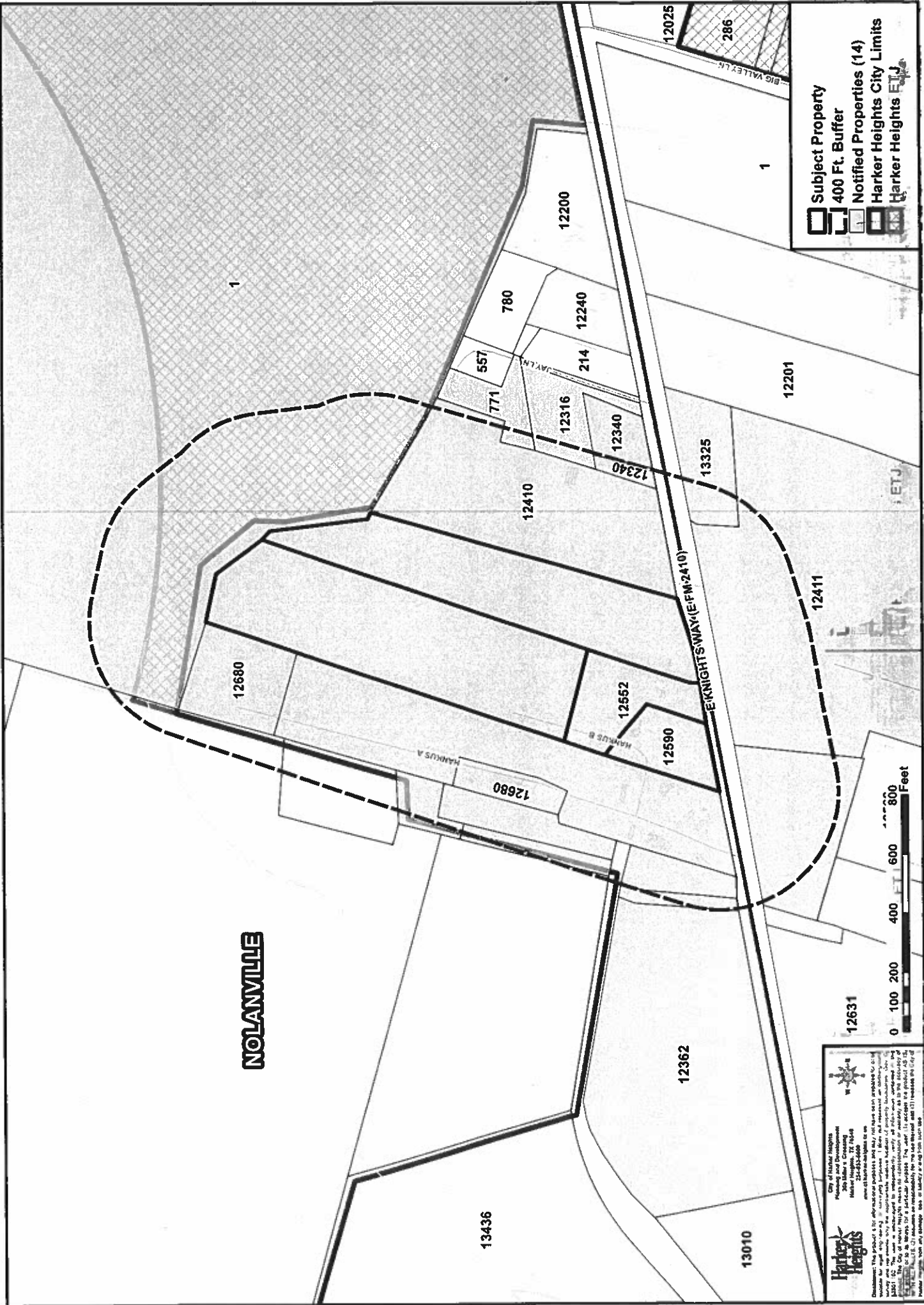
City of Harker Heights  
 Planning & Community Development  
 300 Main Street  
 Harker Heights, TX 76047  
 www.cityofharkerheights.com

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**Map Date:** 9/12/2018



# Notification



**Subject Property**  
**400 Ft. Buffer**  
**Notified Properties (14)**  
**Harker Heights City Limits**  
**Harker Heights ETJ**

**12631**

City of Harker Heights  
Planning and Development  
300 Main St., Suite 100  
Harker Heights, TX 76048  
Phone: 254-433-6666  
Fax: 254-433-6666

Map Date: 9/12/2018



## PLANNING AND ZONING COMMISSION MEMORANDUM

### Z18-15

### AGENDA ITEM VI-3

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FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: OCTOBER 31, 2018

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT (CUP) TO ALLOW AN ACCESSORY DWELLING UNIT TO BE OCCUPIED BY A RELATIVE, ON PROPERTY DESCRIBED AS LEASURE ADDITION, BLOCK ONE (1), LOT ONE (1), ACRES 1.432, PROPERTY ID# 408903, GENERALLY LOCATED AT 1801 PONCA TRACE, HARKER HEIGHTS, BELL COUNTY, TEXAS.

#### **EXPLANATION:**

The applicant is requesting a Conditional Use Permit (CUP) to allow an accessory dwelling unit to be used for a relative on property located at 1801 Ponca Trace. Per the Harker Heights Code of Ordinance Section 155.020(B) (4), an accessory dwelling unit for a relative (not for rent) is permitted via a Conditional Use Permit.

The applicant has met with staff to discuss their intentions with the property to ensure City codes and zoning requirements are understood and successfully met. The applicant informed staff they intend to construct an accessory dwelling structure to permanently house a family member. The accessory building will be located at the rear of the property and will gain access off the existing driveway along Ponca Trace. The dwelling will be approximately 1,850 square feet and the exterior will be comprised of hardiboard and batten above a stone wainscoting. Additionally, all construction will comply with the City's Residential Building Code.

Currently, per Section 155.020(5)(b), the maximum aggregate size of all accessory structures on properties 1 acre in area or larger is 1,500 square feet. However, the applicant has requested additional square footage for their accessory structure, and Staff believes the increase is not significant enough to disrupt the use or enjoyment of neighboring properties. Therefore, the following condition(s) will be put in place in order to achieve the applicant's request:

1. Net square footage of the accessory dwelling unit will consist of roughly 1,850 square feet.

#### **Existing Use:**

The property currently consists of a single-family home. The neighborhood is made up of mixed use residential dwellings. This CUP, if granted, would not interfere with the property's primary use as a

single family home. The proposed change would not alter or have any significant impact on the square footage of the primary house, setbacks or any other development regulations. The proposed use would therefore not likely have any adverse impact on adjoining land uses in the neighborhood.

**Zoning:**

Current zoning for the property is R-1 (One-Family Dwelling District). Properties to the west are designated as R-MU (Residential Mixed Use). Northern properties are zoned as R-3 (Multi-Family Dwelling District). Remaining properties to the east are designated as R-1 (One-Family Dwelling District). The proposed use will be for residence only, which the R-1 zoning district allows via a Conditional Use Permit. The use will also meet all applicable setbacks and development requirements outlined in the Zoning Ordinance. The proposed accessory dwelling unit would therefore not likely have any adverse effects on the surrounding residential zoning districts.

**Future Land Use:**

Per the City's Future Land Use Map, the subject property is currently located in an area designated as Single Family Residential (SFR). The residential dwelling unit is an accessory to the primary house and does not violate the intent or ideals of Single Family Residential (SFR) use if it meets all development regulations. Hence granting the conditional use permit would be consistent with the 2007 City of Harker Heights Comprehensive Plan.

**Flood Damage Prevention:**

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

**Notices:**

Staff sent out thirty (30) notices to property owners within the 400 foot notification area. There were zero (0) responses received in favor of the request, and zero (0) responses received in opposition of the request.

**RECOMMENDATION:**

Staff recommends approval to consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow an Accessory Dwelling Unit to be occupied by a relative, on property described as Leisure Addition, Block One (1), Lot One (1), Acres 1.432, Property ID# 408903, generally located at 1801 Ponca Trace, Harker Heights, Bell County, Texas based on the following in accordance to Section 155.201 of the Harker Heights Code of Ordinance:

1. The proposed use conforms with applicable regulations and standards established by the City's Building and Development Code;
2. The proposed use will be consistent with the objectives and purposes of the zoning district in which the development is located, or the goals, objectives and policies set forth in the 2007 City of Harker Heights Comprehensive Plan;
3. The proposed use will be compatible with existing or permitted uses on abutting sites because of use, building height, setbacks, square footage, landscaping and access to the site;
4. The proposed use is suitable to the premises or structure(s) in which it will be conducted; and
5. The proposed use will not be detrimental to the public health, safety or welfare, nor will materially injure property or improvements in the vicinity.

**ACTION BY PLANNING AND ZONING COMMISSION:**

1. Motion to recommend approval/disapproval an ordinance granting a Conditional Use Permit (CUP) to allow an Accessory Dwelling Unit to be occupied by a relative, on property described as Leasure Addition, Block One (1), Lot One (1), Acres 1.432, Property ID# 408903, generally located at 1801 Ponca Trace, Harker Heights, Bell County, Texas based on staff's recommendation and findings.
2. Any other action deemed necessary.

**ATTACHMENTS:**

1. Application
2. Letter of Intent
3. Site Plan
4. Proposed Conditions
5. Location Map
6. Zoning Map
7. Existing Land Use Map
8. Future Land Use Map
9. Notification Area Map



# Conditional Use Permit Application

**\*Requirements - MUST BE COMPLETE 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. Pre-Application Meeting Scheduled
2. Payment of \$200.00 to the City of Harker Heights
3. Site Plan
4. Letter of Intent

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

Property Owner(s) Name: Chrystal Leasure Date: Sep 19, 2018

Address: 1801 Ponca Trace

City/State/Zip: Harker Heights, TX 76548-6922

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Legal Description of Property:**

Location of Property (Address if available): 1801 Ponca Trace

Lot: 1 Block: 1 Subdivision: Leasure Addition

Acres: 1.433 Property ID: 408903 Survey: H.B. Littlefield Survey Abstract #511

*For properties not in a recorded subdivision please submit a copy of a current survey showing the property's proposed to be changed, and/or legal field notes.*

Current Zoning Classification: R-1 Future Land Use Designation: R-1 [CUP]

**Applicant's Representative (if applicable):**

Applicant's Representative: Mitchell & Associates, Inc.

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

**ATTACH A SITE PLAN:** Provide a plan drawn to scale to illustrate the boundaries of the area, location of all existing and proposed structure(s), gross floor area and location of building entrances and exits.

**ATTACH A LETTER OF INTENT:** Provide a detailed description of the proposed use including but not limited to: the changes to the site, structure(s), landscaping, parking and land use in reference to the Harker Heights Code of Ordinances Section 155.201 Conditional Use Permit.

I, being the undersigned applicant of the property herein described, hereby make application for approval of plans submitted and made a part of the application in accordance with the provisions of the City of Harker Heights Ordinances, and hereby certify that the information provided is true and correct to the best of my knowledge and belief.

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

Chrystal Leasure

Printed Name of Property Owner

Signature of Property Owner

Ace Reneau - Mitchell & Associates, Inc.

Printed Name of Representative

Signature of Representative

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

Date Submitted: \_\_\_\_\_

Pre-Application Meeting

Receipt #: \_\_\_\_\_

Received By: \_\_\_\_\_

Revised: 07/31/18

Case #: \_\_\_\_\_

# Mitchell & Associates, Inc.

## Engineering & Surveying

September 19, 2018

Joseph Molis  
Director of Planning and Development  
Planning and Development  
305 Millers Crossing  
Harker Heights, TX 76548

Dear Mr. Molis:

Chrystal Leasure has engaged us to obtain a Conditional Use Permit for her property located at 1801 Ponca Trace. This request is made pursuant to the City of Harker Heights Code of Ordinances Section § 155.020 (B)(4) and § 155.201. Our client would like to allow her parents to construct a secondary dwelling upon her existing lot. The proposed use appears to be compatible with the surrounding uses.

Kind regards,

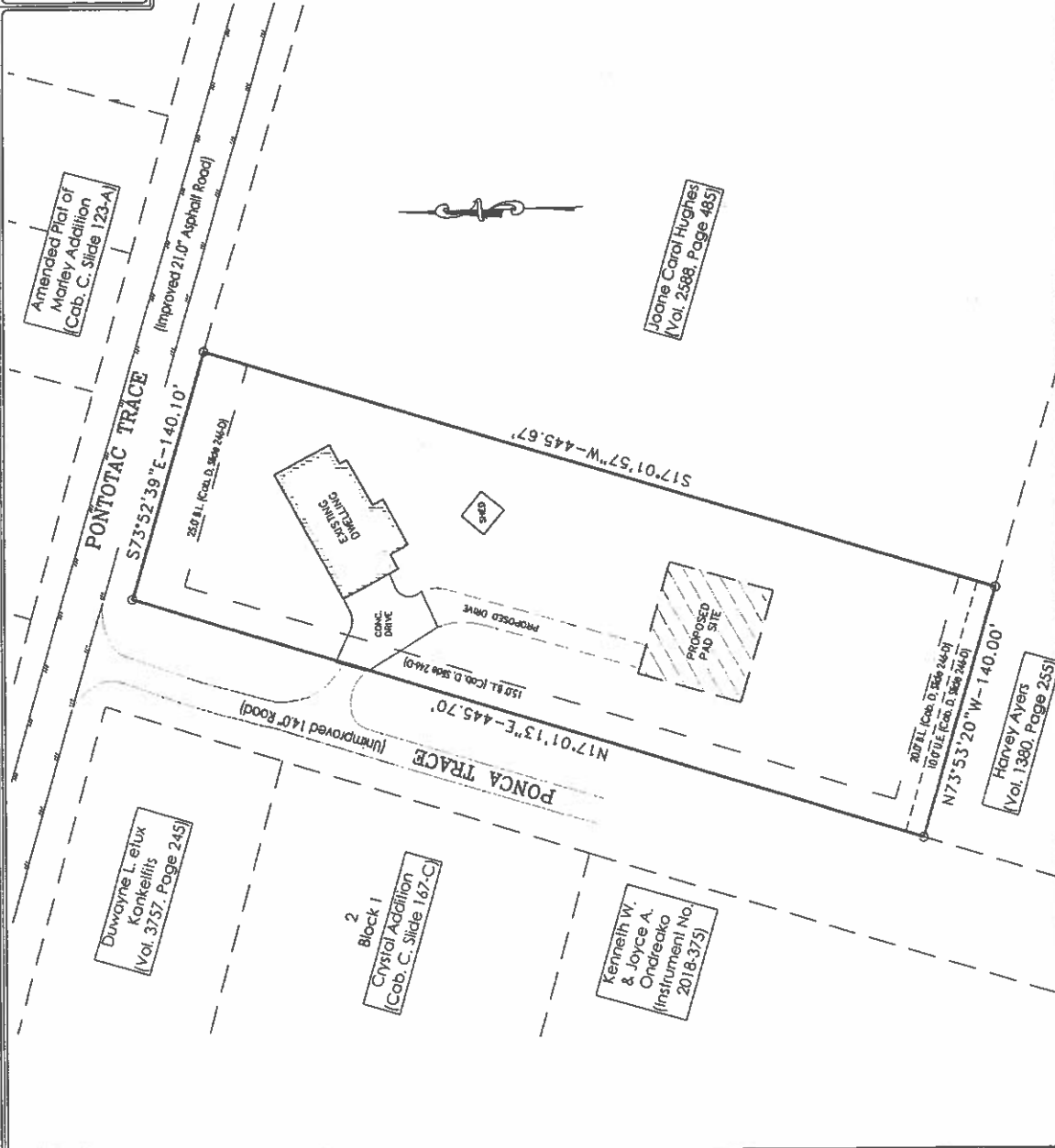


Ace Reneau

**CONCEPTUAL CUP SITE PLAN**  
**1801 PONCA TRACE**  
**HARKER HEIGHTS, TX**  
**LOT 1, BLOCK 1, LEASURE ADDITION**  
**LOT 1, CAB. D, SLIDE 246-D**  
**PLAT RECORDS OF BELL COUNTY, TEXAS.**

**NOTE.**

1. LOCATION OF IMPROVEMENTS ARE APPROXIMATE
2. SERVICE CONNECTIONS TO BE MADE TO EXISTING INFRASTRUCTURE ALONG PONTOTAC TRACE.
3. NO PART OF THE PROPOSED DWELLING IS TO BE LOCATED MORE THAN 500 FEET FROM THE EXISTING FIRE HYDRANT IN THE SOUTH R.O.W. OF PONTOTAC TRACE.



REQUESTED BY: DAWN MORENO  
 TAX ID NO: 408903  
 DIGITAL FILE: S:\SUBDIVISIONS\18-033-D-5 (Leasure Addition Replat. HH)\CUP Site Plan.dwg  
 FIELD CREW: N/A  
 FIELD BOOK: 1894/23  
 DRAWN BY: MC

REVISIONS

NO.	DATE	DESCRIPTION
1		

1 inch = 60 ft

(IN FEET)

0 30 60

Harvey Ayers  
 (Vol. 1380, Page 255)

207 ft. (Cab. D, Slide 246-D)  
 18.0 ft. (Cab. D, Slide 246-D)

73°53'20"W - 140.00'

150 ft. (Cab. D, Slide 246-D)

Proposed Drive

CONC. DRIVE

EXISTING DWELLING

PROPOSED PAD SITE

517°01'57"W - 445.67'

250 ft. (Cab. D, Slide 246-D)

73°52'39"E - 140.10'

Improved 21.0" Asphalt Road

PONTOTAC TRACE

Amended Plat of Marley Addition (Cab. C, Slide 123-A)

1801 PONCA TRACE

PONCA TRACE

Unimproved 14.0" Road

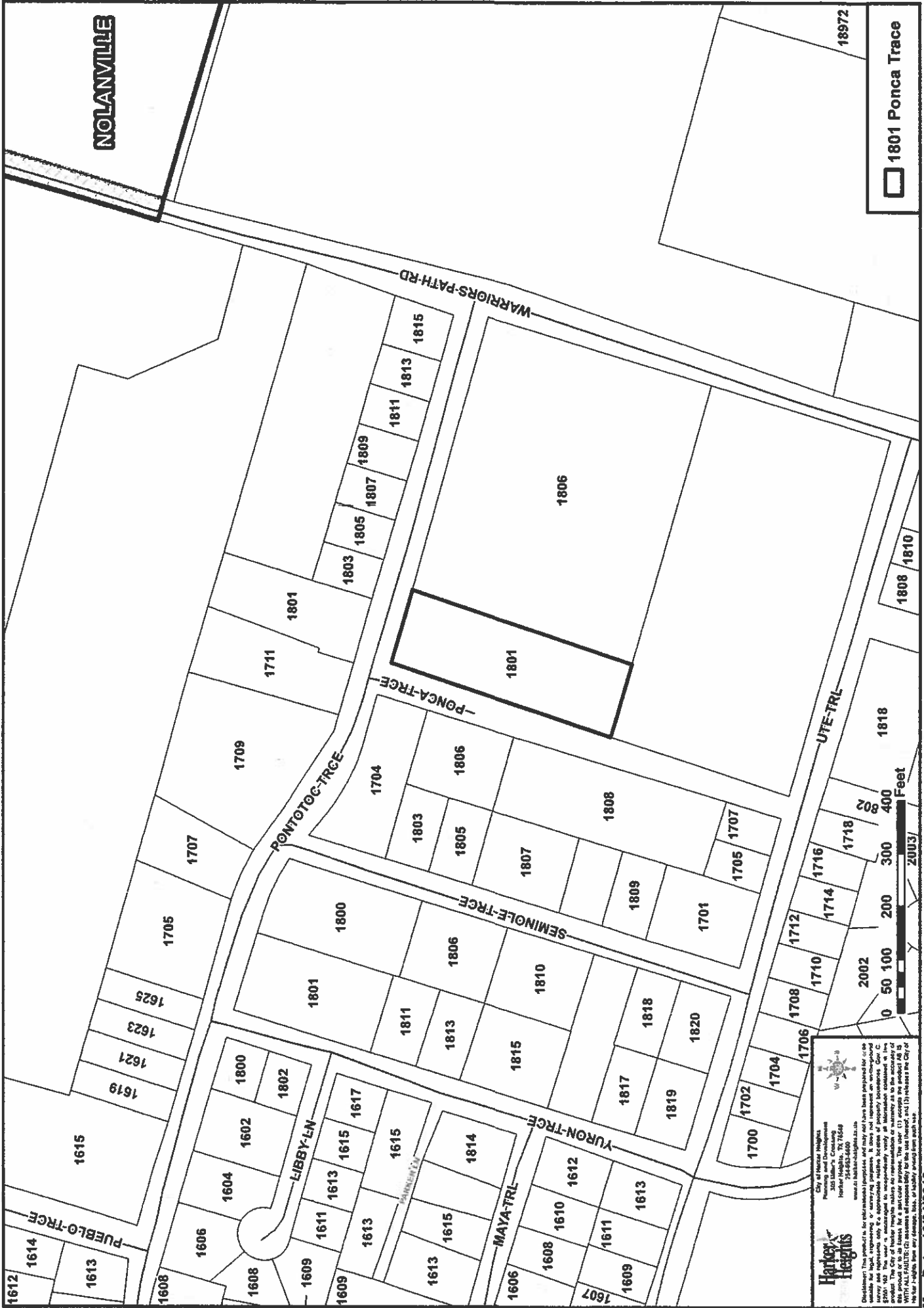
17°01'13"E - 445.70'

Block 1  
 Crystal Addition (Cab. C, Slide 167-C)

Kenneth W. & Joyce A. Ondreako (Instrument No. 2018-375)

Joanne Carol Hughes (Vol. 2588, Page 485)

MITCHELL & ASSOCIATES, INC.  
 102 N. CALLE DE ST. KALDEX, TEXAS 75203 (214) 434-5411  
 O.P.R.P.B.C.T. = Official Public Records of Real Property, Bell County, Texas.  
 D.R.B.C.T. = Deed Records of Bell County, Texas.



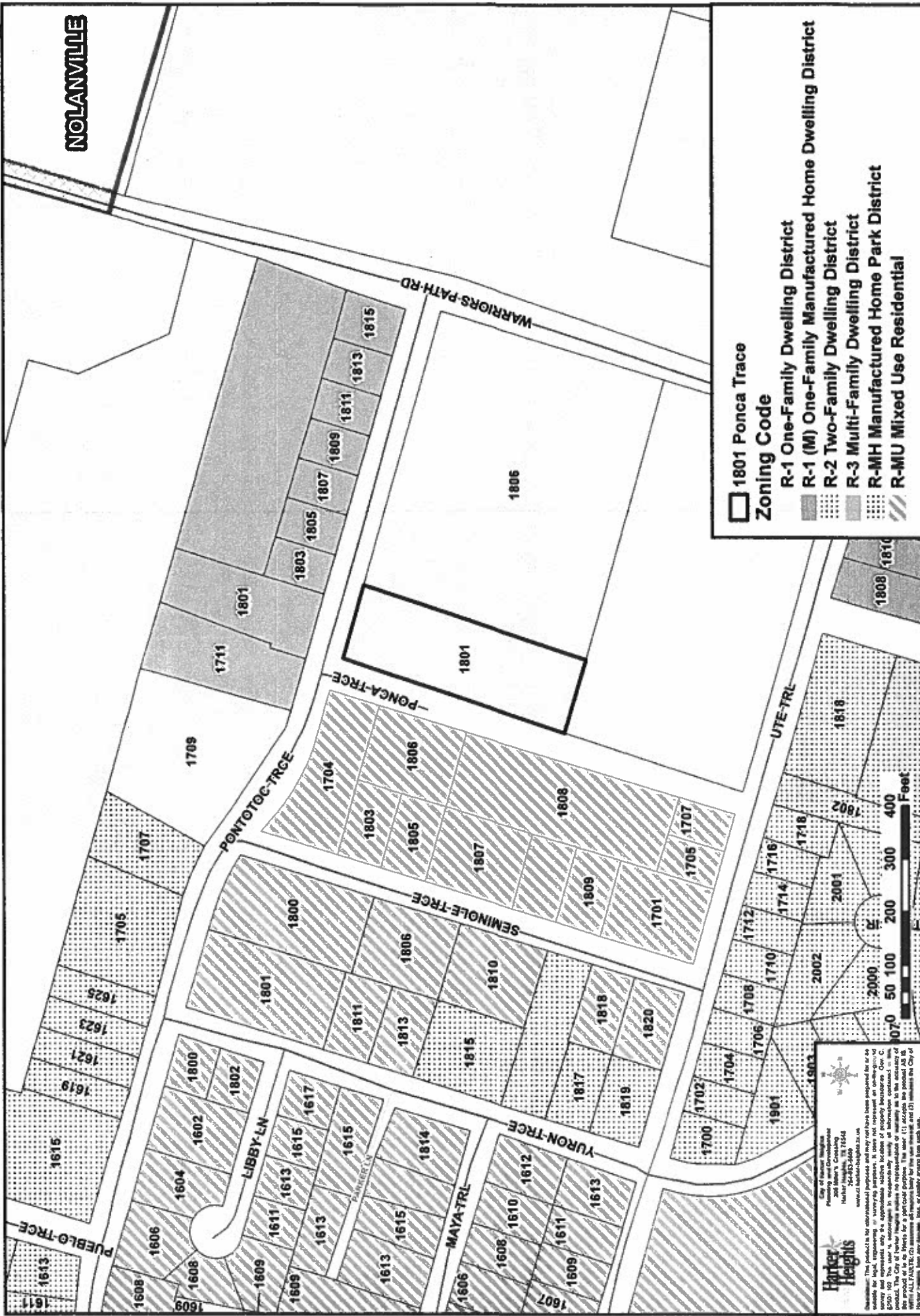
NOLANVILLE

City of Harney Heights  
 Planning Department  
 303 Baker's Crossing  
 Harney Heights, TN 37658  
 www.ci.harneyheights.tn.us

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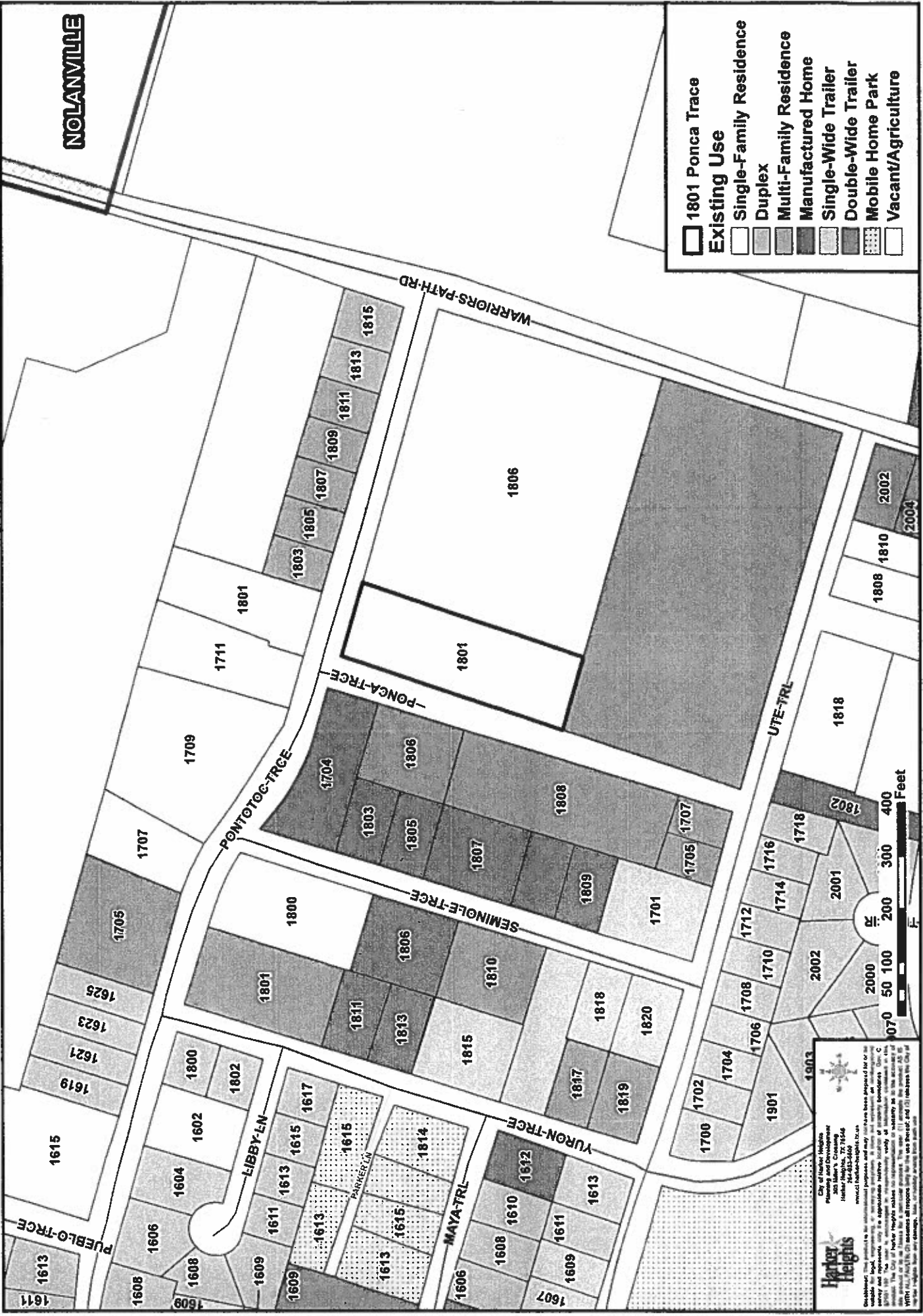


NOLANVILLE



City of Harrier Heights  
 Planning and Zoning Commission  
 Harrier Heights, TN 37248  
 754-832-3669  
 www.harrierheights.com

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 values, location of property boundaries, color, contour, and other information shown on the map. The City of Harrier Heights makes no representation or warranty as to the accuracy of this product or its use for any other purpose. The user shall accept the product as provided and shall be responsible for any errors, omissions, or liability arising from such use.

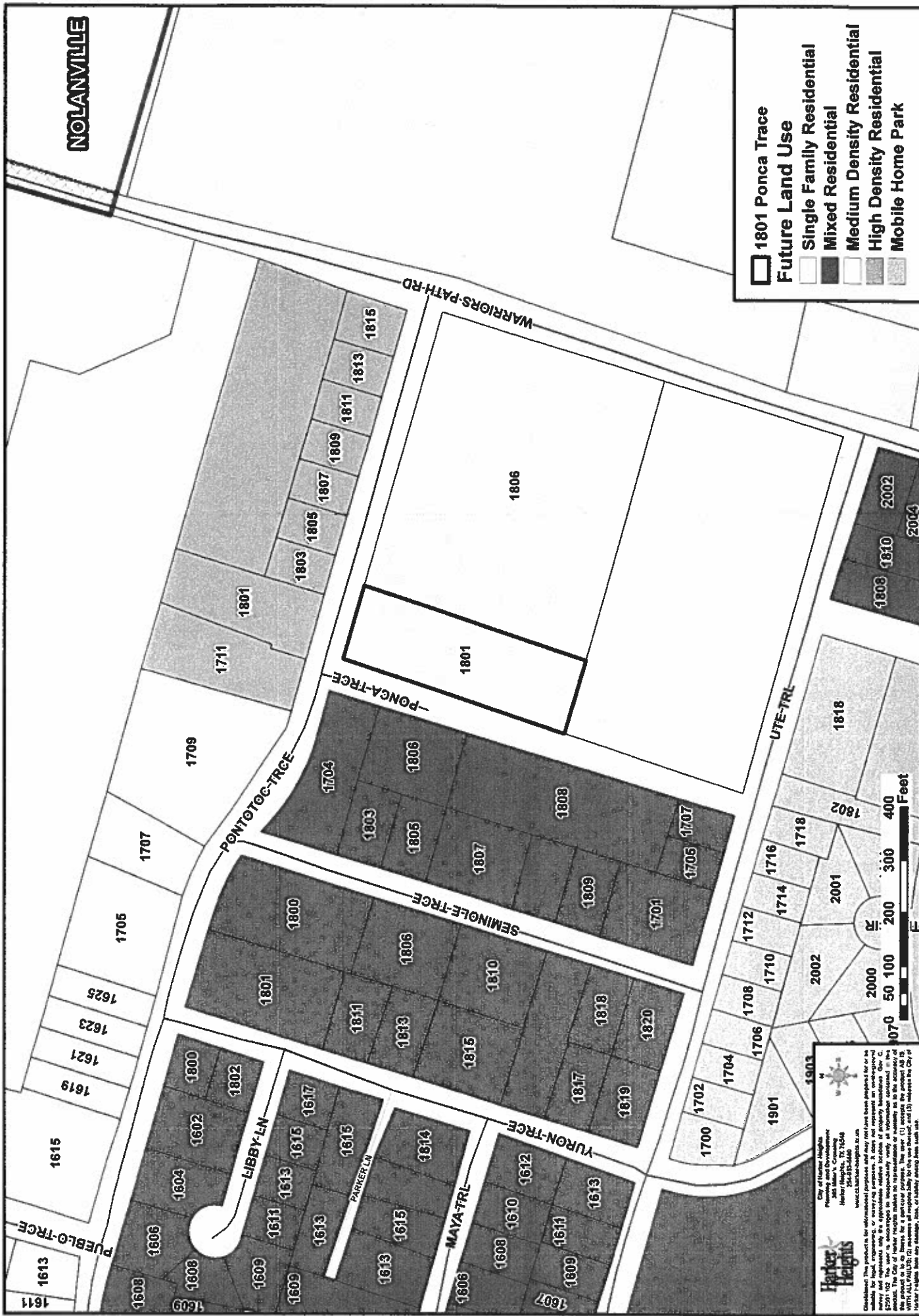


- Existing Use**
- 1801 Ponca Trace
  - Single-Family Residence
  - Duplex
  - Multi-Family Residence
  - Manufactured Home
  - Single-Wide Trailer
  - Double-Wide Trailer
  - Mobile Home Park
  - Vacant/Agriculture

**Harley Heights**  
 City of Harley Heights  
 Planning and Development  
 Harley Heights, TX 75148  
 754-433-4444  
 www.ci.harleyheights.tx.us

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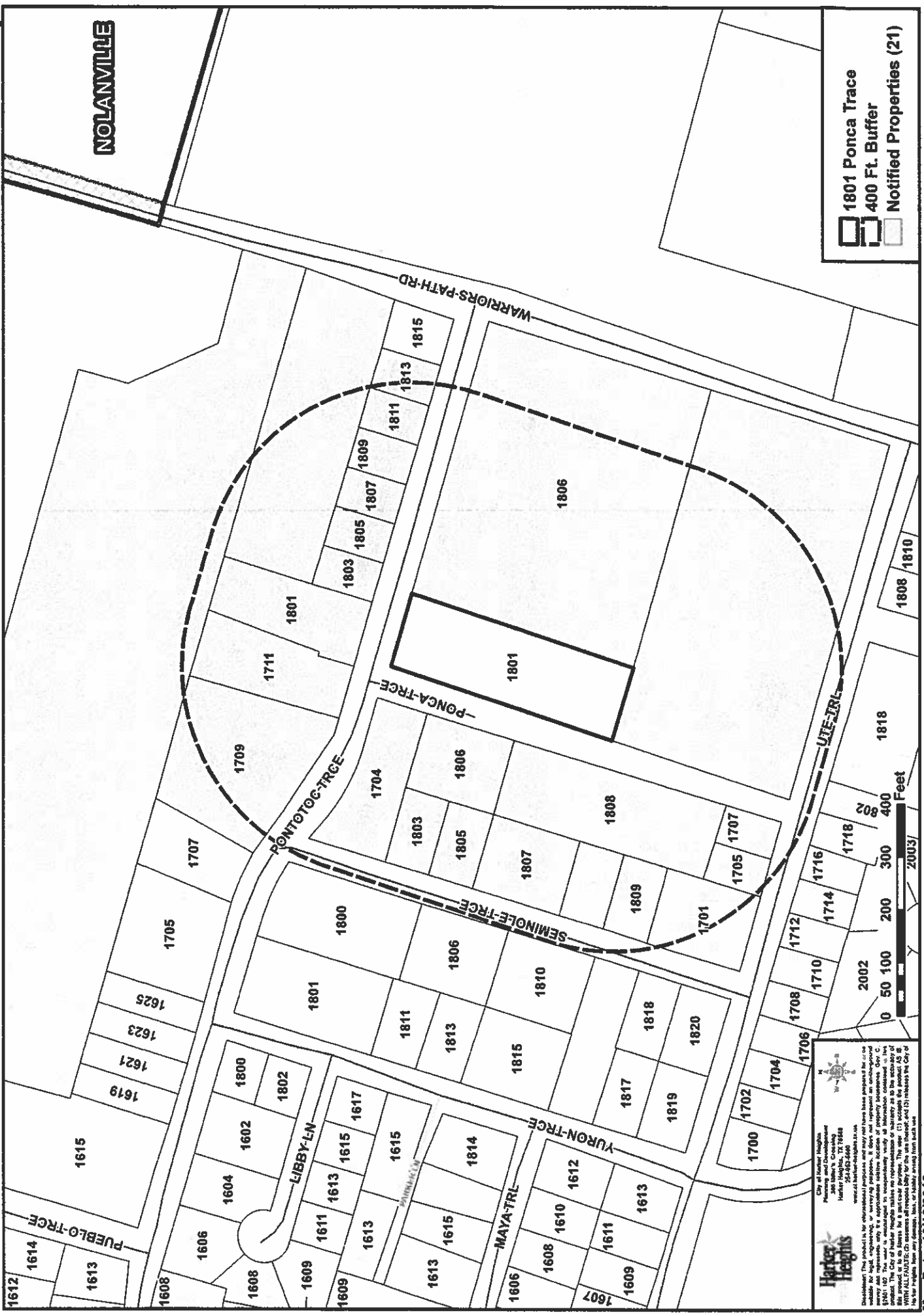




- 1801 Ponca Trace
- Future Land Use
- Single Family Residential
- Mixed Residential
- Medium Density Residential
- High Density Residential
- Mobile Home Park

**Harker Heights**  
 City of Harker Heights  
 Planning Department  
 300 West Commerce  
 Harker Heights, TX 76788  
 Phone: 254-835-5460  
 Fax: 254-835-5460

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## PLANNING AND ZONING COMMISSION MEMORANDUM

### Z18-16

### AGENDA ITEM VI-4

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT

DATE: OCTOBER 31, 2018

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT (CUP) TO ALLOW A MASONRY CLAD MANUFACTURED HOME ON PROPERTY DESCRIBED AS FIVE FEATHERS ADDITION, BLOCK ONE (1), LOT TWO (2), PROPERTY ID# 185944, GENERALLY LOCATED AT 2004 WARRIORS PATH, HARKER HEIGHTS, BELL COUNTY, TEXAS.

#### EXPLANATION:

On September 11, 2018 the City Council disapproved the applicant's initial request to rezone the property from R-1 to R-1(M). The applicant has chosen to bring back the request in the form of a Conditional Use Permit (CUP). The existing double-wide on the property will be removed and a new 32' by 72' manufactured home would be installed. The applicant would like to place a manufactured home on the property that will be clad in masonry to consist of a combination of stucco and Texas sandstone. The applicant has met with staff to discuss their intentions with the property to ensure City codes and zoning requirements are understood and successfully met.

The zoning will remain R-1 (One-Family Dwelling District) and will consist of conditions to allow the masonry clad manufactured home. The conditions will be as follows:

1. One (1) 32' by 72' Manufactured Home will occupy the property and shall be permitted by the Conditional Use Permit.
2. Manufactured home on the property shall be clad in masonry products.
3. The Manufactured home may be placed perpendicular to the street it fronts.

#### Zoning:

Current zoning for the property is R-1 (One-Family Dwelling District). Adjacent and surrounding zoning includes R-MH (Manufactured Home Park District) (Ancient Oaks MHP), R-1(M) (One-Family Manufactured Home Dwelling District) along Ute Trail and neighboring property at 2002 Warriors Path, and R-1 (One-Family Dwelling District).

#### Existing Use:

The property is currently occupied by a double-wide manufactured home. Surrounding properties consists of other double wide manufactured homes, and vacant land.

**Future Land Use:**

The subject property is currently located in an area designated as MR (Mixed Residential). The proposed conditional use permit for this property to allow a manufactured home clad with masonry products would be consistent with the 2007 City of Harker Heights Comprehensive Plan.

**Flood Damage Prevention:**

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

**Notices:**

Staff sent out fourteen (14) notices to property owners within the 400 foot notification area. Zero (0) responses were received in favor of the request, and zero (0) responses were received in opposition of the request.

**RECOMMENDATION:**

Staff recommends approval of the CUP to allow a masonry clad manufactured home on property described as Five Feathers Addition, Block One (1), Lot Two (2), Property ID# 185944, generally located at 2004 Warriors Path, Harker Heights, Bell County, Texas, based upon the following:

1. The proposed zoning district is consistent with the Future Land Use Map from the 2007 Comprehensive Plan.
2. The proposed zoning and existing use of the property is consistent with current uses in the area, and would not likely negatively impact the area.
3. The applicant's desire to clad the home in a masonry product would add aesthetic value to the property and represents a "higher and better" use of the property than maintaining the current existing, non-conforming structure.

**ACTION BY PLANNING AND ZONING COMMISSION:**

1. Motion to recommend approval/disapproval of an ordinance granting a Conditional Use Permit (CUP) to allow a masonry clad manufactured home on property described as, Five Feathers Addition, Block One (1), Lot Two (2), Property ID# 185944, generally located at 2004 Warriors Path, Harker Heights, Bell County, Texas.
2. Any other action deemed necessary.

**ATTACHMENTS:**

- |                           |                          |
|---------------------------|--------------------------|
| 1. Application            | 9. Notification Area Map |
| 2. Letter of Intent       | 10. Citizen Response     |
| 3. Supplemental Documents |                          |
| 4. Proposed Conditions    |                          |
| 5. Location Map           |                          |
| 6. Existing Land Use Map  |                          |
| 7. Zoning Map             |                          |
| 8. Future Land Use Map    |                          |



# Conditional Use Permit Application

**\*Requirements - MUST BE COMPLETE 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. Pre-Application Meeting Scheduled
2. Payment of \$200.00 to the City of Harker Heights
3. Site Plan
4. Letter of Intent

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

Property Owner(s) Name: Iva Martin and Steve Polin Date: 9/27/2018

Address: 18798 Dogwood Ct.

City/State/Zip: Adelanto, Ca. 92301

Phone: 435-619-7199 E-mail: IvaMartin42@yahoo.com

**Legal Description of Property:**

Location of Property (Address if available): 2004 Warriors Path

Lot: 2 Block: 001 Subdivision: Five Feathers

Acres: .33 Property ID: 185944 Survey: \_\_\_\_\_

*For properties not in a recorded subdivision please submit a copy of a current survey showing the property's proposed to be changed, and/or legal field notes.*

Current Zoning Classification: R1 Future Land Use Designation: R1M

**Applicant's Representative (if applicable):**

Applicant's Representative: Larry Pikey

Phone: 435-862-2289 E-Mail: lpikey7@msn.com

**ATTACH A SITE PLAN:** Provide a plan drawn to scale to illustrate the boundaries of the area, location of all existing and proposed structure(s), gross floor area and location of building entrances and exits.

**ATTACH A LETTER OF INTENT:** Provide a detailed description of the proposed use including but not limited to: the changes to the site, structure(s), landscaping, parking and land use in reference to the Harker Heights Code of Ordinances Section 155.201 Conditional Use Permit.

I, being the undersigned applicant of the property herein described, hereby make application for approval of plans submitted and made a part of the application in accordance with the provisions of the City of Harker Heights Ordinances, and hereby certify that the information provided is true and correct to the best of my knowledge and belief.

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

Iva Martin  
 Printed Name of Property Owner

Iva Martin  
 Signature of Property Owner

Larry Pikey  
 Printed Name of Representative

[Signature]  
 Signature of Representative

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

Date Submitted: \_\_\_\_\_

Pre-Application Meeting

Receipt #: \_\_\_\_\_

Received By: \_\_\_\_\_

Revised: 06/28/18

Case #: \_\_\_\_\_

From: Iva Martin, Steve Polin, Larry Pilkey  
To: City of Harker Heights, Texas  
Subj: Limited use permit

As requested by your application and by the city council I am submitting our assurances that the 2001 double wide manufactured home will comply with your stipulation to have exterior masonry products applied. This is currently how the house is and will be a combination of Stucco and Texas sandstone rock. My Brother, Larry Pilkey, is a Texas licensed Installer and will be removing the old house and installing the new one. He has permission to conduct any affairs necessary to complete this project for us.

My apologies for failing to attend the last council meeting. My brother got it confused with the time for the planning committee time and showed up as you were dismissing. Thank you for your consideration.

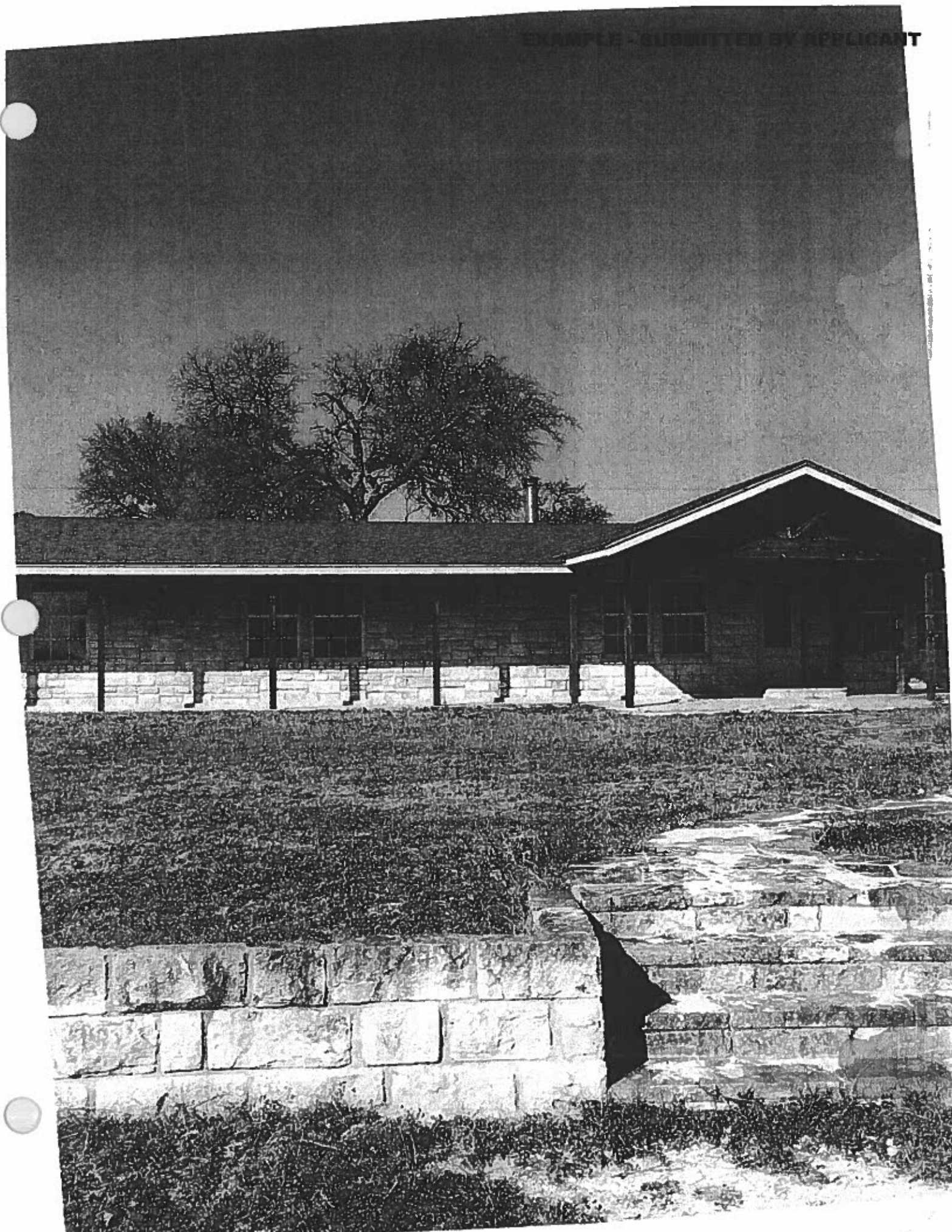
Due to the size of the house, 32x72, a perpendicular install is requested. All easements will easily be conformed to by doing so.

*Iva Martin*  
Iva Martin

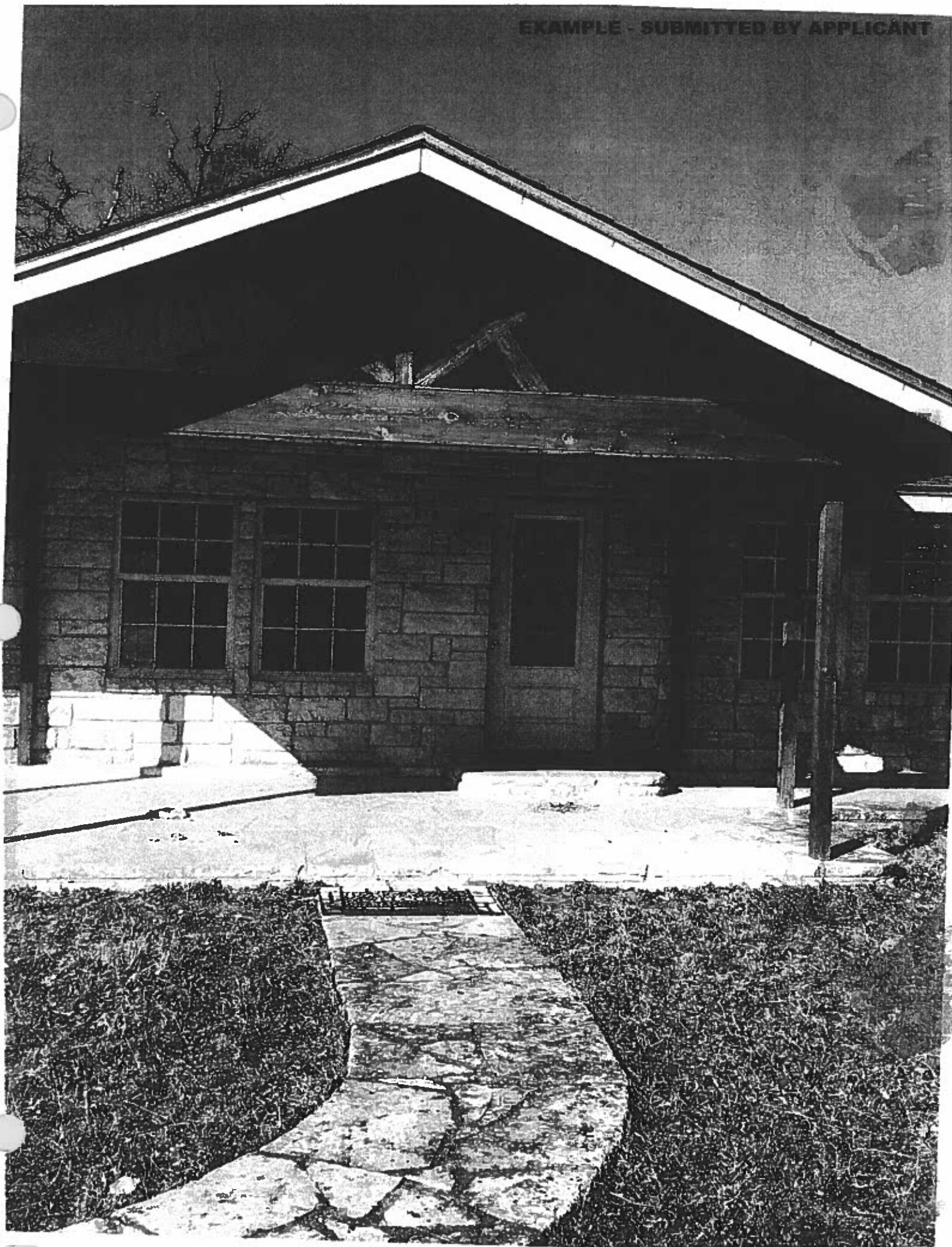
*Steve Polin*  
Steve Polin

*Larry Pilkey*  
Larry Pilkey





EXAMPLE - SUBMITTED BY APPLICANT



**EXAMPLE - SUBMITTED BY APPLICANT**

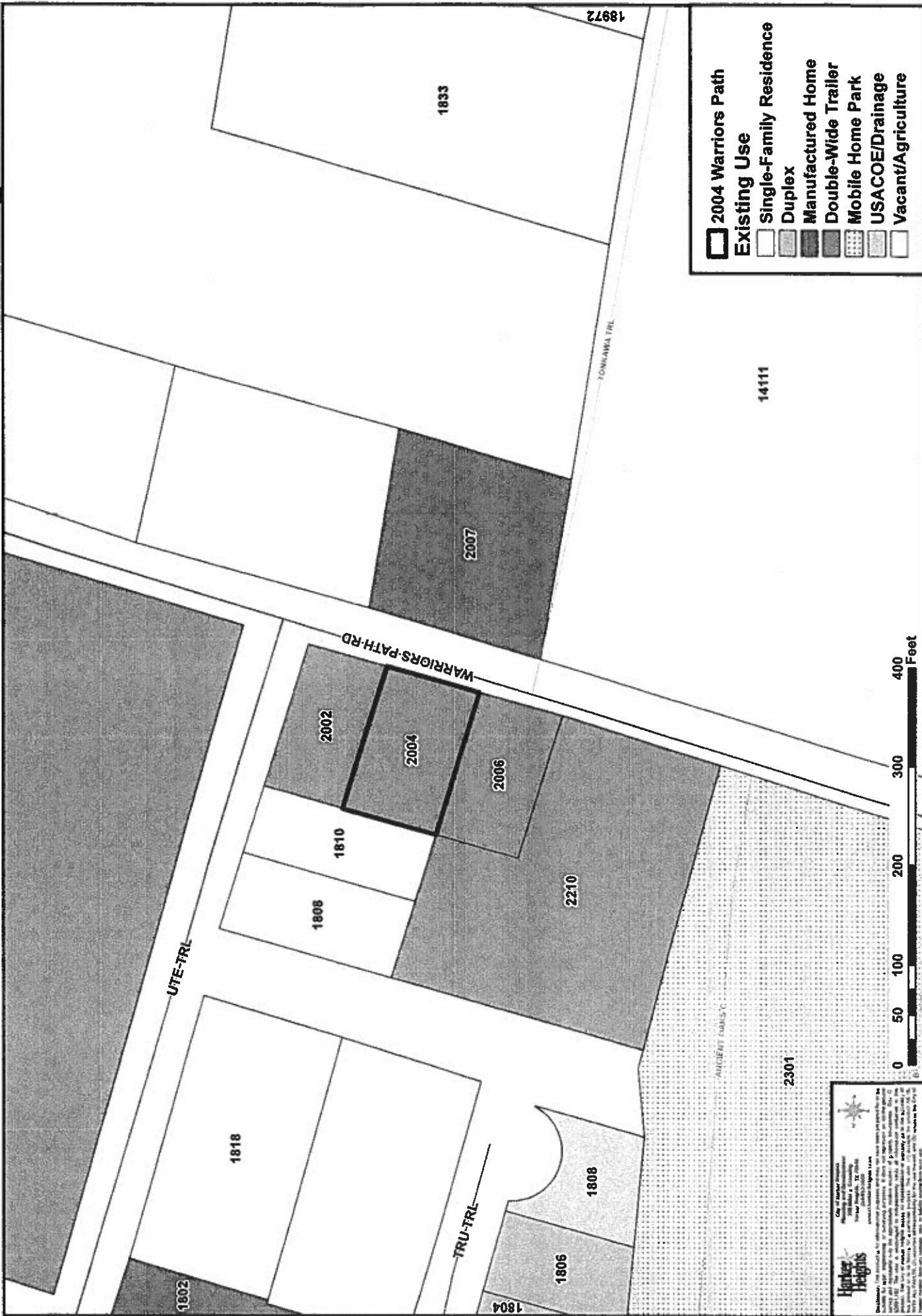


# Conditional Use Permit (CUP)

*Case No. Z18-16 – 2004 Warriors Path*

1. One (1) 32' by 72' Manufactured Home will occupy the property and shall be permitted by the Conditional Use Permit.
2. Manufactured home on the property shall be clad in masonry products.
3. The Manufactured home may be placed perpendicular to the street it fronts.

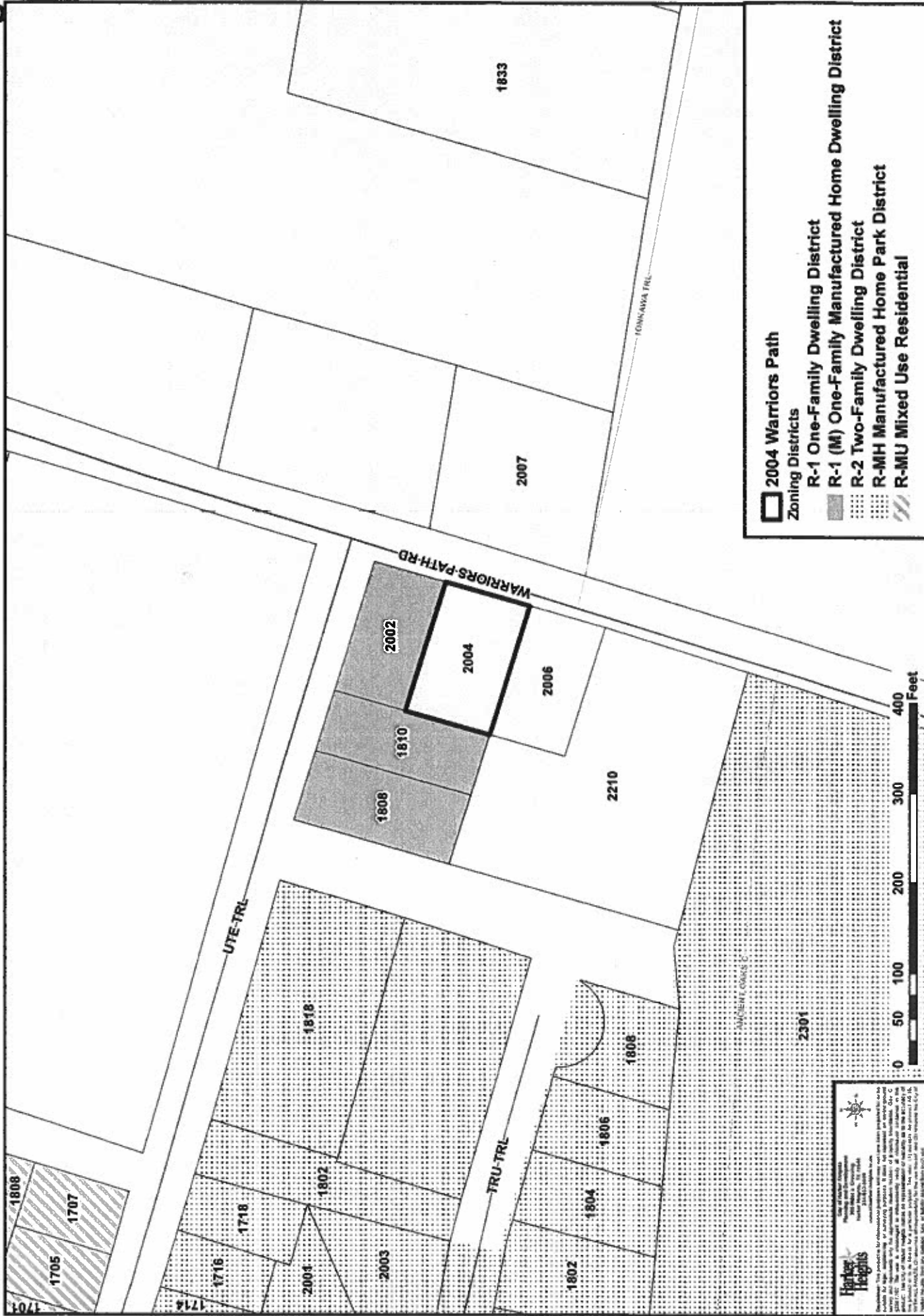




**City of Hanker Heights**  
 10000 Hanker Heights Blvd  
 Houston, TX 77056  
 281.461.1111  
 www.hankerheights.com

**Map Date: 10/17/2018**

Disclaimer: This map is for informational purposes only. It is not intended to be used as a legal document. The City of Hanker Heights is not responsible for any errors or omissions on this map. The user assumes all liability for any use of this map. The City of Hanker Heights is not responsible for any damages, including but not limited to, consequential damages, arising from the use of this map. The City of Hanker Heights is not responsible for any loss of data or information resulting from the use of this map. The City of Hanker Heights is not responsible for any loss of time or money resulting from the use of this map. The City of Hanker Heights is not responsible for any loss of business or profit resulting from the use of this map. The City of Hanker Heights is not responsible for any loss of reputation resulting from the use of this map. The City of Hanker Heights is not responsible for any loss of honor or respect resulting from the use of this map. The City of Hanker Heights is not responsible for any loss of dignity or self-respect resulting from the use of this map. The City of Hanker Heights is not responsible for any loss of peace of mind resulting from the use of this map. The City of Hanker Heights is not responsible for any loss of sleep resulting from the use of this map. The City of Hanker Heights is not responsible for any loss of appetite resulting from the use of this map. The City of Hanker Heights is not responsible for any loss of weight resulting from the use of this map. The City of Hanker Heights is not responsible for any loss of hair resulting from the use of this map. The City of Hanker Heights is not responsible for any loss of teeth resulting from the use of this map. The City of Hanker Heights is not responsible for any loss of limbs resulting from the use of this map. The City of Hanker Heights is not responsible for any loss of life resulting from the use of this map.

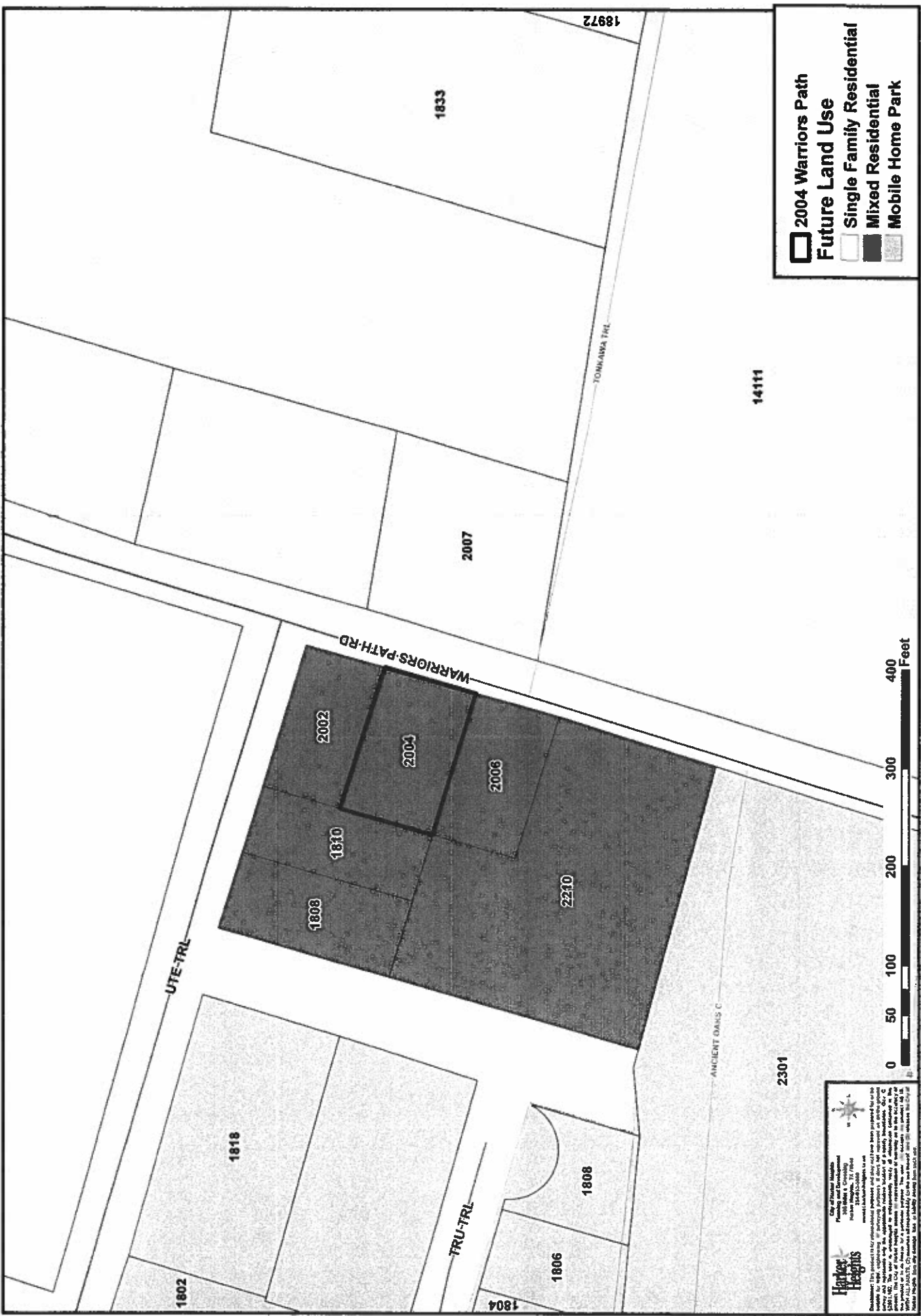


- 2004 Warriors Path Zoning Districts
- R-1 One-Family Dwelling District
- R-1 (M) One-Family Manufactured Home Dwelling District
- R-2 Two-Family Dwelling District
- R-MH Manufactured Home Park District
- R-MU Mixed Use Residential



**Harbor Heights**  
 Planning and Zoning Department  
 10000 Harbor Heights Blvd, Suite 100  
 Harbor Heights, WA 98026  
 Phone: (206) 835-3300  
 Fax: (206) 835-3301  
 Website: harborheights.gov

Disclaimer: This product is for informational purposes only and does not constitute a contract. It is subject to change without notice. The City of Harbor Heights is not responsible for any errors or omissions in this product. The user is responsible for obtaining the necessary permits and approvals from the appropriate agencies. The City of Harbor Heights is not responsible for any damages or losses resulting from the use of this product. The City of Harbor Heights is not responsible for any legal actions taken against it or its employees or agents.



**2004 Warriors Path Future Land Use**

- Single Family Residential
- Mixed Residential
- Mobile Home Park

**Harbor Heights**  
 City of Harbor Heights  
 Planning and Development  
 Harbor Heights, TX 75428  
 281-291-1000

Disclaimer: This project is a conceptual proposal and does not have been prepared by or for the City of Harbor Heights. It is intended to provide a general overview of the project. The City of Harbor Heights is not responsible for the accuracy or completeness of the information contained in this project. The user is advised to consult with a professional engineer or architect for more detailed information. Harbor Heights, TX 75428. Map is dated 10/12/2018.







## PLANNING AND ZONING COMMISSION MEMORANDUM

**P18-122**

**AGENDA ITEM #VII-1**

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FROM: THE DEPARTMENT OF PLANNING AND DEVELOPMENT  
DATE: OCTOBER 31, 2018

DISCUSS AND CONSIDER A REQUEST BY KILLEEN INDEPENDENT SCHOOL DISTRICT (KISD) FOR PRELIMINARY PLAT APPROVAL OF MIDDLE SCHOOL NO. 14 ON PROPERTY DESCRIBED AS A0511BC H B LITTLEFIELD, 2. ACRES 32.104, PROPERTY ID# 457537, GENERALLY LOCATED NORTH OF PONTOTOC TRACE TO THE WEST OF WARRIORS PATH IN HARKER HEIGHTS, BELL COUNTY, TEXAS.

**EXPLANATION:**

Killeen Independent School District has proposed the construction of a new middle school (Middle School No. 14) along Warriors Path in Harker Heights to accommodate growth in the region. The preliminary plat consists one (1) lot on a total of 32.104 acres of vacant land.

The subject property is zoned appropriately as R-1 (One-Family Dwelling District) and meets the permitted uses as a public school. The proposed school will access the City of Harker Heights water and wastewater utilities and will be required to extend utilities to the site in order to accommodate development. Preliminary engineering plans provided to staff have been reviewed to meet the requirements of the Comprehensive Plan and Zoning district.

**RECOMMENDATIONS:**

The proposed preliminary plat has been revised to address all staff comments. Staff recommends approval of a preliminary plat for approximately 32.104 acres out of all of that tract of land out of the H. B. Littlefield survey, abstract 511, Bell County, Texas, conveyed Robert Don Sutton, trustee under the Robert Don Sutton living trust dated November 21, 1996 to Killeen Independent School District in a warranty deed recorded in volume 8961, page 853, official records of Bell County, Texas, for the following reasons:

- The plat is consistent with zoning requirements as outlined in §155.020 (A) (10)
- The proposed provision and configuration of roads, water, wastewater, drainage and utility easements, and rights-of-way are adequate to serve the lots provided.

**ACTION BY PLANNING AND ZONING COMMISSION**

1. Motion to approve/disapprove a preliminary plat for approximately 32.104 acres out of all of that tract of land out of the H. B. Littlefield survey, abstract 511, Bell County, Texas, conveyed Robert Don Sutton, trustee under the Robert Don Sutton living trust dated November 21, 1996 to Killeen Independent School District in a warranty deed recorded in volume 8961, page 853, official records of Bell County, Texas.
2. Any other action desired.

**ATTACHMENTS:**

1. Application
2. Location Map
3. Wastewater Utilities Map
4. Water Utilities Map
5. Staff Comments Dated 09/25/18
6. Revised Plat Dated 10/15/18
7. Survey/Field Notes



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

**APPLICATION FOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

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

PLAT NAME: Killeen ISD Middle School 14

NUMBER OF LOTS: 1 NUMBER OF ACRES 32.568

EXISTING LAND USE: Undeveloped

PROPERTY OWNER: Killeen Independent School District

ADDRESS: 110 N WS Young Drive, Killeen, Texas 76543  
 PHONE: (254) 336-0073 (Adam Rich - Exec Dir for Facilities Services)

DEVELOPER: Killeen Independent School District

ADDRESS: 110 N WS Young Drive, Killeen, Texas 76543  
 PHONE: (254) 336-0073 (Adam Rich - Exec Dir for Facilities Services)

SURVEYOR/ENG: Cunningham-Allen

ADDRESS: 3103 Bee Cave Road, Suite 202, Austin, TX 78746  
 PHONE: (512) 327-2946

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

Adam Rich   
 NAME (PRINT) SIGNATURE

110 N WS Young Drive, Killeen, Texas 76543  
 ADDRESS

Troy Kittell   
 NAME (PRINT) SIGNATURE

110 N WS Young Dr., Killeen  
 ADDRESS

**TO BE USED FOR CORPORATION/PARTNERSHIP**

NAME (PRINT) CORP/PARTNERSHIP

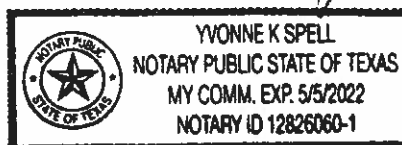
ADDRESS

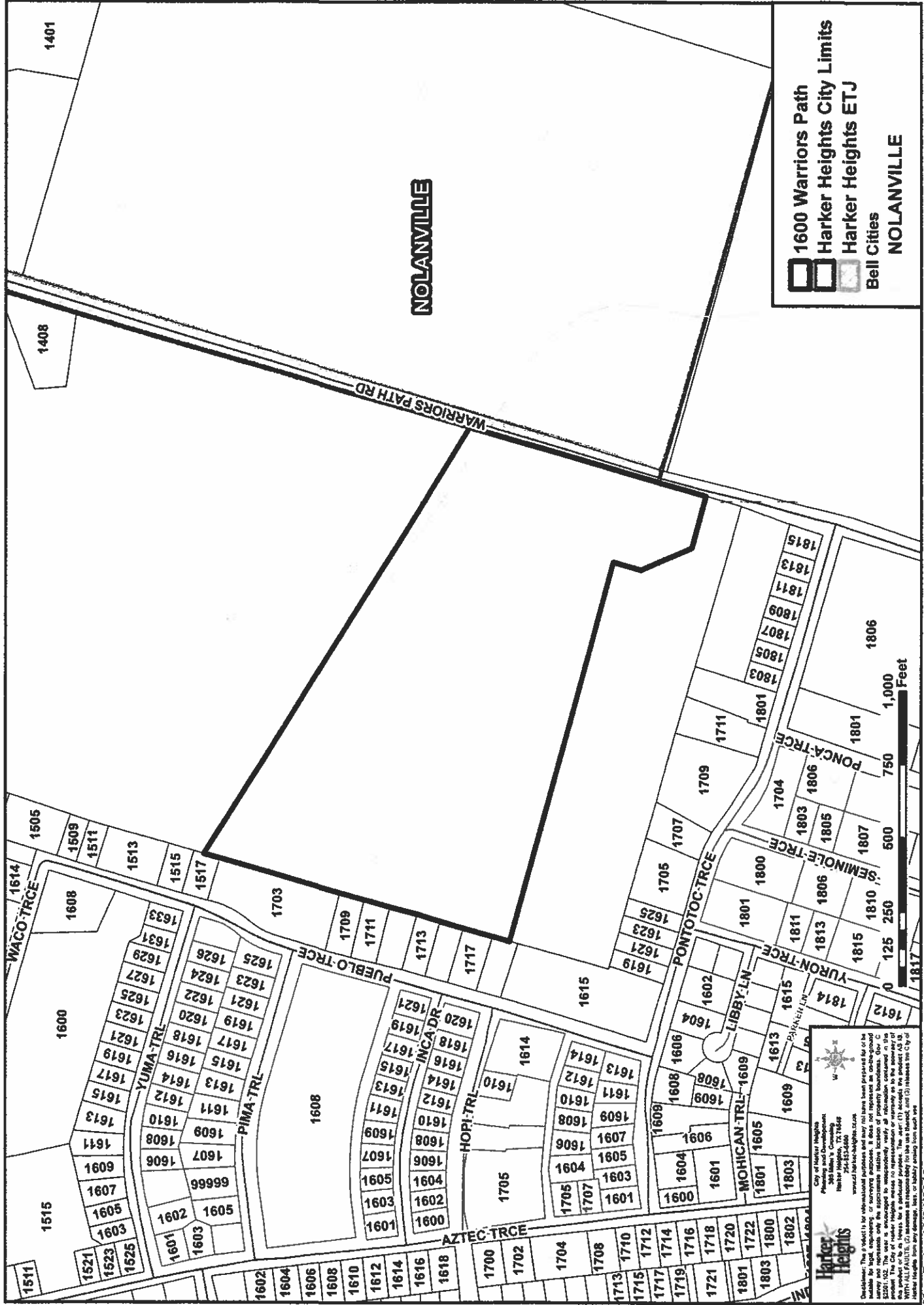
BY: \_\_\_\_\_ AUTHORIZED AGENT TELEPHONE NO. \_\_\_\_\_

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

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF August, 2018.

 MY COMMISSION EXPIRES: May 5, 2022  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

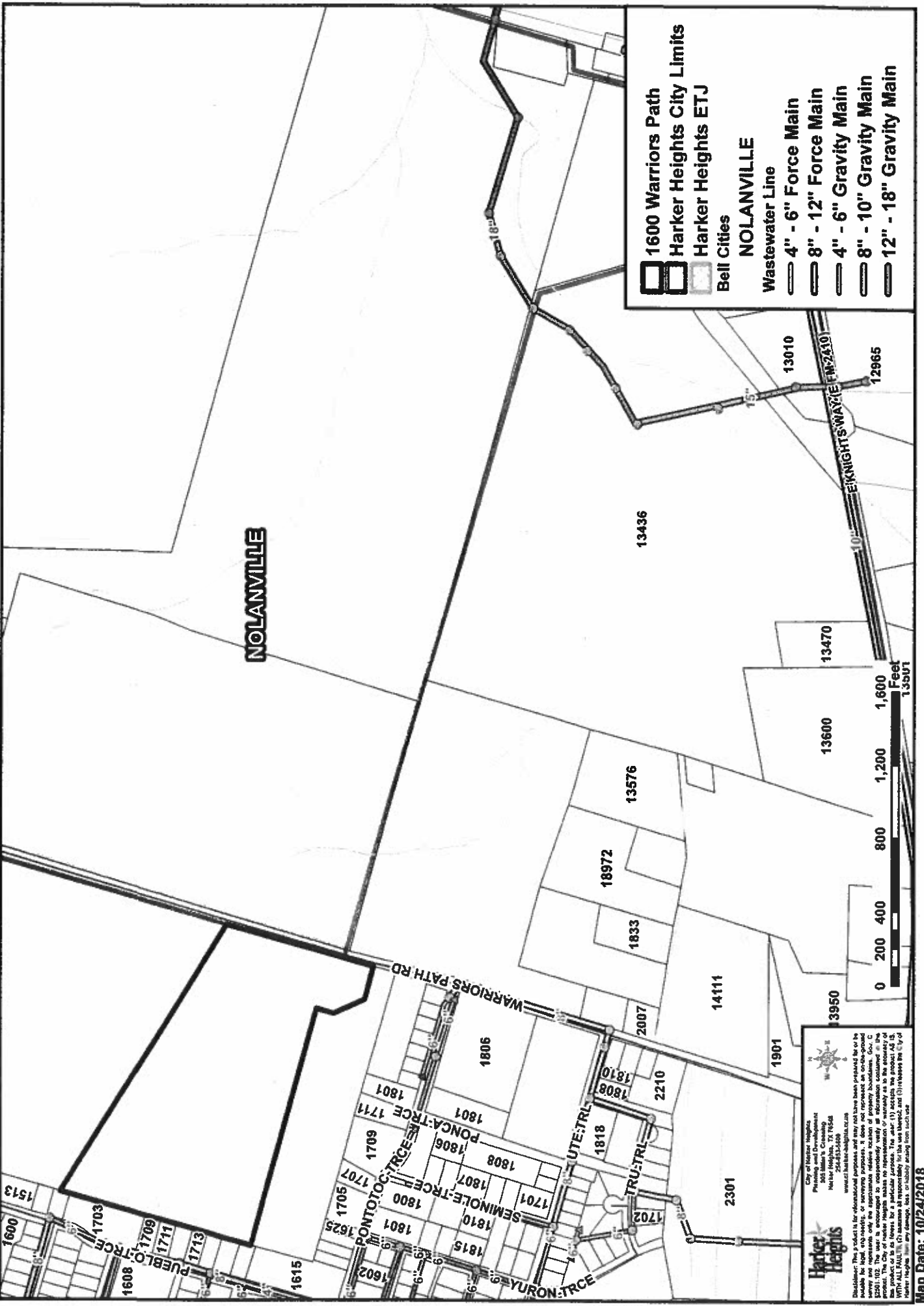




 1600 Warriors Path  
 Harker Heights City Limits  
 Harker Heights ETJ  
 Bell Cities  
**NOLANVILLE**

City of Harker Heights  
 Planning and Development  
 305 Main St., Suite 100  
 Harker Heights, TX 76046  
 www.ci.harkerheights.tx.us

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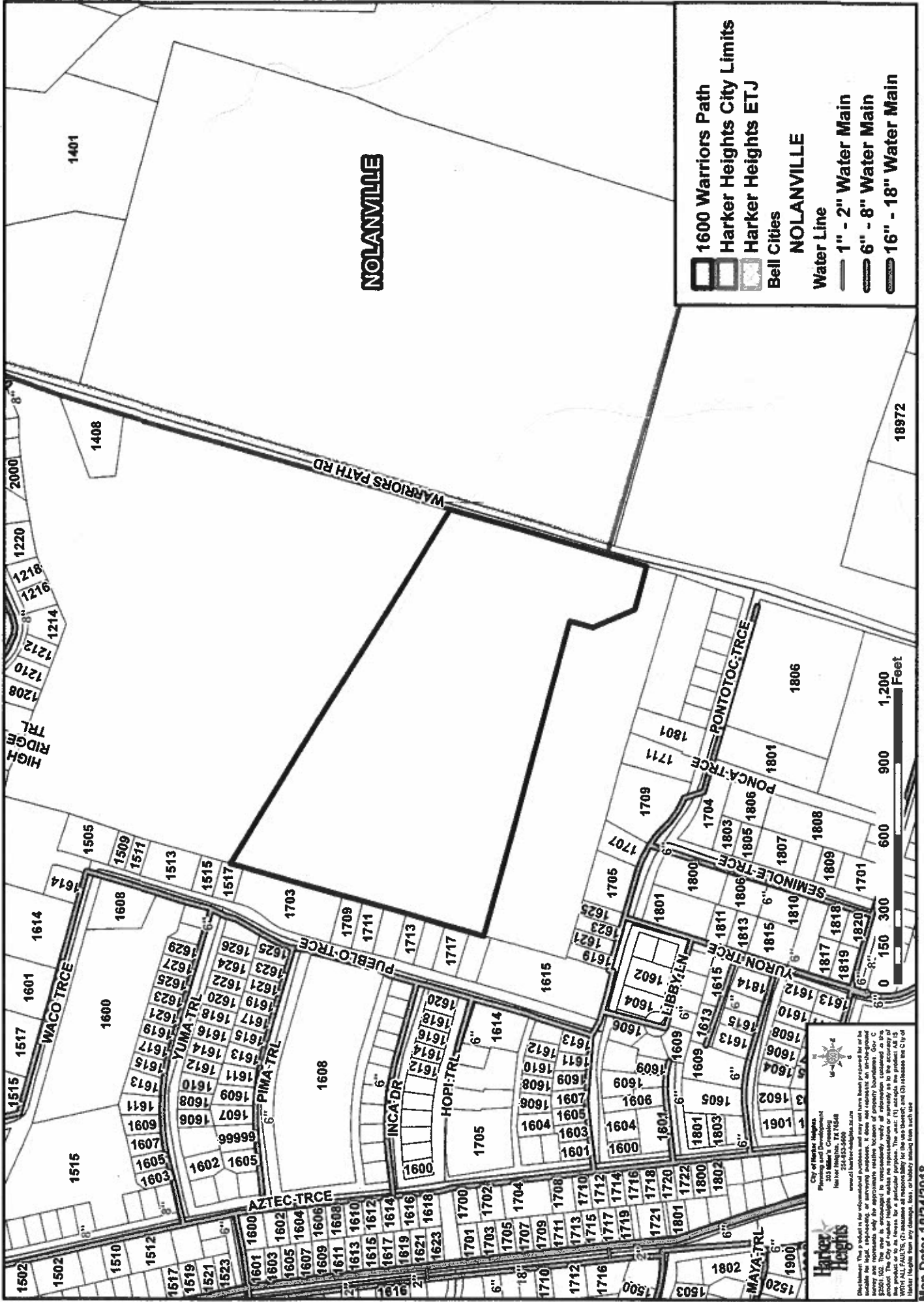


**1600 Warriors Path**  
**Harker Heights City Limits**  
**Harker Heights ETJ**  
**Bell Cities**  
**NOLANVILLE**  
**Wastewater Line**  
 4" - 6" Force Main  
 8" - 12" Force Main  
 4" - 6" Gravity Main  
 8" - 10" Gravity Main  
 12" - 18" Gravity Main

**Harker Heights**  
 City of Harker Heights  
 305 Main's Crossing  
 Harker Heights, TX 76548  
 www.ci.harkerheights.tx.us

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- 1600 Warriors Path
- Harker Heights City Limits
- Harker Heights ETJ
- Bell Cities
- NOLANVILLE**
- Water Line
- 1" - 2" Water Main
- 6" - 8" Water Main
- 16" - 18" Water Main

City of Harker Heights  
 303 Mike's Crossing  
 Harker Heights, TX 76548  
 www.ci.harkerheights.tx.us

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Map Date: 10/24/2018

# KISD – Middle School #14

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*1600 Warriors Path - Case No. P18-122*

**Comments Sent: September 25, 2018**

## **Planning & Development**

1. Please show the entire length of the 20' Wastewater Easement within the neighboring Sutton Property.
2. Please remove text outlined in red within the attached PDF.
3. Please provide FEMA Flood Zone designation for the site.
4. Please provide signed, original dedication page and field notes. Staff cannot accept scanned or copied versions of these documents.

## **Public Works, Mark Hyde**

### **Storm Water Drainage:**

1. Sheet flowing the discharge of storm water from the 36" and 48" diameter pipes across the surface of the pedestrian sidewalk and parent driveway is unacceptable. Either extend the storm sewer pipes under the parent driveway near the proposed culvert location crossing Warriors Path or provide storm water detention with the metered discharge piping under the parent driveway near the proposed culvert location crossing Warriors Path. For the 36" diameter pipe north of the pedestrian sidewalk and main driveway, extend the pipe near the proposed culvert location crossing Warriors Path or provide storm water detention.
2. For the earthen drainage channel on the west side of the property include grading/bank reinforcement design to turn the storm water nearly 90 degrees to the east.

### **Sanitary Sewer:**

1. Dedicate by plat the 25' utility easement along Warriors Path and the 20' utility easement crossing the southern portion of the property for the proposed sanitary sewer lines. See the attached drawings for the easement locations.

### **Water Distribution:**

1. Call out the size of the main line gate valves on the plans.
2. Water main to be Class 150 DR-18 C-900 Blue PVC pipe.
3. Show isolation gate valves on each fire hydrant.
4. Show locations and size of water meters. Distinguish between domestic use and irrigation use.

### **Internal Driveways:**

1. Run turning radius models for school buses and fire trucks for the elongated peninsula that separates the driveways to the north.



**Consulting Engineer, Otto Wiederhold**

1. My greatest concerns are how the storm drains are being discharged on Sheet C5.4
2. The north entrance roadway could potentially be a hazard to pedestrians and sedan traffic during higher intensity rainfall events.
3. The depth and velocity of this proposed low water crossing need to be analyzed.
4. Recommend that outlets either be extended to cross the north entrance road or the road elevated to include culverts to convey the runoff under the roadway.
5. The outlet of the drainage channel along the west side of the site needs to include a better transition to the existing drainage ways. The runoff from the proposed channel will not follow the acute turn to the east.

**Fire Marshall, Brad Alley**

2. The landscape finger / traffic island on the NW corner of the building produces a "switch back" which is too severe for fire apparatus. The fire hydrant will need to be placed so as to serve the front of the structure.
3. The hydrant at the SE corner of the building need to be moved north to the library courtyard turn around. This is to offset the lack of hydrants on the north side of the building.
4. Vehicle gates must be capable of fully opening in both directions.
5. Please indicate the location for placement of portable bldg. in the future. Hydrant placement may be altered by this information.
6. Please add fire lane striping to details, detail may be found on Fire Marshal's web page.
7. Please add 3 ft. gate to west practice field in the south fence line near the east end near roadway.

**Building Official, Steve Philen**

1. C2.2 is the City of Killeen sediment control details, replace with City of Harker Heights
2. C7.1 shows Backflow devices in vaults, we do not allow backflow devices below grade, change to RPZ above grade
3. C7.2 references irrigation meter and RPZ in a vault, we do not allow backflow devices below grade, change to RPZ above grade
4. C7.5 city detail page shows an RPZ backflow device in a vault, disregard this detail.

**ONCOR, Greg Wade**

**Century Link, Chris McGuire**

**Time Warner Cable, Johnny Tindle**





Exhibit " "

**FIELD NOTE DESCRIPTION**

DESCRIPTION OF A 33.055 ACRE TRACT OF LAND LOCATED IN THE HB LITTLEFIELD SURVEY, ABSTRACT NO. 511, BELL COUNTY, TEXAS, BEING ALL OF THAT 33.055 ACRE TRACT OF LAND CONVEYED TO KILLEEN INDEPENDENT SCHOOL DISTRICT IN DEED RECORDED IN DOCUMENT NO. 201400022370, OF THE OFFICIAL RECORDS OF BELL COUNTY, TEXAS, SAID 33.055 ACRE TRACT BEING A PART OF A CALLED 113.5 ACRE TRACT OF LAND CONVEYED TO ROBERT DON SUTTON, TRUSTEE, OF RECORD IN VOLUME 3678, PAGE 391, OF SAID OFFICIAL RECORDS, SAID 33.055 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2 inch iron rod found in the west right of way line of Warriors Path Road (right of way width varies) and the east line of said 113.5 acre tract, for the northeast corner of said 33.055 acre tract, and the southeast corner of a 0.784 acre tract of land conveyed to Bell County in a Right Of Way Deed recorded in Document No. 201700028174, of said Official Records;

**THENCE**, South 16°17'49" West (record South 16°17'13" West), with the east line of said 33.055 acre tract and said 113.5 acre tract, and west right of way line of Warriors Path Road (right of way width varies), a distance of a distance of 836.15 (record 836.25) feet to a 1/2 inch iron rod with cap stamped "M&A" found for the southeast corner of said 33.055 acre tract;

**THENCE**, departing the said west right-of-way line and over and across said 113.5 acre tract with the southerly line of said 33.055 acre tract the following four (4) courses and distances:

1. North 73°59'31" West (record North 73°00'48" West), a distance of 192.45 (record 192.36) feet to a 1/2 inch iron rod with cap stamped "M&A" found;
2. North 22°37'25" West (record North 22°37'03" West), a distance of 187.83 (record 187.85) feet to a 1/2 inch iron rod with cap stamped "M&A" found;
3. North 16°23'56" East (record North 16°21'27" East), a distance of 98.10 (record 98.04) feet to a 1/2 inch iron rod with cap stamped "M&A" found;
4. North 73°38'35" West (record North 73°38'33" West), a distance of 1327.57 (record 1327.56) feet to an 3/4 inch iron pipe found for the southwest corner of said 33.055 acre tract in the called east line of Comanche Land, 4<sup>th</sup> Unit, an unrecorded subdivision in Bell County, Texas and west line of said 113.5 acre tract;

*tpw  
10/25/18*

