



Harker Heights

Planning and Zoning Commission Meeting

**Wednesday,
December 5, 2018**

6:30 P.M.



**PLANNING & ZONING COMMISSION
MEETING AGENDA
HARKER HEIGHTS CITY HALL
WEDNESDAY, DECEMBER 05, 2018 – 6:30 P.M.**

Notice is hereby given that, beginning at 6:30 P.M. on December 05, 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 held on October 31, 2018.
- III.** Recognition of Affidavits for Conflict-of-Interest.
- IV.** Report on Development Activity.
- V.** Report on City Council actions results of the November 13, 2018 meeting.
- VI.** Public Hearings:
 - 1. Z18-17** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from B-1 (Office District) to PD-B (Planned Development – Business) on a 6.730 acre tract of land situated in the E.M. Sprott Survey, Abstract No. 772, the R.W. Tom Survey, Abstract No. 837, all in Bell County, Texas and being a part or portion of that certain called 46.849 acre tract of land described in Deeds to 2410 Real Estate LP, generally located near the intersection of Hudson Boulevard and Prospector Trail in Harker Heights, Bell County, Texas.
- VII.** Citizens to be heard.
- VIII.** Reports from Commissioners.
- IX.** Staff Comments.
- X.** Adjournment.

Posted: November 30, 2018 Time: 10:00 A.M.

Courtney Pate

***Courtney Pate
Senior Planner – City of Harker Heights***



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 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.

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:

ATTEST:

DATE:



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

AGENDA ITEM #III

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: DECEMBER 5, 2018

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



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

AGENDA ITEM #IV

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: DECEMBER 5, 2018

Report on Development Activity – Courtney Pate.



PLANNING AND ZONING COMMISSION MEMORANDUM

AGENDA ITEM #V

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT

DATE: DECEMBER 5, 2018

At the regular called meeting of the Planning and Zoning Commission held October 31, 2018, the Commission forwarded the items below to the City Council at their regular meeting on November 13, 2018.

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 J 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.

Planning and Zoning Commission – Approved (6-0)

City Council – Approve (4-1)

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.

Planning and Zoning Commission – Approved (6-0)

City Council – Approve (5-0)

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 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.

Planning and Zoning Commission – Approved (6-0)

City Council – Approve (5-0)

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.

Planning and Zoning Commission – Approved (6-0)

City Council – Approve (5-0)

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.

Planning and Zoning Commission – Approved (6-0)

City Council – Approve (5-0)

**PLANNING AND ZONING
COMMISSION MEMORANDUM**

Z18-17

AGENDA ITEM VI-01

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: DECEMBER 5, 2018

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM B-1 (OFFICE DISTRICT) TO PD-B (PLANNED DEVELOPMENT – BUSINESS) ON A 6.730 ACRE TRACT OF LAND SITUATED IN THE E.M. SPROTT SURVEY, ABSTRACT NO. 772, THE R.W. TOM SURVEY, ABSTRACT NO. 837, ALL IN BELL COUNTY, TEXAS AND BEING A PART OR PORTION OF THAT CERTAIN CALLED 46.849 ACRE TRACT OF LAND DESCRIBED IN DEEDS TO 2410 REAL ESTATE LP, GENERALLY LOCATED NEAR THE INTERSECTION OF HUDSON BOULEVARD AND PROSPECTOR TRAIL IN HARKER HEIGHTS, BELL COUNTY, TEXAS.

EXPLANATION:

The applicant has requested consideration of a Planned Development – Business rezoning to allow a Self-Storage use near the intersection of Hudson Boulevard and Prospector Trail. The site will provide additional storage units to the existing Amy's Attic Self-Storage located directly across the street from the subject property at 800 Prospector Trail. The project is also currently in the preliminary stages of platting approximately 6.730 acres of land to consist of two lots. The developable acreage (4.506 acres) will consist of six (6) storage buildings.

The applicant has chosen to utilize the Planned Development – Business zoning district to create a coordinating product to the adjacent Amy's Attic Self-Storage. Amy's Attic Self-Storage received a Planned Development – Mixed Use zoning designation on October 3, 2006.

DETAILS:

The location of the proposed self-storage unit falls within the Development Overlay District 1 – The Knight's Way Corridor and therefore must meet requirements of the Overlay as well as Harker Heights Code of Ordinances. However, the structures at Amy's Attic Self-Storage (800 Prospector Trail) were constructed prior to City Council adoption of the Knights Way Overlay. To create a cohesive aesthetic to the subject property, the Planned Development will allow for design modification from The Knights Way Overlay as well as the City of Harker Heights Code of Ordinances §155.040 (A) (2), which requires all commercial facades to be comprised of masonry products and at least 3 architectural features. Staff has met with the applicant to discuss their intentions with the property and have composed conditions which will allow metal materials to the sides

(bay doors of units) and rear facades of the proposed storage units. All other regulations and requirements of the Harker Heights Code of Ordinances and The Knights Way Overlay must be met apart from construction materials or façade design.

Further, to avoid development in the flood plain, the applicant is platting the property as 2 lots; a western lot that includes the creek and flood plain, and an eastern lot that will contain the development. Because the development will be on a lot not adjacent to residential development, and because the creek and flood plain form a minimum 100' buffer, the project will not be required to erect an 8-foot masonry wall along its western side. It will still require a fence in similar material to the existing fencing of the existing storage facility.

ZONING

Current zoning designation for the subject property is B-1 (Office District). To the west of the property are lots zoned as R-1 (One-Family Dwelling District). South of the property is the existing Amy's Attic Self-Storage business, zoned as PD-M (Planned Development Mixed-Use). Properties to the North and East are zoned as B-3 (Local Business District) and B-5 (General Business District).

FUTURE LAND USE

According to the Future Land Use Map within the 2007 Comprehensive Plan, the property is designated as Commercial, as are the properties to the North, East and South. Properties to the West are to consist of Single Family Residential. The proposed use will maintain the character, appearance and zoning of commercial property and does not conflict with the 2007 Comprehensive Plan.

EXISTING LAND USE

Existing Land Uses to the North consist of retail uses comprised of Fast-Food chain eateries, and Walmart Neighborhood Market. Land to the east remains undeveloped and vacant. Properties to the South consist of Commercial uses (Amy's Attic Self-Storage) and Office uses. Neighboring land to the west consist of Single-Family Residences. With regard to the location of surrounding uses, location of the structures, and the conditions imposed, staff believes the proposed use (Commercial) would not likely have any adverse impacts on adjoining land uses in the area.

FLOOD DAMAGE PREVENTION:

Per the FEMA Flood Zone Map, the western part of the property lies within the 100-year flood plain area. The proposed use for this area is designated as drainage and the developer does not intend to place any structures within the flood plain.

NOTICES:

Staff sent out fifty-four (54) notices to property owners within the 400 foot notification area. To date, one (1) response was received in favor of the request, and two (2) responses were received in opposition of the request.

RECOMMENDATION:

Staff reviewed the application and plans submitted by the applicant, taking into consideration the development requirements outlined in the City's Ordinance §155.036

PD - Planned Development District, as well as the Knights Way Overlay and reached the following findings and facts:

The proposed rezoning request to PD-B **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.

Staff therefore recommends approval of an ordinance to allow the Planned Development – Business (PD-B) on a 6.730 acre tract of land situated in the E.M. Sprott Survey, Abstract No. 772, the R.W. Tom Survey, Abstract No. 837, all in Bell County, Texas and being a part or portion of that certain called 46.849 acre tract of land described in Deeds to 2410 Real Estate LP, generally located near the intersection of Hudson Boulevard and Prospector Trail in Harker Heights, Bell County, Texas, subject to the following conditions:

1. The general design and layout of the project shall match the existing storage facility at 800 Prospector Trail, including but not limited to the following:
 - a. All buildings that will face Hudson Boulevard shall consist of a masonry wainscoting and stucco the remainder of the wall face, in accordance with the design and materials of the existing storage facility at 800 Prospector Trail.
 - b. All building facades fronting Prospector shall consist of a masonry wainscoting and stucco the remainder of the wall face.
 - c. All buildings shall have a complimentary color scheme and parapet as the buildings on 800 Prospector Trail.
 - d. All exterior safety lighting shall be fully shielded and down-lit to prevent light trespass onto surrounding properties.
 - e. All fences and dumpster enclosures shall be designed in accordance with the design and materials of the existing storage facility at 800 Prospector Trail.
2. The site will comply will all other regulations and requirements of the Harker Heights Code of Ordinances and the Development Overlay District 1 – The Knights Way Corridor, including but not limited to signage, noise, and lighting requirements.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change zoning designation from B-1 (Office District) to PD-B (Planned Development – Business) on a 6.730 acre tract of land situated in the E.M. Sprott Survey, Abstract No. 772, the R.W. Tom Survey, Abstract No. 837, all in Bell County, Texas and being a part or portion of that certain called 46.849 acre tract of land described in Deeds to 2410 Real Estate LP, generally located near the intersection of Hudson Boulevard and Prospector Trail in Harker Heights, Bell County, Texas, with the attached conditions based on staff's facts and findings.
2. Any other action desired.

ATTACHMENTS:

1. Application
2. Field Notes
3. Ordinance 2006-38, Dated October 3, 2006
4. Site Plan
5. Proposed Conditions
6. Location Map
7. Existing Land Use Map
8. Zoning Map
9. Future Land Use Map
10. FEMA Flood Map
11. Notification Map
12. Citizen Responses



Rezoning Request Application

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

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

Property Owner(s) Name: Gary W. Purser Jr., President Date: 10/18/2018
2410 Real Estate, LP By: 2410 Real Estate GP, LLC, General Partner
Address: 2901 E. Stan Schwinder Loop
City/State/Zip: Killeen, TX. 76542
Phone: 254-634-5567 E-mail: cpurser@purserco.com

Legal Description of Property:

Location of Property (Address if available): NW 1/4 of Hudson Blvd & Prosperate Trail
Lot: _____ Block: _____ Subdivision: _____
Acres: 6.73 Property ID: 408-959 Survey: E.M. Spatt A-772, L&J Hu N.W. 1/4
For properties not in a recorded subdivision please submit a copy of a current survey showing the property's proposed to be PLU Town changed, and/or legal field notes.

Proposed Use: Mini Storage
Current Zoning Classification: B-1 Proposed Zoning: PD-B (Base B-4)
Current Land Use: Vacant Land Proposed Land Use: Mini Storage

Applicant's Representative (if applicable):

Applicant's Representative: Michael Beavers
Phone: 254-774-7688 E-Mail: mike@dbcre.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 Michael Beavers will represent the owner.

Gary W. Purser Jr., President
2410 Real Estate LP By: 2410 Real Estate GP, LLC, General Partner
Printed Name of Property Owner

[Signature]
Signature of Property Owner

Michael Beavers
Printed Name of Representative

[Signature]
Signature of Representative

STAFF ONLY - DO NOT FILL OUT BELOW

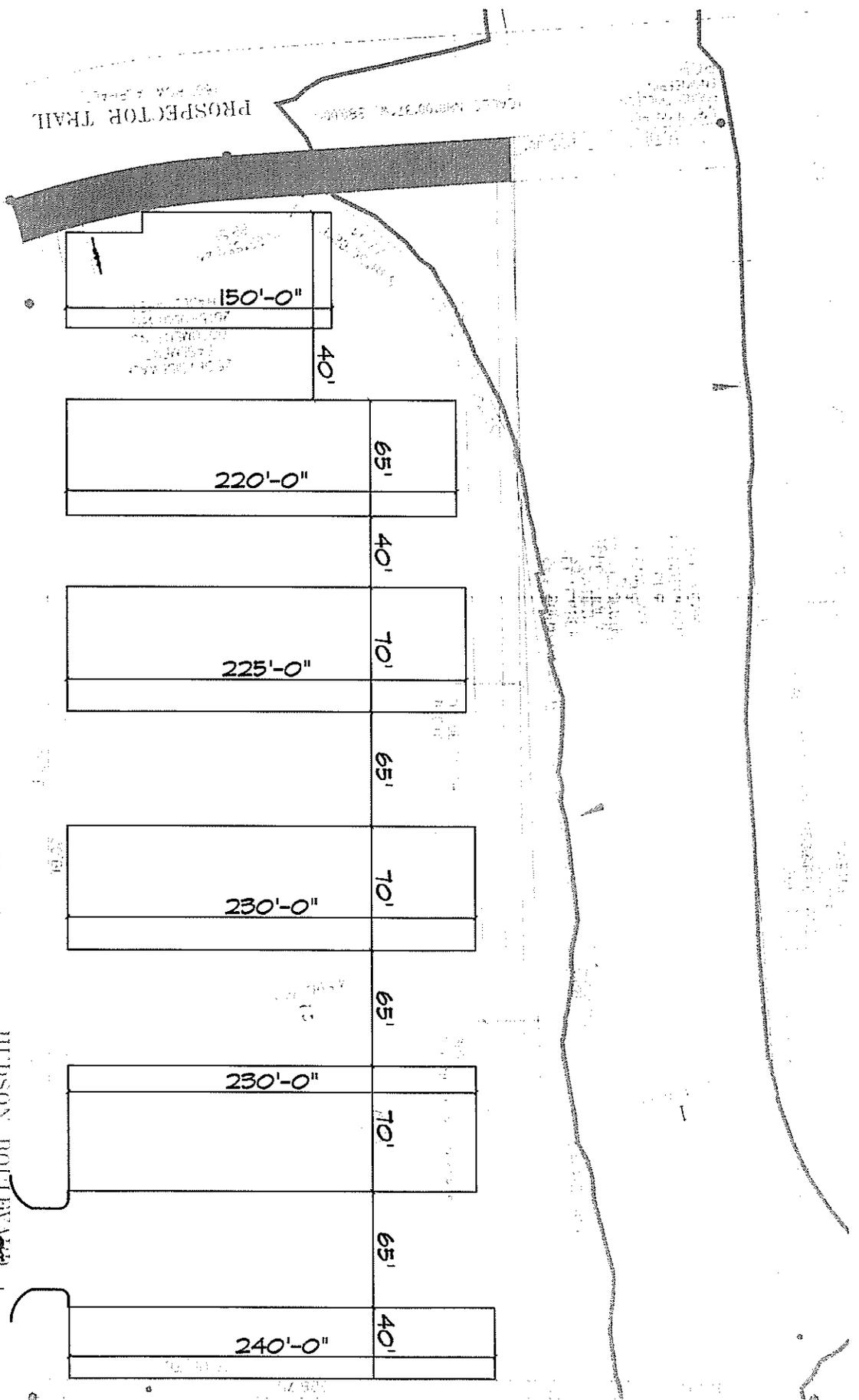
Date Submitted: 10/26/18
Received By: CPERES

Pre-Application Meeting

Revised: 2/28/18

Receipt #: _____
Case #: Z18-17

PROSPECTOR TRAIL



150'-0"

40'

220'-0"

65'

40'

225'-0"

70'

65'

230'-0"

70'

65'

230'-0"

70'

65'

240'-0"

40'

HUDSON BOULEVARD

HUDSON BOULEVARD

150'-0"
 40'
 220'-0"
 65'
 40'
 225'-0"
 70'
 65'
 230'-0"
 70'
 65'
 230'-0"
 70'
 65'
 240'-0"
 40'

BEING a 6.730 acre tract of land situated in the E. M. SPROTT SURVEY, ABSTRACT No. 772, the R. W. TOM SURVEY, ABSTRACT No. 840, the J. T. & W. J. HALLMARK SURVEY, ABSTRACT No. 413, and the R. W. TOM SURVEY, ABSTRACT No. 837, all in Bell County, Texas and being a part or portion of that certain called 46.849 acre tract of land described in Deeds to 2410 Real Estate LP and being of record in Document No. 2008-00041994 (as to 22.06% interest), Document No. 2008-00041995 (as to 29.41% interest), Document No. 2008-00041996 (as to 47.05% interest) and Document No. 2008-00041997 (as to 1.48% interest), Official Public Records of Bell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod with cap stamped "Killeen Engineering" found being the southwest corner of the said 46.849 acre tract and being the southeast corner of Lot 24, Block 12, Skipcha Mountain Estates, Phase Fifteen according to the map or plat of record in Cabinet C, Slide 366-C and 366-D, Plat Records of Bell County, Texas and being in the north right-of-way line of Prospector Trail for corner;

THENCE N. 10° 02' 13" E., 719.09 feet departing the said north right-of-way line and with the west boundary line of the said 46.849 acre tract (calls N. 10° 01' 36" E., 1153.22 feet) and with the east boundary line of the said Block 12, Skipcha Mountain Estates, Phase Fifteen to a 1/2" iron rod with cap stamped "RPLS 2475" found being in the east boundary line of Lot 14, said Block 12 for corner;

THENCE S. 75° 57' 28" E., 441.75 feet departing the said Block 12, Skipcha Mountain Estates, Phase Fifteen and the said west boundary line and over and across the said 46.849 acre tract to a 1/2" iron rod with cap stamped "RPLS 2475" found being in the west right-of-way line of Hudson Boulevard as described in a Right-of-Way Dedication Deed dated April 15, 2015 from 2410 Real Estate, LP to the City of Harker Heights, a home-rule municipal corporation and being of record in Document No. 2015-00013802, Official Public Records of Bell County, Texas for corner;

THENCE continuing over and across the said 46.849 acre tract and with the said west right-of-way line the following two (2) calls:

- 1) S. 14° 02' 32" W., 614.12 feet (calls N. 14° 01' 55" E., 672.47 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" found being at the beginning of a curve to the left having a radius equals 163.00 feet (calls 163.00 feet), chord bearing equals S. 03° 37' 35" W., 58.94 feet (calls N. 03° 36' 58" E., 58.94 feet) for corner;
- 2) 59.27 feet (calls 59.26 feet) along the arc of said curve to the left to a 1/2" iron rod with cap stamped "RPLS 2475" found being in the south boundary line of the said 46.849 acre tract and being at the intersection of the said west right-of-way line and the aforementioned north right-of-way line of Prospector Trail and being at the beginning of a curve to the right having a radius equals 470.00 feet (calls 470.00 feet), chord bearing equals N. 87° 41' 05" W., 125.50 feet (calls N. 87° 41' 05" W., 125.50 feet) feet for corner;

THENCE departing the said west right-of-way line and with the said north right-of-way line and with the said south boundary line the following two (2) calls:



TURLEY ASSOCIATES, INC.

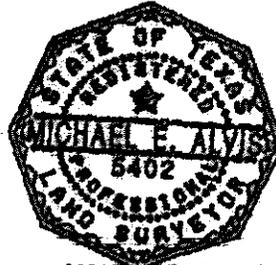
ENGINEERING • SURVEYING • PLANNING
301 NORTH 3RD STREET • TEMPLE, TEXAS 76501 • (254) 773-2400

- 1) 125.88 feet (calls 125.88 feet) along the arc of said curve to the right to a 1/2" iron rod with cap stamped "RPLS 2475" found for corner;
- 2) N. 80° 00' 00" W., 280.00 feet (calls N. 80° 00' 37" W., 280.00 feet) to the Point of BEGINNING and containing 6.730 acres of land.

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.

Michael E. Alvis

Michael E. Alvis, R.P.L.S. #5402
September 11, 2018



Bearing Base: Texas State Plane Coordinate System (NAD 1983) as determined by G.P.S. observation.

STATE OF TEXAS

COUNTY OF BELL

CITY OF HARKER HEIGHTS

AN ORDINANCE AMENDING ORDINANCE 77-11 OF THE CITY OF HARKER HEIGHTS; CHANGING THE ZONING OF THE HEREIN DESCRIBED AREA;

That the hereinafter property previously zoned R-1 (Single-Family Dwelling District) be rezoned to PD-M (Planned Development – Mixed Use):

Property located on a 5.838 acre tract located South of Prospector Trail, east of the drainage channel parallel to Mustang Trail and 143.3 feet west of Stillhouse Lake Road

WHEREAS, the City Council of the City of Harker Heights finds that the proposed PD-M (Planned Development District-Mixed Use) meets the minimum requirements and that approved future uses shall comply with the minimum requirements stated in the subdivision and zoning requirements of the most restrictive zoning district in which the designated land uses are permitted, and

WHEREAS, all public infrastructure exists to serve the planned development, and

WHEREAS, the site exceeds the five (5) acres minimum required size, and

WHEREAS, the traffic resulting from the planned development will be accommodated by Prospector Trail, which was designed as a collector, and

WHEREAS, buffers are provided beyond the minimum requirements, and

WHEREAS, landscaping and screening shall be as required by the Code of Ordinances, and

WHEREAS, the height of any future structures shall not exceed the maximum allowed in R-1 zoning districts, and

WHEREAS, the property owner(s) shall manage and maintain the PD-M as required by current City codes, and

WHEREAS, a proposed development plan is on file, and all permitted uses are as listed below, and densities, lot areas and dimensions, parking, lighting, accessory structures, and other requirements shall be as required by the Code of Ordinances.

101 6214 PG392

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS;

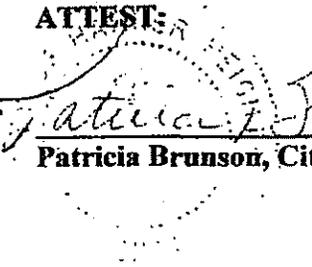
Table VII, Table of Special Ordinances, Code of Harker Heights is hereby supplemented by adding the following entry:

<u>Ord. No.</u>	<u>Date Passed</u>	<u>Description</u>
2006-38	10/03/2006	Granting PD-M on property located on a 5.838 acre tract located south of Prospector Trail, east of the drainage channel parallel to Mustang Trail and 143.3 feet west of Stillhouse Lake Road. Permitted uses are: manager's office and living quarters and associated uses; storage units and boat storage on the west side of the development.

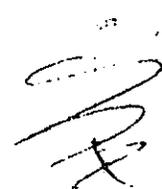
PASSED AND APPROVED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS, THE 3rd DAY OF October, 2006, AT WHICH MEETING A QUORUM WAS PRESENT, HELD IN STRICT ACCORDANCE WITH THE PROVISIONS OF TEXAS GOVERNMENT CODE, CHAPTER, 551.


Ed Mullen, Mayor

ATTEST:



Patricia Brunson, City Secretary


2006 OCT 5 11:21 AM
FILED IN RECORDS
010755

PD-M S. Prospector

In compliance with Section 155.036 (c) the PD will meet the following standards:

1. The development plan shall meet or exceed the subdivision and zoning requirements of the most restrictive zoning district in which the proposed uses are permitted.
2. It shall exceed minimum size requirement at 5.838 acres.
3. It shall exceed the minimum open space buffer requirement. The natural drainage channel is much wider than 25'.
4. Structures shall not exceed the height allowed in R-1 zoning district.
5. The PD-M is on a collector street as required.
6. An owner's association is not needed. The development will be owned and operated by the owner and his staff.

In compliance with Section 154 the PD will be platted as required prior to requesting building permits.

1. The PD shall be divided in two lots: one large lot for storage units and associated uses. The small lot will be for R-2 development approximately 75' wide along the natural buffer.
2. The lot shall accommodate as many storage units as possible and yet provide for all required or needed driveways, landscaping, screening, office/manager's living quarters, building setbacks, parking, one access driveway, outdoor lighting with no light trespass. The building heights shall not exceed those of R-1 zoning district.

In compliance with Section 155.036 (e):

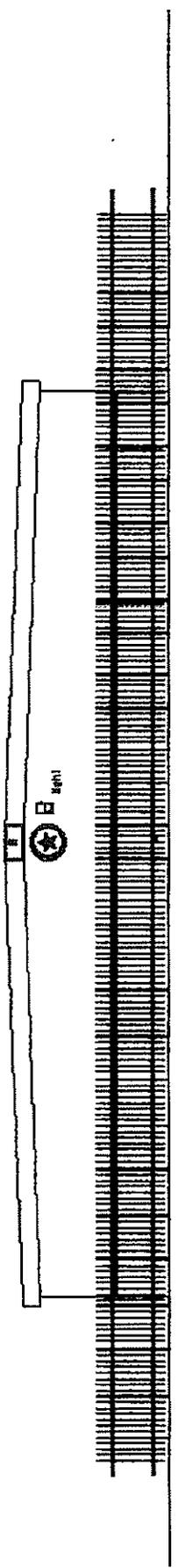
1. The PD shall conform with applicable regulations and standards established by the zoning code.
2. The PD will be compatible with existing uses on abutting sites, in terms of low impact uses, building height, bulk and scale, setbacks and open spaces, landscaping, drainage, access and circulation features.
3. Potential unfavorable impacts on existing uses shall not exceed those of other land uses in the adjacent R-1 zoning district (i.e., the traffic will be less than that of the

Skipcha Middle School). Pedestrian circulation will be improved by providing a sidewalk.

4. The PD will provide for appropriate erosion and drainage controls as required by the City. Fire protection, glare, noise shall comply with City standards.
5. The PD shall not adversely affect traffic control. The driveways will meet the City's safety requirements.
6. The well designed facades, landscaping, lighting, sidewalks, property management, circulation within the PD and access to Prospector shall not be a detriment to public health, safety, or injurious to property in the vicinity.

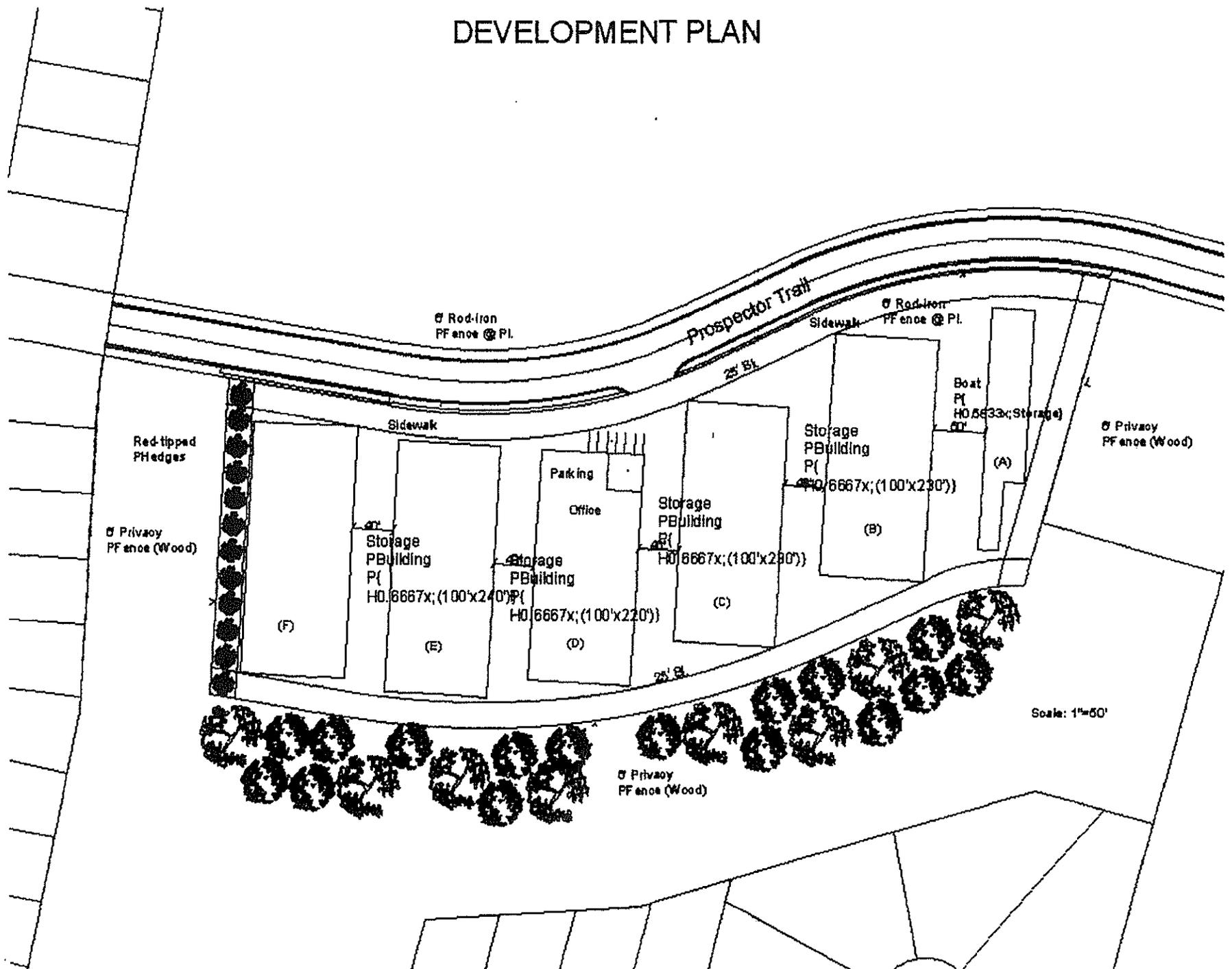
Bary W. Purser Sr.

FRONT ELEVATION



6' 10" x 10" Fence

DEVELOPMENT PLAN



Planned Development – Business (PD-B) Conditions

Case Z18-17

1. The general design and layout of the project shall match the existing storage facility at 800 Prospector Trail, including but not limited to the following:
 - a. All buildings that will face Hudson Boulevard shall consist of a masonry wainscoting and stucco the remainder of the wall face, in accordance with the design and materials of the existing storage facility at 800 Prospector Trail.
 - b. All building facades fronting Prospector shall consist of a masonry wainscoting and stucco the remainder of the wall face.
 - c. All buildings shall have a complimentary color scheme and parapet as the buildings on 800 Prospector Trail.
 - d. All exterior safety lighting shall be fully shielded and down-lit to prevent light trespass onto surrounding properties.
 - e. All fences and dumpster enclosures shall be designed in accordance with the design and materials of the existing storage facility at 800 Prospector Trail.
2. The site will comply will all other regulations and requirements of the Harker Heights Code of Ordinances and the Development Overlay District 1 – The Knights Way Corridor, including but not limited to signage, noise, and lighting requirements.

X

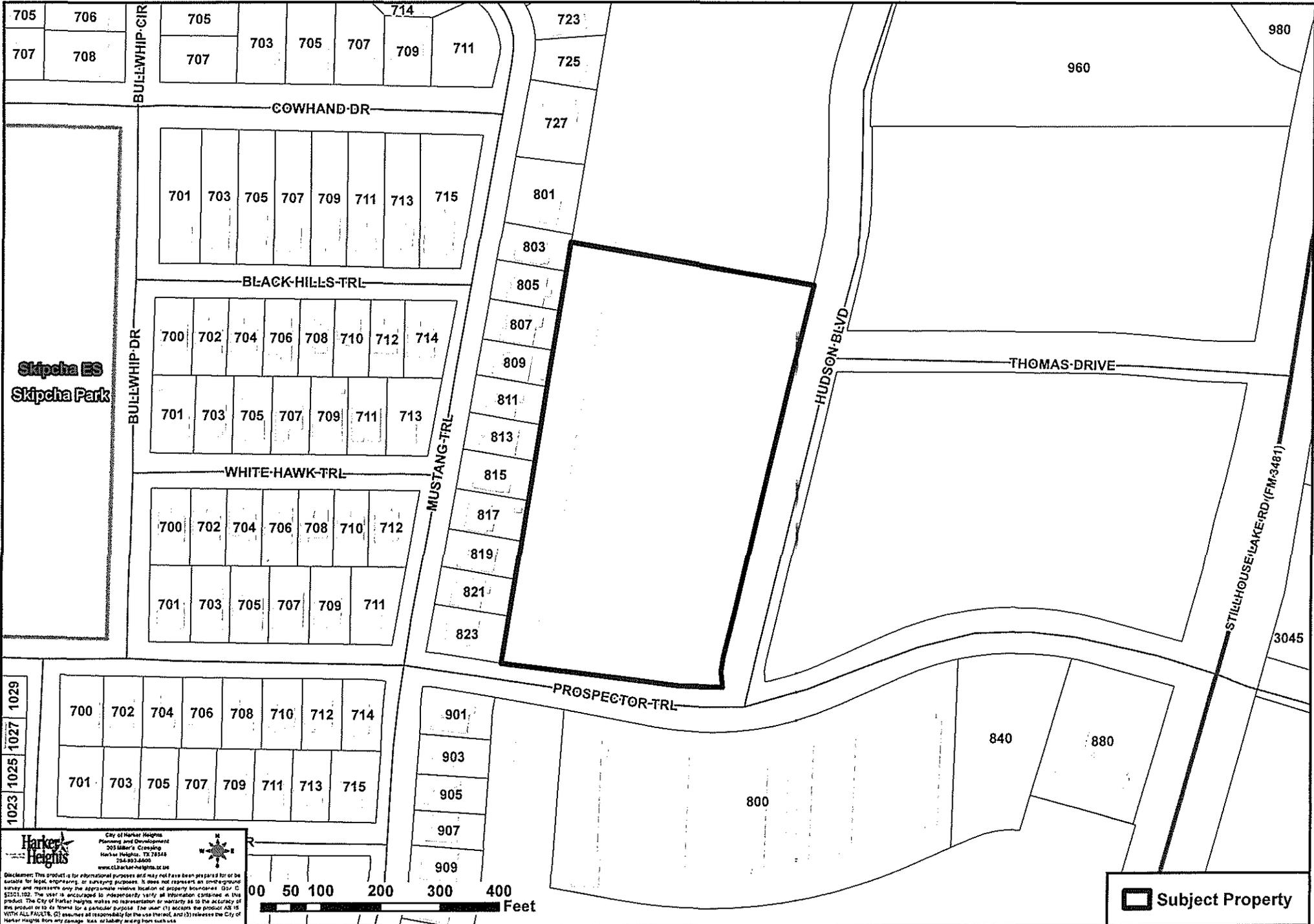
Owner's Name (Print)

X

Owner's Name (Signature)

X

Date

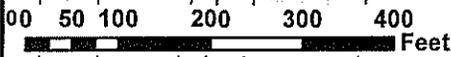


Skipcha ES
Skipcha Park

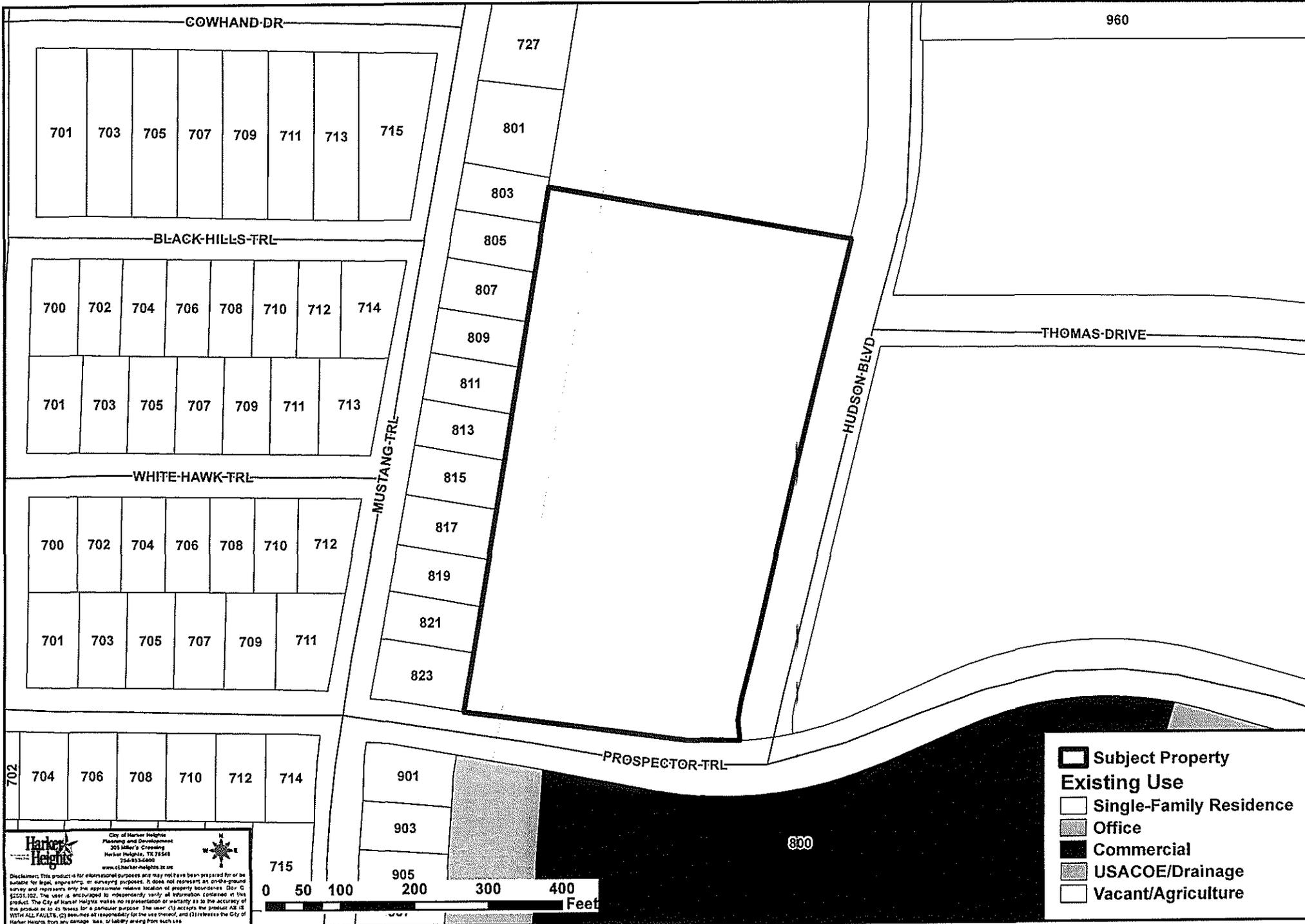
1023 1025 1027 1029

Marker Heights
City of Marker Heights
Planning and Development
305 Baker's Crossing
Marker Heights, TX 78348
734.933.6400
www.ci.markerheights.tx.us

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. 32521.102. The user is encouraged to independently verify all information contained in this product. The City of Marker 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 Marker Heights from any damage, loss, or liability arising from such use.

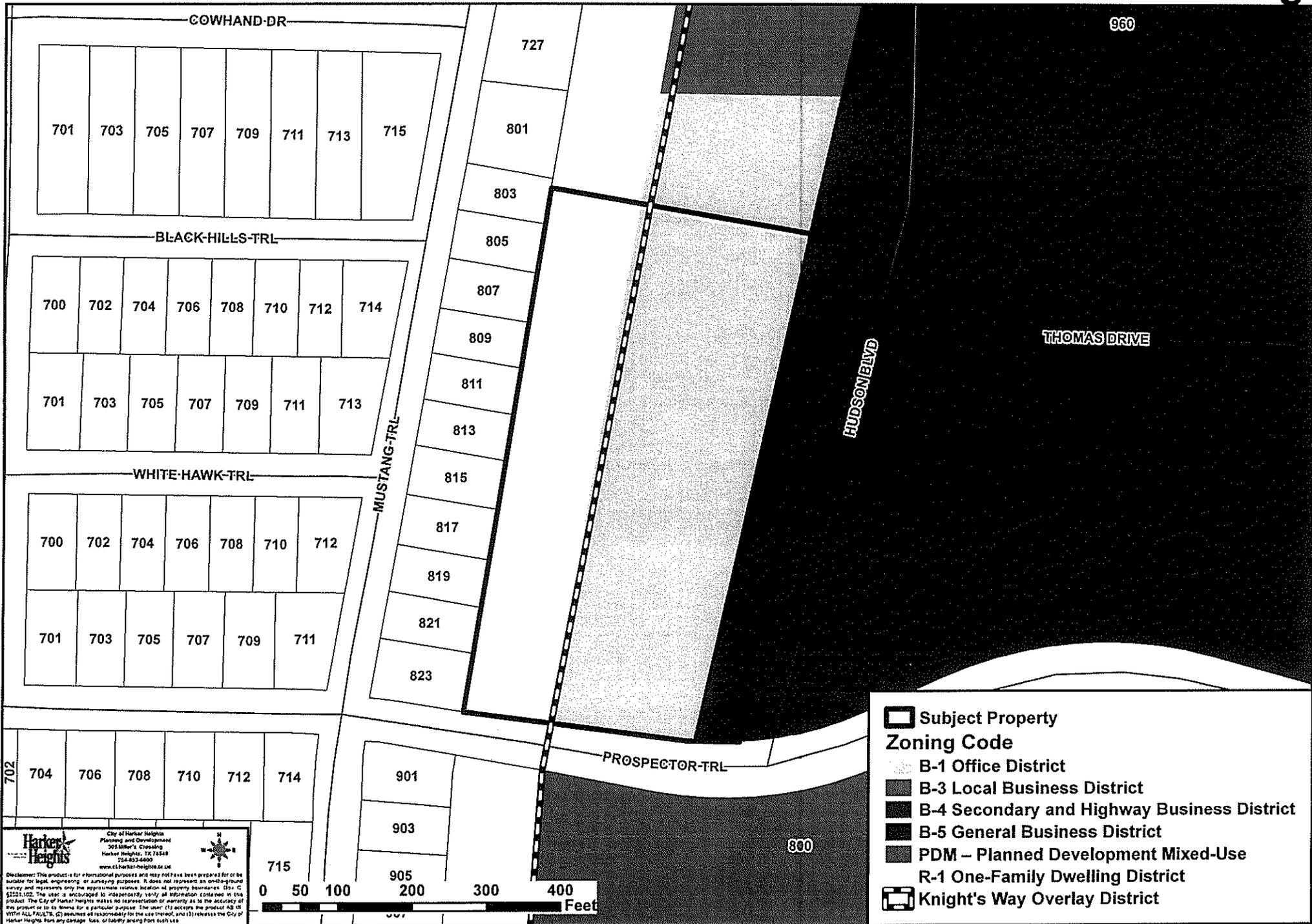


Subject Property



Harkey Heights
 City of Harkey Heights
 Planning and Development
 201 Main St. Crossing
 Harkey Heights, TX 75848
 758-833-6600
 www.cityofharkeyheights.tx.us

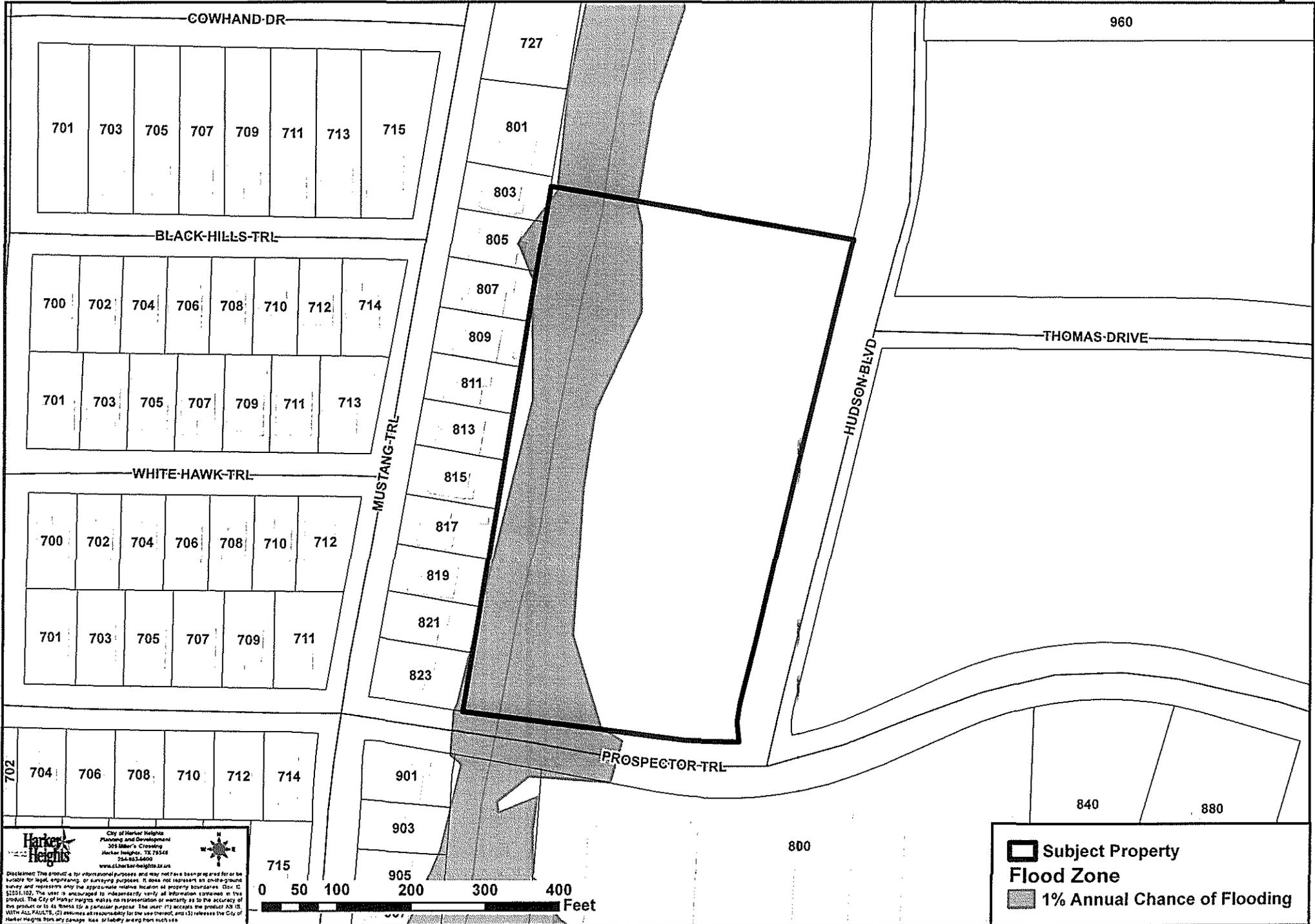
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an underground survey and represents only the approximate relative location of property boundaries. City of Harkey Heights, TX 75848. The user is encouraged to independently verify all information contained in this product. The City of Harkey Heights makes no representation or warranty as to the accuracy of the product or its use 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 Harkey Heights from any damage, loss, or liability arising from such use.

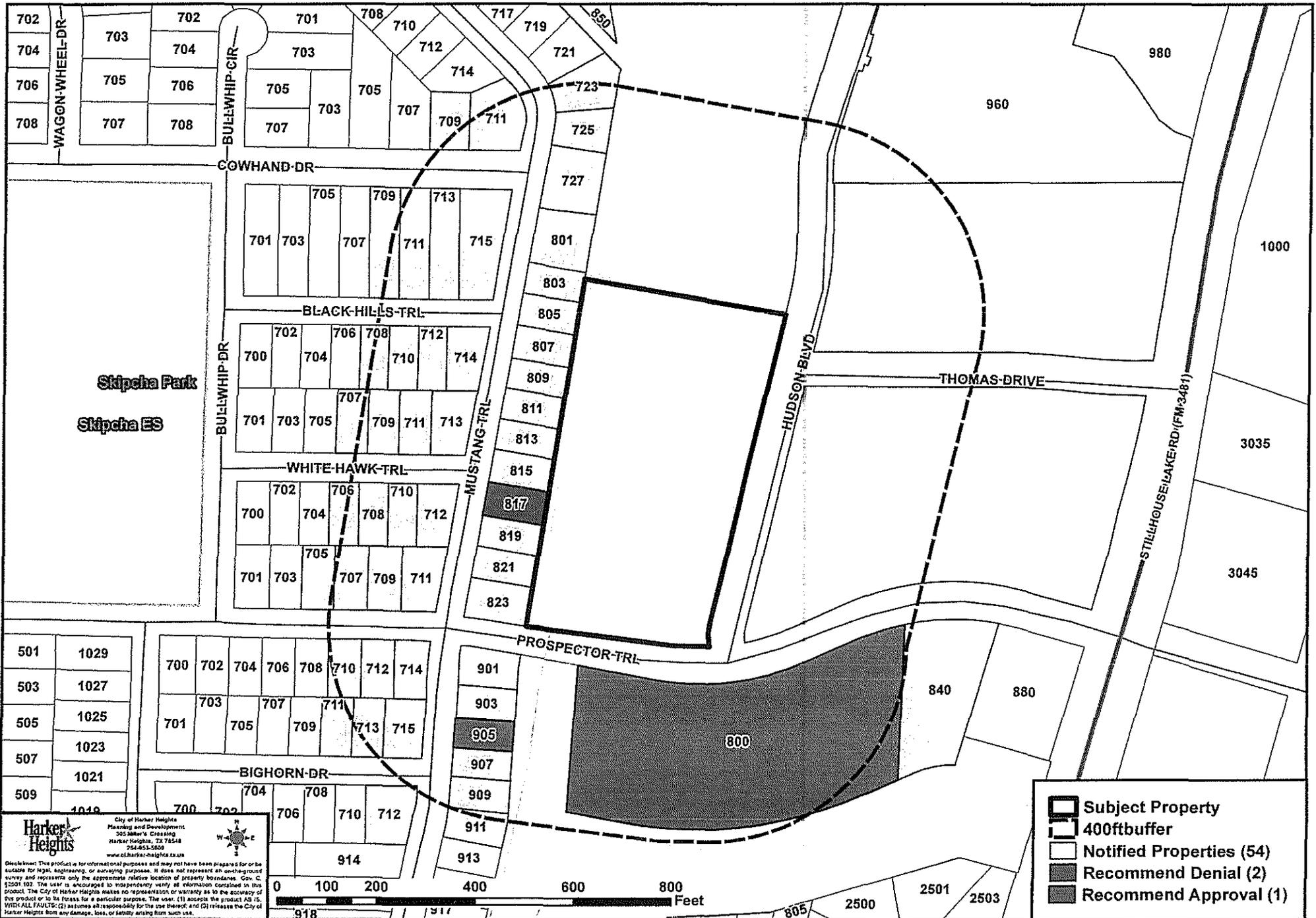




City of Markers Heights
 Planning and Development
 303 Miller's Crossing
 Markers Heights, TX 75845
 284-8834-6800
 www.ci.markers-heights.tx.us

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Harrier Heights
 City of Harrier Heights
 Planning and Development
 305 Miller's Crossing
 Harrier Heights, TX 78548
 754-453-5509
 www.ci.harrier-heights.tx.us

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Received

SENT: WED DAY, OCTOBER 17, 2018
DUE BACK NO LATER THAN: OCTOBER 26, 2018

OCT 25 2018

Planning & Development
TO:

City of Harker Heights

FROM:

Robert E Dickens

905 Mustang Trail

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

RE: An application has been made to consider changing the zoning designation from **B-1 (Office District)** to **B-4 (Secondary and Highway Business District)**, on property described as A0413BC J T & W J HALLMARK, 7, A0772BC E M SPROTT, A0837BC R W TOM, 1 & A0840BC R W TOM, ACRES 16.277, Property ID# 408959, generally located near the intersection of Hudson Boulevard and Prospector Trail in Harker Heights, Bell County, Texas (see attached notification map).

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

excessive traffic on Prospector Trail
& near elementary school

(why aren't 2018 meeting agenda & notes online?)

Robert E Dickens
Printed Name

Robert E Dickens
Signature

10/23/2018
Date

Received

NOV 23 2018

TO: Planning & Development

City of Harker Heights Planning & Development Dept.
305 Millers Crossing
Harker Heights, TX 76548

FROM: Dwight & Sharon Harris
817 Mustang Trl.

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

RE: An application has been made to consider changing the zoning designation from **B-1 (Office District)** to **PD-B (Planned Development - Business District)**, on a 6.730 acre tract of land situated in the E.M. Sprott Survey, Abstract No. 772, the R.W. Tom Survey, Abstract No. 837, all in Bell County, Texas and being a part or portion of that certain called 46.849 acre tract of land described in Deeds to 2410 Real Estate LP, generally located near the intersection of Hudson Boulevard and Prospector Trail in Harker Heights, Bell County, Texas (see attached notification map)

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

This will interfere with the peaceful enjoyment of our property. It will block our view and the noise from building will disturb our peace.

Amys Attic is already known as a nuisance in this neighborhood because their alarms go off all through the night and no one deactivates them. Their extension further into our neighborhood would make matters worse.

Sharon Harris +

Printed Name

Dwight Harris

Signature

Dwight Harris

11/24/18

Date

TO: City of Harker Heights Planning & Development Dept.
305 Millers Crossing
Harker Heights, TX 76548

FROM: RAS Investments, LLC
800 PROSPECTOR TRAIL
HARKER HEIGHTS, TX 76548
(Address of Your Property that Could
Be **Impacted** by this Request)

RE: An application has been made to consider changing the zoning designation from **B-1 (Office District)** to **PD-B (Planned Development - Business District)**, on a 6.730 acre tract of land situated in the E.M. Sprott Survey, Abstract No. 772, the R.W. Tom Survey, Abstract No. 837, all in Bell County, Texas and being a part or portion of that certain called 46.849 acre tract of land described in Deeds to 2410 Real Estate LP, generally located near the intersection of Hudson Boulevard and Prospector Trail in Harker Heights, Bell County, Texas (see attached notification map)

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

Comments:

I recommend approval of this request. This area has been undeveloped for quite some time and new development of this land is welcome and needed.

Raymond W. Smith
Printed Name

RWS
Signature

11/26/18
Date

Received

NOV 28 2018

Planning & Development