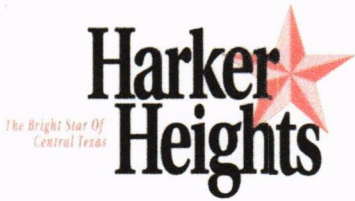
A detailed map of Harker Heights, Texas, showing a grid of streets and various zoning districts. Some areas are shaded with a cross-hatch pattern, while others are solid grey or white. The map is overlaid with large, bold, black text.

**Harker Heights**  
**Planning and Zoning**  
**Commission**  
**Workshop and Meeting**  
**Wednesday,**  
**September 11, 2019**  
**5:30 P.M.**





**PLANNING & ZONING COMMISSION  
MEETING AGENDA  
HARKER HEIGHTS CITY HALL  
WEDNESDAY, SEPTEMBER 11, 2019 – 5:30 P.M.**

Notice is hereby given that, the Planning and Zoning Commission (P&Z) of the City of Harker Heights will hold a special meeting beginning at 5:30 P.M. on September 11, 2019, 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 their Meeting in the Kitty Young Council Chambers of the Harker Heights City Hall located at 305 Millers Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following Agenda:

**MEETING AGENDA**

- I. CALL TO ORDER** – Convene Regular Meeting of the Planning and Zoning Commission and establish a quorum.
- II. INVOCATION**
- III. PLEDGE OF ALLEGIANCE:**

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

Honor the Texas Flag. I pledge allegiance to thee Texas; one state under God, one and indivisible.
- IV. CONSENT AGENDA**
  1. Approval of Minutes from the Regular Planning and Zoning Meeting held on August 28, 2019.
- V. Recognition of Affidavits for Conflict of Interest.**
- VI. PUBLIC COMMENTS:**
  1. At this time, comments will be taken from the audience on non-agenda related topics, for a length of time not to exceed three minutes per person. To address the Planning and Zoning Commission, please submit a Citizen’s Comment Form to the Planning & Development Administrative Assistant prior to the start of the meeting. *No action may be taken by the Planning and Zoning Commission during Public Comments.*

**VII. PUBLIC HEARINGS:**

**Z19-19** Conduct a public hearing to discuss and consider recommending an ordinance to amend conditions of the PD-B (Planned Development Business) zoning district to allow additional parking arrangements on the property located at 107 Mountain Lion Road, described as 2.930 acres (previously called 2.925 acres) out of the R.W. Tom Survey, Abstract No. 838, being the same tract conveyed to Armed Services YMCA of the USA, Killeen, recorded in Instrument No. 2014-00021525, Real Property Records of Bell County, Texas.

**VIII. REPORTS FROM COMMISSIONERS**

**IX. STAFF COMMENTS**

**X. ADJOURNMENT**

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Harker Heights, Texas, was posted at the Harker Heights Municipal Building, which is readily accessible to the public at all times, by **10:00 A.M. on Friday, September 6, 2019.**

*Tiffany Dake*

*Tiffany Dake*  
*Planning and Development Administrative Assistant*



Minutes of the Regular Meeting of the Harker Heights  
Planning & Zoning Commission held at the City Hall Building,  
August 28, 2019

Present:

Larry Robison	Chairman
Robert Robinson III	Vice Chair
Kay Carey	Commissioner
Joshua McCann	Commissioner
Darrel Charlton	Commissioner
Jan Anderson	Commissioner
Noel Webster	Commissioner
Stephen Watford	Commissioner
Dustin Hallmark	Alternate Commissioner
Nuala Taylor	Alternate Commissioner

Absent:

Rodney Shine	Alternate Commissioner
Kendall Cox	Alternate Commissioner

Staff:

Joseph Molis	Director Planning&Development
Courtney Pate	Senior Planner/GIS Coordinator
Dan Phillips	GIS Analyst/Planner
Mike Beard	Building Official
Brad Alley	Fire Marshal
Tiffany Dake	Planning Admin. Assistant

Absent:

Mark Hyde	Director Public Works
-----------	-----------------------

A quorum was established and the meeting was called to order at 6:38 P.M.

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

Next, Mrs. Pate presented the update on development activity for the City.

Next was the report on City Council actions regarding recommendations resulting from the July 9, 2019 meeting.

Next was citizens to be heard. Mr. Richard Simons of 10654 Meadow Dr., Harker Heights, TX 76548 came to the meeting because he had a concern about the Conditional Use Permit and felt like the letter he received from the city on this item did not give enough information to the residents so he had to come to the P&Z meeting tonight.

Next under Public Hearings, Mrs. Pate presented **Z19-18** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit



(CUP) to allow an accessory dwelling unit on property described as Lot Thirty-Two (32), Lakeside Hills Section Two (2), Harker Heights, according to the plat of record in Cabinet A, Slide 43-C, Plat Records of Bell County, Texas, generally located at 4650 High Oak Drive.

Mr. Danny Huber of 612 Totem Trail, Harker Heights, TX 76548 was present to speak about the Conditional Use Permit. Mr. Huber stated that the accessory dwelling unit will be used for his parents who are 83 and 85 years old and his youngest sister who is 54, has MS and is disabled. Mr. Huber has owned the property since 2005 and has five (5) acres. Mr. Huber did not know this was zoned R1 when it was annexed by the city. Chairman Robison did ask if they could move the accessory dwelling unit back more and Mr. Huber stated they could not due to the hill.

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 this item.

Chairman Robison then closed the public hearing. A motion was made by Commissioner Parker to approve a Conditional Use Permit (CUP) for this property. Commissioner Robinson seconded the motion. The motion passed unanimously (9-0).

Next under Public Hearings, Mr. Molis presented **Z19-15** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) and R-MH (Manufactured Home Park District) to R-3 (Multi-Family Dwelling District) on property described as Lots One (1) through Five (5), Block Three (3), Kern Terrace Second Extension, Harker Heights, per plat of record in Cabinet A, Slide 225-A, Plat Records of Bell County, Texas, and 1.241 Acres out of the V.L. Evans Survey, Abstract 288, generally located southwest of the intersection of Jamie Road and North Mary Jo Drive, currently addressed as 200, 202, 204, 206, and 208 Jamie Road, and 200 Jan Circle, Harker Heights, Bell County, Texas.

The applicant, Mr. Henry Moore of 268 D N Watts Lane, Belton, TX 76513 stated he did not want to saturate the area with more duplexes so they would like to do apartments. Mr. Moore stated they will be doing modular apartments. Chairman Robison asked how many apartments will there be and Mr. Moore state one hundred (100) to one hundred and fifty (150) apartments. Mr. Moore explained that these apartments are pre fab and can be completed in about seven (7) days. Commissioner Webster was concerned about more apartments in that area and if there is more than one way out. Mr. Molis did state that yes there is more than one way in and out.

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 this item.

Chairman Robison then closed the public hearing. A motion was made by Commissioner Parker to approve the rezoning of this property. Commissioner Watford seconded the motion. The motion passed unanimously (9-0).



Next under Public Hearings, **Z19-17** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R2-I (Two Family Infill Dwelling District) on property described as 4.216 acres out of the V.L. Evans Survey, Abstract 288, being the same property described in field notes attached to a General Warranty Deed recorded under Instrument Number 2010-00016917, Real Property Records of Bell County, Texas, generally located at Lynn Drive, Harker Heights, Bell County, Texas.

The applicant, Mr. Henry Moore of 268 D N Watts Lane, Belton, TX 76513 stated he wanted to fix land locked areas up. Mr. Moore would like to expand and build duplexes in this area. Mr. Moore also asked Mr. Molis if they could give the private road to the city. Mr. Molis stated as part of the plat you can dedicate it to the city however it has to be built to city standards.

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 this item.

Chairman Robison then closed the public hearing. A motion was made by Commissioner McCann to approve the rezoning of this property. Commissioner Anderson seconded the motion. Commissioner Charlton was not present at the time of the vote. The motion passed unanimously (8-0).

Next under Public Hearings, Mr. Molis presented **Z19-16/P19-10** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-MH (Manufactured Home Park District) to R2-I (Two Family Infill Dwelling District), and Preliminary/Final Plat approval on property described as Yandell Mobile Home Park, being 1.446 Acres out of the V.L. Evans Survey, Abstract 288, generally located at 201 N. Mary Jo Drive, Harker Heights, Bell County, Texas.

Commissioner Webster and Chairman Robison were concerned about the width of the street. Commissioner Webster stated part of the street is really thin what will the parking and yard be like? Mr. Molis stated there will not be much of a backyard but they will have to meet parking per code.

The applicant, Mr. Henry Moore of 268 D N Watts Lane, Belton, TX 76513 stated that the duplexes will be stretched out with a two (2) car garage and a little parking slab per unit. The Fire Marshal was asked by Chairman Robison if vehicles can park on the road. The Fire Marshal stated the street will be like Arlo, if needed they could look at a no parking on one side of the road, but he is not concerned.

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 this item.

A motion was made by Commissioner Parker to approve the rezoning of this property. Commissioner Robinson seconded the motion. The motion passed unanimously (9-0).



A motion was made by Commissioner McCann to approve the preliminary/final plat. Commissioner Watford seconded the motion. The motion passed unanimously (9-0).

Next under New Business, Mrs. Pate presented **P19-09** Discuss and consider a request for Preliminary Plat approval on property described as a 4.149 acre tract of land in Bell County, Texas, being part of the Francis Hughes Survey, Abstract No. 396, and the land herein described being all of a called 0.725 acre tract conveyed to Will Properties, Inc., of record in Volume 5168, Page 659, Official Public Records of Real Property, Bell County, Texas, all of a called 1.017 acre tract conveyed to Will Properties, Inc., of record in Volume 5168, Page 730, and all of a called 2.407 acre tract conveyed to Will Properties, Inc., of record in Volume 5168, Page 708, Official Public Records of Real Property, Bell County, Texas, generally located within the peninsula between E. Veterans Memorial Boulevard and Edwards Drive, approximate address of 1212 E. Veterans Memorial Boulevard, Harker Heights, Bell County, Texas.

Commissioner Robinson did ask about the ingress/egress being up in the air with TXDOT and is it still feasible? Mrs. Pate did say TXDOT comments were on the updated comments sheets give to the commission.

Mr. Ace Reneau with Mitchell & Associates of 102 N. College St., Killeen, TX 76541 spoke on behalf of the applicant. Mr. Reneau said that he has not spoken directly with TXDOT at this time but did believe they would be on board with a single driveway on each side. Mr. Reneau did state he thought they could get in two (2) driveways on both sides but will go with a single driveway on both sides. Commissioner Webster did ask about the number of parking spaces. Mr. Reneau did not have the number of parking spaces and said the potential owner would need to address the number of parking spaces.

Chairman Robison asked if there was anyone to speak in favor or against the agenda item. There was no one present to speak for or against this item.

A motion was made by Commissioner Anderson to approve the preliminary plat. Commissioner Carey seconded the motion. The motion passed unanimously (9-0).

Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 7:44 P.M.

**Larry Robison, Chairman**

**DATE:**

---

**Adam Parker, Secretary**

**DATE:**

---



## PLANNING AND ZONING COMMISSION MEMORANDUM

**Z19-19**

**AGENDA ITEM VII**

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: SEPTEMBER 11, 2019

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO AMEND CONDITIONS OF THE PD-B (PLANNED DEVELOPMENT BUSINESS) ZONING DISTRICT TO ALLOW ADDITIONAL PARKING ARRANGEMENTS ON THE PROPERTY LOCATED AT 107 MOUNTAIN LION ROAD, DESCRIBED AS 2.930 ACRES (PREVIOUSLY CALLED 2.925 ACRES) OUT OF THE R.W. TOM SURVEY, ABSTRACT NO. 838, BEING THE SAME TRACT CONVEYED TO ARMED SERVICES YMCA OF THE USA, KILLEEN, RECORDED IN INSTRUMENT NO. 2014-00021525, REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS.

**EXPLANATION:**

In 2013, the City of Harker Heights and the Armed Services YMCA (ASYMCA) entered into a Ground Lease on roughly three (3) acres within the City's Purser Family Park at 100 Mountain Lion Road to build a recreation facility. Later in 2014, the City Council approved a zoning ordinance for the ASYMCA to rezone a portion of Purser Park for the construction of a new facility. To maximize the capabilities of the ASYMCA facility and minimize the impacts to the surrounding areas, the ASYMCA building height, setbacks, and parking requirements deviated from requirements established in the City of Harker Heights Code of Ordinances through a Planned Development – Business zoning district. At the time, the City of Harker Heights and the ASYMCA established a list of conditions which addressed compatibility issues and helped ensure the maximum project value to both the ASYMCA and the residents of the City of Harker Heights.

Today, City Staff seeks clarification regarding the ASYMCA's ability to allow additional parking rights granted to a neighboring property (111 Mountain Lion Road) which desires to transform an existing single family home into a place of worship for their congregation. Prior to allowing the church's attendees to park in the overflow parking lot at 107 Mountain Lion Road, Staff felt it would be necessary to modify the existing PD-B zoning requirements by adding a specific condition that would allow only the neighbor at 111 Mountain Lion Road to occupy the ASYMCA overflow parking lot. Staff has met with the owner of 111 Mountain Lion (Church) and spoken with the Executive Director of the ASYMCA in order to move forward with the request and agreed upon the revised conditions.

Below are the original conditions that were approved by Council in 2014 with the addition of condition #13 (*italicized text*) that is being considered as an amendment.



**PROPOSED AMENDED CONDITIONS (#13 only)**

1. The site and parking layout shall nominally conform to the site plan attached as Exhibit B.
2. The front setback for the building shall be no less than eleven feet (11 ft.) from the property line, which does not include encroachment from the roof overhang. The front roof overhang shall be no less than eight feet (8 ft.) from the property line.
3. The building height shall not exceed forty-four feet (44 ft.) and there shall be no occupied space in any area above thirty feet (30 ft.) as measured from the top of the foundation of the building.
4. There shall be no more than one (1) main building whose size shall not exceed fifty-five thousand square feet (55,000 sq. ft.).
5. Building material and façade requirements shall meet or exceed existing requirements as defined in Harker Heights Code of Ordinances § 155.040 Additional Use, Height, Area, and Lighting Regulations; Exceptions, with the inclusion of the use of metal as an architectural feature or accent.
6. The building site landscaping shall be installed by the ASYMCA and maintained by the City of Harker Heights.
7. There shall be no more than one (1) site-built accessory storage structure whose size shall not exceed one thousand square feet (1,000 sq. ft.).
8. The detention facility for the site shall be located outside of the Lease Agreement boundary, but within Purser Family Park, as delineated in the attached Combined Site Plan.
9. The detention facility landscaping shall be installed by the ASYMCA and mowing will be conducted by the City of Harker Heights. Any repairs and silt removal will be the responsibility of the ASYMCA.
10. The parking requirements for this site, which include the off-site parking lot, shall be no less than one-hundred thirty (130) parking spaces added to the existing parking facilities.
11. Per Harker Heights Code of Ordinances § 155.063 Off-Site or Remote Parking, the lot owned by the ASYMCA identified as Bell County Central Appraisal District Property Identification Number 15979 and described as A0838BC R W TOM, 2-11, ACRES 2.925, shall be utilized as off-site parking for the facility and included in the Planned Development – Business zoning district.
12. The off-site parking lot landscaping shall be installed and maintained by the property owner.
13. ***The Armed Services YMCA located at 110 Mountain Lion Road shall allow 111 Mountain Lion Road to share the use of its parking facilities at 107 Mountain Lion Road on weekdays after 6 P.M. and Sundays before noon and after 5 P.M.; Saturday parking shall be prohibited.***
14. A six foot (6 ft.) tall decorative fence shall be erected along the entirety of the east property line of the off-site parking lot.
15. A lighted pedestrian crossing with signaling from the off-site parking lot to the building shall be required and installed at the time of development of the off-site parking lot. Such lighting and signage shall include but not be limited to a two-hundred fifty (250) watt street light at the entrance to the off-site parking lot, a two-hundred fifty (250) watt street

light at the south side of the pedestrian crosswalk, flashing pedestrian crossing signs at both sides of the crosswalk, and appropriate street markings for the crosswalk.

### **ZONING**

Current zoning designation for the subject property (107 Mountain Lion Road) is PD-B (Planned Development Business). The Armed Services YMCA facility at 110 Mountain Lion Road is also zoned PD-B and conforms to the conditions currently in place. Zoning to the north and east of the property are designated as R-1 (One Family Dwelling District). Property to the west is also zoned R-1 with the addition of 103 Mountain Lion Road which has a Conditional Use Permit in place. To the south of the subject property lies the Purser Family Park which is owned and maintained by the City of Harker Heights. The proposed amendment to the conditions for the subject property to specify users of the overflow parking lot at 107 Mountain Lion Road would not likely have any adverse effects on the surrounding residential zoning districts.

### **FUTURE LAND USE**

The subject property is currently located in an area designated as Single Family Residential (SFR). The proposed modification to the existing PD-B Conditions remains consistent with the 2007 City of Harker Heights Comprehensive Plan for the area in question. The off-site parking lot represents a complimentary best use for the property, especially considering the hydrologic challenges to that particular site.

### **EXISTING LAND USE**

The subject property consists of a designated parking lot with approximately 114 parking spaces. The property is surrounded by single family homes with the prospective owner of 111 Mountain Lion Road immediately to the east of the subject property. The proposed amendment to the Conditions of the PD-B would not likely alter impact or have any adverse impacts on adjoining land uses in the area.

### **FLOOD DAMAGE PREVENTION:**

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

### **NOTICES:**

Staff sent out eighty-five (85) notices to property owners within the 400 foot notification area. One (1) response was received in favor of the request, and one (1) response was received in opposition of the request.

### **RECOMMENDATION:**

Staff has no recommendation.

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

1. Motion to recommend approval/disapproval of an ordinance to amend conditions of the PD-B (Planned Development Business) zoning district to allow additional parking arrangements on the property located at 107 Mountain Lion Road, described as 2.930 acres (previously called 2.925 acres) out of the R.W. Tom Survey, Abstract No. 838, being the same tract conveyed to Armed Services



YMCA of the USA, Killeen, recorded in Instrument No. 2014-00021525, Real Property Records of Bell County, Texas.

2. Any other action desired.

**ATTACHMENTS:**

1. Application
2. Proposed Revised Conditions
3. Original Ordinance 2014-28
4. Location Map
5. Existing Land Use Map
6. Zoning Map
7. Future Land Use Map
8. Notification Map
9. Citizen Responses



# 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: City of Harker Heights/ASYMCA Date: Aug 15, 2019

Address: 110 Mountain Lion Road (ASYMCA)/107 Mountain Lion Road (ASYMCA OVERFLOW PARKING LOT)

City/State/Zip: Harker Heights, Texas 76548

Phone: (254)690-9622 E-mail: N/A

**Legal Description of Property:**

Location of Property (Address if available): 107/110 Mountain Lion Rd.

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: A0838BC R.W. Tom, 2-11, Acres 2.925 & A1118BC D H

Acres: 2.925/2.095 Property ID: 15979/397307 Survey: N/A

*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: For the Purpose of Amending the Planned Development - Business Zoning Conditions for additional Parking Req.

Current Zoning Classification: PD-B Proposed Zoning: PD-B

Current Land Use: Single Family Residential Proposed Land Use: Commercial

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

Applicant's Representative: City of Harker Heights

Phone: (254) 953-5600 E-Mail: N/A

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.

ASYMCA - Sheri Yerrington

Printed Name of Property Owner

Signature of Property Owner

City of Harker Heights-David Mitchell or his Representative

Printed Name of Representative

Signature of Representative

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

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

Pre-Application Meeting

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

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

Revised: 2/28/18

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



## Proposed Amended Conditions for the ASYMCA Harker Heights

110 Mountain Lion Road (ASYMCA), 107 Mountain Lion Road (Overflow Parking Lot)

1. The site and parking layout shall nominally conform to the site plan attached as Exhibit B.
2. The front setback for the building shall be no less than eleven feet (11 ft.) from the property line, which does not include encroachment from the roof overhang. The front roof overhang shall be no less than eight feet (8 ft.) from the property line.
3. The building height shall not exceed forty-four feet (44 ft.) and there shall be no occupied space in any area above thirty feet (30 ft.) as measured from the top of the foundation of the building.
4. There shall be no more than one (1) main building whose size shall not exceed fifty-five thousand square feet (55,000 sq. ft.).
5. Building material and façade requirements shall meet or exceed existing requirements as defined in Harker Heights Code of Ordinances § 155.040 Additional Use, Height, Area, and Lighting Regulations; Exceptions, with the inclusion of the use of metal as an architectural feature or accent.
6. The building site landscaping shall be installed by the ASYMCA and maintained by the City of Harker Heights.
7. There shall be no more than one (1) site-built accessory storage structure whose size shall not exceed one thousand square feet (1,000 sq. ft.).
8. The detention facility for the site shall be located outside of the Lease Agreement boundary, but within Purser Family Park, as delineated in the attached Combined Site Plan.
9. The detention facility landscaping shall be installed by the ASYMCA and mowing will be conducted by the City of Harker Heights. Any repairs and silt removal will be the responsibility of the ASYMCA.
10. The parking requirements for this site, which include the off-site parking lot, shall be no less than one-hundred thirty (130) parking spaces added to the existing parking facilities.
11. Per Harker Heights Code of Ordinances § 155.063 Off-Site or Remote Parking, the lot owned by the ASYMCA identified as Bell County Central Appraisal District Property Identification Number 15979 and described as A0838BC R W TOM, 2-11, ACRES 2.925, shall be utilized as off-site parking for the facility and included in the Planned Development – Business zoning district.
12. The off-site parking lot landscaping shall be installed and maintained by the property owner.
13. **The Armed Services YMCA located at 110 Mountain Lion Road shall allow 111 Mountain Lion Road to share the use of its parking facilities at 107 Mountain Lion Road on weekdays after 6 P.M. and Sundays before noon and after 5 P.M.; Saturday parking shall be prohibited.**
14. A six foot (6 ft.) tall decorative fence shall be erected along the entirety of the east property line of the off-site parking lot.
15. A lighted pedestrian crossing with signaling from the off-site parking lot to the building shall be required and installed at the time of development of the off-site parking lot. Such lighting and signage shall include but not be limited to a two-hundred fifty (250) watt street light at the entrance to the off-site parking lot, a two-hundred fifty (250) watt street light at the south side of the pedestrian crosswalk, flashing pedestrian crossing signs at both sides of the crosswalk, and appropriate street markings for the crosswalk.



**AN ORDINANCE GRANTING PD-B ZONING ON THE PROPERTY LOCATED AT 107 W MOUNTAIN LION RD, DESCRIBED AS A0838BC R W TOM, 2-11, ACRES 2.925, AND APPROXIMATELY 2.095 ACRES OF 100 W MOUNTAIN LION RD, DESCRIBED AS A1118BC D H ROBERTS, 1, (PT OF 414.624AC TR), ACRES 32.563 AND KNOWN AS PURSER FAMILY PARK.**

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

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

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

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

**SECTION 2:** The hereinafter-described properties, zoned R-1 (One-Family Dwelling District) be rezoned to PD-B (Planned Development- Business District) with conditions described in the attached Exhibit A: ASYMA Conditions for Planned Development – Business and following the layout as presented in Exhibit B: Combined Site Plan.

**107 W Mountain Lion Rd, described as A0838BC R W TOM, 2-11, ACRES 2.925, and approximately 2.095 acres of 100 W Mountain Lion Rd, described as A1118BC D H ROBERTS, 1, (PT OF 414.624AC TR), ACRES 32.563 and known as Purser Family Park**

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

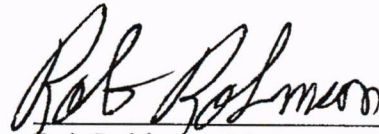
<u>Ord. No.</u>	<u>Date Passed</u>	<u>Description</u>
2014-28	11/18/14	<b>Granting PD-B (Planned Development-Business District) on property located at 107 W Mountain Lion Rd, described as A0838BC R W TOM, 2-11, ACRES 2.925, and approximately 2.095 acres of 100 W Mountain Lion Rd, described as A1118BC D H ROBERTS, 1, (PT OF 414.624AC TR), ACRES 32.563 and known as Purser Family Park</b>



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

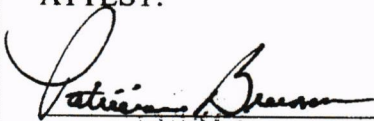
**SECTION 5:** This Ordinance shall be effective from and after its passage, and the City Clerk shall publish the caption or title of hereof within ten days as required by law.

**PASSED AND APPROVED** on November 18, 2014.

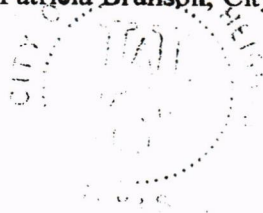


Rob Robinson, Mayor

ATTEST:



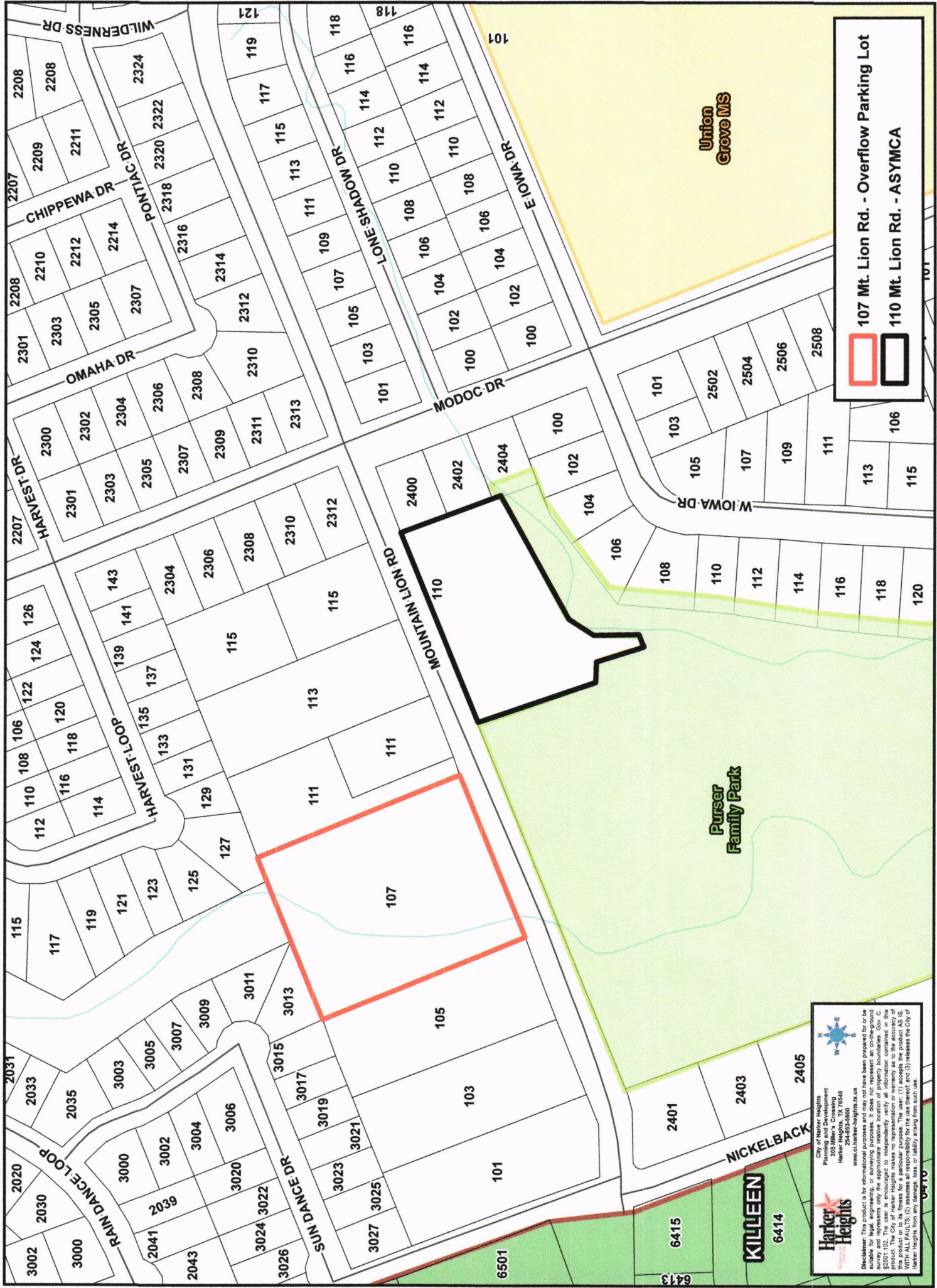
Patricia Brunson, City Secretary




**Exhibit A: ASYMCA Conditions for Planned Development – Business**

1. The site and parking layout shall nominally conform to the site plan attached as Exhibit B.
2. The front setback for the building shall be no less than eleven feet (11 ft) from the property line, which does not include encroachment from the roof overhang. The front roof overhang shall be no less than eight feet (8 ft) from the property line.
3. The building height shall not exceed forty-four feet (44 ft) and there shall be no occupied space in any area above thirty feet (30 ft) as measured from the top of the foundation of the building.
4. There shall be no more than one (1) main building whose size shall not exceed fifty-five thousand square feet (55,000 sqft).
5. Building material and façade requirements shall meet or exceed existing requirements as defined in Harker Heights Code of Ordinances § 155.040 Additional Use, Height, Area, and Lighting Regulations; Exceptions, with the inclusion of the use of metal as an architectural feature or accent.
6. The building site landscaping shall be installed by the ASYMCA and maintained by the City of Harker Heights.
7. There shall be no more than one (1) site-built accessory storage structure whose size shall not exceed one thousand square feet (1,000 sqft).
8. The detention facility for the site shall be located outside of the Lease Agreement boundary, but within Purser Family Park, as delineated in the attached Combined Site Plan.
9. The detention facility landscaping shall be installed by the ASYMCA and mowing will be conducted by the City of Harker Heights. Any repairs and silt removal will be the responsibility of the ASYMCA.
10. The parking requirements for this site, which include the off-site parking lot, shall be no less than one-hundred thirty (130) parking spaces added to the existing parking facilities.
11. Per Harker Heights Code of Ordinances § 155.063 Off-Site or Remote Parking, the lot owned by the ASYMCA identified as Bell County Central Appraisal District Property Identification Number 15979 and described as A0838BC R W TOM, 2-11, ACRES 2.925, shall be utilized as off-site parking for the facility and included in the Planned Development – Business zoning district.
12. The off-site parking lot landscaping shall be installed and maintained by the property owner.
13. A six foot (6 ft) tall decorative fence shall be erected along the entirety of the east property line of the off-site parking lot.
14. A lighted pedestrian crossing with signaling from the off-site parking lot to the building shall be required and installed at the time of development of the off-site parking lot. Such lighting and signage shall include but not be limited to a two-hundred fifty (250) watt street light at the entrance to the off-site parking lot, a two-hundred fifty (250) watt street light at the south side of the pedestrian crosswalk, flashing pedestrian crossing signs at both sides of the crosswalk, and appropriate street markings for the crosswalk.





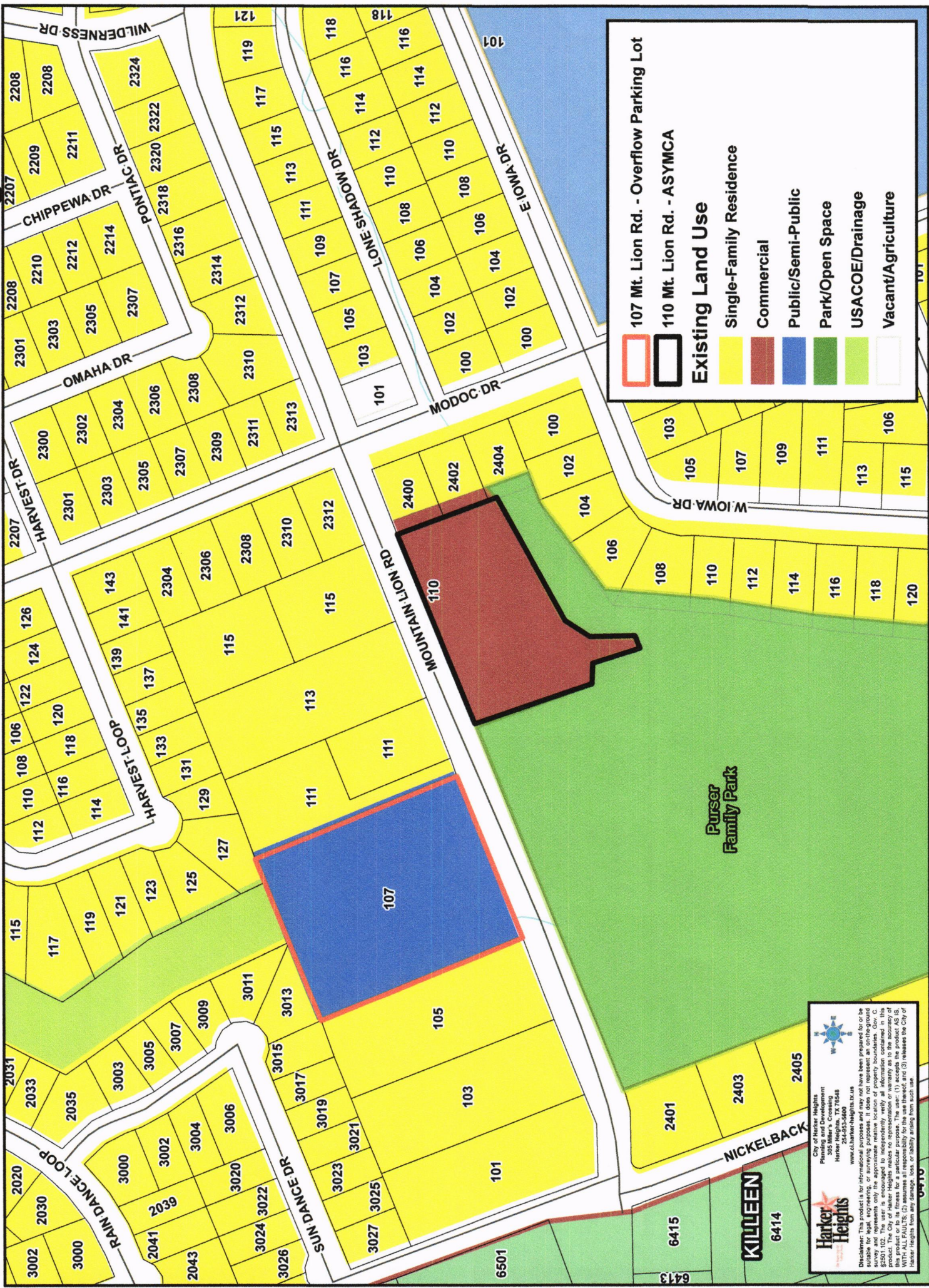
107 Mt. Lion Rd. - Overflow Parking Lot  
 110 Mt. Lion Rd. - ASYMCA

  
 City of Harker Heights  
 Planning and Development  
 300 Miller's Crossing  
 Harker Heights, TX 76648  
[www.ci.harker-heights.tx.us](http://www.ci.harker-heights.tx.us)  
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal engineering, or surveying purposes. It does not represent an on-the-ground survey. The City of Harker Heights makes no representation or warranty as to the accuracy of this product. The user is encouraged to independently verify all information contained on this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product. THE USER ACCEPTS THE PRODUCT AS IS WITH ALL FAULTS. The City of Harker Heights shall not be liable for any damage, loss, or liability arising from such use.



# Z19-19

# Existing Land Use



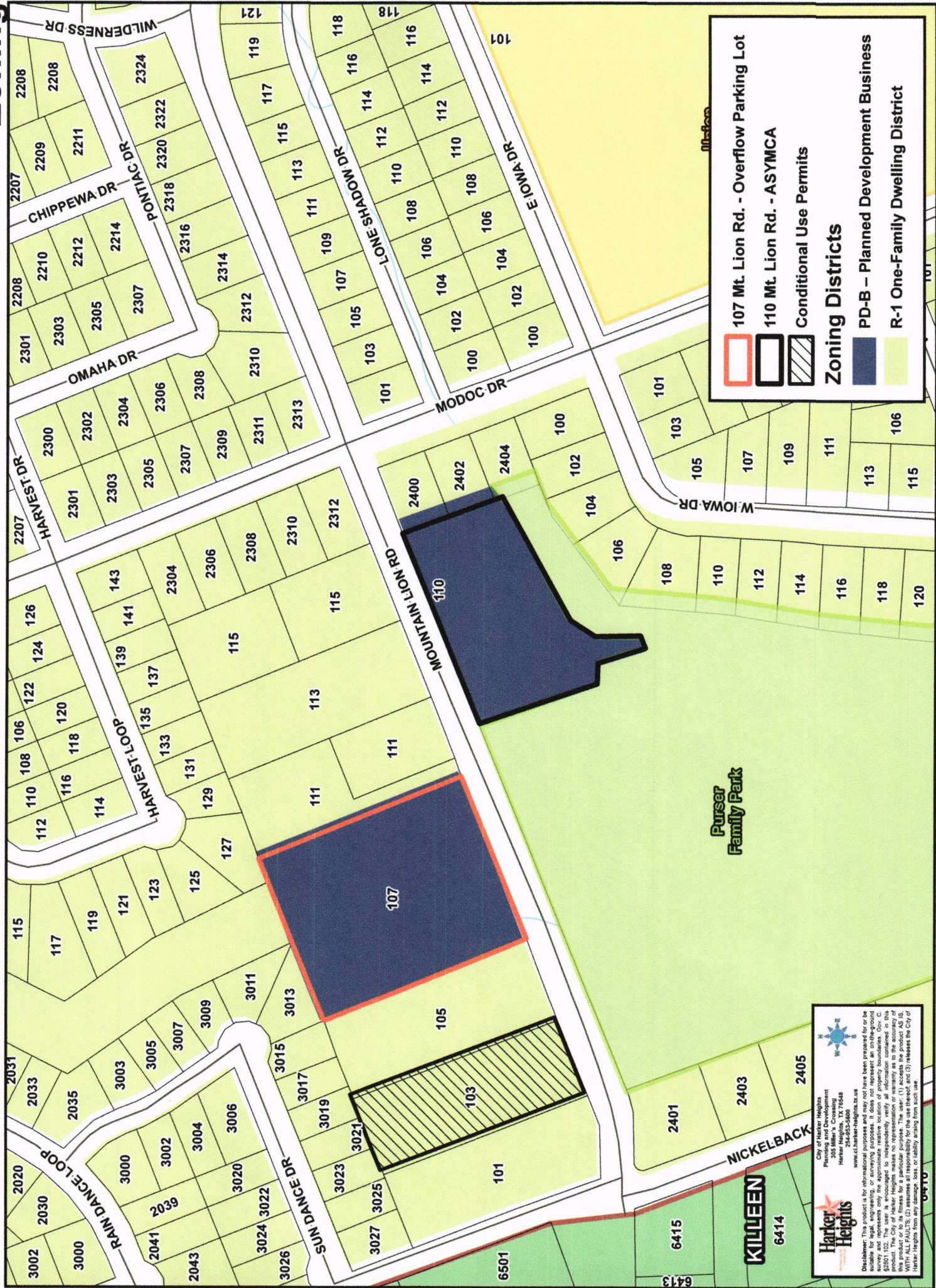
107 Mt. Lion Rd. - Overflow Parking Lot  
 110 Mt. Lion Rd. - ASYMCA  
**Existing Land Use**  
 Single-Family Residence  
 Commercial  
 Public/Semi-Public  
 Park/Open Space  
 USACOE/Drainage  
 Vacant/Agriculture

  
**City of Harker Heights**  
 Planning and Development  
 305 Miller's Crossing  
 Harker Heights, TX 76648  
[www.ci.harker-heights.tx.us](http://www.ci.harker-heights.tx.us)  
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. The City of Harker Heights makes no representation or warranty as to the accuracy of this product. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or its fitness for a particular purpose. The user (1) accepts the product AS IS and (2) releases the City of Harker Heights from any damage, loss, or liability arising from such use.



# Z19-19

# Zoning



**107 Mt. Lion Rd. - Overflow Parking Lot**

**110 Mt. Lion Rd. - ASYMCA**

**Conditional Use Permits**

**Zoning Districts**

**PD-B – Planned Development Business**

**R-1 One-Family Dwelling District**

**Harker Heights**

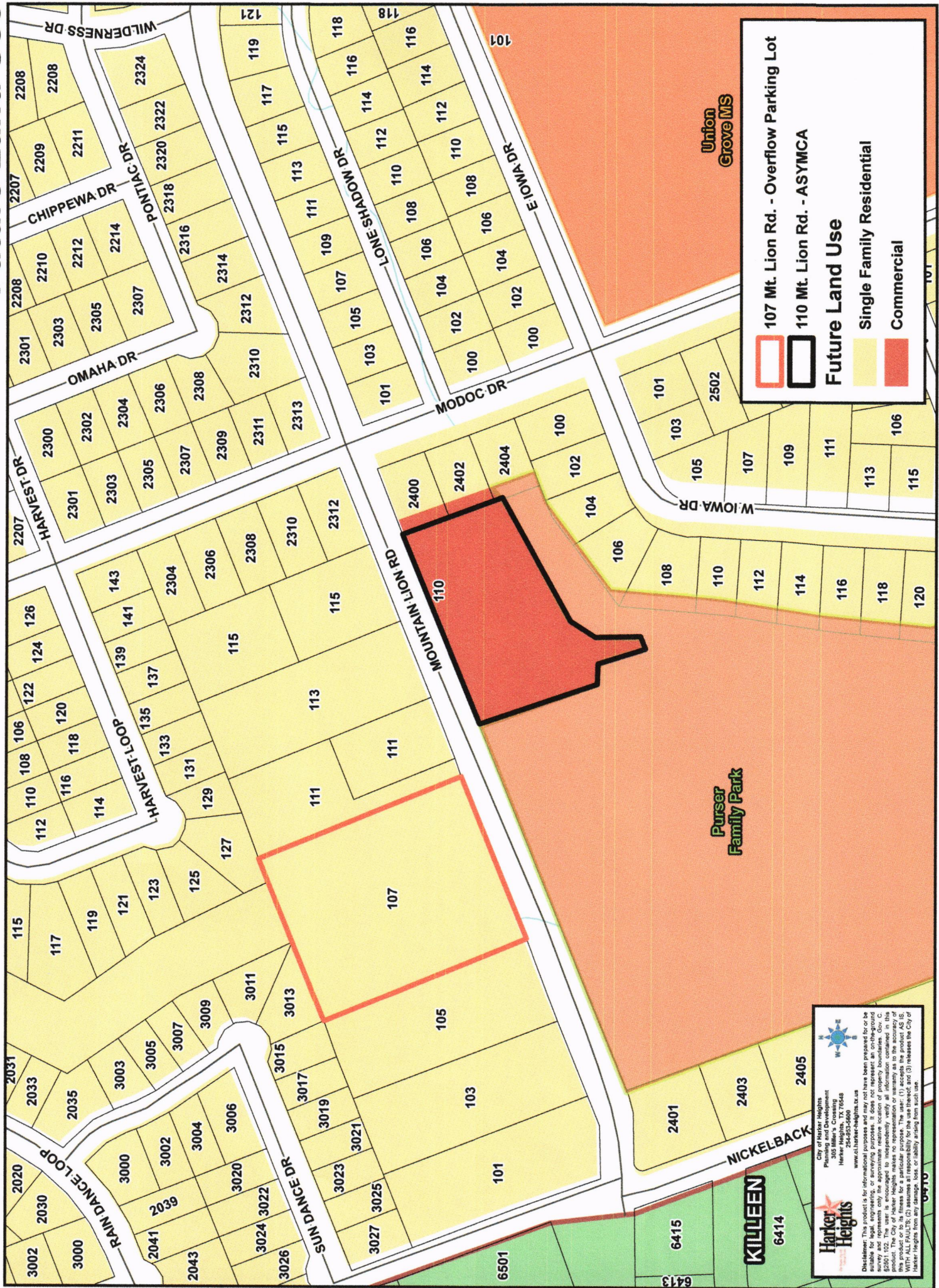
City of Harker Heights  
 Planning and Development  
 305 Miller's Crossing  
 Harker Heights, TX 76744  
 www.ci.harker-heights.tx.us

Disclaimer: This product is for informational purposes and may not have been prepared for or be used for any legal or financial purposes. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of the information provided. THE USER ASSUMES ALL RESPONSIBILITY FOR THE USE THEREOF, AND (3) RELEASES THE CITY OF HARKER HEIGHTS FROM ANY DAMAGE, LOSS, OR LIABILITY ARISING FROM SUCH USE.



# Z19-19

# Future Land Use



**Future Land Use**

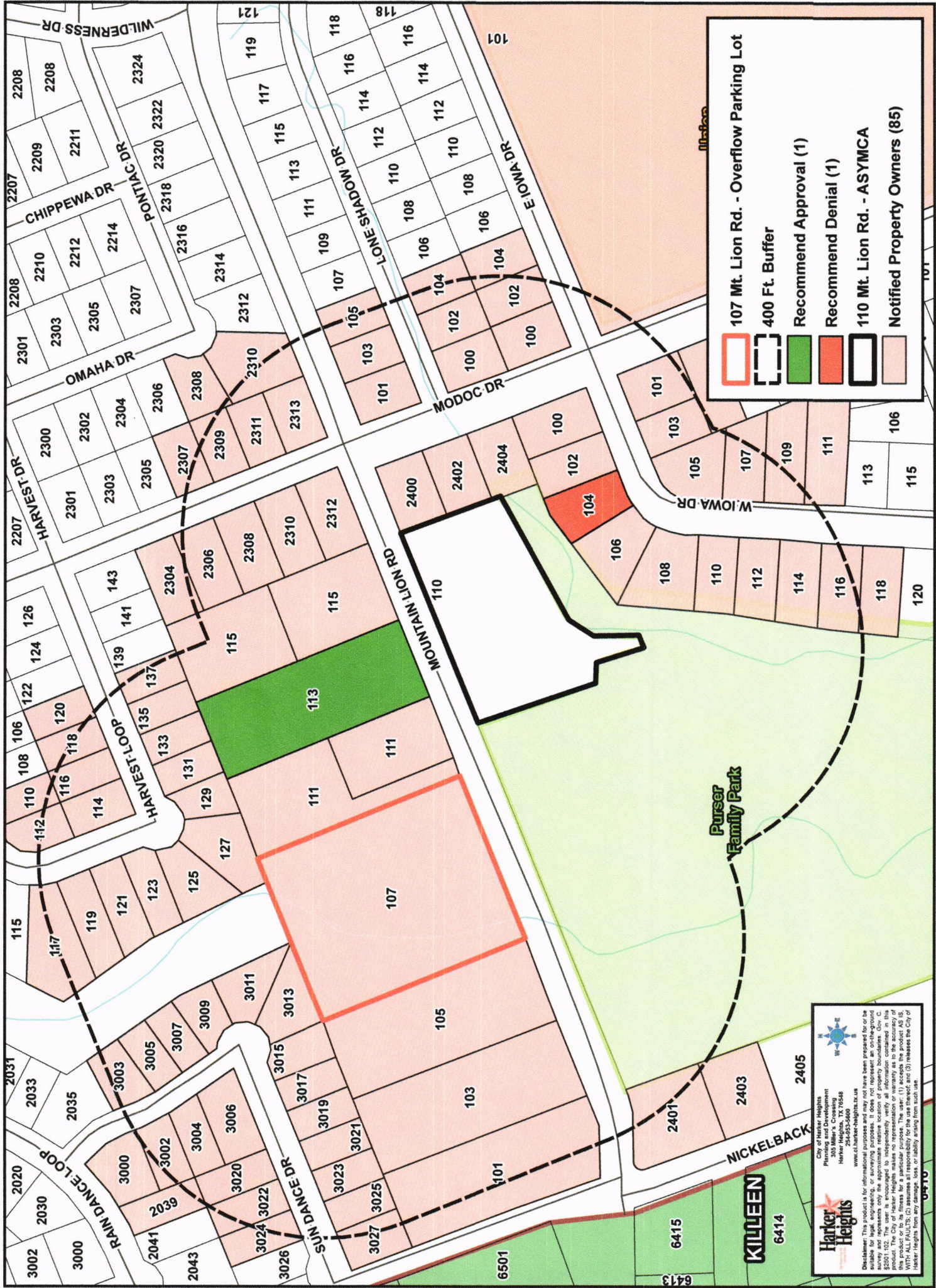
- 107 Mt. Lion Rd. - Overflow Parking Lot
- 110 Mt. Lion Rd. - ASYMCA
- Single Family Residential
- Commercial

**Harker Heights**

City of Harker Heights  
Planning and Development  
300 Miller's Crossing  
Harker Heights, TX 76788  
254-855-5400  
www.ci.harker-heights.tx.us

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground condition. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this information. THE USER ASSUMES ALL RESPONSIBILITY FOR THE USE THEREOF AND (3) RELEASES THE CITY OF HARKER HEIGHTS FROM ANY DAMAGE, LOSS, OR LIABILITY ARISING FROM SUCH USE.





**107 Mt. Lion Rd. - Overflow Parking Lot**

**400 Ft. Buffer**

**Recommend Approval (1)**

**Recommend Denial (1)**

**110 Mt. Lion Rd. - ASYMCA**

**Notified Property Owners (85)**

City of Harker Heights  
 Planning Department  
 305 Miller's Crossing  
 Harker Heights, TX 78648  
 www.ci.harker-heights.tx.us

**Harker Heights**

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. The City of Harker Heights makes no representation or warranty as to the accuracy of this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or its fitness for a particular purpose. The user: (1) accepts the product AS IS, (2) releases the City of Harker Heights from any damage, loss, or liability arising from such use.



TO: **City of Harker Heights  
Planning & Development Department**

FROM: Elwood / JEANNE HARMAN  
113 MOUNTAIN LION DR  
(Address of Your Property that Could  
Be **Impacted** by this Request)

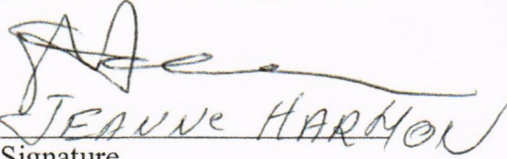
RE: An application has been made to consider a rezoning to amend conditions of the PD-B (Planned Development Business) zoning district to allow additional parking arrangements on the property located at 107 Mountain Lion Road, described as 2.930 acres (previously called 2.925 acres) out of the R.W. Tom Survey, Abstract No. 838, being the same tract conveyed to Armed Services YMCA of the USA, Killeen, recorded in Instrument No. 2014-00021525, Real Property Records of Bell County, Texas.

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

Comments:

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

Elwood Harman  
Jeanne Harman  
Printed Name

  
Signature

8-31-19  
Date

**Received**  
SEP 03 2019  
**Planning & Development**



TO: **City of Harker Heights  
Planning & Development Department**

FROM: Dale Wood  
204 West Tower Dr  
(Address of Your Property that Could  
Be **Impacted** by this Request)

RE: An application has been made to consider a rezoning to amend conditions of the PD-B (Planned Development Business) zoning district to allow additional parking arrangements on the property located at 107 Mountain Lion Road, described as 2.930 acres (previously called 2.925 acres) out of the R.W. Tom Survey, Abstract No. 838, being the same tract conveyed to Armed Services YMCA of the USA, Killeen, recorded in Instrument No. 2014-00021525, Real Property Records of Bell County, Texas.

**I RECOMMEND APPROVAL OF THE REQUEST**

**I RECOMMEND DENIAL OF THE REQUEST**

Comments:

This area is not zoned commercial  
the occupants knew when they obtained  
this property, it will add more  
congestion to the already busy area.

Wood, Dale  
Printed Name

[Signature]  
Signature

30 Sept 2019  
Date

**Planning & Development**

SEP 03 2019

**Received**