



Harker Heights

Planning and Zoning Commission Meeting

**Wednesday
6:00 P.M.**

January 27, 2016



**PLANNING & ZONING COMMISSION AGENDA
HARKER HEIGHTS CITY HALL
WEDNESDAY, JANUARY 27, 2016 - 6:00 P.M.**

- I. Convene and establish a quorum.
- II. Approval of minutes from regular meeting held on December 2, 2015.
- III. Recognition of Affidavits for Conflict-of-Interest.
- IV. Report on City Council action regarding recommendations resulting from the December 8, 2015, meeting.
- V. Report on Development Activity.
- VI. Public Hearings:
 1. **Z16-01** Discuss and consider an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-3 (Local Business District), on 2.9 acres of land, described as A0343BC J Goslin, 1-1-1 & A1099BC P Williamson 14-9, acres 2.996, with Property ID #73390, generally located at the southeastern corner of the intersection of Stillhouse Lake Road (FM 3481) and Fuller Lane, Harker Heights, Texas.
- VII. New Business
- VIII. Citizens to be heard
- IX. Staff Comments
- X. Adjournment

Posted: January 22, 2015

Time: 10:00 A.M.

Kim Dugger

Kim Dugger
Administrative Assistant, Planning & Development



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

AGENDA ITEM #III

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: JANUARY 27, 2016

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



PLANNING AND ZONING COMMISSION MEMORANDUM

AGENDA ITEM #IV

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: JANUARY 27, 2016

At the regular called meeting of the Planning and Zoning Commission held December 2, 2015, the Commission forwarded the items below to the City Council at their regular meeting on December 8, 2015.

Discuss and consider recommending an ordinance granting a Conditional Use Permit to allow a private art school in a single family residence on property located at 103 Mountain Lion Road, described as Property ID#90579, AO838BC R W Tom, 2-7, Acres 1.378, Harker Heights, Bell County, Texas and take the appropriate action.

Planning and Zoning Commission –Approved – (6-0)
City Council –Approved – (4-0)

Discuss and consider a request by CNL, a Texas Limited Partnership for Concept Plan and Preliminary Plat approval for property described as L D Odell, 6, Acres 2.755, Abstract No. 644, Bell County, Texas.

Planning and Zoning Commission –Approved – (6-0)
City Council –Approved – (4-0)



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

AGENDA ITEM #V

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: JANUARY 27, 2016

Report on Development Activity – Courtney Peres

AGENDA ITEM V

FROM: THE OFFICE OF PLANNING AND DEVELOPMENT
DATE: JANUARY 27, 2016

Economic Development Report **JANUARY 2016 DEVELOPMENT ACTIVITY REPORT**

COMMERCIAL DEVELOPMENT

The City issued **one (1)** commercial construction permit through January 27, 2016.

- 109 W. Veterans Memorial Blvd.

To date (January 27, 2015) the City has issued a total of one (1) commercial permit totaling \$150,000 in commercial permit values for 2016.

RESIDENTIAL DEVELOPMENT

The City has issued **four (4)** permits for single-family residential construction through January 27, 2016.

- 3 residences in The Grove at Whitten Place
- 1 residence in Tuscany Meadows

The City has issued **zero (0)** permits for a two-family (duplex) residential construction through January 27, 2016.

To date (January 27, 2016) the City has issued a total of four (4) residential permits in 2016.

POPULATION

Based on residential permits received to date, January 27, 2016, the estimated population of Harker Heights is **29,608** residents. According to the US Census, the population in 2010 was 26,700 residents.





PLANNING AND ZONING COMMISSION MEMORANDUM

Z16-01 AGENDA ITEM VI-I

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: JANUARY 27, 2016

DISCUSS AND CONSIDER AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE-FAMILY DWELLING DISTRICT) TO B-3 (LOCAL BUSINESS DISTRICT), ON 2.9 ACRES OF LAND, DESCRIBED AS A0343BC J GOSLIN, 1-1-1 & A1099BC P WILLIAMSON 14-9, ACRES 2.996, WITH PROPERTY ID #73390, GENERALLY LOCATED AT THE SOUTHEASTERN CORNER OF THE INTERSECTION OF STILLHOUSE LAKE ROAD (FM 3481) AND FULLER LANE, HARKER HEIGHTS, TEXAS.

EXPLANATION:

The applicant is requesting a change from the current zoning of R-1 (One-Family Dwelling District) to B-3 (Local Business District) on property identified as Property Id #73390, generally located at the southeastern corner of the intersection of Stillhouse Lake Road (FM 3481) and Fuller Lane, Harker Heights, Texas.

Zoning:

Current zoning for the property is R-1 (One-Family Dwelling District). Adjacent and surrounding zoning includes R-1 (One-Family Dwelling District) to the south, west and east; and B-4 (Secondary and Highway Business District) to the north. The proposed zoning is intended to create a less intense commercial zone along Stillhouse Lake Road. There is also the presence of a higher intense commercial zone to the north of the property. The proposed rezoning from R-1 to B-3 district will therefore not likely have any adverse effects on the surrounding residential zoning districts.

Existing Use:

The property is currently vacant and surrounding properties include vacant lands to the south and east; single family home to the west; and rental property to the north. The property is proposed for a low-intensity retail use to provide services to the surrounding residences and users of Stillhouse Lake Road.

Future Land Use:

The subject parcel is currently located in two different Future Land Use designations. 50% of the property lies in an area designated as Commercial whereas the other half lies in an area designated as SFR (Single Family Residential). Due to the location and proximity of the property to Stillhouse Lake Road, Staff believes the best use of the land will be to designate the other half of the property as Commercial, hence zoning it B-3. Moreover the properties to the north are designated as Commercial and will therefore be appropriate to zone this property as Commercial in order to make it compatible with the

areas along Stillhouse Lake Road. Staff has further identified this area as a future commercial node and the forthcoming updated Future Land Use Map will reflect this area as such. Staff believes the location of the intended retail use will benefit surrounding residents, and will be a great asset to the city.

Flood Damage Prevention:

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

Notices:

Staff sent out forty-nine (49) notices to property owners within the 400 foot notification area. Zero (0) responses were received in favor of the request, and one (1) response was received in opposition of the request.

RECOMMENDATION:

Staff recommends approval of an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-3 (Local Business District), on 2.9 acres of land, described as A0343BC J Goslin, 1-1-1 & A1099BC P Williamson 14-9, acres 2.996, with Property ID #73390, generally located at the southeastern corner of the intersection of Stillhouse Lake Road (FM 3481) and Fuller Lane, Harker Heights based on the following;

1. The proposed use and rezoning would not likely have any adverse impact on adjoining uses and zoning districts.
2. The proposed use and rezoning is in agreement with the current and draft Future Land Use Map.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to approve/disapprove an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-3 (Local Business District), on 2.9 acres of land, described as A0343BC J Goslin, 1-1-1 & A1099BC P Williamson 14-9, acres 2.996, with Property ID #73390, generally located at the southeastern corner of the intersection of Stillhouse Lake Road (FM 3481) and Fuller Lane, Harker Heights, Texas based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Application
2. Location Map
3. Zoning Map
4. Existing Land Use Map
5. Future Land Use Map
6. Notification Area Map



Application Fee \$ 200.00
CITY OF HARKER HEIGHTS
RE-ZONING REQUEST APPLICATION

City of Harker Heights
 Planning & Development
 305 Millers Crossing
 Harker Heights, TX 76548
 Phone: 254-983-3600

PROPERTY OWNER'S NAME: MARI MEYER

ADDRESS: 303 Highland Oaks Drive

CITY/STATE/ZIP: Harker Heights TX 76548 PHONE: (254) 699- 7361

LOCATION OF PROPERTY: South eastern corner of the city of Harker Heights between Stillhouse Lake Road and Fuller Lane

LEGAL DESCRIPTION OF PROPERTY:

PARCEL # : 73390

LOT: _____ BLOCK: _____ SUBDIVISION: _____

NUMBER OF ACRES: 2.996 SURVEYS: _____

For properties not in a recorded subdivision, submit a copy of a current survey or plat showing the properties proposed to be changed, and/or a complete legal field note description.

PROPOSED USE: Retail

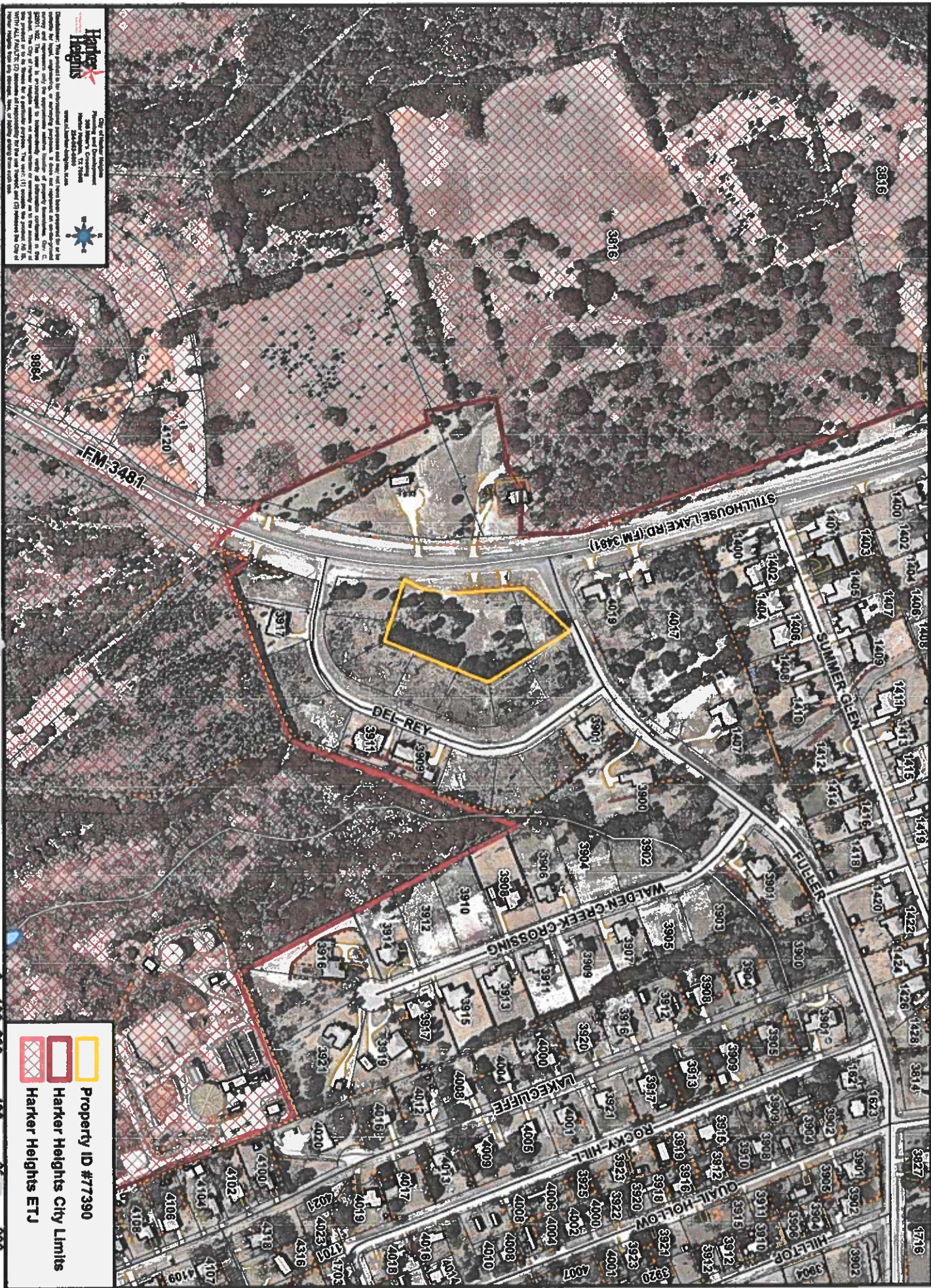
CURRENT ZONING: R-1 - One-Family Dwelling District PROPOSED ZONING: B-3 - Local Business District

CURRENT LAND USE: Vacant PROPOSED LAND USE IN PLAN: Retail

I, being the undersigned applicant, understand that failure to appear to represent a request shall be deemed a request to withdraw the proposal, or City of Harker Heights will represent the owner.

Mari Meyer
 Signature of Owner

1/6/16
 Date



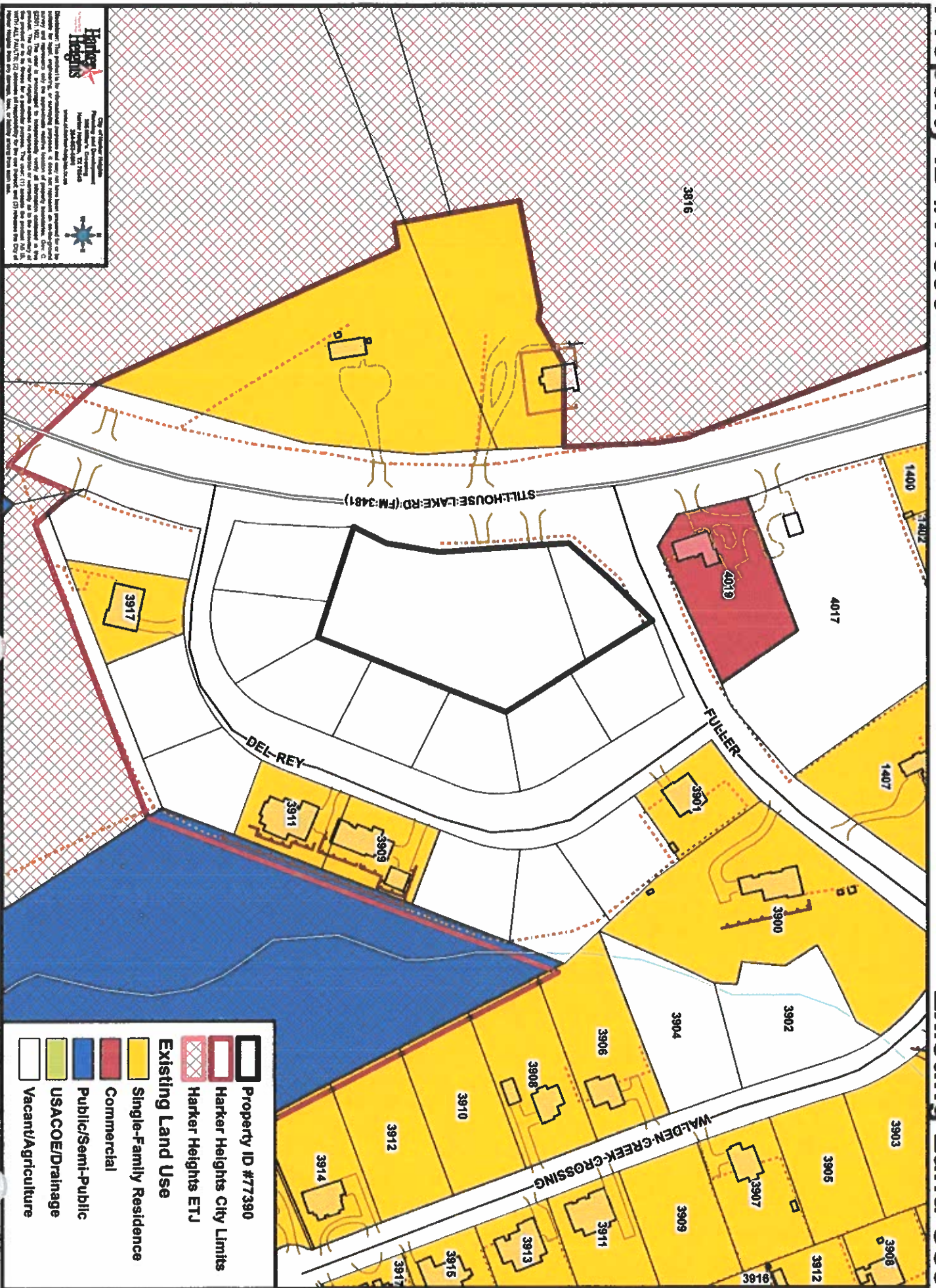
Harker Heights
 City of Harker Heights
 Planning and Development
 1000 West Loop South, Suite 100
 Houston, Texas 77027
 281.460.3400
 www.harkerheights.com



Map Date: /2016
 1:4,500



- Property ID #77390
- Harker Heights City Limits
- Harker Heights ETJ

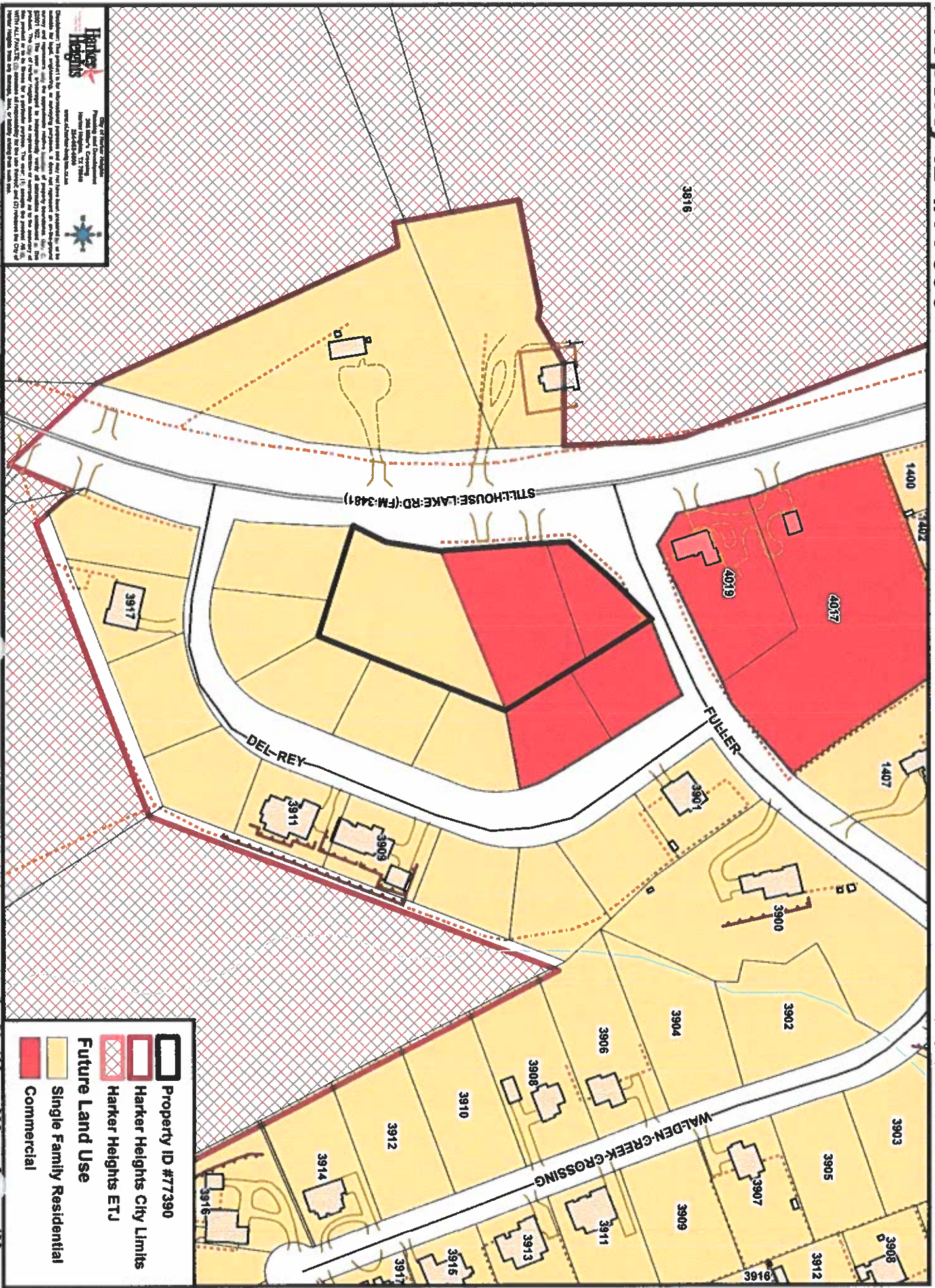


Harker Heights
 City of Harker Heights
 Planning and Community Development
 1000 West 10th Street
 Harker Heights, TX 76788
 www.ci.harkerheights.tx.us

Map Date: 2016
 1:2,500

	Property ID #77390
	Harker Heights City Limits
	Harker Heights ETJ
Existing Land Use	
	Single-Family Residence
	Commercial
	Public/Semi-Public
	USACOE/Drainage
	Vacant/Agriculture

0 50 100 200 400 Feet



City of Harker Heights
 Planning and Development
 1400 T. 1402
 Harker Heights, TX 76788
 254-444-4444
 www.harkerheightstexas.com



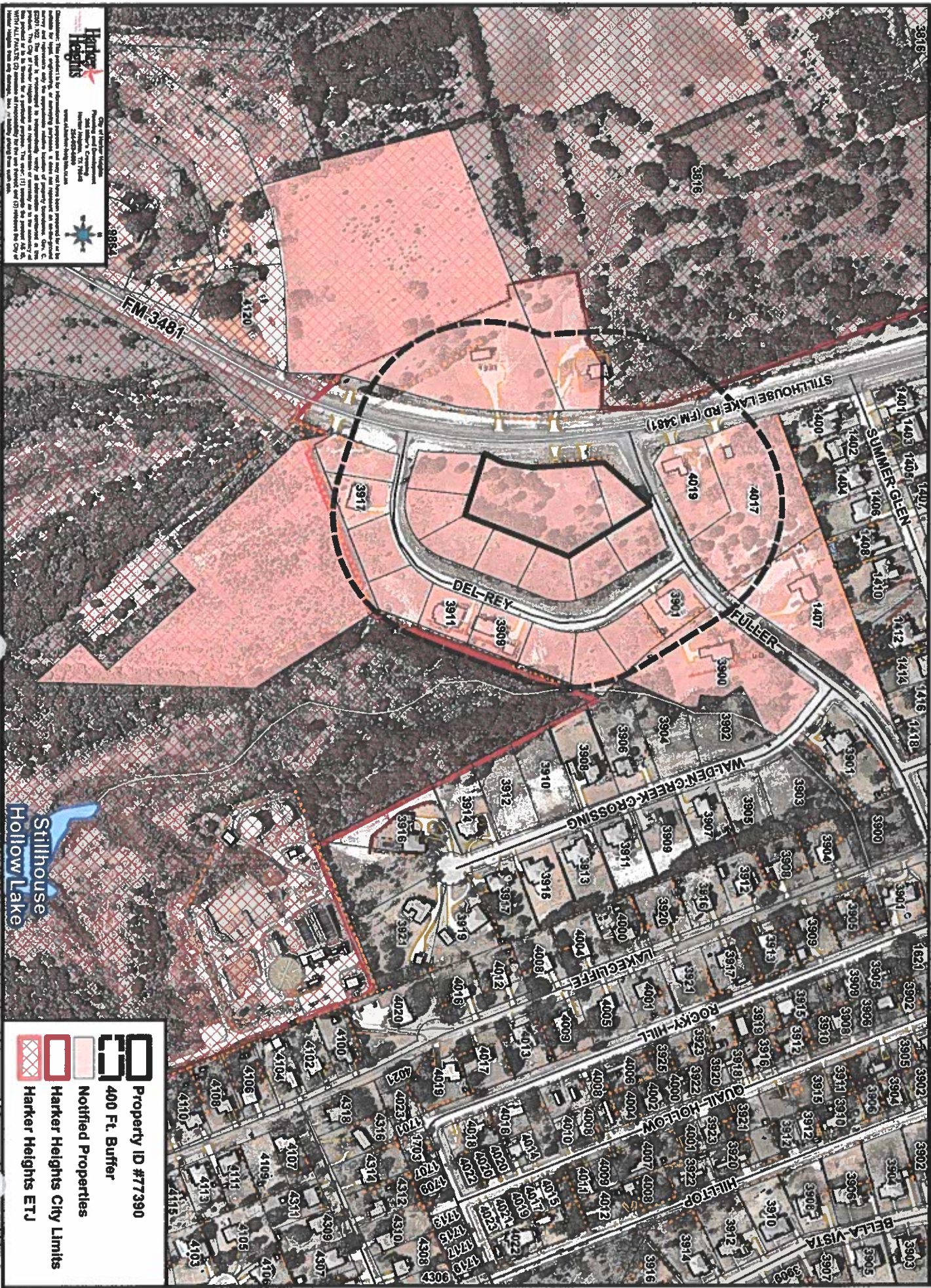
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Map Date: 7/2016

1:2,500

- Property ID #77390
 - Harker Heights City Limits
 - Harker Heights ETJ
 - Single Family Residential
 - Commercial
- Future Land Use**





Harker Heights
 City of Harker Heights
 Planning and Development
 2440 S. 7th Street
 Harker Heights, TX 76788
 254-282-4444
 www.harkerheights.com

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Map Date: 7/2016
 1:4,500

0 100 200 400 600 800 Feet

Received

JAN 25 2016

Planning & Development

TO: City of Harker Heights

FROM: Janet Valencia

3901 Del Rey Harker Heights
(Address of Your Property that Could
Be **Impacted** by this Request)

RE: Request for an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-3 (Local Business District), on 2.9 acres of land, described as A0343BC J Goslin, 1-1-1 & A1099BC P Williamson 14-9, acres 2.996, with Property ID #73390, generally located at the southeastern corner of the intersection of Stillhouse Lake Road (FM 3481) and Fuller Lane, Harker Heights, Texas. (See attached location map)

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

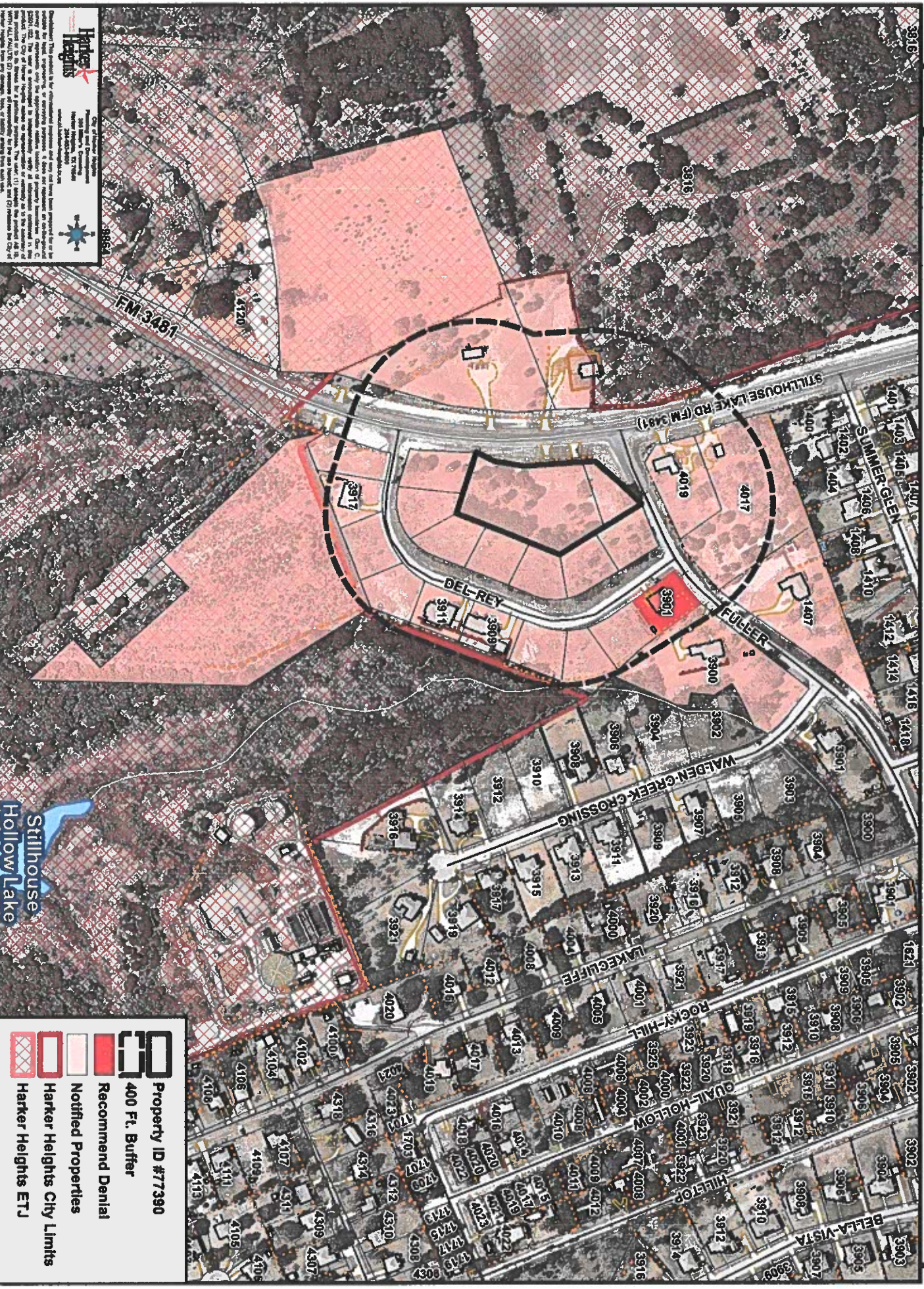
Comments:

~~It will bring the value of my home down. People work very hard for their homes to have a business come in and destroy our dream.~~
~~My thoughts it will bring crime, trash, Traffic and unsavory people to this Area. Let's not forget about noise! This is a very quiet community. Please keep it that way!~~
~~I moved to this Area to not have to deal with this kind of thing. out of Killen to a much better way of life. Businesses moving in will create problems. Will it stop with this one business No! It is a growing Area. I want to keep it about family out here!~~

Janet Valencia
Printed Name

Janet Valencia
Signature

19 Jan. 2016
Date



Harker Heights
 City of Harker Heights
 Planning Department
 200 West Commerce
 Harker Heights, TX 76788
 (254) 261-2222

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Map Date: 1/2016

1:4,500

Stillhouse
Hollow Lake

	Property ID #77390
	400 Ft. Buffer
	Recommend Denial
	Notified Properties
	Harker Heights City Limits
	Harker Heights ETJ

