

A detailed map of Harker Heights, Texas, showing a grid of streets and various zoning districts indicated by different hatching patterns. The map is the background for the text.

**Harker Heights
Planning and Zoning
Commission Meeting**

**Wednesday
6:00 P.M.
April 27, 2016.**



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

- I. Convene and establish a quorum.
- II. Approval of minutes from regular meeting held on March 30, 2016.
- III. Recognition of Affidavits for Conflict-of-Interest.
- IV. Report on City Council action regarding recommendations resulting from the April 12, 2016, meeting.
- V. Report on Development Activity.
- VI. Public Hearings:
 1. **Z16-07** Conduct a public hearing to consider recommending an ordinance granting a Conditional Use Permit (CUP) for conducting a business on Lot Twenty-nine (29), Block One (1), TANGLEWOOD NORTH UNIT ELEVEN REPLAT, in the City of Harker Heights, Bell County, Texas, according to the plat of record in Cabinet A, Slide 336-C, Plat Records of Bell County, Texas also known as 129 Wind Ridge Drive, Property ID#75251.
 2. **Z16-05** Conduct a public hearing to consider rezoning Lot Twenty (20) and Lot Twenty-one (21), Block One (1), COMANCHE GAP ESTATES, a subdivision in Harker Heights, Bell County, Texas, according to the map or plat of record in Cabinet A, Slide 192-D, Plat Records of Bell County, Texas, also known as 2934 Apache Loop, Property ID#117892 and Lot Nineteen (19), Block One (1), COMANCHE GAP ESTATES, a subdivision in Harker Heights, Bell County, Texas, according to the map or plat of record in Cabinet A, Slide 192-D, Plat Records of Bell County, Texas, also known as 2940 Apache Loop, Property ID#74361 from R-1 (One Family Dwelling) to R-1R (Rural One Family Dwelling).
 3. **Z16-06** Conduct a public hearing to consider rezoning Lots Thirteen (13) and Fourteen (14), Block Three (3), WILDEWOOD ACRES, an addition to the City of Harker Heights, Bell County, Texas, according to the map or plat of record in Cabinet A, Slide 306-B, Plat Records of Bell County, Texas, TOGETHER WITH: a ten-foot (10') adjacent strip abandoned alley per ordinance in Volume 2313, Page 391, Deed Records of Bell County, Texas, also known as 925 Lemonwood, Property ID#40470 and 927 Lemonwood, Property ID#40471 from R-1 (One Family Dwelling) to R-2 (Two Family Dwelling).

VII. New Business

1. **PP16-02** Discuss and consider a request by SGSB Land Holdings LLC, for preliminary plat approval for Dillard Development described as 10.275 acres located at SE corner of Nola Ruth Boulevard and Old Nolanville Road, Harker Heights, Bell County Texas.

VIII. Citizens to be heard

IX. Staff Comments

1. APA Workshop - June 24, 2016, CTCOG Building, Belton, Texas

X. Adjournment

Posted: April 22, 2016

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: APRIL 27, 2016

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



AFFIDAVIT

**STATE OF TEXAS
BELL COUNTY
CITY OF HARKER HEIGHTS**

I, Michael Schulte, as a public official on the Planning and Zoning Commission, do hereby file this affidavit due to conflict of interest regarding agenda items:

2116-06 925+927 Lemonwood

The nature of this conflict of interest is:

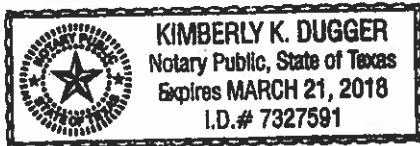
Business Partner but not on this matter

Upon filing this affidavit, I affirm that I will abstain from voting on any decision involving the agenda item above, and from any further participation in this matter whatsoever.

[Signature]
Planning and Zoning Commissioner

4-27-16
Date

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27th DAY OF April, 2016.



Kim Dugger
Notary Public, State of Texas



PLANNING AND ZONING COMMISSION MEMORANDUM

AGENDA ITEM #IV

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

Discuss and consider an ordinance granting a Conditional Use Permit (CUP) for Seton Medical Center Harker Heights (SMCHH) to allow for a modular building on property located on Savannah Commercial Addition, Block 001, Lot PT 1, (1, less PT out of E side), Acres 19.306 at 850 W. Central Texas Expressway, described as Property ID# 44667.

Planning and Zoning Commission – Approved – (7-0)
City Council –Approved – (4-0)



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

AGENDA ITEM #V

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

Report on Development Activity – Courtney Peres

AGENDA ITEM V

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

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

COMMERCIAL DEVELOPMENT

The City issued **one (1)** commercial construction permit for the month of February.

- 326 Morgan Street – General Commercial
- 8,426 square feet valued at \$250,000.

To date (April 27, 2016) the City has issued a total of five (5) commercial permits totaling \$2,030,375 in commercial permit values for 2016.

RESIDENTIAL DEVELOPMENT

The City has issued **eleven (11)** permits for single-family residential construction for the month of April.

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

The City has issued **one (1)** permit for a two-family (duplex) residential construction for the month of April.

- 1 Duplex in Comanche Land

To date (April 27, 2016) the City has issued a total of one-hundred fifty-seven (157) residential permits in 2016. Sixty-one (61) single and two-family permits, and 96 multifamily permits.

POPULATION

Based on residential permits received to date, April 27, 2016, the estimated population of Harker Heights is **30,816** residents (including projected occupancy of the 96 multifamily units under construction). According to the US Census, the population in 2010 was 26,700 residents.



PLANNING AND ZONING COMMISSION MEMORANDUM

AGENDA ITEM VI-1

FROM: The Office of the Planning Director

DATE: APRIL 27, 2016

DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT (CUP) FOR CONDUCTING A BUSINESS ON LOT TWENTY-NINE (29), BLOCK ONE (1), TANGLEWOOD NORTH UNIT ELEVEN REPLAT, IN THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET A, SLIDE 336-C, PLAT RECORDS OF BELL COUNTY, TEXAS ALSO KNOWN AS 129 WIND RIDGE, PROPERTY ID# 75251.

EXPLANATION:

The applicant is requesting a Conditional Use Permit (CUP) to for the purpose of continuing an existing Home Based business for Bellah Therapies, LLC (physical therapy) within an R-1 (One-Family Dwelling District) District. The applicant currently operates her home-based physical therapy business out of the first story of her home in Tanglewood Estates. The proposed use would operate on an appointment only basis serving one customer at a time.

There are existing home based businesses operating within the city limits. However, the proposed home business is neither affirmed nor denied within the Code of Ordinances Chapter 155, Section 084 Home Occupations. Per subsection (E) (2) of that chapter, the Planning Director has made a favorable determination on the case based on the factors outlined in Chapter 155, Section 201 Conditional Use Permit (B) (4) (a-j) (See Attachment 5) subject to the following conditions:

1. This conditional use permit is applicable to a physical therapy home occupation.
2. No on-site sales of products or merchandise to the general public.
3. Customer parking is prohibited on the street.
4. Must comply with all requirements within Harker Heights Code of Ordinances section 155.084 Home Occupations (See Attachment 4).

EXISTING USE

Existing land uses to the east and west are Single-Family Residential. To the south are Single-Family Residences as well as Duplex and Multi-Family Residences. The proposed home based business will not likely affect the character and appearance of the house on site. The business is already being done in accordance to the Home Based business regulations outlined in the city ordinance Chapter 155-084. Staff therefore believes the proposed use will not likely have any adverse impact on the surrounding land uses.

ZONING

Current zoning designation for the property is R-1 (One-Family Dwelling District). To the east and west of the property is also zoned R-1. To the south is R-2 (Two-Family Dwelling District) and R-3 (Multi-Family Dwelling District). The proposed development is approved would not violate the

zoning regulations of the R-1 district, and, will not alter the zoning of the property and will therefore not likely have any adverse effects on the surrounding zones.

FUTURE LAND USE

Future land uses for the property is designated as Single Family Residential. The proposed use will maintain the character, appearance and zoning of the property and is therefore consistent with the future land use designation of the property.

FLOOD DAMAGE PREVENTION

No part of this property lies within flood hazard areas.

NOTICES:

Staff sent out forty-eight (48) notices to property owners within the 400 foot notification area. There were four (4) responses received in favor of the request. There were ten (10) responses received in opposition of the request.

RECOMMENDATION:

Staff recommends approval of an ordinance granting a Conditional Use Permit based on the factors outlined in Chapter 155, Section 201 – Conditional Use Permit (B) (4) (a-j) for conducting a business on lot twenty-nine (29), block one (1), Tanglewood North Unit Eleven Replat, in the city of Harker Heights, Bell County, Texas, according to the plat of records in Cabinet A, Slide 336-C, Plat records of Bell County, Texas also known as 129 Wind Ridge, Property ID# 75251, subject to the following conditions:

1. This conditional use permit is applicable to a physical therapy home occupation.
2. No on-site sales of products or merchandise to the general public.
3. Customer parking is prohibited on the street.
4. Must comply with all requirements within Harker Heights Code of Ordinances section 155.084 Home Occupations.

ACTION TAKEN BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend/not recommend ordinance granting a Conditional Use Permit for conducting a business on lot twenty-nine (29), block one (1), Tanglewood North Unit Eleven Replat, in the city of Harker Heights, Bell County, Texas, according to the plat of records in Cabinet A, Slide 336-C, Plat records of Bell County, Texas also known as 129 Wind Ridge, Property ID# 75251, subject to staff's conditions, and based on staff's recommendations and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Application
2. Letter from Applicant
3. Portfolio
4. Chapter 155, Section 084 – Home Occupations
5. Chapter 155, Section 201 – Conditional Use Permits
6. Location Map
7. Existing Land Use Map
8. Zoning Map
9. Future Land Use Map
10. Notification Area Map



City of Harker Heights
 Planning & Development
 305 Millers Crossing
 Harker Heights, TX 76846
 Phone: 254-933-6600

CONDITIONAL USE PERMIT APPLICATION

PROPERTY OWNER(S) NAME: Isabel Northington

ADDRESS: 129 Wind Ridge Drive

CITY/STATE/ZIP: Harker Heights, TX 76548 PHONE: 817 919 8873

LOCATION OF PROPERTY: 129 Wind Ridge Drive Harker Heights, TX

LEGAL DESCRIPTION OF PROPERTY: 76548

LOT: _____ BLOCK: _____ SUBDIVISION: _____

NUMBER OF ACRES: _____ SURVEY: _____

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: Physical Therapy

ATTACH A LETTER describing all processes and activities involved with the proposed uses. *(please see letter of intent)*

ATTACH A SITE PLAN including the information described below. The plan must be drawn to scale. *(please see survey)*

Boundaries of the area covered by the site plan:

Location of each existing and proposed building and structures in the area covered, gross floor area and location of building entrances and exits.

I, being the undersigned applicant, understand that all of the conditions, dimensions, building sizes, and parking areas depicted on the site plan shall be adhered to as amended and approved by the City Council.

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

Isabel Northington
 Printed Name of Property Owner

Isabel Northington
 Signature of Property Owner

3/28/2016
 Date

Daniel Ray Northington II
 Printed Name of Designated Representative

[Signature]
 Signature of Designated Representative

3/28/2016
 Date

Letter of Intent:

To The City of Harker Heights:

I was asked to write a letter specifying my intent for my home based Physical Therapy practice/ clinic. I understand that most Physical Therapists practice from commercial real estate, hospitals, or home health settings and I fully understand that my business model is not quite the norm. For almost 10 years, I have also worked outpatient Physical Therapy. My reasons for wanting a home based practice were many but above all, I wanted to better serve my patients. I



felt restricted working for large corporations, companies, hospitals, with many rules, pressures for productivity, and limitations on what we could do for our patients. I felt that although I may have had the knowledge on how to help my patients, I was limited by what the company I worked for wanted me to do to help the patients I had. For instance, a shortage of supplies, reimbursement rates not meeting the companies need or expectation for the type of treatment that would be best for my patient, a lack of time with

each patient. I was also at the mercy of their billing companies to obtain reimbursement for my services when I was an independent contractor. If they didn't meet timely filing with insurance companies, I simply wasn't paid for the work I had done. I even opened private practice with 2 business partners in another city and quickly found that the pressure to meet overhead costs limited me in the time I could spend with each patient. Because I did not want this to affect my time with each patient, I found myself working a tremendous amount of hours, leaving no time to spend with my newborn child and husband. I knew that things needed to change. I sold my portion of my commercial practice and I developed my current practice model through lots of research, consults, and I hired experts to help me develop my business model. So far the response has been amazing. I am able to treat each patient one on one. I have a full patient schedule. I take each patient case as it comes and have so far been able to avoid a wait list. Most of my referrals have been through word of mouth and some from nearby medical doctors who have heard of me through their patients. My patients are getting well more quickly. I am better able to afford the supplies I need to help my patients because my overhead costs are less, being that we turned the first floor of our home in to a Physical Therapy practice. I have been blessed beyond measure to practice from my home and the clinic we developed is beautiful, it meets the standards of each insurance company, has passed all site visits and is credentialed with Federal payers such as Medicare and Medicaid, Tricare, United, Blue Cross



Bellah Therapies, LLC
Physical Therapy



Bellah Therapies, LLC
Physical Therapy

Bellah Therapies, LLC
www.BellahTherapies.com



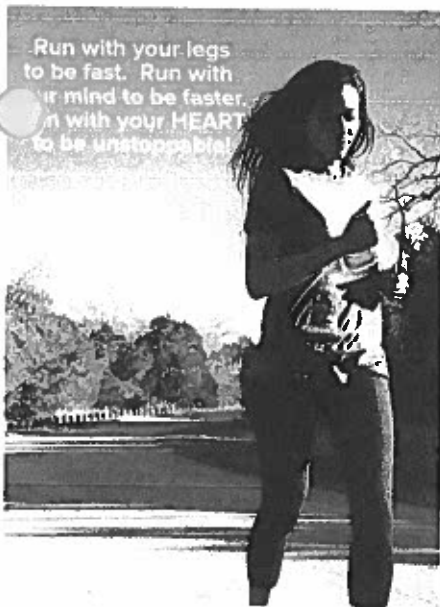
Why Bellah Therapies?

Inspired by her desire to treat patients with a more “personal approach” and to have a close relationship with her patients, Dr. Northington opened her Physical Therapy Practice in Harker Heights, Texas. Dr. Northington makes

herself readily accessible to her patients for questions, education, and consult. Her desire and goal is to exceed the Physical Therapy expectations of all of her patients and to provide the highest quality of care. Her clinic is nestled away in the

hills of Tanglewood Estates. The environment is often described as Comfortable, Peaceful and Serene. Dr. Northington’s Curriculum Vitae is extensive with awards and honors including Dean’s List, Dissection awards and teaching awards. She graduated from Houston Baptist University in 2003 and earned two Bachelor of Science Degrees. She has a degree in Biology and a degree in Psychology. She then attended Loma Linda University in Southern California and earned her Doctorate in Physical Therapy in 2007. She has attended many education courses in Pediatrics and Orthopedics. She completed her

Manual Therapy Certification Course at Southwestern University in Dallas, Texas in 2015 and is currently studying to be a board certified Orthopedic Clinical Specialist. Her practice values individualized attention and is patient focused with one on one treatment sessions often lasting an hour in length. This allows for a more individualized and efficient treatment that will enable patients to heal faster.



* Assisted in fitting patients for walkers, canes, wheelchairs and other DME

Employment:

Bella Therapies, LLC

02/2010-Current

- * Owner/CEO
- * Director of Physical Therapy
- * Formulated and Incorporated a Limited Liability Corporation
- * Doctor of Physical Therapy
- * Management of Physical Therapist Assistants and Technicians
- * Conferences with MD, Nurses, surgeons, Orthotist, Prosthetist, and DME
- * Clinical Instructor for Doctor of Physical Therapy Students
- * Specializations in Pediatrics, Myofascial Release, Neuro-developmental Treatment, Manual Therapy, Aquatic Therapy, Home Health Services
- * Conduct Business Meetings for education, patient wellness, billing, and EMR system training

All Care Therapies of Georgetown

10/2014-10/2015

- * Clinic Owner/Founder
- * Physical Therapy Director
- Supervising Physical Therapist Assistants and Therapist in Charge
- Community Outreach Chair
- Conducted patient screenings
- Conducted Pro Bono Physical Therapy screening and testing for community daycares
- Management of Physical Therapist Assistants
- Billing and Coding for EMR System Management
- Developed and revised Employee contracts and hiring of staff
- Scheduling and Office Management
- Scheduled and Conferred with surrounding Clinics and Medical Doctors/Nurse Practitioners
- Manual Therapy
- Myofascial Release
- Neuro Muscular Electrical Stimulation (NMES)
- Biofeedback Training and In-services to Physical Therapist Students

Hope Therapy

11/2010- 03/2012

- * Independent Contractor
- * Doctor of Physical Therapy
- * Specialize in Pediatric Home Health
- * Conducts supervisory visits with Physical Therapist Assistants
- * Conducts parent and Physical Therapist Assistant patient education in the home setting
- * Equipment and Orthotic Recommendations and Justifications

Care Evaluators

12/2004-06/2007

- * Physical and Mental evaluation of disabled individuals for government transit services
- * Conducted walking tests
- * Examined pulse, heart rate, and blood pressure during physical and cognitive testing
- * Examined and tested site, gait deviations, and assistive devices
- * Analyzed prescription and non-prescription medications

Clinical Affiliations (2005-2007)

Kaiser Permanente, San Diego, CA

06/2005

- * Inpatient Neurology
- * Outpatient Hydrotherapy (Wound Care)

Family Foot Clinic, Richmond, TX

12/2005

- * Outpatient Orthopedics

St. Luke's Rehabilitation Hospital, Spokane, WA

07/2006

- * Outpatient Neurology
- * Outpatient Orthopedics

- * Inpatient Acute Care

Totally Kids Specialty Healthcare, Loma Linda, CA

08/2006

- * Inpatient/Outpatient Pediatrics
- * Pediatric and Adult Home Health

Loma Linda University Medical Center, Loma Linda, CA

01/2007

- * Inpatient Traumatic Brain Injury
- * Inpatient Neurology

Rio Grande Valley Orthopedic Center, McAllen, TX

03/2007

- * Outpatient Orthopedics
- * Outpatient Pediatrics

Who is

Dr. Isabel "Bellah" Northington?

Isabel Northington, DPT strongly believes in connecting with her patients, customizing a program that will fit her patient's needs and working 1:1 with her patients for direct patient care. This model has proven to be successful, which has lead Dr. Isabel Northington to open Bellah Therapies, LLC.

Bellah, as her patients call her, considers her profession a gift to share with people who are in need of physical therapy. The goal is to improve their everyday activities of daily living. Physical Therapy is goal driven and catered to what the patient wants to achieve.

Bellah is an advocate for health and wellness, is passionate about her profession and values spending time with her family. She has a calling for altruism and is active in her church and community, with a desire to help others on all facets.

Living pain free and having a holistic approach to wellness is something Dr. Bellah hopes to achieve and maintain for every patient.



PLACE
STAMP
HERE

Bellah Therapies, LLC

PO BOX 2369 Harker Heights, TX. 76548

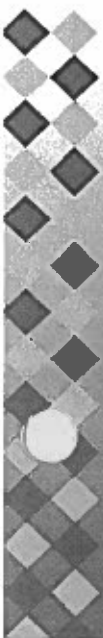
Bellah Therapies, LLC

Physical Therapy

For the Love of Wellness

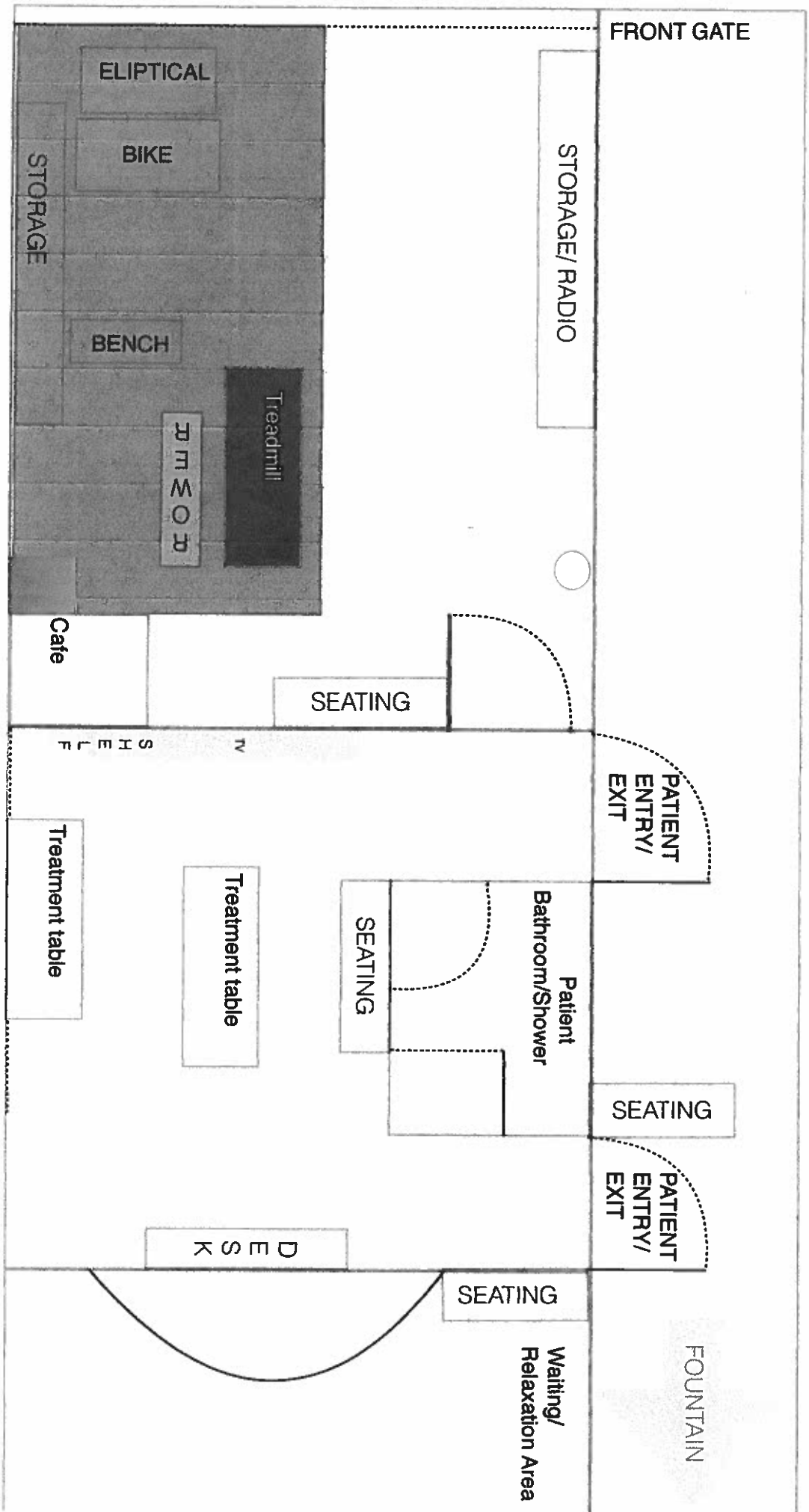


*"Health is a state of Body,
Wellness is a state of Being"*





BellaH Therapies LLC Survey



March 23, 2016

To whom it may concern,

I wanted to give a little insight on my physical therapy experience with Bellah Therapies. First let me start by saying this is my first time having any sort of health care treatment in a setting where the facility is based in the practitioners home. Dr. Northington personally contacted me about my initial appointment, explained the process, and was willing to answer any questions I had. I was somewhat apprehensive when I first found out that Dr. Northington would be seeing me in her home, however, all of my concerns were immediately put to rest upon entering the clinic.

I can honestly say that after being treated in this type of facility I prefer it over the traditional clinic setting. I feel like Dr. Northington is able to concentrate on my condition without distractions. The clinic is very private and the atmosphere is calming. I don't have to worry about feeling rushed because the waiting room is full of patients. When I have questions or need Dr. Northington to explain my home exercise routine at the end of my session further, there is always time, unlike my previous hospital based therapy where I was handed some handouts and told to read them at home. If by chance I do have questions, concerns, or problems at home Dr. Northington is always available. I don't have to call the office leave a message and wait on someone that has no clue about my situation to call me back just to tell me they will notify the therapist.

All of that being said, I know my condition will soon be resolved and I will no longer need physical therapy. If there ever comes a time in the future where my family or myself would need physical therapy Bellah Therapies will no doubt be the clinic we request! I would recommend Dr. Northington and Bellah Therapies to anyone who needs physical therapy and is looking to be treated with outstanding care and professionalism!

Sincerely,

Kimberly Aponte

5 2014

To Whom It May Concern;

Bellah Therapies LLC is located across the street from our residence. There are no problems with noise, traffic or parking. Having this business is a positive addition to the neighborhood. The business adds great curbside appeal and also helps those suffering find relief. We are glad to have such great neighbors!

Thank You,

Monica Lopez-Melrose

254 228-8193

118 Wind Ridge DR.

HH, TX 76548

March 25, 2016

To whom it may concern,

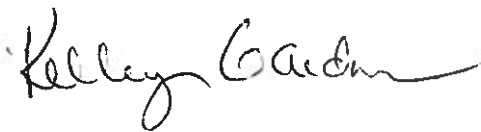
I have been a patient of Isabelle Northington's for the last year. I've seen her through the All Care Therapies office in Georgetown, and also her new business in her home in the Killeen/Harker Heights area. I can say that the only real advantage to me with the office setting was that of convenience. It was about 20 miles from my house instead of the over 50 that I drive now to see her. Although in my opinion, it's definitely worth the drive regardless.

The quiet setting in the home is very conducive to a more relaxing treatment. It almost gives a spa-like experience versus the background noise, phones, talking and other subtle, yet ever-present office sounds. Although my main purpose is to see her regardless, I do feel more relaxed in her new environment. She's still extremely professional, but it's almost as if the total attention can be on you instead of hearing other things in the background.

I totally look forward to her new ideas for treatment and highly recommend her to everyone that I know. There have been times in the past with various chiropractors and other doctors, that I was in among 5 or 6 other patients. You don't feel that you can open up, have discussions about current health issues, or anything else. This type of operation may be necessary in some cases, but I'd highly prefer the home environment for privacy.

I totally believe that her new business model will be a great success. I'm very excited that I'm able to continue to see her.

Sincerely,

A handwritten signature in cursive script that reads "Kelley Gardner". The signature is written in black ink and is positioned above the printed name.

Kelley Gardner

701 N. Vista Ridge Blvd., apt 2001

Cedar Park, TX 78613

March 22, 2016

Going to Bellah Therapies, LLC at 129 Kindred
Harker Heights is the best of both worlds.

As our daughter said, "Dr. Isabel Northington
is so much better than anybody else."

Dr. Isabel has more education than anyone
else, by far. She gives hands-on therapy,
only one patient at a time, for an entire
hour. She is always on time & responds
to texts & phone calls herself.

In her home there is a separate entrance to
the clinic, gym & bathroom, immaculately
clean & spacious with windows. The
Driveway has ample parking.

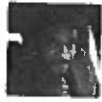
Besides a recent fall, Dr. Isabel is completing
Ed's health issues from a stroke 16 years
ago & a fall 22 years ago. Jill is experiencing
healing as Dr. Isabel knows exactly what
to do.

Our health is definitely improving with
Dr. Isabel Northington's knowledge & teaching,
professional care, friendship & love.

Jill B. Wunderlich

Edward Patton

Bellah Therapies LLC Social Media Reviews
Updated March 2016



Alton Gooden reviewed Bellah Therapies LLC — 5★

January 16 ↗

The Gooden Family testimony concerning Jamal with Bellah Therapies LLC facility. Jamal was diagnose with Torticollis (which caused gross motor delay) immediately after he was born. My wife and I were distraught and were unsure of Jamal's future. One of my coworkers caught me crying in my office (1st CAV G3 SGM) and asked me what was wrong and I told her about my son with his condition. She told me to be strong and identified to me that her son also had the same problem and informed me about Dr. Bellah. I informed my wife and we called TRICARE, stated our condition and only wanted Dr. Bellah because of recommendations from my military family. Dr. Bellah accepted our son as a patient and we began his therapy sessions for several months. Jamal was in severe pain, but my wife and I felt real comfortable with Dr. Bellah - who we started calling her "Coach" every time we visited with Jamal. Why "Coach", because she kept up our motivation throughout the entire procedure. In short, after several months of therapy, Jamal had a full recovery!! Coach will for always be a part of our Gooden Family. **THANK YOU SO MUCH COACH/FAMILY!**

Like

Comment

Share



You, BellahandDaniel Northington and 2 others



Bellah Therapies LLC Dear Alton Gooden, Thank you kindly for this amazing and heart felt review. I am blessed to know you, your beautiful family, and my amazing little patient, Jamal. I will never forget all of you and it is a blessing to remain in touch after all these ... [See More](#)





Monica Lopez Meleisea reviewed Bellah Therapies LLC

5+

January 17 · 🌐

The Grand Opening was awesome! Beautiful facility and peaceful atmosphere. Dr. Bellah and her family and support team are doing great things! I'm excited for the many lives that will continue to be transformed by the knowledge and healing touch of a woman who has a vision and God given talents to bless others lives. Thanks for the invite and awesome gift I won at the raffle. I will make use of the Flow coffee mug daily! God Bless You and your new Journey.

👍 Like 💬 Comment ➦ Share



👤 You, BellahandDaniel Northington and Shannen Reyes



Bellah Therapies LLC Thank you Monica Lopez Meleisea for your lovely review. It was such a pleasure having you at the Grand opening. Thank you so much for your support.



Like Reply 👍 1 March 23 at 7:23am



Kelley West-Gardner reviewed Bellah Therapies LLC

5+

March 3 at 4:15pm · 🌐

Isabelle is the best! Always listens, evaluates your symptoms, and then effectively treats it. Wouldn't go anywhere else!

👍 Like 💬 Comment ➦ Share



👤 Bellah Therapies LLC



Bellah Therapies LLC Thank you so much for your kind words, Kelley West-Gardner.



Like Reply 👍 1 March 3 at 6:36pm



Kelley West-Gardner Totally deserved. 😊

Unlike Reply 👍 1 March 3 at 8:07pm



Write a reply



Bellah Therapies LLC Dear Kelley West-Gardner, your commitment to your health and wellness is inspiring! Thank you for teaching me so many amazing natural and holistic ways to heal your body. Because of you, I have more knowledge that I can share with other patients. 1... See More





Munah Barclay reviewed **Bellah Therapies LLC** — 3

March 18 at 12:02pm · 🌐

👍 Like

💬 Comment

➦ Share



Bellah Therapies LLC Hi Munah, I am the clinic owner of Bellah Therapies, LLC. I see you left us a review here. I wanted to thank you so much for reaching out and rating our facility. I do not have the pleasure of knowing you personally but I wanted to take some time to get to know you and to obtain your contact information so we can invite you to some of our clinic events. I wanted to thank you so much for reaching out and rating our facility and I would love some feedback on how we can improve, whether it be our website, our Facebook page, or any of our other social media accounts you may have seen. If you come tour the facility, I would be happy to meet with you as well. The clinic is not open to the public for walk-ins but appointments are available upon request. Could you PM me and tell me a little more about yourself and how you heard about our facility? It would be a pleasure getting to know more about you and to see how we can help you with your Physical Therapy needs. Kind Regards, Dr. Isabel Northington, PT, DPT, C/NDT 😊

Like · Reply · March 23 at 7:46am



Elizabeth Martinez Perkins reviewed **Bellah Therapies LLC** — 5

November 29, 2015 · 🌐

👍 Like

💬 Comment

➦ Share



👤 You, BellahandDaniel Northington and Cynthia Ann Cantu



Bellah Therapies LLC Dear Elizabeth Martinez Perkins, thank you for your amazing rating of our clinic and facility. Ratings like this are golden to us and they help spread the word of our clinic. Thank you so much for taking the time to rate our clinic! ❤️

Like · Reply · 👍 1 · March 23 at 7:47am



Elizabeth Martinez Perkins A well deserved rating! Your clinic is the best! You are the very best & most dedicated person I have ever known!

Unlike · Reply · 👍 1 · Yesterday at 10:01pm

HOME OCCUPATIONS

§ 155.084 HOME OCCUPATIONS.

(A) *Definition.* A **HOME OCCUPATION** is an incidental use of a dwelling unit (not an accessory structure) for gainful employment, involving the provision of limited goods and/or services.

(1) Persons conducting a home occupation are required to comply with, and are subject to, any other laws, rules and regulations affecting the occupation and the property.

(2) Home occupations are permitted incidental uses only so long as all the following conditions are observed:

(a) The Texas tax identification number must be provided with the application.

(b) A sign not larger than 324 square inches (e.g., 18 inches by 18 inches) affixed to the wall or door is permitted. The home occupation shall not involve the use of advertising signs or window displays on the premises or any other local advertising media which call attention to the fact that the home is being used for business purposes; except that, for such purposes, a telephone number, but no business address, may be published.

(c) In no way shall the outside appearance of the dwelling be altered from its residential character;

(d) Performance of the occupation activity shall not be visible from the street (curtains or blinds may be used to accomplish this purpose);

(e) The use shall not increase vehicular or pedestrian traffic flow beyond what normally occurs in the applicable zoning district. Additionally, except as provided in division (g), there shall be no more than two additional cars parked on the premises or adjacent to it for non-residents, including clients and employees. Parking shall not be permitted in the front or side yards, unless paved according to city standards;

(f) There shall be no outside storage (to include trailers) or display related to the home occupation;

(g) One commercial vehicle, not for advertising, having a capacity of one ton or less (excluding attached trailers), may be used or parked on appropriate pavement on the property in connection with the home occupation;

(h) No mechanical or electrical equipment shall be employed other than the quality and quantity of machinery or equipment customarily found in a home associated with a hobby or avocation not conducted for gain or profit; and

(i) The home occupation use shall not generate noise, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in the applicable zoning district.

(B) *Occupations included.* Home occupations may include, but are not necessarily limited to, the following:

(1) Office facility of an accountant, architect, attorney, engineer, consultant, insurance agent, real estate broker or member of similar professions;

(2) Author, artist or sculptor, photographer;

(3) Dressmaker, seamstress or tailor;

(4) Music/dance teacher or other type of instruction;

(5) Individual tutoring;

(6) Home crafts such as rug weaving, model making;

(7) Office facility of a salesman, sales representative, manufacturer's representative, or service provider, for sale of goods or services, whether such individual or individuals are self-employed or otherwise; and provided that no retail or wholesale transactions or provision of services are made on the premises;

(8) Repair shops for small electrical appliances (such as irons, portable fans and the like), typewriters, cameras and other similar

small items; provided the item does not have an internal combustion engine;

(9) Food preparation establishments such as cake maker, provided there is compliance with all state health laws and no consumption of food items by customers on the premises;

(10) Personal grooming with one customer at a time, by appointment only.

(C) *Occupations not included.* Permitted home occupations shall not in any event be deemed to include:

(1) Animal hospitals or clinics, commercial stables or commercial kennels;

(2) Restaurants;

(3) Automobile, boat or trailer paint or repair shops (major or minor);

(4) Doctor, dentist, veterinarian, sex therapy, massage therapy or other medically related offices;

(5) On-premise retail sales, except garage sales as otherwise provided in this code:

(6) Mortuaries;

(7) Private clubs;

(8) Trailer rentals;

(9) Carpentry work;

(10) Photo developing using chemicals;

(11) Gift shops;

(12) Repair shops for any item with an internal combustion engine; and

(13) Those home occupation uses which, without regard to principal or accessory use conditions, would be classified as assembly factory-industrial, hazardous, institutional or mercantile occupancies as defined by the 1988 Standard Building Code, as amended.

(D) *Application of provisions.* The provisions of this section shall apply to all home occupations, regardless of the date of inception, unless previously authorized in writing by the city.

(E) *Home occupations not listed in this section.*

(1) Persons wishing to operate home occupations which are not expressly permitted or prohibited by this section may make written request to the Planning and Development Director for a formal review of the proposed home occupation.

(2) The Planning and Development Director shall review the request to determine the appropriateness within the established general guidelines. If the Director makes a favorable determination, the request shall be forwarded to the Planning and Zoning Commission for hearing.

(3) The Planning and Zoning Commission shall, in accordance with applicable law, review all requests forwarded by the Director and submit a final report and recommendation to the City Council.

(4) The City Council shall then, in accordance with applicable law, review and consider action on the request.

(5) Any person requesting a formal review to permit a particular use not otherwise permitted shall, at the time such request is submitted, pay a non-refundable fee established by the City Council.

(F) *License revocation.* Home occupations are subject to review by the city, should violations be reported or observed. Licenses shall be revoked for noncompliance.

(Ord. 2006-40, passed 10-24-06)

§ 155.201 CONDITIONAL USE PERMITS.

(A) *Purpose.* The purpose of the conditional use permit process is to identify those land uses which may be appropriate within a zoning district but, due to either their location, function or operation could have a harmful impact on adjacent properties or the

surrounding area, and to provide a procedure whereby such uses may be permitted by further restricting or conditioning them so as to mitigate or eliminate such potential adverse impacts. The conditional use permit remains with land, regardless of ownership, until termination thereof.

(B) Planning and Zoning Commission consideration.

(1) Application. Only the property owner may apply for conditional use permits. The application for a conditional use permit shall be submitted on a form approved by the Planning and Development Director and shall be accompanied by a site plan in a form acceptable to the Planning and Development Director. The application shall be filed with the Planning and Zoning Commission, together with the application fee and all required attachments, not less than 30 days prior to the meeting at which the applicant wishes to have his or her request considered.

(2) Notice and hearing. For purposes of giving notice and conducting a public hearing, the Planning and Zoning Commission shall treat the application as a rezoning request.

(3) Report by Planning and Zoning Commission. Following proper application, notice to affected landowners and public hearing, the Planning and Zoning Commission shall make a report to the City Council which shall recommend approval or denial of the application for a conditional use permit, and which shall further specify such restrictions or conditions of approval as the Planning and Zoning Commission may deem appropriate.

(4) Criteria for approval. The Planning and Zoning Commission may recommend approval of a conditional use permit by majority vote, but should recommend disapproval of application if it finds one or more of the following to be true:

- (a)** The proposed use does not conform with applicable regulations and standards established by this chapter;
- (b)** The proposed use will be inconsistent with the objectives and purposes of the zoning district in which the development is located, or the goals, objectives and policies set forth in the city's current Comprehensive Zoning Plan;
- (c)** The proposed use will be incompatible with existing or permitted uses on abutting sites because of use, building height, bulk and scale, setbacks and open spaces, coverage, landscaping and screening, drainage, or access and circulation features;
- (d)** The proposed use is not suitable to the premises or structure(s) in which it will be conducted;
- (e)** The proposed use potentially creates greater unfavorable effects or impacts on existing or permitted uses on abutting sites than those which might reasonably result from the use of the site for a use permitted by right;
- (f)** The proposed use will be detrimental to the public health, safety or welfare, or will materially injure property or improvements in the vicinity in a manner specified by the Commission;
- (g)** The proposed use fails to reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, odors, or similar hazards or impacts;
- (h)** The proposed use will materially and 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 under existing zoning regulations;
- (i)** The proposed use will materially and adversely affect traffic control or adjacent properties by inappropriate location, lighting or types of signs; or
- (j)** The proposed use fails to provide adequate and convenient off-street parking and loading facilities.

(C) City Council consideration.

(1) Generally. The City Council shall consider the application at the first regular meeting scheduled after it has received the final report of the Planning and Zoning Commission. The Council may vote to approve the application, vote to deny the application, table matter for future consideration, or refer the application back to the Planning and Zoning Commission for further study and a new recommendation. In the event that an application for a conditional use permit is not approved by the City Council within 180 days after the date it was first considered by the Planning and Zoning Commission, such application shall be deemed to have been denied on the 180th day after such first day of consideration.

(2) Vote required. The application may be approved by a majority vote of the Council, provided that the Council may not approve an application for a conditional use permit except by three-fourths approval vote if a written protest against such permit has been filed with the Building Official and such protest has been duly signed and acknowledged by the owners of at least 20% of the area of the lots or land immediately adjoining the area covered by the requested permit and extending 200 feet from that area.

(3) *Conditions of approval.* Regardless of whether such conditions have been recommended by the Planning and Zoning Commission, the City Council may establish such conditions of approval as are reasonably necessary to insure compatibility with surrounding uses and to preserve the public health, safety and welfare. Such conditions may include, without limitation, a limited term or duration of the permit; requirements for special yards, lot sizes, open spaces, buffers, fences, walls or screening; requirements for the installation and maintenance of landscaping or erosion control measures; requirements for street improvements, regulation of vehicular ingress or egress and traffic circulation regulation of signs; regulation of hours or other characteristics of operation; establishment of development schedules for performance or completion; and such other reasonable conditions as the City Council may deem necessary to preserve the health, safety, and welfare of the applicant and the public. In any event, no conditional use permit shall be granted unless and until the recipient thereof shall agree in writing to comply with such conditions of approval as may be imposed by the City Council.

(4) *Ordinance required.* If the application is duly approved by the City Council, an ordinance authorizing its issuance shall be promptly thereafter executed by the Mayor. The ordinance shall set forth the conditions of approval, and may provide that any person or legal entity found guilty of violating such ordinance may be fined an amount not exceeding \$2,000 for each day during which a violation is committed.

(5) *Submission of application following disapproval.* If an application for a conditional use permit has been disapproved by the City Council, whether such disapproval results from formal Council action or the failure to approve the application within the specified time, the same or substantially identical application shall not be filed with the Planning and Zoning Commission for a period of at least 180 days after the date of such disapproval. Upon disapproval of any subsequent identical or substantially identical application, the same or substantially identical application shall not be filed for a period of 12 months from the date of the last disapproval. However, the provisions of this division shall not operate to prohibit the filing of an application after legal title of record has been transferred to a new owner.

(D) *Record of permits.* The Planning and Development Director shall maintain a record of all conditional use permits granted by the city.

(E) *Term.*

(1) A conditional use permit shall continue in full force and effect until the earliest occurrence of any of the following events of termination, at which time it shall immediately become void and shall have no further effect:

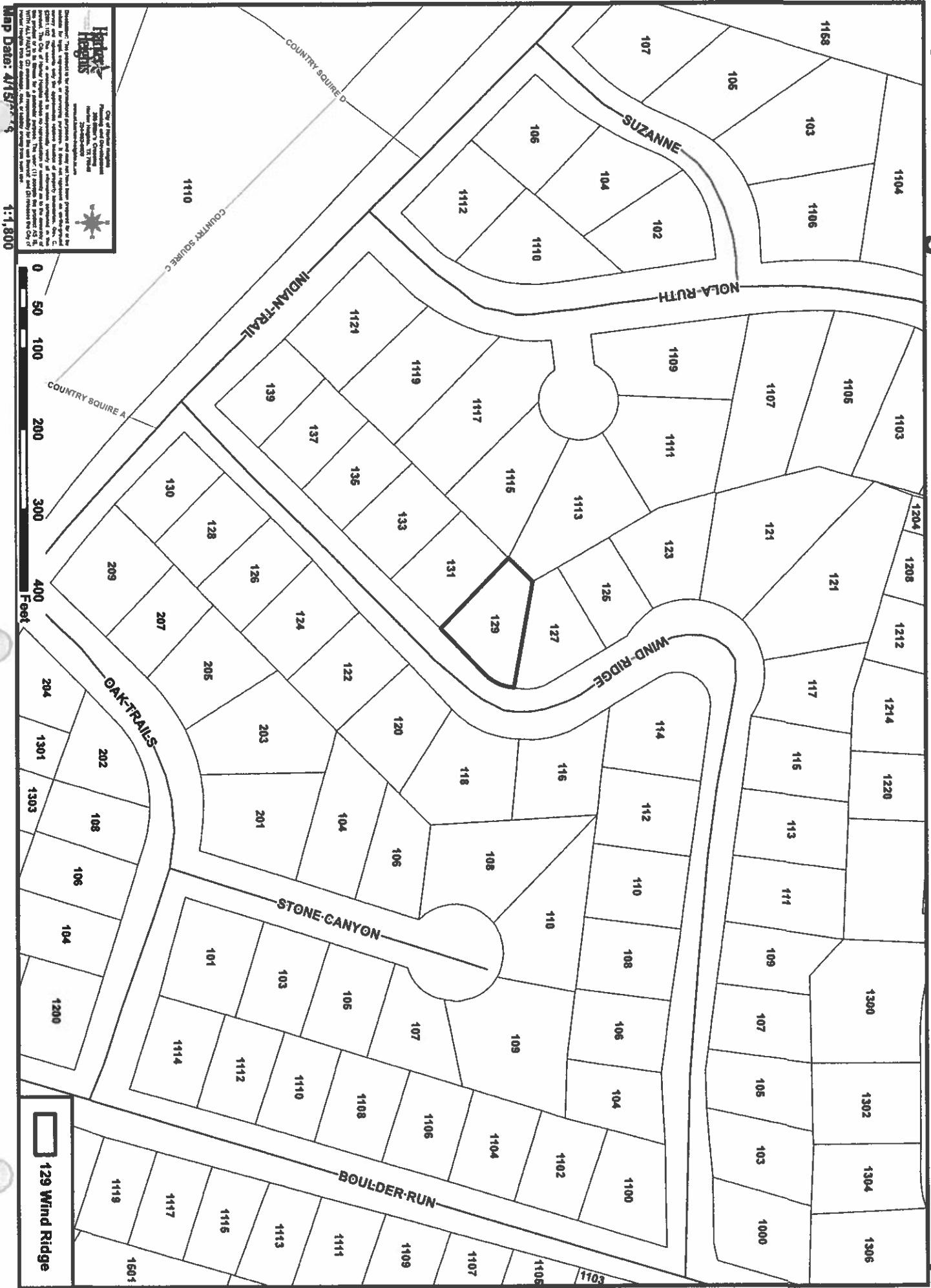
- (a) The building or premises is not put to the permitted use for a period of one year or more from the effective date of the ordinance authorizing issuance of the permit;
- (b) The permit expires by its own terms;
- (c) The property is rezoned;
- (d) Another conditional use permit is approved for the site;
- (e) The building or premises is substantially enlarged, extended, reconstructed or altered;
- (f) The use of the building or premises is materially expanded, increased or otherwise altered; or
- (g) The violation of any one or more of the conditions of approval.

(2) For purposes of this section the City Manager shall have the authority, subject to review by the Zoning Board of Adjustment, to determine whether an event of termination has occurred. Whenever the City Manager shall make a formal determination as to whether an event of termination has occurred, he shall promptly make and forward to the Planning and Zoning Commission and Zoning Board of Adjustment a written report describing the facts surrounding such determination and the reasons for such determination.

(Ord. 2001-36, passed 11-13-01)

129 Wind Ridge Dr.

LOCATION MAP



Heritage Heights
City of Denver, Colorado
Planning and Development
1500 Stout Street, Suite 1000
Denver, Colorado 80202
303.733.3333
www.denvercolorado.gov



0 50 100 200 300 400 Feet

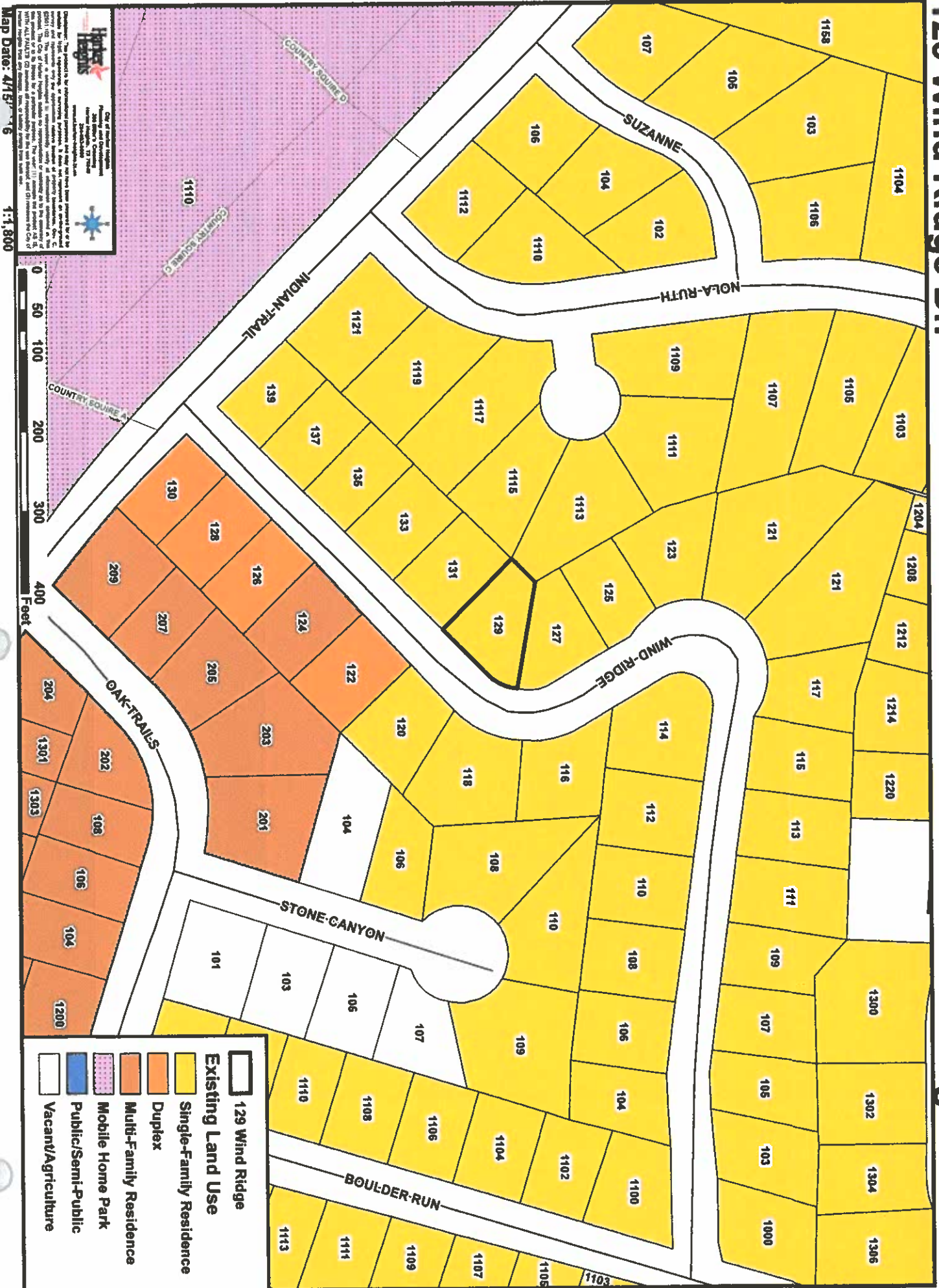
 129 Wind Ridge

Map Date: 4/15/99
1:1,800

Disclaimer: This document is a preliminary map and does not constitute a final plat. It is intended for informational purposes only and should not be used for legal or financial purposes. The City of Denver, Colorado, is not responsible for any errors or omissions in this document. The user assumes all liability for any such errors or omissions. This map is subject to change without notice.

129 Wind Ridge Dr.

Existing Land Use



	129 Wind Ridge
	Existing Land Use
	Single-Family Residence
	Duplex
	Multi-Family Residence
	Mobile Home Park
	Public/Semi-Public
	Vacant/Agriculture

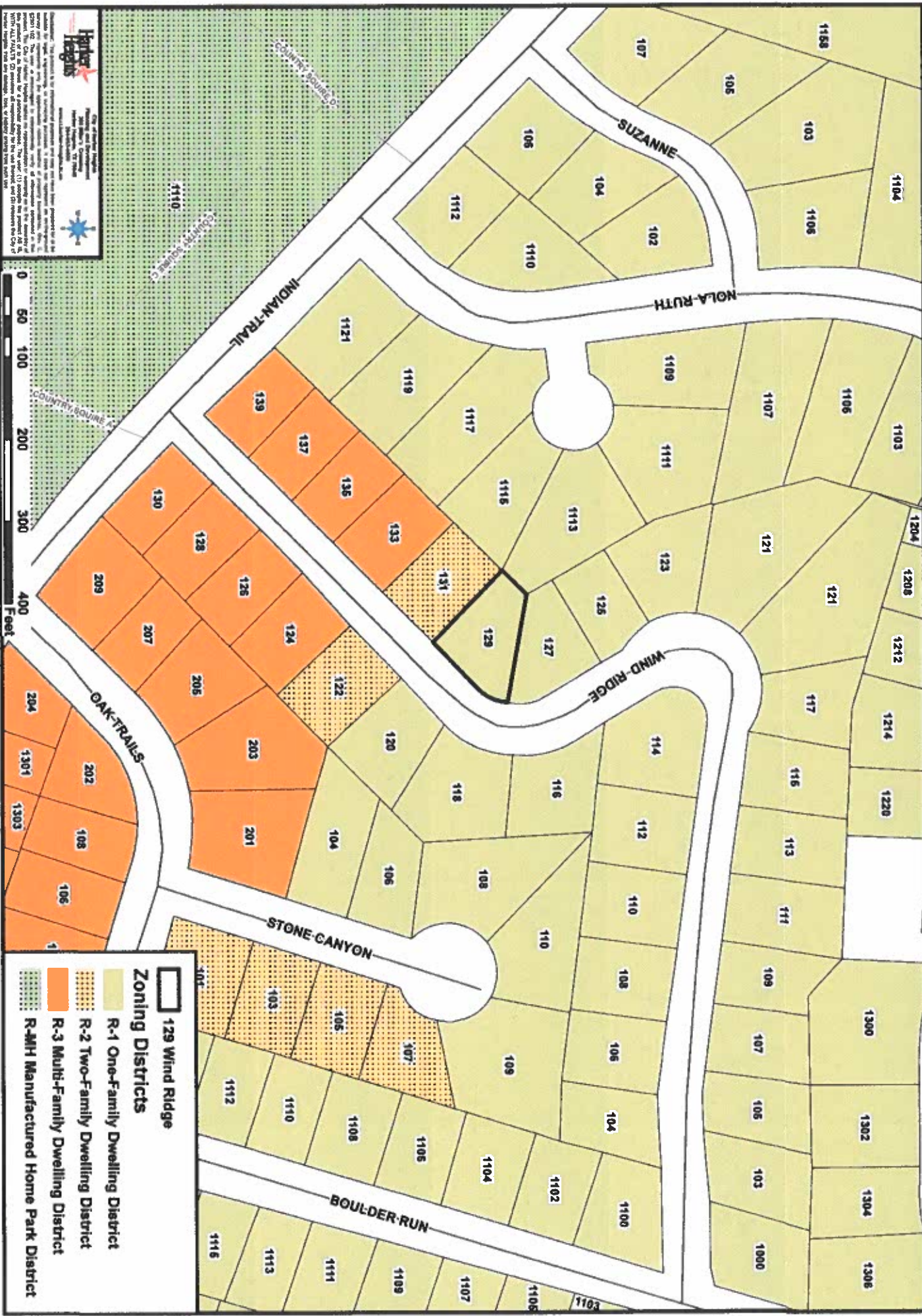
City of Wind Ridge
 Planning and Development
 129 Wind Ridge Drive
 Wind Ridge, TN 37180
 Phone: 615.890.1234
 Fax: 615.890.1235
 Website: www.windridge.org

Map Date: 4/15/2016

Scale: 1:1,800

129 Wind Ridge Dr.

Zoning Map



Zoning Districts

- 129 Wind Ridge
- R-1 One-Family Dwelling District
- R-2 Two-Family Dwelling District
- R-3 Multi-Family Dwelling District
- R-MH Manufactured Home Park District

Harker Heights
City of Harker Heights
Planning and Zoning Department
1200 West 10th Street, Suite 100
Harker Heights, TX 76033
767-821-1234

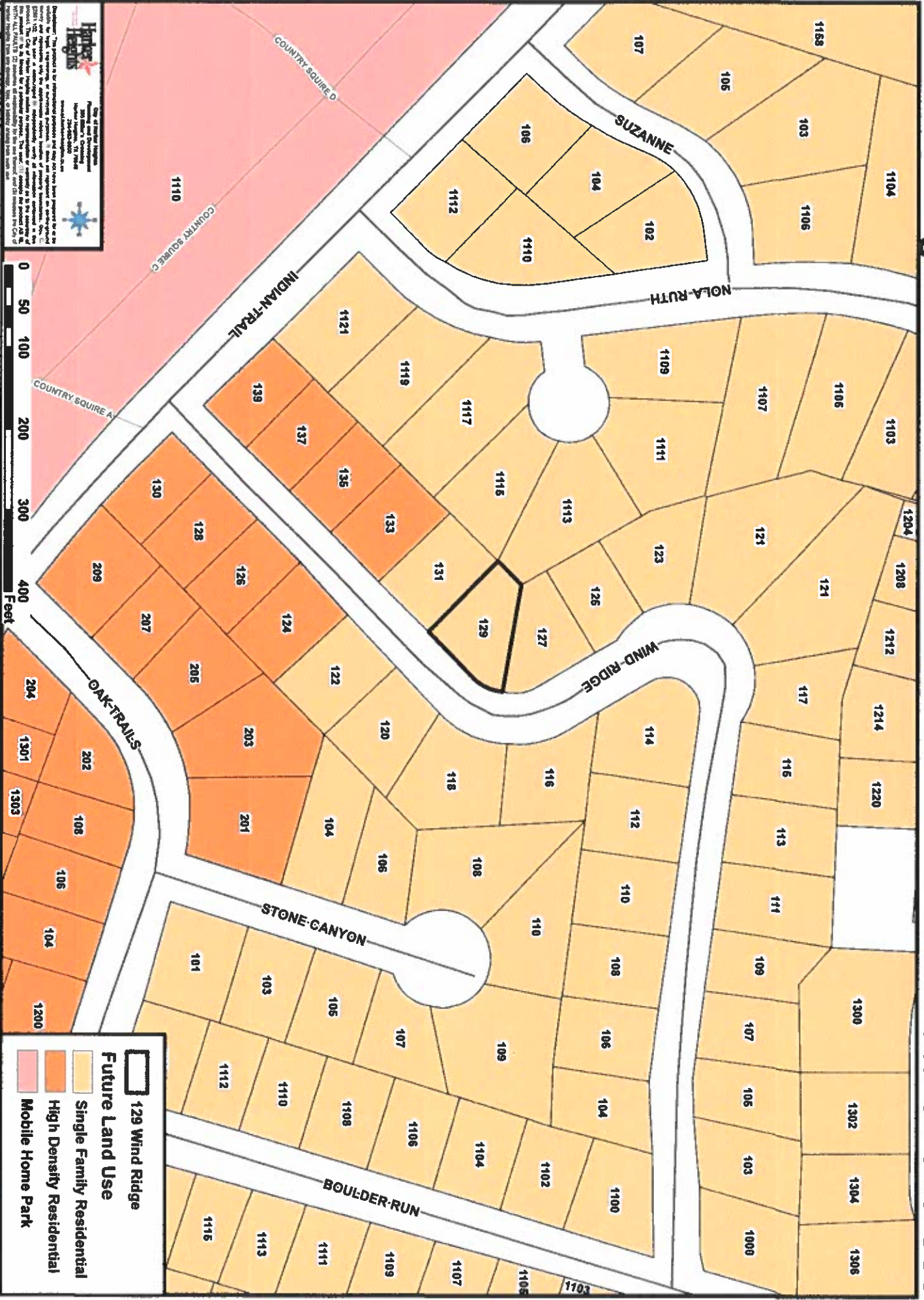
2021-12: This map is a preliminary zoning map. It is subject to change without notice. The City of Harker Heights is not responsible for any errors or omissions on this map. The City of Harker Heights is not responsible for any errors or omissions on this map. The City of Harker Heights is not responsible for any errors or omissions on this map.

Map Date: 4/15/2024

1:1,800

129 Wind Ridge Dr.

Future Land Use



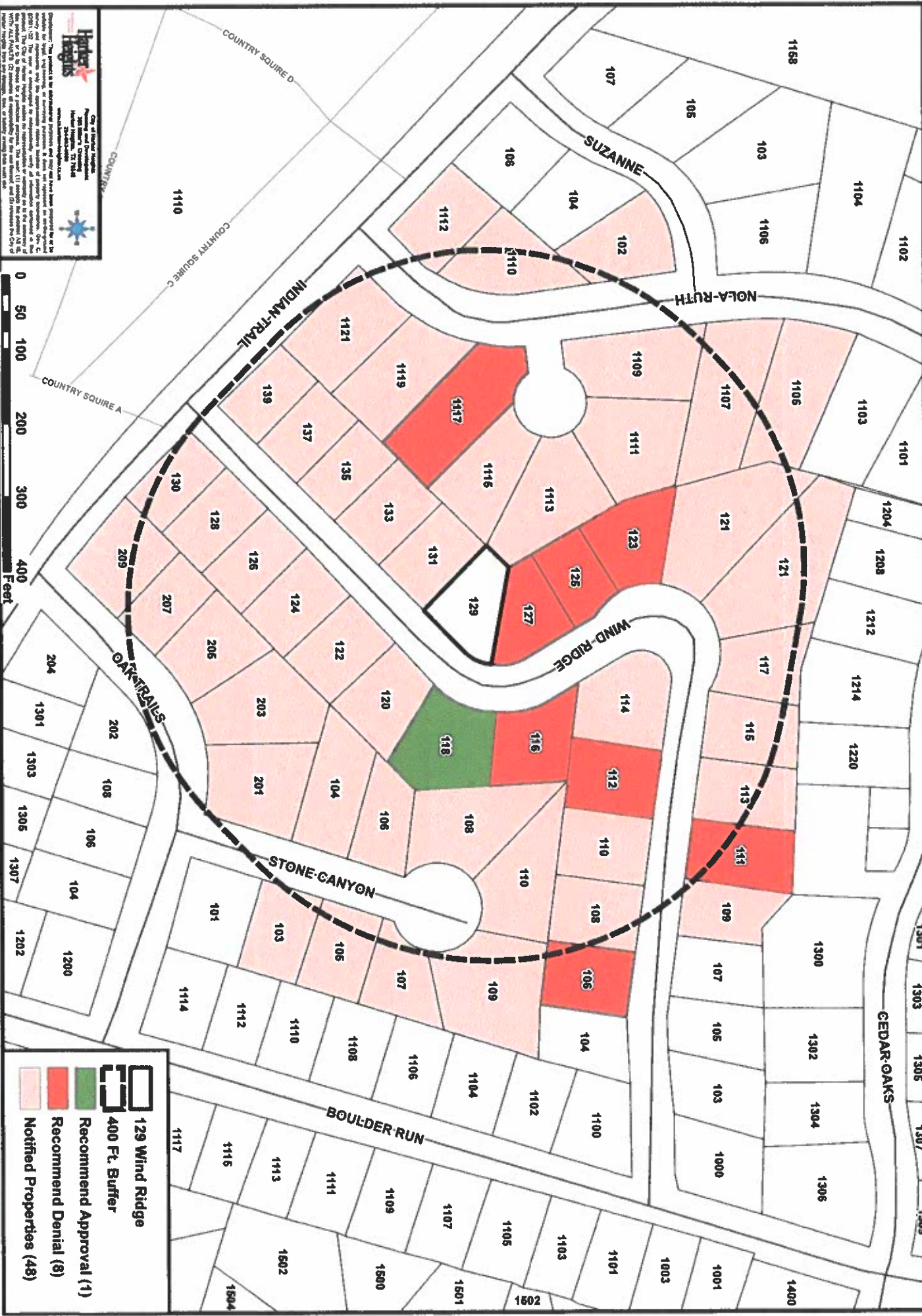
City of Harker Heights
 2000 Wilshire, Crossing
 Harker Heights, TX 78704
 www.harkerheights.org

Map Date: 4/15/2014

1:1,800

	129 Wind Ridge
	Future Land Use
	Single Family Residential
	High Density Residential
	Mobile Home Park

129 Wind Ridge Dr. NOTIFICATION MAP



Harbor
 Planning and Development
 2040-Cedar Oaks
 Harbor Hills, TX 75414
 972-462-2222

Disclaimer: The products are informational purposes only and have been prepared by the City of Harbor Hills. The City of Harbor Hills does not warrant or represent the accuracy of the information provided. The City of Harbor Hills is not responsible for any errors or omissions. The City of Harbor Hills is not responsible for any damages or losses resulting from the use of the information provided. The City of Harbor Hills is not responsible for any actions taken by any person based on the information provided. The City of Harbor Hills is not responsible for any actions taken by any person based on the information provided.

Map Date: 4/21/2015
 1:2,000

0 50 100 200 300 400 Feet

- 129 Wind Ridge
- 400 Ft. Buffer
- Recommend Approval (1)
- Recommend Denial (8)
- Notified Properties (49)

Received

APR 18 2016

Planning & Development

TO: City of Harker Heights

FROM:

Shirley DeGraw

112 Wind Ridge, H.H.

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

RE: Request for an ordinance granting a Conditional Use Permit (CUP) for conducting a business on Lot Twenty-nine (29), Block One (1), TANGLEWOOD NORTH UNIT ELEVEN REPLAT, in the City of Harker Heights, Bell County, Texas, according to the plat of record in Cabinet A, Slide 336-C, Plat Records of Bell County, Texas also known as 129 Wind Ridge Drive, Property ID#75251. (See attached location map)

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

This property is right on a curve up a hill.
Every time I come to this curve, there is a vehicle
spilled right around the curve which I cannot see.
Someone is going to have an accident coming
around this curve on the wrong side of the street.
Patrons will have to park in the street - This
is asking for an accident to happen on a
tight curve at this location.

Shirley DeGraw
Printed Name

Shirley DeGraw
Signature

April 15, 2016
Date

Received

APR 18 2016

Planning & Development

TO: City of Harker Heights

FROM: 111 WIND RIDGE DR.

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

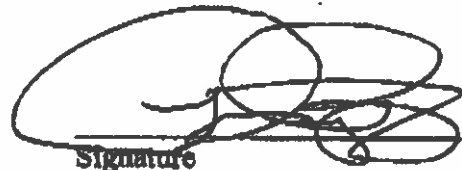
RE: Request for an ordinance granting a Conditional Use Permit (CUP) for conducting a business on Lot Twenty-nine (29), Block One (1), TANGLEWOOD NORTH UNIT ELEVEN REPLAT, in the City of Harker Heights, Bell County, Texas, according to the plat of record in Cabinet A, Slide 336-C, Plat Records of Bell County, Texas also known as 129 Wind Ridge Drive, Property ID#75251. (See attached location map)

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

Comments:

(1) BUSINESS DOESN'T BELONG IN SUBDIVISION
 (2) LOCATION OF HOMES CAUSES VEHICLES
 PROBLEM ON STREET (NO CURB)
 (3) DOESN'T ALL VEHICLES READING A
 PANIC PRIVACY?

RAYMOND PEREZ
 Printed Name


 Signature

4/18/16
 Date

Ray M Johnson, MD, FAAP, Ret.

123 Wind Ridge Drive
Harker Heights, TX 76548

Received

APR 20 2016

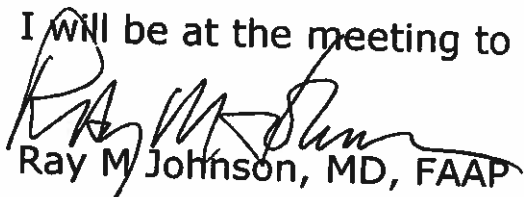
Planning & Development

Planning and Zoning Commission
305 Miller's Crossing
Harker Heights, TX 76548

Dear Sirs;

Enclosed are the comments regarding the zoning action at 129 Wind Ridge Drive. I am against changing the zoning of this property because supposedly live in a residential area. When I retired from the practice of Pediatrics at Family and Children's Clinic, the thought of opening my own practice in my home did occur to me. I passed on the thought because the zoning was residential and I wanted it to stay that way.

I will be at the meeting to voice my objection.


Ray M Johnson, MD, FAAP

Received

APR 20 2016

Planning & Development

TO: City of Harker Heights

FROM: RAY M JOHNSON
123 Wind Ridge Dr HH 76548
(Address of Your Property that Could Be **Impacted** by this Request)

RE: Request for an ordinance granting a Conditional Use Permit (CUP) for conducting a business on Lot Twenty-nine (29), Block One (1), TANGLEWOOD NORTH UNIT ELEVEN REPLAT, in the City of Harker Heights, Bell County, Texas, according to the plat of record in Cabinet A, Slide 336-C, Plat Records of Bell County, Texas also known as 129 Wind Ridge Drive, Property ID#75251. (See attached location map)

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

Comments:

Wind Ridge Dr from 121 Wind Ridge Dr does not follow a straight path. There is a blind curve which starts at 127 Wind Ridge Dr and completes at approximately 131 Wind Ridge. When cars are parked on this curve, one cannot tell if there are oncoming cars from either direction. This is a problem waiting for an accident to happen. In addition to parking issues, this is a residential area and should remain as such. The request for zoning change should have preceded any building or opening a business.

Ray M Johnson, MD
Printed Name

Ray M Johnson MD
Signature

4/19/2016
Date

Received

APR 20 2016

Planning & Development

TO: City of Harker Heights

FROM: Michael & Kay Johnson
116 Wind Ridge Dr. Harker Heights, TX
(Address of Your Property that Could Be **Impacted** by this Request)

RE: Request for an ordinance granting a Conditional Use Permit (CUP) for conducting a business on Lot Twenty-nine (29), Block One (1), TANGLEWOOD NORTH UNIT ELEVEN REPLAT, in the City of Harker Heights, Bell County, Texas, according to the plat of record in Cabinet A, Slide 336-C, Plat Records of Bell County, Texas also known as 129 Wind Ridge Drive, Property ID#75251. (See attached location map)

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

The petitioner's request for a Conditional Use permit should be denied because petitioner wishes to conduct a retail business at 129 Wind Ridge Dr. Petitioner is a Physical Therapist who practices her profession in her refurbished garage. Customers receive service on the premises & park on Wind Ridge Dr. next to the premises. This retail business also results in a public hazard since it is located on the side of a steep hill on a blind curve. Petitioner's business is a retail establishment in the same manner that a dentist, physician, or chiropractor conduct their businesses. Parals 155.005 & 155.003 forbid this in a R-1 district.

Printed Name
Michael T. Johnson
KAY L. JOHNSON

Signature

Michael T. Johnson
Kay L. Johnson

Date

20 APR 2016

Received
APR 20 2016
Planning & Development

TO: City of Harker Heights

FROM: MIRIAM C. PEROT
1117 NOLA RUTH BLVD.
(Address of Your Property that Could
Be **Impacted** by this Request)

RE: Request for an ordinance granting a Conditional Use Permit (CUP) for conducting a business on Lot Twenty-nine (29), Block One (1), TANGLEWOOD NORTH UNIT ELEVEN REPLAT, in the City of Harker Heights, Bell County, Texas, according to the plat of record in Cabinet A, Slide 336-C, Plat Records of Bell County, Texas also known as 129 Wind Ridge Drive, Property ID#75251. (See attached location map)

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

Comments:

This is a Residential area,
I like it to stay as Residential

MIRIAM C. PEROT
Printed Name

Miriam C. Perot
Signature

April 16 / 16
Date

Received

APR 20 2016

Planning & Development

TO: City of Harker Heights

FROM: 127 Wind Ridge Drive
Harker Heights, Texas
(Address of Your Property that Could Be **Impacted** by this Request)

RE: Request for an ordinance granting a Conditional Use Permit (CUP) for conducting a business on Lot Twenty-nine (29), Block One (1), TANGLEWOOD NORTH UNIT ELEVEN REPLAT, in the City of Harker Heights, Bell County, Texas, according to the plat of record in Cabinet A, Slide 336-C, Plat Records of Bell County, Texas also known as 129 Wind Ridge Drive, Property ID#75251. (See attached location map)

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

Comments:

It is unsafe when coming around the curve at the top of the hill when cars are parked on the street. This would also open up the neighborhood for other businesses. We want to retain the quiet atmosphere of this neighborhood with lots of retirees in the area.

Edna Roberts
Printed Name

Edna Roberts
Signature

4-18-16
Date

Received

APR 20 2016

Planning & Development

TO: City of Harker Heights

FROM:

Bunny Cloud

106 Wind Ridge Drive

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

RE: Request for an ordinance granting a Conditional Use Permit (CUP) for conducting a business on Lot Twenty-nine (29), Block One (1), TANGLEWOOD NORTH UNIT ELEVEN REPLAT, in the City of Harker Heights, Bell County, Texas, according to the plat of record in Cabinet A, Slide 336-C, Plat Records of Bell County, Texas also known as 129 Wind Ridge Drive, Property ID#75251. (See attached location map)

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

This home sits on the downside
of a hill and facing a curve on
Wind Ridge. There is always 6 to 8
cars parked in the street in front of
this residence. It is a definite
traffic hazard. If you have to go
around these cars in either direction
it puts you face to face with on-
coming traffic. Beginning on a sharp
curve it is very hard to maneuver
around the vehicles parked there.
a definite traffic hazard for the
neighborhood

Printed Name BUNNY Cloud

Signature Bunny Cloud

Date

April 17, 2016

Received
APR 20 2016
Planning & Development

TO: City of Harker Heights

FROM: 125 Wind Ridge
Harker Heights 76548
(Address of Your Property that Could
Be **Impacted** by this Request)

RE: Request for an ordinance granting a Conditional Use Permit (CUP) for conducting a business on Lot Twenty-nine (29), Block One (1), TANGLEWOOD NORTH UNIT ELEVEN REPLAT, in the City of Harker Heights, Bell County, Texas, according to the plat of record in Cabinet A, Slide 336-C, Plat Records of Bell County, Texas also known as 129 Wind Ridge Drive, Property ID#75251. (See attached location map)

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

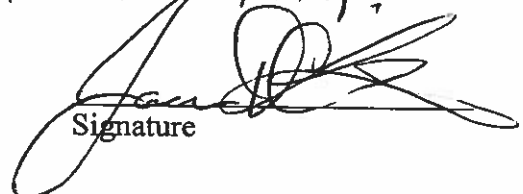
This is A neighborhood not
A business Area

If this is Approved then more
could want it, then we are
in a commercial Area.

We spent a lot of money to be
in A quiet safe place.

Increases traffic, effect, safety.

James D. C. Lewis
Printed Name


Signature

4/16/16
Date

Received
APR 20 2016
Planning & Development

TO: City of Harker Heights

FROM:

118 Wind Ridge DR.
Harker Heights, Tx 76548
(Address of Your Property that Could
Be Impacted by this Request)

RE: Request for an ordinance granting a Conditional Use Permit (CUP) for conducting a business on Lot Twenty-nine (29), Block One (1), TANGLEWOOD NORTH UNIT ELEVEN REPLAT. in the City of Harker Heights, Bell County, Texas, according to the plat of record in Cabinet A, Slide 336-C, Plat Records of Bell County, Texas also known as 129 Wind Ridge Drive, Property ID#75251. (See attached location map)

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

Comments:

We are located across the street
from the above address. I am in
favor of approval for this business.
There have not been any issues
with traffic or parking. No noise
complaints or issues that affect our
neighborhood. The curbside appeal has
improved with beautiful landscaping.
I do not have any problem with
this business and think it's a great
contribution to our community.

Monica Lopez-Melesea
Printed Name

Signature

Monica Lopez
254 228 8193

4/20/2016
Date

Received

APR 21 2016

Planning & Development

TO: **City of Harker Heights**

FROM: John M. McQuilliams

120 Wind Ridge Dr. Harker Heights Tx 76548

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

RE: Request for an ordinance granting a Conditional Use Permit (CUP) for conducting a business on Lot Twenty-nine (29), Block One (1), TANGLEWOOD NORTH UNIT ELEVEN REPLAT, in the City of Harker Heights, Bell County, Texas, according to the plat of record in Cabinet A, Slide 336-C. Plat Records of Bell County, Texas also known as 129 Wind Ridge Drive. Property ID#75251. (See attached location map)

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

I witnessed the opening event and a few events along with normal traffic.

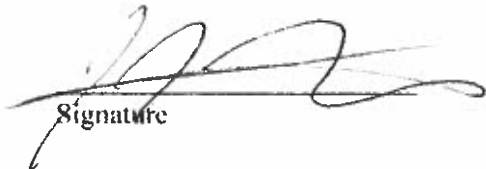
I see no issue with approving this request. There has been no impact due to increased traffic or any extra noise coming from my across the street

neighbors house. In fact the people who visit seem to be quite polite and happy, even waving when i am doing yard work. I have had no issues backing out of my garage or backing in my trailer when I use it. There is NO new noise whatsoever coming from their house.

I wish the city would go through this much trouble taking care of barking dogs at night, instead of worrying about a trouble free home business, because that is the real problem in this neighborhood. Along with people who live up the street speeding.

John M. McQuilliams

Printed Name


Signature

Received
APR 22 2016
Planning & Development

TO: City of Harker Heights

FROM: William and Jean Shine
109 Windridge; Harker Heights
(Address of Your Property that Could Be Impacted by this Request)

RE: Request for an ordinance granting a Conditional Use Permit (CUP) for conducting a business on Lot Twenty-nine (29), Block One (1), TANGLEWOOD NORTH UNIT ELEVEN REPLAT, in the City of Harker Heights, Bell County, Texas, according to the plat of record in Cabinet A, Slide 336-C, Plat Records of Bell County, Texas also known as 129 Wind Ridge Drive, Property ID#75251. (See attached location map)

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

I think it is important to preserve the integrity of our existing neighborhoods. Locating a business of any kind in the middle of a neighborhood is a poor choice.

William L (Bill) Shine
Printed Name

William L Shine
Signature

4/19/2016
Date

Received

APR 22 2016

Planning & Development

TO: City of Harker Heights

FROM: 117 Wind Ridge

Harker Heights 76548
(Address of Your Property that Could
Be **Impacted** by this Request)

RE: Request for an ordinance granting a Conditional Use Permit (CUP) for conducting a business on Lot Twenty-nine (29), Block One (1), TANGLEWOOD NORTH UNIT ELEVEN REPLAT, in the City of Harker Heights, Bell County, Texas, according to the plat of record in Cabinet A, Slide 336-C, Plat Records of Bell County, Texas also known as 129 Wind Ridge Drive, Property ID#75251. (See attached location map)

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments: NO NO NO

This property is on top of the hill in a blind corner.
They have cars everywhere on the street. They have a
trailer on the grass in their side yard they have signs
on the house and flags in the yard.
We spend lots of money on our house and yard
to have a nice neighborhood. Our neighbor did also.
We have all lived here for years.
If you let one business come in there could
be more please don't let this happen

Billie + Candy Co
Printed Name

Candy Co
Signature

4-20-16
Date

Received

APR 25 2016

Planning & Development

TO: City of Harker Heights

FROM: TARA Armistead

124 Wind Ridge Dr - B3
Harker Heights, TX 76048
(Address of Your Property that Could Be **Impacted** by this Request)

RE: Request for an ordinance granting a Conditional Use Permit (CUP) for conducting a business on Lot Twenty-nine (29), Block One (1), TANGLEWOOD NORTH UNIT ELEVEN REPLAT, in the City of Harker Heights, Bell County, Texas, according to the plat of record in Cabinet A, Slide 336-C, Plat Records of Bell County, Texas also known as 129 Wind Ridge Drive, Property ID#75251. (See attached location map)

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

Comments:
There have not been any changes
negatively impacting this area since Jan 2016.

Tara Armistead
Printed Name

Tara Armistead
Signature

4-21-16
Date

Received

APR 25 2016

Planning & Development

TO: **City of Harker Heights**

FROM: Brigetta Taylor

124 - Windridge #4

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

RE: Request for an ordinance granting a Conditional Use Permit (CUP) for conducting a business on Lot Twenty-nine (29), Block One (1), TANGLEWOOD NORTH UNIT ELEVEN REPLAT, in the City of Harker Heights, Bell County, Texas, according to the plat of record in Cabinet A, Slide 336-C, Plat Records of Bell County, Texas also known as 129 Wind Ridge Drive, Property ID#75251. (See attached location map)

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

Comments: There has been no traffic change in the last 3 months

Brigetta Taylor
Printed Name

Brigetta Taylor
Signature

April 25 2016
Date

Received

MAY - 2 2016

Planning & Development

TO: City of Harker Heights

FROM: Rachel Bohman

137 Wind Ridge Dr
(Address of Your Property that Could Be Impacted by this Request)

RF: Request for an ordinance granting a Conditional Use Permit (CUP) for conducting a business on Lot Twenty-nine (29), Block One (1), TANGLEWOOD NORTH UNIT ELEVEN REPLAT, in the City of Harker Heights, Bell County, Texas, according to the plat of record in Cabinet A, Slide 336-C, Plat Records of Bell County, Texas also known as 129 Wind Ridge Drive, Property ID#75251. (See attached location map)

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

Rachel Bohman
Printed Name

Rachel Bohman
Signature

5/11/2016
Date

Received

MAY - 2 2016

Planning & Development

TO: City of Harker Heights

FROM: Vernon MacHardy

122 Wind Ridge Drive Harker Hts, TX

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

76548

RE: Request for an ordinance granting a Conditional Use Permit (CUP) for conducting a business on Lot Twenty-nine (29), Block One (1), TANGLEWOOD NORTH UNIT ELEVEN REPLAT. in the City of Harker Heights, Bell County, Texas, according to the plat of record in Cabinet A. Slide 336-C, Plat Records of Bell County, Texas also known as 129 Wind Ridge Drive, Property ID#75251. (See attached location map)

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

Vernon MacHardy
Printed Name

V. J. MacHardy
Signature

5/1/2016
Date

Received

MAY - 2 2016

Planning & Development

TO: **City of Harker Heights**

FROM: Jillian Gardner
139 Wind Ridge Dr. Harker Heights, Tx 76548
(Address of Your Property that Could Be **Impacted** by this Request)

RE: Request for an ordinance granting a Conditional Use Permit (CUP) for conducting a business on Lot Twenty-nine (29), Block One (1), TANGLEWOOD NORTH UNIT ELEVEN REPLAT, in the City of Harker Heights, Bell County, Texas, according to the plat of record in Cabinet A, Slide 336-C, Plat Records of Bell County, Texas also known as 129 Wind Ridge Drive, Property ID#75251. (See attached location map)

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

Comments:

Jillian Gardner
Printed Name

Allis Gln
Signature

5/1/2016
Date

Received

MAY - 2 2016

Planning & Development

TO: **City of Harker Heights**

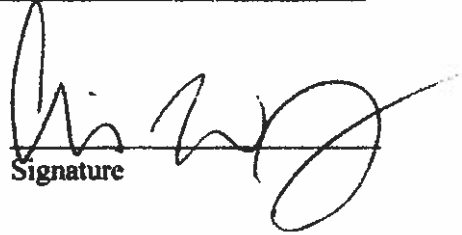
FROM: 126 A Wind Ridge Dr, Harker Heights, TX
Chris Wang 726548
(Address of Your Property that Could Be Impacted by this Request)

RE: Request for an ordinance granting a Conditional Use Permit (CUP) for conducting a business on Lot Twenty-nine (29), Block One (1), TANGLEWOOD NORTH UNIT ELEVEN REPLAT. in the City of Harker Heights, Bell County, Texas, according to the plat of record in Cabinet A, Slide 336-C, Plat Records of Bell County, Texas also known as 129 Wind Ridge Drive. Property ID#75251. (See attached location map)

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

Comments:

Chris Wang
Printed Name


Signature

5/1/2016
Date

REQUEST TO ADDRESS AN ITEM ON THE AGENDA
AT THE PLANNING AND ZONING MEETING OF THE
CITY OF HARKER HEIGHTS

DATE: 27 APR 2016

AGENDA ITEM: Z16-07

Print Name Michael T. Johnson

Address 116 Wind Ridge Dr.
H.H. TX 76548

Phone Number 254-681-0932

Cell Phone Number _____

E-Mail Address ~~michael.f.fabn~~ michaeltjohnsm@mac.com

Comments: _____


Signature

**Please give this completed form to the Secretary (prior to the meeting, if possible).
Responses will be limited to three (3) minutes.**

REQUEST TO ADDRESS AN ITEM ON THE AGENDA
AT THE PLANNING AND ZONING MEETING OF THE
CITY OF HARKER HEIGHTS

DATE: 4-27

AGENDA ITEM: B16-07

Print Name Thomas Moore

Address 114 Windridge

Phone Number 254-698-9719

Cell Phone Number 254-394-0128

E-Mail Address tmoore@killeen.texas.gov

Comments: Against rezoning



Signature

**Please give this completed form to the Secretary (prior to the meeting, if possible).
Responses will be limited to three (3) minutes.**

*The Bright Star Of
Central Texas*

Harker Heights



P & Z WORKSHOP

WEDNESDAY

APRIL 27, 2016



AGENDA

**PLANNING AND ZONING COMMISSION WORKSHOP
WEDNESDAY, APRIL 27, 2016
6:00 P.M.
COUNCIL CHAMBERS
305 MILLERS CROSSING**

I. Convene and establish a quorum:

II. Review and Discuss:

1. Continue discussion of a vision for the North Side of Harker Heights in terms of economic development opportunities, standards for potential development overlay districts, and updates to the Comprehensive Plan.

III. Adjourn:

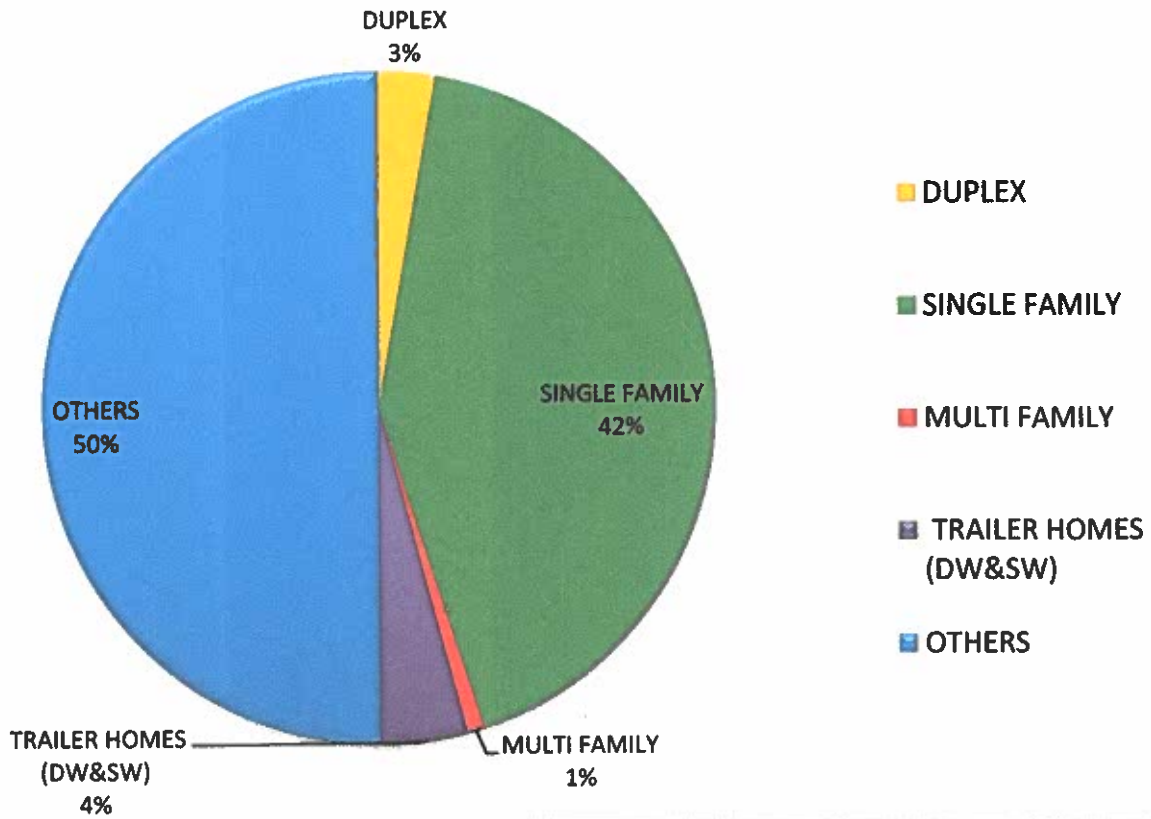
Posted: April 22, 2016

Time: 10:00 a.m.

Kim Dugger

**Kim Dugger
Administrative Assistant
Planning & Development**

CITY OF HARKER HEIGHTS LANDUSE INVENTORY



LANDUSE	NUMBER
DUPLEX	519
SINGLE FAMILY RESIDENCE	7830
MULTI FAMILY	155
TRAILER HOMES (DW & SW)	773
OTHERS (MOBILE HOME PARKS, COMMERCIAL, PARK AND OPEN SPACE VACANT LAND, PUBLIC AND INSTITUTIONAL LAND AND USA COE /DRAINAGE)	9277