



**Harker Heights
Planning and Zoning
Commission Workshop &
Meeting**

**Wednesday,
August 26, 2020
5:30 P.M.**



**PLANNING & ZONING COMMISSION WORKSHOP & MEETING
THE CITY OF HARKER HEIGHTS
WEDNESDAY, AUGUST 26, 2020 – 5:30 P.M.
VIA TELECONFERENCE**

Notice is hereby given that, beginning at 5:30 P.M. on Wednesday, August 26, 2020, the Planning and Zoning Commission (P&Z) of the City of Harker Heights will hold a Workshop; then beginning at 6:30 P.M. on Wednesday, August 26, 2020, the P&Z will hold their meeting. The P&Z will conduct a telephonic workshop and meeting in order to contain the spread of COVID-19 in accordance with Governor Abbott's declaration of the COVID-19 public health threat and action to temporarily suspend certain provisions of the Texas Open Meetings Act issued on March 16, 2020. The subjects to be discussed are listed in the following agenda:

WORKSHOP AGENDA

I. CALL TO ORDER – Convene a Workshop of the Planning and Zoning Commission.

II. WORKSHOP:

1. Receive and discuss a presentation regarding the adoption of the 2020 National Electric Code (NEC), the 2018 International Pool and Spa Code, and Mobile Food Vendor ordinances.
2. Receive and discuss a presentation regarding the annexation of a portion of Warriors Path.
3. Receive and discuss a presentation of the results of the Virtual Public Forum and proposed Ordinance regarding Potential Residential Parking Ordinances.
4. Receive and discuss a presentation regarding an amendment to the Harker Heights Code of Ordinances regulating the roles, responsibilities, and attendance of the Planning and Zoning Commission members and alternates.

III. ADJOURNMENT

MEETING AGENDA

I. CALL TO ORDER – Convene the Regular Meeting of the Planning and Zoning Commission and establish a quorum.

II. CONSENT AGENDA:

1. Approval of Minutes from the Regular Planning and Zoning Meeting held on July 29, 2020.

III. Report on City Council results from August 11, 2020 meeting.

IV. Recognition of Affidavits for Conflict of Interest.

V. 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 clearly state your name and address for the Planning & Development Administrative Assistant prior to making a comment. *No action may be taken by the Planning and Zoning Commission during Public Comments.*

VI. PUBLIC HEARINGS:

1. **Z20-17** Conduct a public hearing to discuss and consider recommending a n ordinance to change the zoning designation from B-3 (Local Business District) to B-4 (Secondary and Highway Business District), on property described as 1.26 Acres of land more or less out of the D. Houston Survey, Abstract No. 393, generally located at 126 E. Beeline Lane, Harker Heights, Bell County, Texas.
2. **Z20-18** Conduct a public hearing to discuss and consider recommending a n ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District), on property described as Kern Terrace, Block Two (2), Lot Five (5), generally located at 308 Randy Blvd., Harker Heights, Bell County, Texas.
3. **Z20-19** Conduct a public hearing to discuss and consider recommending a n ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R1-R (Rural One Family Dwelling District), on property described as Lot Eighty-Seven A (87A) of Lakeside Hills Section Three Replat, generally located 11539 Orlan Drive, Harker Heights, Bell County, Texas.
4. **Z20-20** Conduct a public hearing to discuss and consider recommending a n ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R1-I (One Family Infill Dwelling District), on property described as Kern Acres Second Extension and Revision, Block Eleven (11), Lot One (1), generally located at 605 S. Harley Dr., Harker Heights, Bell County, Texas.

VII. REPORTS FROM COMMISSIONERS

VIII. STAFF COMMENTS

IX. 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, and the City of Harker Heights website which is readily accessible to the public at all times, by **10:00 A.M. on Friday, August 21, 2020.**

Tiffany Dake

Tiffany Dake, Planning and Development Administrative Assistant

The public may participate remotely in this meeting by dialing-in using:

United States (Toll Free): 1 877 309 2073

United States: +1 (646) 749-3129

Access Code: 416-521-381

The public will be permitted to offer public comments telephonically as provided by the agenda. Written questions or comments may be submitted two hours before the meeting to the Planning and Development Department. When submitting your written questions or comments, you must include your Name and Address. Agenda packet and recording of the telephonic meeting will be posted on the City of Harker Heights website at www.ci.harker-heights.tx.us.



*Minutes of the Teleconference Meeting
of the Harker Heights Planning & Zoning Commission
July 29, 2020*

Present:

Larry Robison	Chairman
Robert Robinson III	Vice Chair
Kay Carey	Commissioner
Noel Webster	Commissioner
Joshua McCann	Commissioner
Rodney Shine	Commissioner
Stephen Watford	Commissioner
Mike Stegmeyer	Alternate Commissioner

Absent:

Adam Parker	Secretary
Jan Anderson	Commissioner
Nuala Taylor	Alternate Commissioner
Dustin Hallmark	Alternate Commissioner
Chris Albus	Alternate Commissioner

Staff:

Joseph Molis	Director of Planning & Development
Kristina Ramirez	Assistant Public Works Director
Courtney Peres	Senior Planner
Mike Beard	Building Official
Brad Alley	Fire Marshal
Tiffany Dake	Planning & Development Administrative Assistant

A quorum was established, and the teleconference meeting was called to order at 6:30 PM.

Agenda Item II: Approval of minutes from the June 24, 2020 regular Planning and Zoning Commission meeting. Commissioner Shine made the motion to approve the minutes and Commissioner Webster seconded the motion. **The motion passed unanimously (7-0).**

Agenda Item III: Mr. Molis made a report from the July 14th City Council actions regarding recommendations resulting from the June 24, 2020 Planning & Zoning meeting.

Agenda Item IV: Mr. Molis addressed any affidavits for Conflict-of-Interest. Mr. Molis stated that there were no conflicts of interest.

Agenda Item V: Public Comments. There was no one present who wished to speak.

Agenda Item VI Public Hearings:

1. **Z20-14** Conduct a public hearing to discuss and consider rescinding ordinance 2018-30 for a Conditional Use Permit (CUP) that allows a masonry-clad manufactured home on property described as Five Feathers Addition, Block One (1), Lot Two (2), generally located at 2004 Warriors Path, Harker Heights, Bell County, Texas.

Mr. Molis explained to the Commissioner's why the City wants to rescind the Conditional Use Permit (CUP) for 2004 Warriors Path, Harker Heights, TX 76548. Mr. Molis stated there was a failure to act upon the Conditional Use Permit (CUP). A permit had been issued on June 3, 2019, however, there was no activity for 180 days and the permit has officially expired. The applicant, Larry Pilkey, of 2004 Warriors Path, Harker Heights, TX 76548 stated that he did not get the notices since they had been sent to his residence in Utah. Mr. Pilkey stated that construction has begun on the house and that stucco work is getting ready to be put on. Mr. Pilkey stated he needed about another thirty-five (35) to forty (40) days to get the work completed. Mr. Pilkey stated he ran out of money to complete the work and now that he has the funds, he was able to begin construction and three fourths of the first layer of stucco is already complete. Mr. Pilkey addressed that he thought he had filed the mobile home as real property in April 2019 but upon following up with the paperwork he realized that he had not completed it. Mr. Pilkey stated he then immediately completed the paperwork and said his request had been approved July 27, 2020. Mr. Pilkey apologized for taking longer than he should but unfortunately with the ongoing pandemic and running out of money that is why there was a delay. Chairman Robison stated that what the applicant had described and had shown the Planning and Zoning Commission in 2018 is entirely different than what is there now. The applicant said he agreed with Chairman Robison that the mobile home looked pretty bad. Mr. Pilkey stated that it should be completed in the next two (2) to three (3) weeks. Commissioner Shine reiterated that there was a report that the permit had expired and now he understands that there is work going on in the house. Mr. Shine continued and asked if Mr. Pilkey has an active permit for any work on the house. Mr. Pilkey stated he did not know he needed another permit. Chairman Robison wanted to clarify with Mr. Molis that there is not an active permit for Mr. Pilkey's property. Mr. Molis stated that there is not an active permit for construction. Vice Chairman Robinson asked if stucco was considered masonry. Mr. Molis stated that within the City's code of ordinance he believes that stucco is considered a masonry product. Mr. Molis did ask Mr. Pilkey if he was currently living in the home at 2004 Warriors Path and Mr. Pilkey said that is correct. Mr. Molis asked Mr. Pilkey if he was aware that he did not have a Certificate of Occupancy to live in that building because the permit was never obtained, nor a final inspection completed. Mr. Pilkey stated that he was not aware he needed a Certificate of Occupancy and stated he would be more than willing to comply. Commissioner Carey asked Mr. Pilkey if he was aware that there was a time limit to complete the job. Mr. Pilkey said that he was aware there was a time limit and that he was not able to do it in time.

Chairman Robison then opened the public hearing and asked if there was anyone present to speak in favor or against the agenda item. There was no one present to speak for or against the item.

A motion was made by Commissioner Carey to extend the Conditional Use Permit (CUP) for an additional forty-five (45) days and at the end of that forty-five (45) days all requirements for the original Conditional Use Permit (CUP) should be completed. If on the 46th day if all requirements were not completed to the City's satisfactory the Conditional Use Permit (CUP) would then be automatically rescinded. Commissioner Webster seconded the motion. **The motion passed (5-2), with Chairman Robison, Vice Chairman Robinson, Commissioner Webster, Commissioner Watford, and Commissioner Carey voting for and Commissioner Shine and Commissioner McCann voting against the motion.**

-
2. **Z20-15** 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 Sixteen (16), Block One (1), The Colony, Acres .803, generally located at 3910 Walden Creek Crossing, Harker Heights, Bell County, Texas.

Mr. Molis explained the applicant's request for a Conditional Use Permit (CUP) to allow an Accessory Dwelling Unit (ADU) on the property for the homeowner's relatives with the recommendation that the relatives can remain in the RV while the accessory dwelling unit is being constructed and that the accessory dwelling unit would have to be completed within nine (9) months. Commissioner Webster asked if the home was on city water and sewer. Mr. Molis stated that they are serviced by a septic system and on city water. Commissioner Webster mentioned that the applicant may not be able to use one (1) septic system for two houses, it might need two (2) septic systems. Mr. Molis told Commissioner Webster that the septic tank would be evaluated at the time of permit and that the permit would go to Bell County Health Department for approval. Commissioner Robinson asked if both RVs on the property are being occupied. Mr. Molis stated one (1) RV is used for traveling by the homeowners and the other RV is occupied by the relatives of the property owner.

The applicant, Mark McGee, of 3910 Walden Creek Crossing, Harker Heights, Texas, was present to speak about his request for a Conditional Use Permit (CUP). Mr. McGee stated that the white RV is currently being lived in and the other RV is their personal RV for traveling and no one resides in their personal RV. Mr. McGee stated that they would like to build a 20 by 20 structure at the end of their established driveway. Mr. McGee responded to the question about the septic connection and stated his septic person thought they could tap into the current system. Commissioner Carey asked if they had looked at the qualifications for building the structure and Mr. McGee said they had, and they would like to make it look like the house but keep the cost reasonable.

Chairman Robinson then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. There was no one present to speak for or against the item.

A motion was made by Commissioner McCann to recommend approval of an ordinance granting a Conditional Use Permit (CUP) to allow an accessory dwelling unit on property described as Lot Sixteen (16), Block One (1), The Colony, Acres .803, generally located at 3910 Walden Creek Crossing, Harker Heights, Bell County, Texas. Commissioner Robinson seconded the motion. **The motion passed unanimously (7-0).**

3. **Z20-16** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow a storage container on property described as Lot Seven (7), Block Nine (9), Meadow Acres, First Extension, generally located at 906 S. Ann Blvd, Harker Heights, Bell County, Texas.

Mr. Molis presented the applicant's request for a Conditional Use Permit (CUP) to allow a conex box for additional storage of canned and dried goods at a local food bank.

The applicant, Lynda Nash, of 3006 Sun Dance Dr., Harker Heights, TX was present to speak about the request for a Conditional Use Permit (CUP). Ms. Nash began with an explanation of what they currently store in the Conex box. She stated that they store diapers, paper products, dog

food, canned goods, and dry beans in the conex box. Ms. Nash explained that they pick-up their order from the food bank in Killeen on Mondays and the items are distributed out the following Saturday and that most items are not stored in the conex any longer than two (2) weeks. Commissioner Webster stated that while doing research he felt like using the conex box was not an appropriate option based off the USDA recommendations. Commissioner Webster went on to say that a conex box was not suitable for non-perishable goods. Ms. Nash told the Commissioners that they have been looking for a building that would allow them to house up to 6,000 pounds of food they receive but at this time they have yet to find a larger space. Chairman Robison asked if they were currently leasing the location. Ms. Nash confirmed that they are in a lease agreement at the current property. Chairman Robison asked if the conex box was leased. Ms. Nash said it was donated and they will return it once they find a larger location. Commissioner Webster asked what a reasonable time was for looking for a new place. Ms. Nash said they do not plan on being in their current location past twelve (12) months. Chairman Robison asked if they would consider painting the conex box to a more neutral color. Ms. Nash said she would be amenable to painting the storage container.

Chairman Robison then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. There was no one present to speak for or against the item.

A motion was made by Commissioner Carey to recommend approval of an ordinance granting a Conditional Use Permit (CUP) to allow a storage container on property described as Lot Seven (7), Block Nine (9), Meadow Acres, First Extension, generally located at 906 S. Ann Blvd, Harker Heights, Bell County, Texas. Chairman McCann seconded the motion. **The motion passed (6-1), Chairman Robison, Vice Chairman Robinson, Commissioner Webster, Commissioner Watford, and Commissioner Carey, Commissioner Shine and Commissioner McCann voting for and Commissioner Webster voting against the motion.**

Agenda Item VII, New Business:

1. **CP20-02** Discuss and consider a request by Alex Jarbough for Concept Plan approval on property described as a 7.07 acre tract of land situated in the Lucy O'Dell Survey, Abstract No. 644, generally located north east at the intersection of E. Knights Way (E. FM 2410) and Cedar Knob Road, Harker Heights, Bell County, Texas.

Mr. Molis explained the applicant has submitted a concept plan of their property to build a commercial structure for any entertainment hub to house an escape room with other similar attractions at the location.

The representative, Gorge Meza with Quintero Engineering, of 1501 W. Stan Schlueter Loop, Killeen, Texas, was present to speak about the concept plan request.

Chairman Robison then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. There was no one present to speak for or against the item.

A motion was made by Commissioner Watford to recommend Concept Plan approval on property described as a 7.07 acre tract of lands situated in the Lucy O'Dell Survey, Abstract No. 644, generally located north east at the intersection of E. Knights Way (E. FM 2410) and Cedar Knob Road, Harker Heights, Bell County, Texas. Commissioner McCann seconded the motion. **The motion unanimously passed (7-0).**

2. **P20-08** Discuss and consider a request by Alex Jarbough for Preliminary Plat approval for the proposed Escapology Addition, on property described as a 7.07 acre tract of land situated in the Lucy O'Dell Survey, Abstract No. 644, generally located north east at the intersection of E. Knights Way (E. FM 2410) and Cedar Knob Road, Harker Heights, Bell County, Texas.

Mr. Molis explained the Preliminary Plat was based off the Concept Plan CP20-02 that was just presented to the Commissioners. Commissioner Carey asked what the use of the property would be. Mr. Molis explained that the applicant has proposed to construct an indoor entertainment facility called Escapology which offers different escape rooms for entertainment purposes.

The representative, Gorge Meza with Quintero Engineering, of 1501 W. Stan Schlueter Loop, Killeen, Texas, was present to speak on the Preliminary Plat request.

Chairman Robison then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. There was no one present to speak for or against the item.

A motion was made by Commissioner Watford to recommend Preliminary Plat approval on property described as a 7.07 acre tract of land situated in the Lucy O'Dell Survey, Abstract No. 644, generally located north east at the intersection of E. Knights Way (E. FM 2410) and Cedar Knob Road, Harker Heights, Bell County, Texas. Commissioner McCann seconded the motion. **The motion unanimously passed (7-0).**

Chairman Robison then adjourned the teleconference meeting of the Planning and Zoning Commission at 8:07 P.M.

Larry Robison, Chairman

DATE:

Robert Robinson III, Vice Chairman

DATE:



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

Z20-17

AGENDA ITEM VI-1

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: AUGUST 26, 2020

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE THE ZONING DESIGNATION FROM B-3 (LOCAL BUSINESS DISTRICT) TO B-4 (SECONDARY AND HIGHWAY BUSINESS DISTRICT), ON PROPERTY DESCRIBED AS 1.26 ACRES OF LAND MORE OR LESS OUT OF THE D. HOUSTON SURVEY, ABSTRACT NO. 393, GENERALLY LOCATED AT 126 E. BEELINE LANE, HARKER HEIGHTS, BELL COUNTY, TEXAS.

EXPLANATION:

The applicant is requesting a change from the current zoning of B-3 (Local Business District) to B-4 (Secondary and Highway Business District) on property addressed as 126 E. Beeline Lane to allow the applicant to develop a boat and recreational vehicle (RV) storage facility. A convenience store, Go Go Food Mart, currently occupies the property at the corner of S. Amy Lane and E. Beeline Lane. The request to rezone the property from B-3 to B-4 will allow the storage facility to be located just behind the store within the remaining approximately 30,000 square-foot undeveloped portion of the lot. Historically, staff has permitted storage facilities within the B-4 zoning district as the specific use is not explicitly called out within the Harker Heights Code of Ordinances, but existing storage facilities are operating within the B-4 zoning district. If granted, the rezone would not likely have an effect on the existing convenience store as it is permitted by right within the B-3 (Local Business District), and commercial zoning is inclusive of the uses of lesser commercial zoning districts.

Surrounding Land Uses

Adjacent land uses include:

	Existing Land Use	Future Land Use	Zoning
North	Manufactured Home Park	Mobile Home Park	R-MH (Manufactured Home Park)
South	Commercial	Commercial	B-5 (General Business) w/CUP
East	Commercial	Commercial	B-4 (Secondary and Highway Business)
West	Park/Open Space	Commercial	B-3 (Local Business)

Per the 2007 Comprehensive Plan, the applicant’s property is located in an area designated as Commercial/Office/Retail. The designation is preferable along major thoroughfares and locations readily accessible from all neighborhoods, and S. Amy Lane is designated as a Collector Street within the Mobility 2030 Thoroughfare Plan. A survey of the area identified a neighboring property (Top Value Storage) that offers similar services to that which the applicant is requesting to provide. Staff therefore believes the proposed rezoning with its intended use will not likely

have any adverse impacts on the neighborhood and would be consistent with the 2007 City of Harker Heights Comprehensive Plan.

Flood Damage Prevention:

Portions of the development area are within the Base Floodplain defined as areas subject to inundation by the 1-percent-annual-change flood event (see attached FEMA Flood Map).

Notices:

Staff sent out twenty-one (21) notices to property owners within the 400-foot notification area. There were one (1) response received in favor of the request, and zero (0) responses received in opposition of the request.

RECOMMENDATION:

Staff recommends approval of an ordinance to change the zoning designation from B-3 (Local Business District) to B-4 (Secondary and Highway Business District), on property described as 1.26 Acres of land more or less out of the D. Houston Survey, Abstract No. 393, generally located at 126 E. Beeline Lane, Harker Heights, Bell County, Texas., based on the following:

1. The proposed use and rezoning is compatible with existing uses in the neighborhood.
2. The proposed use and rezoning would not likely have any adverse impacts on adjoining uses and zoning districts.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change the zoning designation from B-3 (Local Business District) to B-4 (Secondary and Highway Business District), on property described as 1.26 Acres of land more or less out of the D. Houston Survey, Abstract No. 393, generally located at 126 E. Beeline Lane, Harker Heights, Bell County, Texas., based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Application
2. Location Map
3. Existing Land Use Map
4. Zoning Map
5. Future Land Use Map
6. FEMA Flood Map
7. Notification Area Map
8. 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: Zubeda Enterprises, Inc **Date:** _____

Address: P O box 2107

City/State/Zip: Temple/ Texas / 76503

Phone: _____ **E-mail:** _____

Legal Description of Property:

Location of Property (Address if available): 126 E Beeline Harker Heights

Lot: _____ Block: _____ Subdivision: _____

Acres: _____ Property ID: _____ Survey: _____

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

Proposed Use: Storage for boats and Rvs

Current Zoning Classification: B 3 **Proposed Zoning:** B5 B-4 Please see email D

Current Land Use: Grocery Store **Proposed Land Use:** Grocery Store plus Storage

Applicant's Representative (if applicable):

Applicant's Representative: _____

Phone: _____ **E-Mail:** _____

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.

Muhammad Fahim Khan
Printed Name of Property Owner

[Signature]
Signature of Property Owner

Printed Name of Representative

Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS _____ DAY OF _____, 20_____.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STAFF ONLY – DO NOT FILL OUT BELOW

Date Submitted: 7/29/2020

Pre-Application Meeting

Receipt #: 01592327

Received By: [Signature]

Revised: 5/2020

Case #: 220-17



Rezoning Request Application

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

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

This application must be completed and returned to the Planning and Development Department of the City of Harker Heights, Texas along with the following:

1. Pre-Application Meeting Scheduled
2. Payment of \$200.00 to the City of Harker Heights

Property Owner(s) Name: ZUBEDA ENTERPRISE Inc. Date: 7-1-2020
 Address: 126 E BEEHIVE LN.
 City/State/Zip: HARKER HEIGHTS, 76548, TX.
 Phone: [REDACTED] E-mail: [REDACTED]

Legal Description of Property:

Location of Property (Address if available): _____
 Lot: _____ Block: _____ Subdivision: ABS # 393 D. HOUSTON
 Acres: 1.26 Property ID: 19943 Survey: ↑

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

Proposed Use: ALL SURROUNDING ARE BUSINESS, WE WOULD LIKE TO USE BACK STORAGE
 Current Zoning Classification: B-3 Proposed Zoning: B-5
 Current Land Use: BUSINESS Proposed Land Use: STORAGE

Applicant's Representative (if applicable):

Applicant's Representative: _____
 Phone: _____ E-Mail: _____

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.

MUHAMMAD FAZIM KHAN
 Printed Name of Property Owner

Mohammad Fazim Khan
 Signature of Property Owner

Printed Name of Representative _____

Signature of Representative _____

SWORN AND SUBSCRIBED BEFORE ME ON THIS _____ DAY OF _____, 20 _____.

SIGNATURE OF NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

STAFF ONLY -- DO NOT FILL OUT BELOW

Date Submitted: _____

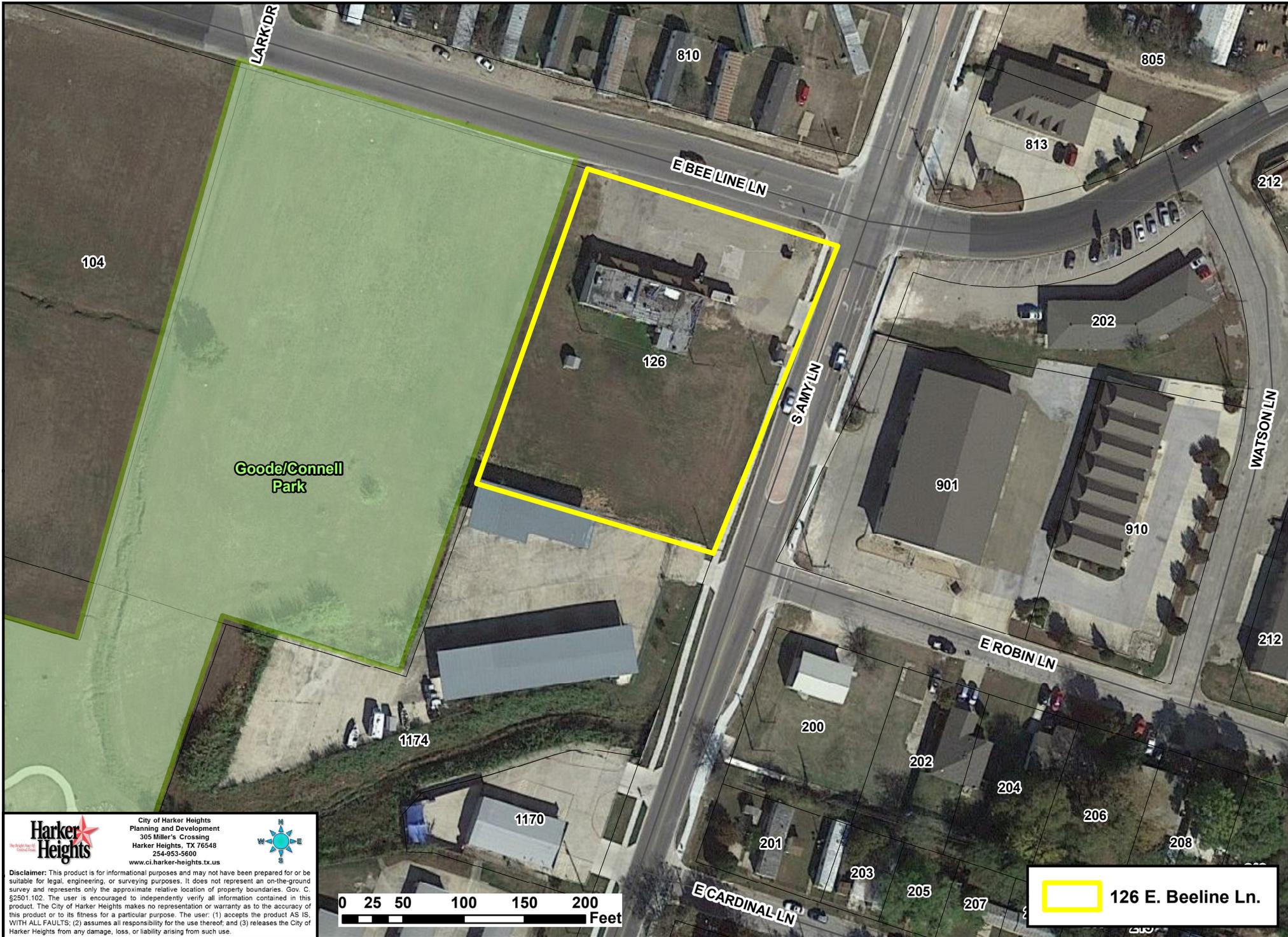
Pre-Application Meeting

Receipt #: _____

Received By: _____

Revised: 5/2020

Case #: _____



Goode/Connell
Park



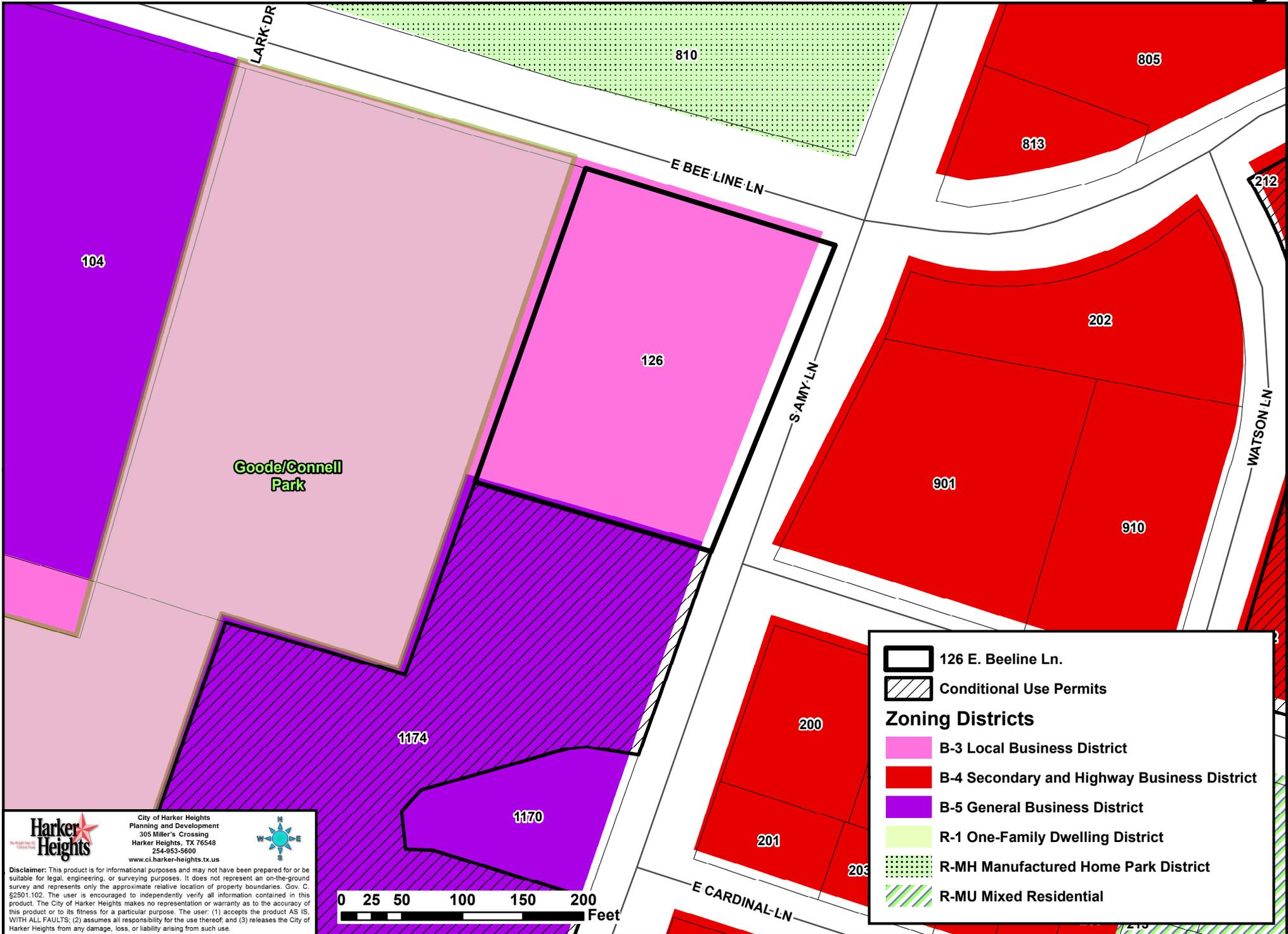
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
www.ci.harker-heights.tx.us



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 and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. 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 to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.



 126 E. Beeline Ln.



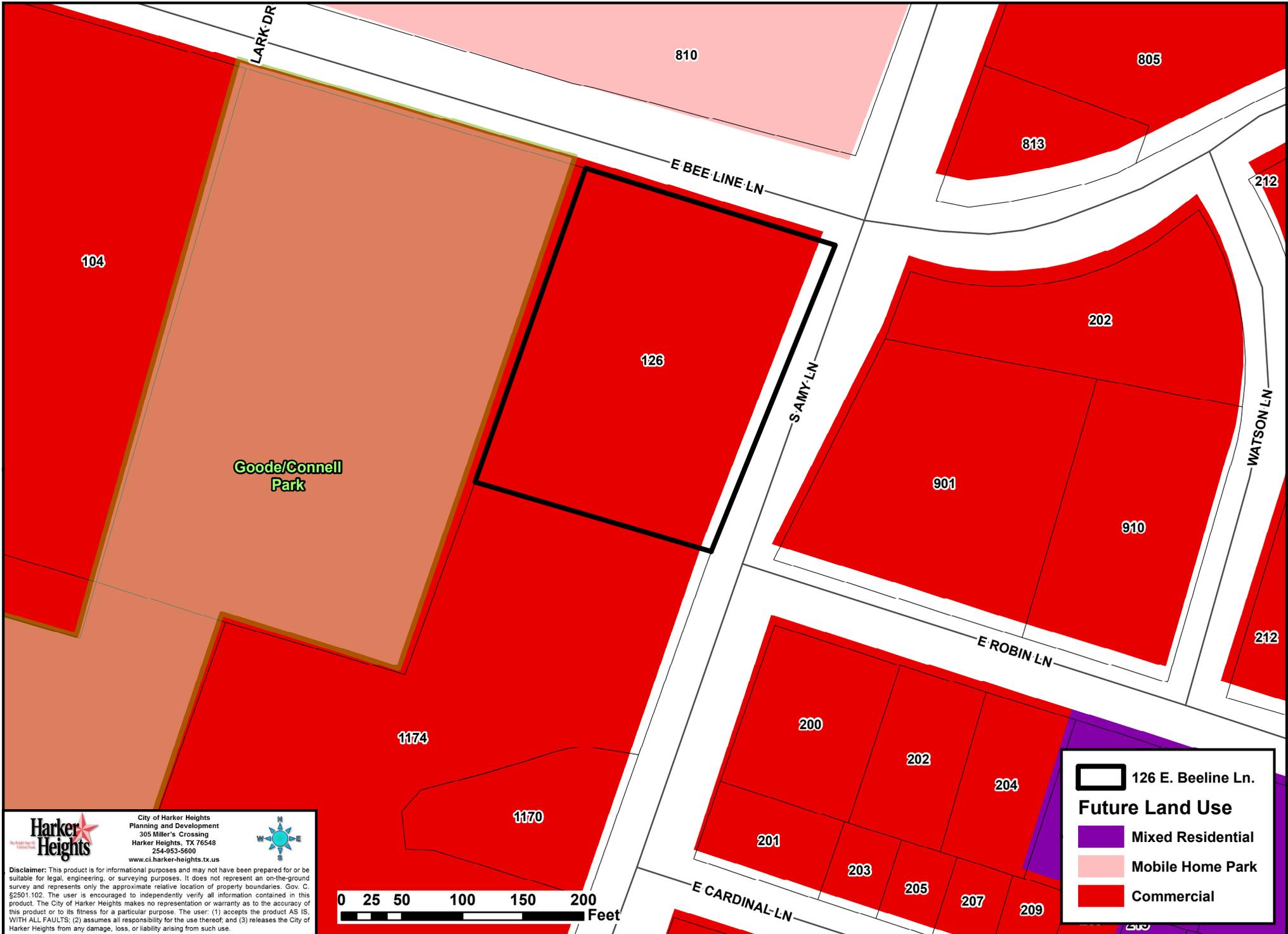
Harker Heights
 City of Harker Heights
 Planning and Development
 305 Miller's Crossing
 Harker Heights, TX 76548
 254-953-5600
www.ci.harker-heights.tx.us

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 and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. 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 to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.

126 E. Beeline Ln.
 Conditional Use Permits

Zoning Districts

- B-3 Local Business District
- B-4 Secondary and Highway Business District
- B-5 General Business District
- R-1 One-Family Dwelling District
- R-MH Manufactured Home Park District
- R-MU Mixed Residential



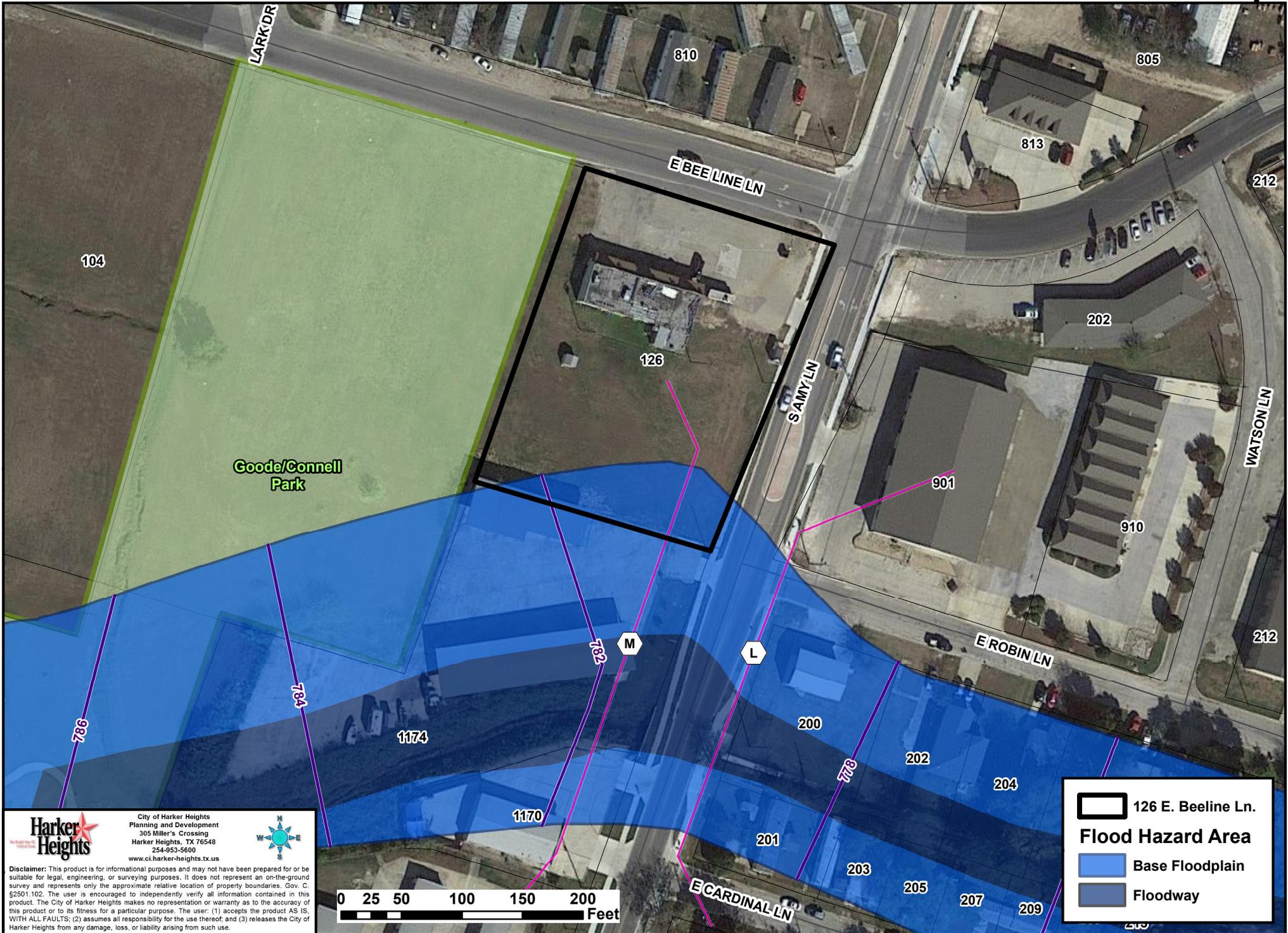
Harker Heights
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
www.ci.harker-heights.tx.us

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 and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. 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 to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.

126 E. Beeline Ln.

Future Land Use

- Mixed Residential
- Mobile Home Park
- Commercial

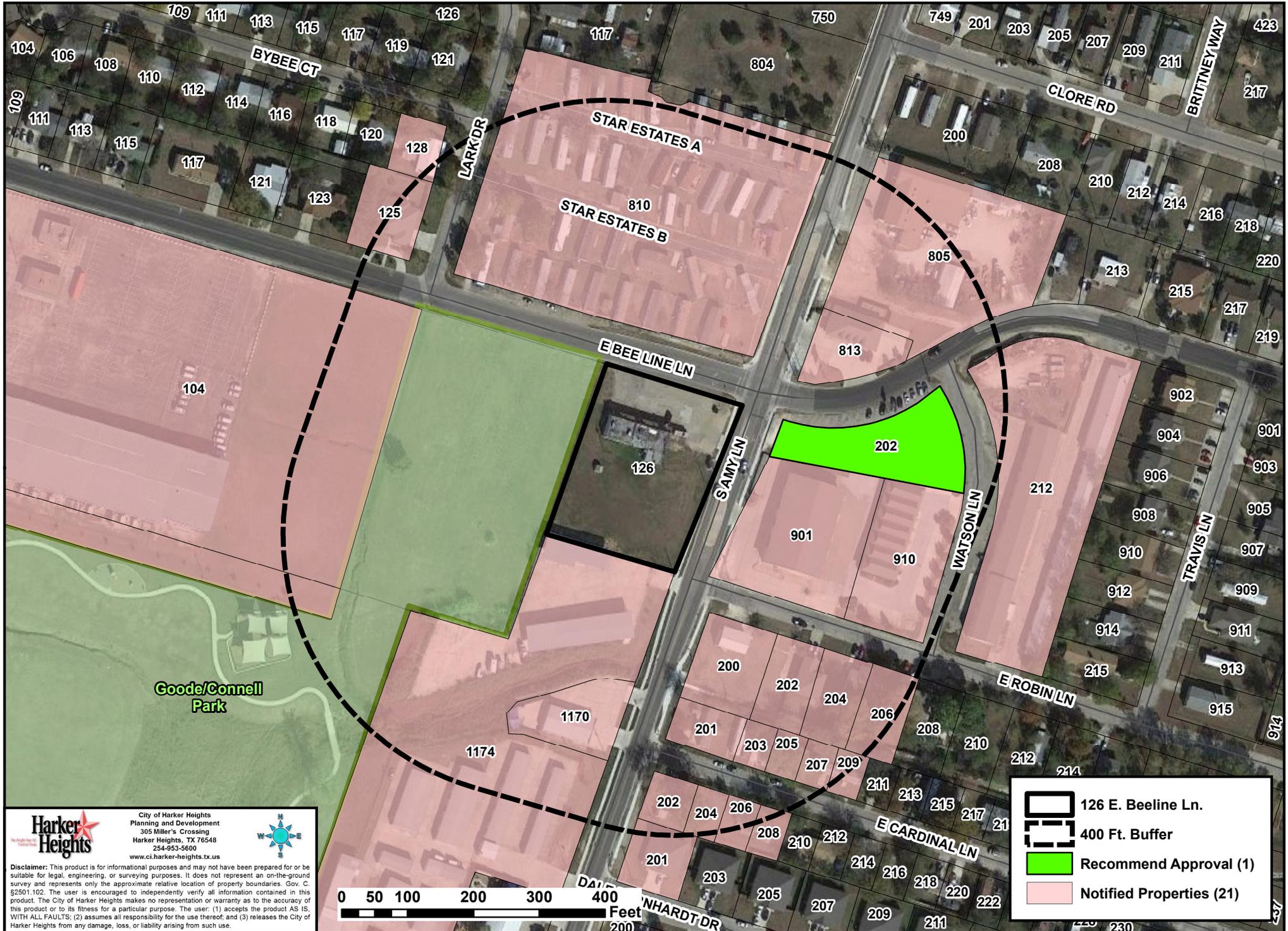


Harker Heights
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
www.ci.harker-heights.tx.us

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 and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. 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 to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.

126 E. Beeline Ln.
Flood Hazard Area
 Base Floodplain
 Floodway





Harker Heights
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
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 and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. 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 to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.



- 126 E. Beeline Ln.
- 400 Ft. Buffer
- Recommend Approval (1)
- Notified Properties (21)

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

FROM: Jim Wright
202 Bee Line
(Address of Your Property that Could Be Impacted by this Request)

RE: An application has been made to consider a rezoning from B-3 (Local Business District) to B-4 (Secondary and Highway Business District), on property described as 1.26 Acres of land more or less out of the D. Houston Survey, Abstract No. 393, generally located at **126 E. Beeline Lane**, Harker Heights, Bell County, Texas (see attached notification map).

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

Comments:

If you desire follow-up regarding this case please provide the best means to contact you (phone, e-mail etc.) below.

Jim Wright
Printed Name

[Signature]
Signature

8-14-20
Date

Received

AUG 20 2020

Planning & Development

August 12, 2020



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

Z20-18

AGENDA ITEM VI-2

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: AUGUST 26, 2020

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE THE ZONING DESIGNATION FROM R-1 (ONE FAMILY DWELLING DISTRICT) TO R-2 (TWO FAMILY DWELLING DISTRICT), ON PROPERTY DESCRIBED AS KERN TERRACE, BLOCK TWO (2), LOT FIVE (5), GENERALLY LOCATED AT 308 RANDY BLVD., HARKER HEIGHTS, BELL COUNTY, TEXAS.

EXPLANATION:

The applicant is requesting a change from the current zoning of R-1 (One-Family Dwelling District) to R-2 (Two Family Dwelling District) on property addressed as 308 Randy Blvd. The property consists of approximately 10,430 square feet, and the request will enable the applicant to construct one (1) duplex on the property as the existing lot meets the intensity of use requirements of the R-2 zoning district (8,400 square feet).

Surrounding Land Uses

Adjacent land uses include:

	Existing Land Use	Future Land Use	Zoning
North	Manufactured Home	Mixed Residential	R-1 (One Family Dwelling District)
South	Manufactured Home	Mixed Residential	R-1
East	Single Family Residence	Mixed Residential	R-1
West	Vacant	Mixed Residential	R-1

Per the 2007 Comprehensive Plan, the applicant’s property is located in an area designated as Mixed Residential. This designation includes stick-built single-family homes, manufactured housing, and duplexes, and a survey of the area identified most of the properties to consist of these residential forms. Staff therefore believes the proposed rezoning with its intended use will not likely have any adverse impacts on the neighborhood and would be consistent with the 2007 City of Harker Heights Comprehensive Plan.

Flood Damage Prevention:

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

Notices:

Staff sent out forty-two (42) notices to property owners within the 400-foot notification area. There were zero (0) responses received in favor of the request, and zero (0) responses received in opposition of the request.

RECOMMENDATION:

Staff recommends approval of an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District), on property described as Kern Terrace, Block Two (2), Lot Five (5), generally located at 308 Randy Blvd., Harker Heights, Bell County, Texas, based on the following:

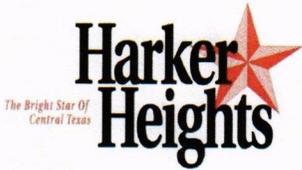
1. The proposed use and rezoning is compatible with existing uses in the neighborhood.
2. The proposed use and rezoning would not likely have any adverse impact on adjoining uses and zoning districts.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/denial of an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District), on property described as Kern Terrace, Block Two (2), Lot Five (5), generally located at 308 Randy Blvd., Harker Heights, Bell County, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

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



Rezoning Request Application

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

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

This application must be completed and returned to the Planning and Development Department of the City of Harker Heights, Texas along with the following:

1. Pre-Application Meeting Scheduled
2. Payment of \$200.00 to the City of Harker Heights

Property Owner(s) Name: Eredina Helms Date: 28 July 2020
 Address: 308 N Randy Blvd
 City/State/Zip: Harker Heights, TX 76548
 Phone: [REDACTED] E-mail: [REDACTED]

Legal Description of Property:

Location of Property (Address if available): 308 N. Randy
 Lot: _____ Block: _____ Subdivision: _____
 Acres: _____ Property ID: _____ Survey: _____

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

Proposed Use: R-2 Duplex, multi fam
 Current Zoning Classification: _____ Proposed Zoning: _____
 Current Land Use: _____ Proposed Land Use: _____

Applicant's Representative (if applicable):

Applicant's Representative: _____
 Phone: _____ E-Mail: _____

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.

Eredina Helms
Printed Name of Property Owner

[Signature]
Signature of Property Owner

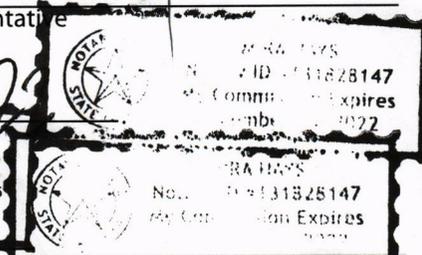
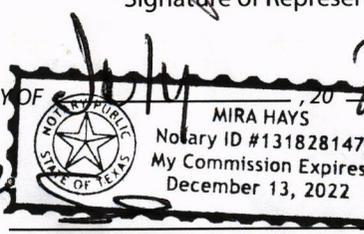
Jerome Gomez
Printed Name of Representative

[Signature]
Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 28 DAY OF July, 2020

[Signature]
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/13/22

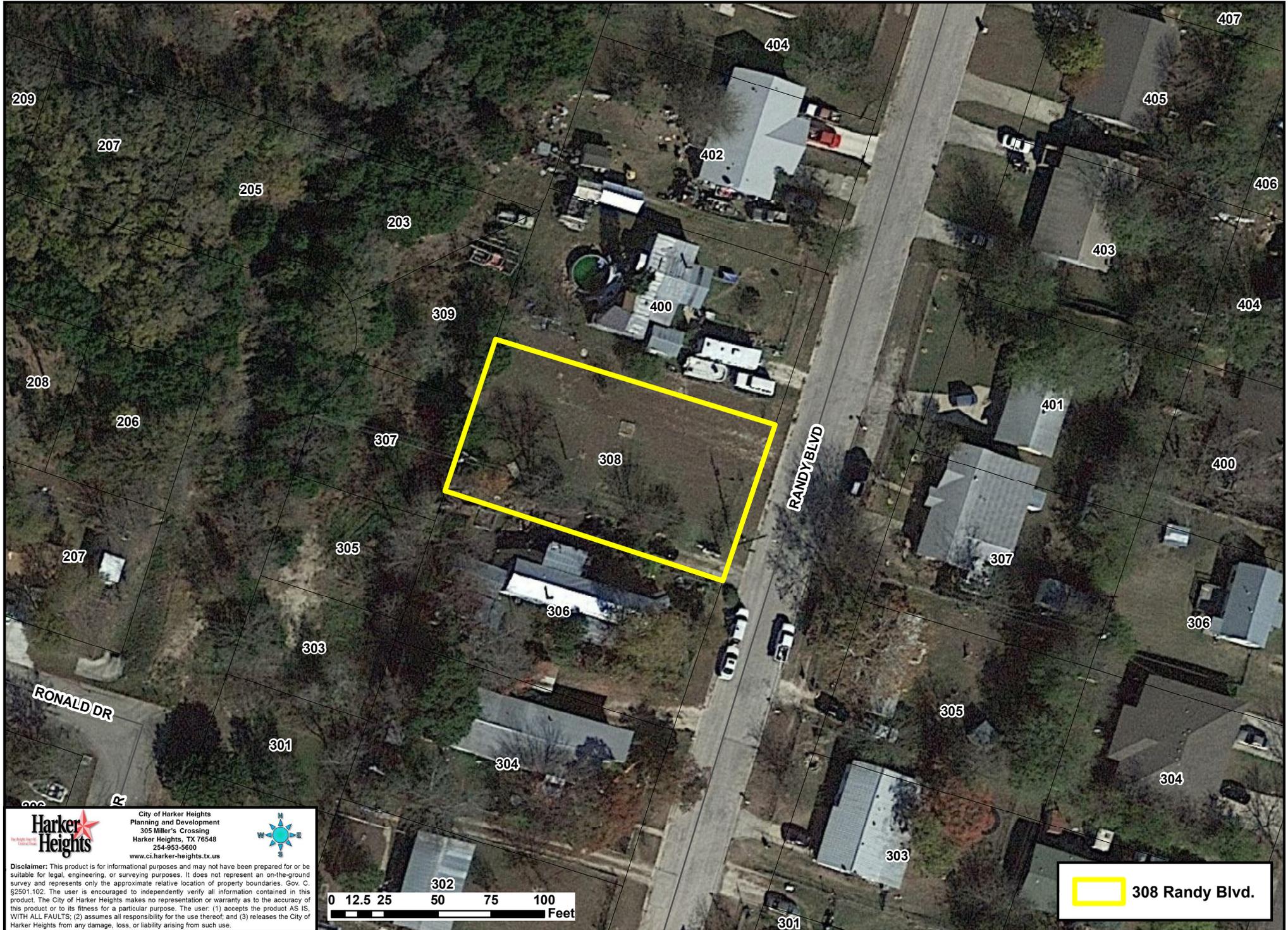


Date Submitted: 7/29/2020
 Received By: WE

STAFF ONLY -- DO NOT FILL OUT BELOW

Pre-Application Meeting

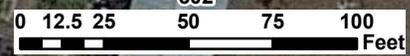
Receipt #: 0101055
 Case #: 220-18



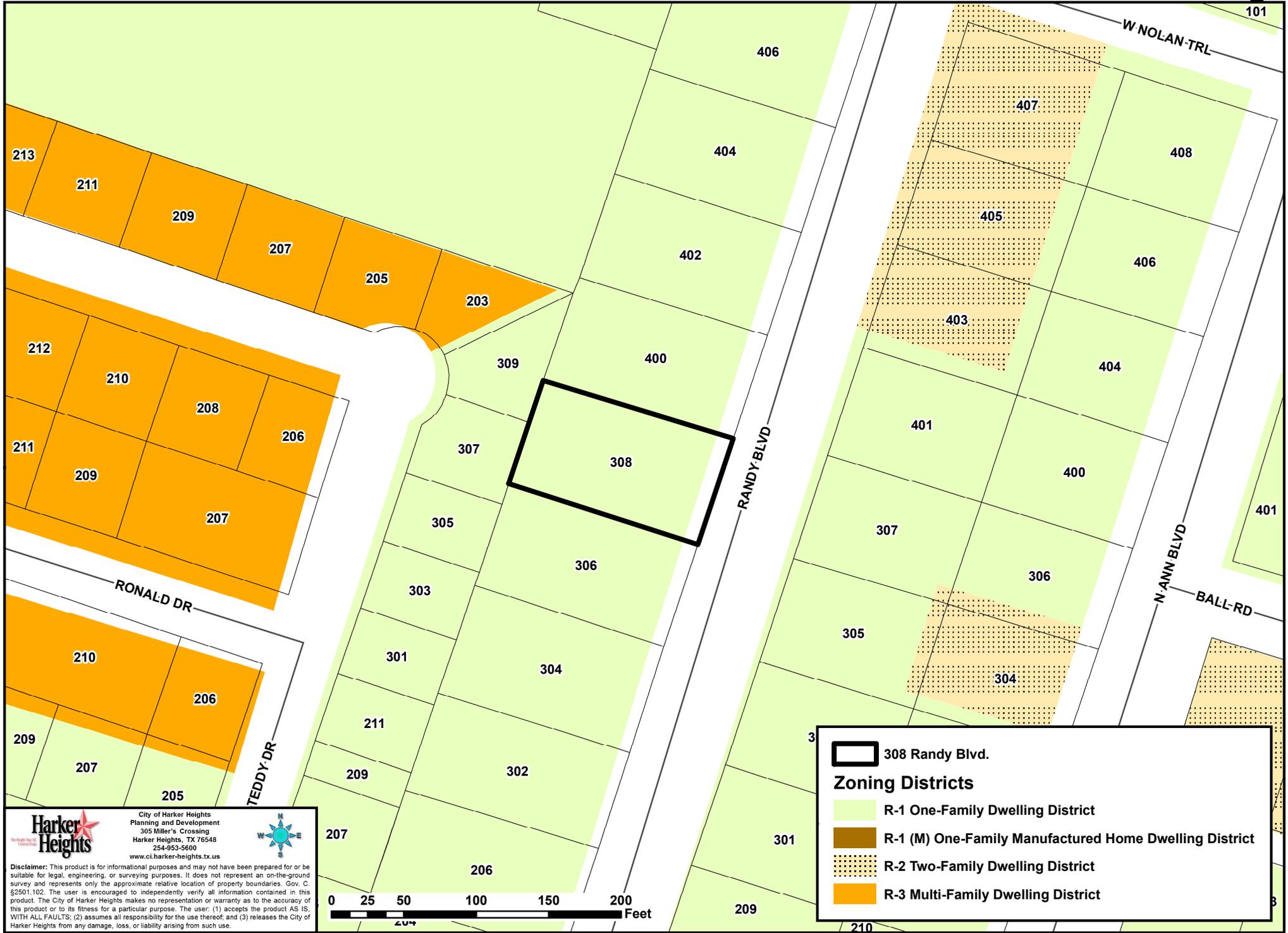
Harker Heights
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
www.ci.harker-heights.tx.us



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 and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. 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 to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.



 308 Randy Blvd.



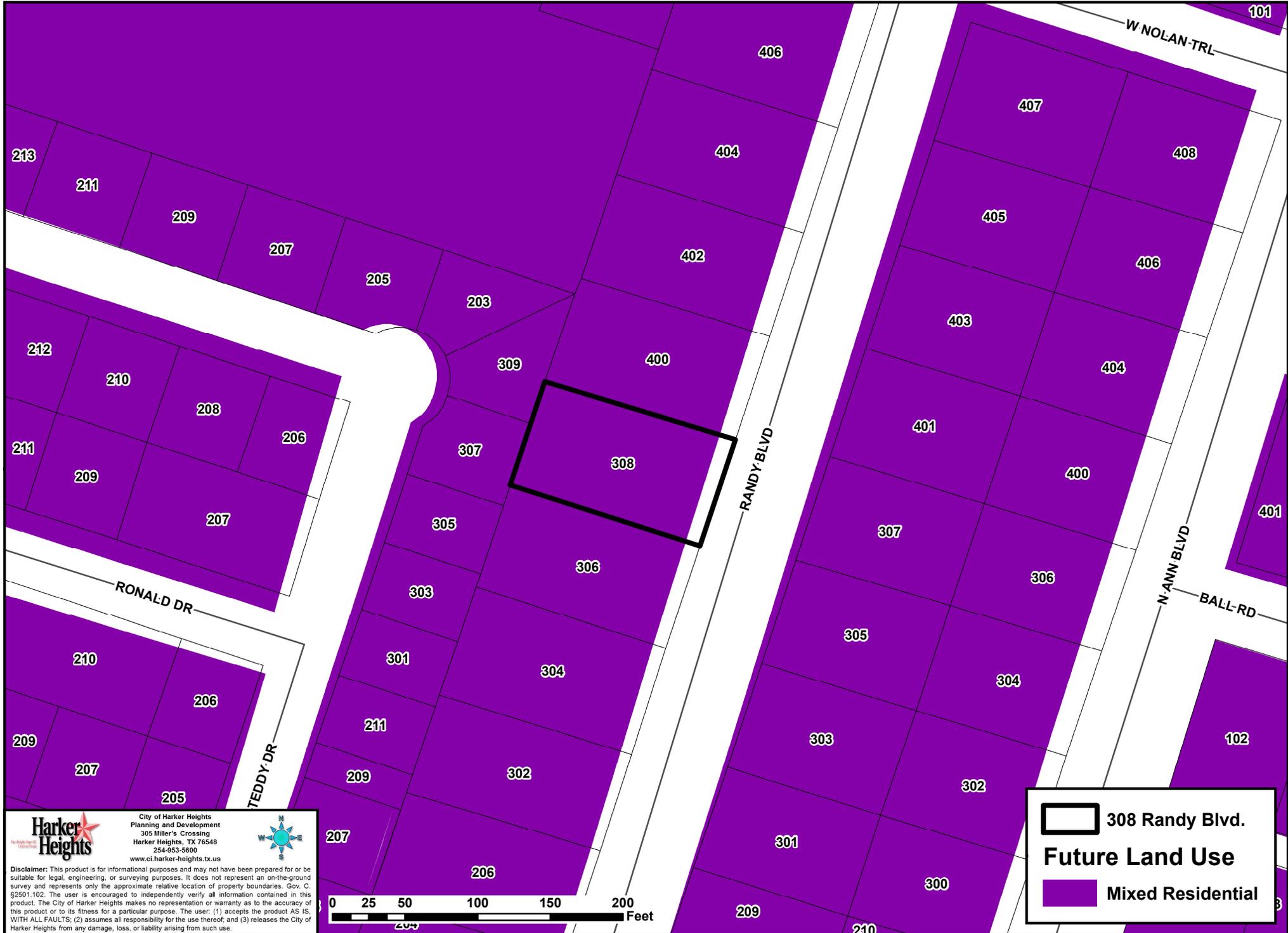
Harker Heights
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
www.ci.harker-heights.tx.us

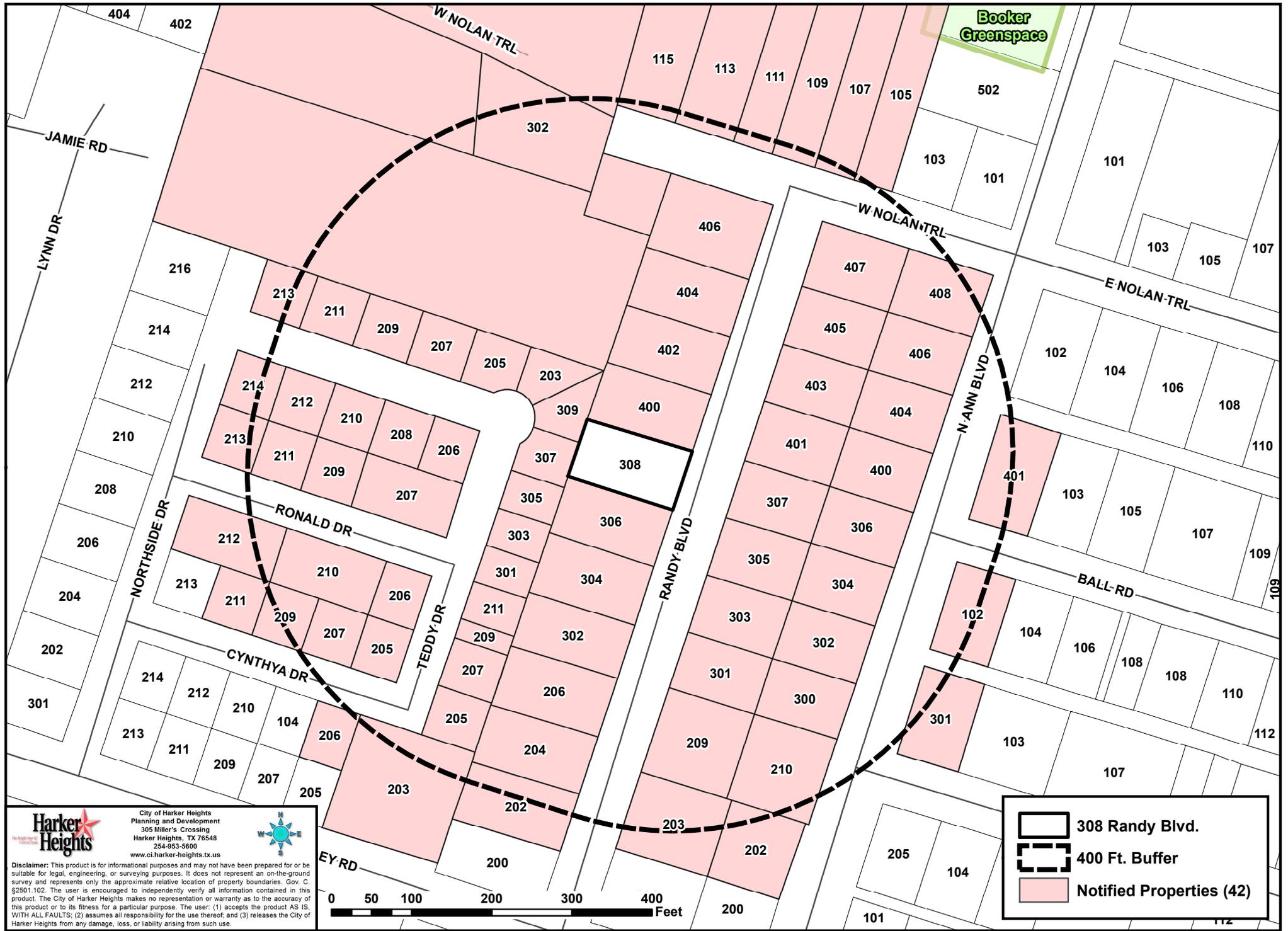
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user 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 to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.

308 Randy Blvd.

Zoning Districts

- R-1 One-Family Dwelling District
- R-1 (M) One-Family Manufactured Home Dwelling District
- R-2 Two-Family Dwelling District
- R-3 Multi-Family Dwelling District





City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
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 and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. 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 to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

Z20-19

AGENDA ITEM VI-3

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: AUGUST 26, 2020

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE THE ZONING DESIGNATION FROM R-1 (ONE FAMILY DWELLING DISTRICT) TO R1-R (RURAL ONE FAMILY DWELLING DISTRICT), ON PROPERTY DESCRIBED AS LOT EIGHTY-SEVEN A (87A) OF LA KESIDE HILLS SECTION THREE REPLAT, GENERALLY LOCATED AT 11539 ORLAN DRIVE, HARKER HEIGHTS, BELL COUNTY, TEXAS.

BACKGROUND:

The applicant is requesting a change from the current zoning of R-1 (One-Family Dwelling District) to R1-R (One-Family Rural Dwelling District) on property located at 11539 Orland Drive. The property consists of approximately 2.95 acres with one single family residence. The request will enable the applicant to build an accessory structure to aid in consolidating storage within other accessory structures on the property. As outlined within the R1-R zoning district, the following requirements must be met:

§155.021 (3) (a) (1-3)

1. The number of accessory buildings shall not exceed one per acre;
2. Accessory buildings shall be no greater than 5,000 square feet in size;
3. The maximum aggregate square footage of all accessory buildings shall not exceed 1,000 square feet per acre and not to exceed a total of 10,000 square feet on any one tract

Therefore, the applicant would be able to have up to 2 large accessory structures with an aggregate square footage of 2,000 square feet, which would not include a detached garage.

Surrounding Land Uses

Adjacent land uses include:

	Existing Land Use	Future Land Use	Zoning
North	Vacant	Single Family Residential	R-1 (One Family Dwelling District)
South	Vacant	Single Family Residential	R-1
East	Single Family	Single Family Residential	R-1
West	Vacant	Single Family Residential	R-1

The applicant's property is located in an area designated as Single Family Residential. The proposed use of the property will not affect the property's use for a single-family residence. The proposed rezoning would likely not alter the character of the established single-family subdivision. A survey of the area identified most of the properties in the neighborhood are comprised of large lots and three properties to the south along Orlan Drive have recently obtained R1-R zoning designation. Staff therefore believes the proposed rezoning with its intended use will not likely have any adverse impacts on the neighborhood and would be consistent with the 2007 City of Harker Heights Comprehensive Plan.

Flood Damage Prevention:

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

Notices:

Staff sent out ten (10) 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 R1-R (Rural One Family Dwelling District) on property described as Lot Eighty-Seven A (87A) of Lakeside Hills Section Three Replat, generally located 11539 Orlan Drive, Harker Heights, Bell County, Texas, based on the following;

1. The rezoning request is consistent with the Future Land Use Plan.
2. The proposed use would not likely have any adverse impacts on adjoining uses.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/denial of an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R1-R (Rural One Family Dwelling District) on property described as Lot Eighty-Seven A (87A) of Lakeside Hills Section Three Replat, generally located 11539 Orlan Drive, Harker Heights, Bell County, 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
7. 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: Dustin Mann **Date:** 07/27/2020

Address: 11539 Orlan Drive

City/State/Zip: Belton, Texas 76513

Phone: [REDACTED] **E-mail:** [REDACTED]

Legal Description of Property:

Location of Property (Address if available): 11539 Orlan Drive Belton, Texas 76513

Lot: 087A Block: _____ Subdivision: Lakeside Hills Estates

Acres: 2.965 Property ID: 123048 Survey: _____

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

Proposed Use: Single Family Residential (additional/replace existing storage)

Current Zoning Classification: R1 **Proposed Zoning:** R1R

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

Applicant's Representative (if applicable):

Applicant's Representative: _____

Phone: _____ **E-Mail:** _____

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.

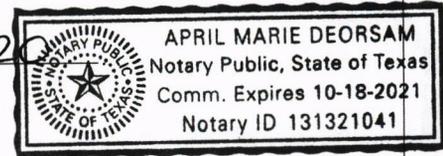
Dustin Mann
Printed Name of Property Owner

[Signature]
Signature of Property Owner

Printed Name of Representative

Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 27 DAY OF July, 2020



April M Deorsam
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-18-2021

STAFF ONLY -- DO NOT FILL OUT BELOW

Date Submitted: 7/27/2020

Pre-Application Meeting

Receipt #: 01001051

Received By: [Signature]

Revised: 5/2020

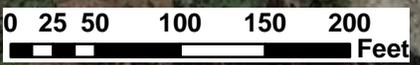
Case #: 220-19



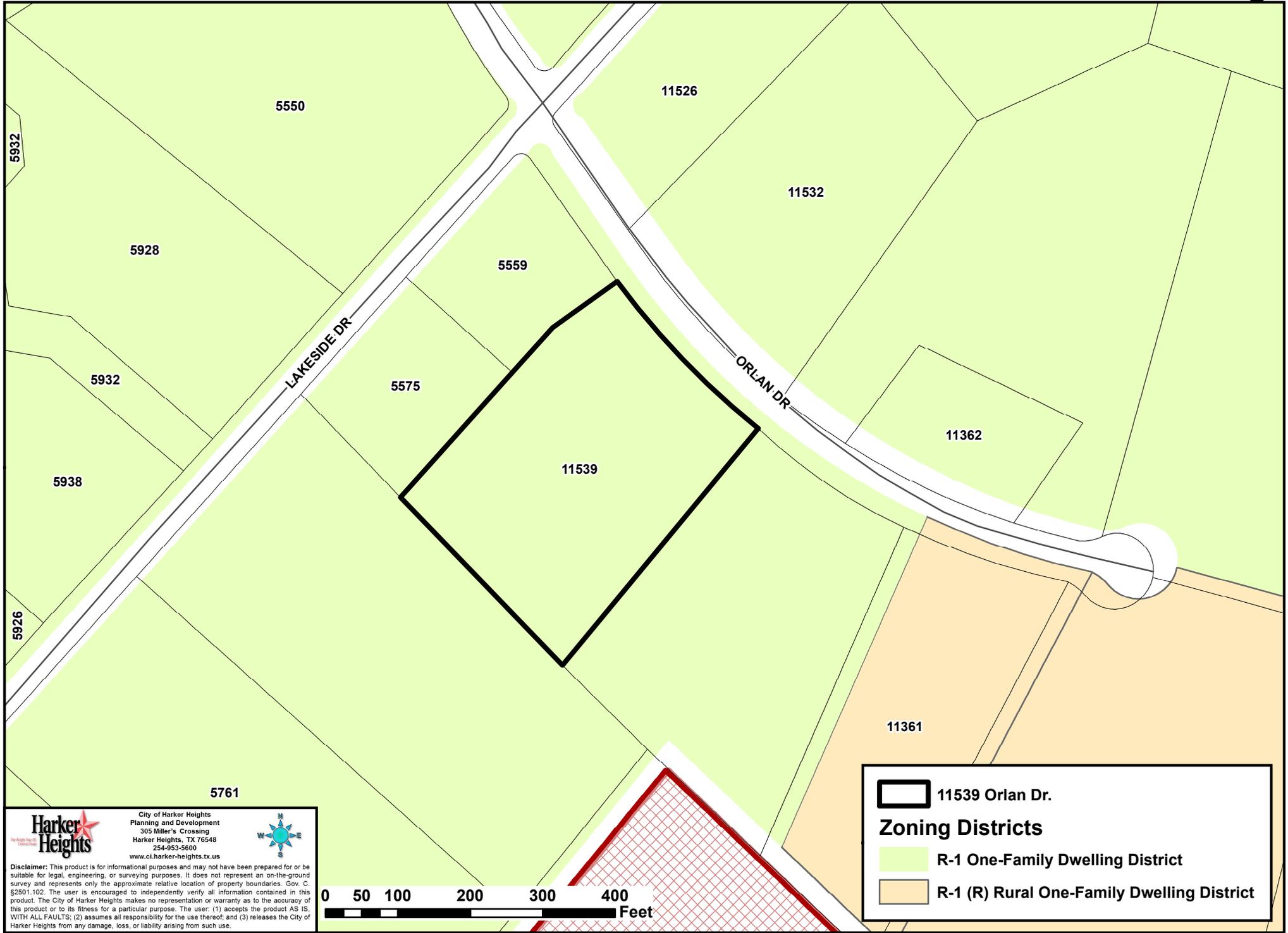
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
www.ci.harker-heights.tx.us



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 and represents only the approximate relative location of property boundaries. Gov. C, §2501.102. 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 to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.



 11539 Orland Dr.



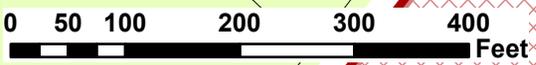
Harker Heights
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
www.ci.harker-heights.tx.us

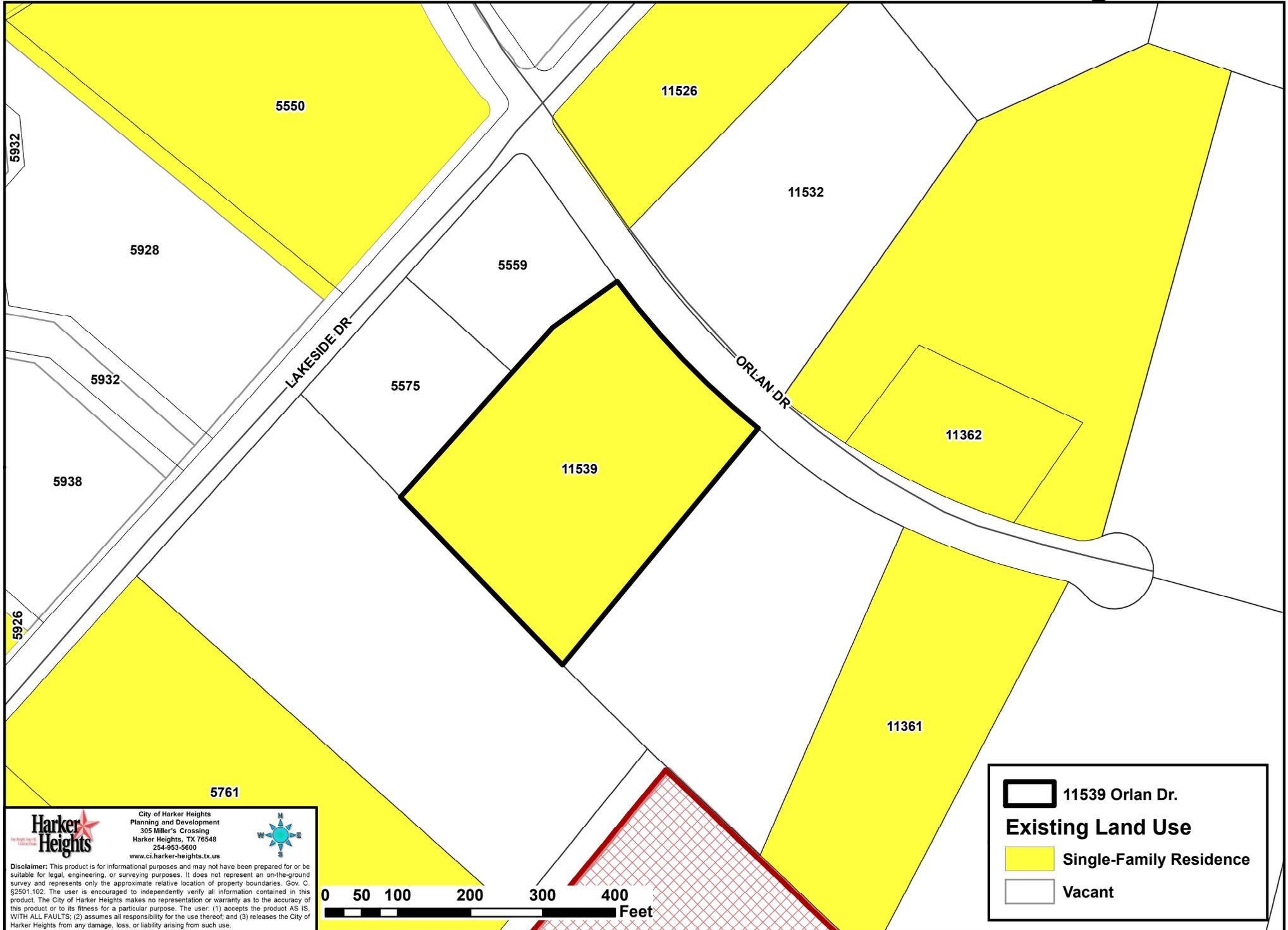
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user 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 to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.

 11539 Orlan Dr.

Zoning Districts

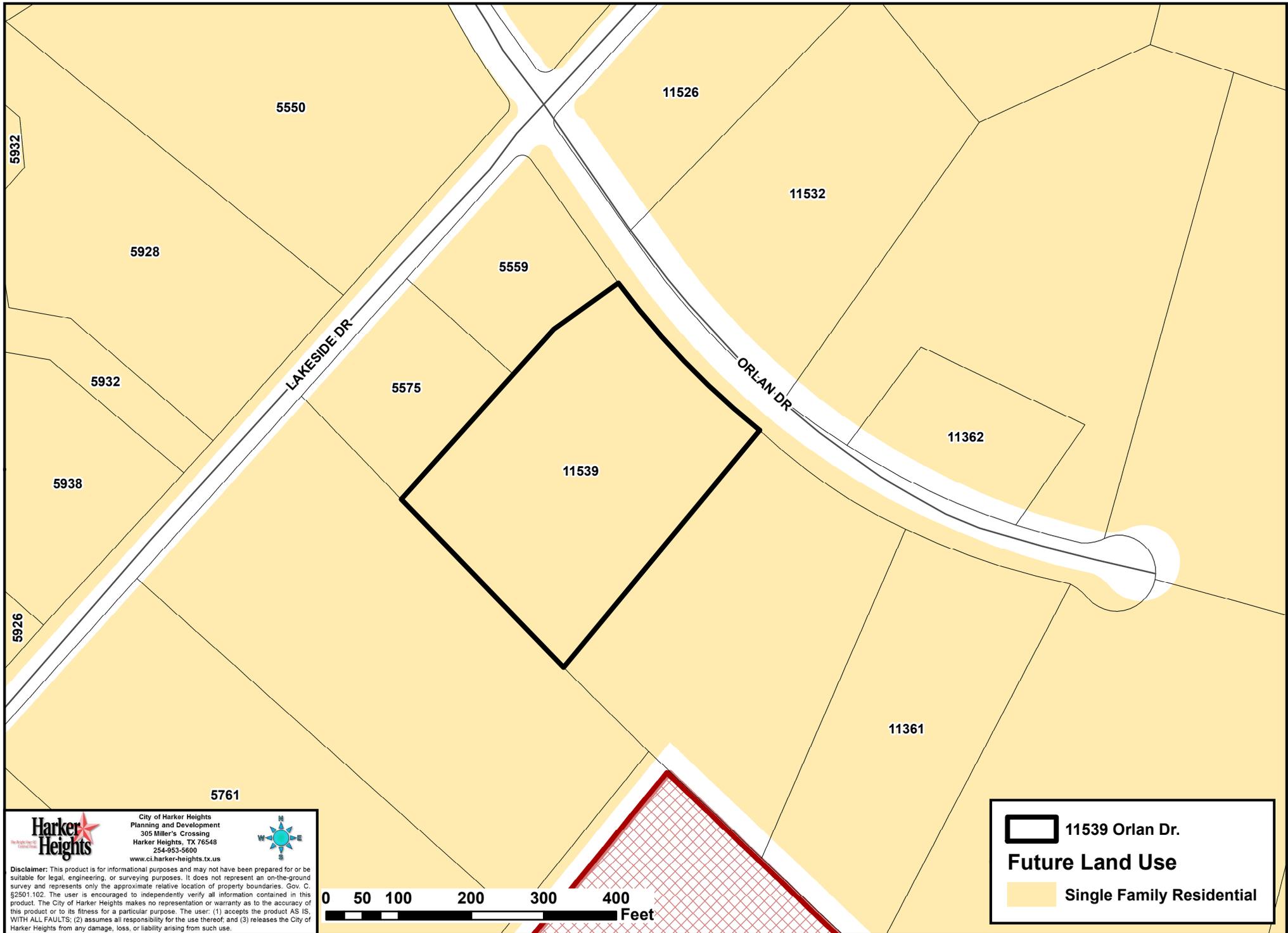
-  R-1 One-Family Dwelling District
-  R-1 (R) Rural One-Family Dwelling District





Harker Heights
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
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 and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. 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 to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.



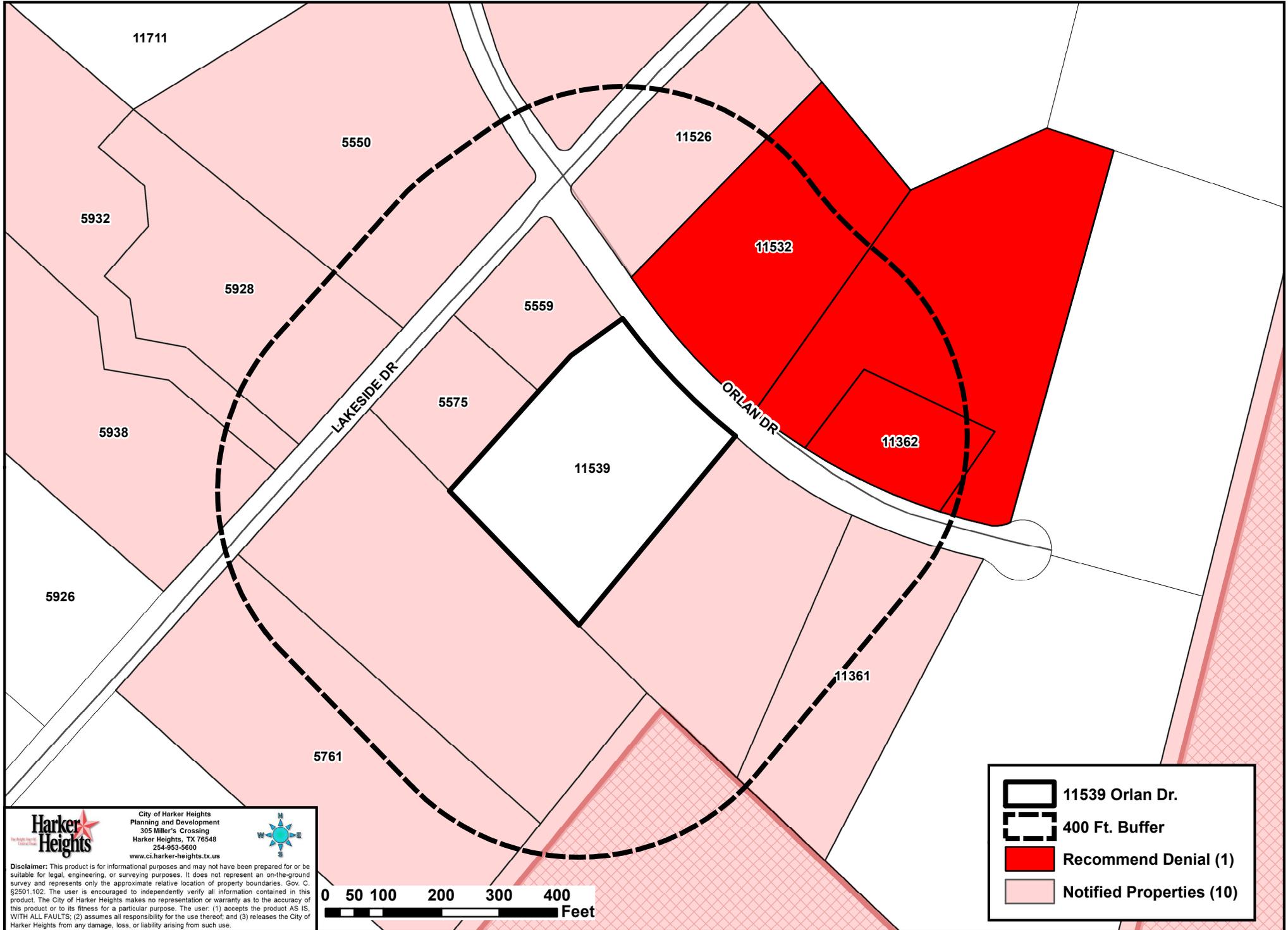
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
www.ci.harker-heights.tx.us



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 and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. 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 to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.



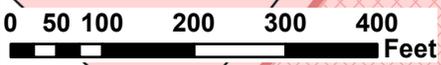
 11539 Orlan Dr.
Future Land Use
 Single Family Residential



City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
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 and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. 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 to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.



	11539 Orlan Dr.
	400 Ft. Buffer
	Recommend Denial (1)
	Notified Properties (10)

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

FROM: George E. & Walburga C. Cochran

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

RE: An application has been made to consider a rezoning from R-1 (One Family Dwelling District) to R1-R (Rural One Family Dwelling District), on property described as Lot Eighty-Seven A (87A) of Lakeside Hills Section Three Replat, generally located **11539 Orlan Drive**, Harker Heights, Bell County, Texas (see attached notification map).

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

If you desire follow-up regarding this case please provide the best means to contact you (phone, e-mail etc.) below.

WalburgaCochran @ AOL.com

Printed Name

Walburga C. Cochran
Signature

Date

8-17-20

Received

AUG 19 2020

Planning & Development



PLANNING AND ZONING COMMISSION MEMORANDUM

Z20-20

AGENDA ITEM VI-4

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: AUGUST 26, 2020

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE THE ZONING DESIGNATION FROM R-1 (ONE FAMILY DWELLING DISTRICT) TO R1-I (ONE FAMILY INFILL DWELLING DISTRICT), ON PROPERTY DESCRIBED AS KERNAK RESSECONDEXTENSION AND REVISION, BLOCK ELEVEN (11), LOT ONE (1), GENERALLY LOCATED AT 605 S. HARLEY DR., HARKER HEIGHTS, BELL COUNTY, TEXAS.

EXPLANATION:

The applicant is requesting a change from the current zoning of R-1 (One-Family Dwelling District) to R1-I (One Family Infill Dwelling District) on property addressed as 605 S. Harley Drive, which consists of approximately 8,945 square feet. The R1-I zoning district allows for decreased lot sizes of no less than 3,500 square feet and the request would enable the applicant to replat and construct two single family houses on the property. The property is located within the geographic boundaries of the R1-I zoning district and would be eligible for such rezoning, if granted.

Surrounding Land Uses

Adjacent land uses include:

	Existing Land Use	Future Land Use	Zoning
North	Manufactured Home	Mixed Residential	R-1 (One Family Dwelling District)
South	Manufactured Home	Mixed Residential	R-1
East	Single Family Residence	Mixed Residential	R-1
West	Vacant	Mixed Residential	R-1

Per the 2007 Comprehensive Plan the applicant's property is located in an area designated as Single Family Residential (SFR). A survey of the area identified most of the properties to consist of site-built single family homes. Staff therefore believes the proposed rezoning with its intended use will not likely have any adverse impacts on the neighborhood and would be consistent with the 2007 City of Harker Heights Comprehensive Plan.

Flood Damage Prevention:

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

Notices:

Staff sent out forty-six (46) notices to property owners within the 400-foot notification area. There was one (1) response received in favor of the request and two (2) responses were received in opposition of the request.

RECOMMENDATION:

Staff recommends approval of an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R1-I (One Family Infill Dwelling District), on property described as Kern Acres Second Extension and Revision, Block Eleven (11), Lot One (1), generally located at 605 S. Harley Dr., Harker Heights, Bell County, Texas, based on the following:

1. The proposed use and rezoning are compatible with existing uses in the neighborhood.
2. The proposed use and rezoning would not likely have any adverse impacts on adjoining uses and zoning districts.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/denial of an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R1-I (One Family Infill Dwelling District), on property described as Kern Acres Second Extension and Revision, Block Eleven (11), Lot One (1), generally located at 605 S. Harley Dr., Harker Heights, Bell County, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

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



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

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

Property Owner(s) Name: Bernard & Letta Mathews

Date: Jul 29, 2020

Address: 2212 Lily Dr.

City/State/Zip: Killeen, TX 76542

Phone: [REDACTED]

E-mail: [REDACTED]

Legal Description of Property:

Location of Property (Address if available): 605 S. Harley Dr., Harker Heights, TX 76548

Lot: 1 Block: 11 Subdivision: Kern Acres 2nd Extension & Revision

Acres: 0.196 Property ID: 69380 Survey: _____

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

Proposed Use: Residential

Current Zoning Classification: R-1

Proposed Zoning: R1-1

Current Land Use: Residential

Proposed Land Use: Residential

Applicant's Representative (if applicable):

Applicant's Representative: Mitchell & Associates, Inc.

Phone: 254-634-5541

E-Mail: jkriegel@mitchellinc.net & areneau@mitchellinc.net

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.

Letta (Mathews) Ojuma
 Printed Name of Property Owner

Letta Ojuma
 Signature of Property Owner

Ace Reneau
 Printed Name of Representative

Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 29 DAY OF July, 2020

[Signature]
 SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 08/31/2024



Date Submitted: 7/29/2020

STAFF ONLY -- DO NOT FILL OUT BELOW

Received By: [Signature]

Pre-Application Meeting

Receipt #: 01601062

Revised: 5/2020

Case #: 220-20



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: Bernard & Letta Mathews Date: Jul 29, 2020

Address: 2212 Lily Dr.

City/State/Zip: Killeen, TX 76542

Phone: [REDACTED] E-mail: [REDACTED]

Legal Description of Property:

Location of Property (Address if available): 605 S. Harley Dr., Harker Heights, TX 76548

Lot: 1 Block: 11 Subdivision: Kern Acres 2nd Extension & Revision

Acres: 0.196 Property ID: 69380 Survey: _____

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

Proposed Use: Residential

Current Zoning Classification: R-1 Proposed Zoning: R1-1

Current Land Use: Residential Proposed Land Use: Residential

Applicant's Representative (if applicable):

Applicant's Representative: Mitchell & Associates, Inc.

Phone: 254-634-5541 E-Mail: jkriegel@mitchellinc.net & areneau@mitchellinc.net

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.

G Bernard Mathews
Printed Name of Property Owner

[Signature]
Signature of Property Owner

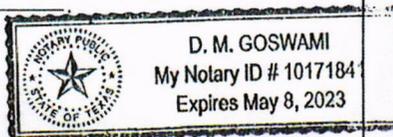
Ace Reneau
Printed Name of Representative

Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 29th DAY OF July, 2020

[Signature]
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: May 8 2023



Date Submitted: 7/29/2020

STAFF ONLY -- DO NOT FILL OUT BELOW

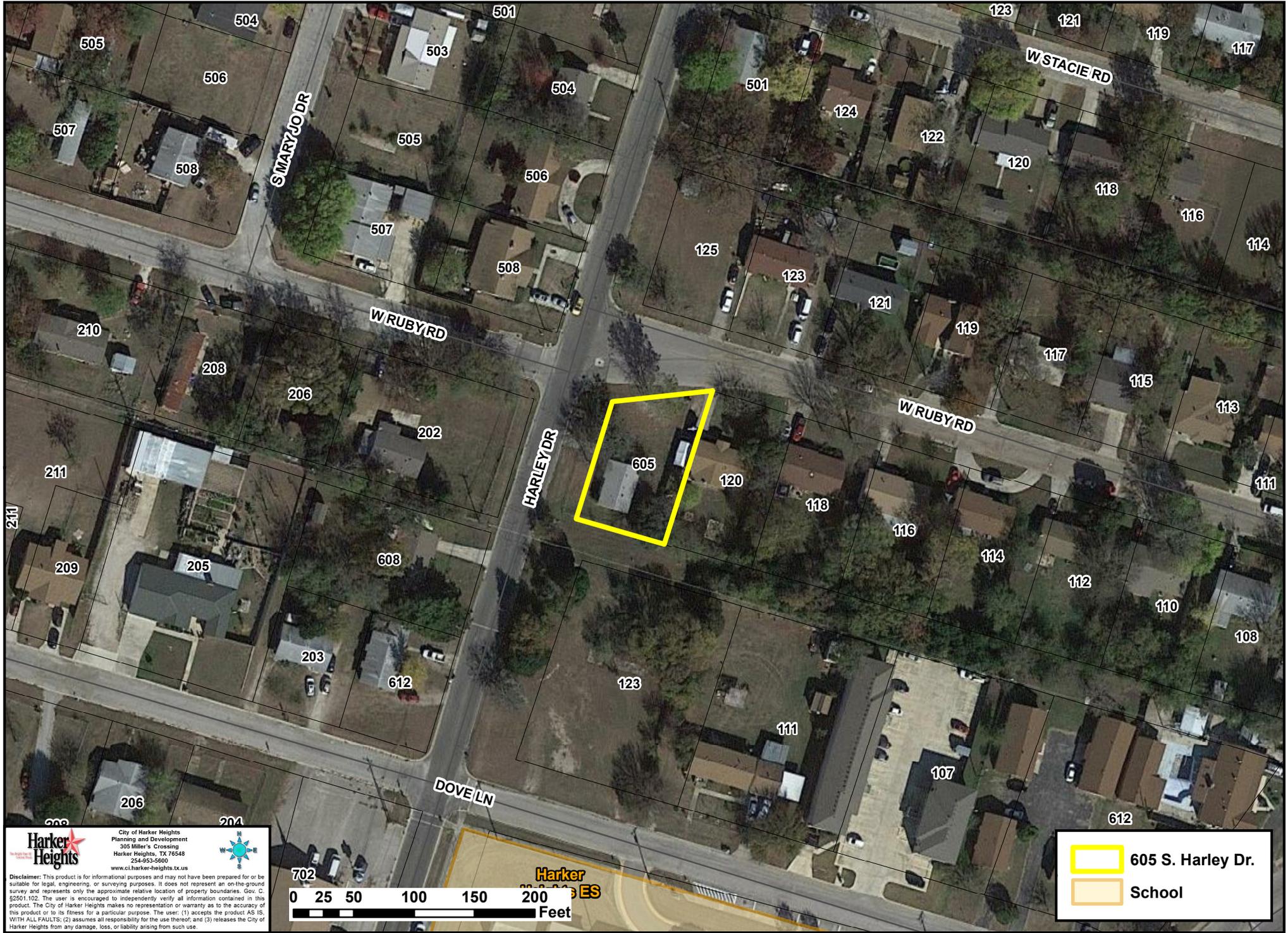
Pre-Application Meeting

Receipt #: 01601062

Received By: [Signature]

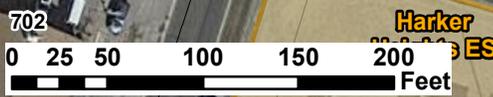
Revised: 5/2020

Case #: 220-20



Harker Heights
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 78648
254-953-5600
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 and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. 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 to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.



 605 S. Harley Dr.
 School



605 S. Harley Dr.

School

Existing Land Use

- Single-Family Residence
- Duplex
- Manufactured Home
- Multi-Family Residence
- Church
- School
- USACOE/Drainage
- Vacant

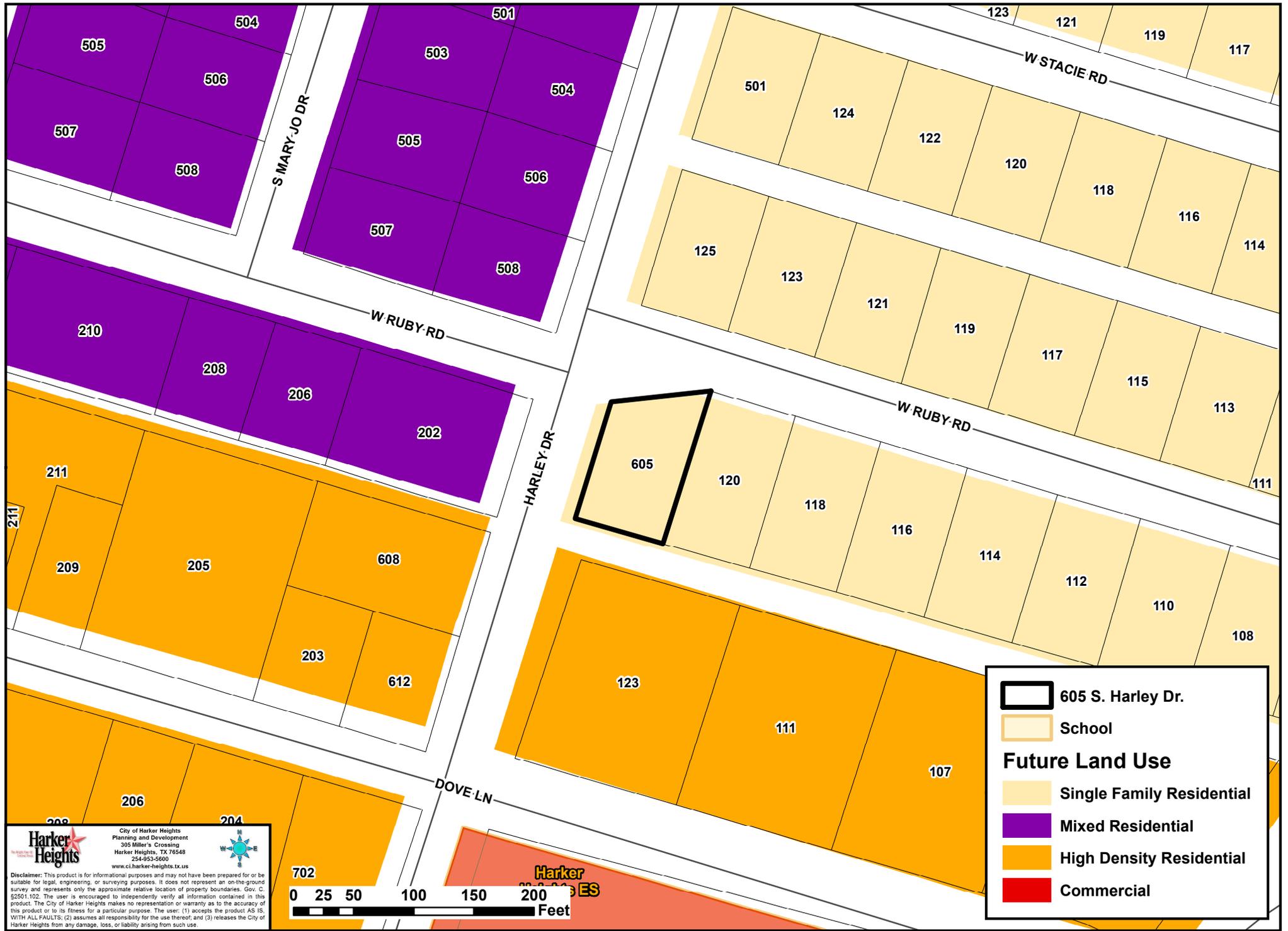
Harker Heights

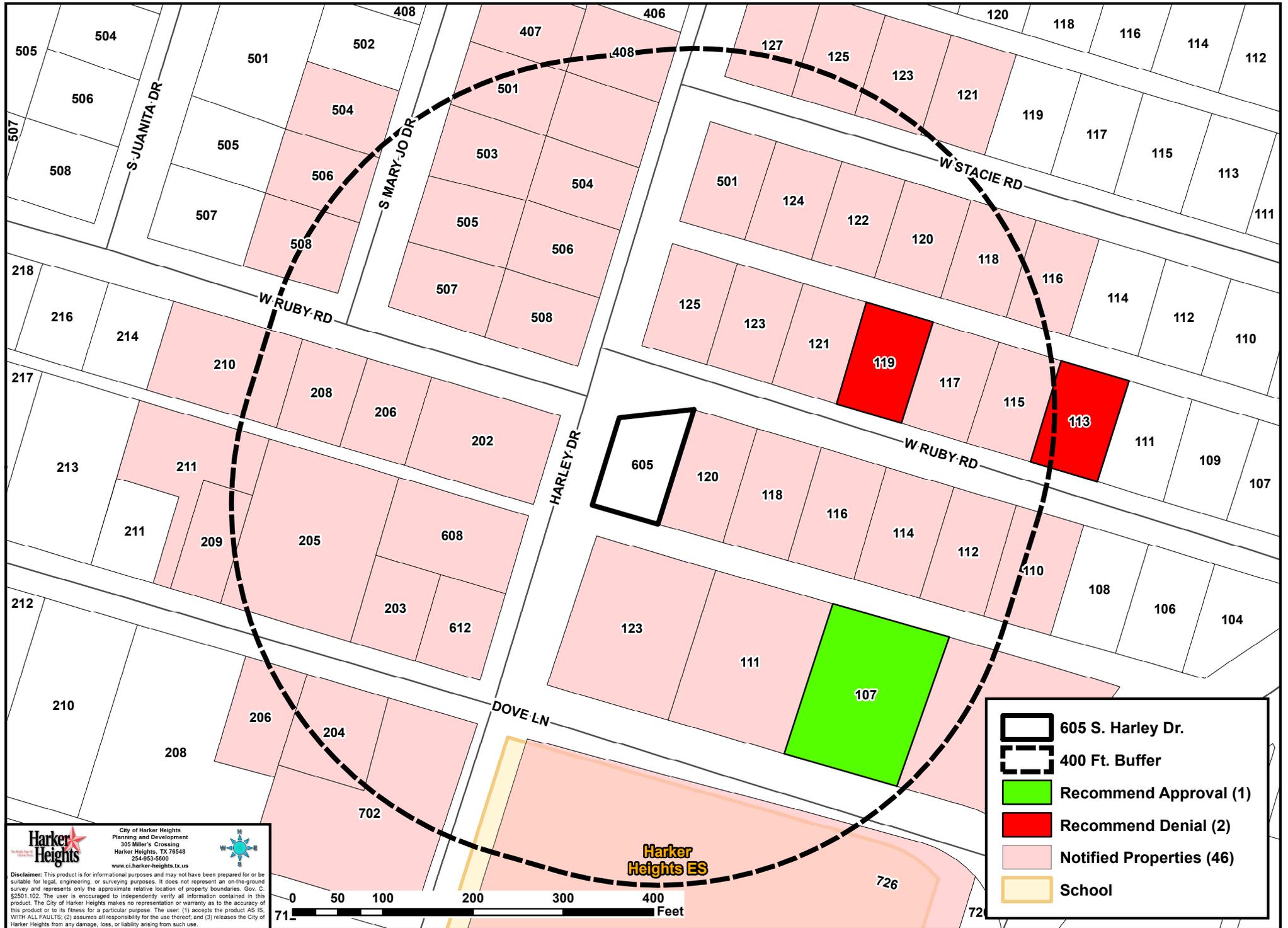
City of Harker Heights
 Planning and Development
 305 Miller's Crossing
 Harker Heights, TX 78548
 254-953-5600
 www.ci.harker-heights.tx.us

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 and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. 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 to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.

0 25 50 100 150 200 Feet







Harker Heights
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
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 and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. 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 to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.

- 605 S. Harley Dr.
- 400 Ft. Buffer
- Recommend Approval (1)
- Recommend Denial (2)
- Notified Properties (46)
- School

Harker Heights ES

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

FROM: Deborah Tilmon (ASLAW)
119 West Ruby Rd. Harker Heights, TX 76548
(Address of Your Property that Could Be Impacted by this Request)

RE: An application has been made to consider a rezoning from R-1 (One Family Dwelling District) to R1-I (One Family Infill Dwelling District), on property described as Kern Acres Second Extension and Revision, Block Eleven (11), Lot One (1), generally located at **605 S. Harley Dr.**, Harker Heights, Bell County, Texas (see attached notification map).

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

Comments:

I have lived in my home since 1989. I've seen very little improvements on streets, new structures, new homes or beautification. Now the City of Harker Heights want to deem this area as more poor than its always have been. Rezoning will bring down the value of home owners who value their property and pay taxes. IF someone wanted to sell they could never make a profit. This rezoning will open this area up to push crime away from the newly developed Harker Heights. Will MY VOICE MAKE A DIFFERENCE?

If you desire follow-up regarding this case please provide the best means to contact you (phone, e-mail etc.) below.



Deborah Tilmon
Printed Name

Deborah Tilmon
Signature

8/17/2020
Date

Received

AUG 18 2020

Planning & Development

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

FROM: KILKEN WESTSIDE INV. LTD.
107 DAVE LANE, HARKER HTS.
(Address of Your Property that Could Be Impacted by this Request)

RE: An application has been made to consider a rezoning from R-1 (One Family Dwelling District) to R1-I (One Family Infill Dwelling District), on property described as Kern Acres Second Extension and Revision, Block Eleven (11), Lot One (1), generally located at **605 S. Harley Dr.**, Harker Heights, Bell County, Texas (see attached notification map).

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

Comments: I think this is a good
fit for the surrounding
neighborhood.

If you desire follow-up regarding this case please provide the best means to contact you (phone, e-mail etc.) below.

JOHN R. DORR, PRES.
Printed Name

[Signature]
Signature

8-18-2020
Date

Received

AUG 18 2020

Planning & Development

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

FROM: Wanda Stover

113 W Ruby Rd - Harker Heights TX 76545
(Address of Your Property that Could Be Impacted by this Request)

RE: An application has been made to consider a rezoning from R-1 (One Family Dwelling District) to R1-I (One Family Infill Dwelling District), on property described as Kern Acres Second Extension and Revision, Block Eleven (11), Lot One (1), generally located at **605 S. Harley Dr.**, Harker Heights, Bell County, Texas (see attached notification map).

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

If you desire follow-up regarding this case please provide the best means to contact you (phone, e-mail etc.) below.



Wanda Stover
Printed Name

Wanda Stover
Signature

08/14/2020
Date

Received

AUG 18 2020

Planning & Development