

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

Harker Heights
Planning and Zoning
Commission
Workshop and Meeting
Wednesday,
April 24, 2019
5:30 P.M.



**PLANNING & ZONING COMMISSION
WORKSHOP AND MEETING AGENDA
HARKER HEIGHTS CITY HALL
WEDNESDAY, APRIL 24, 2019 – 5:30 P.M.**

Notice is hereby given that, beginning at 5:30 P.M. on April 24, 2019, 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 April 24, 2019, and continuing from day to day thereafter if necessary the Planning and Zoning Commission (P&Z) of the City of Harker Heights, Texas will hold a Meeting in the Kitty Young Council Chambers of the Harker Heights City Hall at 305 Millers Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following Agenda:

WORKSHOP AGENDA

- I.** Convene Workshop at 5:30 P.M.
- II.** Discussion of Revised Sign Code
- III.** Adjournment of Workshop.

MEETING AGENDA

- I. Invocation:**
- II. Pledge of Allegiance:**

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

Honor the Texas Flag. I pledge allegiance to thee Texas; one state under God, one and indivisible.
- III.** Convene Regular Meeting of the Planning and Zoning Commission and establish a quorum.
- IV.** Approval of Minutes from the Regular Planning and Zoning Meeting held on February 27, 2019.
- V.** Report on City Council actions results from the March 12, 2019 meeting.
- VI.** Recognition of Affidavits for Conflict of Interest.
- VII.** Report on Development Activity.

VIII. Public Hearings:

1. **Z19-08** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R-3 (Multi-Family Dwelling District) on property described as Lot Sixteen (16), Block Twelve (12), Kern Acres, Second Extension and Revision, according to a map or plat of record in Cabinet A, Slide 224-B, Plat Records of Bell County, Texas, generally located at 132 E. Ruby, Harker Heights, Bell County, Texas.
2. **Z19-09** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R2-I (Two Family Infill Dwelling District) on property described as Lot Twenty-Two (22), Block Three (3), Kern Acres, First Extension and Revision, according to a map or plat of record in Cabinet A, Slide 223-D, Plat Records of Bell County, Texas, generally located at 504 S. Juanita Drive, Harker Heights, Bell County, Texas.

IX. Citizens to be heard.

X. Reports from Commissioners.

XI. Staff Comments.

XII. Adjournment.

Posted: April 18, 2019 Time: 10:00 A.M.

Tiffany Dake

Tiffany Dake
Planning and Development Administrative Assistant



Minutes of the Regular Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
February 27, 2019

Present:

Larry Robison	Chairman
Robert Robinson III	Vice Chair
Adam Parker	Secretary
Stephen Watford	Commissioner
Kay Carey	Commissioner
Jan Anderson	Commissioner
Joshua McCann	Commissioner
Noel Webster	Commissioner
Darrel Charlton	Commissioner
Dustin Hallmark	Alternate Commissioner
Rodney Shine	Alternate Commissioner

Absent:

Nuala Taylor	Alternate Commissioner
Kendall Cox	Alternate-Commissioner

Staff:

Joseph Molis	Director of Planning & Development
Tiffany Dake	Planning Admin. Assistant
Dan Phillips	GIS Analyst/Planner
Brad Alley	Fire Marshal

A quorum was established and the meeting was called to order at 6:36 P.M.

The first item on the agenda was the approval of the minutes from the January 30, 2019 meeting. Commissioner Parker made the motion to approve the meeting minutes and Commissioner Watford seconded the motion. The motion passed (9-0).

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

Next, Mr. Molis presented the update on development activity for the City. He stated the City issued three (3) commercial construction permits, nine (9) single-family residential construction permits, and two (2) duplex permits for the month of January.

Next was the report on City Council actions regarding recommendations resulting from the January 30, 2019 Planning and Zoning Commission meeting.

Next under Public Hearings, Mr. Molis presented **Z19-06**; Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two Family Dwelling District) on property

described as Lot Twelve A (12-A), Block Eight (8), of the REPLAT OF LOTS 12-14, BLOCK 8, WILDEWOOD ACRES, Harker Heights, Bell County, Texas, according to the plat of record in Cabinet B, Slide 76-A, Plat Records of Bell County, Texas, and 10' adjacent strip on South, generally located at 926 Maplewood Dr., Harker Heights, Bell County, Texas.

Mr. Wayne Key Jr. of 3004 Veterans Ave. Copperas Cove, TX 76522 spoke on behalf of the applicant. Mr. Key did state the rezone was for duplexes. They would do two (2) duplexes at this time with a third (3) in the future. Mr. Key was asked how long they had owned the property and he stated about 20 years. There is currently a trailer on the property and when asked about it Mr. Key stated that no one lives in it anymore, it had been vacant for about 6 months.

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

Chairman Robison then closed the public hearing. A motion to approve was made by Commissioner Parker and a second by Commissioner Anderson. The motion passed unanimously (9-0).

Next under Public Hearings, Mr. Molis presented **Z19-07**; Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-3 (Local Business District) on property described as Lots Eight (8) and Nine (9), Block B, Kern Valley First Extension, according to the plat of record in Cabinet A, Slide 229-C, Plat Records of Bell County, Texas, generally located at 514 and 516 Clore Road, Harker Heights, Bell County, Texas.

Mr. Jack Tarver of 3707 Buffalo Trail, Temple, TX 76504 was the attorney speaking for the Estate of Edna Wolfrum. Mr. Tarver was asked about the single wide manufactured home currently on the property and if it would be moved by the estate and he stated no.

Then Chairman Robison opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. To speak in favor of the rezone was an H-E-B real estate department representative who would be purchasing the property, Mr. Jared O'Brien as well as Ms. Kathy Strumple. Present also with the H-E-B representatives was Mr. Mark Johnson, an engineer with Stantec. Mr. Jared O'Brien of 1911 Madison Ave Austin, TX 78757 stated that H-E-B would move the single wide manufactured home when the time comes. Mr. O'Brien also stated at this time the property would most likely be used for employee parking. Mr. Steven Barnes of 508 Clore Rd. Harker Heights, TX 76548 he asked if there would be a noise abatement wall or chain link fence put between the residential property that his wife has the deed to the empty lot (512 Clore Rd) and the commercial property. Mr. Molis stated when the time came yes there would be a required privacy fence.

Chairman Robison closed the Public Hearing. A motion to approve was made by Commissioner Parker and second motion was made by Commissioner Robinson. The motion passed unanimously (9-0).

Old Business:

Mr. Molis presented **Z19-01**; 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 part of Lot Eight (8) and all of Lot Nine (9) and Lot Ten (10), Block Four (4), Hidden Valley Estates, an addition in Bell County, Texas, recorded in Cabinet A, Slide 212-A, Plat Records of Bell County, Texas, generally located at 2223 Fuller Lane, Harker Heights, Bell County, Texas.

Ms. Tara Ortiz of 2223 Fuller Lane, Harker Heights, TX 76548 was present to represent herself. Ms. Ortiz stated she was using her camper as an accessory dwelling while she personally renovated her home. Ms. Ortiz stated she would be doing all of the renovations herself and felt like they could be completed with in 12 months. Once renovations were complete Ms. Ortiz stated the camper would be moved somewhere else. Ms. Ortiz also stated when renovations were complete she would be moving her mother and grandmother in from North Carolina. Ms. Ortiz answered the question about whether or not the camper had a bathroom. Ms. Ortiz said yes and it had just been tied into her septic system. Ms. Ortiz also explained why the camper had been moved from the side of her property to the front driveway and it was due to the fire break being cleared by US Army CORPS on the side/back of her property where the camper had been previously. Ms. Ortiz was asked when she purchased the camper and she stated 2017. Ms. Ortiz was asked when she bought the property, she responded in September of 2018. When asked if she could live in the house during renovations she stated, "yes, however between the dust and piles of debris it would be easier to live in the camper". Ms. Ortiz was asked if the camper had power and she stated it was plugged into the house.

Chairman Robison then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. There was no one present to speak for or against the agenda item. However, Mr. Molis did state Mr. Krieger of 2218 Fuller Lane, Harker Heights, TX 76548 had called him and wanted to know if he should come to the P&Z meeting to state his approval of this CUP and Mr. Molis stated he would let the commission know.

Chairman Robison then closed the public hearing and a motion was made by Commissioner Parker and a second was made by Commissioner Watford. The motion passed unanimously (9-0).

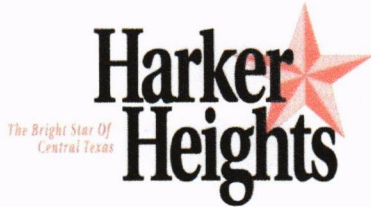
Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 7:13 P.M.

Larry Robison, Chairman

DATE:

Adam Parker, Secretary

DATE:



PLANNING AND ZONING COMMISSION MEMORANDUM

Z19-08

AGENDA ITEM VIII-1

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT
DATE: APRIL 24, 2019

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE FAMILY DWELLING DISTRICT) TO R-3 (MULTI-FAMILY DWELLING DISTRICT) ON PROPERTY DESCRIBED AS LOT SIXTEEN (16), BLOCK TWELVE (12), KERN ACRES, SECOND EXTENSION AND REVISION, ACCORDING TO A MAP OR PLAT OF RECORD IN CABINET A, SLIDE 224-B, PLAT RECORDS OF BELL COUNTY, TEXAS, GENERALLY LOCATED AT 132 E. RUBY, 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-3 (Multi-Family Dwelling District) to construct a four-plex unit at 132 E. Ruby. A lot for a four-plex shall contain an area of not less than 10,000 square feet. The applicant's property consist of approximately 10,279 square feet and therefore meets the intensity of use for the zoning district requested. Additional zoning requirements for four-plex development within the city include no parking within the 25-foot front setback and the requirement for an on-site dumpster for garbage collection. The applicant's site is located on a corner lot, and should be able to meet the parking and dumpster requirements.

Existing Use:

The subject property is currently vacant. Surrounding land uses consist single family housing to the north and west and multi-family housing units to the east and south of the subject property. Staff believes the proposed multi-family zoning will be of greater value for the land, neighborhood and the city as there are existing four-plexes in the neighborhood and as such the proposed use will be compatible with the neighborhood.

Zoning:

Current zoning for the property is R-1 (One-Family Dwelling District). Surrounding zonings include R-1 (One-Family Dwelling District) to the north, and west and R-3 (Multi-Family Dwelling District) to the east and south of the subject property. Taking into consideration the existing uses in the neighborhood, the proposed rezoning from R-1 to R-3 district will not likely have any adverse effects on the surrounding zoning districts.

Future Land Use:

Per the City's Future Land Use Map, the subject property is currently located in an area designated as Single Family Residential (SFR). Surrounding properties to the north and west are also designated as Single Family Residential. Properties across S. Amy Lane

(east of property) and to the south of the property are designated as High Density Residential (HDR). Per the 2007 Comprehensive Plan, HDR should be located where possible as a buffer between commercial and residential uses. The proposed rezoning from R-1 to R-3 will allow for the construction of a four-plex unit which will be a new development and considered a high density residential use. Therefore the proposed rezoning and intended use would not be consistent with the 2007 City of Harker Heights Comprehensive Plan, but borders both SFR and HDR uses.

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 were zero (0) responses received in favor of the request, and one (1) responses received in opposition of the request.

RECOMMENDATION:

Staff has no recommendation for an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-3 (Multi-Family Dwelling District) on property described as Lot Sixteen (16), Block Twelve (12), Kern Acres, Second Extension and Revision, according to a map or plat of record in Cabinet A, Slide 224-B, Plat Records of Bell County, Texas, generally located at 132 E. Ruby, Harker Heights, Bell County, Texas.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-3 (Multi-Family Dwelling District) on property described as Lot Sixteen (16), Block Twelve (12), Kern Acres, Second Extension and Revision, according to a map or plat of record in Cabinet A, Slide 224-B, Plat Records of Bell County, Texas, generally located at 132 E. Ruby, 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



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

Received Rezoning Request Application

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

This application must be completed and returned to the Planning & 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

Planning & Development

Received

MAR 05 2019

Planning & Development

Property Owner(s) Name: Eddie J. Bass Date: 5 March 19

Address: 106 Concho Ct

City/State/Zip: Harker Heights TX 76548

Phone: 254-681-1105 E-mail: Ebass3@Hot.RR.com

Legal Description of Property:

Location of Property (Address if available): 132 E Ruby

Lot: 16 Block: 12 Subdivision: KERN Acre 2nd Ext

Acres: _____ Property ID: 17255 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: ~~Duplexes~~ 4 Plex R-3^{EST}

Current Zoning Classification: R1 Proposed Zoning: ~~R21 RMU~~

Current Land Use: Vacant Proposed Land Use: ~~Duplexes~~ 4 Plex

Applicant's Representative (if applicable):

Applicant's Representative: Dierdre M. Bass

Phone: 245-291-4489 E-Mail: Dierdre.bass@yahoo.com

I, being the undersigned applicant of the property herein described, hereby make application for approval of plans submitted and made a part of the application in accordance with the provisions of the City of Harker Heights Ordinances, and hereby certify that the information provided is true and correct to the best of my knowledge and belief.

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

Eddie J. Bass
 Printed Name of Property Owner

[Signature]
 Signature of Property Owner

Dierdre M. Bass
 Printed Name of Representative

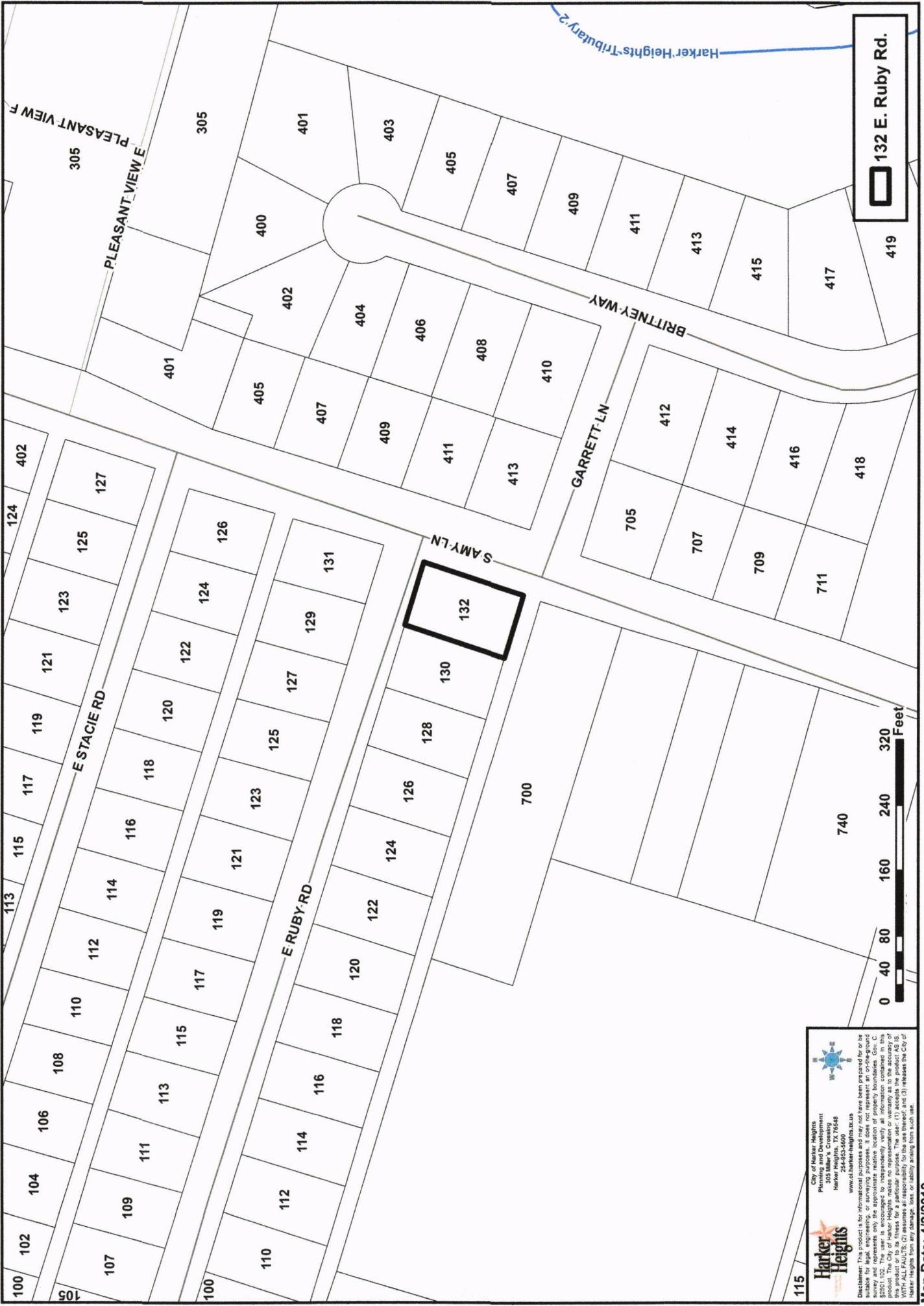
[Signature]
 Signature of Representative

STAFF ONLY - DO NOT FILL OUT BELOW

Date Submitted: 3/5/19 Pre-Application Meeting Receipt #: 01438113

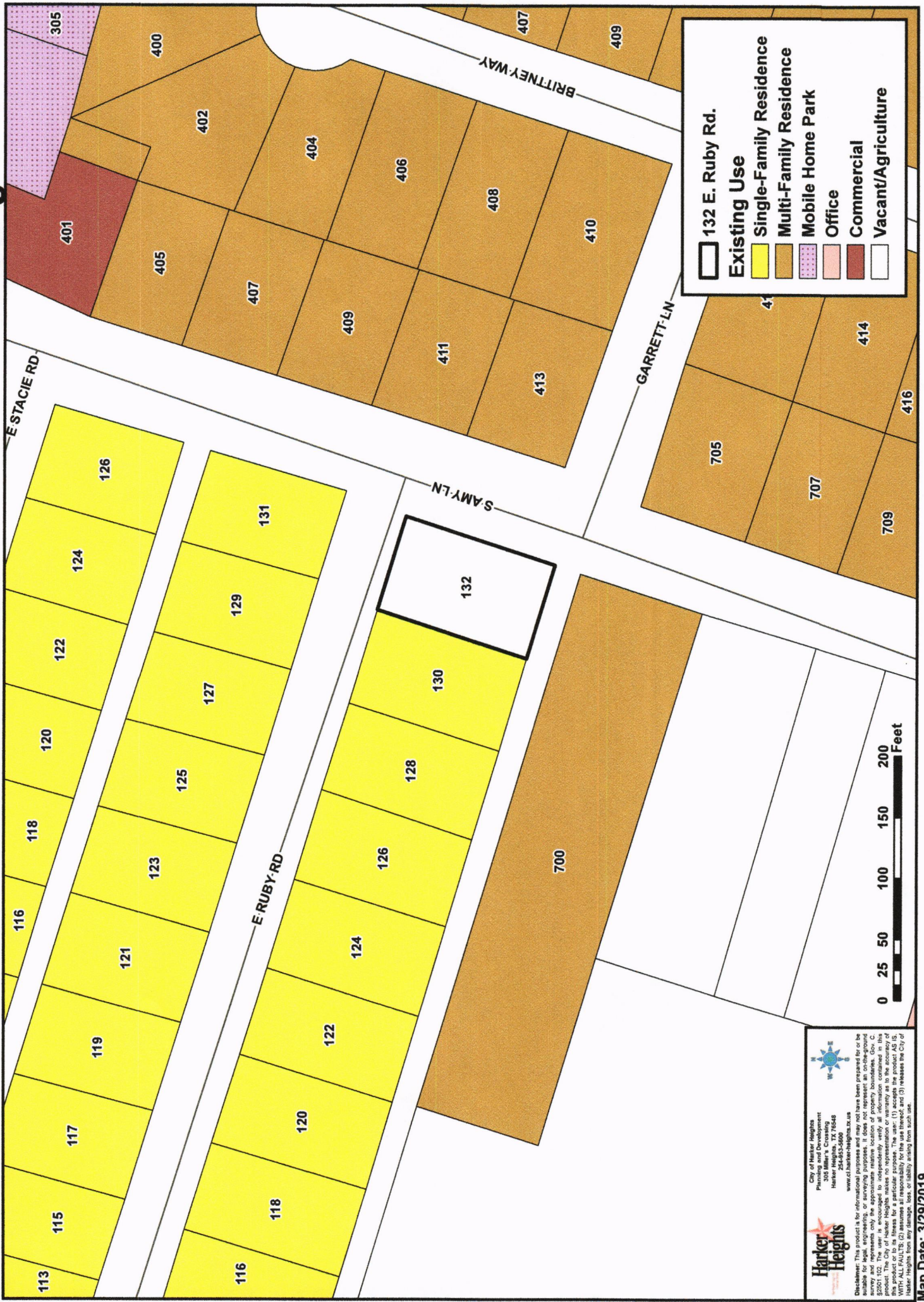
Received By: [Signature] Case #: 219-08

Revised: 2/28/18




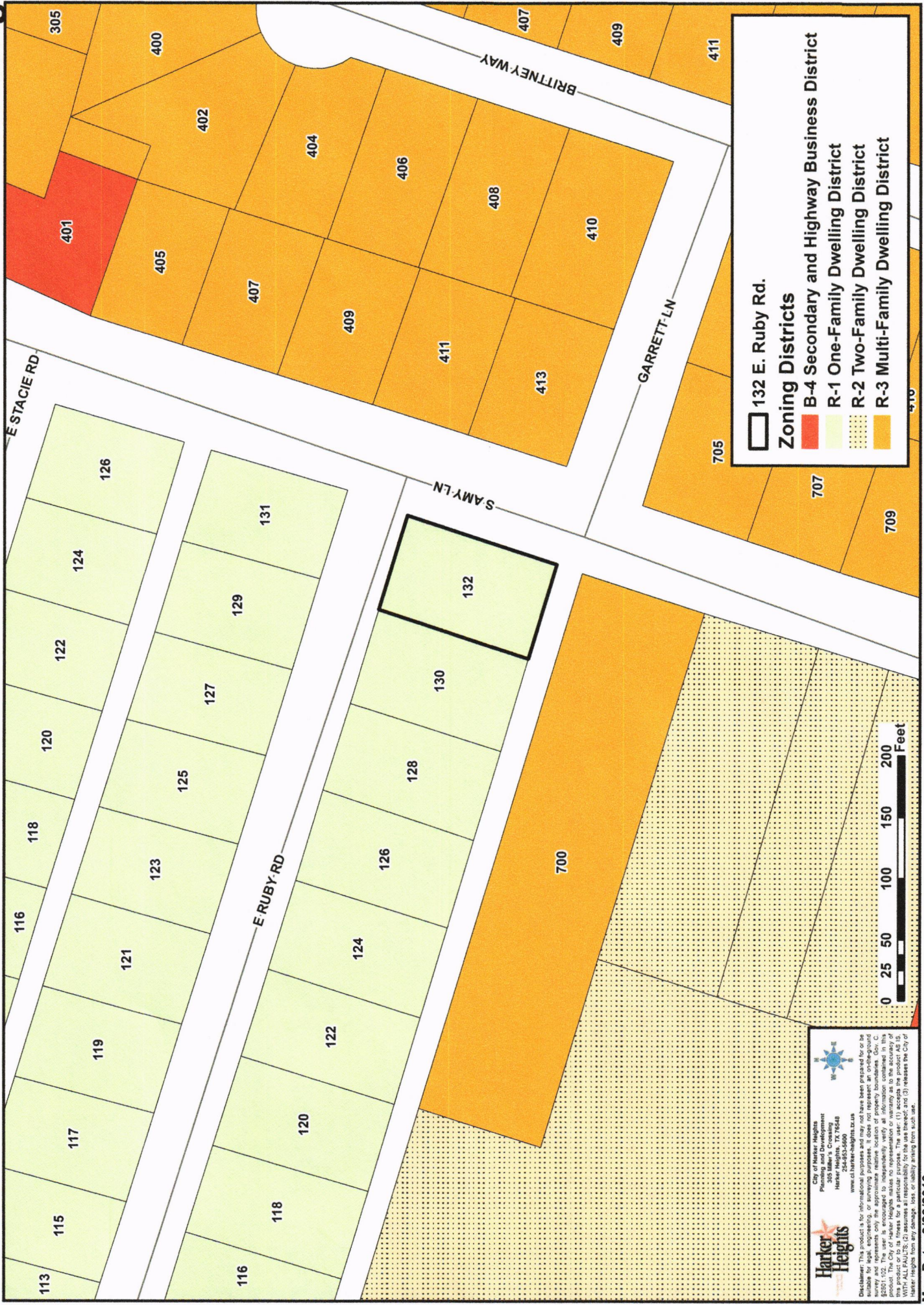
City of Harker Heights
 Planning and Development
 300 Main St. Crossing
 Harker Heights, TX 76548
 www.ci.harkerheights.tx.us

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 ordinance or resolution of the City of Harker Heights. 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 or completeness of the information contained in this product. 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.



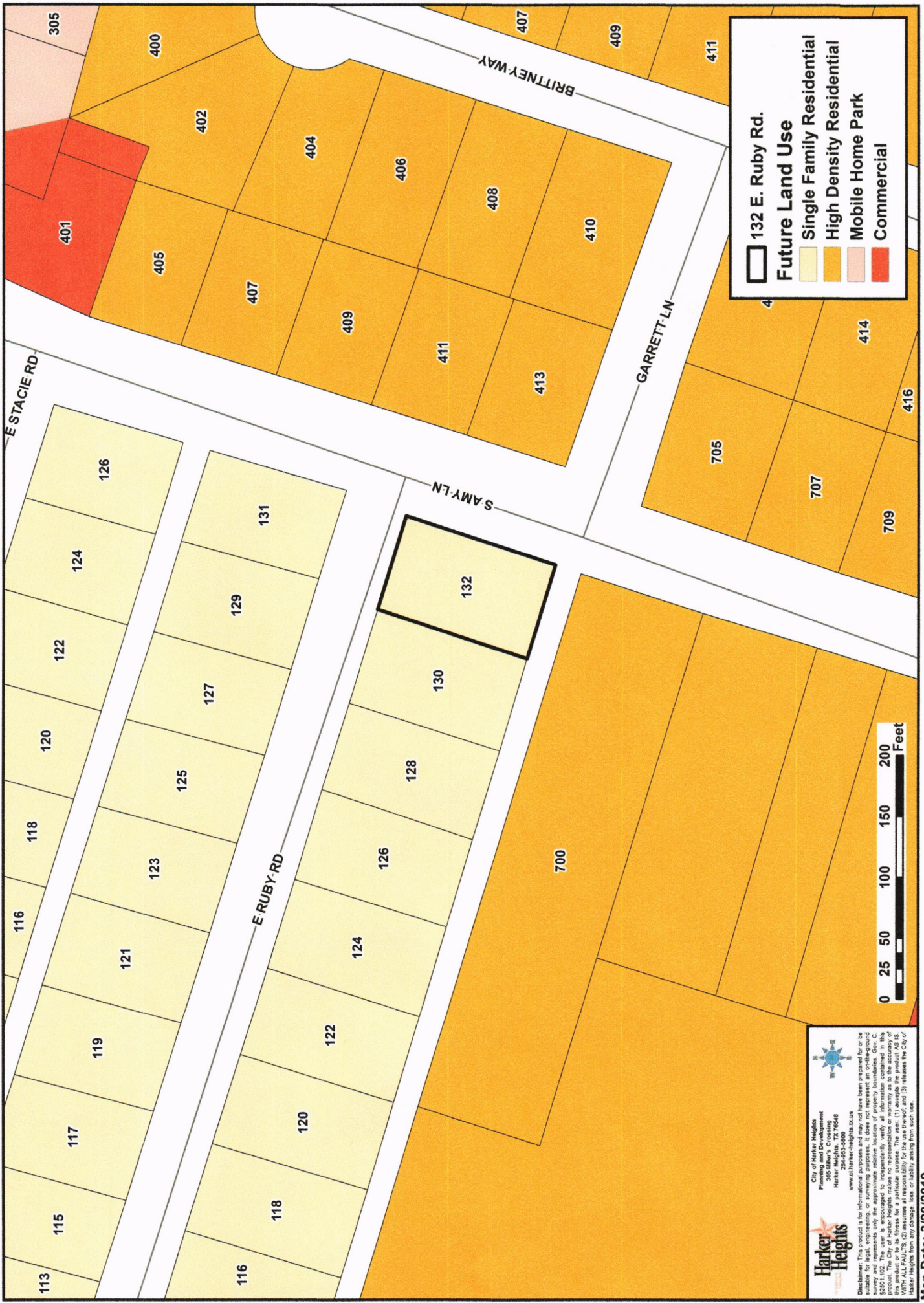
132 E. Ruby Rd.
Existing Use
 Single-Family Residence
 Multi-Family Residence
 Mobile Home Park
 Office
 Commercial
 Vacant/Agriculture


 City of Harker Heights
 Planning and Zoning Department
 305 Main's Crossing
 Harker Heights, TX 75848
 254-851-0600
 www.ci.harkeheights.tx.us
Disclaimer: This product is for informational purposes only and has not been prepared for or is available 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. P. Royce has determined that this product is not a survey and is not to be used as a substitute for a survey. The user of this product is to independently verify all information contained in the product. The City of Harker Heights does not assume any liability for any errors or omissions in this product or for its fitness for a particular purpose. The user: (1) accepts the product AS IS; (2) releases the City of Harker Heights from any damage, loss, or liability arising from such use.




Harker Heights
 City of Harker Heights
 Planning and Development
 350 Lamar's Crossing
 Harker Heights, TX 76548
 www.ci.harkerheights.tx.us

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

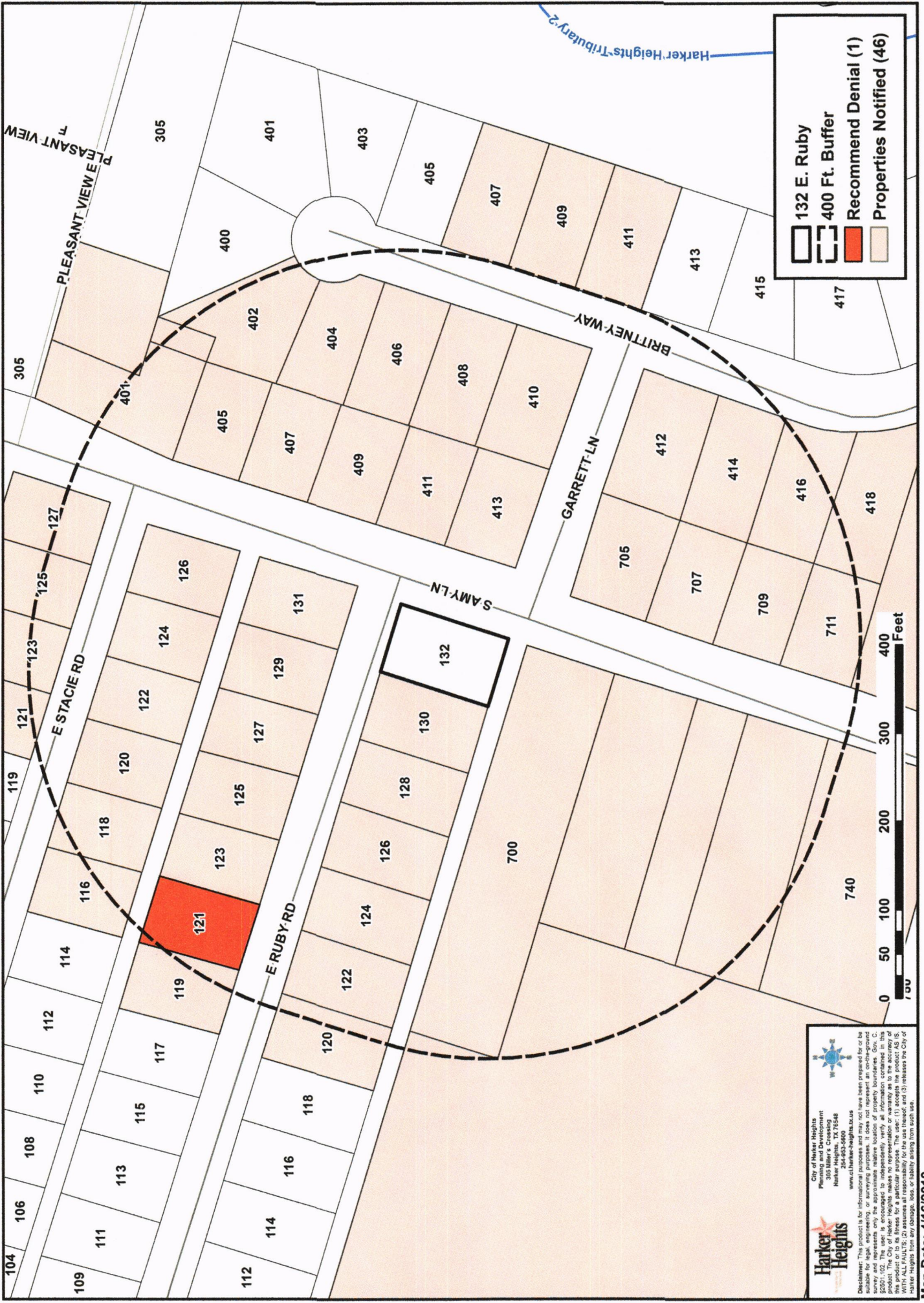


132 E. Ruby Rd.
Future Land Use
 Single Family Residential
 High Density Residential
 Mobile Home Park
 Commercial


Harker Heights
 City of Harker Heights
 Planning and Development
 Harker Heights, TX 78548
 www.ci.harkerheights.tx.us
 254-953-5400

 Disclaimer: This product is for informational purposes only and does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. 850511, The City of Harker Heights, Texas, is encouraged to independently verify all information contained in this product or to its files for a particular purpose. The user: (1) accepts the product AS IS; (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.





	132 E. Ruby
	400 Ft. Buffer
	Recommend Denial (1)
	Properties Notified (46)

Harker Heights
 City of Harker Heights
 Planning and Development
 Harker Heights, TX 75548
 254-953-5800
 www.ci.harkerheights.tx.us

Disclaimer: This report is for information only and has been prepared for use by the City of Harker Heights. It does not represent an engineering or surveying project. It does not represent the location of property boundaries. The user is encouraged to independently verify all information contained in this product or to its files 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

Z19-09

AGENDA ITEM VIII-2

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT

DATE: APRIL 24, 2019

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE FAMILY DWELLING DISTRICT) TO R2-I (TWO FAMILY INFILL DWELLING DISTRICT) ON PROPERTY DESCRIBED AS LOT TWENTY-TWO (22), BLOCK THREE (3), KERN ACRES, FIRST EXTENSION AND REVISION, ACCORDING TO A MAP OR PLAT OF RECORD IN CABINET A, SLIDE 223-D, PLAT RECORDS OF BELL COUNTY, TEXAS, GENERALLY LOCATED AT 504 S. JUANITA DRIVE, HARKER HEIGHTS, BELL COUNTY, TEXAS.

EXPLANATION:

The applicant is requesting a change from the current zoning of R-1 (One-Family Dwelling District) to R2-I (Two Family Infill Dwelling District) on property addressed as 504 S. Juanita Drive. The property is approximately 8,037 square feet, roughly 363 square feet less than what is required for a standard R-2 (Two-Family Dwelling District) zoning classification. Therefore the applicant is requesting to take advantage of the R2-I zoning district which allows for a decrease in required lot square footage from 8,400 to 6,000 square feet.

Existing Use:

The subject property is currently vacant. Surrounding land uses consist of a mixture of Single Family, Single Wide Trailers, Double Wide Trailers and Duplexes. Staff believes the proposed duplex zoning will be of greater value for the land, neighborhood and the city. There are existing duplexes in the neighborhood and as such the proposed use will be compatible with the neighborhood.

Zoning:

Current zoning for the property is R-1 (One-Family Dwelling District). Surrounding zonings include R-1 (One-Family Dwelling District) to the north, east and south, and R-2 (Two Family Dwelling District) to the west. According to the City's zoning map there are many lots zoned R-1 in the neighborhood, but after site investigation, it appears the majority of the lots have developments other than single family residences (trailer homes, manufactured homes, and duplexes), thereby making them existing non-conforming uses. Taking into consideration the existing uses in the neighborhood, the proposed rezoning from R-1 to R2-I district will not likely have any adverse effects on the surrounding zoning districts.

Future Land Use:

Per the City's Future Land Use Map, the subject property is currently located in an area designated as Medium Density Residential (MDR). Surrounding properties are also designated as Medium Density Residential. Per the 2007 Comprehensive Plan, MDR is an acceptable replacement for aging manufactured housing or for new development in areas zoned appropriately for such within the City. The proposed rezoning from R-1 to R2-I will allow for the construction of duplexes which will be a new development and are considered a medium density residential use. Therefore the proposed rezoning and intended use 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 fifty-eight (58) 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 R2-I (Two Family Infill Dwelling District) on property described as Lot Twenty-Two (22), Block Three (3), Kern Acres, First Extension and Revision, according to a map or plat of record in Cabinet A, Slide 223-D, Plat Records of Bell County, Texas, generally located at 504 S. Juanita Drive, Harker Heights, Bell County, Texas, based on the following:

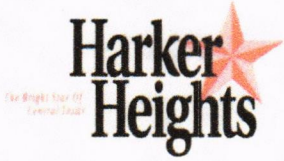
1. The proposed use and rezoning is compatible with existing uses in the area.
2. The proposed use and rezoning would not likely have any adverse impact on adjoining uses and zoning districts.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R2-I (Two Family Infill Dwelling District) on property described as Lot Twenty-Two (22), Block Three (3), Kern Acres, First Extension and Revision, according to a map or plat of record in Cabinet A, Slide 223-D, Plat Records of Bell County, Texas, generally located at 504 S. Juanita 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. Existing Land Use Map
4. Zoning Map
5. Future Land Use Map
6. Notification Area Map



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: Cornerstone Contractors, Inc. **Date:** 3/7/2019

Address: PO Box 2434

City/State/Zip: H.H. TX. 76548

Phone: 254 368 5079 **E-mail:** boose@suddenlink.net

Legal Description of Property:

Location of Property (Address if available): 504 Juanita

Lot: 22 Block: 3 Subdivision: Kern Acres 1st Ext & Revision

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: Residential Duplex

Current Zoning Classification: R-1 **Proposed Zoning:** R-2I

Current Land Use: _____ **Proposed Land Use:** _____

Applicant's Representative (if applicable):

Applicant's Representative: Tim Boose / Connie

Phone: 254 368 5079 **E-Mail:** boose@suddenlink.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 Connie Boose will represent the owner.

Tim Boose

Printed Name of Property Owner

Tim Boose

Printed Name of Representative

Date Submitted: 3/7/19

Received By: _____

Tim Boose

Signature of Property Owner

Tim Boose

Signature of Representative

STAFF ONLY -- DO NOT FILL OUT BELOW

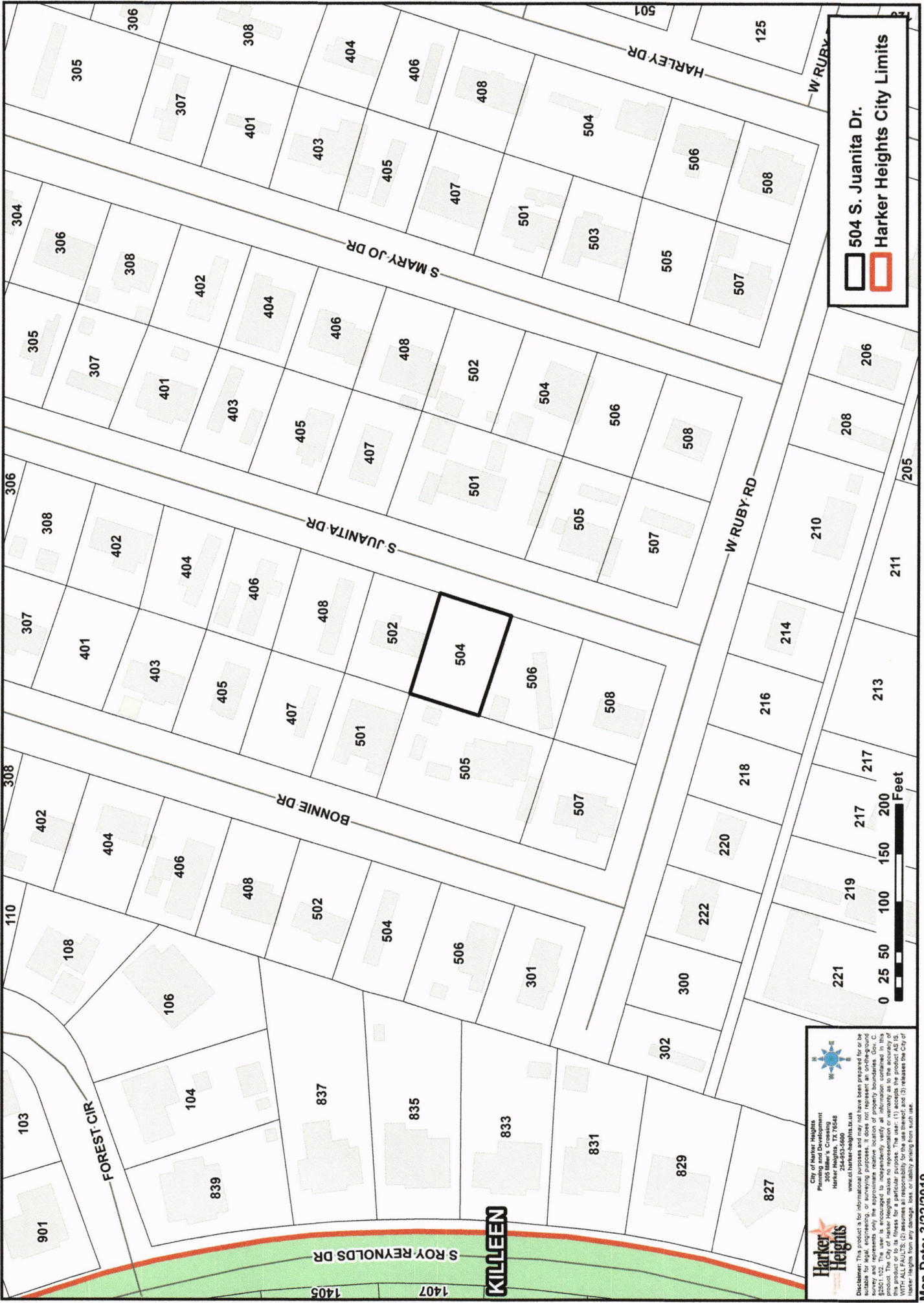
Pre-Application Meeting

Receipt #: 01438787

Case #: 219-09

Z19-09

Location



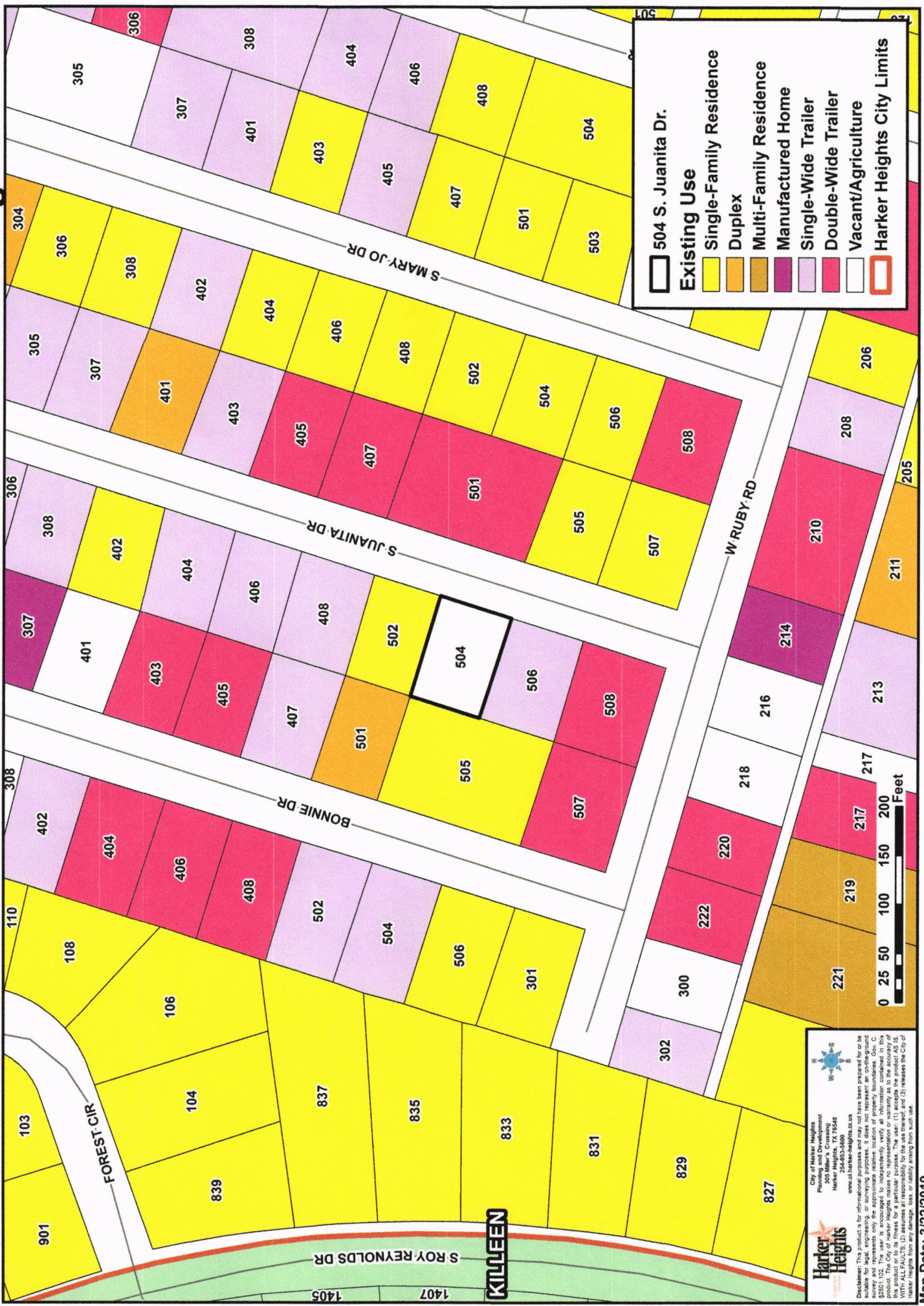
Harker Heights
 City of Harker Heights
 Planning and Development
 Harker Heights, TX 78548
 254-955-5600
 www.harkerheights.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be used 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. T. Canales, Mayor of Harker Heights, and the City Council of Harker Heights, Texas, are not responsible for 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 and all claims, demands, or liability arising from such use.

Map Date: 3/22/2019

Z19-09

Existing Land Use



504 S. Juanita Dr.

Existing Use

- Single-Family Residence
- Duplex
- Multi-Family Residence
- Manufactured Home
- Single-Wide Trailer
- Double-Wide Trailer
- Vacant/Agriculture

Harker Heights City Limits

Harker Heights

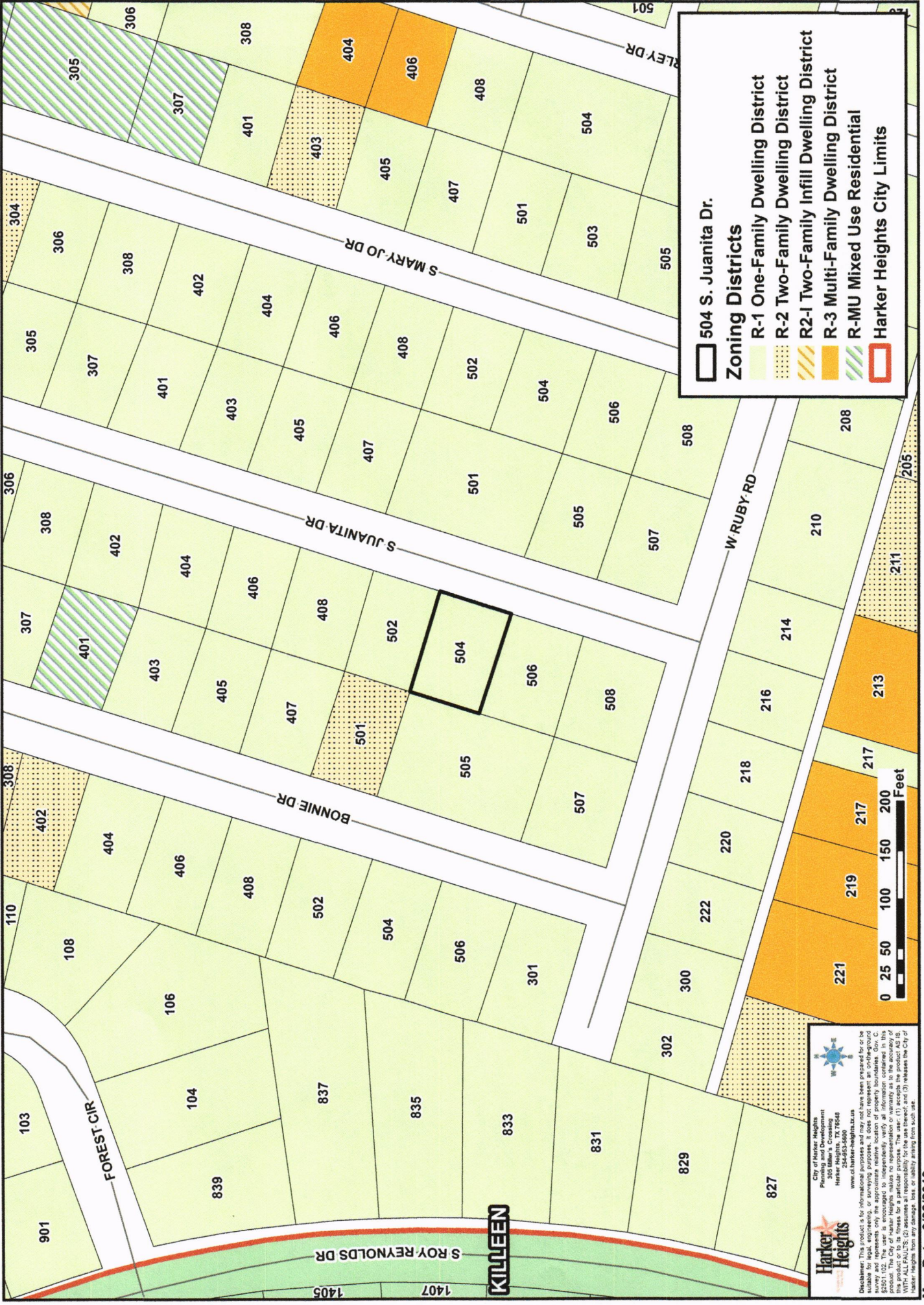
City of Harker Heights
 Planning Department
 300 Main Street
 Harker Heights, TX 76548
 Phone: 254-655-5400
 Fax: 254-655-5400
 www.ci.harkerheights.tx.us

Disclaimer: This product is for informational purposes only and should not be used 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. T. Canales, Mayor of Harker Heights, certifies that this product is the best available information for the City of Harker Heights. 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; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any and all liability arising from such use.

Map Date: 3/22/2019

Z19-09

Zoning



504 S. Juanita Dr.

Zoning Districts

- R-1 One-Family Dwelling District
- R-2 Two-Family Dwelling District
- R2-I Two-Family Infill Dwelling District
- R-3 Multi-Family Dwelling District
- R-MU Mixed Use Residential

Harker Heights City Limits

Harker Heights

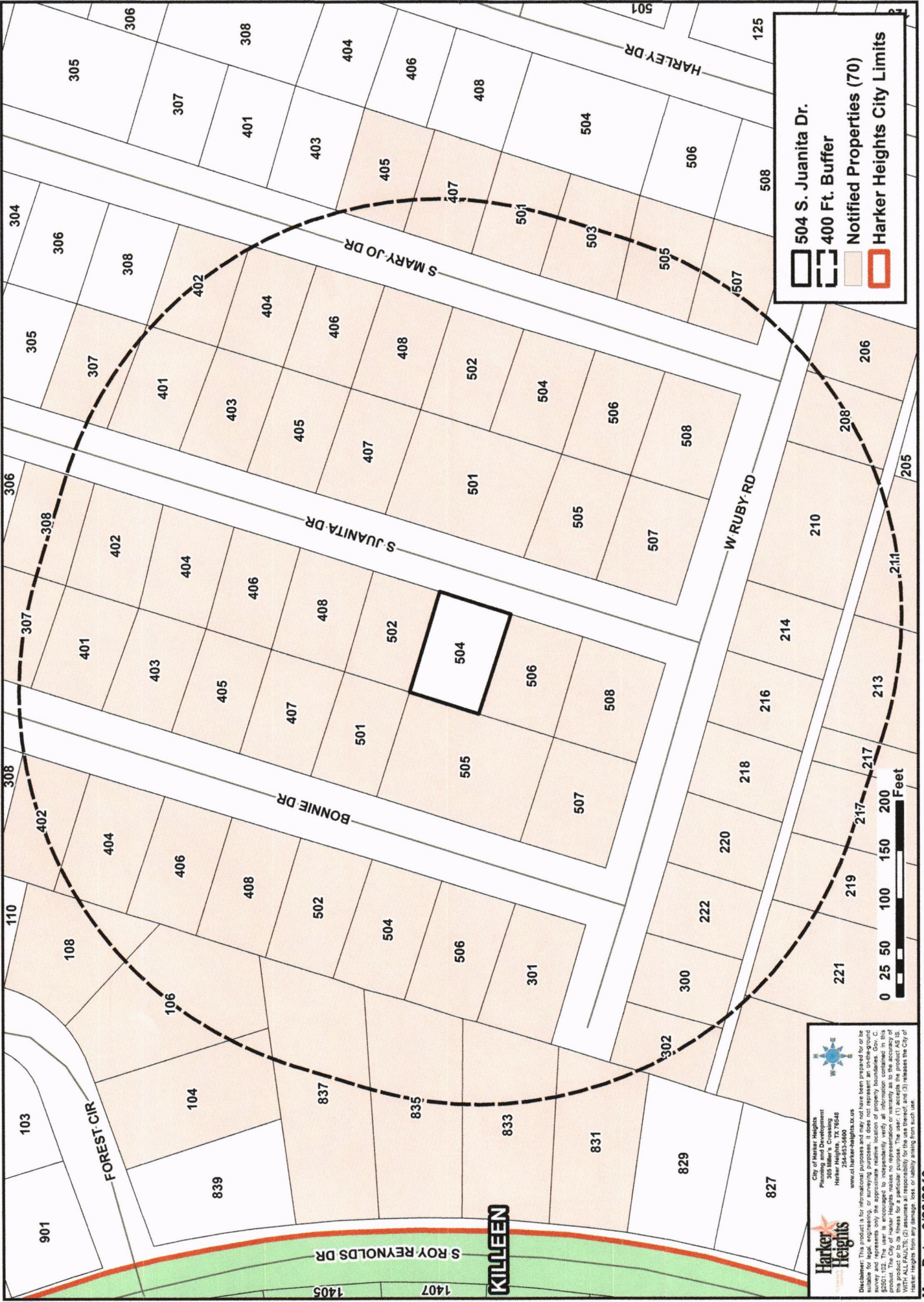
City of Harker Heights
 Planning and Development
 300 Main St., Crossing
 Harker Heights, TX 76548
 www.cityofharkerheights.com

Disclaimer: This product is for informational purposes and may not have been prepared for or by the City of Harker Heights. 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 or completeness of the information. WITH ALL FAULTS, (1) assumes all responsibility for the use thereof and (2) releases the City of Harker Heights from any damage, loss, or liability arising from such use.

Map Date: 3/22/2019

Z19-09

Notification



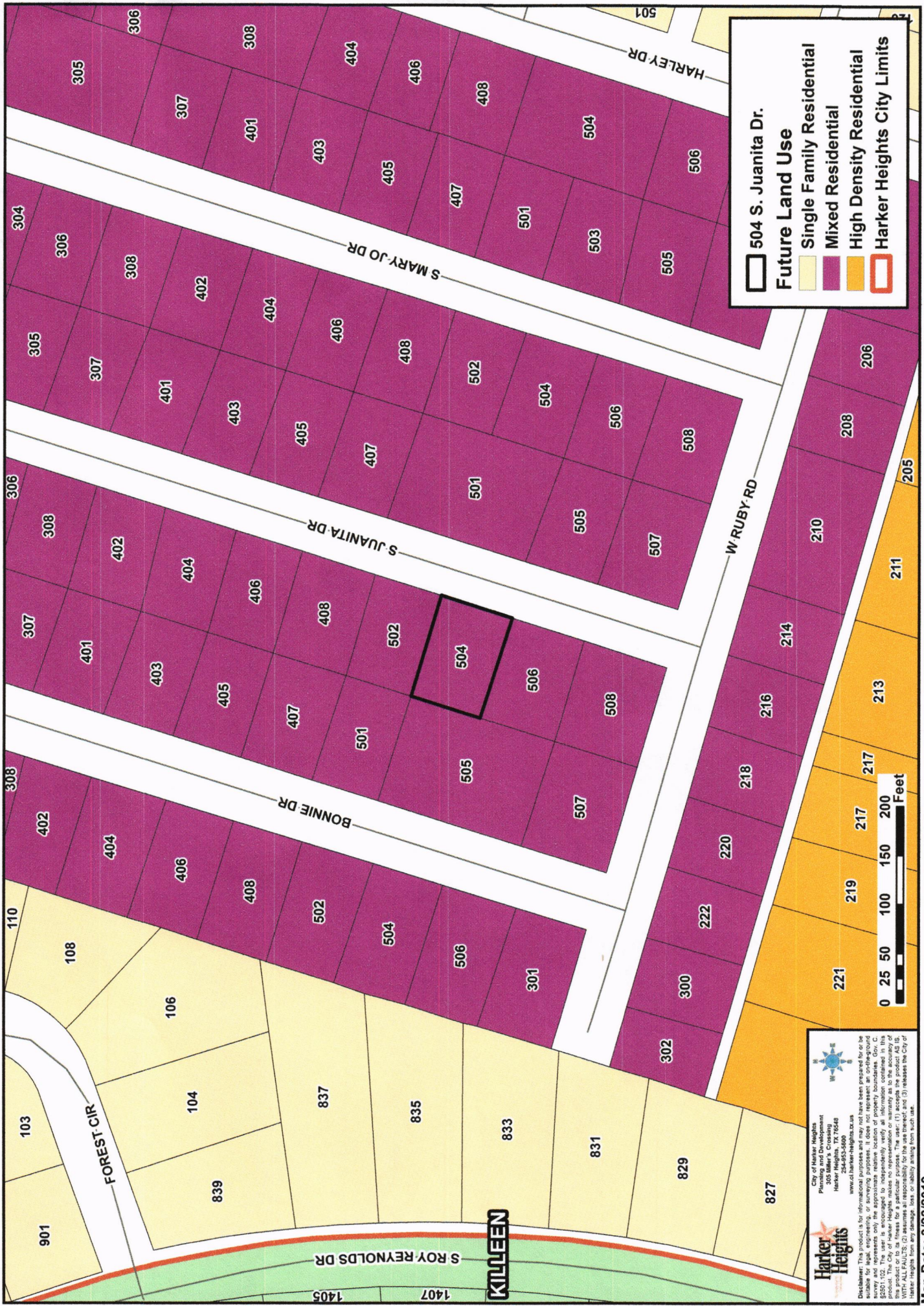
Harker Heights
 City of Harker Heights
 Planning and Development
 300 Miller's Crossing
 Harker Heights, TX 76048
 Phone: 254-852-5400
 www.ci.harkerheights.tx.us

Disclaimer: This product is for informational purposes and may not have been prepared for or by a professional engineer, architect, or surveyor. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty, expressed or implied, in connection with this product. THE CITY OF HARKER HEIGHTS, TEXAS, ASSUMES NO LIABILITY FOR THE USE THEREOF, AND (3) RELEASES THE CITY OF HARKER HEIGHTS FROM ANY DAMAGE, LOSS, OR LIABILITY ARISING FROM SUCH USE.


Map Date: 3/22/2019

Z19-09

Future Land Use



504 S. Juanita Dr.
Future Land Use
 Single Family Residential
 Mixed Residential
 High Density Residential
 Harker Heights City Limits


 City of Harker Heights
 Planning and Development
 305 Baker's Crossing
 Harker Heights, TX 76046
 254-852-5600
www.ci.harkerheights.tx.us

Disclaimer: This product is for informational purposes and may not have been prepared for or be used for any legal or financial purposes. The user is encouraged to independently verify all information contained in this product 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.



Map Date: 3/22/2019