



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

**Wednesday,
August 25, 2021**

5:30 P.M. Meeting

Workshop Immediately Following



**PLANNING & ZONING COMMISSION
MEETING & WORKSHOP
HARKER HEIGHTS CITY HALL
WEDNESDAY, AUGUST 25, 2021 – 5:30 P.M.**

Notice is hereby given that beginning at 5:30 P.M. on Wednesday, August 25, 2021, the Planning and Zoning Commission (P&Z) of the City of Harker Heights will conduct a regular meeting and then beginning immediately after the regular meeting will hold a P&Z workshop. Both the Meeting and the Workshop will be held in the Kitty Young Council Chambers of the Harker Heights City Hall located at 305 Miller's Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following Agenda:

MEETING AGENDA

- I. CALL TO ORDER** - Convene Regular Meeting of the Planning and Zoning Commission and establish a quorum.
- II. APPROVAL OF AGENDA**
 1. Consider approval of the agenda for the regular meeting of the Planning and Zoning Commission for August 25, 2021.
- III. CONSENT AGENDA**
 1. Consider approval of Minutes from the Regular Planning and Zoning Meeting held on July 28, 2021.
- IV. Report on City Council results from the August 10, 2021 meeting.**
- V. Recognition of Affidavits for Conflict of Interest.**
- VI. PUBLIC COMMENTS**
 1. At this time, comments will be taken from the audience on non-agenda related topics, for a length of time not to exceed three minutes per person. To address the Planning and Zoning Commission, please 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.*
- VII. PUBLIC HEARING**
 1. **Z21-18** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-1 (One-Family Dwelling District) and R1-A (Single-Family Garden Home Residential District) on property described as Uriah Hunt Survey, Abstract No. 401 and the land herein described being a portion of the remainder tract, of an overall called 390 acre tract (comprising of what was formerly four tracts of land, of 80 acres, 80 acres, 100 acres, and 130 acres) conveyed to Susan K. Wilson and Gary

L. Moore by Affidavit of Heirship recorded in Document No. 2017-00025863, Official Public Records of Bell County, Texas, generally located at 13436 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas and locally known as 13436 FM 2410, Belton, Bell County, Texas.

2. **Z21-19** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R1-R (Rural One-Family Dwelling District) with a CUP (Conditional Use Permit) on property described as 12.477 acres, Abstract No. A0223BC W B Cross, 2-4,3-1,4, Lot 9-10, Block E, generally located at 12560 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas and locally known as 12560 FM 2410, Belton, Bell County, Texas.
3. **Z21-20** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation R-1 (One Family Dwelling District) to R-1 (One-Family Dwelling District) with a CUP (Conditional Use Permit) on property described as Highland Oaks Estates Section Three (3), Block Thirteen (13), Lot Seven (7), generally located at 204 Evergreen Drive, Harker Heights, Bell County, Texas
4. **Z21-21** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R-1 (One-Family Dwelling District) with a CUP (Conditional Use Permit) on property described as Hidden Valley Estates, Lot Twenty Three and Twenty Four (23-24), Block One (1), generally located at 2307 Tye Valley Road, Harker Heights, Bell County, Texas.
5. **Z21-23-F** Conduct a public hearing to discuss and consider an ordinance amending Chapter 11 of the City's Code of Ordinances, establishing Section 11.1 Comprehensive Plan, and adopting the 2007 comprehensive plan and the 2021 land use plan for the City of Harker Heights, Texas pursuant to Chapter 213 of the Texas Local Government Code; establishing the relationship of the Land Use Plan and the development regulations; providing for the amendment of any existing comprehensive plan; and providing for the amendment of any existing land use plan.

VIII. NEW BUSINESS

1. **None.**

IX. REPORTS FROM COMMISSIONERS

X. STAFF COMMENTS

XI. ADJOURNMENT OF P&Z MEETING

I, the undersigned authority, do hereby certify that pursuant to the Texas Open Meetings Act, 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 20, 2021**. Please contact the Planning and Development Department at (254) 953-5648 for further information.

Wilson Everett

Wilson Everett, Planning & Development Administrative Assistant



**Minutes of the Harker Heights Planning & Zoning Commission Meeting
July 28, 2021**

Present:

Commission

Larry Robison	Chairman
Robert Robinson III	Vice Chairman
Adam Parker	Secretary
Noel Webster	Commissioner
Nuala Taylor	Commissioner
Rodney Shine	Commissioner
Stephen Watford	Commissioner
Kay Carey	Commissioner

Bary Heidtbrink	Alternate Commissioner
Natalie Austin	Alternate Commissioner

Staff

Kristina Ramirez	Planning and Development Director
Dan Phillips	GIS Analyst/ Planner
Wilson Everett	Planning and Development Administrative Assistant
Brad Alley	Fire Marshal

Absent:

Joshua McCann	Commissioner
Michael Stegmeyer	Alternate Commissioner

Meeting Agenda:

Agenda Item I: A quorum was established, and the regular meeting for the Planning and Zoning Commission was called to order at 5:30 P.M.

Agenda Item II: The next agenda item was approval of the Agenda for the regular Planning and Zoning Meeting for July 28, 2021. Commissioner Shine made a motion to approve the Agenda. Secretary Parker seconded the motion. **The motion was approved (8-0).**

Agenda Item III: The next agenda item was approval of the meeting minutes from the regular Planning and Zoning Meeting held on June 30, 2021. Commissioner Webster made a motion to approve the meeting minutes. Secretary Parker seconded the motion. **The motion was approved (8-0).**

Agenda Item IV: Mrs. Ramirez provided a summary of the City Council results from the July 6, 2021 meeting.

Agenda Item V: Recognition of Affidavits for Conflict of Interest. There were no conflicts of interest submitted.

Agenda Item VI: Public Comments: There was no one present who wished to address the Planning and Zoning Commission during this meeting.

Agenda Item VII: Public Hearing:

1. Z21-11 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 Fawn Valley, Lot One (1), Block Six (6), generally located at 1702 E. FM 2410 (E. Knight's Way), Harker Heights, Bell County, Texas.

Case Z21-11 was withdrawn in writing.

2. Z21-12 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 Meadow Acres 1st Extension, Lot Eighteen (18), Block Eight (8), generally located at 209 W. Robin Lane, Harker Heights, Bell County, Texas.

Mrs. Ramirez explained the applicant's request for the zoning change from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District). She noted the property consists of approximately 9,821 square feet and that the request will enable the applicant to construct a two-family dwelling house on the property.

Raymond Hamden, P.O. Box 2008, Harker Heights, Texas 76548, was present to represent the case.

Commissioner Taylor made a motion to approve an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as Meadow Acres 1st Extension, Lot Eighteen (18), Block Eight (8), generally located at 209 W. Robin Lane, Harker Heights, Bell County, Texas. Commissioner Watford Seconded the motion. **The motion was approved (6-2).** Commissioner Webster and Commissioner Carey made a motion for disapproval.

3. Z21-13 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District), R1-M (One Family Manufactured Home Dwelling District) and B-4 (Secondary and Highway Business District) to PD (Planned Development) with R-2 (Two Family Dwelling District) on property described as all land located within Mobile Manor Estates Section One (1), generally located near the intersection of Indian Oaks and S. Amy Lane, Harker Heights, Bell County, Texas.

Mrs. Ramirez explained the applicant's request for the zoning change from R-1 (One Family Dwelling District), R1-M (One Family Manufactured Home Dwelling District) and B-4 (Secondary and Highway Business District) to PD (Planned Development) with R-2 (Two Family Dwelling District). She noted that the property consists of approximately 19.578 acres and that the request will enable the applicant to construct two-family dwelling houses.

Jerome Gomer, 1524 Indian Trail, Harker Heights, Texas 76548, was present to represent the case.

Secretary Parker made a motion to deny an ordinance to change zoning designation from R-1 (One Family Dwelling District), R1-M (One Family Manufactured Home Dwelling District) and B-4 (Secondary and Highway Business District) to PD (Planned Development) with R-2 (Two Family Dwelling District) on property described as all land located within Mobile Manor Estates Section One (1), generally located near the intersection of Indian Oaks and S. Amy Lane, Harker Heights, Bell County, Texas. Commissioner Webster seconded the motion. **The motion was disapproved (8-0).**

4. Z21-14 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 Comanche Land 1st Unit, Lot Eight (8), Block Six (6), generally located at 1515 Indian Trail Dr., Harker Heights, Bell County, Texas.

Mrs. Ramirez explained the applicant's request for the zoning change from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District). She stated the property consists of approximately 10,661 square feet and that the request will enable the applicant to construct a two-family dwelling house on the property.

Jerome Gomer, 1524 Indian Trail, Harker Heights, Texas 76548, was present to represent the case.

Secretary Parker made a motion to approve an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as Comanche Land 1st Unit, Lot Eight (8), Block Six (6), generally located at 1515 Indian Trail Dr., Harker Heights, Bell County, Texas. Commissioner Taylor seconded the motion. **The motion was approved (8-0).**

5. Z21-15 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 Comanche Land 1st Unit, Lots Eighteen (18), Nineteen (19), and Twenty (20), Block Seven (7), generally located at 1403 Natchez Trail and 1405 Natchez Trail, Harker Heights, Bell County, Texas.

Mrs. Ramirez explained the applicant's request for the zoning change from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District). She mentioned that each addressed parcel consists of approximately 16,000 square feet. To include, the request will enable the applicant to construct a two-family dwelling house on each parcel.

Jerome Gomer, 1524 Indian Trail, Harker Heights, Texas 76548, was present to represent the case.

Secretary Parker made a motion to approve an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as Comanche Land 1st Unit, Lots Eighteen (18), Nineteen (19), and Twenty (20), Block Seven (7), generally located at 1403 Natchez Trail and 1405 Natchez Trail, Harker Heights, Bell County, Texas. Commissioner Shine seconded the motion. **The motion was approved (8-0).**

6. Z21-16 Conduct a public hearing to discuss and consider recommending an amendment to Ordinance 2018-29, granting a Conditional Use Permit (CUP) to allow for a 1,850 square foot accessory dwelling unit to be occupied by a relative, on property described as Leasure Addition, Block One (1), Lot One (1), Acres 1.432, generally located at 1801 Ponca Trace, Harker Heights, Bell County, Texas.

Mrs. Ramirez explained the applicant's request for the ordinance amendment. She explained that the applicant previously received a Conditional Use Permit (Ordinance 2018-29) to allow for an 1,850 square foot accessory dwelling unit (ADU) for a relative (not for rent) at 1801 Ponca Trace. In the City's Code of Ordinances, square footage for residential units is tied to the entire structure. During construction inspections, it was found that there were differences in square footages between the zoning case recommendations, the submitted permit items and what was actually constructed. Staff's investigation into this case found the following discrepancies:

1. The current square footage of the ADU exceeds the 1,850 sq. ft. allowed in the existing Conditional Use Permit (CUP);
2. The driveway connection is different than presented in the original public hearings; and
4. The amount of the square footage for the constructed ADU (3,737 square feet) exceeds that of the primary residential structure (2,747 square feet).

Some of the discrepancies are believed to be due to the inconsistent references to area of the structure. The applicant is requesting that the previous CUP be amended to allow for the constructed a dwelling with a gross foundation footprint of 3,737 square feet.

Ace Reneau with Mitchell and Associates, office located at 102 N College St, Killeen, Texas 76541, Chrystal Leasure, 1801 Ponca Trace, Harker Heights, Texas 76548, and Dawn Moreno, 3903 London Lane, Killeen, Texas 76543 were present to represent the request.

Commissioner Shine made a motion to approve an amendment to Ordinance 2018-29, granting a Conditional Use Permit (CUP) to allow for a 1,850 square foot accessory dwelling unit to be occupied by a relative, on property described as Leasure Addition, Block One (1), Lot One (1), Acres 1.432, generally located at 1801 Ponca Trace, Harker Heights, Bell County, Texas. Commissioner Carey seconded the motion. **The motion was approved (8-0).**

It was noted that Secretary Parker left the meeting after Public Hearing Item #6 Z21-16.

7. Z21-17 Pursuant to Section 155.084(E) of the Harker Heights Code of Ordinances, conduct a public hearing to discuss and consider recommending allowance of Harker Heights Ceramic Coatings, LLC to conduct a car detailing business as a Home Occupation on Stonewall Ridge Phase II, Lot Four (4), Block Three (3), generally located at 1206 Stonewall Ridge, Harker Heights, Bell County, Texas.

Mrs. Ramirez explained the applicant applied for a Home Occupation license to conduct a car detailing business located at their residence. She mentioned that the applicant indicated that said car detailing will be by appointment only, conducted inside his garage, and will not have any runoff into the public right-of-way. The applicant is requesting this allowance pursuant to Section 155.084(E) of the Harker Heights Code of Ordinances.

Matthew Jones, 1206 Stonewall Ridge, Harker Heights, Texas 76548, was present to represent the case.

Commissioner Webster made a motion to approve the allowance of Harker Heights Ceramic Coatings, LLC to conduct a car detailing business as a Home Occupation on Stonewall Ridge Phase II, Lot Four (4), Block Three (3), generally located at 1206 Stonewall Ridge, Harker Heights, Bell County, Texas. Vice Chairman Robinson seconded the motion. **The motion was approved (7-0).**

Agenda Item VIII: New Business:

1.P21-24 Discuss and consider a request for a Minor Plat approval for the subdivision referred to as Krohn Valley Addition, on property described as a 0.322 acre tract of land in Bell County, Texas, being part of the Peter Williamson Survey, Abstract No. 1099, the land herein described being all of a called 0.322 acre tract of land conveyed to Angel K. Krohn, being of record in Volume 5172, Page 415, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), generally located at 3910 Hilltop Drive, Harker Heights, Bell County, Texas.

Mrs. Ramirez explained the request for minor plat application for approximately 0.322 acres of occupied land west of Hilltop Rd. The proposed development will consist of 1 lot that is currently zoned One Family Dwelling District (R-1). She noted the applicant indicated that the proposed use for this parcel is to install a new manufactured home.

Ace Reneau with Mitchell and Associates, office located at 102 N College St, Killeen, Texas 76541, was present to represent the request.

Commissioner Taylor made a motion to approve a Minor Plat approval for the subdivision referred to as Krohn Valley Addition, on property described as a 0.322 acre tract of land in Bell County, Texas, being part of the Peter Williamson Survey, Abstract No. 1099, the land herein described being all of a called 0.322 acre tract of land conveyed to Angel K. Krohn, being of record in Volume 5172, Page 415, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), generally located at 3910 Hilltop Drive, Harker Heights, Bell County, Texas **with the following conditions:**

- 1. All outstanding comments from Bell County Public Health shall be resolved prior to issuance of any building permits or placement of a manufactured home on this parcel.**

Vice Chairman Robinson seconded the motion. **The motion was approved (7-0).**

Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 7:47 P.M.

Larry Robison, Chairman

DATE:

Adam Parker, Secretary

DATE:



PLANNING AND ZONING COMMISSION MEMORANDUM

Z21-18

AGENDA ITEM VII-1

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: AUGUST 25, 2021

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE-FAMILY DWELLING DISTRICT) TO R-1 (ONE-FAMILY DWELLING DISTRICT) AND R1-A (SINGLE-FAMILY GARDEN HOME RESIDENTIAL DISTRICT) ON PROPERTY DESCRIBED AS URIAH HUNT SURVEY, ABSTRACT NO. 401 AND THE LAND HEREIN DESCRIBED BEING A PORTION OF THE REMAINDER TRACT, OF AN OVERALL CALLED 390 ACRE TRACT (COMPROMISING OF WHAT WAS FORMERLY FOUR TRACTS OF LAND, OF 80 ACRES, 80 ACRES, 100 ACRES, AND 130 ACRES) CONVEYED TO SUSAN K. WILSON AND GARY L. MOORE BY AFFIDAVIT OF HEIRSHIP RECORDED IN DOCUMENT NO. 2017-00025863, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, GENERALLY LOCATED AT 13436 E. KNIGHTS WAY (E. FM 2410), HARKER HEIGHTS, BELL COUNTY, TEXAS AND LOCALLY KNOWN AS 13436 FM 2410, BELTON, BELL COUNTY, TEXAS.

EXPLANATION:

The applicant is requesting a change from the current zoning of R-1 (One-Family Dwelling District) to R-1 (One-Family Dwelling District) and R1-A (Single-Family Garden Home Residential District) on property described as Uriah Hunt Survey, Abstract No. 401 and the land herein described being a portion of the remainder tract, of an overall called 390 acre tract (compromising of what was formerly four tracts of land, of 80 acres, 80 acres, 100 acres, and 130 acres) conveyed to Susan K. Wilson and Gary L. Moore by Affidavit of Heirship recorded in Document No. 2017-00025863, Official Public Records of Bell County, Texas, generally located at 13436 E. Knights Way (E. FM 2410) and locally known as 13436 FM 2410, Belton, Bell County, Texas. The property consists of approximately 24.383 acres with a proposed total of seventy (70) residential lots and three (3) tracts.

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	Single Family Residence Vacant	Commercial	R-1 One Family Dwelling District
East	Vacant	Commercial Single Family Residential	R-1 One Family Dwelling District
West	Single Family Residence Vacant	Commercial Single Family Residential	R-1 One Family Dwelling District

Per the 2007 Comprehensive Plan, the applicant's property is located in an area designated as Single Family Residential and Commercial. In both the adopted 2007 City of Harker Heights Comprehensive Plan (Comp Plan) and the proposed 2021 Future Land Use Map this area is designated for Single Family Residential, which includes R1-A. The applicant is proposing to leave two of the Tracts as R-1 for now but has identified those tracts on the concept plan as future commercial. The intended use for the third tract is for drainage. Therefore, the proposed rezoning with its intended uses as depicted in the submitted concept plan is consistent with the 2007 Comp Plan.

Flood Damage Prevention:

No portion of this property lies within the 100 year or 500-year flood hazard areas. Per this rezoning request all development will occur to the south of the adjacent identified special flood hazard area.

Notices:

Staff sent out nine (9) 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. Any additional responses received after the above date will be provided during the meeting.

RECOMMENDATION:

Staff recommends approval of an ordinance to change the zoning designation from R-1 (One-Family Dwelling District) to R-1 (One-Family Dwelling District) and R1-A (Single-Family Garden Home Residential District) on property described as Uriah Hunt Survey, Abstract No. 401 and the land herein described being a portion of the remainder tract, of an overall called 390 acre tract (comprising of what was formerly four tracts of land, of 80 acres, 80 acres, 100 acres, and 130 acres) conveyed to Susan K. Wilson and Gary L. Moore by Affidavit of Heirship recorded in Document No. 2017-00025863, Official Public Records of Bell County, Texas, generally located at 13436 E. Knights Way (E. FM 2410) and locally known as 13436 FM 2410, Belton, Bell County, Texas, based on the following:

1. The proposed use and rezoning is compatible with the current Comprehensive Plan and FLUM.
2. The proposed use and rezoning would not likely have any adverse impact on adjoining uses and zoning districts.
3. The proposed use and rezoning is compatible with existing uses in the neighborhood.
4. The proposed use and rezoning does not pose an adverse impact to the public health, safety, or general welfare.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/ disapproval of an ordinance to change the zoning designation from R-1 (One-Family Dwelling District) to R-1 (One-Family Dwelling District) and R1-A (Single-Family Garden Home Residential District) on property described as Uriah Hunt Survey, Abstract No. 401 and the land herein described being a portion of the remainder tract, of an overall called 390 acre tract (comprising of what was formerly four tracts of land, of 80 acres, 80 acres, 100 acres, and 130 acres) conveyed to Susan K. Wilson and Gary L. Moore

by Affidavit of Heirship recorded in Document No. 2017-00025863, Official Public Records of Bell County, Texas, generally located at 13436 E. Knights Way (E. FM 2410) and locally known as 13436 FM 2410, Belton, Bell County, Texas, based on staff's recommendation and findings.

2. Any other action deemed necessary.

ATTACHMENTS:

1. Application
2. Ordinance
3. Location Map
4. Zoning Map
5. Existing Land Use Map
6. Future Land Use Map
7. 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: CBBHH Holdings, LLC Date: 7/28/2021

Address: 3513 SW HK Dodgen Loop Ste 201

City/State/Zip: Temple, Texas, 76502

Phone: _____ E-mail: _____

Legal Description of Property:

Location of Property (Address if available): 13436 E. Knights Way

Lot: _____ Block: _____ Subdivision: _____

Acres: 24.383 Property ID: 75765 Survey: Uriah Hunt Survey, Abstract No. 401

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: Proposed 70 lots for a residential subdivision

Current Zoning Classification: R-1 - One-Family Dwelling District Proposed Zoning: R1-A and R-1

Current Land Use: One-Family Dwelling District Proposed Land Use: Residential subdivision

Applicant's Representative (if applicable):

Applicant's Representative: LINA CHTAY

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 SONIAS LINA CHTAY will represent the owner.

Robert K. Bass
Printed Name of Property Owner

Signature of Property Owner

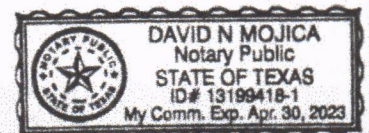
LINA CHTAY
Printed Name of Representative

Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 28 DAY OF JULY, 20 21

David N. Mojica
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 04-30-2023



STAFF ONLY -- DO NOT FILL OUT BELOW

Date Submitted: 7/29/21

Pre-Application Meeting

Receipt #: _____

Received By: Wesley Everett

Revised: 5/2020

Case #: 221-18

Rec 01721920

§ 155.020 R-1 ONE FAMILY DWELLING DISTRICT.

(A) *Permitted uses.* The following uses are permitted by right:

- (1) Site-built, single-family dwellings and industrialized housing.
- (2) Church or other place of worship.
- (3) Municipal buildings, non-profit libraries or museums, police and fire stations, public utilities (without outside storage yards or electric substations), public parks, playgrounds, municipal golf courses, public recreation facilities, and community buildings.
- (4) Customary home occupations as defined in §155.003.
- (5) *Accessory structure.*

(a) One small accessory building (not exceeding 144 square feet) per residence customarily incident to the above uses (not involving the conduct of a business) subject to the following requirements:

1. Structure must be built upon a moveable foundation;
2. Structure cannot exceed 12 feet in height;
3. Structure must set behind the rear facade of the main residence building and must be setback five feet from the rear property line and six feet from the side property line; and
4. Materials, building design, and construction must comply with the requirements of Ch. 150.

(b) Large accessory buildings customarily incident to the above uses (not involving the conduct of a business) subject to the following requirements:

1. Building materials and facade must be consistent with the main residence building materials and facade;
2. Large accessory building must be behind the front facade of the main residence;
3. The height of the large accessory building cannot exceed that of the main residence building;
4. Number, size, setbacks and height requirements based on the size of the lot as follows:

Lot Size	Number of Large Accessory Structures Allowed	Maximum Aggregate Size of All Accessory Structures	Setbacks	Maximum Height
< 10,000 square feet	1	250 square feet	Front: 25 feet Side: 6 feet Rear: 10 feet	15 feet
> 10,000 square feet < .5 acre	1	500 square feet	Front: 25 feet Side: 6 feet Rear: 10 feet	15 feet
> .5 acre < 1 acre	2	1,000 square feet	Front: 25 feet Side: 6 feet Rear: 20 feet	24 feet
> 1 acre	4	1,500 square feet	Front: 25 feet Side: 6 feet Rear: 20 feet	24 feet

- (6) Private garage.
- (7) Home based child care.
- (8) Real estate sales office, or temporary living quarters to provide security during the development of residential subdivisions, but not to exceed two years.
- (9) Low impact telecommunication towers.
- (10) Public schools.

(B) *Conditional uses.* The following require conditional use permits:

- (1) Private schools having a curriculum equal to a public elementary, high school, or institution of higher learning (except home schooling).

(2) Neighborhood association facilities.

(3) Farms, nurseries, truck gardens and greenhouses, provided no sales offices are maintained and no livestock are kept within 250 feet of a residence of any person other than the farm owner.

(4) Accessory dwelling for a relative or servant (not for rent).

(5) Accessory structure as provided by § 155.040.

(C) *Height regulations.* No building shall exceed two and one-half stories or 35 feet in height.

(D) *Front yard, side yard, and rear yard.* As per Table 21-A.

(E) *Intensity of use.* Every lot or tract of land shall have an area of not less than 8,400 square feet and an average overall width of not less than 70 feet and a minimum lot frontage of not less than 45 feet. Except that if a lot or tract should have less area or width than is herein required and its boundary lines along their entire length should touch lands under other ownership on the effective date of this chapter and shall not have changed since the date, such parcel of land may be used for a single family dwelling.

(F) *Additional use, height, and area regulation.* Additional use, height, and area regulations and exceptions are found in § 155.040.

(G) *R-1(M) zoning designation.* R-1(M) is a one family residential lot that also allows manufactured homes. All manufactured housing structures installed after December 31, 1999, must be installed on a permanent foundation, as that term is defined in § 152.01.

(1) In order to be approved, the manufactured home must be found to have design compatibility with other dwellings in the neighborhood.

(2) The following standards apply to any placement of a manufactured home on a lot after December 31, 1999:

(a) Roofing shall be similar in color, material and appearance to the roofing material commonly used on residential dwellings within the community or comparable to the predominant materials used on dwellings within the neighborhood.

Materials shall include asphalt composition, shingle, tile, crushed rock, standing seam metal or similar materials (except all other metal). Roof pitch shall be a minimum of 3/12.

(b) Exterior siding shall be similar in color, material, and appearance to the exterior siding material commonly used on residential dwellings within the community or comparable to predominant materials used on dwellings within the neighborhood. Exterior siding shall be of brick, wood, stucco, plaster, concrete or other material which is finished in a non-glossy and non-reflective manner.

(c) If a garage/carport is constructed, it must be similar in appearance to others in the neighborhood and constructed of like materials as that of the primary home.

(d) Two all-weather surface off street parking spaces meeting the requirements of §155.061 shall be provided.

(3) Every manufactured home shall be placed so that the entrance or front of the home faces or parallels the principal street frontage, except:

(a) In cases where the lot is one acre or greater and the home is located more than 50 feet from the street; or

(b) Where the lot width is 60 feet or less.

(4) All entrances to a manufactured home shall be provided with permanent steps, porch or similar suitable entry.

(5) The lot must meet all applicable requirements of Chapter 154, and shall comply with the area regulations in (D) of this section. Variance in setbacks may be given in inches not to exceed one foot at the Building Official's discretion.

(H) *Signs* As per Chapter 151.

(I) *Parking.* As per §§ 155.061 through 155.068.

(J) *Storage.* Open storage is prohibited except for materials for the residents' use, such as firewood, gardening materials, and similar materials.

(K) *Landscaping.* All yards shall have vegetative groundcover of sufficient quality and quantity, or other city-approved groundcover, to control dust, erosion and sediment upon final inspections. In addition, a minimum of two six-foot-tall trees, measuring two inches or more in caliper (diameter) when measured 12 inches from the base of the trunk, and eight three-gallon shrubs, are required in the front yard.

(L) *Industrialized housing.*

(1) Industrialized housing shall be considered real property and must:

(a) Have a value equal to or greater than the median taxable value for each single-family dwelling located within 500 feet of the lot on which the industrialized housing is proposed to be located, as determined by the most recent certified tax appraisal roll for the county;

(b) Have exterior siding, roofing, roof pitch, foundation fascia, and fenestration compatible with the single-family dwellings located within 500 feet of the lot on which the industrialized housing is proposed to be located;

(c) Comply with city aesthetic standards, building setbacks, side and rear yard offsets, subdivision control, architectural landscaping, square footage, and other site requirements applicable to single-family dwellings;

(d) Be securely fixed to a permanent foundation; and

(e) Have all local permits and licenses that are applicable to site-built housing.

For purposes of this division, **VALUE** means the taxable **VALUE** of the industrialized housing and lot after installation of the housing.

(2) Any owner or authorized agent who intends to construct, erect, install or move any industrialized housing into the city shall first make application to the Building Official and obtain the required permits. In addition to any other information otherwise required for such permits, the application shall:

(a) Identify each single-family dwelling located within 500 feet of the lot on which the industrialized housing is to be located, and show the taxable value for each such dwelling, as determined by the most recent certified tax appraisal roll for the county;

(b) Describe the exterior siding, roofing, roof pitch, foundation fascia, and fenestration for each single-family dwelling located within 500 feet of the lot on which the industrialized housing is to be located;

(c) Describe the permanent foundation and method of attachment proposed for the industrialized housing; and

(d) State the anticipated taxable value of the industrialized housing and the lot after installation of the industrialized housing.

(3) A person commits an offense if the person:

(a) Constructs, erects, installs or moves any industrialized housing in the city without first obtaining a permit as required by this section; or

(b) Constructs, erects, installs or moves any industrialized housing into the city unless such industrialized housing complies with this section.

(Ord. 2001-36, passed 11-13-01; Am. Ord. 2002-28, passed 11-12-02; Am. Ord. 2006-40, passed 10-24-06; Am. Ord. 2010-32, passed 10-12-10; Am. Ord. 2011-08, passed 4-19-11)

§ 155.022 R1-A SINGLE-FAMILY GARDEN HOME RESIDENTIAL DISTRICT.

(A) *Permitted uses.* Any use permitted by right in the R-1 District, if it meets required standards.

(B) *Conditional uses.* Any conditional use permitted in the R-1 District, if it meets required standards.

(C) *Height regulations.* Same as in R-1 District.

(D) *Area regulations.*

(1) *Front yard.* There shall be a front yard having a depth of not less than 20 feet. Where lots have double frontage running through from one street to another, the required front yard shall be provided on both streets.

(2) *Side yard.* The minimum side yard setback for any corner lot shall be 15 feet. Other residences may be located such that one of the side yards will be zero; that is, the building may be constructed on the property line, provided:

(a) The minimum spacing between residences must be 15 feet, except that if the "R1-A" lot is adjacent to and shares a common boundary with a lot zoned "R-1," the required minimum spacing between structures shall not be less than 15 feet;

(b) The wall located on the property line shall be constructed and maintained in accordance with all other applicable codes and ordinances; and

(c) A five foot wide maintenance easement, shown on the approved subdivision plat, shall be provided across the full depth of the adjacent lot abutting the wall on the property line.

(3) *Rear yard.* There shall be a rear yard having a depth of not less than 20 feet.

(E) *Intensity of use.* All projects must contain a minimum of one and one half acres of property. No subdivision may contain less than ten individual lots.

(1) *Lot area.* No building shall be constructed on any lot less than 4,600 square feet of area.

(2) *Lot width.* The width of the lot shall not be less than 46 feet at the front street building line, nor shall its average width be less than 46 feet. On corner lots, with two street frontages, the minimum width shall be not less than 55 feet.

(3) *Lot depth.* The average depth of the lot shall be not less than 100 feet, except that a corner lot having a minimum width of not less than 55 feet may have an average depth of less than 100 feet, provided that the minimum depth is not less than 90 feet.

(F) *Parking regulations.* Same as in R-1 District.

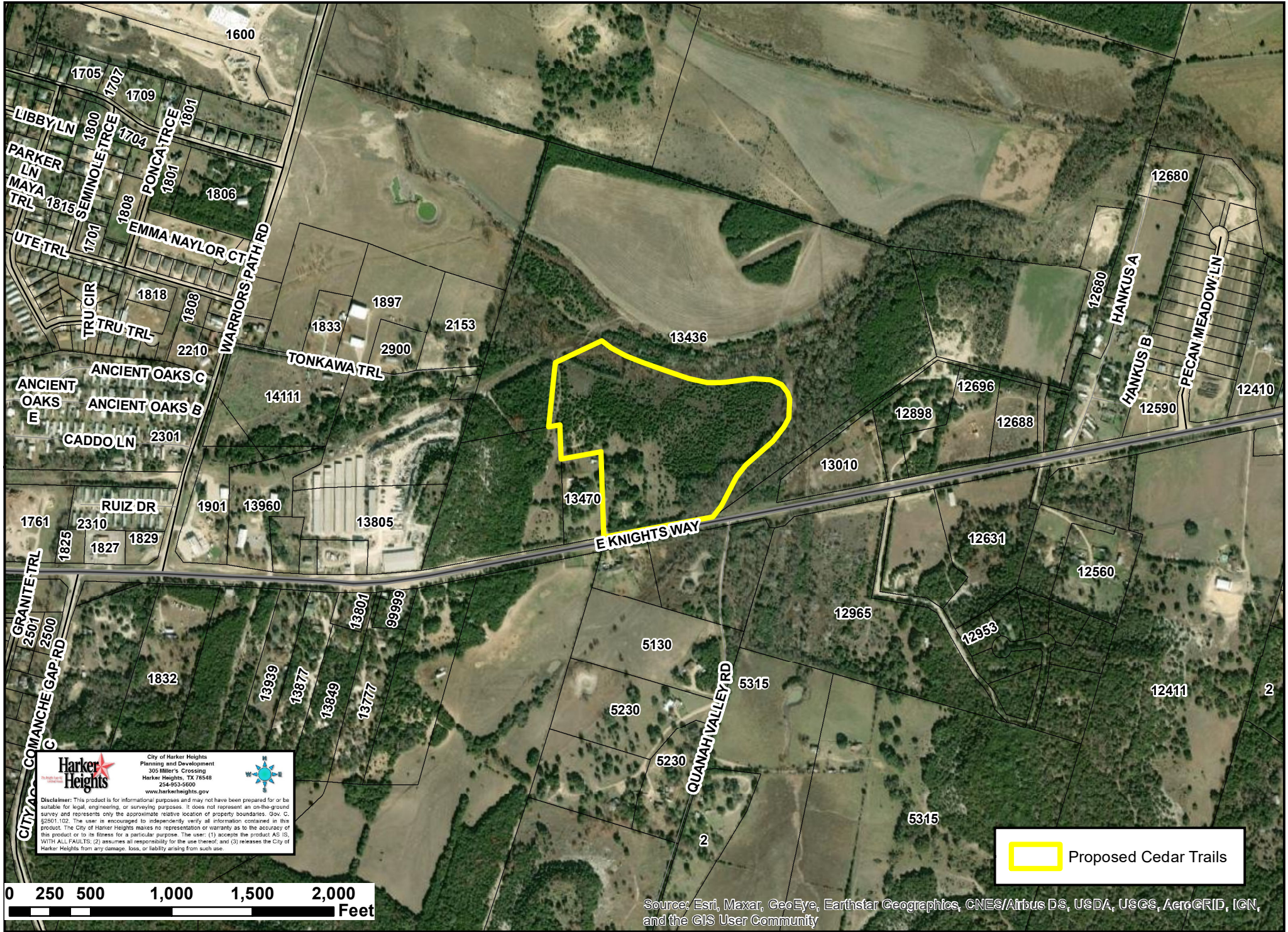
(G) *Storage.* Open storage is prohibited except for materials for the residents' use, such as firewood, gardening materials, and similar materials.

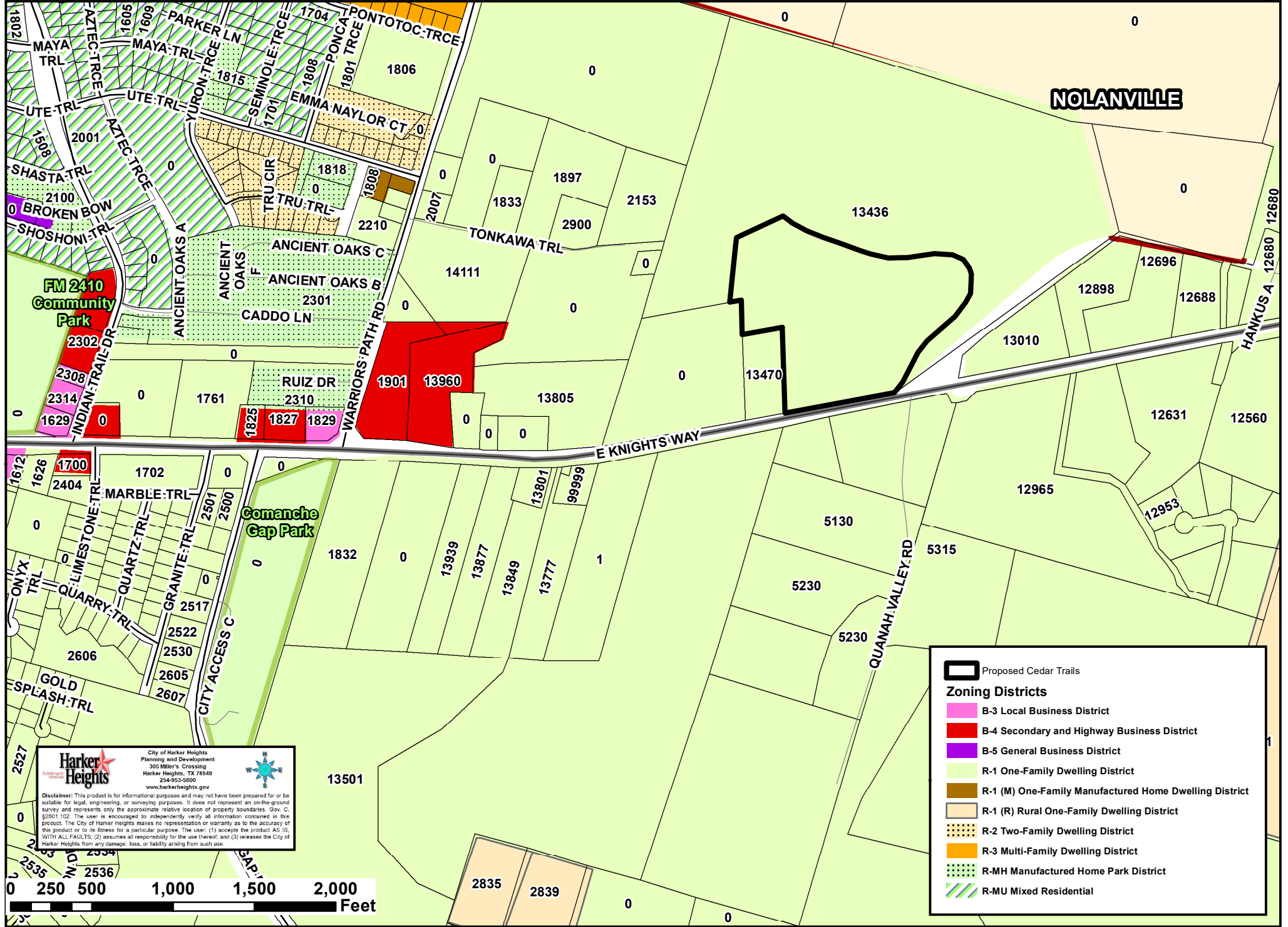
(H) *Floor area.* Minimum livable floor area shall be 1,500 square feet.

(I) *Additional requirements.* All structures shall have brick veneer on all sides.

(J) *Landscaping.* All yards shall have vegetative groundcover of sufficient quality and quantity, or other city-approved groundcover, to control dust, erosion and sediment upon final inspections. In addition, a minimum of two six-foot-tall trees, measuring two inches or more in caliper (diameter) when measured 12 inches from the base of the trunk, and eight three-gallon shrubs, are required in the front yard.

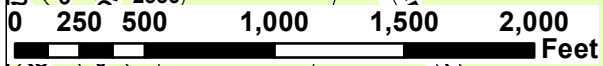
(Ord. 2001-36, passed 11-13-01; Am. Ord. 2006-40, passed 10-24-06)

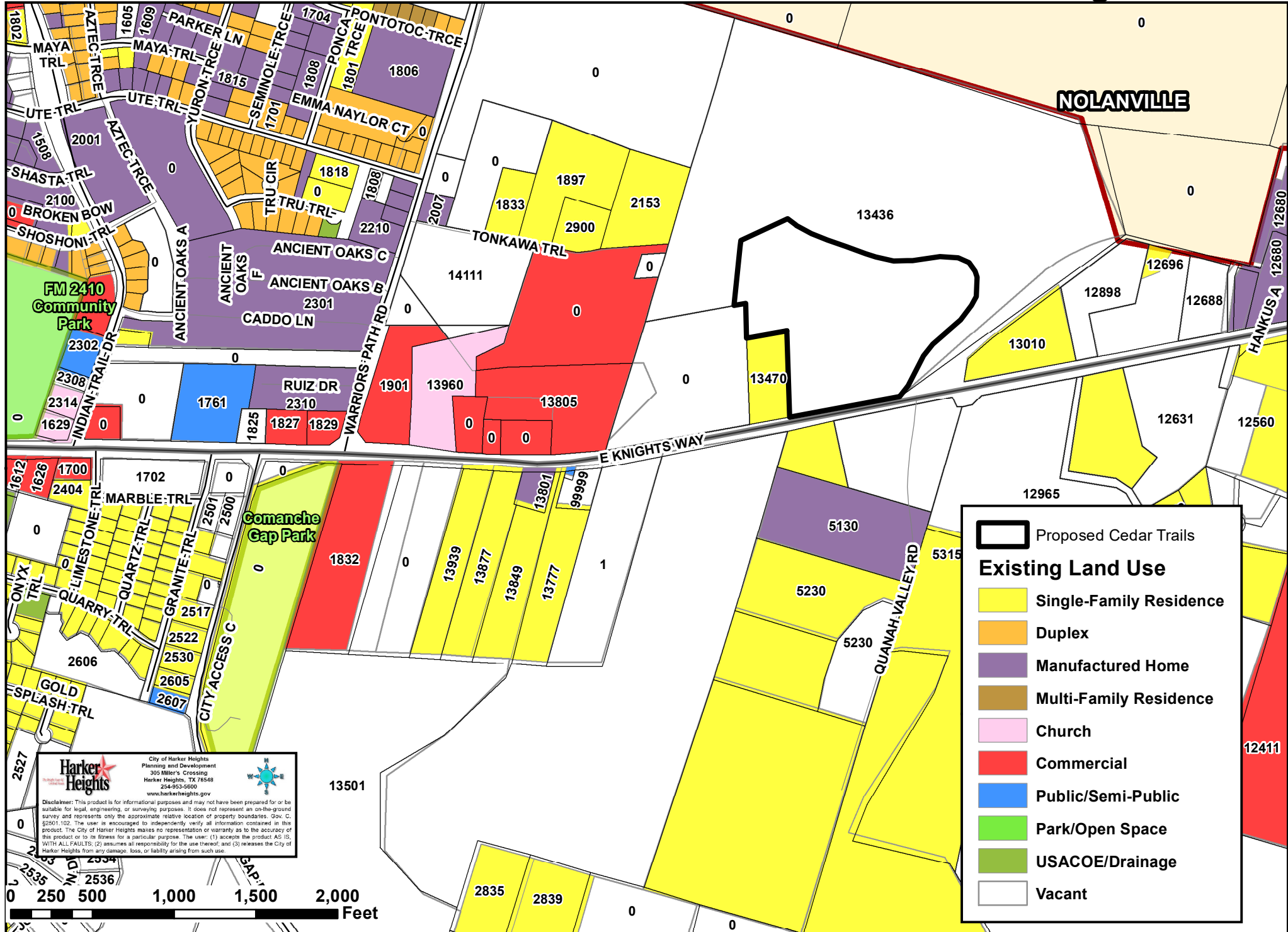


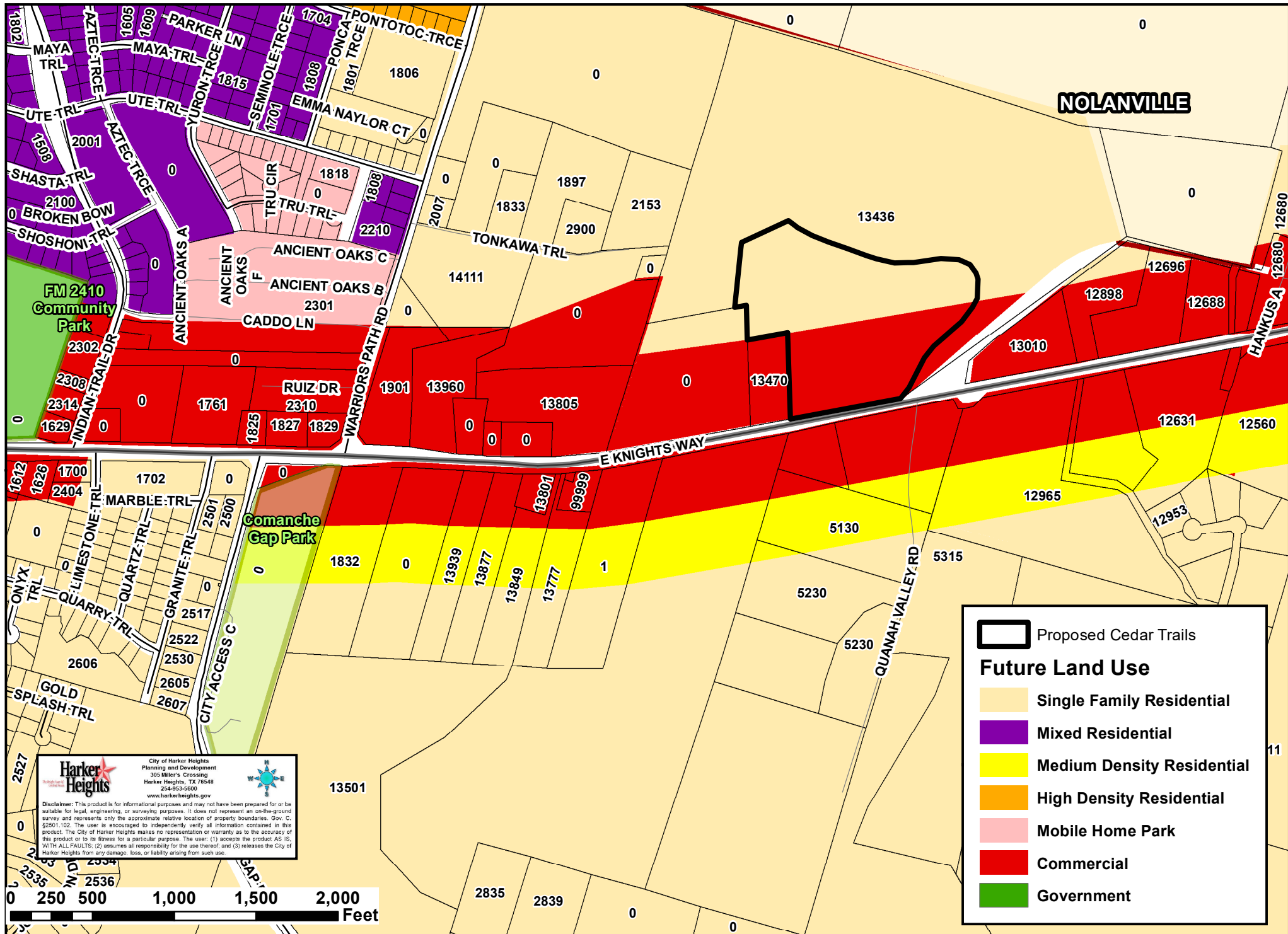


Harker Heights
 City of Harker Heights
 Planning and Development
 305 Miller's Crossing
 Harker Heights, TX 76548
 254-953-5000
 www.harkerheights.gov

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.







NOLANVILLE

FM 2410
Community
Park

Comanche
Gap Park

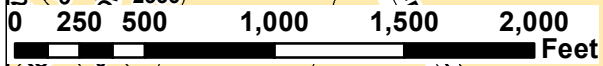
Proposed Cedar Trails

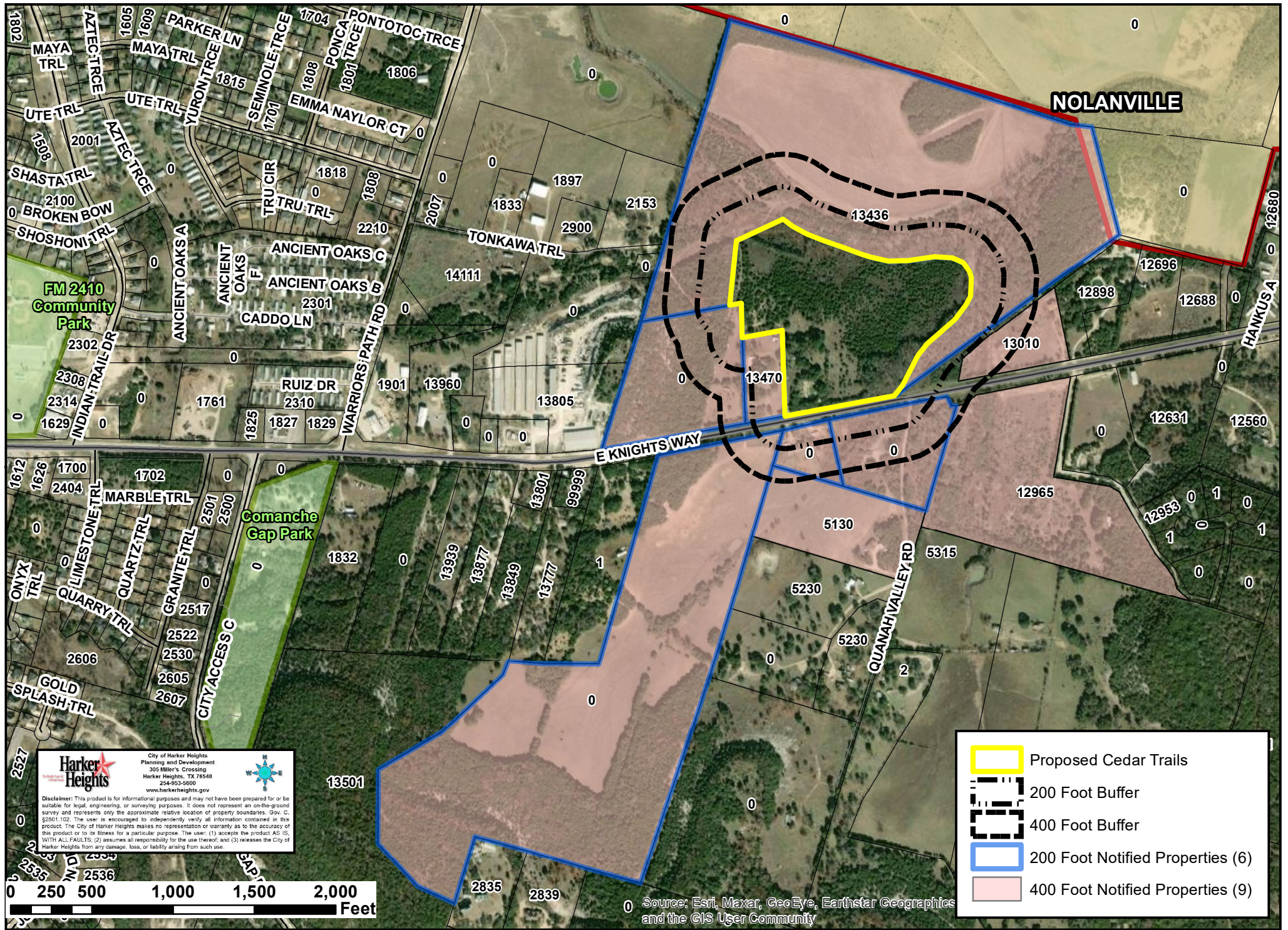
Future Land Use

- Single Family Residential
- Mixed Residential
- Medium Density Residential
- High Density Residential
- Mobile Home Park
- Commercial
- Government

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**PLANNING AND ZONING
COMMISSION MEMORANDUM**

Z21-19

AGENDA ITEM VII-2

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: AUGUST 25, 2021

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE FAMILY DWELLING DISTRICT) TO R1-R (RURAL ONE-FAMILY DWELLING DISTRICT) WITH A CUP (CONDITIONAL USE PERMIT) ON PROPERTY DESCRIBED AS 12.477 ACRES, ABSTRACT NO. A0223BC W B CROSS, 2-4,3-1,4, LOT 9-10, BLOCK E, GENERALLY LOCATED AT 12560 E. KNIGHT’S WAY (E. FM 2410), HARKER HEIGHTS, BELL COUNTY, TEXAS AND LOCALLY KNOWN AS 12560 FM 2410, BELTON, BELL COUNTY, TEXAS.

EXPLANATION:

The applicant is requesting a change from the current zoning of R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling District) with a CUP (Conditional Use Permit) on property described as 12.477 acres, Abstract No. A0223BC W B Cross, 2-4,3-1,4, Lot 9-10, Block E, generally located at 12560 E. Knight’s Way (E. FM 2410), Harker Heights, Bell County, Texas and locally known as 12560 FM 2410, Belton, Bell County, Texas.

According to the Bell County Tax Records, the property consists of approximately 12.477 acres and has an existing house (1,280 square feet) with two covered decks (979 square feet) and eight existing accessory buildings (1,753 square feet) on the parcel. The applicant is proposing to expand her state permitted wildlife rehabilitation center at this location. The applicant is requesting a Conditional Use Permit to place five additional pavilions, one intake center, and one quarantine shelter on this parcel. The total requested additional square footage for accessory buildings is 3,024. The placement of the proposed additional accessory buildings is in the center of the parcel just north of the house.

Surrounding Land Uses

Adjacent land uses include:

	Existing Land Use	Future Land Use	Zoning
North	Vacant Manufactured Home Single Family Residence	Commercial	Planned Development-Mixed Use R-1 One-Family Dwelling District
South	Vacant	Single Family Residential	R-1 One-Family Dwelling District
East	Commercial Rural One Family Dwelling	Commercial Medium Density Residential Single Family Residential	R-1 One Family Dwelling District R1-R Rural One Family Dwelling District

West	Vacant Single Family Residence	Commercial Medium Density Residential Single Family Residential	R-1 One Family Dwelling District
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Per the adopted 2007 Comprehensive Plan, the applicant’s property is located in an area designated as Single Family Residential to the south of the parcel, Commercial and Commercial along FM 2410, and Medium Density Residential as a buffer in between. The proposed 2021 Future Land Use Map identifies this area is designated for Low Density Residential, which is proposed to include R-1 (One Family Dwelling) and R1-R (Rural One Family Dwelling) zoning. Staff believes the proposed rezoning with its intended use will not likely have any adverse impact 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 twenty (20) notices to property owners within the 400-foot notification area. As of August 16, 2021, one (1) response was received in favor of the request, and zero (0) responses were received in opposition of the request. Any additional responses received after the above date will be provided during the meeting.

RECOMMENDATION:

Staff recommends approval of an ordinance to change the zoning designation from R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling District) with a CUP (Conditional Use Permit) on property described as 12.477 acres, Abstract No. A0223BC W B Cross, 2-4,3-1,4, Lot 9-10, Block E, generally located at 12560 E. Knight’s Way (E. FM 2410), Harker Heights, Bell County, Texas and locally known as 12560 FM 2410, Belton, Bell County, Texas, subject to the following conditions:

1. The applicant shall be allowed to have a total of 15 accessory building on the 12.477 acre parcel.
2. The maximum aggregate square footage of all accessory buildings shall not exceed 5,000 square feet per acre and not to exceed a total of 10,000 square feet on the 12.477 acre parcel.
3. Accessory buildings constructed after the date of this ordinance shall be allowed to be placed in front of the home.
4. Accessory buildings constructed after the date of this ordinance shall be placed no closer than 300 feet from the FM 2410 property boundary line.
5. The applicant shall construct and maintain the accessory buildings and manage wildlife in accordance with applicable City Ordinances and Texas Parks & Wildlife standards, regulations and permitting requirements for wildlife rehabilitation.

The above recommendation is based on the following:

1. The proposed use and rezoning is compatible with the current Comprehensive Plan and FLUM.

2. The proposed use and rezoning would not likely have any adverse impact on adjoining uses and zoning districts.
3. The proposed use and rezoning is compatible with existing uses in the neighborhood.
4. The proposed use and rezoning does not pose an adverse impact to the public health, safety, or general welfare.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change the zoning designation from R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling District) with a CUP (Conditional Use Permit) on property described as 12.477 acres, Abstract No. A0223BC W B Cross, 2-4,3-1,4, Lot 9-10, Block E, generally located at 12560 E. Knight's Way (E. FM 2410), Harker Heights, Bell County, Texas and locally known as 12560 FM 2410, Belton, Bell County, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

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

Next intake 07/28/21



Conditional Use Permit 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
3. Site Plan
4. Letter of Intent

Property Owner(s) Name: Susan Franz Date: 7-24-21

Address: 12560 FM 2410 Belton Tx

City/State/Zip: Belton Tx 76513

Phone: [Redacted] E-mail: [Redacted]

Legal Description of Property:

Location of Property (Address if available): 12560 FM 2410

Lot: 101234 Block: _____ Subdivision: _____

Acres: 12.477 Property ID: 101234 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.

Current Zoning Classification: R-1 Future Land Use Designation: R-1-R CUP

Applicant's Representative (if applicable):

Applicant's Representative: Susan Franz

Phone: [Redacted] E-Mail: [Redacted]

ATTACH A SITE PLAN: Provide a plan drawn to scale to illustrate the boundaries of the area, location of all existing and proposed structure(s), gross floor area and location of building entrances and exits.

ATTACH A LETTER OF INTENT: Provide a detailed description of the proposed use including but not limited to: the changes to the site, structure(s), landscaping, parking and land use in reference to the Harker Heights Code of Ordinances Section 155.201 Conditional Use Permit.

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.

Susanne Franz
Printed Name of Property Owner

[Signature]
Signature of Property Owner

Printed Name of Representative

Signature of Representative

Date Submitted: 7/28/21

STAFF ONLY - DO NOT FILL OUT BELOW

Received By: Wendy Everett

Pre-Application Meeting

Revised: 06/28/18

Receipt #: 01721495

Case #: 321-19

12560 FM 2410
Belton, TX 76513
(254) 913-9120
July 24, 2021

City of Harker Heights
Planning & Development
305 Millers Crossing
Harker Heights, TX 76548

Dear Members of Planning & Development:

Reference: Letter of Intent

Property ID # 101234

We are requesting a rezoning from R1 to R1R CUP for the purpose of allowing our animal rehabilitation organization which is a 501(C)(3) to upgrade the structures to accommodate the rising number of wild animals that are hurt or abandoned within the city of Harker Heights.

Due to the rapid growth in the city through development of new housing and business areas, a larger, more-equipped temporary housing for additional beneficial rehabilitation is sorely needed. The plan is to build five pavilions. These will be separated into species and age specific areas to house the most common animals that are received each year. Currently I am licensed through the state of Texas to work with all small mammals, deer, and reptiles, and I would like to make each enclosure reflect the natural habitats of the different species in order to prepare them for release back into the wild.

All of these pavilions will be built according to the Parks and Wildlife Department regulations. I work closely with game wardens and am open per my license to inspections of the grounds, buildings, animals in my care, and required paperwork by the state.

Your consideration of this matter is greatly appreciated. By working together we can help animals, keep the ecosystem balanced, and teach the public to cohabitate with wild animals.

Sincerely,

Susan Franz



Bell CAD Property Search

Property ID: 101234 For Year 2021

Map



Property Details

Account

Property ID: 101234

Legal Description: A0223BC W B CROSS, 2-4, 3-1, 4, LT 9-10, BLK E, ACRES 12.477, SN1 TXFL1AF368909732; LABEL# TEX0365742, TITLE # 01214024

Geographic ID: 0497130000

Agent:

Type: Real

Location

Address: 12560 FM 2410 HARKER HEIGHTS, TX

Map ID: 44A05 A39

Neighborhood CD: RKILHHRURL

Owner

Owner ID: 878179

Name: FRANZ, PATRICK ETUX SUSANNE

Mailing Address: 12560 FM 2410
BELTON, TX 76513

% Ownership: 100.0%

Exemptions: DV3 - Disabled Veterans 50% - 69%
HS - HOMESTEAD
For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$5,871
Improvement Non-Homesite Value:	\$5,694
Land Homesite Value:	\$12,260
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$140,708
Market Value:	\$164,533
Ag Use Value:	\$1,744
Appraised Value:	\$25,569
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$25,569

VALUES DISPLAYED ARE 2021 CERTIFIED VALUES.

DISCLAIMER Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	TAX APPRAISAL DISTRICT, BELL COUNTY	0.000000	\$164,533	\$13,569	\$0.00	
CB	BELL COUNTY	0.396800	\$164,533	\$0	\$0.00	
JCTC	CENTRAL TEXAS COLLEGE	0.121800	\$164,533	\$0	\$0.00	
RRD	BELL COUNTY ROAD	0.028500	\$164,533	\$0	\$0.00	
SKIL	KILLEEN ISD	1.089500	\$164,533	\$0	\$0.00	
THH	CITY OF HARKER HEIGHTS	0.677000	\$164,533	\$3,569	\$24.16	
WCLW	CLEARWATER U.W.C.D.	0.003272	\$164,533	\$8,569	\$0.28	
WWC6	BELL COUNTY WCID #6	0.030000	\$164,533	\$9,569	\$2.87	

Total Tax Rate: 2.346872 Estimated Taxes With Exemptions: \$27.31 Estimated Taxes Without Exemptions: \$3,861.38

VALUES DISPLAYED ARE 2021 CERTIFIED VALUES

DISCLAIMER: Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purposes and to documents. Please contact the Appraisal District to verify all information for accuracy.

Property Improvement - Building

Description: COV, STG, SHED **Type:** FARM AND RANCH **State Code:** E **Living Area:** 0.00sqft **Value:** \$5,694

Type	Description	Class CD	Year Built	SQFT
SHEDA	LOW QUAL SHED	*	2015	1.00
COVA	POOR QUAL COV/CAN/AWING	*	2008	288.00
COVA	POOR QUAL COV/CAN/AWING	*	2019	480.00
STGB	FAIR QUAL STORAGE	*	2019	100.00
STGC	AVG QUAL STORAGE	*	2019	180.00
STGA	LOW QUAL STORAGE	*	2019	80.00
COVB	FAIR QUAL COV/CAN/AWING	*	2019	192.00
STGA	LOW QUAL STORAGE	*	2015	240.00
STGC	AVG QUAL STORAGE	*	2019	192.00

Type: MOBILE HOME **State Code:** A2 **Living Area:** 1,280.00sqft **Value:** \$5,871

Type	Description	Class CD	Year Built	SQFT
DECKA	LOW QUALITY DECK	*	2019	36.00
COVA	POOR QUAL COV/CAN/AWING	*	2012	375.00
MH.	MOBILE HOME	MA16	1985	1,280.00
DECKA	LOW QUALITY DECK	*	2012	400.00
COVB	FAIR QUAL COV/CAN/AWING	*	2019	168.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
FARM	FARM & RANCH	1	43,560.00	0.00	0.00	\$12,260	\$0
IMPR	IMPROVED PASTURE	4.43	192,970.80	0.00	0.00	\$54,312	\$673
IMPR	IMPROVED PASTURE	4.166	181,470.96	0.00	0.00	\$51,075	\$633
IMPR	IMPROVED PASTURE	2.881	125,496.36	0.00	0.00	\$35,321	\$438

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$11,565	\$152,968	\$1,744	\$25,569	\$0	\$25,569
2020	\$5,694	\$66,572	\$0	\$72,266	\$0	\$72,266
2019	\$3,016	\$38,071	\$0	\$41,087	\$0	\$41,087
2018	\$2,394	\$33,992	\$0	\$36,386	\$0	\$36,386
2017	\$2,394	\$33,992	\$0	\$36,386	\$0	\$36,386
2016	\$2,394	\$27,193	\$0	\$29,587	\$0	\$29,587
2015	\$926	\$27,193	\$0	\$28,119	\$0	\$28,119
2014	\$926	\$27,193	\$0	\$28,119	\$0	\$28,119
2013	\$0	\$27,193	\$0	\$27,193	\$0	\$27,193
2012	\$0	\$27,193	\$0	\$27,193	\$0	\$27,193
2011	\$0	\$27,193	\$0	\$27,193	\$0	\$27,193

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/2/2020	1	WARRANTY DEED	ROUND UP MOTORS INC	FRANZ, PATRICK ETUX SUSANNE			2020037439
6/14/1979	16	WARRANTY DEED			01611	00521	


Estimated Tax Due

****ATTENTION****

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

****PRIOR TO MAKING FULL OR PARTIAL PAYMENTS PLEASE CONTACT OUR OFFICE FOR A CURRENT AMOUNT DUE****

****WE CANNOT GUARANTEE THE ACCURACY OF THE AMOUNT DUE LISTED BELOW****

If Paid: 7/24/2021 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2022	BELL COUNTY	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2022	CENTRAL TEXAS COLLEGE	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2022	BELL COUNTY ROAD	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2022	KILLEEN ISD	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2022	CITY OF HARKER HEIGHTS	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2022	CLEARWATER U.W.C.D.	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2022	BELL COUNTY WCID #6	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2022 Total:		N/A	N/A	N/A	N/A	N/A	N/A
2021	BELL COUNTY	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2021	CENTRAL TEXAS COLLEGE	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2021	BELL COUNTY ROAD	N/A	N/A	N/A	N/A	N/A	N/A	N/A

2021	KILLEEN ISD	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2021	CITY OF HARKER HEIGHTS	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2021	CLEARWATER U.W.C.D.	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2021	BELL COUNTY WCID #6	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2021 Total:		N/A	N/A	N/A	N/A	N/A	N/A	N/A
2020	BELL COUNTY	\$72,266	\$286.75	\$286.75	\$0.00	\$0.00	\$0.00	\$0.00
2020	CENTRAL TEXAS COLLEGE	\$72,266	\$88.02	\$88.02	\$0.00	\$0.00	\$0.00	\$0.00
2020	BELL COUNTY ROAD	\$72,266	\$20.60	\$20.60	\$0.00	\$0.00	\$0.00	\$0.00
2020	KILLEEN ISD	\$72,266	\$787.34	\$787.34	\$0.00	\$0.00	\$0.00	\$0.00
2020	CITY OF HARKER HEIGHTS	\$72,266	\$489.24	\$489.24	\$0.00	\$0.00	\$0.00	\$0.00
2020	CLEARWATER U.W.C.D.	\$72,266	\$2.36	\$2.36	\$0.00	\$0.00	\$0.00	\$0.00
2020	BELL COUNTY WCID #6	\$72,266	\$21.68	\$21.68	\$0.00	\$0.00	\$0.00	\$0.00
2020 Total:			\$1,695.99	\$1,695.99	\$0.00	\$0.00	\$0.00	\$0.00
2019	BELL COUNTY	\$41,087	\$172.90	\$172.90	\$0.00	\$0.00	\$0.00	\$0.00
2019	CENTRAL TEXAS COLLEGE	\$41,087	\$52.55	\$52.55	\$0.00	\$0.00	\$0.00	\$0.00
2019	BELL COUNTY ROAD	\$41,087	\$12.00	\$12.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	KILLEEN ISD	\$41,087	\$477.06	\$477.06	\$0.00	\$0.00	\$0.00	\$0.00
2019	CITY OF HARKER HEIGHTS	\$41,087	\$278.16	\$278.16	\$0.00	\$0.00	\$0.00	\$0.00
2019	CLEARWATER U.W.C.D.	\$41,087	\$1.47	\$1.47	\$0.00	\$0.00	\$0.00	\$0.00

2019	BELL COUNTY WCID #6	\$41,087	\$12.20	\$12.20	\$0.00	\$0.00	\$0.00	\$0.00
2019 Total:		\$1,006.34	\$1,006.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	BELL COUNTY	\$36,386	\$153.26	\$153.26	\$0.00	\$0.00	\$0.00	\$0.00
2018	CENTRAL TEXAS COLLEGE	\$36,386	\$50.43	\$50.43	\$0.00	\$0.00	\$0.00	\$0.00
2018	BELL COUNTY ROAD	\$36,386	\$10.88	\$10.88	\$0.00	\$0.00	\$0.00	\$0.00
2018	KILLEEN ISD	\$36,386	\$458.46	\$458.46	\$0.00	\$0.00	\$0.00	\$0.00
2018	CITY OF HARKER HEIGHTS	\$36,386	\$246.33	\$246.33	\$0.00	\$0.00	\$0.00	\$0.00
2018	CLEARWATER U.W.C.D.	\$36,386	\$1.39	\$1.39	\$0.00	\$0.00	\$0.00	\$0.00
2018	BELL COUNTY WCID #6	\$36,386	\$10.92	\$10.92	\$0.00	\$0.00	\$0.00	\$0.00
2018 Total:		\$931.67	\$931.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	BELL COUNTY	\$36,386	\$153.26	\$153.26	\$0.00	\$0.00	\$0.00	\$0.00
2017	CENTRAL TEXAS COLLEGE	\$36,386	\$50.90	\$50.90	\$0.00	\$0.00	\$0.00	\$0.00
2017	BELL COUNTY ROAD	\$36,386	\$10.88	\$10.88	\$0.00	\$0.00	\$0.00	\$0.00
2017	KILLEEN ISD	\$36,386	\$403.88	\$403.88	\$0.00	\$0.00	\$0.00	\$0.00
2017	CITY OF HARKER HEIGHTS	\$36,386	\$246.33	\$246.33	\$0.00	\$0.00	\$0.00	\$0.00
2017	CLEARWATER U.W.C.D.	\$36,386	\$1.40	\$1.40	\$0.00	\$0.00	\$0.00	\$0.00
2017	BELL COUNTY WCID #6	\$36,386	\$10.92	\$10.92	\$0.00	\$0.00	\$0.00	\$0.00
2017 Total:		\$877.57	\$877.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	BELL COUNTY	\$29,587	\$124.62	\$124.62	\$0.00	\$0.00	\$0.00	\$0.00
2016	CENTRAL TEXAS COLLEGE	\$29,587	\$40.42	\$40.42	\$0.00	\$0.00	\$0.00	\$0.00

2016	BELL COUNTY ROAD	\$29,587	\$8.85	\$8.85	\$0.00	\$0.00	\$0.00	\$0.00
2016	KILLEEN ISD	\$29,587	\$333.14	\$333.14	\$0.00	\$0.00	\$0.00	\$0.00
2016	CITY OF HARKER HEIGHTS	\$29,587	\$200.30	\$200.30	\$0.00	\$0.00	\$0.00	\$0.00
2016	CLEARWATER U.W.C.D.	\$29,587	\$1.16	\$1.16	\$0.00	\$0.00	\$0.00	\$0.00
2016	BELL COUNTY WCID #6	\$29,587	\$8.88	\$8.88	\$0.00	\$0.00	\$0.00	\$0.00
	2016 Total:		\$717.37	\$717.37	\$0.00	\$0.00	\$0.00	\$0.00
2015	BELL COUNTY	\$28,119	\$118.44	\$118.44	\$0.00	\$0.00	\$0.00	\$0.00
2015	CENTRAL TEXAS COLLEGE	\$28,119	\$38.41	\$38.41	\$0.00	\$0.00	\$0.00	\$0.00
2015	BELL COUNTY ROAD	\$28,119	\$8.41	\$8.41	\$0.00	\$0.00	\$0.00	\$0.00
2015	KILLEEN ISD	\$28,119	\$317.18	\$317.18	\$0.00	\$0.00	\$0.00	\$0.00
2015	CITY OF HARKER HEIGHTS	\$28,119	\$190.37	\$190.37	\$0.00	\$0.00	\$0.00	\$0.00
2015	CLEARWATER U.W.C.D.	\$28,119	\$1.11	\$1.11	\$0.00	\$0.00	\$0.00	\$0.00
	2015 Total:		\$673.92	\$673.92	\$0.00	\$0.00	\$0.00	\$0.00
2014	BELL COUNTY	\$28,119	\$118.43	\$118.43	\$0.00	\$0.00	\$0.00	\$0.00
2014	CENTRAL TEXAS COLLEGE	\$28,119	\$38.41	\$38.41	\$0.00	\$0.00	\$0.00	\$0.00
2014	BELL COUNTY ROAD	\$28,119	\$8.41	\$8.41	\$0.00	\$0.00	\$0.00	\$0.00
2014	KILLEEN ISD	\$28,119	\$317.18	\$317.18	\$0.00	\$0.00	\$0.00	\$0.00
2014	CITY OF HARKER HEIGHTS	\$28,119	\$190.36	\$190.36	\$0.00	\$0.00	\$0.00	\$0.00
2014	CLEARWATER U.W.C.D.	\$28,119	\$1.12	\$1.12	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:		\$673.91	\$673.91	\$0.00	\$0.00	\$0.00	\$0.00

2013	BELL COUNTY	\$27,193	\$114.53	\$114.53	\$0.00	\$0.00	\$0.00	\$0.00
2013	CENTRAL TEXAS COLLEGE	\$27,193	\$37.25	\$37.25	\$0.00	\$0.00	\$0.00	\$0.00
2013	BELL COUNTY ROAD	\$27,193	\$8.13	\$8.13	\$0.00	\$0.00	\$0.00	\$0.00
2013	KILLEEN ISD	\$27,193	\$306.74	\$306.74	\$0.00	\$0.00	\$0.00	\$0.00
2013	CITY OF HARKER HEIGHTS	\$27,193	\$184.10	\$184.10	\$0.00	\$0.00	\$0.00	\$0.00
2013	CLEARWATER U.W.C.D.	\$27,193	\$1.09	\$1.09	\$0.00	\$0.00	\$0.00	\$0.00
	2013 Total:		\$651.84	\$651.84	\$0.00	\$0.00	\$0.00	\$0.00
2012	BELL COUNTY	\$27,193	\$114.53	\$114.53	\$0.00	\$0.00	\$0.00	\$0.00
2012	CENTRAL TEXAS COLLEGE	\$27,193	\$38.07	\$38.07	\$0.00	\$0.00	\$0.00	\$0.00
2012	BELL COUNTY ROAD	\$27,193	\$8.13	\$8.13	\$0.00	\$0.00	\$0.00	\$0.00
2012	KILLEEN ISD	\$27,193	\$307.56	\$307.56	\$0.00	\$0.00	\$0.00	\$0.00
2012	CITY OF HARKER HEIGHTS	\$27,193	\$184.10	\$184.10	\$0.00	\$0.00	\$0.00	\$0.00
2012	CLEARWATER U.W.C.D.	\$27,193	\$1.09	\$1.09	\$0.00	\$0.00	\$0.00	\$0.00
	2012 Total:		\$653.48	\$653.48	\$0.00	\$0.00	\$0.00	\$0.00
2011	BELL COUNTY	\$27,193	\$111.38	\$111.38	\$0.00	\$0.00	\$0.00	\$0.00
2011	CENTRAL TEXAS COLLEGE	\$27,193	\$38.31	\$38.31	\$0.00	\$0.00	\$0.00	\$0.00
2011	BELL COUNTY ROAD	\$27,193	\$8.13	\$8.13	\$0.00	\$0.00	\$0.00	\$0.00
2011	KILLEEN ISD	\$27,193	\$310.32	\$310.32	\$0.00	\$0.00	\$0.00	\$0.00
2011	CITY OF HARKER HEIGHTS	\$27,193	\$184.10	\$184.10	\$0.00	\$0.00	\$0.00	\$0.00

2011 CLEARWATER U.W.C.D.	\$27,193	\$1.09	\$1.09	\$0.00	\$0.00	\$0.00	\$0.00
2011 Total:		\$653.33	\$653.33	\$0.00	\$0.00	\$0.00	\$0.00

DISCLAIMER

VALUES DISPLAYED ARE 2021 CERTIFIED VALUES.

DISCLAIMER Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Does a 501c3 need a business license?

No **business license** is required for nonprofits with 501(c)(3) status, but you must visit the **Business Occupational Tax Division Office**.

Jul 9, 2018

Did you mean: [does a 501c3 need a business license in texas](#)

[Nonprofit Organizations - Texas Secretary of State](#)

https://www.sos.state.tx.us/corp/nonprofit_org

A *nonprofit* corporation is created by filing a *certificate* of formation with the secretary of state in accordance with the *Texas Business Organizations Code* ("BOC"). ... If you *need* further information regarding these provisions or how they might affect ... The filing of the statement *does* not represent the creation of the *nonprofit* ...

People also ask

Does a 501c3 need a business license?

No **business license** is required for nonprofits with 501(c)(3) status, but you must visit the **Business Occupational Tax Division Office**. Jul 9, 2018

[Does Your Nonprofit Need a Business License - Pro Bono ...](#)

<https://www.pbnatl.org/wp-content/uploads/2018/07>

Search for: [Does a 501c3 need a business license?](#)

Is a 501c3 considered a business?

A **501c3** is **considered** a charity, and the IRS allows donors to take a tax deduction for contributions of goods, cash and other assets. A 501c6 organization is a **business** entity that doesn't necessarily seek to promote the public good but rather the interests of a select group of **business** people.

99NONPROFIT ORGANIZATION

Tax Exempt Numbers -Comptroller of Public Accounts | 512-463-4600 or
800-252-5555; <https://comptroller.texas.gov/forms/01-339.pdf>;

Internal Revenue Service | 800-829-
1040;<https://www.irs.gov/filing/charities-non-profits>

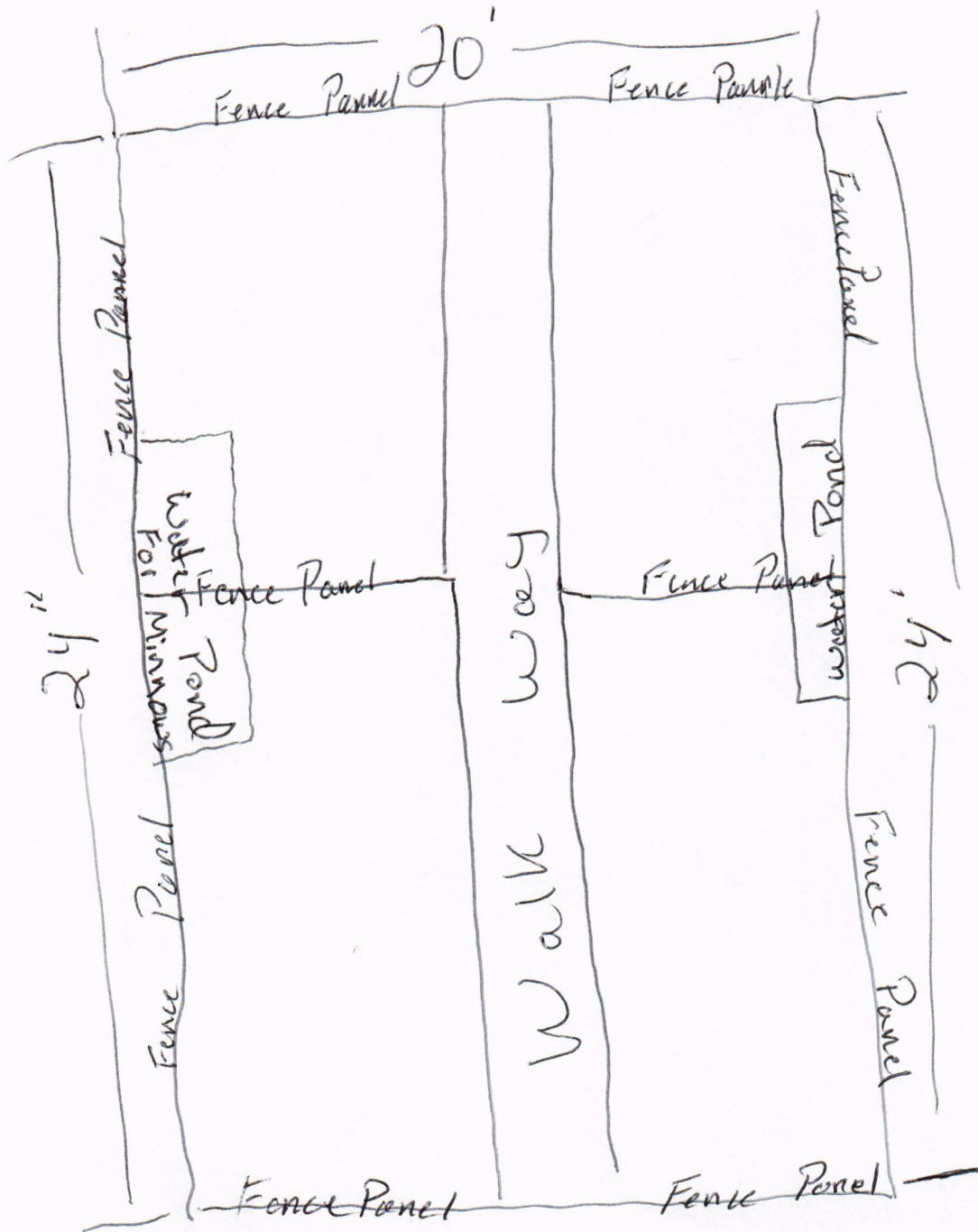
Location Map - 12560 E. Knights Way (E. FM 2410)



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1 Pavillion Example



§ 155.021 R1-R RURAL ONE-FAMILY DWELLING DISTRICT.

(A) Permitted uses.

- (1) Any use permitted by right in the R-1 District.
- (2) Non-commercial/small scale agricultural related uses to include:

(a) 1. Farm animals kept and/or maintained for family food production, education, or recreation but excluding retail sales or commercial production.

2. All farm animals kept and/or maintained for family food production, education or recreation shall be subject to all regulations stated in Chapter 90 of this code.

(b) The raising of and harvesting of tree crops, row crops, or field crops for family food production but excluding retail sales or commercial production.

(c) The growing of horticultural and floricultural specialties such as flowers, shrubs, or trees intended for ornamental or landscaping purposes but excluding retail sales or commercial production.

(3) Accessory buildings.

(a) Accessory building or buildings whose use is incidental to the above uses (not involving the conduct of a business or to be used as a dwelling unit), when located on the same lot, other than private garage for one or more cars. Accessory buildings that fall under this category shall include such buildings as private stables, barns, farm equipment storage buildings and other buildings incidental to small agricultural production and storage are permitted provided they meet the following standards:

1. The maximum 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;
4. Materials, building design and construction must comply with the requirements of Chapter 150 of this code.

(b) Accessory buildings with metal exteriors shall be allowed in an R1-R District provided they meet the following standards:

1. The accessory building shall meet all the requirements of division (A)(3)(a) above;
2. Metal exteriors must be constructed using permanently painted 26 gauge or higher steel.

(B) Conditional uses.

- (1) Any conditional use permitted in the R-1 District.

(2) Commercial or large scale agriculture provided that the density of the lot or tract of land is ten acres or greater and that all farm animals kept and/or maintained shall be subject to all regulations stated in Chapter 90 of this code.

(C) Height regulations. Same as in R-1 District.

(D) Area regulations. As per Table 21-A.

(1) *Front yard.* There shall be a front yard along the front property line of the lot. The minimum depth of such front yard shall be 40 feet.

(2) *Side yard.* There shall be a side yard on each side of a building of not less than ten feet. A side yard adjacent to a street shall not be less than 25 feet.

(3) *Rear yard.* The depth of a rear yard shall be a minimum of 25 feet.

(E) Intensity of use.

- (1) Every lot or tract of land shall have an area of not less than two acres. The lot width shall be a minimum of 100 feet.

(2) If a long narrow strip of land is utilized for lot access to a public right-of-way it shall have a minimum width of 60 feet and shall not be included when calculating the overall density of the lot.

(F) Signs. As per Chapter 151.

(G) *Landscaping.* All yards shall have vegetative groundcover of sufficient quality and quantity, or other city-approved groundcover, to control dust, erosion and sediment upon final inspections. In addition, a minimum of two six-foot-tall trees, measuring two inches or more in caliper (diameter) when measured 12 inches from the base of the trunk, and eight three-gallon shrubs, are required in the front yard.

(Ord. 2001-36, passed 11-13-01; Am. Ord. 2006-40, passed 10-24-06; Am. Ord. 2010-26, passed 9-14-10)

§ 155.201 CONDITIONAL USE PERMITS.

(A) *Purpose.* The purpose of the conditional use permit process is to identify those land uses which may be appropriate within a zoning district but, due to either their location, function or operation could have a harmful impact on adjacent properties or the surrounding area, and to provide a procedure whereby such uses may be permitted by further restricting or conditioning them so as to mitigate or eliminate such potential adverse impacts. The conditional use permit remains with land, regardless of ownership, until termination thereof.

(B) *Planning and Zoning Commission consideration.*

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

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

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

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

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

(C) *City Council consideration.*

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

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

(3) *Conditions of approval.* Regardless of whether such conditions have been recommended by the Planning and Zoning Commission, the City Council may establish such conditions of approval as are reasonably necessary to insure compatibility with surrounding uses and to preserve the public health, safety and welfare. Such conditions may include, without limitation, a limited term or duration of the permit; requirements for special yards, lot sizes, open spaces, buffers,

fences, walls or screening; requirements for the installation and maintenance of landscaping or erosion control measures; requirements for street improvements, regulation of vehicular ingress or egress and traffic circulation regulation of signs; regulation of hours or other characteristics of operation; establishment of development schedules for performance or completion; and such other reasonable conditions as the City Council may deem necessary to preserve the health, safety, and welfare of the applicant and the public. In any event, no conditional use permit shall be granted unless and until the recipient thereof shall agree in writing to comply with such conditions of approval as may be imposed by the City Council.

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

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

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

(E) *Term.*

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

(a) The building or premises is not put to the permitted use for a period of one year or more from the effective date of the ordinance authorizing issuance of the permit;

(b) The permit expires by its own terms;

(c) The property is rezoned;

(d) Another conditional use permit is approved for the site;

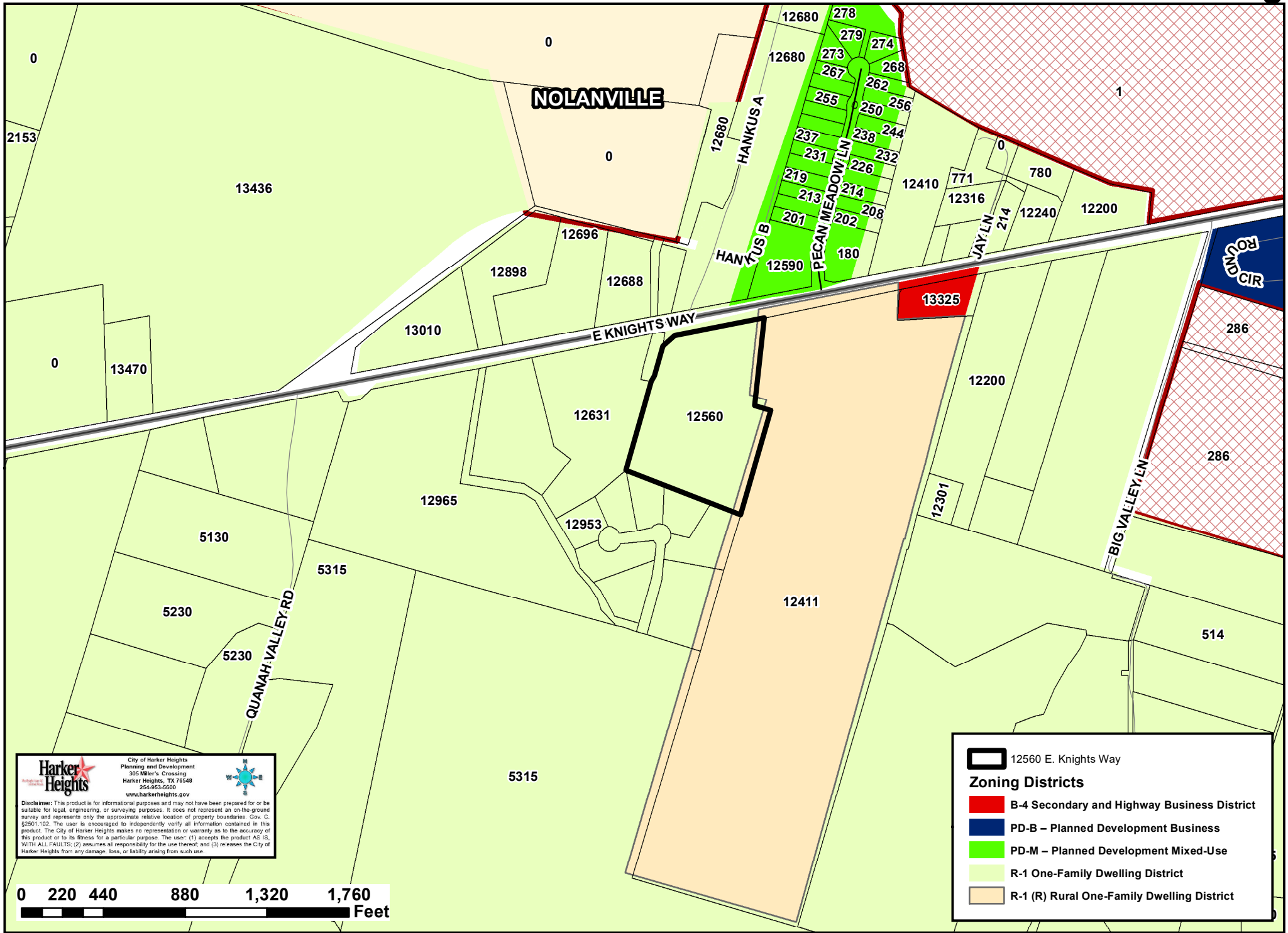
(e) The building or premises is substantially enlarged, extended, reconstructed or altered;

(f) The use of the building or premises is materially expanded, increased or otherwise altered; or

(g) The violation of any one or more of the conditions of approval.

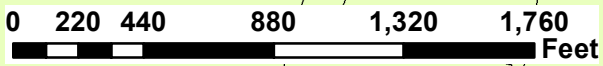
(2) For purposes of this section the City Manager shall have the authority, subject to review by the Zoning Board of Adjustment, to determine whether an event of termination has occurred. Whenever the City Manager shall make a formal determination as to whether an event of termination has occurred, he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

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



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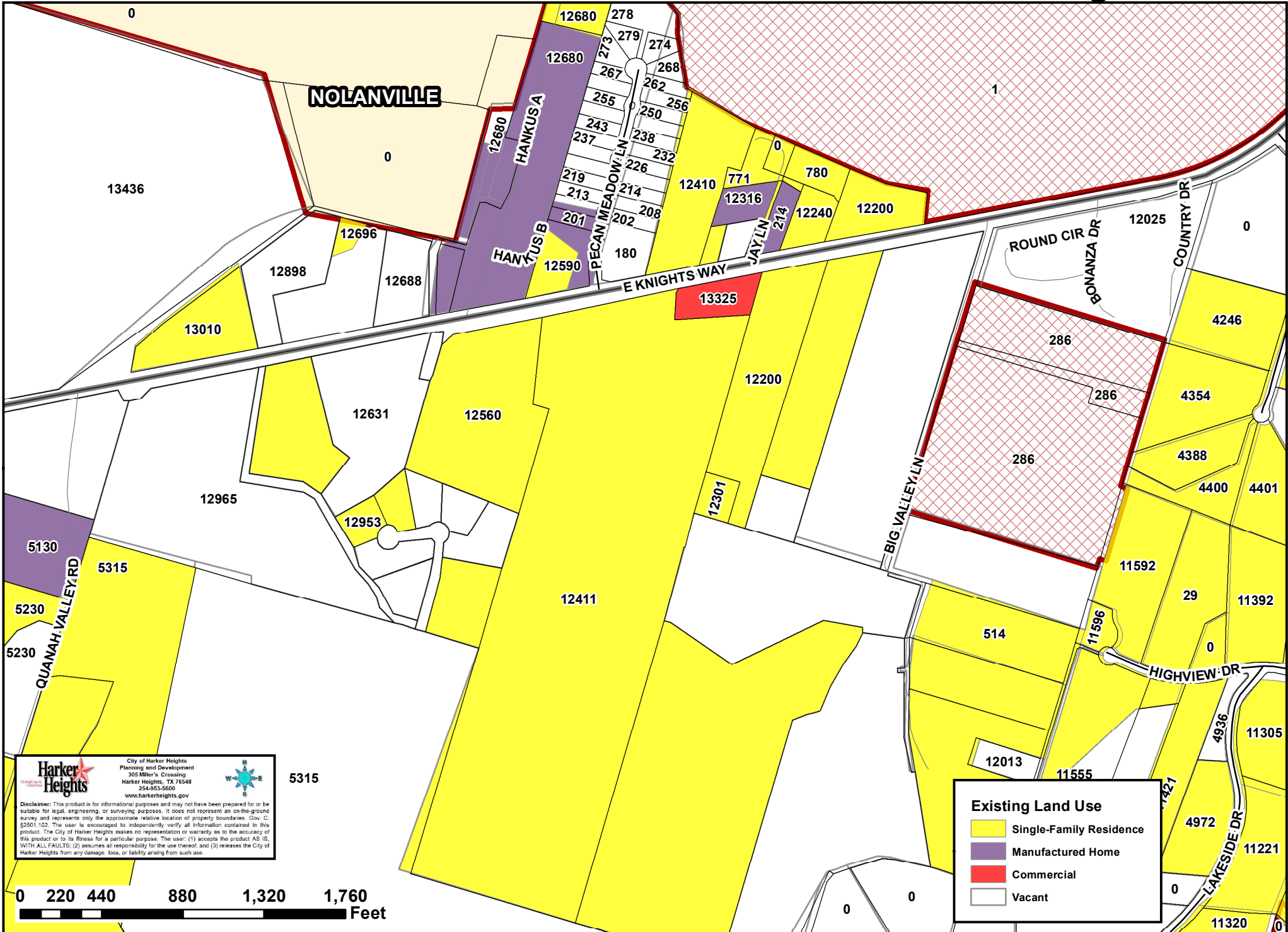
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12560 E. Knights Way

Zoning Districts

- B-4 Secondary and Highway Business District
- PD-B – Planned Development Business
- PD-M – Planned Development Mixed-Use
- R-1 One-Family Dwelling District
- R-1 (R) Rural One-Family Dwelling District

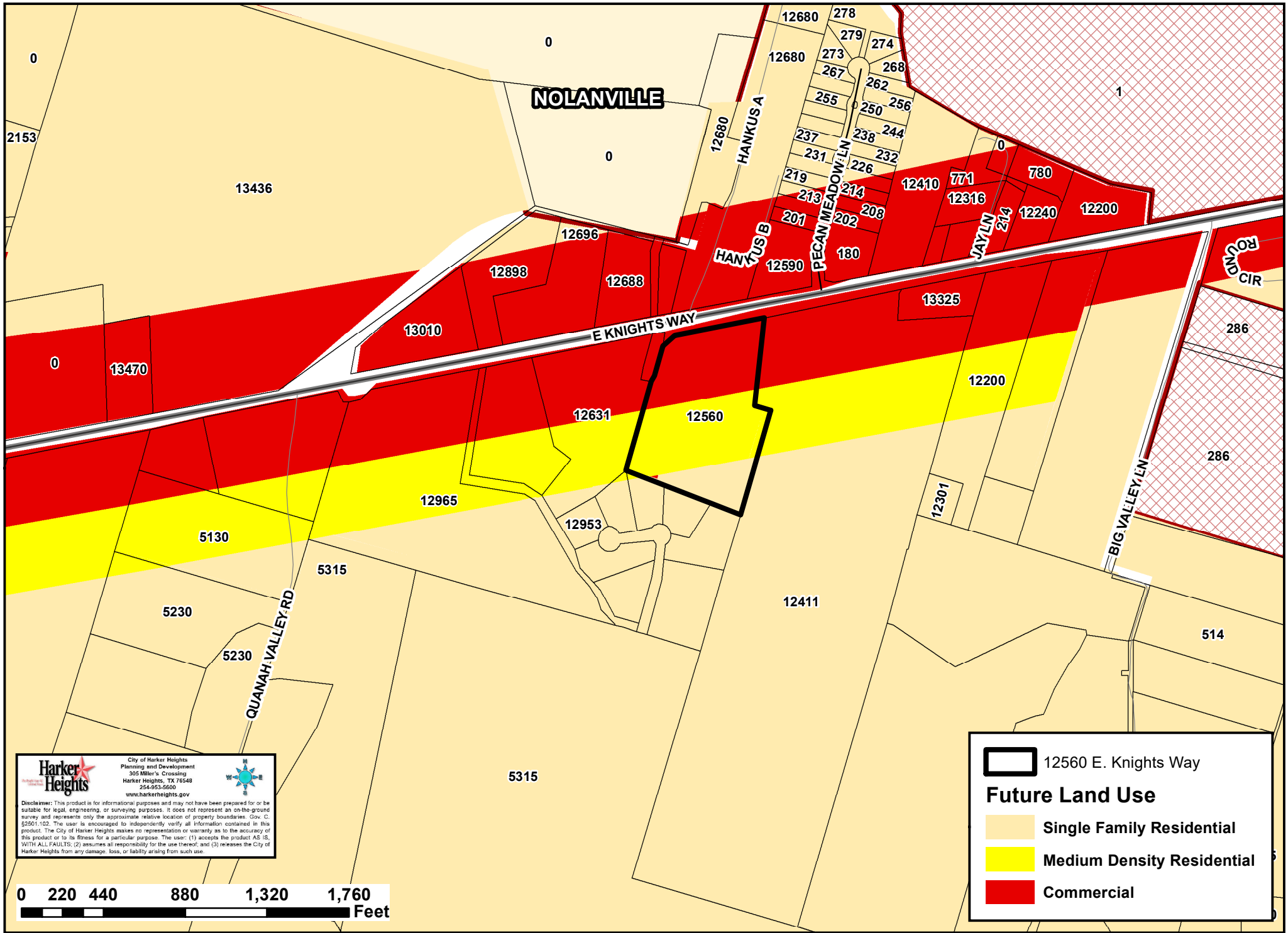


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Existing Land Use

- Single-Family Residence
- Manufactured Home
- Commercial
- Vacant






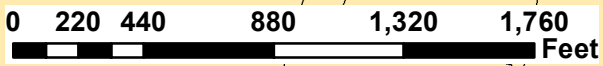
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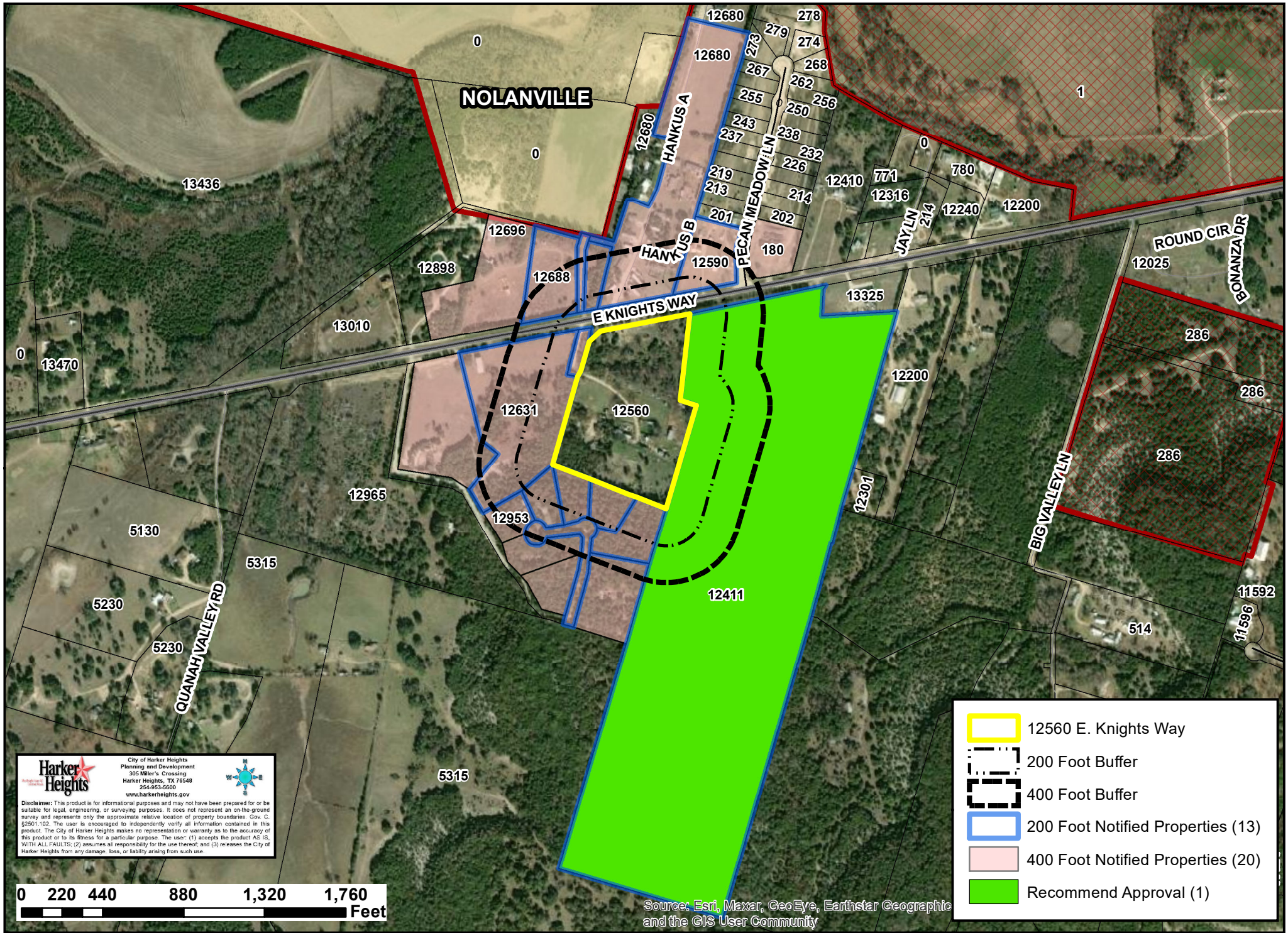
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user 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.

 12560 E. Knights Way

Future Land Use

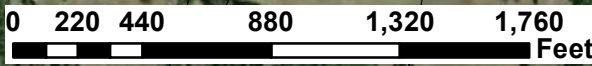
-  Single Family Residential
-  Medium Density Residential
-  Commercial





Harker Heights
 City of Harker Heights
 Planning and Development
 305 Miller's Crossing
 Harker Heights, TX 76548
 254-953-5600
 www.harkerheights.gov

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.



-  12560 E. Knights Way
-  200 Foot Buffer
-  400 Foot Buffer
-  200 Foot Notified Properties (13)
-  400 Foot Notified Properties (20)
-  Recommend Approval (1)

Source: Esri, Maxar, GeoEye, Earthstar Geographic and the GIS User Community



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

Z21-20

AGENDA ITEM VII-3

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: AUGUST 25, 2021

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE ZONING DESIGNATION R-1 (ONE FAMILY DWELLING DISTRICT) TO R-1 (ONE-FAMILY DWELLING DISTRICT) WITH A CUP (CONDITIONAL USE PERMIT) ON PROPERTY DESCRIBED AS HIGHLAND OAKS ESTATES SECTION THREE (3), BLOCK THIRTEEN (13), LOT SEVEN (7), GENERALLY LOCATED AT 204 EVERGREEN 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 R-1 (One-Family Dwelling District) with a CUP (Conditional Use Permit) on property described as Highland Oaks Estates Section Three (3), Block Thirteen (13), Lot Seven (7), generally located at 204 Evergreen Drive, Harker Heights, Bell County, Texas. The property consists of a single family residence, with 1,840 square feet of living space, an existing permanent accessory structure (workshop) consisting of 195 square feet, and an existing non-permanent accessory structure consisting of 99 square feet. The applicant intends to combine the two (2) existing accessory structures into (1) accessory dwelling unit. Per the Harker Heights Code of Ordinance Section 155.020(B) (4), an accessory dwelling unit for a relative (not for rent) is permitted via a Conditional Use Permit.

Surrounding Land Uses

Adjacent land uses include:

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

Per the 2007 Comprehensive Plan, the applicant’s property is located in an area designated as Single Family Residential. This CUP, if granted, would not interfere with the property’s primary use as a single-family home. The proposed change would not alter or have any significant impact on the square footage of the primary house, setbacks or any current development regulations. The proposed use would therefore not have an adverse impact on adjoining land uses in 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-seven (47) notices to property owners within the 400-foot notification area. As of August 16, 2021, one (1) response was received in favor of the request, and three (3) responses were received in opposition of the request. Any additional responses received after the above date will be provided during the meeting.

RECOMMENDATION:

Staff recommends approval of an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-1 (One-Family Dwelling District) with a CUP (Conditional Use Permit) on property described as Highland Oaks Estates Section Three (3), Block Thirteen (13), Lot Seven (7), generally located at 204 Evergreen Drive, Harker Heights, Bell County, Texas, subject to the following conditions:

1. The accessory dwelling unit shall be used as a living space for a relative (not for rent).
2. The accessory dwelling unit will be located behind the primary structure.
3. The accessory dwelling unit will gain access from the existing private driveway.
4. The accessory dwelling unit will have maximum gross foundation footprint of 500 square feet.

The above recommendation is based on the following:

1. The proposed use and rezoning is compatible with the current Comprehensive Plan and FLUM.
2. The proposed use and rezoning would not likely have any adverse impact on adjoining uses and zoning districts.
3. The proposed use and rezoning is compatible with existing uses in the neighborhood.
4. The proposed use and rezoning does not pose an adverse impact to the public health, safety, or general welfare.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-1 (One-Family Dwelling District) with a CUP (Conditional Use Permit) on property described as Highland Oaks Estates Section Three (3), Block Thirteen (13), Lot Seven (7), generally located at 204 Evergreen Drive, Harker Heights, Bell County, Texas, based on staff's recommendation and findings and subject to the following conditions:

1. The accessory dwelling unit shall be used as a living space for a relative (not for rent).
2. The accessory dwelling unit will be located behind the primary structure.
3. The accessory dwelling unit will gain access from the existing private driveway.
4. The accessory dwelling unit will have maximum gross foundation footprint of 500 square feet.

2. Any other action deemed necessary.

ATTACHMENTS:

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



Conditional Use Permit 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
3. Site Plan
4. Letter of Intent

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

Property Owner(s) Name: Leslie Linthicum Date: ~~5-1-21~~ 7/28/21 ^{WS}

Address: 204 Evergreen Dr.

City/State/Zip: Harker Heights TX 76548

Phone: [Redacted] E-mail: [Redacted]

Legal Description of Property:

Location of Property (Address if available): 204 EVERGREEN DR HARKER HEIGHTS TX 76548

Lot: 7 Block: 13 Subdivision: HIGHLAND OAK ESTATES 3B

Acres: .37 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.

Current Zoning Classification: R1 Future Land Use Designation: conditional SPECIAL USE

Applicant's Representative (if applicable):

Applicant's Representative: _____

Phone: _____ E-Mail: _____

ATTACH A SITE PLAN: Provide a plan drawn to scale to illustrate the boundaries of the area, location of all existing and proposed structure(s), gross floor area and location of building entrances and exits.

ATTACH A LETTER OF INTENT: Provide a detailed description of the proposed use including but not limited to: the changes to the site, structure(s), landscaping, parking and land use in reference to the Harker Heights Code of Ordinances Section 155.201 Conditional Use Permit.

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.

Leslie L Linthicum
 Printed Name of Property Owner

[Signature]
 Signature of Property Owner

Printed Name of Representative

Signature of Representative

Date Submitted: 7/28/21

Received By: Wendy Everett

STAFF ONLY -- DO NOT FILL OUT BELOW

Pre-Application Meeting

Revised: 06/28/18

Receipt #: 01721567

Case #: 221-20

July 27, 2021

City of Harker Heights
305 Miller Crossing
Harker Heights TX 76548

To whom it may concern,

I would like to convert my existing workshop, shed to a small apartment in anticipation of my son moving to Texas.

The workshop is a 13x15 (195 sq ft) building on a concrete slab with electricity, insulation and a window as well as an electric box.

The shed is insulated and the electric is connected to the workshop. It is 9x11 (99 sq ft).

The land use and landscaping would be impacted very little. I have already been granted a permit for a carport. The shed and workshop are behind a fence.

Linthicum 204 EVERGREEN

July 27, 2020

The workshop building will be impacted on the side where it will join with the shed.

The shed will be largely impacted in that it will be moved and rotated $\frac{1}{4}$ turn. The floor will be removed when placed on concrete and prepared for plumbing. Also one wall will be changed when connected to workshop.

The attached pages show a step by step plan for changes. Also pictures of existing buildings, space.

Thank you for your consideration in this matter.

Luke Linthicum

Linthicum

204 Evergreen

LOT 7, BLOCK 13, HIGHLAND OAK ESTATES, THIRD SECTION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN PLAT BOOK 2, PAGE 75W, PLAT RECORDS OF BELL COUNTY, TEXAS.

Electric, insulation, Junction box
currently installed



(IN FEET)
1 inch = 30 ft.



102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541
I. B. P. L. S. FIRM REGISTRATION NO. 10020400
411 S. WESTERN AVE. (P.O. BOX 349), LAMPASAS, TEXAS (512) 556-6885
T. B. P. L. S. FIRM REGISTRATION NO. 100204-00
600 AUSTIN AVE. STE. 29, WACO, TEXAS (254) 776-5151
T. B. P. L. S. FIRM REGISTRATION NO. 10194044

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING

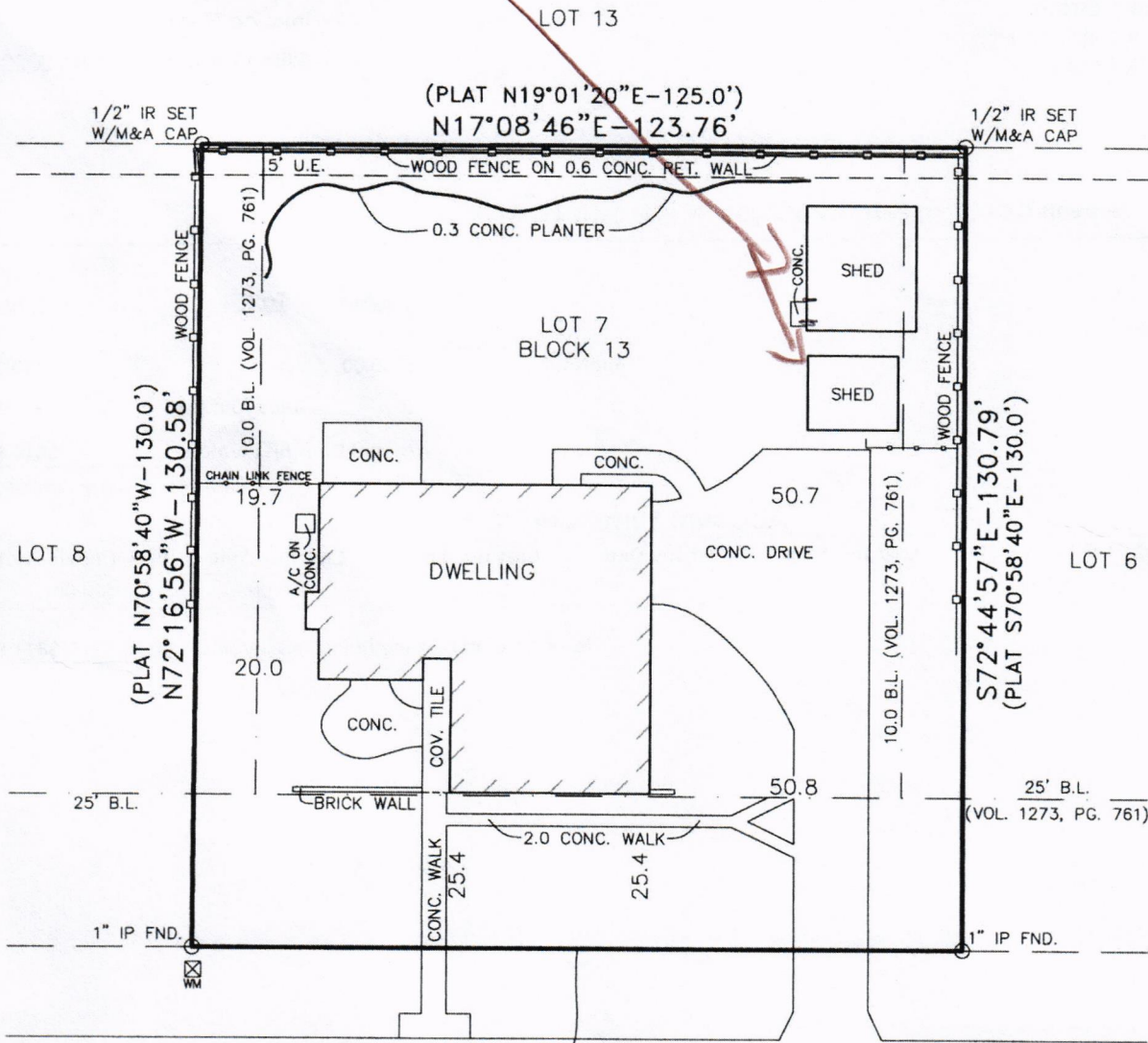
DRAWN BY: MC

FIELD BOOK: 1965/21

FIELD CREW: CC

S:\Certs\204 Evergreen.dwg\204 Evergreen.dwg 9/10/2020 12:20 PM

10169



S17°14'32"W-124.83'
(PLAT S19°01'20"W-125.0')

204 EVERGREEN DRIVE
(60.0' R.O.W.)

Texas Lone Star Title, LLC dba Guaranty Title & Abstract Co. dba Nueces Title Company - G.F.
No. 20-0247-KTX - Effective Date: August 24, 2020

D.R.B.C.T. = Deed Records of Bell County, Texas.
O.P.R.R.P.B.C.T. = Official Public Records of Real Property, Bell County, Texas.

Restrictions recorded in Vol. 1273, Pg. 761 in the D.R.B.C.T.

MITCHELL & ASSOC., INC. does not make or warrant any flood zone designation.



Mitchell & Associates, Inc.

P. O. Box 1088
Killeen, TX 76540-
Tel: 254-634-5541 Fax: 254-634-2141
<http://mitchellandassociateskilleen.com/>

Virginia Cloud
Cloud Real Estate
1703 South W.S. Young
Killeen, TX 76543

Invoice

Invoice Date: Sep 10, 2020
Invoice Num: 81955
Billing Through: Oct 10, 2020

Boundary & Improvements (204 Evergreen:) - Managed by (Kriegel Mike W)

Services:

Description

Land Boundary Survey

	<u>Cost</u>	<u>Tax %</u>	<u>Amount</u>
	\$750.00		\$750.00
Subtotal:	\$750.00		\$750.00
		Sales Tax: (+)	\$61.88
		Amount Due This Invoice:	\$811.88

This invoice is due on 9/10/2020

Account Summary

Services BTD	Expenses BTD	Last Inv Num	Last Inv Date	Last Inv Amt	Last Pay Amt	Prev Unpaid Amt
\$ 750.00	\$ 0.00	--	--	\$ 0.00	\$ 0.00	\$ 0.00

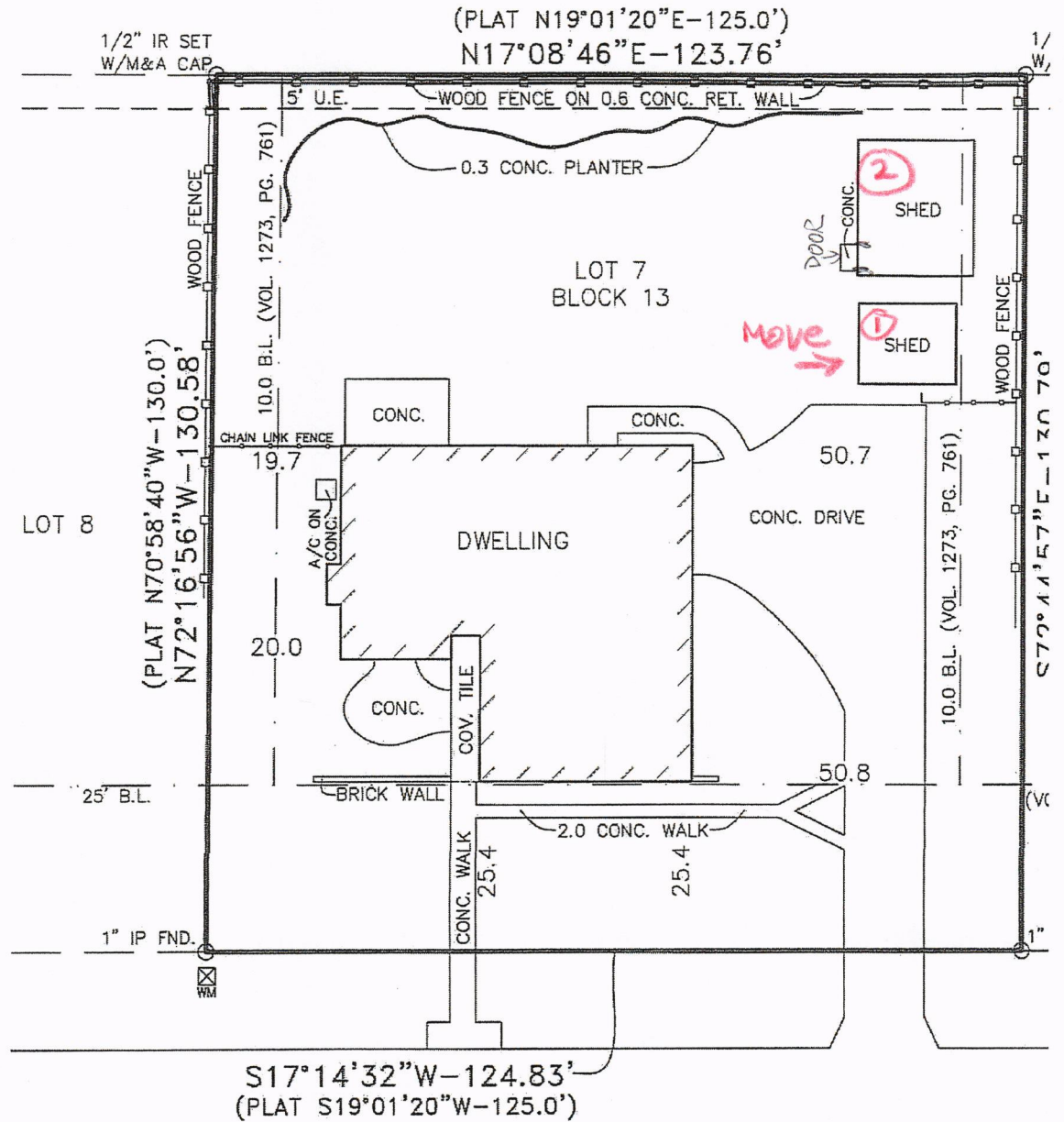
Total Amount Due Including This Invoice: **\$811.88**

Thank you for your business!

Linthicum

204 Evergreen LOT 13

Step 1:
Move shed
① to allow
for plumbing
and concrete
foundation
Installation



204 EVERGREEN DRIVE (60.0' R.O.W.)

Texas Lone Star Title, LLC dba Guaranty Title & Abstract Co. dba Nueces Title Corr No. 20-0247-KTX - Effective Date: August 24, 2020

D.R.B.C.T. = Deed Records of Bell County, Texas.

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Restrictions recorded in Vol. 1273, Pg. 761 in the D.R.B.C.T.

MITCHELL & ASSOC., INC. does not make or warrant any flood zone designation.

TO: Wintrust Mortgage, A Division of Barrington Bank and Trust Co., Texas Lone St LLC dba Guaranty Title & Abstract Co. dba Nueces Title Company & Leslie L. Linth

This sketch represents a survey made on the ground. During the performance of this survey persons working under my supervision observed conditions along the boundaries and to best of my knowledge

DR: FIELD BOOK: 1965/21 FIELD CREW: CC S:\Certs\204 Evergreen\dwg\204 Evergreen.dwg 9/10/2020 12:20 PM TAX I.D. NO:10169 JD

BY: [Signature]

Lithium

-123.76'

204 Evergreen

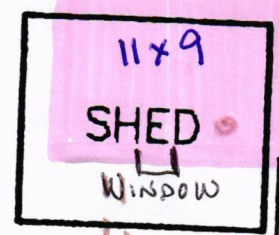
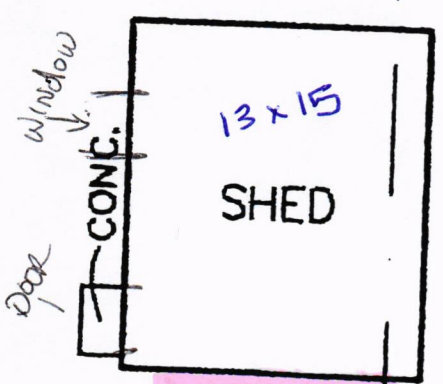
1/2
W

CONC. RET. WALL

Step 2:

INSTALL
CONCRETE
AND PLUMBING

13



WOOD FENCE

S72°44'57"E-130.79'

CONC.

50.7

CONC. DRIVE

Plumbing

10.0 B.L. (VOL. 1273, PG. 761)

50.8

WALK

(VOL

SECTION R304 MINIMUM ROOM AREAS

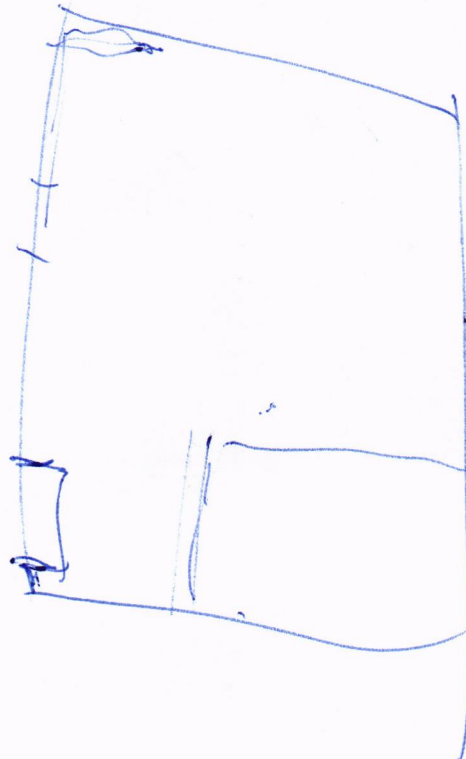
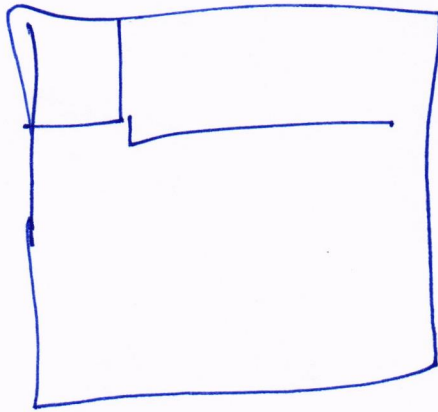
R304.1 Minimum area.

Habitable rooms shall have a floor area of not less than 70 square feet (6.5 m²).

Exception: Kitchens.

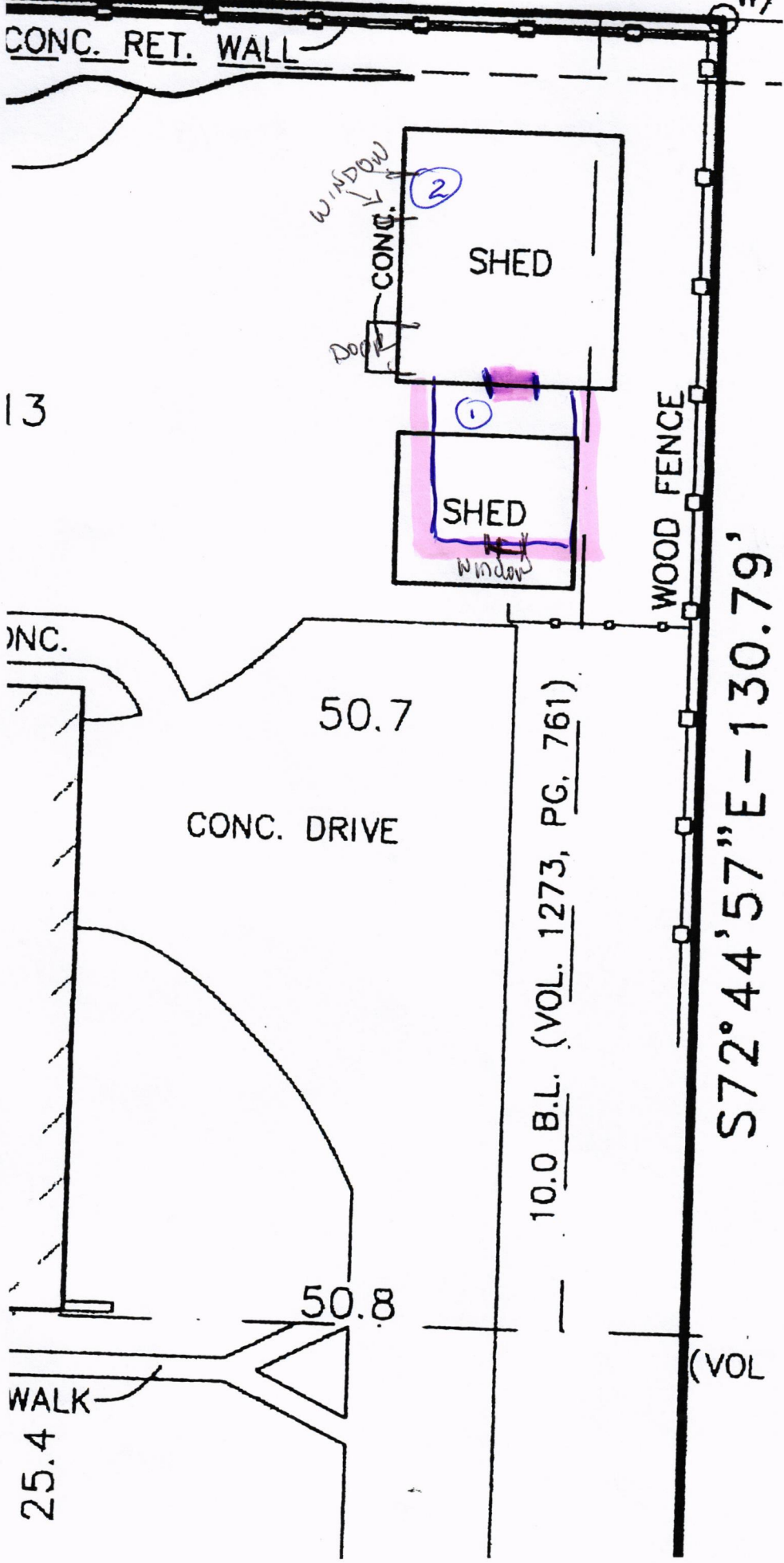
grinder or gravity?

Plumber
- insulation
- space heater



123.0)
-123.76' Linthicum

204 EVERGREEN



Step 3: place shed ① on concrete foundation with roof lines running same direction.
 Enclose/Attach shed ① and ② together
 Reattach electrical and ~~place floor~~ ^{create} door opening, configure plumbing attachments

13

INC.

WALK

WOOD FENCE

S72°44'57"E-130.79'

10.0 B.L. (VOL. 1273, PG. 761)

(VOL

Linthicum

204 Evergreen

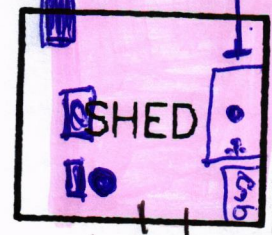
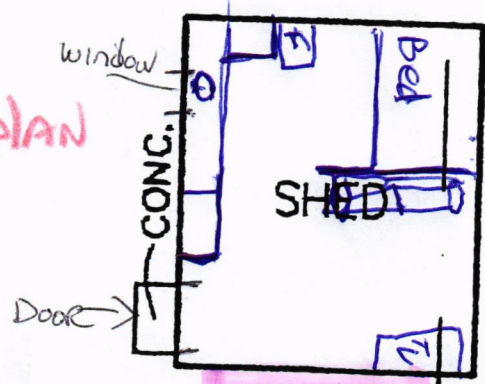
-123.76'

1/2 W/

CONC. RET. WALL

Step 4: create floor plan AND implement.

13



WOOD FENCE

CONC.

50.7

CONC. DRIVE

10.0 B.L. (VOL. 1273, PG. 761)

S72°44'57"E-130.79'

50.8

(VOL

CHAPTER 3 BUILDING PLANNING

SECTION R306
SANITATION

→ R306.1 Toilet facilities. ✓

Every *dwelling* unit shall be provided with a water closet, lavatory, and a bathtub or shower.

→ R306.2 Kitchen. ✓

Each *dwelling* unit shall be provided with a kitchen area and every kitchen area shall be provided with a sink.

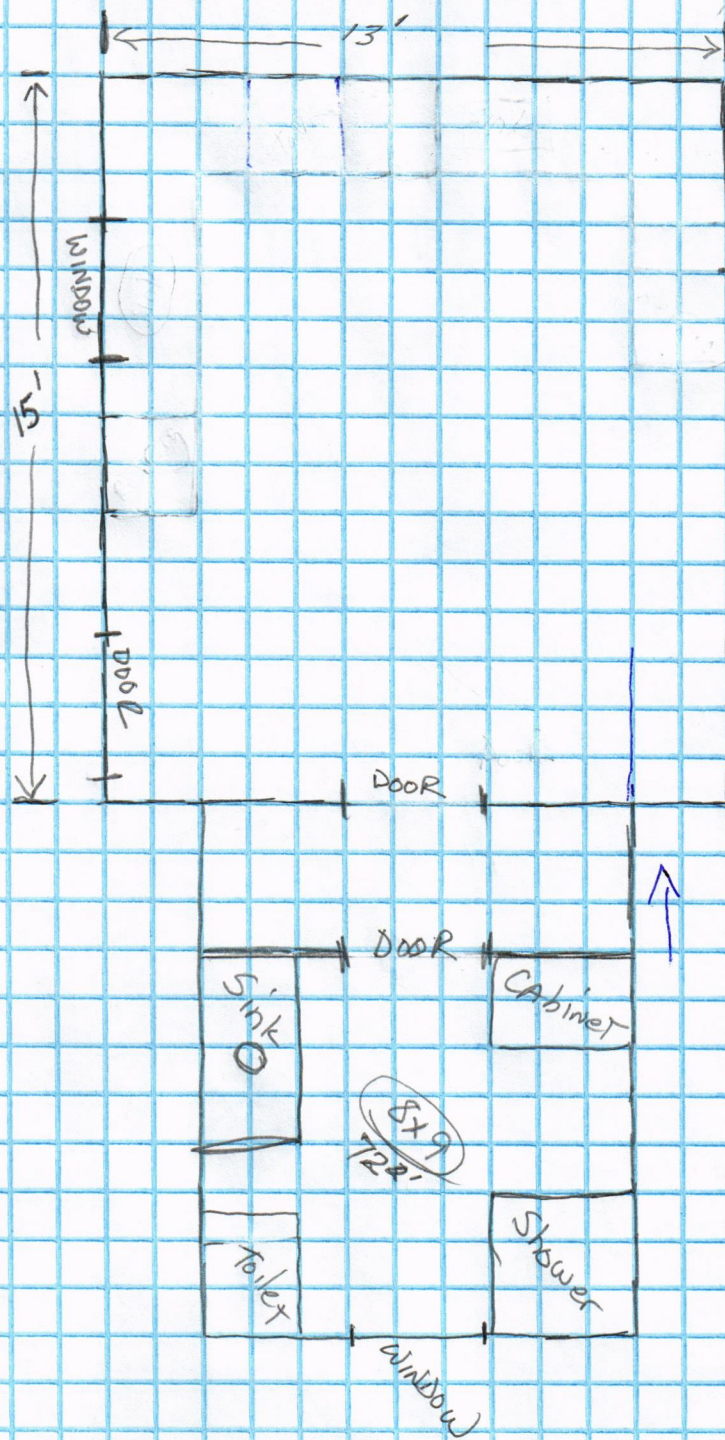
— R306.3 Sewage disposal. ✓

Plumbing fixtures shall be connected to a sanitary sewer or to an *approved* private sewage disposal system.

— R306.4 Water supply to fixtures. ✓

Plumbing fixtures shall be connected to an *approved* water supply. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water.

Leslie Linthicum
204 EVERGREEN DR
HARKER HEIGHTS
76548



§ 155.020 R-1 ONE FAMILY DWELLING DISTRICT.

(A) *Permitted uses.* The following uses are permitted by right:

- (1) Site-built, single-family dwellings and industrialized housing.
- (2) Church or other place of worship.
- (3) Municipal buildings, non-profit libraries or museums, police and fire stations, public utilities (without outside storage yards or electric substations), public parks, playgrounds, municipal golf courses, public recreation facilities, and community buildings.
- (4) Customary home occupations as defined in §155.003.
- (5) *Accessory structure.*

(a) One small accessory building (not exceeding 144 square feet) per residence customarily incident to the above uses (not involving the conduct of a business) subject to the following requirements:

- 1. Structure must be built upon a moveable foundation;
- 2. Structure cannot exceed 12 feet in height;
- 3. Structure must set behind the rear facade of the main residence building and must be setback five feet from the rear property line and six feet from the side property line; and
- 4. Materials, building design, and construction must comply with the requirements of Ch. 150.

(b) Large accessory buildings customarily incident to the above uses (not involving the conduct of a business) subject to the following requirements:

- 1. Building materials and facade must be consistent with the main residence building materials and facade;
- 2. Large accessory building must be behind the front facade of the main residence;
- 3. The height of the large accessory building cannot exceed that of the main residence building;
- 4. Number, size, setbacks and height requirements based on the size of the lot as follows:

Lot Size	Number of Large Accessory Structures Allowed	Maximum Aggregate Size of All Accessory Structures	Setbacks	Maximum Height
< 10,000 square feet	1	250 square feet	Front: 25 feet Side: 6 feet Rear: 10 feet	15 feet
> 10,000 square feet < .5 acre	1	500 square feet	Front: 25 feet Side: 6 feet Rear: 10 feet	15 feet
> .5 acre < 1 acre	2	1,000 square feet	Front: 25 feet Side: 6 feet Rear: 20 feet	24 feet
> 1 acre	4	1,500 square feet	Front: 25 feet Side: 6 feet Rear: 20 feet	24 feet

- (6) Private garage.
- (7) Home based child care.
- (8) Real estate sales office, or temporary living quarters to provide security during the development of residential subdivisions, but not to exceed two years.
- (9) Low impact telecommunication towers.
- (10) Public schools.

(B) *Conditional uses.* The following require conditional use permits:

- (1) Private schools having a curriculum equal to a public elementary, high school, or institution of higher learning (except home schooling).

(2) Neighborhood association facilities.

(3) Farms, nurseries, truck gardens and greenhouses, provided no sales offices are maintained and no livestock are kept within 250 feet of a residence of any person other than the farm owner.

(4) Accessory dwelling for a relative or servant (not for rent).

(5) Accessory structure as provided by § 155.040.

(C) *Height regulations.* No building shall exceed two and one-half stories or 35 feet in height.

(D) *Front yard, side yard, and rear yard.* As per Table 21-A.

(E) *Intensity of use.* Every lot or tract of land shall have an area of not less than 8,400 square feet and an average overall width of not less than 70 feet and a minimum lot frontage of not less than 45 feet. Except that if a lot or tract should have less area or width than is herein required and its boundary lines along their entire length should touch lands under other ownership on the effective date of this chapter and shall not have changed since the date, such parcel of land may be used for a single family dwelling.

(F) *Additional use, height, and area regulation.* Additional use, height, and area regulations and exceptions are found in § 155.040.

(G) *R-1(M) zoning designation.* R-1(M) is a one family residential lot that also allows manufactured homes. All manufactured housing structures installed after December 31, 1999, must be installed on a permanent foundation, as that term is defined in § 152.01.

(1) In order to be approved, the manufactured home must be found to have design compatibility with other dwellings in the neighborhood.

(2) The following standards apply to any placement of a manufactured home on a lot after December 31, 1999:

(a) Roofing shall be similar in color, material and appearance to the roofing material commonly used on residential dwellings within the community or comparable to the predominant materials used on dwellings within the neighborhood.

Materials shall include asphalt composition, shingle, tile, crushed rock, standing seam metal or similar materials (except all other metal). Roof pitch shall be a minimum of 3/12.

(b) Exterior siding shall be similar in color, material, and appearance to the exterior siding material commonly used on residential dwellings within the community or comparable to predominant materials used on dwellings within the neighborhood. Exterior siding shall be of brick, wood, stucco, plaster, concrete or other material which is finished in a non-glossy and non-reflective manner.

(c) If a garage/carport is constructed, it must be similar in appearance to others in the neighborhood and constructed of like materials as that of the primary home.

(d) Two all-weather surface off street parking spaces meeting the requirements of §155.061 shall be provided.

(3) Every manufactured home shall be placed so that the entrance or front of the home faces or parallels the principal street frontage, except:

(a) In cases where the lot is one acre or greater and the home is located more than 50 feet from the street; or

(b) Where the lot width is 60 feet or less.

(4) All entrances to a manufactured home shall be provided with permanent steps, porch or similar suitable entry.

(5) The lot must meet all applicable requirements of Chapter 154, and shall comply with the area regulations in (D) of this section. Variance in setbacks may be given in inches not to exceed one foot at the Building Official's discretion.

(H) *Signs* As per Chapter 151.

(I) *Parking.* As per §§ 155.061 through 155.068.

(J) *Storage.* Open storage is prohibited except for materials for the residents' use, such as firewood, gardening materials, and similar materials.

(K) *Landscaping.* All yards shall have vegetative groundcover of sufficient quality and quantity, or other city-approved groundcover, to control dust, erosion and sediment upon final inspections. In addition, a minimum of two six-foot-tall trees, measuring two inches or more in caliper (diameter) when measured 12 inches from the base of the trunk, and eight three-gallon shrubs, are required in the front yard.

(L) *Industrialized housing.*

(1) Industrialized housing shall be considered real property and must:

(a) Have a value equal to or greater than the median taxable value for each single-family dwelling located within 500 feet of the lot on which the industrialized housing is proposed to be located, as determined by the most recent certified tax appraisal roll for the county;

(b) Have exterior siding, roofing, roof pitch, foundation fascia, and fenestration compatible with the single-family dwellings located within 500 feet of the lot on which the industrialized housing is proposed to be located;

(c) Comply with city aesthetic standards, building setbacks, side and rear yard offsets, subdivision control, architectural landscaping, square footage, and other site requirements applicable to single-family dwellings;

(d) Be securely fixed to a permanent foundation; and

(e) Have all local permits and licenses that are applicable to site-built housing.

For purposes of this division, **VALUE** means the taxable **VALUE** of the industrialized housing and lot after installation of the housing.

(2) Any owner or authorized agent who intends to construct, erect, install or move any industrialized housing into the city shall first make application to the Building Official and obtain the required permits. In addition to any other information otherwise required for such permits, the application shall:

(a) Identify each single-family dwelling located within 500 feet of the lot on which the industrialized housing is to be located, and show the taxable value for each such dwelling, as determined by the most recent certified tax appraisal roll for the county;

(b) Describe the exterior siding, roofing, roof pitch, foundation fascia, and fenestration for each single-family dwelling located within 500 feet of the lot on which the industrialized housing is to be located;

(c) Describe the permanent foundation and method of attachment proposed for the industrialized housing; and

(d) State the anticipated taxable value of the industrialized housing and the lot after installation of the industrialized housing.

(3) A person commits an offense if the person:

(a) Constructs, erects, installs or moves any industrialized housing in the city without first obtaining a permit as required by this section; or

(b) Constructs, erects, installs or moves any industrialized housing into the city unless such industrialized housing complies with this section.

(Ord. 2001-36, passed 11-13-01; Am. Ord. 2002-28, passed 11-12-02; Am. Ord. 2006-40, passed 10-24-06; Am. Ord. 2010-32, passed 10-12-10; Am. Ord. 2011-08, passed 4-19-11)

§ 155.201 CONDITIONAL USE PERMITS.

(A) *Purpose.* The purpose of the conditional use permit process is to identify those land uses which may be appropriate within a zoning district but, due to either their location, function or operation could have a harmful impact on adjacent properties or the surrounding area, and to provide a procedure whereby such uses may be permitted by further restricting or conditioning them so as to mitigate or eliminate such potential adverse impacts. The conditional use permit remains with land, regardless of ownership, until termination thereof.

(B) *Planning and Zoning Commission consideration.*

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

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

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

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

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

(C) *City Council consideration.*

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

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

(3) *Conditions of approval.* Regardless of whether such conditions have been recommended by the Planning and Zoning Commission, the City Council may establish such conditions of approval as are reasonably necessary to insure compatibility with surrounding uses and to preserve the public health, safety and welfare. Such conditions may include, without limitation, a limited term or duration of the permit; requirements for special yards, lot sizes, open spaces, buffers,

fences, walls or screening; requirements for the installation and maintenance of landscaping or erosion control measures; requirements for street improvements, regulation of vehicular ingress or egress and traffic circulation regulation of signs; regulation of hours or other characteristics of operation; establishment of development schedules for performance or completion; and such other reasonable conditions as the City Council may deem necessary to preserve the health, safety, and welfare of the applicant and the public. In any event, no conditional use permit shall be granted unless and until the recipient thereof shall agree in writing to comply with such conditions of approval as may be imposed by the City Council.

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

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

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

(E) *Term.*

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

(a) The building or premises is not put to the permitted use for a period of one year or more from the effective date of the ordinance authorizing issuance of the permit;

(b) The permit expires by its own terms;

(c) The property is rezoned;

(d) Another conditional use permit is approved for the site;

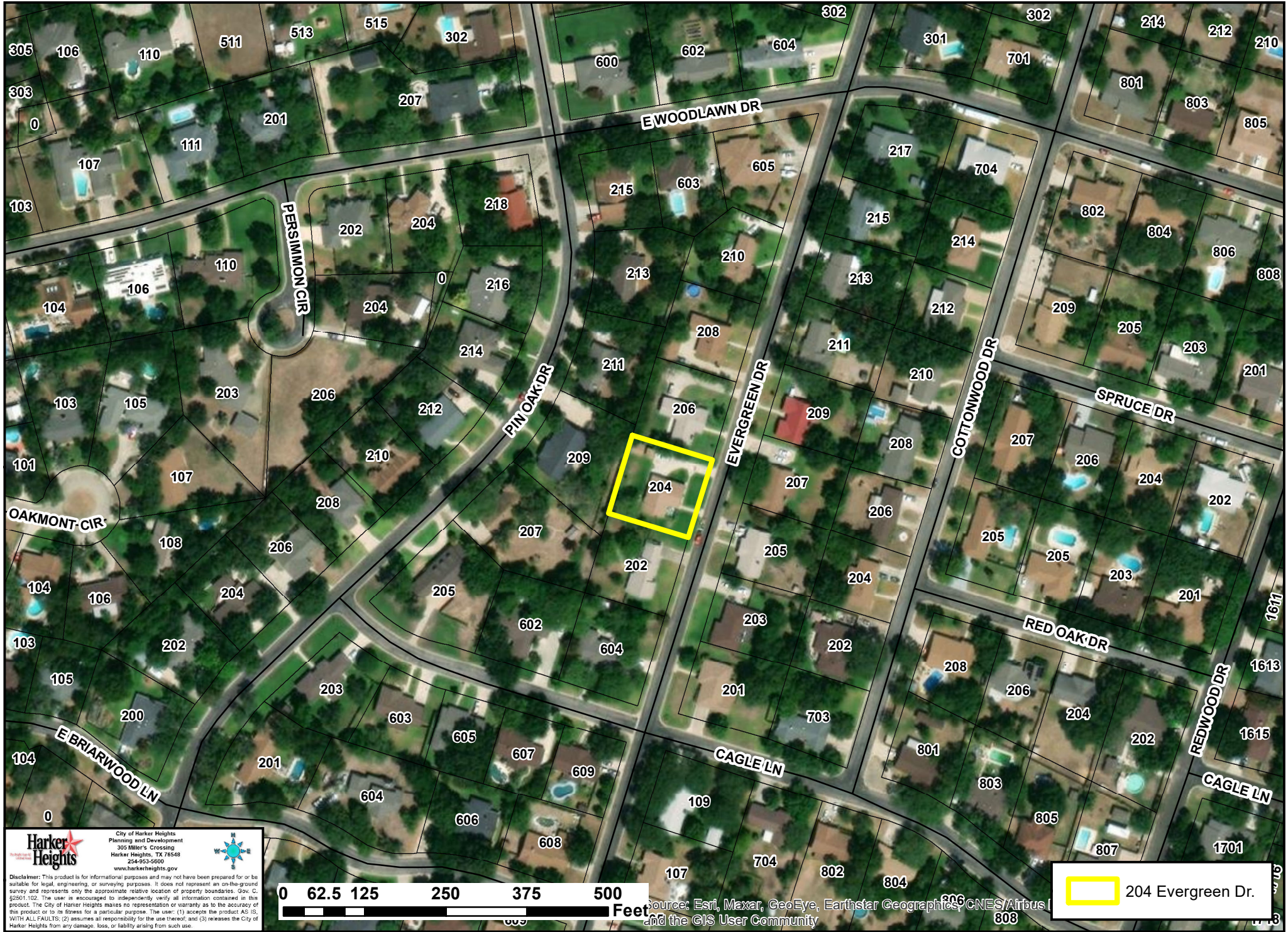
(e) The building or premises is substantially enlarged, extended, reconstructed or altered;

(f) The use of the building or premises is materially expanded, increased or otherwise altered; or

(g) The violation of any one or more of the conditions of approval.

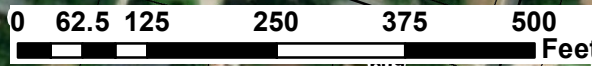
(2) For purposes of this section the City Manager shall have the authority, subject to review by the Zoning Board of Adjustment, to determine whether an event of termination has occurred. Whenever the City Manager shall make a formal determination as to whether an event of termination has occurred, he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

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



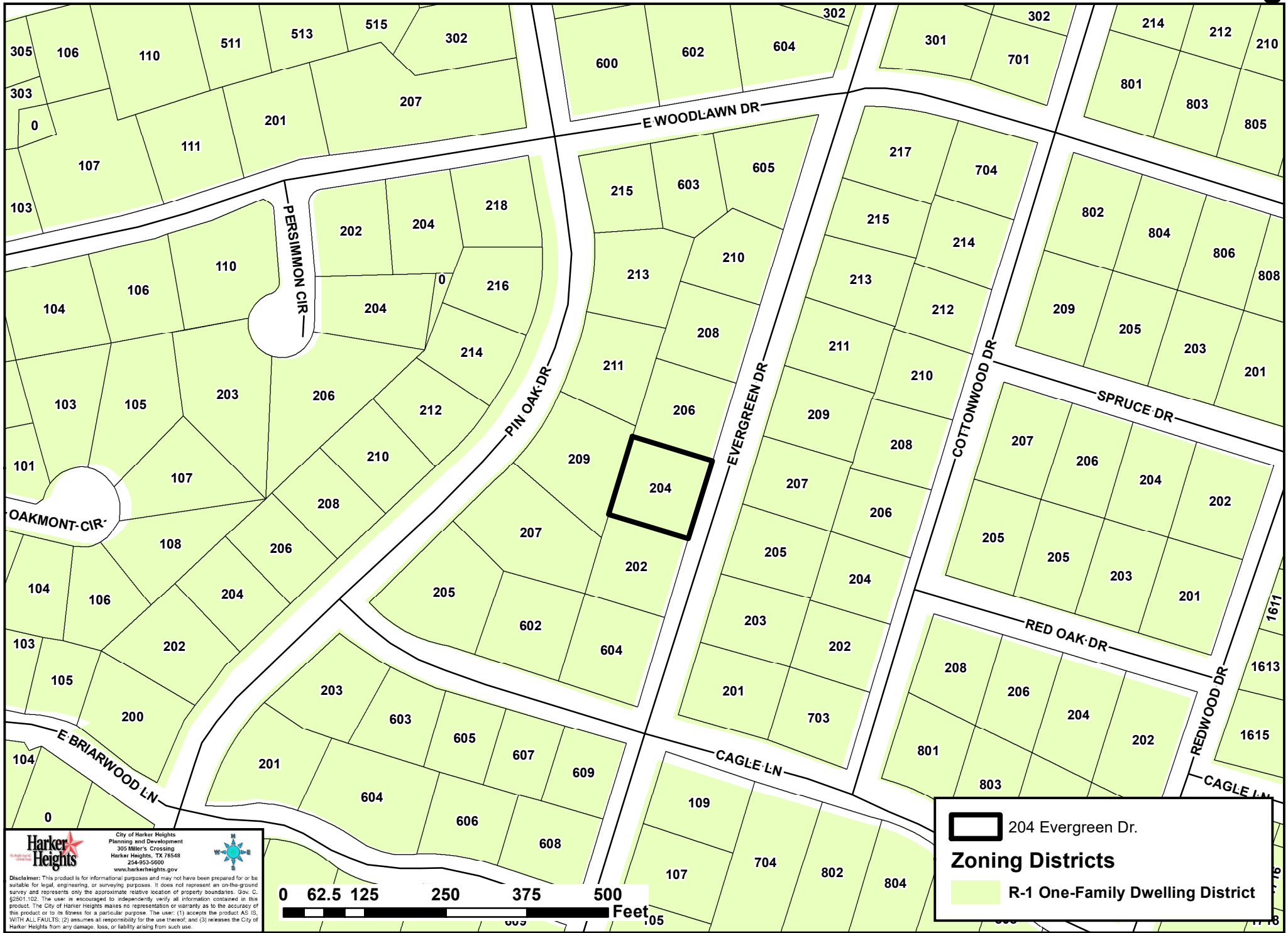
Harker Heights
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
www.harkerheights.gov

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. §2601.102. 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.



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus, and the GIS User Community

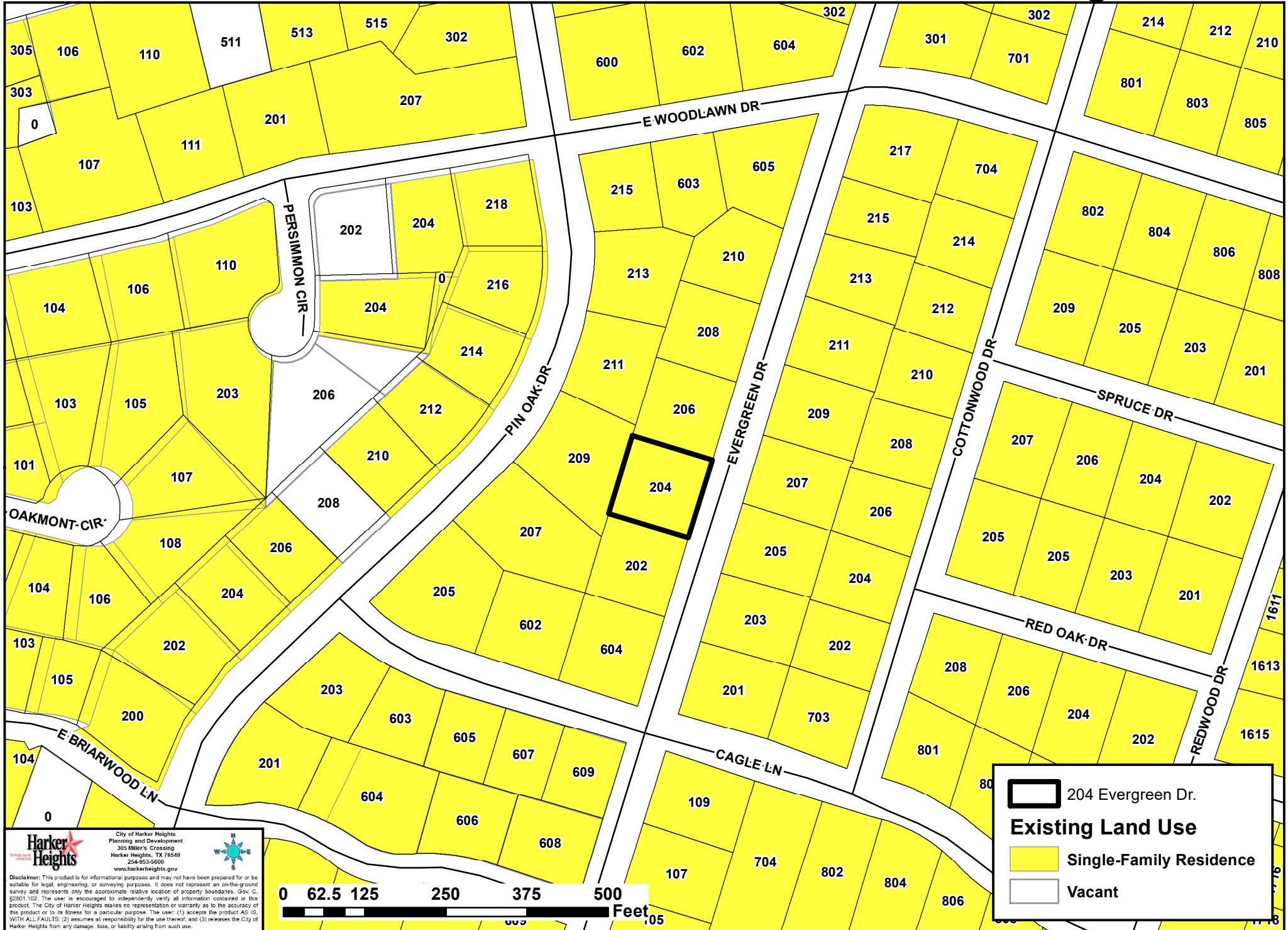
 204 Evergreen Dr.

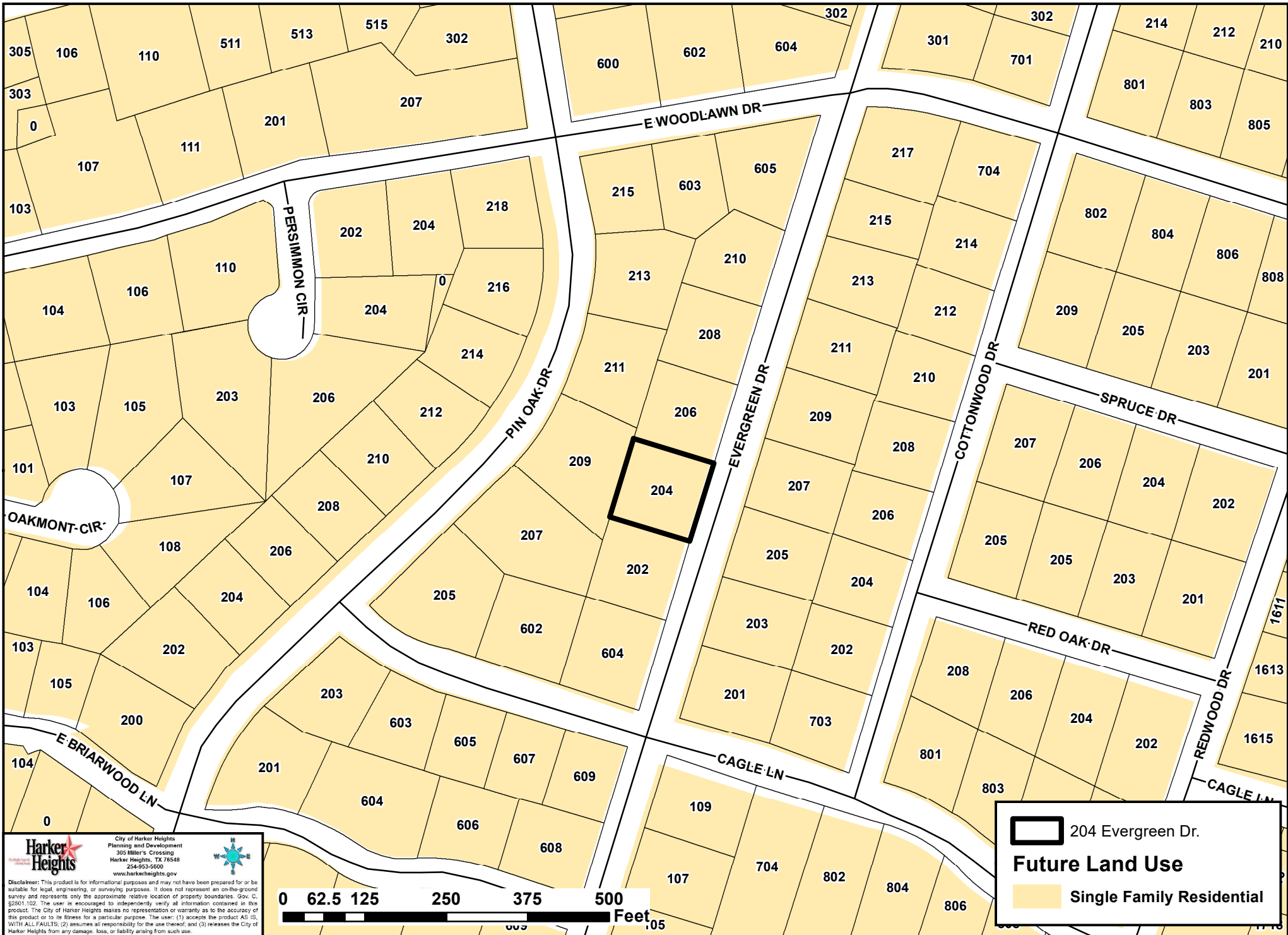


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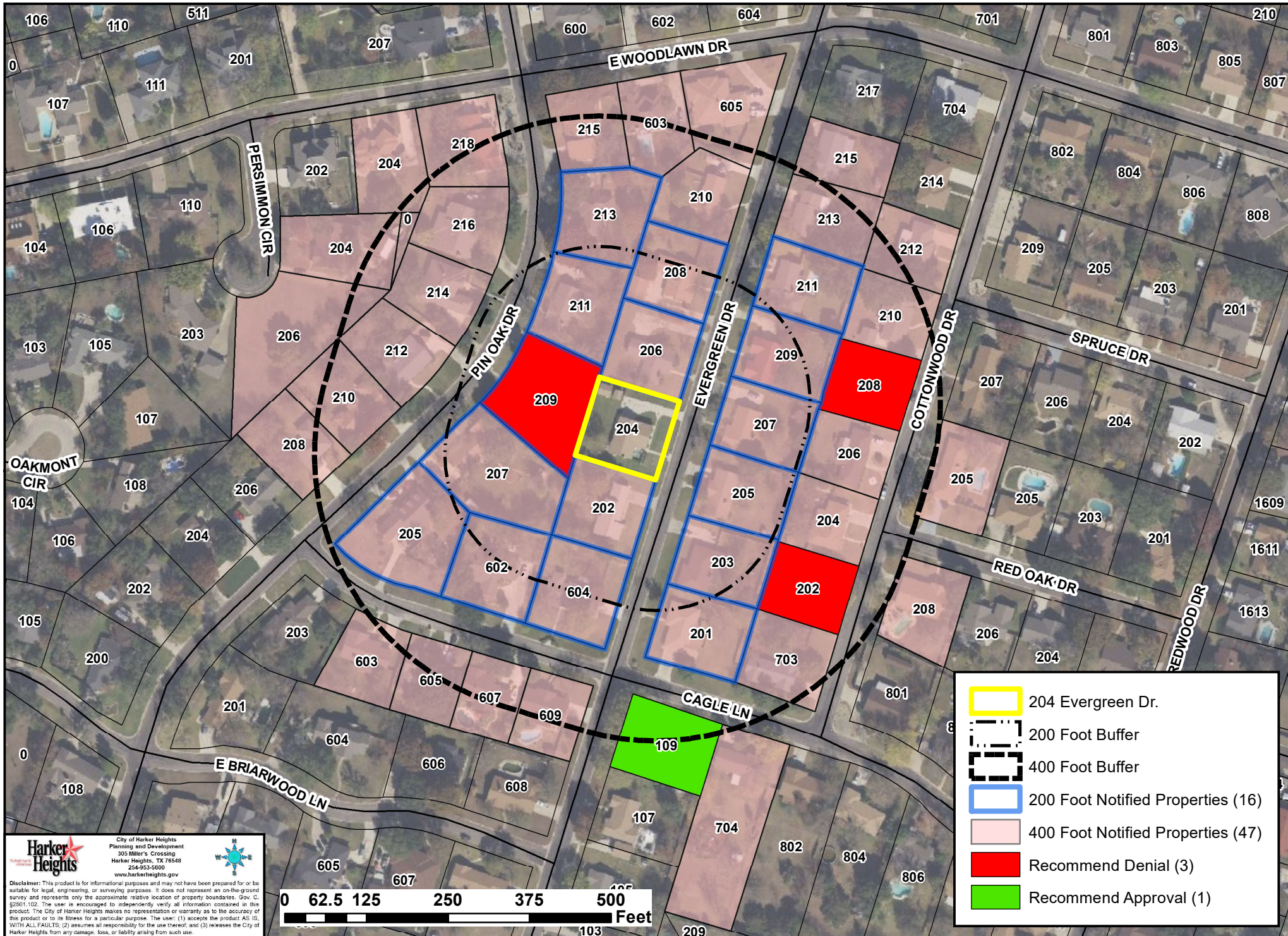


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 204 Evergreen Dr.
Future Land Use
 Single Family Residential



SENT: AUGUST 6, 2021
DUE BACK: AUGUST 16, 2021 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON AUGUST 16, 2021 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

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

FROM: Hugh Menking
109 Evergreen Dr.
(Address of Your Property that Could Be **Impacted** by this Request)

RE: Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Highland Oaks Estates Section 3, Block 013, Lot 0007, generally located at 204 Evergreen Drive, Harker Heights, Bell County, Texas (see attached notification map).

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

Comments:

Hugh Menking
Printed Name

[Signature]
Signature

Aug. 16, 2021
Date

Received
AUG 16 2021
Planning & Development

SENT: AUGUST 6, 2021
DUE BACK: AUGUST 16, 2021 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON AUGUST 16, 2021 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

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

FROM: Linda A. Pellegrino-Sawyer
202 Cottonwood Dr. Harker Heights
(Address of Your Property that Could
Be **Impacted** by this Request)

RE: Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Highland Oaks Estates Section 3, Block 013, Lot 0007, generally located at 204 Evergreen Drive, Harker Heights, Bell County, Texas (see attached notification map).

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

This neighborhood is a single family dwellings. I feel if they need extra room for a relative or servant, they need to add on to their house. And they already have 2 sheds in their backyard and closed in their garage.

Linda A. Pellegrino-Sawyer Linda A. Pellegrino-Sawyer
Printed Name Signature

Aug. 8, 2021
Date

Received
AUG 13 2021
Planning & Development

SENT: AUGUST 6, 2021
DUE BACK: AUGUST 16, 2021 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON AUGUST 16, 2021 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

TO: City of Harker Heights
Planning & Development Department

FROM: Diana Wendt
208 Cottonwood Drive
(Address of Your Property that Could
Be **Impacted** by this Request)

RE: Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Highland Oaks Estates Section 3, Block 013, Lot 0007, generally located at 204 Evergreen Drive, Harker Heights, Bell County, Texas (see attached notification map).

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

Home already has two
sheds.

If you approve, should
have to follow 152.01
guide lines.

Same roof - same brick at
home.

Diana Wendt
Printed Name

Diana Wendt
Signature

Aug. 13, 2021
Date

Received

AUG 18 2021

Planning & Development

SENT: AUGUST 6, 2021
DUE BACK: AUGUST 16, 2021 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON AUGUST 16, 2021 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

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

FROM: JED SCHAPPELL

209 PIN OAK DR. HARKER HEIGHTS, TX.

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

76548

RE: Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Highland Oaks Estates Section 3, Block 013, Lot 0007, generally located at 204 Evergreen Drive, Harker Heights, Bell County, Texas (see attached notification map).

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

AS DISCUSSED WITH MY WIFE
WE REGRETEFULLY DECLINE TO
SEE, HEAR THE EFFECTS OF A
BUSINESS BASED OUT OF OUR NEIGHBORS
BACKYARD, WE HAVE LIVED HERE
30 PLUS YEARS. LESS IS BETTER
IN OUR OPINION, CONSTRUCTION WORK
CREWS, WORKERS COMING AND GOING
SMELL OF CIGARETTES — WE REALLY
DON'T WANT ANY OF THAT, A RESIDENTIAL
SETTING IS BEST.

JED SCHAPPELL
Printed Name

Jed Schappell
Signature

AUG 16th, 2021
Date

Received

AUG 16 2021

Planning & Development



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

Z21-21

AGENDA ITEM VII-4

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: AUGUST 25, 2021

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE FAMILY DWELLING DISTRICT) TO R-1 (ONE-FAMILY DWELLING DISTRICT) WITH A CUP (CONDITIONAL USE PERMIT) ON PROPERTY DESCRIBED AS HIDDEN VALLEY ESTATES, LOT TWENTY THREE AND TWENTY FOUR (23-24), BLOCK ONE (1), GENERALLY LOCATED AT 2307 TYE VALLEY ROAD, 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-1 (One-Family Dwelling District) with a CUP (Conditional Use Permit) on property described as Hidden Valley Estates, Lot Twenty Three and Twenty Four (23-24), Block One (1), generally located at 2307 Tye Valley Road, Harker Heights, Bell County, Texas. The property consists of a single-family residence, with 2,128 square feet of living space, an existing carport consisting of 400 square feet, and two existing porches consisting of a total of 144 square feet. The applicant intends to add additional living space and convert the existing carport into one (1) accessory dwelling unit. Per the Harker Heights Code of Ordinance Section 155.020(B) (4), an accessory dwelling unit for a relative (not for rent) is permitted via a Conditional Use Permit.

Surrounding Land Uses

Adjacent land uses include:

	Existing Land Use	Future Land Use	Zoning
North	Single Family Residence	Single Family Residential	R-1 One-Family Dwelling District
South	Single Family Residence	Single Family Residential	R-1 One-Family Dwelling District
East	Government	Government	None
West	Vacant Single Family Residence	Single Family Residential	R-1 One Family Dwelling District

Per the 2007 Comprehensive Plan, the applicant’s property is located in an area designated as Single Family Residential. This CUP, if granted, would not interfere with the property’s primary use as a single-family home. The proposed change would not alter or have any significant impact on the square footage of the primary house, setbacks, or any current development regulations. The proposed use would therefore not have an adverse impact on adjoining land uses in 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 twenty-four (24) notices to property owners within the 400-foot notification area. As of August 16, 2021, two (2) response was received in favor of the request, and zero (0) responses were received in opposition of the request. It is important to note that the two letters in support were from the same household. Any additional responses received after the above date will be provided during the meeting.

RECOMMENDATION:

Staff recommends approval of an ordinance change zoning designation from R-1 (One Family Dwelling District) to R-1 (One-Family Dwelling District) with a CUP (Conditional Use Permit) on property described as Hidden Valley Estates, Lot Twenty Three and Twenty Four (23-24), Block One (1), generally located at 2307 Tye Valley Road, Harker Heights, Bell County, Texas, subject to the following conditions:

1. The accessory dwelling unit shall be used as a living space for a relative (not for rent).
2. The accessory dwelling unit will be located behind the front façade of the primary structure.
3. The accessory dwelling unit will gain access from the existing private driveway.
4. The accessory dwelling unit will have maximum gross foundation footprint of 1,000 square feet.
5. Approval of location of the accessory dwelling unit on the parcel must be received from Bell County Public Health prior to release of construction plans by the City.

The above recommendation is based on the following:

1. The proposed use and rezoning is compatible with the current Comprehensive Plan and FLUM.
2. The proposed use and rezoning would not likely have any adverse impact on adjoining uses and zoning districts.
3. The proposed use and rezoning is compatible with existing uses in the neighborhood.
4. The proposed use and rezoning does not pose an adverse impact to the public health, safety, or general welfare.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance change zoning designation from R-1 (One Family Dwelling District) to R-1 (One-Family Dwelling District) with a CUP (Conditional Use Permit) on property described as Hidden Valley Estates, Lot Twenty Three and Twenty Four (23-24), Block One (1), generally located at 2307 Tye Valley Road, Harker Heights, Bell County, Texas, based on staff's recommendation and findings and subject to the following conditions:

1. The accessory dwelling unit shall be used as a living space for a relative (not for rent).

2. The accessory dwelling unit will be located behind the front façade of the primary structure.
 3. The accessory dwelling unit will gain access from the existing private driveway.
 4. The accessory dwelling unit will have maximum gross foundation footprint of 1,000 square feet.
 5. Approval of location of the accessory dwelling unit on the parcel must be received from Bell County Public Health prior to release of construction plans by the City.
2. Any other action deemed necessary.

ATTACHMENTS:

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



Conditional Use Permit 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
3. Site Plan
4. Letter of Intent

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

Property Owner(s) Name: Kenneth and Laurie Wilson Date: 7-27-2021

Address: 2307 Tye Valley Rd.

City/State/Zip: Harker Heights TX 76548

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

Legal Description of Property:

Location of Property (Address if available): 2307 Tye Valley Rd

Lot: 23 & 24 Block: 7 Subdivision: Hidden Valley Estates

Acres: .482 Property ID: 17991 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.

Current Zoning Classification: Residential Future Land Use Designation: Residential with CUP

Applicant's Representative (if applicable):

Applicant's Representative: N/A

Phone: [REDACTED] E-Mail: [REDACTED]

ATTACH A SITE PLAN: Provide a plan drawn to scale to illustrate the boundaries of the area, location of all existing and proposed structure(s), gross floor area and location of building entrances and exits.

ATTACH A LETTER OF INTENT: Provide a detailed description of the proposed use including but not limited to: the changes to the site, structure(s), landscaping, parking and land use in reference to the Harker Heights Code of Ordinances Section 155.201 Conditional Use Permit.

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.

Kenneth Wilson
 Printed Name of Property Owner

[Signature]
 Signature of Property Owner

Printed Name of Representative

Signature of Representative

Date Submitted: 7/28/21 **STAFF ONLY - DO NOT FILL OUT BELOW** Receipt #: 01721561
 Received By: Wagon Everett Pre-Application Meeting Case #: 221-21
 Revised: 06/28/18

To: Harker Heights
Planning & Zoning

Dear Sir or Madame,

My Name is Kenneth Wilson and my wife is Laurie Wilson. We live at 2307 Tye valley rd. Harker Heights 76548.

We are filling this application for a Conditional use permit so that we may convert our detached Garage into a IN-law suite for Lauries parents. They are elderly and her father has Dementia & pulmonary fibrosis.

We would like to move them here with us but they cannot climb the stair in our home.

In this case we would like to Add 480SF onto our Existing Detatched Garage and convert it into a house for them. We would be adding a 16' x 30' Ft bed room, bath room & porch to the East side of the building. we would need to remove one box wood and a concrete planter box to accomodate the addition. They would use the existing Drive for the detached garage as well as park in front of the existing Garage.

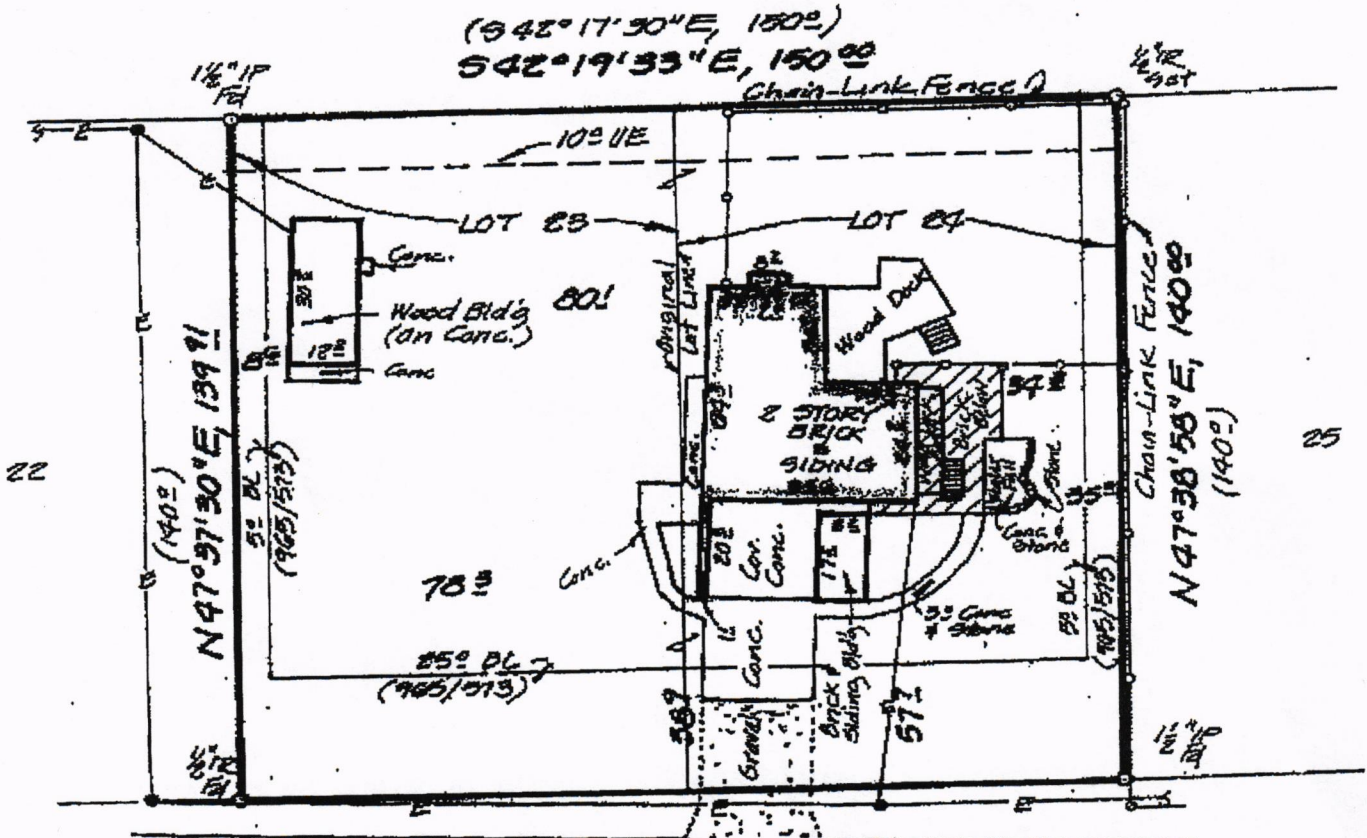
This would take a tremendous burden off of my Mother in law. Thank you
KJW Kenneth Wilson

HARMON & ASSOCIATES
 105 W. Veterans Memorial Blvd.
 Killeen, Texas 76541
 (254) 634-8877

Monteith
 438/13

Scale: 1" = 30'
 * (Record Calls)

STILLHOUSE HOLLOW
 RESERVOIR



5-6-10
 SS

N 42° 17' 30\"/>
 (N 42° 17' 30\"/>
 Base Bearing

2307 TYE VALLEY ROAD

This survey is for the exclusive use of Nicholas Ochs & Meredith-Leigh Ochs, First State Bank of Central Texas and Monteith Abstract & Title GF #10-1225 and may not be used for any other purpose.

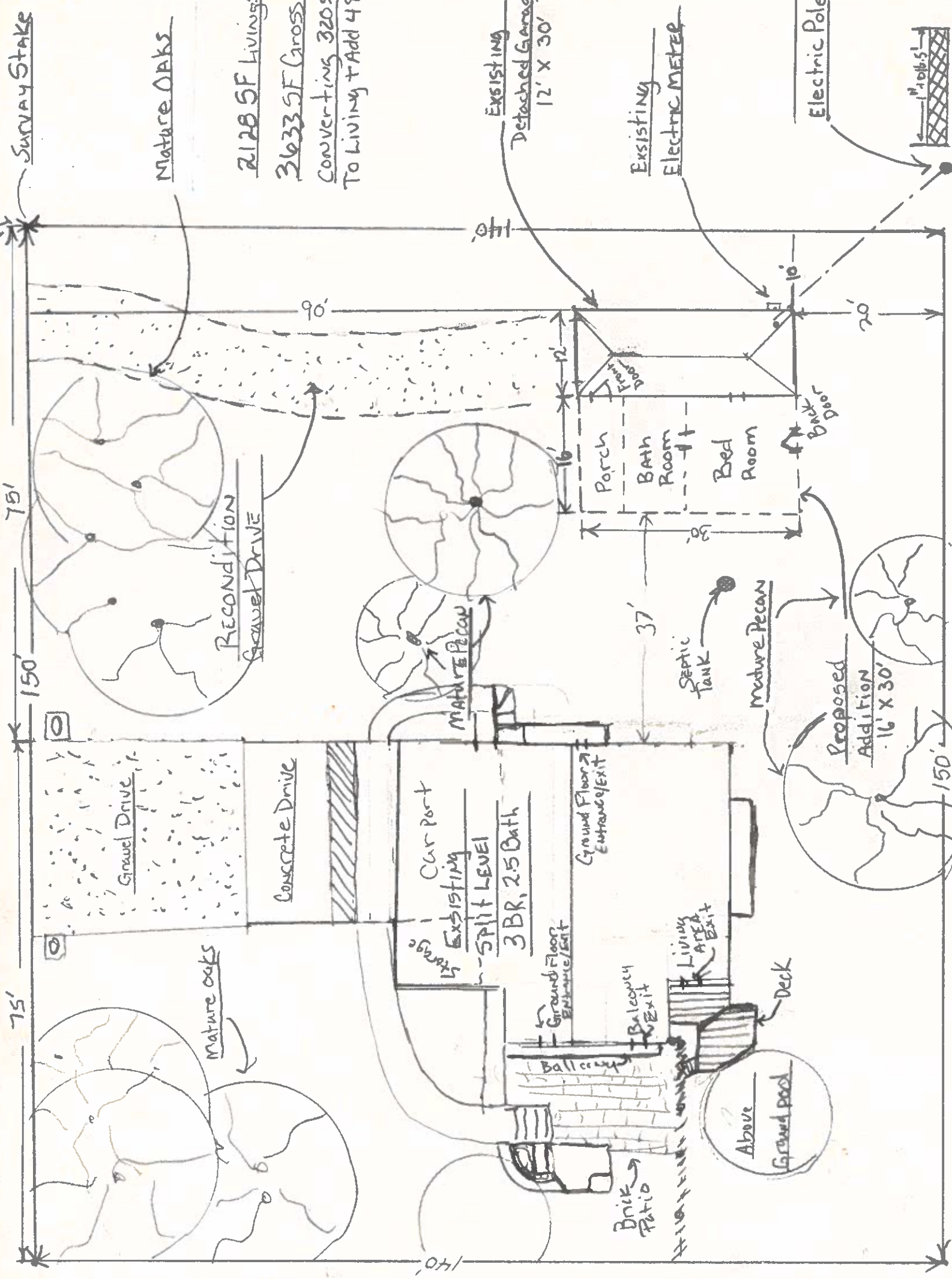
Lot Twenty Three (23) and Lot Twenty Four (24), Block One (1), HIDDEN VALLEY ESTATES, Bell County, Texas. Recorded in Cabinet A, Slide 212-D, Plat Records of Bell County, Texas. Bearings are based on the recorded plat.

STATE OF TEXAS * KNOW ALL MEN BY THESE PRESENTS, that I, BRUCE M. HARMON, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the tract shown hereon. This document is not valid without an original signature.



IN WITNESS THEREOF, my hand and seal this the 13th day of April, 2010.

Bruce M. Harmon
 Bruce M. Harmon
 Registered Professional Land Surveyor, No. 4482
 © Copyright



2128 SF Living Space
 3633 SF Gross
 Converting 320 SF
 To Living + Add 480 SF

Existing
 Detached Garage
 12' X 30'

Existing
 Electric Meter

Electric Pole

RECONDITION
 Gravel Drive

Car Port
 Existing
 SPLIT LEVEL
 3 BR, 2.5 Bath

Proposed
 Addition
 16' X 30'

US CORP OF ENGINEERS
 PROJECT # 11

§ 155.020 R-1 ONE FAMILY DWELLING DISTRICT.

(A) *Permitted uses.* The following uses are permitted by right:

- (1) Site-built, single-family dwellings and industrialized housing.
- (2) Church or other place of worship.
- (3) Municipal buildings, non-profit libraries or museums, police and fire stations, public utilities (without outside storage yards or electric substations), public parks, playgrounds, municipal golf courses, public recreation facilities, and community buildings.
- (4) Customary home occupations as defined in §155.003.
- (5) *Accessory structure.*

(a) One small accessory building (not exceeding 144 square feet) per residence customarily incident to the above uses (not involving the conduct of a business) subject to the following requirements:

1. Structure must be built upon a moveable foundation;
2. Structure cannot exceed 12 feet in height;
3. Structure must set behind the rear facade of the main residence building and must be setback five feet from the rear property line and six feet from the side property line; and
4. Materials, building design, and construction must comply with the requirements of Ch. 150.

(b) Large accessory buildings customarily incident to the above uses (not involving the conduct of a business) subject to the following requirements:

1. Building materials and facade must be consistent with the main residence building materials and facade;
2. Large accessory building must be behind the front facade of the main residence;
3. The height of the large accessory building cannot exceed that of the main residence building;
4. Number, size, setbacks and height requirements based on the size of the lot as follows:

Lot Size	Number of Large Accessory Structures Allowed	Maximum Aggregate Size of All Accessory Structures	Setbacks	Maximum Height
< 10,000 square feet	1	250 square feet	Front: 25 feet Side: 6 feet Rear: 10 feet	15 feet
> 10,000 square feet < .5 acre	1	500 square feet	Front: 25 feet Side: 6 feet Rear: 10 feet	15 feet
> .5 acre < 1 acre	2	1,000 square feet	Front: 25 feet Side: 6 feet Rear: 20 feet	24 feet
> 1 acre	4	1,500 square feet	Front: 25 feet Side: 6 feet Rear: 20 feet	24 feet

- (6) Private garage.
- (7) Home based child care.
- (8) Real estate sales office, or temporary living quarters to provide security during the development of residential subdivisions, but not to exceed two years.
- (9) Low impact telecommunication towers.
- (10) Public schools.

(B) *Conditional uses.* The following require conditional use permits:

- (1) Private schools having a curriculum equal to a public elementary, high school, or institution of higher learning (except home schooling).

(2) Neighborhood association facilities.

(3) Farms, nurseries, truck gardens and greenhouses, provided no sales offices are maintained and no livestock are kept within 250 feet of a residence of any person other than the farm owner.

(4) Accessory dwelling for a relative or servant (not for rent).

(5) Accessory structure as provided by § 155.040.

(C) *Height regulations.* No building shall exceed two and one-half stories or 35 feet in height.

(D) *Front yard, side yard, and rear yard.* As per Table 21-A.

(E) *Intensity of use.* Every lot or tract of land shall have an area of not less than 8,400 square feet and an average overall width of not less than 70 feet and a minimum lot frontage of not less than 45 feet. Except that if a lot or tract should have less area or width than is herein required and its boundary lines along their entire length should touch lands under other ownership on the effective date of this chapter and shall not have changed since the date, such parcel of land may be used for a single family dwelling.

(F) *Additional use, height, and area regulation.* Additional use, height, and area regulations and exceptions are found in § 155.040.

(G) *R-1(M) zoning designation.* R-1(M) is a one family residential lot that also allows manufactured homes. All manufactured housing structures installed after December 31, 1999, must be installed on a permanent foundation, as that term is defined in § 152.01.

(1) In order to be approved, the manufactured home must be found to have design compatibility with other dwellings in the neighborhood.

(2) The following standards apply to any placement of a manufactured home on a lot after December 31, 1999:

(a) Roofing shall be similar in color, material and appearance to the roofing material commonly used on residential dwellings within the community or comparable to the predominant materials used on dwellings within the neighborhood.

Materials shall include asphalt composition, shingle, tile, crushed rock, standing seam metal or similar materials (except all other metal). Roof pitch shall be a minimum of 3/12.

(b) Exterior siding shall be similar in color, material, and appearance to the exterior siding material commonly used on residential dwellings within the community or comparable to predominant materials used on dwellings within the neighborhood. Exterior siding shall be of brick, wood, stucco, plaster, concrete or other material which is finished in a non-glossy and non-reflective manner.

(c) If a garage/carport is constructed, it must be similar in appearance to others in the neighborhood and constructed of like materials as that of the primary home.

(d) Two all-weather surface off street parking spaces meeting the requirements of §155.061 shall be provided.

(3) Every manufactured home shall be placed so that the entrance or front of the home faces or parallels the principal street frontage, except:

(a) In cases where the lot is one acre or greater and the home is located more than 50 feet from the street; or

(b) Where the lot width is 60 feet or less.

(4) All entrances to a manufactured home shall be provided with permanent steps, porch or similar suitable entry.

(5) The lot must meet all applicable requirements of Chapter 154, and shall comply with the area regulations in (D) of this section. Variance in setbacks may be given in inches not to exceed one foot at the Building Official's discretion.

(H) *Signs* As per Chapter 151.

(I) *Parking.* As per §§ 155.061 through 155.068.

(J) *Storage.* Open storage is prohibited except for materials for the residents' use, such as firewood, gardening materials, and similar materials.

(K) *Landscaping.* All yards shall have vegetative groundcover of sufficient quality and quantity, or other city-approved groundcover, to control dust, erosion and sediment upon final inspections. In addition, a minimum of two six-foot-tall trees, measuring two inches or more in caliper (diameter) when measured 12 inches from the base of the trunk, and eight three-gallon shrubs, are required in the front yard.

(L) *Industrialized housing.*

(1) Industrialized housing shall be considered real property and must:

(a) Have a value equal to or greater than the median taxable value for each single-family dwelling located within 500 feet of the lot on which the industrialized housing is proposed to be located, as determined by the most recent certified tax appraisal roll for the county;

(b) Have exterior siding, roofing, roof pitch, foundation fascia, and fenestration compatible with the single-family dwellings located within 500 feet of the lot on which the industrialized housing is proposed to be located;

(c) Comply with city aesthetic standards, building setbacks, side and rear yard offsets, subdivision control, architectural landscaping, square footage, and other site requirements applicable to single-family dwellings;

(d) Be securely fixed to a permanent foundation; and

(e) Have all local permits and licenses that are applicable to site-built housing.

For purposes of this division, **VALUE** means the taxable **VALUE** of the industrialized housing and lot after installation of the housing.

(2) Any owner or authorized agent who intends to construct, erect, install or move any industrialized housing into the city shall first make application to the Building Official and obtain the required permits. In addition to any other information otherwise required for such permits, the application shall:

(a) Identify each single-family dwelling located within 500 feet of the lot on which the industrialized housing is to be located, and show the taxable value for each such dwelling, as determined by the most recent certified tax appraisal roll for the county;

(b) Describe the exterior siding, roofing, roof pitch, foundation fascia, and fenestration for each single-family dwelling located within 500 feet of the lot on which the industrialized housing is to be located;

(c) Describe the permanent foundation and method of attachment proposed for the industrialized housing; and

(d) State the anticipated taxable value of the industrialized housing and the lot after installation of the industrialized housing.

(3) A person commits an offense if the person:

(a) Constructs, erects, installs or moves any industrialized housing in the city without first obtaining a permit as required by this section; or

(b) Constructs, erects, installs or moves any industrialized housing into the city unless such industrialized housing complies with this section.

(Ord. 2001-36, passed 11-13-01; Am. Ord. 2002-28, passed 11-12-02; Am. Ord. 2006-40, passed 10-24-06; Am. Ord. 2010-32, passed 10-12-10; Am. Ord. 2011-08, passed 4-19-11)

§ 155.201 CONDITIONAL USE PERMITS.

(A) *Purpose.* The purpose of the conditional use permit process is to identify those land uses which may be appropriate within a zoning district but, due to either their location, function or operation could have a harmful impact on adjacent properties or the surrounding area, and to provide a procedure whereby such uses may be permitted by further restricting or conditioning them so as to mitigate or eliminate such potential adverse impacts. The conditional use permit remains with land, regardless of ownership, until termination thereof.

(B) *Planning and Zoning Commission consideration.*

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

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

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

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

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

(C) *City Council consideration.*

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

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

(3) *Conditions of approval.* Regardless of whether such conditions have been recommended by the Planning and Zoning Commission, the City Council may establish such conditions of approval as are reasonably necessary to insure compatibility with surrounding uses and to preserve the public health, safety and welfare. Such conditions may include, without limitation, a limited term or duration of the permit; requirements for special yards, lot sizes, open spaces, buffers,

fences, walls or screening; requirements for the installation and maintenance of landscaping or erosion control measures; requirements for street improvements, regulation of vehicular ingress or egress and traffic circulation regulation of signs; regulation of hours or other characteristics of operation; establishment of development schedules for performance or completion; and such other reasonable conditions as the City Council may deem necessary to preserve the health, safety, and welfare of the applicant and the public. In any event, no conditional use permit shall be granted unless and until the recipient thereof shall agree in writing to comply with such conditions of approval as may be imposed by the City Council.

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

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

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

(E) *Term.*

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

(a) The building or premises is not put to the permitted use for a period of one year or more from the effective date of the ordinance authorizing issuance of the permit;

(b) The permit expires by its own terms;

(c) The property is rezoned;

(d) Another conditional use permit is approved for the site;

(e) The building or premises is substantially enlarged, extended, reconstructed or altered;

(f) The use of the building or premises is materially expanded, increased or otherwise altered; or

(g) The violation of any one or more of the conditions of approval.

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

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



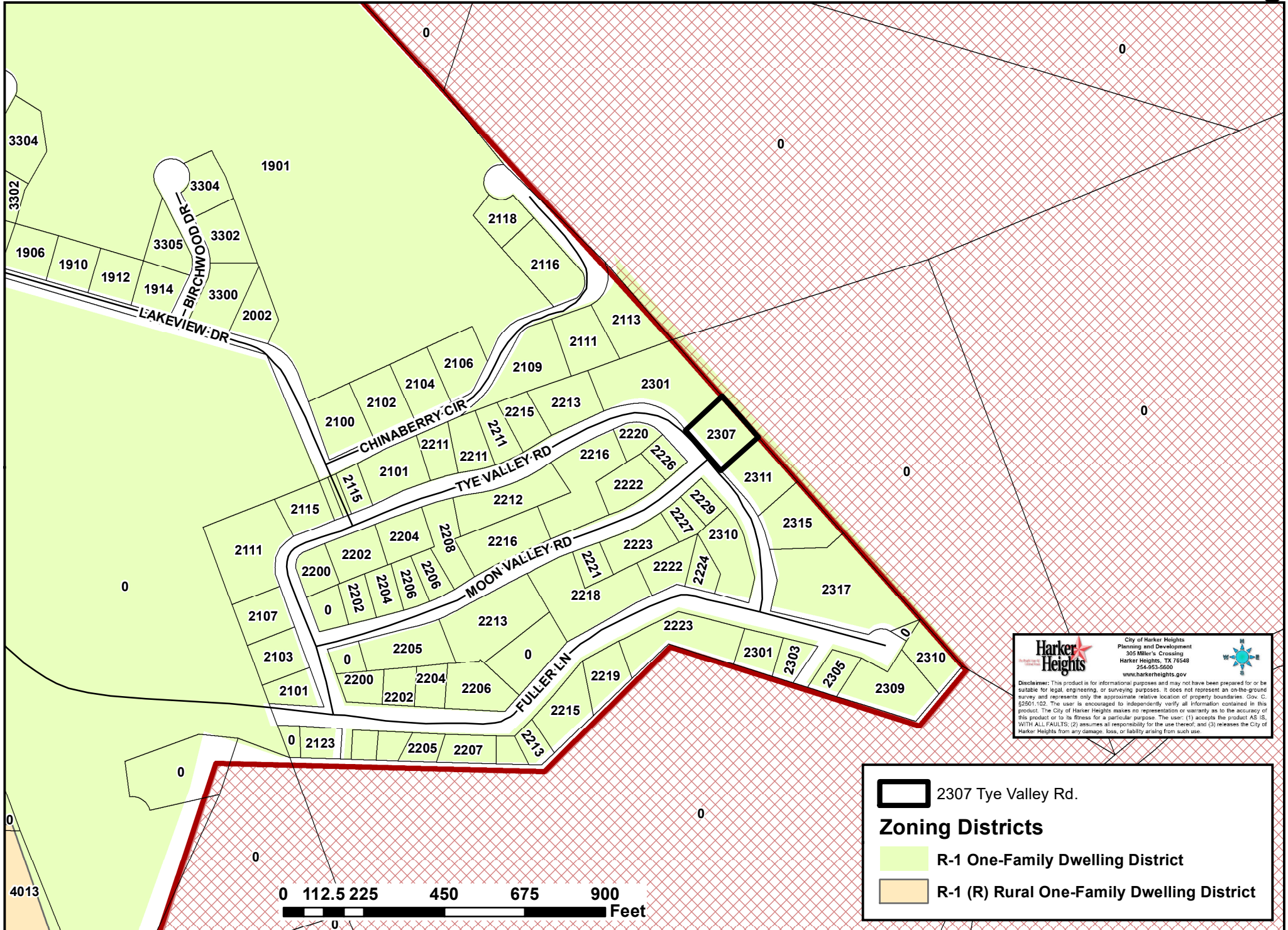
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City of Harker Heights
Planning and Development
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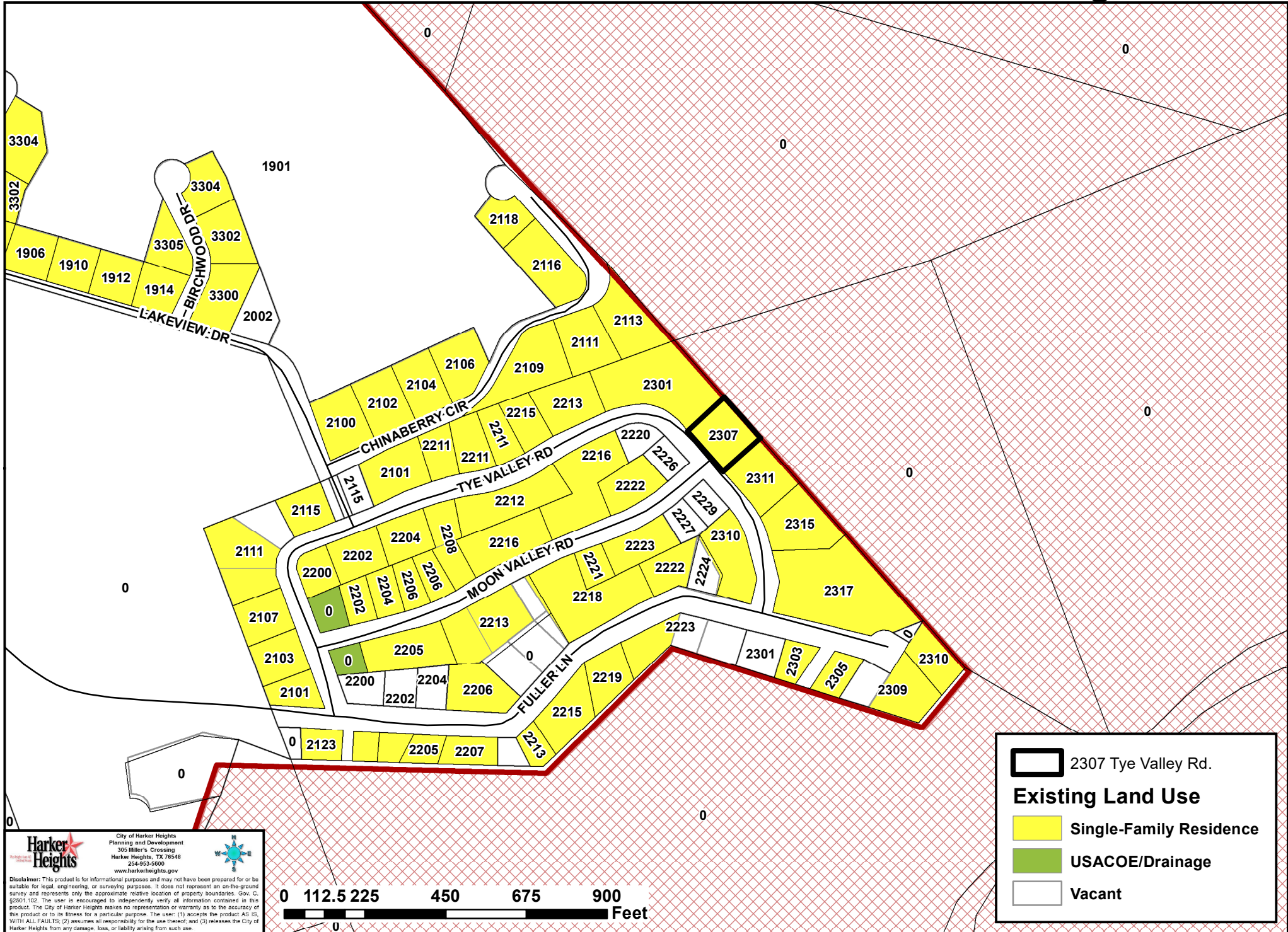
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Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus and the GIS User Community

2307 Tye Valley Rd.





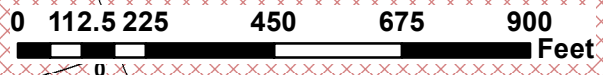
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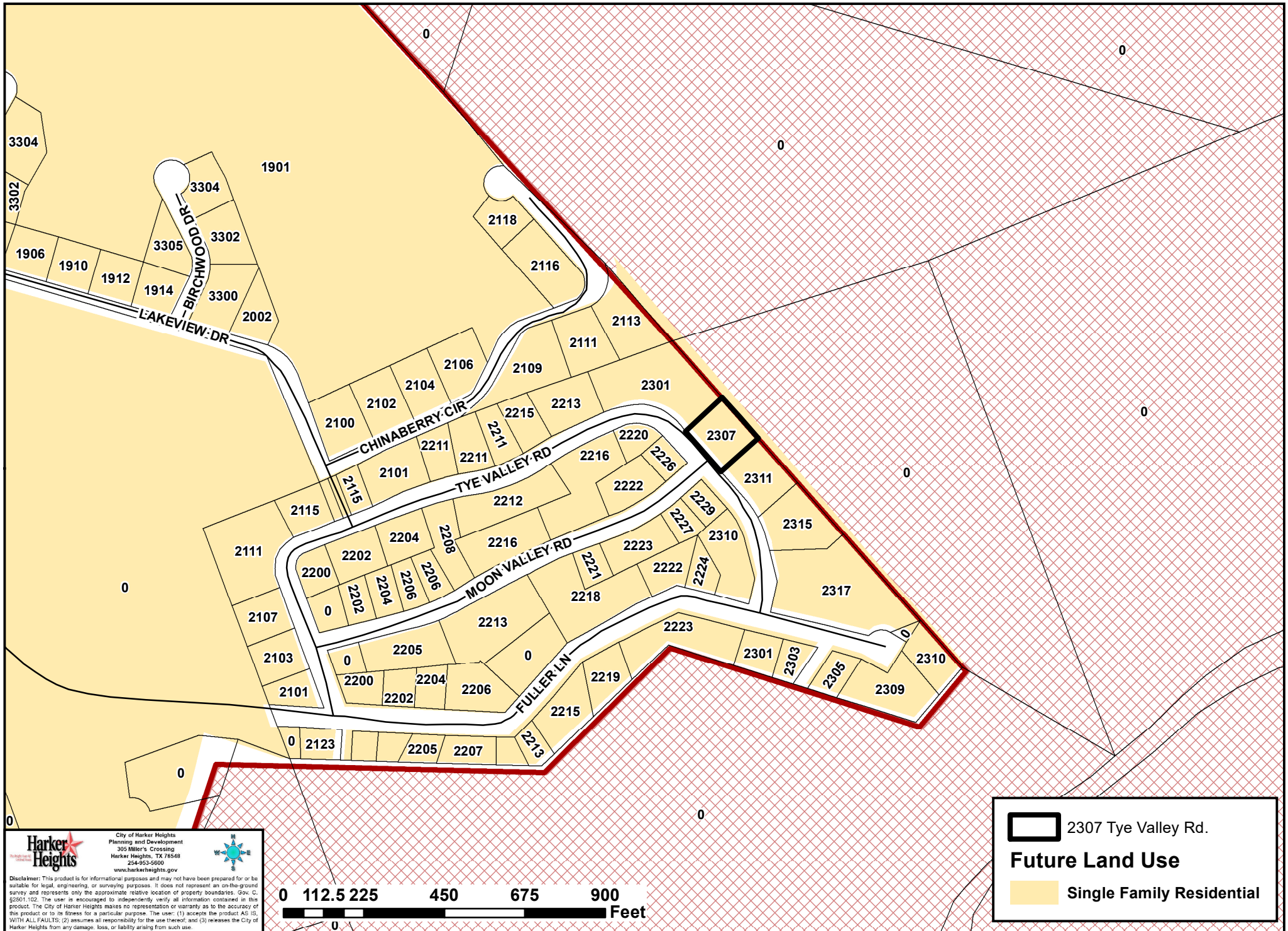
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2307 Tye Valley Rd.

Existing Land Use

- Single-Family Residence
- USACOE/Drainage
- Vacant

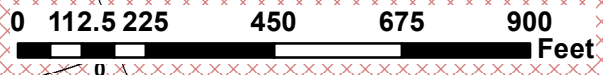


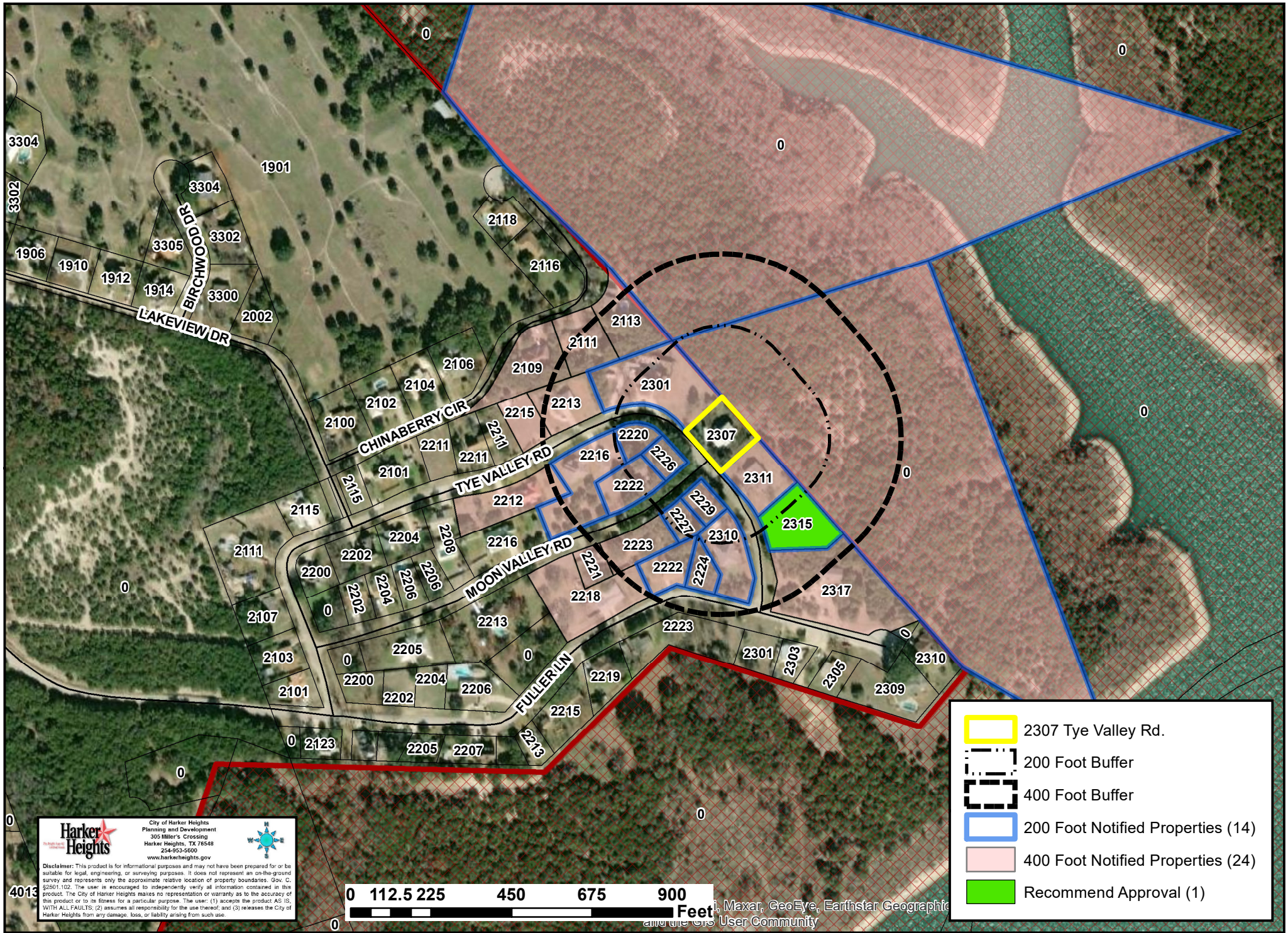








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 2307 Tye Valley Rd.
Future Land Use
 Single Family Residential

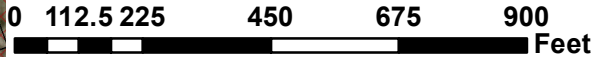




-  2307 Tye Valley Rd.
-  200 Foot Buffer
-  400 Foot Buffer
-  200 Foot Notified Properties (14)
-  400 Foot Notified Properties (24)
-  Recommend Approval (1)

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Map data by Maxar, GeoEye, Earthstar Geographics, and the GIS User Community

SENT: AUGUST 6, 2021
DUE BACK: AUGUST 16, 2021 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON AUGUST 16, 2021 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

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

FROM: Brenda Hauser
2315 Tye Valley Rd.
(Address of Your Property that Could Be **Impacted** by this Request)

RE: Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Hidden Valley Estates, Block 001, Lot 23, 24, generally located at 2307 Tye Valley Road, Harker Heights, Bell County, Texas (see attached notification map).

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

Brenda Hauser
Printed Name

Brenda Hauser
Signature

Aug 9, 2021
Date

Received
AUG 12 2021
Planning & Development

SENT: AUGUST 6, 2021
DUE BACK: AUGUST 16, 2021 5:00 P.M.

RESPONSES RECEIVED AFTER 5:00 P.M. ON AUGUST 16, 2021 WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

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

FROM: Michael Hauser
2315 Tye Valley Rd.
(Address of Your Property that Could Be **Impacted** by this Request)

RE: Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Hidden Valley Estates, Block 001, Lot 23, 24, generally located at 2307 Tye Valley Road, Harker Heights, Bell County, Texas (see attached notification map).

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

Comments:

Michael Hauser
Printed Name

Michael Hauser
Signature

Aug 9, 2021
Date

Received
AUG 12 2021
Planning & Development



PLANNING AND ZONING COMMISSION MEMORANDUM

Z21-23

AGENDA ITEM VII-5

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: AUGUST 25, 2021

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER AN ORDINANCE AMENDING CHAPTER 11 OF THE CITY'S CODE OF ORDINANCES, ESTABLISHING SECTION 11.1 COMPREHENSIVE PLAN, AND ADOPTING THE 2007 COMPREHENSIVE PLAN AND THE 2021 LAND USE PLAN FOR THE CITY OF HARKER HEIGHTS, TEXAS PURSUANT TO CHAPTER 213 OF THE TEXAS LOCAL GOVERNMENT CODE; ESTABLISHING THE RELATIONSHIP OF THE LAND USE PLAN AND THE DEVELOPMENT REGULATIONS; PROVIDING FOR THE AMENDMENT OF ANY EXISTING COMPREHENSIVE PLAN; AND PROVIDING FOR THE AMENDMENT OF ANY EXISTING LAND USE PLAN.

EXPLANATION:

The City of Harker Heights Comprehensive Plan was approved in 2007 and included such components as the Thoroughfare Plan and Future Land Use Map (FLUM). The Planning and Development Staff in conjunction with the Planning and Zoning Commission (P&Z) began working towards an update to the Comprehensive Plan in November 2020. This update will occur in sections and ultimately culminate in an update to the entire Comprehensive Plan.

The P&Z has held seven (7) extensive public workshops to discuss amendments to the 2007 FLUM. The attached 2021 Land Use Map, also referred to as the 2021 Future Land Use Map, is a summary of the recommended changes that were a result of the P&Z Workshops. The P&Z is charged with recommending updates on the Comprehensive Plan to the City Council.

Notices:

This public hearing item was published in the Killeen Daily Herald on Sunday, August 8, 2021. Additionally, a request for public comments on the proposed FLUM was placed on the City's P&Z website and social media beginning on August 10, 2021.

RECOMMENDATION:

Staff recommends approval of an ordinance amending Chapter 11 of the City's Code of Ordinances, establishing Section 11.1 Comprehensive Plan, and adopting the 2007 Comprehensive Plan and the 2021 Land Use Plan for the City of Harker Heights, Texas pursuant to Chapter 213 of the Texas Local Government Code; establishing the relationship of the Land Use Plan and the development regulations; providing for the amendment of any existing Comprehensive Plan; and providing for the amendment of any existing Land Use Plan.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/ disapproval of an ordinance amending Chapter 11 of the City's Code of Ordinances, establishing Section 11.1 Comprehensive Plan, and adopting the 2007 Comprehensive Plan and the 2021 Land Use Plan for the City of Harker Heights, Texas pursuant to Chapter 213 of the Texas Local Government Code; establishing the relationship of the Land Use Plan and the development regulations; providing for the amendment of any existing Comprehensive Plan; and providing for the amendment of any existing Land Use Plan, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Ordinance
2. Web Link to the Existing Comprehensive Plan
3. 2015 Thoroughfare Plan
4. Current Future Land Use Map
5. 2021 Future Land Use Map

CHAPTER 11: CITY STANDARDS

Section

City Seal

11.01 City Secretary as custodian of Seal

CITY SEAL

§ 11.01 CITY SECRETARY AS CUSTODIAN OF SEAL.

The City Secretary shall be the custodian of the corporate seal, and when it is affixed to any instrument, shall be evidence of the authenticity of such instrument.

('60 Code, Ch. 12, Art. 128)

§ 11.10 COMPREHENSIVE PLAN

(A) Comprehensive Plan Adopted.

- (1) The Comprehensive Plan, last revised January 23, 2007, is hereby adopted by reference as though fully copied herein and shall apply to all property under the jurisdiction of the city.
- (2) The Comprehensive Plan is adopted for the purposes of directing the City Council, staff and commissions in rendering actions and resolutions relating to the planning and development of the territorial limits of the City.

(B) Land Use Plan Adopted.

- (1) The Land Use Plan, last revised September 14, 2021, is hereby adopted by reference as though fully copied herein and shall apply to all property under the jurisdiction of the city.
- (2) The Land Use Plan is adopted for the purpose of directing the City Council, staff, and/or commissions in rendering actions and resolutions relating to the utilization of all of the available resources within the City and its Planning Area for the purpose of developing public and private land and serving that land with infrastructure systems.

Comprehensive Plan

On January 23, 2007, the City Council adopted the City of Harker Heights Comprehensive Plan. The plan is intended to provide overall guidance to areas which are vacant as well as to areas which have already developed. The plan functions to direct the most appropriate land use for all areas of the city. The plan is implemented most directly at the time zonings are made.

The comprehensive plan is a working document utilized by the City of Harker Heights to guide it in its decision making processes. The comprehensive plan presents relevant historical data, inventories the current resources of the City, states clearly the City's goals and objectives for the future, and provides a framework for obtaining those goals and objectives. In other words, the comprehensive plan is like a road map which shows where the City is now and where the City would like to go. Harker Heights' comprehensive plan was developed with input from citizens, business leaders, and government agencies. The [City of Harker Heights' Comprehensive Plan](#) can be accessed by clicking the previous link.

Quick Links

[Planning and Development](#)

[Planning and Zoning](#)

[Zoning Board of Adjustments](#)

[Capital Improvements Advisory Committee](#)

[Business Registration](#)

[Zoning](#)

[Platting](#)

[Applications](#)

[Public Infrastructure](#)

[Annexations](#)

[Code of Ordinances](#)

[Comprehensive Plan](#)

[Subdivision Ordinance](#)

[District 1 Overlay Manual](#)

[2021 Calendar](#)

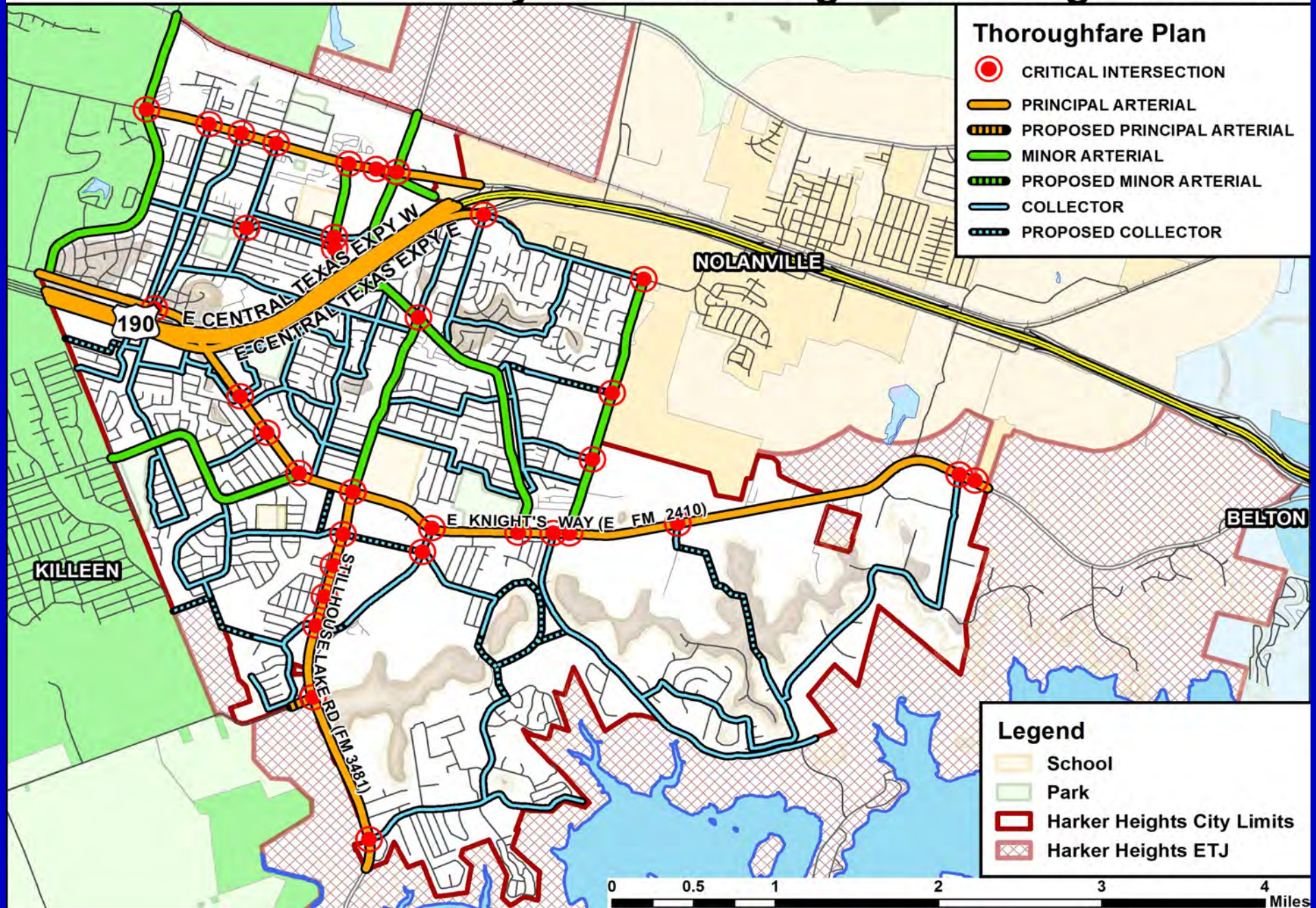
[Mobility 2030](#)

[My Government Online](#)

[GIS Map](#)

[Future Land Use Map](#)

City of Harker Heights Thoroughfare Plan



City of Harker Heights, Texas

Future Land Use

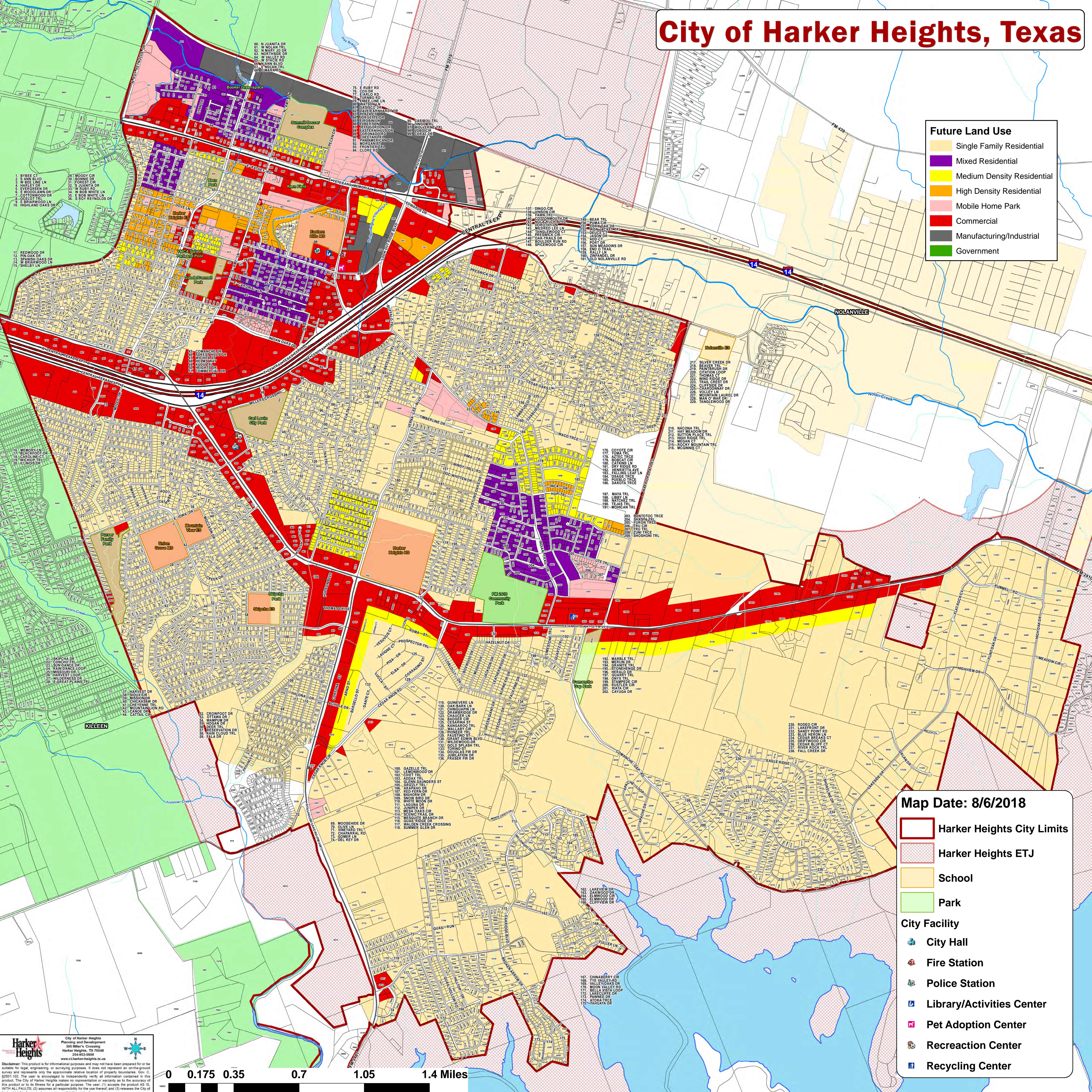
- Single Family Residential
- Mixed Residential
- Medium Density Residential
- High Density Residential
- Mobile Home Park
- Commercial
- Manufacturing/Industrial
- Government

Map Date: 8/6/2018

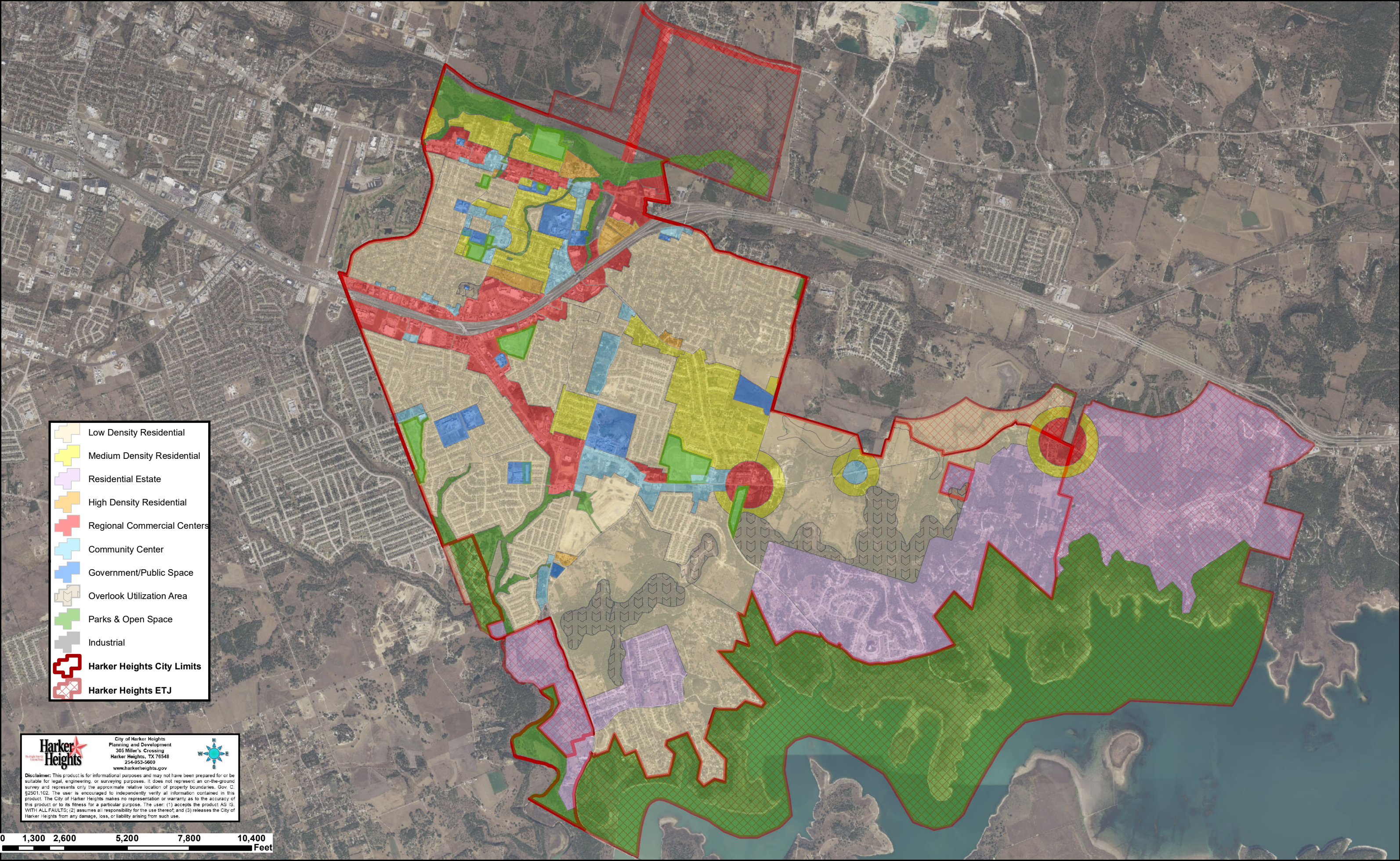
- Harker Heights City Limits
- Harker Heights ETJ
- School
- Park

City Facility

- City Hall
- Fire Station
- Police Station
- Library/Activities Center
- Pet Adoption Center
- Recreation Center
- Recycling Center



2021 - Future Land Use Map



- Low Density Residential
- Medium Density Residential
- Residential Estate
- High Density Residential
- Regional Commercial Centers
- Community Center
- Government/Public Space
- Overlook Utilization Area
- Parks & Open Space
- Industrial
- Harker Heights City Limits
- Harker Heights ETJ

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