



City of Harker Heights, Texas Planning & Development Department

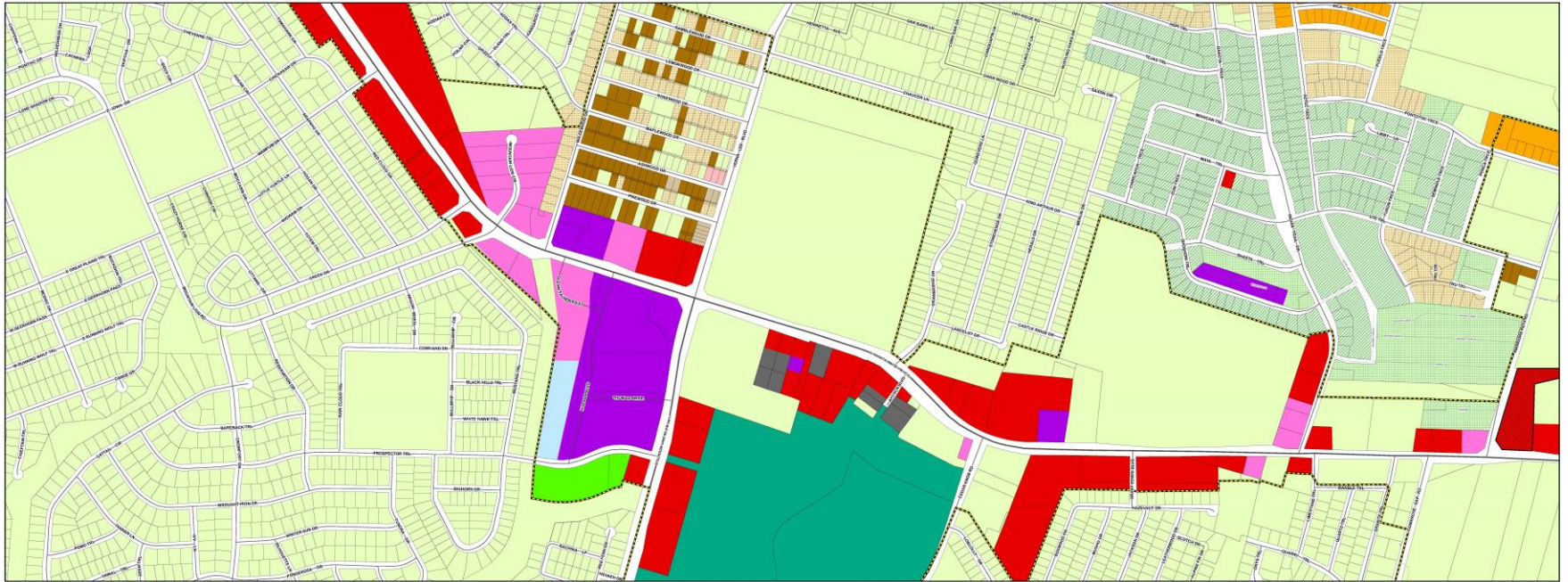
2017 Annual Report

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Introduction



*The **Annual Report** is a summary of planning process activity for the City of Harker Heights.*

This Annual Report is a summary of the Planning and Zoning activity within the City of Harker Heights, Texas and its Extraterritorial Jurisdiction (ETJ) for fiscal year 2016-2017. The Planning Department administers the following programs:

Administration

Program to professionally staff the Planning and Zoning commission with staff reports, exhibits and presentations in public hearings and workshops

Long Range Planning

Programs to assist interagency efforts with the Mobility 2030 document as well as Overlay Corridors and

Development Planning

Program to manage the Development review which includes City Staff review of Plats, Planned Developments, Conditional Use Permits, and Commercial Site Plans.



Mission Statement

To promote place making, sustainable economic development, environmental equity, quality design and development, and improve overall quality of life for the citizens of the City of Harker Heights, Texas.

Staff and Planning & Zoning Commission Summary



Planning & Zoning Commission (P&Z)

The Planning and Zoning Commission serves in an advisory capacity to the City Council by making recommendations on land use proposals including re-zonings, subdivision plats, and conditional use permits. The Commission also works with City Staff, community members and the Council in the development and updating the Comprehensive Plan and regional plans for the county.

Staff and Planning & Zoning Commission Summary Continued



Development Review

The City Staff reviews plats, planned developments, concepts plans and provides preliminary review services for other projects at the conceptual stage of development. Members include staff from the following departments: Public Works, Fire, Planning, Legal, Contractual Engineer.

Elevation of the McDonalds on E. Knights Way (intersection of Hudson Blvd. and E. Knights Way)

Harker Heights Population Estimates

Population Estimates

The 2010 U.S. Census shows Harker Heights' population as 26,700. The City's population estimate for 2017 (based on water accounts from the Finance department), was 30,510*. The Harker Heights Population Table shows Harker Heights' population growth from 2000 to 2017.

Year	Harker Heights Population	Percent Change
2000	17,308	6.13%
2001	18,439	3.26%
2002	19,061	5.24%
2003	20,114	5.57%
2004	21,300	9.65%
2005	23,576	3.10%
2006	24,331	3.58%
2007	25,235	2.41%
2008	25,859	2.64%
2009	26,560	3.77%
2010	27,600	-1.01%
2011	27,324	1.96%
2012	27,870	1.99%
2013	28,437	2.12%
2014	29,053	2.26%
2015	29,726	-0.33%
2016	29,629	2.89%
2017	30,510	

*The data presented are estimations from the Planning & Development Department. There are other sources with different population statistics but the Planning and Development Department believes the table presented to be the most accurate.

Harker Heights Population Table

Harker Heights Population Table is a summary of historic population changes since 1999.

2017 Year in Review & Conditional Use Permits

2017 Year in Review

On the following pages are lists of land use cases listed by type. The Planning Department Staff utilizes the Code of Ordinances, the Comprehensive Plan including the Future Land Use and Thoroughfare Plans, to help guide recommendations made on land use cases. All of these Plans and Maps can be found on the City's website (www.ci.harker-heights.tx.us).

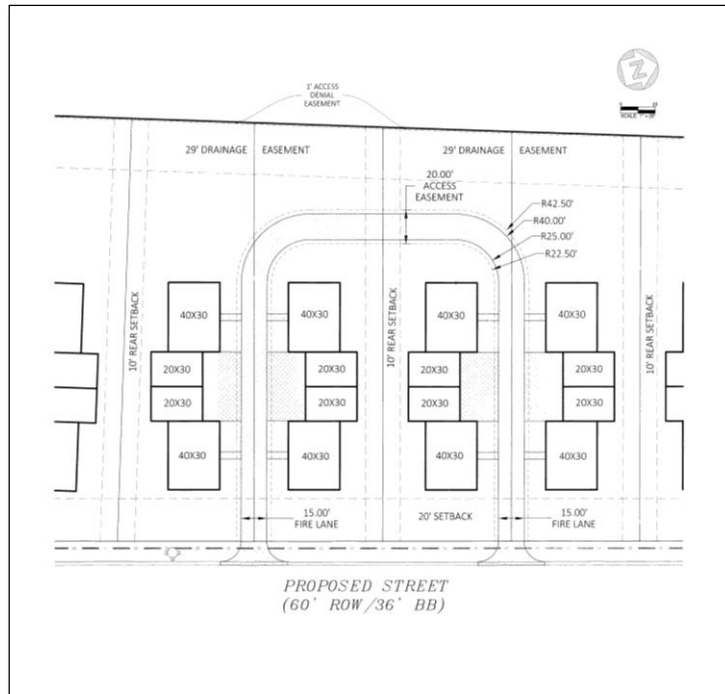
Conditional Use Permits

A Conditional Use Permit (CUP) provides a means for developing certain uses in a manner in which the use will be compatible with adjacent property and consistent with the desired character of the area according to the Comprehensive Plan. These uses generally have unusual nuisance characteristics or are of a public or semi-public character often essential or desirable for the general convenience and welfare of the community. Due to the nature of the use or possible adverse impact on neighboring property, review evaluation and exercise of planning judgement relative to the location is necessary. The Planning Department processed seven (7) applications for the year 2017 and the City Council approved a total of 6 applications and denied 1 one. The CUPs Summary Table indicates the case number, location, purpose, and outcome for each CUP application received in 2017.

The CUP summary table identifies all the Conditional Use Permits processed by the Planning Department in 2017.

Case No.	Location	Purpose	Staff Recommendation	P&Z Recommendation	City Council Action
Z17-02	3311 Oakridge Blvd.	Request to operate Micro Educational Farm - Davis Property	Approval	Approval	Deny
Z17-05	3311 Oakridge Blvd.	Request to operate a Micro Educational Farm - Anderson Property	No Recommendation	Approval	Deny
Z17-06	1909 Forest Hills	Request to Modify existing conditions to accommodate businesses within B-2 Zoning	Approval with Conditions	Approval	Approved Ord. 2017-13; 06-13-17
Z17-08	103 E. Knights Way	Request to Modify existing conditions to accommodate the current business - expand parking	Approval with Conditions	Approve	Approved Ord. 2017-15; 07-11-17
Z17-12	105 E. Knights Way	Request to establish real estate business along commercial thoroughfare (FM 2410)	Approval with Conditions	Approval	Approved Ord. 2017-16; 08-08-17
Z17-16	2.43 Acres east of Preswick Circle	Request to develop Garden Home community to mirror neighboring development, Stonewall Ridge.	Approval with Conditions	Approval	Approved Ord. 2018-03; 01-09-18

Planned Developments



Site layout of the Pecan Meadow Planned Development along E. Knights Way - to consist of Multi-Family (R-2, Duplex and R-3, Multi-Family) as well as Commercial along 2410 frontage. Layout developed by Bandas Engineering.

Planned Developments

A Planned Development (PD) is a flexible overlay zoning district designed to respond to unique development proposals, special design considerations, safety, and compatibility of land uses, and the overall impact of the development on the City. Planning Staff reviews the Planned Development application and, with input from the Staff, makes recommendation to the P&Z Commission and City Council. The P&Z Commission and City Council review of the PD application must follow the review process, public notice, public hearing, protest and limitation on submittal requirements. The planning department processed two (2) Planned Development applications for the year 2017.

Case No.	Location	Purpose	From	To	Staff Recommendation	P&Z Recommendation	City Council Action
Z17-04	12950 E. Knights Way	Development of Multi-Family residential subdivision with commercial frontage along FM 2410.	R-1	PD-R	Approval with Conditions	Approval	Approved Ord. 2017-20; 8-8-17
Z17-14	SE Corner of Nola Ruth and Old Nolanville Road	Development of Garden Home Subdivision - Modifying existing Ordinance 2015-02.	R-1 & B-4	PD-R	Approval with Conditions	Approval	Approved Ord. 2017-26; 9-12-17

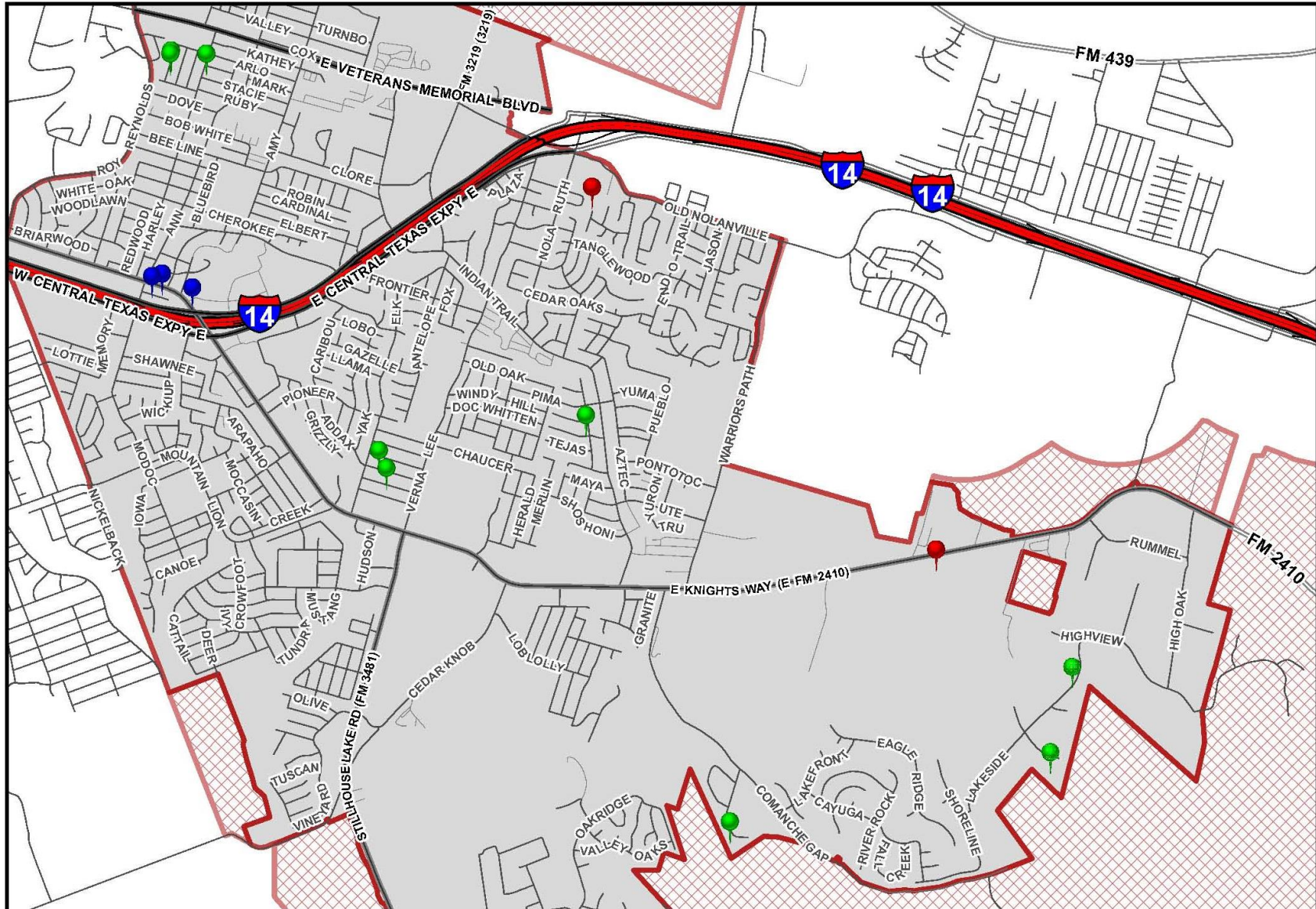
Rezoning

Rezoning

A rezoning is a change in the existing zoning designation to the boundaries of the existing zoning map. The change can be initiated by a land owner or by the City. The Planning & Development Department processed nine (9) Rezoning applications and the City Council approved nine (9) applications.

Case No.	Location	Purpose	From	To	Staff Recommendation	P&Z Recommendation	City Council Action
Z17-03	4972 Lakeside	Remove R1-R Zoning due to replatting-lots no longer meeting area requirements	R1-R	R-1	Approval	Approval	Approved Ord. 2017-03; 4-11-17
Z17-07	1604 Dakota Trace	Allow Duplex development	R-1	R-2	Approval	Approval	Approved Ord. 2017-14; 7-11-17
Z17-09	914 Maplewood	Allow Duplex development	R-1(M)	R-2	Approval	Approval	Approved Ord. 2017-17; 8-8-17
Z17-10	308 Bonnie Dr.	Allow Duplex development	R-1	R-2	Approval	Approval	Approved Ord. 2017-18; 8-8-17
Z17-11	402 Bonnie Dr.	Allow Duplex development	R-1	R-2	Approval	Approval	Approved Ord. 2017-19; 8-8-17
Z17-15	2237 Apache Dr.	Enable construction of a large accessory unit – metal facade	R-1	R1-R	Approval	Approval	Approved Ord. 2017-29; 11-14-17
Z17-17	11361 Orlan Dr.	Enable applicant to keep animals on the property	R-1	R1-R	Approval	Approval	Approved Ord. 2017-31; 12-12-17
Z17-19	304 Harley Dr.	Allow Infill Duplex Development on 8,056 square foot lot	R-1	R2-I	Approval	Approval	Approved
Z17-20	905 Rosewood	Allow Duplex development	R-1	R-2	Approval	Approval	Approved

Location Map for Rezoning Cases



Rezone



CUP



Planned Development



Harker Heights City Limits



Harker Heights ETJ

Map Date: 2/6/2018

Plats

A plat is survey drawing representing a tract of land showing the precise boundaries and location of individual property lines. A plat should also provide information on the location of adjacent streets, easements, parks and open spaces and sidewalks. A plat is required when the owner of the property requests to subdivide a property into two or more parts. A plat is also required if the property owner wishes to construct a building on site - a construction permit will not be issued without a Plat on file.

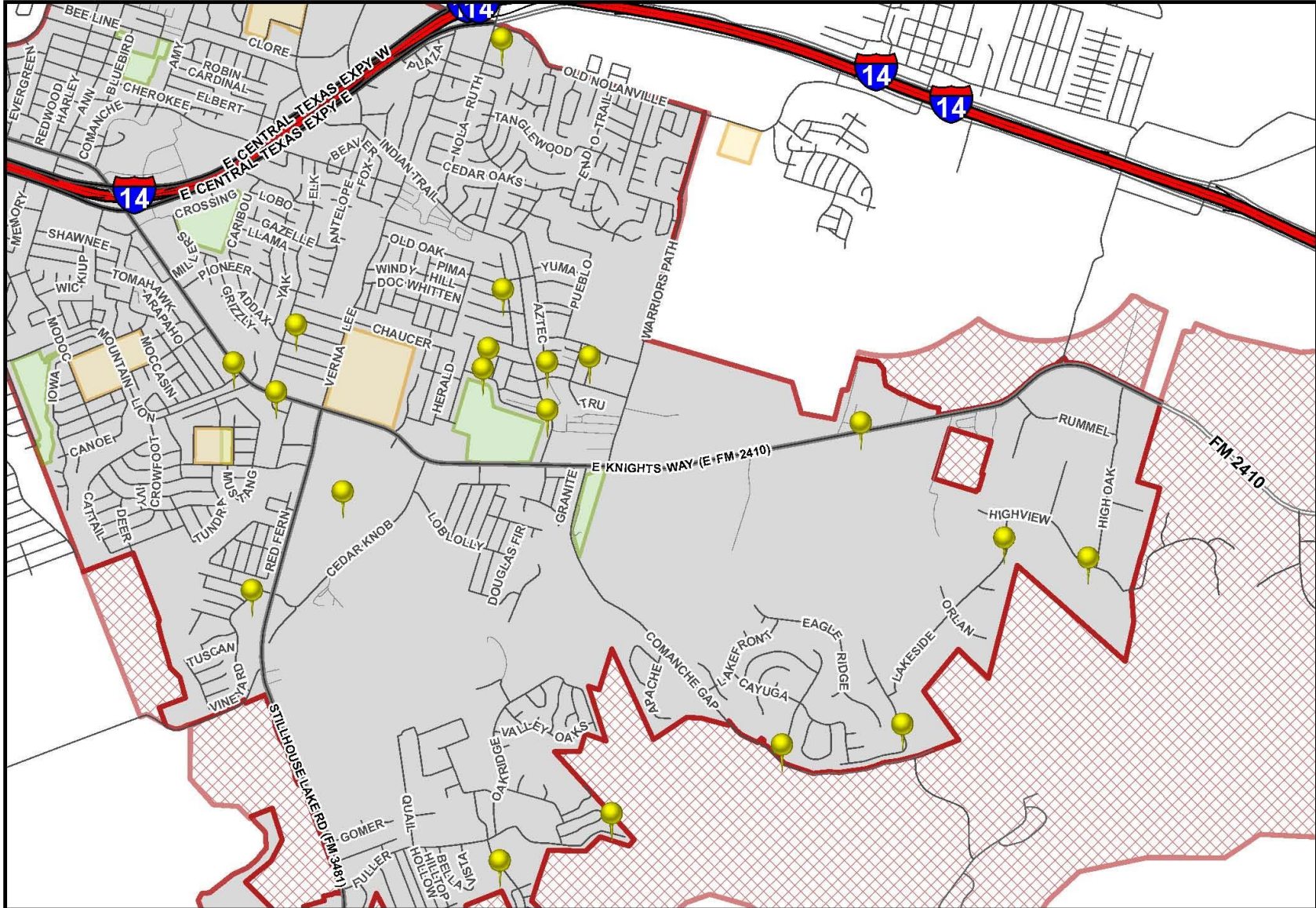
The Planning Department works with other City Departments, Survey & Engineer companies and with the property owner to review plats within the City and ETJ (Extra-Territorial Jurisdiction). In total, the Planning Department Processed twenty-two (22) subdivision plats in 2017, including five (5) preliminary plats, two (2) final plats (with 3 awaiting infrastructure for approval), and sixteen (16) administrative plats. Three plats were located within the ETJ boundary. The Plat Summary Table shows the case number, subdivision, location, type of plat, acreage, number of lots, and outcome for the Plat application received in 2017.

*A **Plat** is a map representing a tract of land.*

Case No.	Subdivision Name	Location	Type of Plat	Acres	Number of Lots	P&Z/CC Approval
P17-100	Sanders Addition	4972 Lakeside Dr.	Replat	5.92	3	N/A
P17-101	Hauser Addition	2313 & 2315 Tye Valley	Minor	1.16	2	N/A
P17-102	Cedarbrook Ridge	Vacant Land Between Stillhouse Lake Rd. & Cedar Knob	Final	144.18	452	N/A
P17-103	Shoshoni Trail Garden Homes 2	Corner of Shoshoni Trl. & Chiricahua Trce.	Minor	0.513	3	N/A
P17-104	Olmstead Addition	10772 Highview Dr.	Minor	2.432	1	N/A
P17-105	Comanche Land, Second Unit, Lot 7A, Block 25	Corner of Indian Trl. & Shoshoni Trl.	Minor	0.63	3	N/A
P17-106	Les Addition	1808 & 1806 Seminole Trce	Minor	0.595	2	N/A

Case No.	Subdivision Name	Location	Type of Plat	Acres	No. of Lots	P&Z/CC Approval
P17-107	The Ridge Phase 3, 1 st Amendment	1920 River Rock Trail	Minor	2.329	2	N/A
P17-108	Maya Trail Development	Corner of Maya Trl. & Chiricahua Trce.	Minor	0.46	3	N/A
P17-109	Beulah Bluff Phase II	ETJ	Minor	41.84	54	N/A
P17-110	Tuscany Meadows Phase 1, Second Amendment	3211 & 3215 Vineyard Trl.	Minor	0.52	2	N/A
P17-111	Ipock Addition	ETJ (E. F.M. 2410)	Minor	2.483	1	N/A
P17-112	Aztec Trace Garden Homes	Corner of Maya Trl. and Aztec Trce.	Minor	0.31	2	N/A
P17-113	Natchez Trail Development	1421 & 1423 Natchez Trl.	Minor	0.44	2	N/A
P17-114	The Ridge Phase III, 2 nd Amendment	3502 Shoreline Dr.	Minor	1.05	1	N/A
P17-115	Cornerstone Baptist Church	ETJ (F.M. 3219)	Minor	28.27	1	N/A
P17-116	Van Riper-Howley Addition	4010 Broken Arrow Dr.	Minor	1.18	1	N/A
P17-117	Stonewall Ridge - Phase I	Corner of Old Nolanville Rd. & Nola Ruth	Final	5.83	19	Pending
P17-118	McDonalds Addition Replat	920 E. Knights Way	Minor	0.56	1	N/A
P17-119	Pecan Meadow	12590 E. Knights Way	Preliminary	20.07	28	P&Z Approved 01/03/18; CC Approved 01/09/18
P17-120	Charvick Addition Lots 1R & 2, Block1	680 E. Knights Way	Preliminary/ Final	1.54	2	P&Z Approved 1/3/18; CC Approved 01/09/18
P17-121	Rosewood Drive Development	905 Rosewood Drive	Minor	0.36	2	N/A

Location Map for Plats



Map Date: 2/6/2018

Plats Reviewed in 2017

Harker Heights City Limits



Harker Heights ETJ



Code Amendments & Zoning Board of Adjustments

Code Amendments

A Code Text Amendment may be necessary when the Planning Department recognizes a section of existing Code that is inconsistent with City goals or when additional clarification is needed. The proposed amendments must be reviewed by the Planning & Zoning Commission and possible workshopped with the City Council. On May 2, 2017 the Planning and Development Department presented a proposal to the City Council to enact incremental overhaul of various sections of the City Code. The Code Amendments table below outlines all the code changes initiated by the Planning and Development Department in 2017.

Update	Code Chapter	Purpose	Ordinance
Donation Boxes	Chapter 103: Donation Containers	Addition of Chapter 103 to regulate condition, location and permitting of donation containers	2017-09 passed 05/23/17
Building Standards Commission	Chapter 160: Order of Commission Regarding Substandard Building	More clearly define standards for repair, vacation or demolition of buildings	2017-10 passed 05/23/17
Sidewalks	Chapter 154.40 (F)	Exempting large lot residential subdivisions from sidewalk requirements	2017-11 passed 06/13/17
Garage Sales	Chapter 111: Garage Sales	Repealing the requirements for Garage Sale Permits	2017-12 passed 06/13/17
Small Cell Facilities	Chapter 104: Right-of-Way Management	Establish standards for the construction of small cell facilities in the right-of-way	2017-22 passed 08/22/17
R2-I Zoning District	Chapter 155.0231	Establish the Two Family Infill Dwelling District	2017-28 passed 10/10/17

Zoning Board of Adjustments

The Zoning Board of Adjustments hears and decides appeals where it is alleged there is an error in any order, requirements decision, or determination made by an administrative official in the enforcement of the Zoning Ordinance. The quasi-judicial body met twice in 2017 to review applications received by the Planning and Development Department.

Case No.	Date	Location	Purpose	ZBA Recommendation
ZBA_2017-01	February 16, 2017	1609 Gold Splash	Variance to reduce side yard setback from 20' to 13' (drafting oversight by builder)	Approval with conditions that all utility companies ensure the means to abandon their utility easement

VMB Overlay

- ▶ The Planning and Development department alongside the Planning and Zoning Commission have held a series of Workshops to discuss a vision for an overlay district along Veterans Memorial Boulevard. This vision has been to work with owners/tenants and TXDOT to make the VMB Overlay District a source of pride to the Harker Heights Community. Staff and P&Z will work to create regulations to design an attractive, vibrant business district, where diverse offerings are appreciated by both locals and visitors.



Conceptual rendering of Veterans Memorial Boulevard.

Pilot 1 Proposed Off-Street Bike Trail Network



Mobility 2030

- ▶ The Planning and Development Department has begun developing local hike and bike trails to connect residents to neighboring subdivisions, schools and shopping centers. It is the department's goal to work collaboratively with citizens, the biking community and various City departments to implement a self sustaining pilot trail system.

2018 Preview

One of the main purposes of the Annual Report is to look ahead to 2018 and anticipate those items that the City desires to work on over the next 12 months. The Planning and Development Department is excited about what 2018 has in store. Throughout the year the department intends to continue amending various sections of the City's code to update and improve ordinances, update the Future Land Use Map, provide annexation research and implementation, 2020 Census - Local Update of Census Addresses, write and workshop VMB Overlay District, and begin preliminary research to update the City's Comprehensive Plan.



2018 Planning and Zoning Commissioners and Planning Staff

Planning and Zoning Commission

Larry Robison, Chair

Noel Webster, Secretary

Darrel Charlton

Daniel Northington

Austin Ruiz

Jan Anderson

Lana “Kay” Carey

Stephen Watford

Planning Staff

Joseph Molis, Director of Planning

Courtney Peres, Senior Planner

Ty Hendrick, Planning
Administrative Assistant