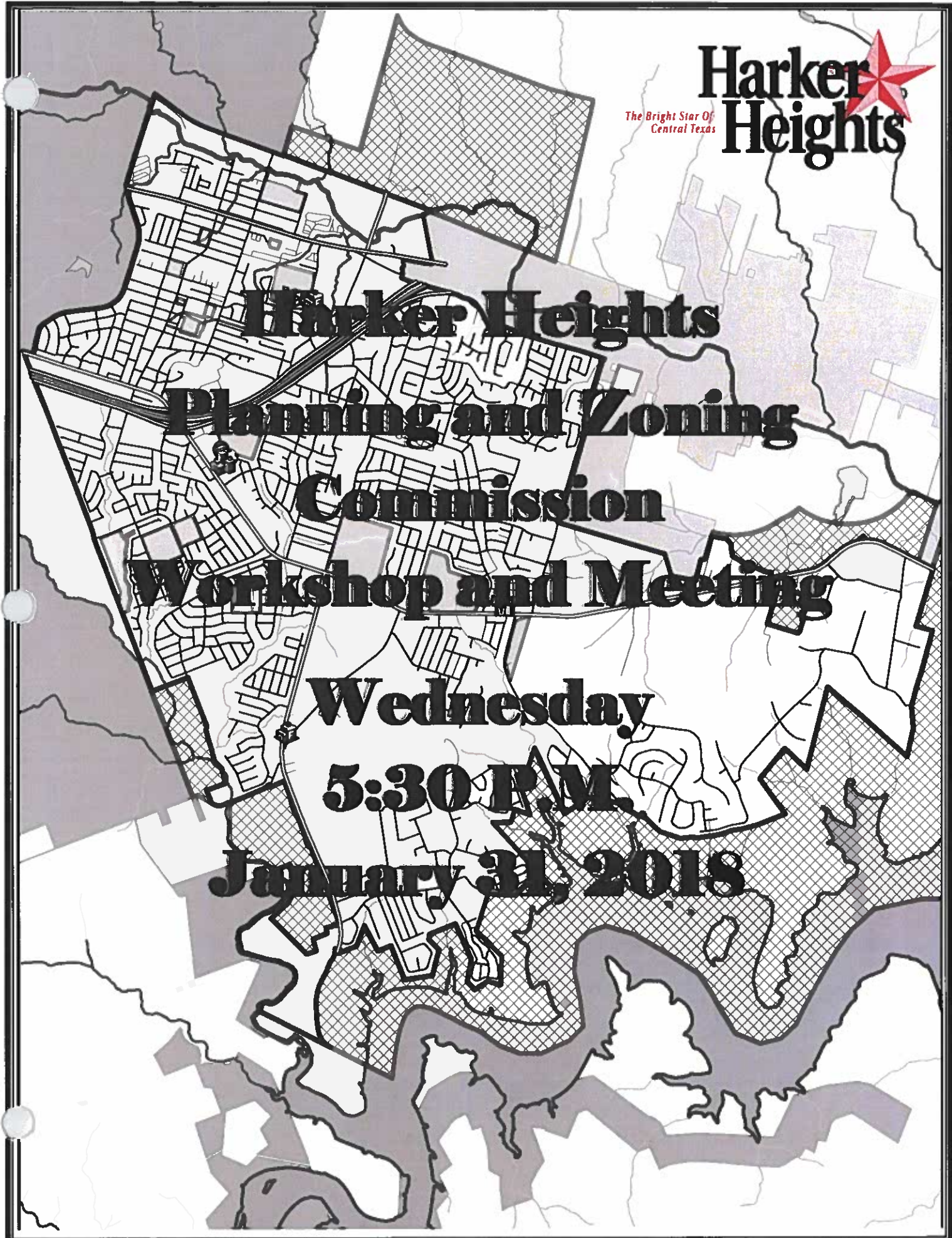




**Harker Heights
Planning and Zoning
Commission
Workshop and Meeting
Wednesday
5:30 P.M.
January 31, 2018**





**PLANNING & ZONING COMMISSION
WORKSHOP AND MEETING AGENDA
HARKER HEIGHTS CITY HALL
WEDNESDAY, JANUARY 31, 2018 - 5:30 P.M.**

Notice is hereby given that, beginning at 5:30 P.M. on January 31, 2018, the Planning and Zoning Commission (P&Z) of the City of Harker Heights, Texas, will hold a Workshop; then, beginning at 6:30 P.M. on January 31, 2018, and continuing from day to day thereafter is necessary the Planning and Zoning Commission (P&Z) of the City of Harker Heights, Texas, will hold a Meeting in the Kitty Young Council Chambers of the Harker Heights City Hall at 305 Millers Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following agenda:

- I.** Convene Workshop at 5:30 P.M.
- II.** Workshop Ordinance Amendments for the National Electric Code and Introductory Workshop for the Building Standards Commission – Training.
- III.** Adjournment of Workshop
- IV.** Convene Regular Meeting and establish a quorum.
- V.** Approval of Minutes from the Regular Planning and Zoning Meeting held on January 3, 2018.
- VI.** Recognition of Affidavits for Conflict-of Interest.
- VII.** Report on Development Activity.
- VIII.** Report on City Council actions results of the January 9th, 2018 meeting.
- IX.** Public Hearings:
 - 1. Z18-01** Conduct a Public Hearing to discuss and consider a CUP (Conditional Use Permit) request to allow an accessory dwelling unit on property described as Salinas Addition, Block 001, Lot 0001, Acres 2.0, Property ID# 238864, generally located at 3806 Oakridge Boulevard, Harker Heights, Bell County, Texas.
 - 2. Z18-02** Conduct a Public Hearing to discuss and consider a rezone request from R-3 (Multi-Family Dwelling District) to R1-I (Single-Family Infill Dwelling District) on property described as Valley View Third Ext, Block 011, Lot 0032, Property ID# 51951, generally located at 223 E. Valley Road, Harker Heights, Bell County, Texas.
- X.** Citizens to be heard.
- XI.** Reports from Commissioners.
- XII.** Staff Comments.

XIII. Adjournment.

Posted: January 26, 2018

Time: 10:00 A.M.

Ty Hendrick

Ty Hendrick

Planning & Development Administrative Assistant – City of Harker Heights



**PLANNING & ZONING COMMISSION
WORKSHOP AND MEETING AGENDA
HARKER HEIGHTS CITY HALL
WEDNESDAY, JANUARY 31, 2018 - 5:30 P.M.**

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 - 2. Z18-02** Conduct a Public Hearing to discuss and consider a rezone request from R-3 (Multi-Family Dwelling District) to R1-1 (Single-Family Infill Dwelling District) on property described as Valley View Third Ext, Block 011, Lot 0032, Property ID# 51951, generally located at 223 E. Valley Road, Harker Heights, Bell County, Texas.
- X.** Citizens to be heard.
- XI.** Reports from Commissioners.
- XII.** Staff Comments.

XIII. Adjournment.

Posted: January 26, 2018

Time: 10:00 A.M.

Ty Hendrick

Ty Hendrick

Planning & Development Administrative Assistant – City of Harker Heights



Minutes of the Regular Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
January 31, 2018

Present:	Larry Robison	Chairman
	Stephen Watford	Commissioner
	Darrel Charlton	Commissioner
	Noel Webster	Commissioner
	Jeff Orlando	Secretary
	Jan Anderson	Commissioner
	Lana Carey	Commissioner
	Colen Wilson	Alternate-Commissioner
	Joseph Welch	Alternate Commissioner
	Joshua McCann	Alternate Commissioner
Absent:	Austin Ruiz	Commissioner
	Kendall Cox	Alternate-Commissioner
	Daniel Northington	Commissioner
Staff:	Joseph Molis	Director of Planning & Development
	Mark Hyde	Public Works Director
	Ty Hendrick	Planning Admin Assistant
	Leo Mantey	City Planner
	Courtney Peres	City Planner/GIS Coordinator
	Brad Alley	Fire Marshal
	Steve Philen	Building Official
	Mike Beard	Building Inspector

A quorum was established and the meeting was called to order at 6:30 P.M.

The First item on the agenda was the approval of the minutes from the January 03, 2018 meeting. Commissioner Charlton made the motion to approve the minutes and Commissioner Watford seconded the motion. The motion passed unanimously (7-0).

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

Next, Mr. Molis presented the update on development activity for the City. He stated the City issued (1) one commercial construction permit for the month of January. Sixteen (16) single-family residential construction permits, and five (5) duplex permits have been issued for the month of January.

Next was the report on City Council action regarding recommendations resulting from the January 3rd, 2018 Planning and Zoning Commission meeting.

Under Public Hearings, Mr. Molis presented **Z18-01**; Conduct a Public Hearing to discuss and consider a CUP (Conditional Use Permit) request to allow an accessory dwelling unit on property described as Salinas Addition, Block 001, Lot 0001, Acres 2.0, Property ID# 238864, generally located at 3806 Oakridge Boulevard, Harker Heights, Bell County, Texas.

Chairman Robison then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. The applicant, Michael Roger, from 3806 Oakridge Blvd. was there to answer any questions. There was no one present to speak for or against the request.

Chairman Robison then closed the public hearing. Members of the commission then discussed the request with Mr. Molis and the applicant. Chairman Robison asked for a motion to approve or disapprove agenda item Z18-01. Commissioner Webster made a motion for approval based upon staff's recommendations. Commissioner Anderson seconded the motion. The motion passed unanimously (7-0).

Next Mr. Molis presented **Z18-02**; Conduct a Public Hearing to discuss and consider a rezone request from R-3 (Multi-Family Dwelling District) to R1-I (Single-Family Infill Dwelling District) on property described as Valley View Third Ext, Block 011, Lot 0032, Property ID# 51951, generally located at 223 E. Valley Road, Harker Heights, Bell County, Texas.

Chairman Robison then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. Mr. Molis notified the Commission that the City would be representing the applicant for this case. There was no one present to speak for or against the request.

Chairman Robison then closed the public hearing. Members of the commission then discussed the request with Mr. Molis. Chairman Robison asked for a motion to approve or disapprove agenda item Z18-02. Commissioner Anderson made a motion to approve the agenda item. Commissioner Charlton seconded the motion. The motion passed unanimously (7-0).

In the absence of any Staff comments and citizens to be heard, Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 7:16 P.M..

Chairman



ATTEST:



Mike Rogers

LOI

From: Mike Rogers <mrogers@killeenglass.com>
Sent: Tuesday, November 28, 2017 2:24 PM
To: 'jmolis@ci.harker-heights.tx.us'
Cc: 'Michael Rogers'
Subject: 3806 Oakridge Blvd. - Unit A

Mr. Molis:

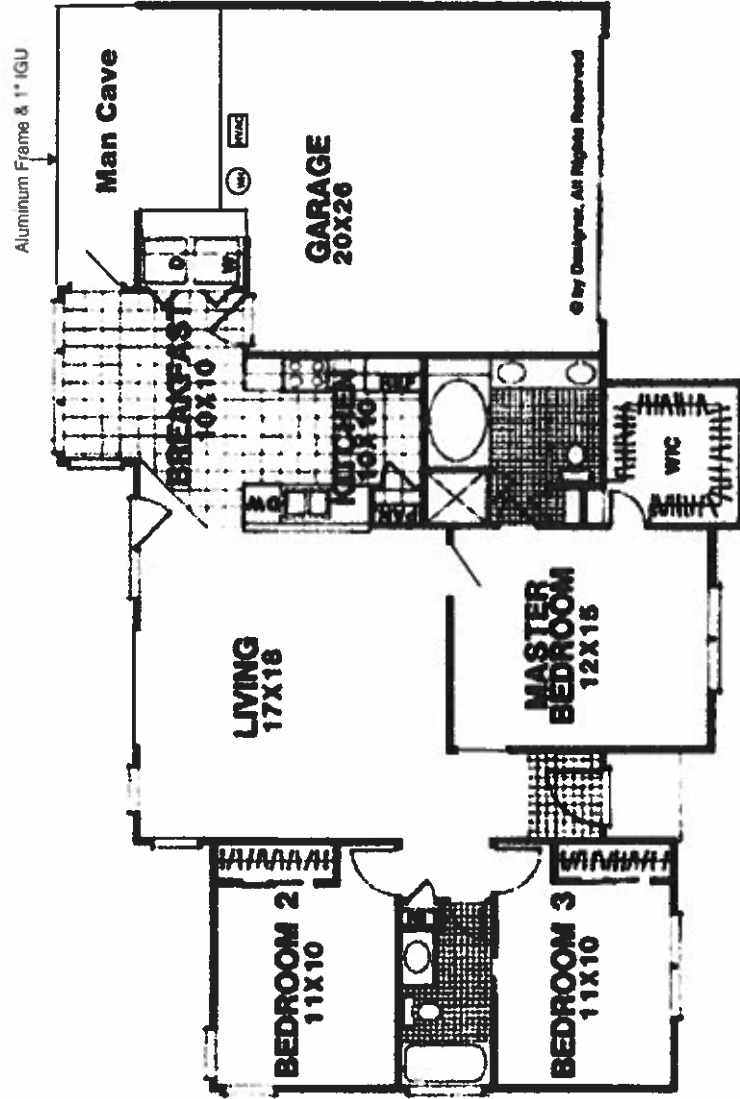
Not sure if you remember me, but you, myself, & Mark Hyde met last year to discuss easements and other topics on my property on Oakridge Blvd. Now we are looking at relocating my parents from Oklahoma to Harker Heights, my dad is going to come to work for me here and we would like to build him and my mom a house (granny flat) on my property out there. We would like to schedule a meeting with you and Mark and whoever else might need to be involved, we are not really sure who all is needed to be involved on top of planning and water, probably other utilities? We want to know what the steps are and how to proceed to accomplish our goals with our fine city. Could we possibly arrange a meeting for late next week say Thursday (12/7) or Friday 12/8? I know we have a ton of questions and I know you probably have answers to questions we don't even know, so I think it would be really beneficial especially for us trying to prepare and plan. Please let us know your availability, as well as any other directors or personnel you think is required it will be greatly appreciated. Thanks in advance.



Killeen Glass
Mike Rogers
Vice President
P.O. Box 336
103 W. Veterans Memorial Blvd.
Killeen, TX 76540
Phone: 254-526-4157
Fax: 254-526-6160
Mobile: 254-393-5931
Website: www.killeenglass.com

Proposal

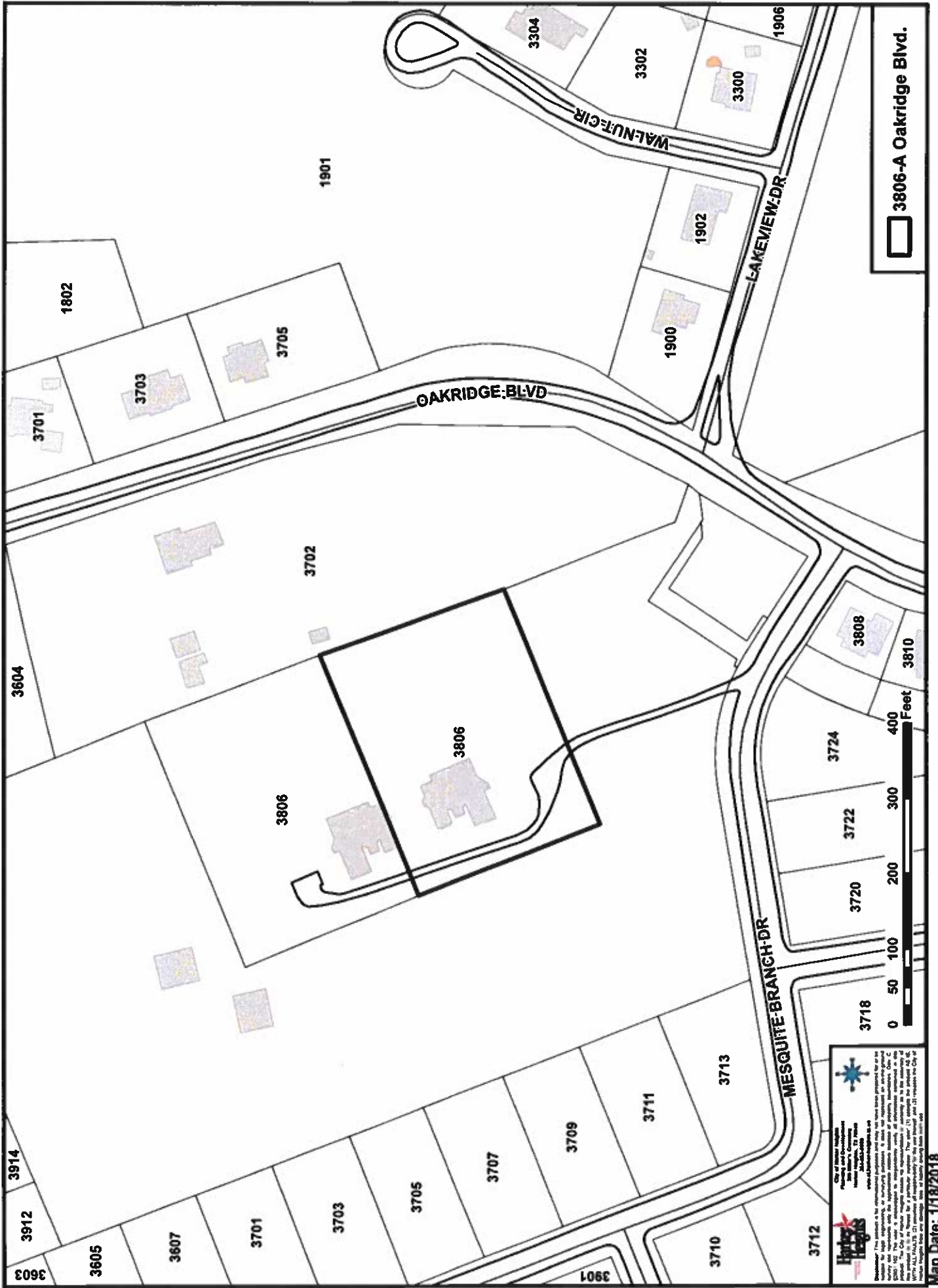
Level 1



PRIMARY STYLE:	Ranch
FIRST FLOOR:	1304 sq. ft.
LIVING AREA:	1304 sq. ft.
BONUS SPACE:	0 sq. ft.
FOUNDATION:	Slab
BEDROOMS:	3
BATHS:	2
HALF BATHS:	0
WIDTH:	61'
DEPTH:	38'
STORIES:	1
GARAGE BAYS:	2

*Proposed
Garage
Floor
Plan
for
Parents*

Location





City of Dallas

 Planning and Development

 500 Marilla Street, Suite 200

 Dallas, Texas 75202

 Phone: 214-671-2200

 Fax: 214-671-2201

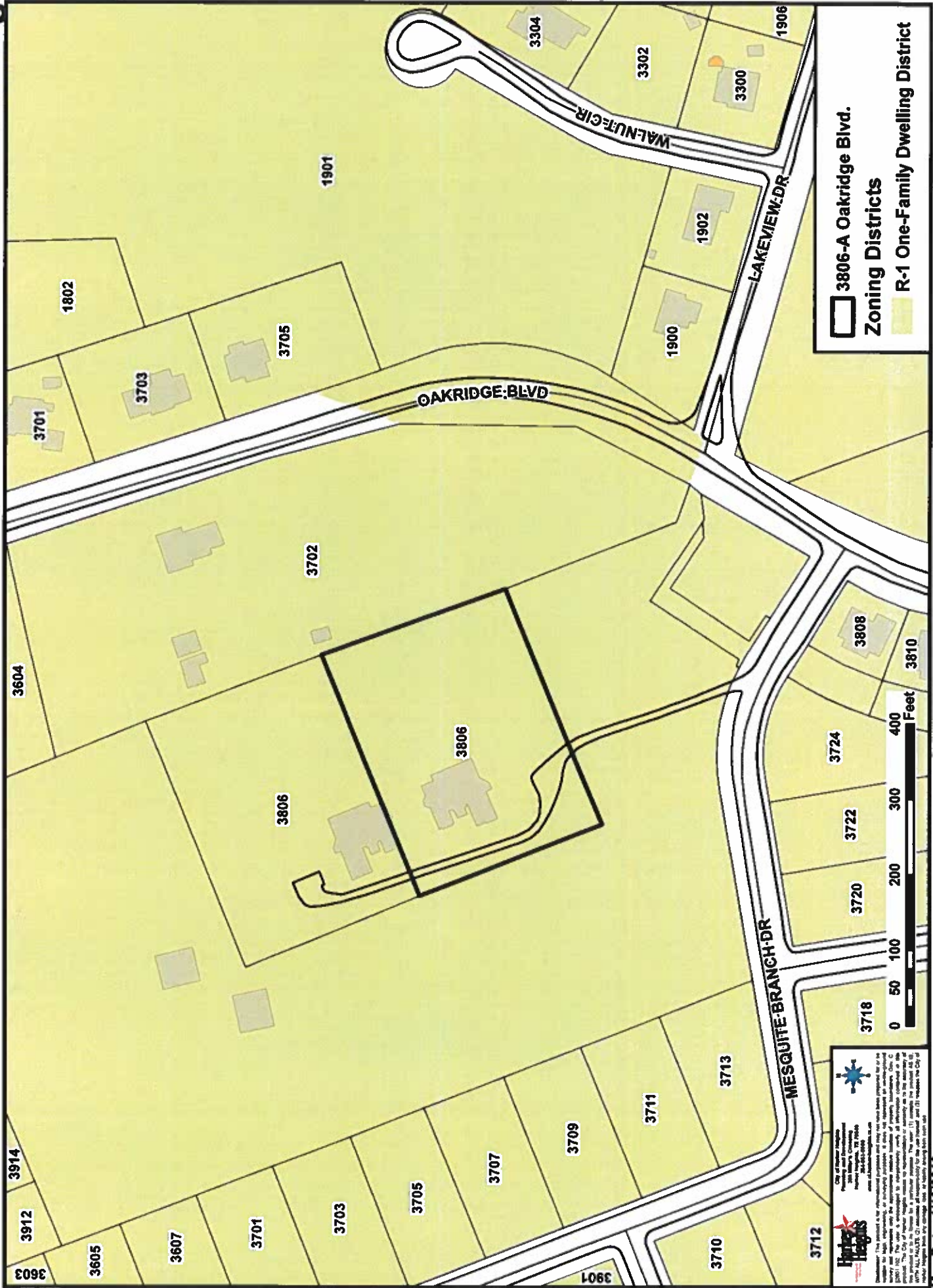
 Website: www.dallas.gov

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 Map Date: 1/18/2018

Zoning



3806-A Oakridge Blvd.

Zoning Districts

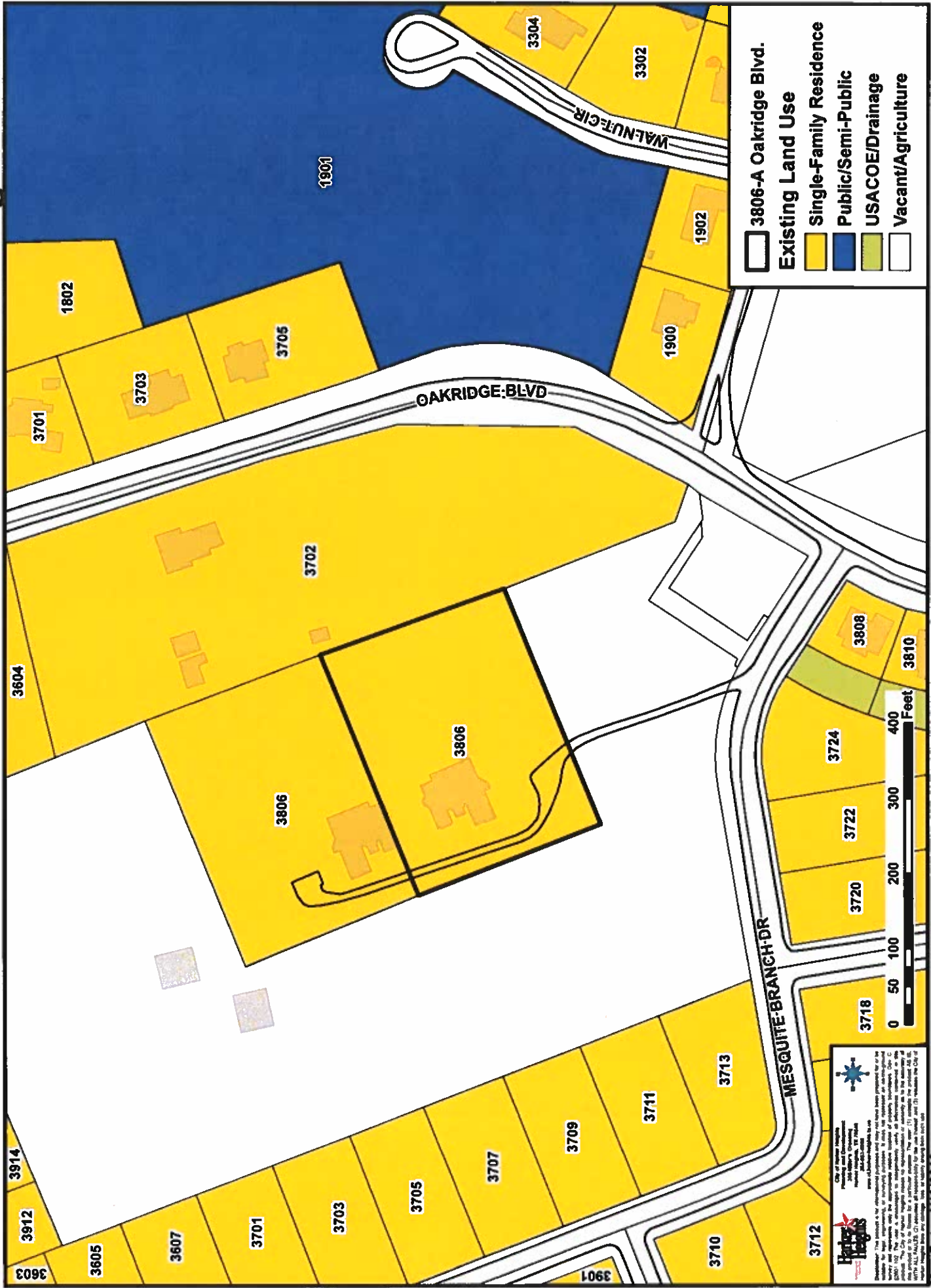
- 3806-A Oakridge Blvd.
- R-1 One-Family Dwelling District

City of Fort Worth
Planning and Development
Map Services

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Map Date: 1/18/2018

Existing Land Use



3806-A Oakridge Blvd. Existing Land Use

- Single-Family Residence
- Public/Semi-Public
- USA COE/Drainage
- Vacant/Agriculture

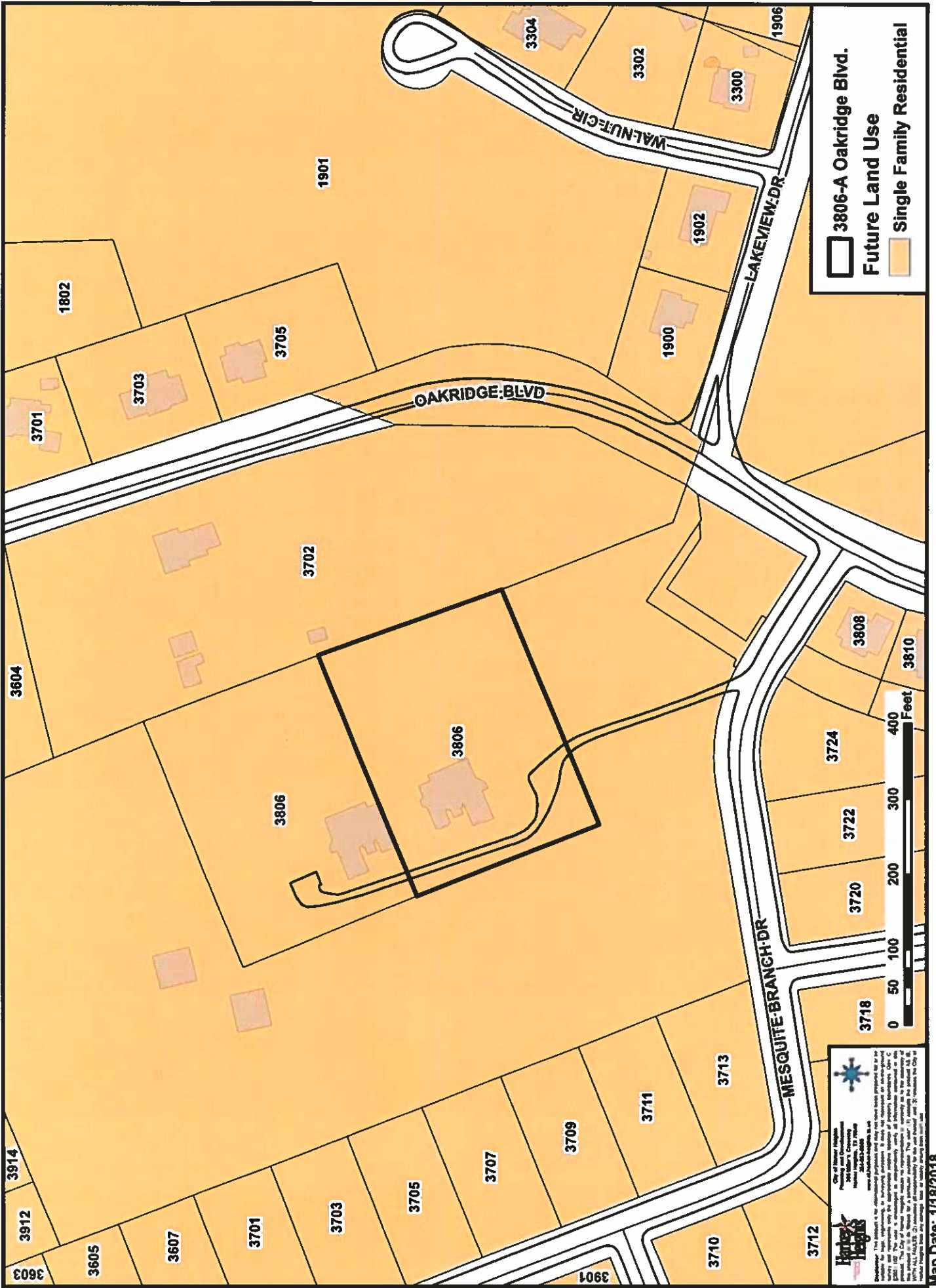
City of Fort Worth Planning and Development Department

Map Date: 1/18/2018

0 50 100 200 300 400 Feet

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Future Land Use



Map Date: 7/18/2018

City of Harker Heights
 Planning and Community Development
 3000 W. Highway 190, Suite 100
 Harker Heights, TX 76788
 www.harkerheights.gov

Legend:

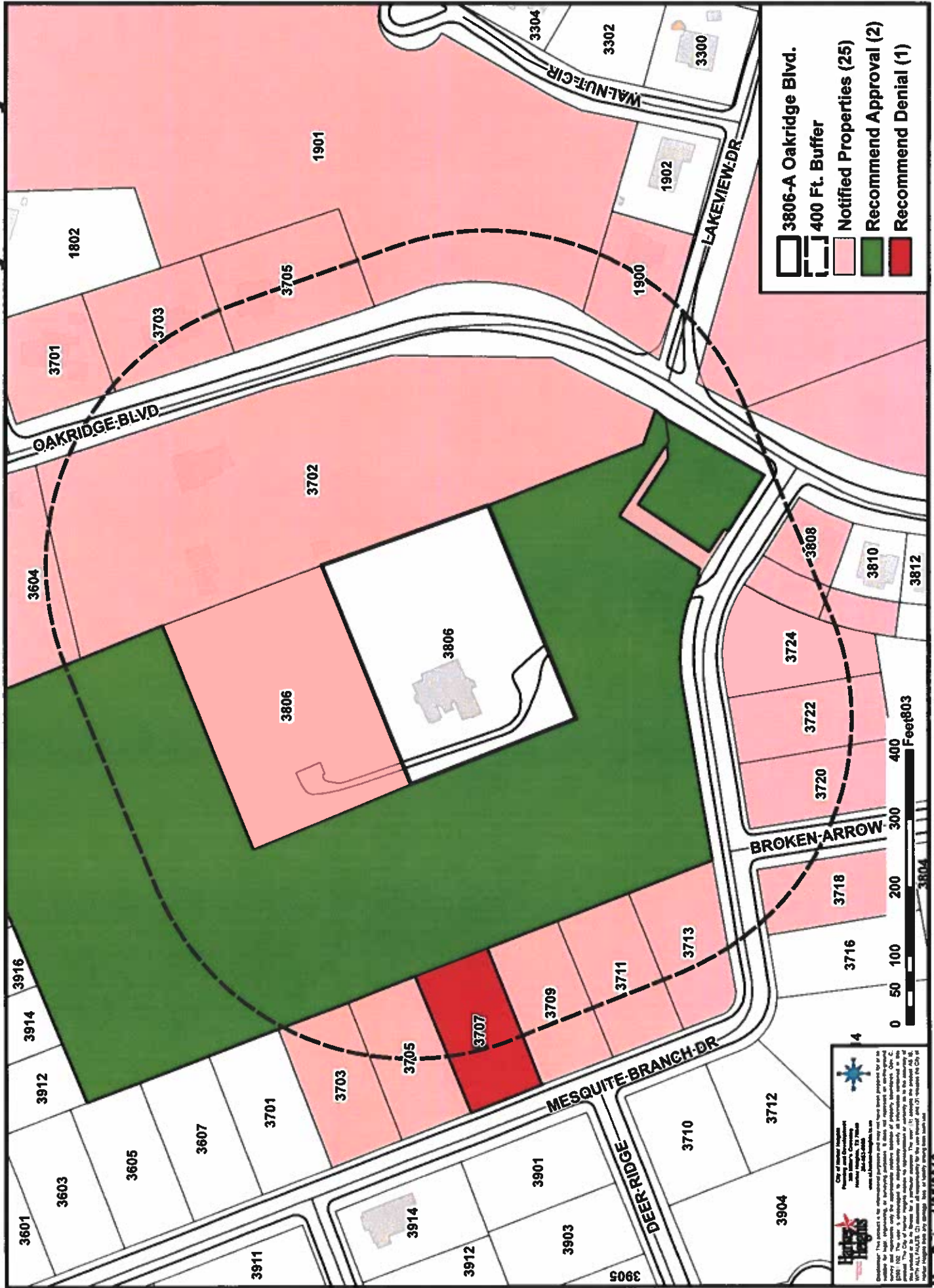
- 3806-A Oakridge Blvd. (Thick black border)
- Future Land Use (Orange background)
- Single Family Residential (Light orange background)

Scale: 0 50 100 200 300 400 Feet

North Arrow

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Notification - Received by January 25th



- 3806-A Oakridge Blvd.
- 400 Ft. Buffer
- Notified Properties (25)
- Recommend Approval (2)
- Recommend Denial (1)

City of Mesquite
 Planning and Development
 1000 Mesquite Blvd
 Mesquite, TX 75001
 www.mesquite-tx.gov

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Map Date: 1/25/2018

Received

Sent: Thursday, January 18, 2018

****PLEASE RETURN NO LATER THAN JANUARY 25, 2018****

JAN 24 2018

Planning & Development

TO: **City of Harker Heights**

FROM:

FRANCISCO M. SALINAS

(VICINITY ADJACENT) 3806A OAK RIDGE BLVD

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

RE: An application has been made to consider recommending a Conditional Use Permit (CUP) to allow an Accessory Dwelling Unit to be occupied by a relative, on property described as Salinas Addition, Block 001, Lot 0001, Acres 2.0, Property ID# 238864, generally located at 3806 Oakridge Blvd., Harker Heights, Bell County, Texas (see attached location map).

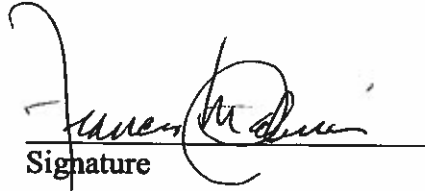
I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

At present the land we own is adjacent to the 3806A Oak Ridge address. It is currently just land with 2 barn like structures which are currently being used as storage area for some of our belongings.
This action will not have any effect on the status of our property.

FRANCISCO M. SALINAS
Printed Name


Signature

January 22, 2018
Date

Received

Sent: Thursday, January 18, 2018
PLEASE RETURN NO LATER THAN JANUARY 25, 2018

JAN 24 2018

Planning & Development

TO: **City of Harker Heights**

FROM: IRMTRAUT B. PALADINO
(VICINITY ADJACENT TO) 3806A Oak Ridge Blvd.
(Address of Your Property that Could
Be **Impacted** by this Request)

RE: An application has been made to consider recommending a Conditional Use Permit (CUP) to allow an Accessory Dwelling Unit to be occupied by a relative, on property described as Salinas Addition, Block 001, Lot 0001, Acres 2.0, Property ID# 238864, generally located at 3806 Oakridge Blvd., Harker Heights, Bell County, Texas (see attached location map).

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

Comments:

We do not object to the proposed
action. Our land will not be affected
by this request.

IRMTRAUT B. PALADINO
Printed Name

Irmaut B. Paladino
Signature

22 JAN 2018
Date

Received

Sent: Thursday, January 18, 2018
PLEASE RETURN NO LATER THAN JANUARY 25, 2018

JAN 24 2018

Planning & Development

TO: City of Harker Heights

FROM: 3707 MESQUITE BRANCH DRIVE
HARKER HEIGHTS, TX 76548
(Address of Your Property that Could Be **Impacted** by this Request)

RE: An application has been made to consider recommending a Conditional Use Permit (CUP) to allow an Accessory Dwelling Unit to be occupied by a relative, on property described as Salinas Addition, Block 001, Lot 0001, Acres 2.0, Property ID# 238864, generally located at 3806 Oakridge Blvd., Harker Heights, Bell County, Texas (see attached location map).

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

Comments:

NO EXCEPTIONS TO THE ZONING SHOULD BE PERMITTED.

PERMIT REQUEST OR NEVER CONSIDERED CONSULTING PROPERTY OWNERS POTENTIALLY IMPACTED BY THE CHANGE FROM SF ZONE.

HOW LONG DOES THE CUP LAST?

IS AN ENVIRONMENTAL REVIEW REQUIRED? IS IT COMPLETE?

ROBERT SPART
Printed Name


Signature

1/22/2018
Date



PLANNING AND ZONING COMMISSION MEMORANDUM Z18-02 AGENDA ITEM IX-2

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: JANUARY 31, 2018

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER A REZONE REQUEST FROM R-3 (MULTI-FAMILY DWELLING DISTRICT) TO R1-I (SINGLE-FAMILY INFILL DWELLING DISTRICT) ON PROPERTY DESCRIBED AS VALLEY VIEW THIRD EXT, BLOCK 011, LOT 0032 PROPERTY ID# 51951, GENERALLY LOCATED AT 223 EAST VALLEY RD., HARKER HEIGHTS, BELL COUNTY, TEXAS.

EXPLANATION:

The applicant is requesting a change from the current zoning of R-3 (Multi-Family Dwelling District) to R1-I (Single-Family Infill Dwelling District) at 223 East Valley Road. The applicant is looking to take advantage of the new zoning district R1-I, to construct a single-family home on the lot. The newly adopted R1-I zoning district (adopted October 11, 2016) allows lots located in specific areas within the city (see attachment 4) consisting of at least 3,500 square feet to accommodate single family residences. The lot is currently 9,483 square feet which could have easily been used for a single family home under its current R-3 zoning. However, as shown on the location aerial map, there is a large drainage easement on site which covers almost 50% of the lot, thereby leaving less than 5,000 square feet of land for building. In that regard only the R1-I zoning designation will allow a single family residence on a lot less than 8,400 square feet. The development will conform to all the requirements outlined in the R1-I zoning district.

Existing Use:

The property currently sits vacant. Surrounding properties include a vacant lot, double-wide and single-wide trailer homes as well as single family residences to the east of the property. Staff believes that the variation in residential uses currently existing in the neighborhood would be complimentary to the proposed use. Staff therefore believes the proposed rezoning to R1-I with its intended use will not likely have any adverse impact on existing land uses in the neighborhood.

Zoning:

Current zoning for the property is R-3 (Multi-Family Dwelling District). Surrounding zoning includes R-2 (Two-Family Dwelling District) to the east and south of the property, R-3 (Multi-Family Dwelling District) to the west and north of the property. There are other properties zoned R-1(M) within close proximity to the subject property. Staff also believes that R1-I zoning district is a less intensive zoning designation and will likely have no impacts on surrounding zoning designation. According to the City's zoning map there are many lots zoned R-3 in the neighborhood, but after site investigation, it appears the majority of the lots have developments other than multi-family residences (single family homes, manufactured homes, and duplexes). Taking into

consideration the existing uses in the neighborhood, the proposed rezoning from R-3 to R1-I district will not likely have any adverse effects on the surrounding zoning districts.

Future Land Use:

The subject property is currently located in an area designated as Medium Density Residential. Per the 2007 Comprehensive Plan the Medium Density Residential is acceptable replacement for aging manufactured housing or for new development in areas zoned appropriately for such within the City. The proposed rezoning from R-3 to R1-I will allow for the construction of a new single family home. The proposed rezoning and intended use would therefore be consistent with the 2007 City of Harker Heights Comprehensive Plan.

Flood Damage Prevention:

The entire property lies within the 100 year flood hazard areas (see attachment 9). Any development on the property will be required to be raised so that the structure is two feet above the flood plain.

Notices:

Staff sent out thirty-three (33) notices to property owners within the 400 foot notification area. Zero (0) responses were received in favor of the request, and zero (0) responses were received in opposition of the request.

RECOMMENDATION:

Staff recommends an ordinance to change zoning designation from R-3 (Multi-Family Dwelling District) to R1-I (Single-Family Infill Dwelling District) on property described as VALLEY VIEW THIRD EXT, BLOCK 011, LOT 0032 Property ID# 51951, generally located at 223 East Valley Road., Harker Heights, Bell County, Texas based on the following:

1. The rezoning request is consistent with the Future Land Use Plan.
2. The proposed use would not likely have any adverse impact on adjoining uses.
3. The property is located in the north side of the city, which meets the location requirements of the R1-I zoning district, and will also conform to the designated lot size for the zoning district.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to approve/disapprove a recommendation to consider an ordinance to change zoning designation from R-3 (Multi-Family Dwelling District) to R1-I (Single-Family Infill Dwelling District) on property described as VALLEY VIEW THIRD EXT, BLOCK 011, LOT 0032 Property ID# 51951, generally located at 223 East Valley Road., Harker Heights, Bell County, Texas based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

- | | |
|---------------------------------|--------------------------|
| 1. Application | 6. Existing Land Use Map |
| 2. Location Map | 7. Future Land Use Map |
| 3. Location Map Aerial | 8. Notification Area Map |
| 4. Zoning Map | 9. FEMA Flood Map |
| 5. R1-I Designated Location Map | |



Application Fee \$ 200.00

City of Harker Heights
Planning & Development
305 Millers Crossing
Harker Heights, TX 76548
Phone: 254-933-5600

CITY OF HARKER HEIGHTS RE-ZONING REQUEST APPLICATION

PROPERTY OWNER'S NAME: Juan Lopez

ADDRESS: 574 CR 4810

CITY/STATE/ZIP: Copper Cove Y4 PHONE: 254-371-2566
76522

LOCATION OF PROPERTY: 223 EAST Valley Rd Harker Heights

LEGAL DESCRIPTION OF PROPERTY:

PARCEL #: 51951

LOT: 32 BLOCK: 11 SUBDIVISION: Valley View Addition and Ext.

NUMBER OF ACRES: 0 SURVEY: _____

For properties not in a recorded subdivision, submit a copy of a current survey or plat showing the properties proposed to be changed, and/or a complete legal field note description.

PROPOSED USE: R1-1

CURRENT ZONING: R-3 PROPOSED ZONING: R1-1

CURRENT LAND USE: med. density residential PROPOSED LAND USE IN PLAN: vacant

I, being the undersigned applicant, understand that failure to appear to represent a request shall be deemed a request to withdraw the proposal, or planning dept. will represent the owner.
1/5/18

Juan Lopez
Printed Name of Property Owner

[Signature]
Signature of Property Owner

1-5-18
Date

Received

JAN 05 2018

Planning & Development

Location


Summit Soccer Complex

TURNBO RD

E-VALLEY RD

 223 E. Valley Rd.
 Park




 City of Haverhill
 Planning and Development
 100 North Main Street, 2nd Floor
 Haverhill, MA 01830
www.cityofhaverhill.com

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Map Date: 1/18/2018

Summit Soccer Complex

TURNBO RD

E-VALLEY RD

223 E. Valley Rd.

Park

Zoning Districts

- B-4 Secondary and Highway Business District
- R-1 One-Family Dwelling District
- R-1 (M) One-Family Manufactured Home Dwelling District
- R-2 Two-Family Dwelling District
- R-3 Multi-Family Dwelling District

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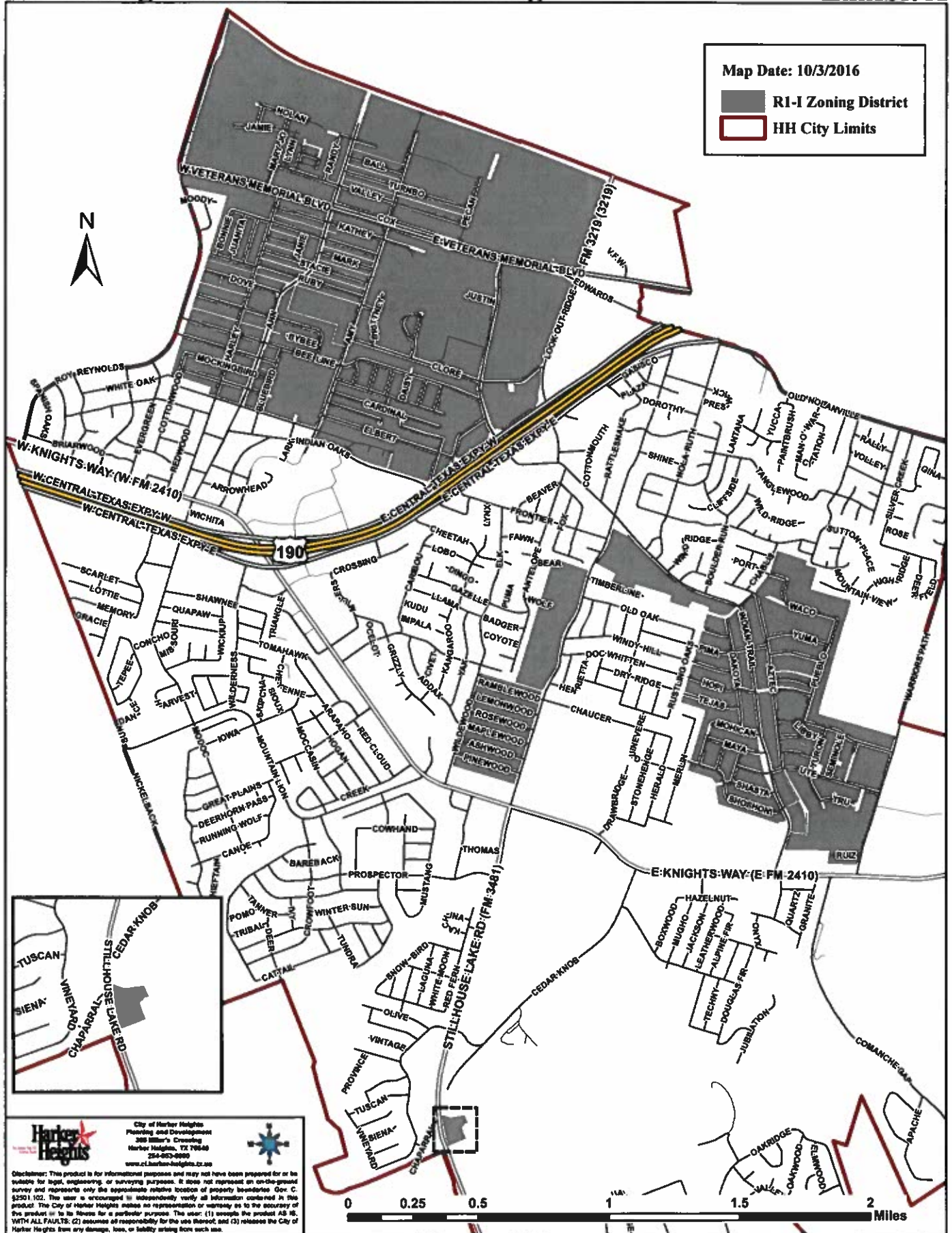
Feet

City of Denver
Planning and Economic Development
1500 Broadway, Suite 1000
Denver, CO 80202

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R1- I Designated Locations for Rezoning

Exhibit A



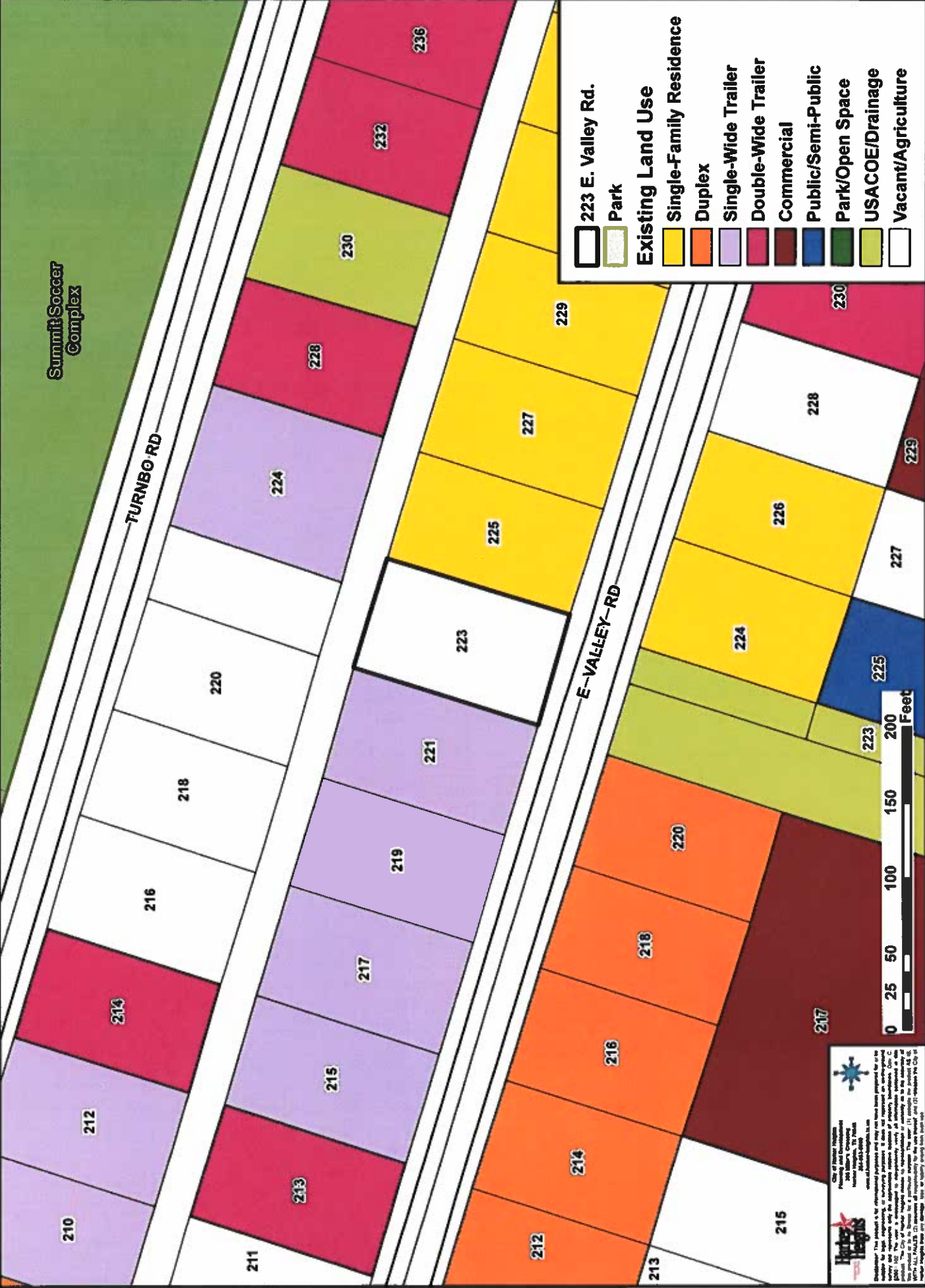
Existing Land Use

Summit Soccer Complex

TURNBO RD

E-VALLEY RD

- 223 E. Valley Rd.
- Park
- Existing Land Use**
- Single-Family Residence
- Duplex
- Single-Wide Trailer
- Double-Wide Trailer
- Commercial
- Public/Semi-Public
- Park/Open Space
- USA COE/Drainage
- Vacant/Agriculture



City of Summit
Planning and Development
1000 Summit St., Suite 100
Summit, NJ 07901
908-261-1000

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Map Date: 1/18/2018

Future Land Use

Summit Soccer Complex

TURNBO RD

E-VALLEY RD

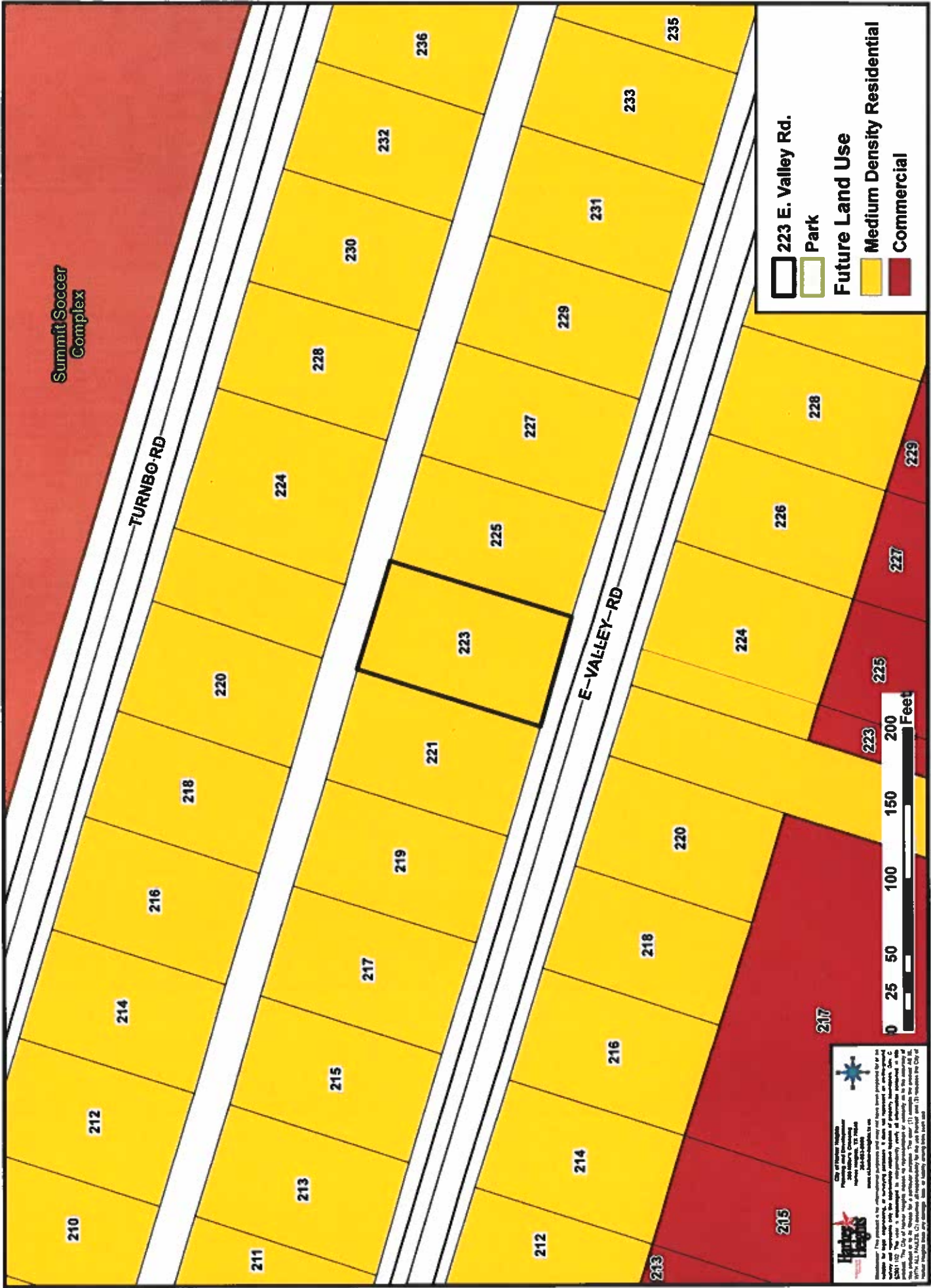
223 E. Valley Rd.

Park

Future Land Use

Medium Density Residential

Commercial

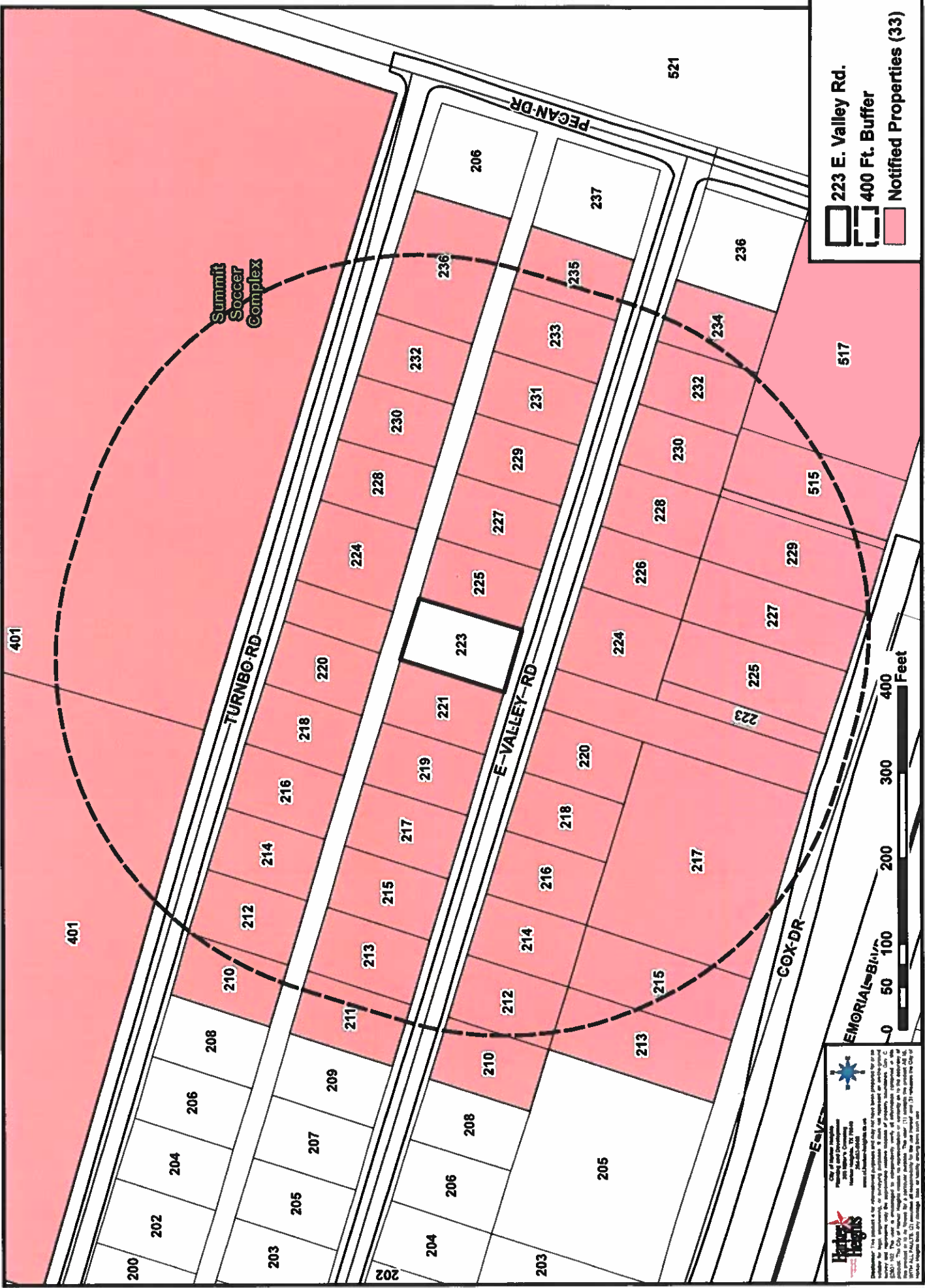


City of Fort Collins
 Planning and Development
 1000 North Lincoln Street
 Fort Collins, CO 80501
 970.226.4000

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Map Date: 1/18/2018

Notification



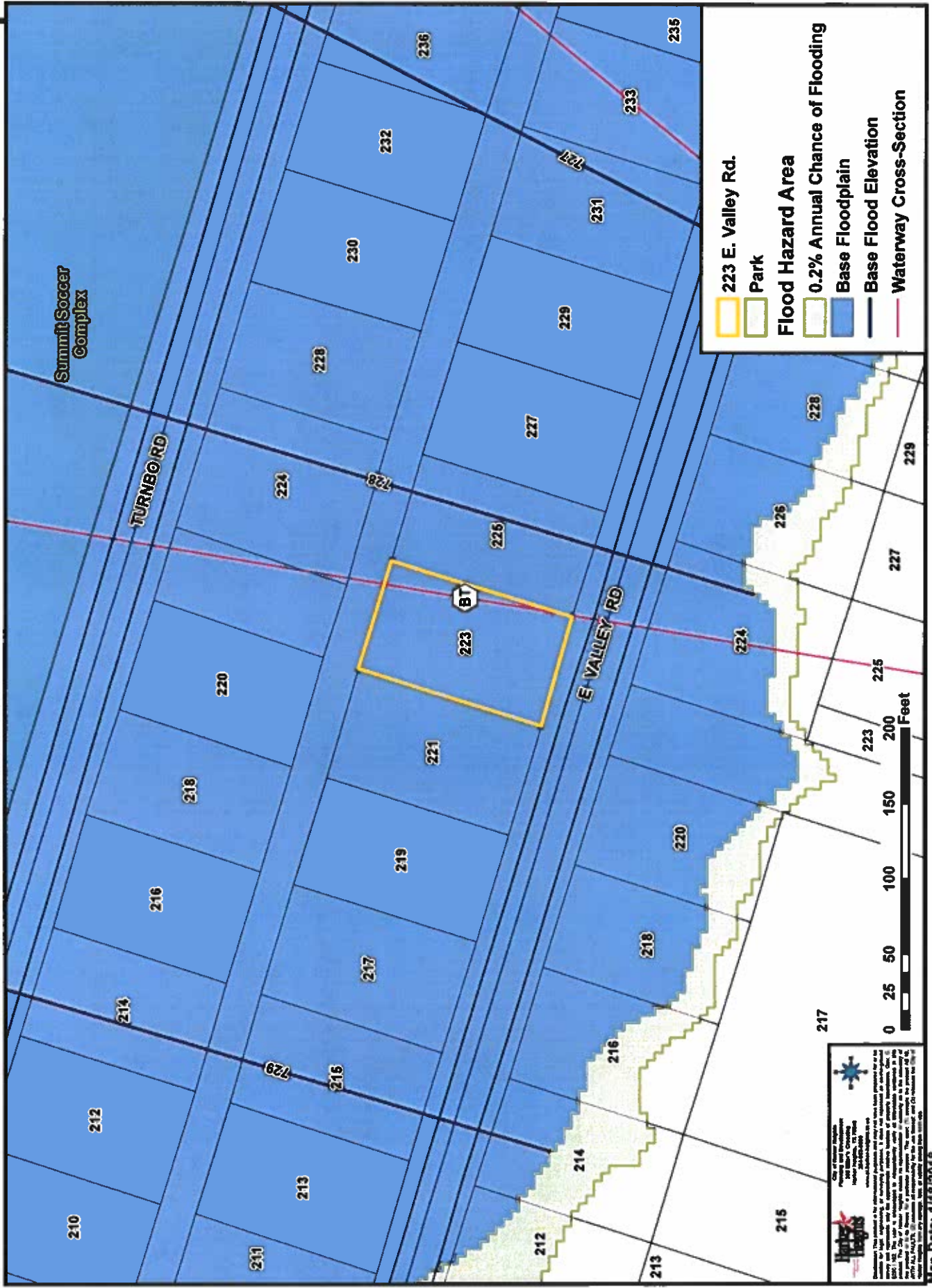
-  223 E. Valley Rd.
-  400 Ft. Buffer
-  Notified Properties (33)

City of Emory
 Planning and Development
 1000 Emory Blvd, Suite 100
 Emory, GA 30134
 404.477.2200

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Map Date: 1/18/2018

FEMA Flood Map



Legend

- 223 E. Valley Rd.
- Park
- Flood Hazard Area
- 0.2% Annual Chance of Flooding
- Base Floodplain
- Base Flood Elevation
- Waterway Cross-Section

Map Date: 1/18/2018

City of Summit
 Planning Department
 200 Main Street
 Summit, NJ 07901
 www.summitnj.gov

Map Data: 1/18/2018

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