

A detailed map of Harker Heights, Texas, showing a grid of streets and various zoning districts indicated by different hatching patterns and colors. The map is the background for the text.

**Harker Heights
Planning and Zoning
Commission Meeting**

Wednesday

6:30 P.M.

December 21, 2016



**PLANNING AND ZONING COMMISSION MEETING AGENDA
HARKER HEIGHTS CITY HALL
WEDNESDAY, DECEMBER 21, 2016 6:30 P.M.**

- I.** Convene regular meeting and establish a quorum
- II.** Approval of minutes from regular meeting held on November 30, 2016
- III.** Recognition of Affidavits for Conflict-of-Interest
- IV.** Report on City Council Action regarding recommendations resulting from the December 13, 2016 meeting.
- V.** Report on Development Activity.
- VI.** Public Hearings:
 - I.** **Z16-20** Discuss and consider an ordinance to change zoning designation from R-1 (Single Family Dwelling District) to R-2 (Two-Family Dwelling District) for the property described as Wildewood Acres, Block 002, Lot 008, & 10' strip adjoining on south, Bell County, Property ID# 30401 also known as 914 Ramblewood.
- VII.** Citizens to be heard
- VIII.** Staff Comments
- IX.** Adjournment

Posted: December 16, 2016

Time: 10:00 A.M.

Ty Hendrick

Planning & Development Administrative Assistant – City of Harker Heights



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

AGENDA ITEM #III

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT

DATE: DECEMBER 21, 2016

Recognize Affidavits for Conflict-of-Interest – Director Planning & Development



PLANNING AND ZONING COMMISSION MEMORANDUM

AGENDA ITEM #IV

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: DECEMBER 21, 2016

Conduct a Public Hearing and consider an ordinance to change zoning designation from PD-R (Planning Development District – Residential) to PD-R (Planned Development District – Residential) on 144. 134 acres of land in Bell County, Texas, out of the H.R. Morrell Survey, Abstract No. 579, Lucy O'Dell Survey, Abstract No. 644, and the J.T.W.J Hallmark Survey, Abstract No. 413, and also being a portion of the tract described as 490.1 acres in a deed to James Dennis Magill dated May 23, 1972 and recorded in Volume 1177, Page 145 of the Bell County Deed Records and laying east of F.M. 3481, and further described as Property ID# 433992 and Property ID# 67413.

Planning and Zoning Commission – Approve – (7-0)
City Council – Disapprove – (3-0)

Discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow an accessory dwelling unit for a relative on property described as Summer Glenn, Block 001, Lot 0004, Property ID# 318084, also known as 1407 Summer Glenn Drive, Harker Heights, Bell County, Texas.

Planning and Zoning Commission – Approve – (6-0-1)
City Council – Approve – (3-0)



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

AGENDA ITEM #V

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: DECEMBER 21, 2016

Report on Development Activity – Courtney Peres



PLANNING AND ZONING MEMORANDUM

Z16-20 AGENDA ITEM VI-1

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: DECEMBER 21, 2016

DISCUSS AND CONSIDER AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (SINGLE FAMILY DWELLING DISTRICT) TO R-2 (TWO-FAMILY DWELLING DISTRICT) FOR THE PROPERTY DESCRIBED AS WILDEWOOD ACRES, BLOCK 002, LOT 008, & 10' STRIP ADJ ON SOUTH, BELL COUNTY PROPERTY ID#30401 ALSO KNOWN AS 914 RAMBLEWOOD

EXPLANATION:

The applicant is requesting a change from the current zoning of R-1 (Single Family Dwelling District) to R-2 (Two Family Dwelling District) on property located at 914 Ramblewood Drive. This request is to enable the applicant to construct a two-family residence (duplex) on the lot.

Existing Use:

The property currently has a single-wide trailer on it. Surrounding land uses include double-wide and single-wide trailers to the north, south, east and west of the property. Generally the area is comprised of mixed residential uses of duplexes, trailer homes, vacant lands and few single family dwellings. Staff believes the proposed duplex will be of greater value for the land and neighborhood. There are existing duplexes in the area, and as such, the proposed use will be compatible with existing land uses in the neighborhood.

Zoning:

Current zoning for the property is R-1 (Single-Family Dwelling District). Adjacent and surrounding zoning includes R-1 (Single Family Dwelling District) to the west, north and south. The east side of the property is zoned R-1M (One-Family Manufactured Home Dwelling District). Due to the presence of existing R-2 zones in general vicinity of the property, the proposed rezoning from R-1 to R-2 district will be compatible with the neighborhood, and will likely not have any adverse impacts on surrounding residential zoning districts.

Future Land Use:

Per the City's Future Land Use Map, the subject property is currently located in an area designated as Medium Density Residential (MDR). Surrounding properties to the west, east and south are designated as Medium Density Residential (MDR) and the property to the north is designated as Single Family Residential (SFR). Per the 2007 Comprehensive Plan the MDR is an acceptable replacement for aging manufactured housing or for new development in areas zoned appropriately for such within the City. The proposed rezoning from R-1 to R-2 will allow for the construction of a duplex which will be a new development and is considered a medium density residential use. Hence the proposed

rezoning and intended use would be consistent with the 2007 City of Harker Heights Comprehensive Plan.

Flood Damage Prevention:

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

Notices:

Staff sent out forty-seven (47) notices to property owners within the 400 foot notification area. There were zero (0) responses received in favor of the request, and zero (0) responses received in opposition of the request.

RECOMMENDATION:

Staff recommends approval of an ordinance to change the zoning designation from R-1 (Single-Family Dwelling District) to R-2 (Two-Family Dwelling District) for the property described as WILDEWOOD ACRES, BLOCK 002, LOT 0008, & 10' STRIP ADJ ON SOUTH, Bell County, Texas Property ID#30401 also known as 914 Ramblewood, based on the following:

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

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to approve/disapprove an ordinance to change the zoning designation from R-1 (Single Family Home Dwelling District) to R-2 (Two-Family Dwelling District) for the property described as WILDEWOOD ACRES, BLOCK 002, LOT 0008, & 10' STRIP ADJ ON SOUTH, Bell County, Texas Property ID#30401 also known as 914 Ramblewood Dr., based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

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



Application Fee \$ 200.00

City of Harker Heights
Planning & Development
305 Millers Crossing
Harker Heights, TX 76548
Phone: 254-953-5600

CITY OF HARKER HEIGHTS RE-ZONING REQUEST APPLICATION

PROPERTY OWNER'S NAME: Central West Dev. LLC

ADDRESS: PO Box 2008

CITY/STATE/ZIP: H.H. TX 76548 PHONE: 254-466-6566

LOCATION OF PROPERTY: 914 Ramblewood Dr.

LEGAL DESCRIPTION OF PROPERTY:

PARCEL #: _____

LOT: 8 BLOCK: 2 SUBDIVISION: Wildewood Acres

NUMBER OF ACRES: _____ 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: RZ Duplex

CURRENT ZONING: R1 PROPOSED ZONING: RZ

CURRENT LAND USE: MH PROPOSED LAND USE IN PLAN: _____

I, being the undersigned applicant, understand that failure to appear to represent a request shall be deemed a request to withdraw the proposal, or Raymond Hamden/Chris Dooze will represent the owner.

Central-West Development LLC
Printed Name of Property Owner

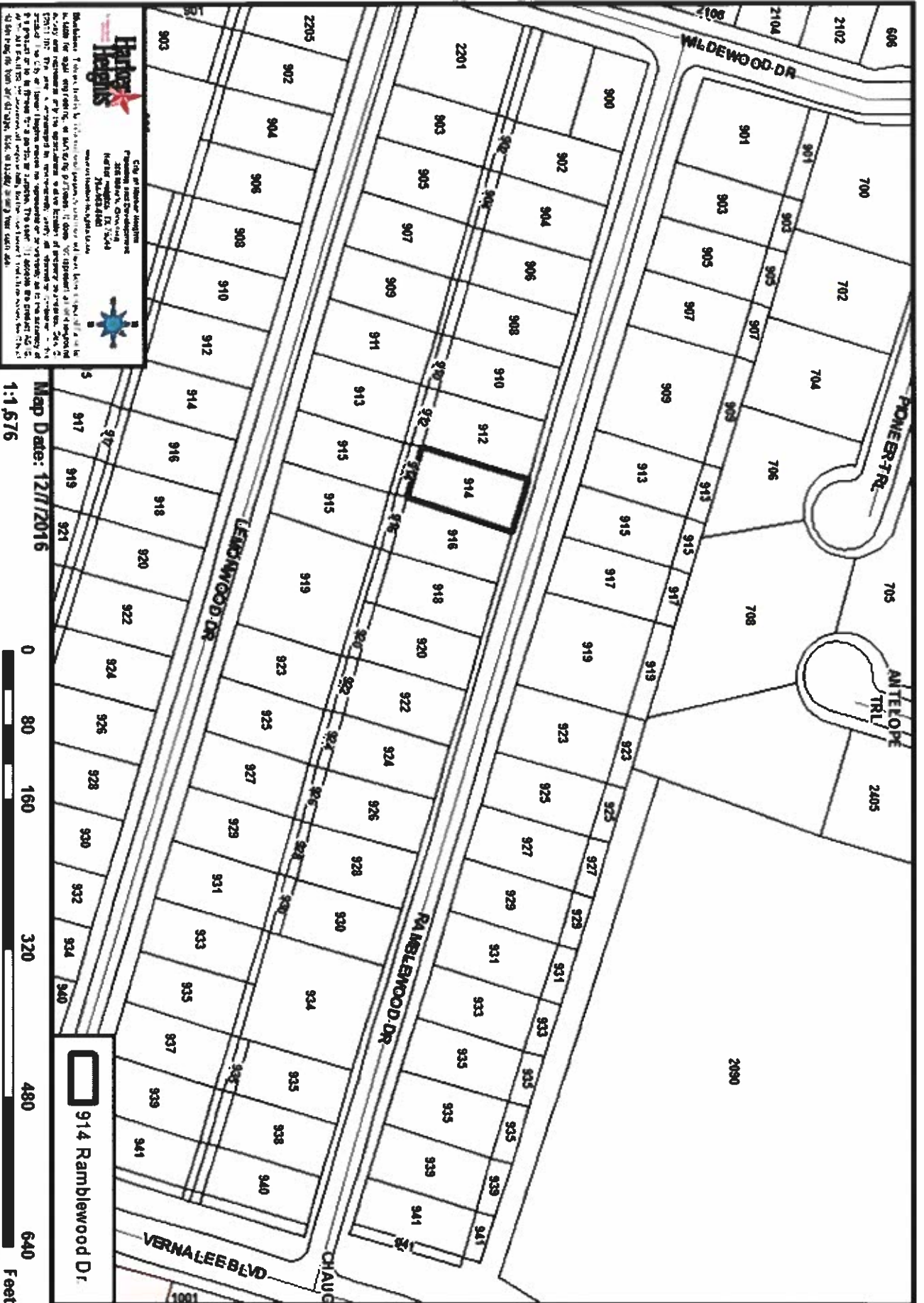
Signature of Property Owner

11-21-16
Date

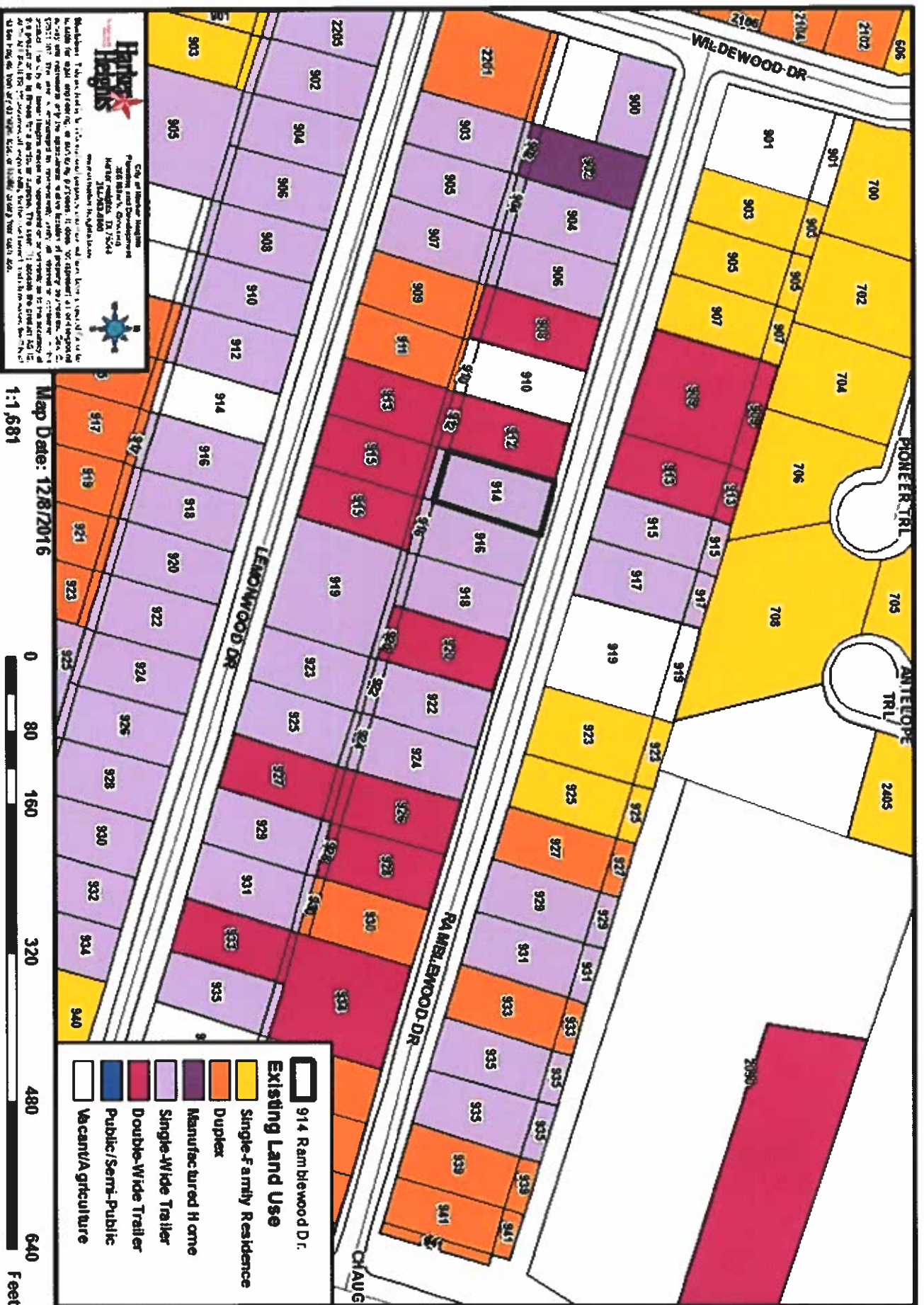
Z16-20

914 Ramblewood Dr.

Location Map



Z16-20 914 Ramblewood Dr. Existing Land Use Map



City of Ramblewood
 Planning and Development
 4815 Ramblewood Dr., Suite 200
 Ramblewood, TX 75488
 972.383.1000

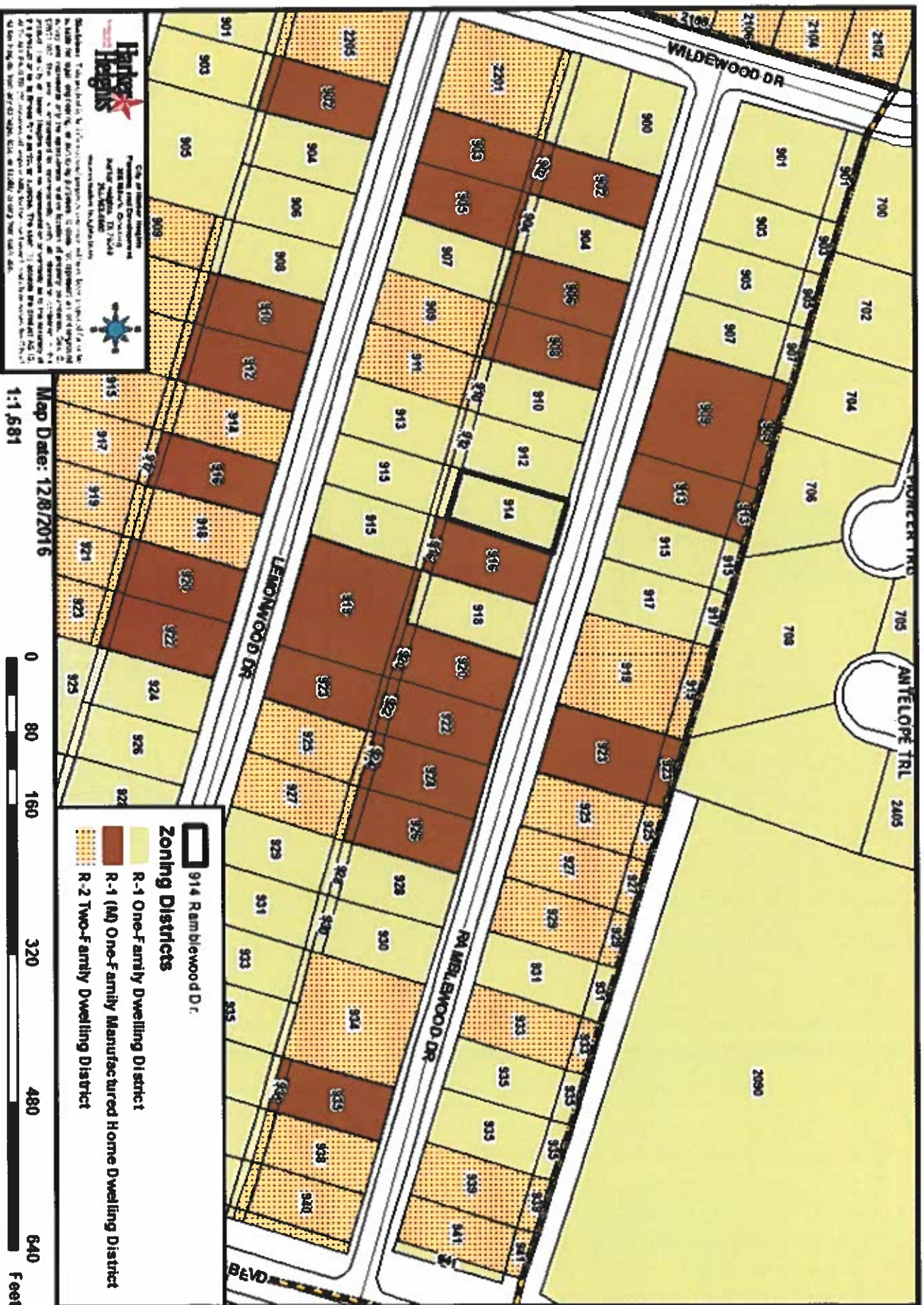


Disclaimer: This map is for informational purposes only and does not constitute a contract. The City of Ramblewood is not responsible for any errors or omissions on this map. The City of Ramblewood is not responsible for any damages or losses resulting from the use of this map. The City of Ramblewood is not responsible for any actions taken by any person based on the information provided on this map. The City of Ramblewood is not responsible for any actions taken by any person based on the information provided on this map.

Z16-20

914 Ramblewood Dr.

Zoning Map

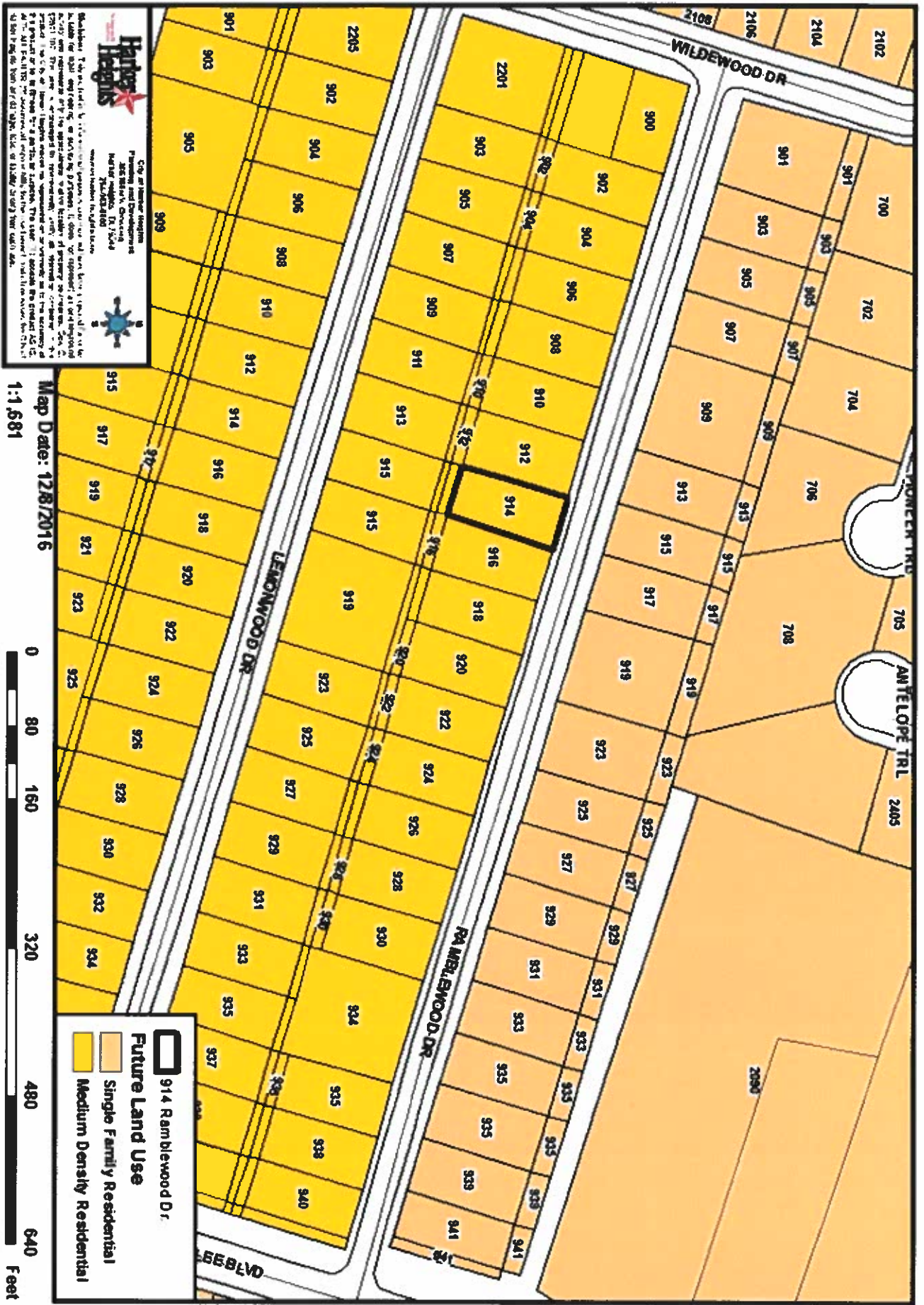


City of Houston
 Planning Department
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Map Date: 12/8/2016
Scale: 1:1,681

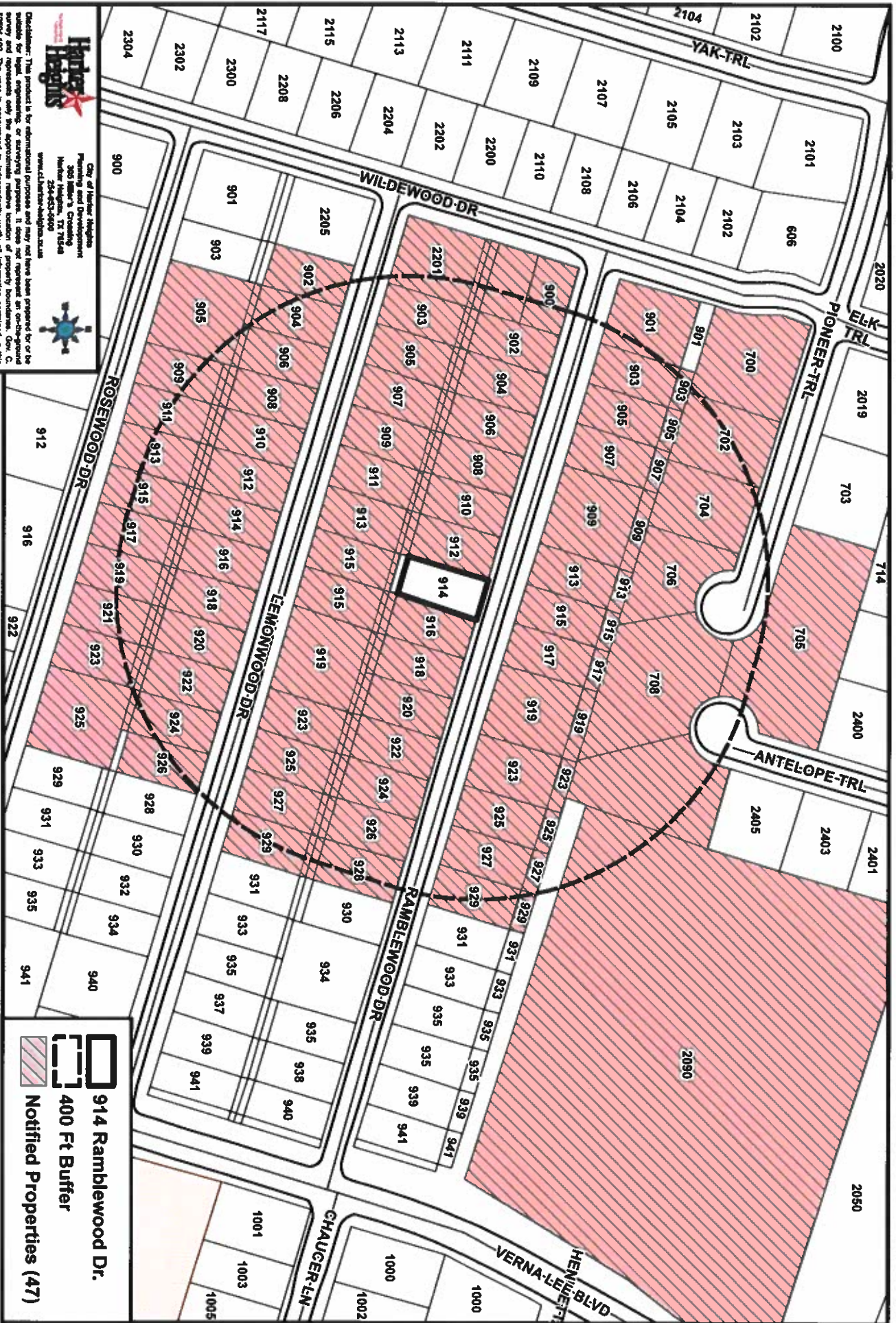
- Zoning Districts**
- 914 Ramblewood Dr.
 - R-1 One-Family Dwelling District
 - R-1 (M) One-Family Manufactured Home Dwelling District
 - R-2 Two-Family Dwelling District

Z16-20 914 Ramblewood Dr. Future Land Use Map



914 Ramblewood

Notification



914 Ramblewood Dr.
 400 Ft Buffer
 Notified Properties (47)

Harper Heights
 City of Harrier Heights
 Planning and Development
 300 West Conowingo
 Harbor, MD 21040
 410-261-3400
www.harrierheights.com

Disclaimer: This product is for informational purposes and may not have been prepared by or for the suitable for legal, engineering, or surveying purposes. It does not represent an engineering 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 Harrier Heights makes no representation or warranty as to the accuracy of the product or to the 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 Harrier Heights from all liability arising from such use.

Map Date: 12/15/2016

