A map of Harker Heights, Texas, showing a grid of streets and various zoning districts. The map is overlaid with a large, bold, black text block. The text reads: "Harker Heights", "Planning and Zoning", "Commission Workshop and", "Meeting". The map shows a mix of residential and commercial areas, with some areas shaded in light brown and others in light gray. A river or canal is visible in the lower right portion of the map.

Harker Heights
Planning and Zoning
Commission Workshop and
Meeting

Wednesday
5:30 P.M.
August 30, 2017.



**PLANNING & ZONING COMMISSION WORKSHOP
AND MEETING AGENDA
HARKER HEIGHTS CITY HALL
WEDNESDAY, AUGUST 30, 2017 - 6:30 P.M.**

Notice is hereby given that, beginning at 5:30 P.M. on August 30, 2017, the Planning & Zoning Commission (P&Z) of the City of Harker Heights, Texas, will hold a Workshop; then, beginning at 6:30 P.M. on August 30, 2017, and continuing from day to day thereafter if necessary the Planning & 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.** Discuss R2-I Zoning District
- III.** Discuss the Annexation Process
- IV.** Adjournment of Workshop
- V.** Convene regular meeting and establish a quorum
- VI.** Approval of minutes from regular Planning and Zoning meeting held on July 26, 2017.
- VII.** Recognition of Affidavits for Conflict-of-Interest.
- VIII.** Report on Development Activity.
- IX.** Report on City Council action regarding recommendations resulting from the August 8, 2017 City Council Meeting.
- X.** Public Hearings:
 1. **Z17-14** Conduct a public hearing to discuss and consider a rezoning request from PD-R to PD-R (Planned Development Residential) to PD-R (Planned Development Residential), on property described as A0220BC F D Cox, Acres 10.275, located at the SE corner of Nola Ruth Boulevard and Old Nolanville Rd. Harker Heights, Bell County, Texas.
- XI.** Citizens to be heard
- XII.** Staff Comments
- XIII.** Adjournment

Posted: August 25, 2017

Time: 10:00 A.M.

Ty Hendrick
Planning and Development Administrative Assistant – City of Harker Heights



Minutes of the Regular Workshop and Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
July 26, 2017

Present:	Larry Robison	Chairman
	Jeffery Petzke	Vice Chairman
	Jan Anderson	Commissioner
	Stephen Watford	Commissioner
	Darrel Charlton	Commissioner
	Noel Webster	Commissioner
	David Kingsley	Commissioner
	Jeff Orlando	Secretary
Absent:	Dustin King	Alternate Commissioner
	Austin Ruiz	Commissioner
	Daniel Northington	Alternate-Commissioner
	Kendall Cox	Alternate-Commissioner
	Klint Dailey	Alternate-Commissioner
	Ty Hendrick	Planning and Development Administrative Assistant
Staff:	Joseph Molis	Director of Planning & Development
	Leo Mantey	City Planner
	Brad Alley	Fire Marshal
	Courtney Peres	City Planner/GIS Coordinator
	Yvonne Spell	Customer Relations Supervisor
	Wilson Everett	Building Official Secretary

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 June 28, 2017 meeting. Mr. Petzke made the motion to approve the minutes and Mr. Kingsley seconded the motion. The motion passed unanimously (8-0).

The next item on the agenda was to recognize affidavits for Conflict-of-Interest. Mr. Molis informed the Commission that Commissioner Orlando had conflicts of interest with case numbers Z17-09, Z17-10, Z17-11 and Z17-12, and he would be recused from voting on those agenda items.

Next was the report on City Council action regarding recommendations resulting from the June 28, 2017 Planning and Zoning Commission meeting.

Next, Ms. Peres presented the update on development activity for the City. She stated the City issued (1) one commercial construction permits for the month of July 1st to July 26. Eleven (11) single-family residential construction permits, zero (0) permits for mobile home additions and four (4) duplex permit have been issued for the month of July.

Under Public Hearings, Mr. Molis presented Z17-04; conduct a public hearing to discuss and consider a rezoning request from R-1 (One-Family Dwelling District) to PD-M (Planned Development Mixed Use), on properties described as A0179BC J M CROSS, 3-3-1, ACRES

1.504, with Property ID# 127920, A0179BC J M CROSS, ACRES 2.097, with Property ID# 198358, A0179BC J M CROSS, 3-3, ACRES 9.469, with Property ID# 38947, A0179BC J M CROSS, 3-3-2, ACRES 6.949 with Property ID# 127921, generally located at 12590 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas. The applicant, Bobby Whitson from 12590 E. Knights Way answered questions from the commissioners.

Chairman Robison then opened the public meeting and asked if there was anyone to speak in favor or against the agenda item. Dinna Hamilton from 12411 E. FM 2410 voiced concerns about water pressure but was not against the rezone request.

Steve Costa at 12680 E. FM 2410 expressed concern of flooding at the rear of the property and recommended the applicant help to mitigate the flooding before putting more houses in the area.

Chairman Robison then closed the public meeting. Members of the commission then discussed the conditional use permit with Mr. Molis. Chairman Robison asked for a motion to approve or disapprove agenda item Z17-06. Commissioner Anderson made a motion for approval based upon staff's recommendations. Commissioner Kingsley seconded the motion. The motion passed in favor (8-0).

Ms. Molis then presented Z17-12; conduct a public hearing to discuss and consider a Conditional Use Permit (CUP) to allow a real estate office on property described as Forest Hills, Block 015, Lot 0008, with Property ID# 92864, generally located at 105 E. Knights Way (E. FM 2410) Harker Heights, Bell County, Texas. The representative, Raymond Hamden from 1118 Preswick Dr., answered questions from the commissioners.

Chairman Robison then opened the public meeting and asked if there was anyone to speak in favor or against the agenda item. Chairman Robison then closed the public meeting. Members of the commission then discussed the conditional use permit with Mr. Molis.

Chairman Robison asked for a motion to approve or disapprove agenda item Z17-12. Commissioner Petzke made a motion for approval based upon staff's recommendations. Commissioner Kingsley seconded the motion but added an additional condition, stating that he wanted the drainage on site issue to be corrected. The motion passed in favor (7-0) with Commissioner Orlando recused from voting.

Ms. Peres presented Z17-10; conduct a public hearing to discuss and consider a rezoning request from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District), on property described as Kern Acres 1st Extension & Revision, Block 001, Lot 0009, with Property ID# 122966, generally located at 308 Bonnie Drive, Harker Heights, Bell County, Texas.

The representative, Raymond Hamden from 1118 Preswick Dr. answered questions from the commissioners.

Chairman Robison then opened the public meeting and asked if there was anyone to speak in favor or against the agenda item. There was no one to speak for or against the agenda item. Chairman Robison closed the public hearing. Members of the commission then discussed the rezoning with Ms. Peres.

Chairman Robison asked for a motion to approve or disapprove agenda item Z17-10. Commissioner Webster made a motion for approval based upon staff's recommendations. Commissioner Anderson seconded the motion. The motion passed in favor (7-0) with Commissioner Orlando recused from voting.

Ms. Peres presented Z17-11 Conduct a public hearing to discuss and consider a rezoning request from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District), on property described as Kern Acres 1st Extension & Revision, Block 001, Lot 0008, with Property ID# 80146, generally located at 402 Bonnie Drive, Harker Heights, Bell County, Texas. The representative, Raymond Hamden from 1118 Preswick Dr. answered questions from the commissioners.

Chairman Robison then opened the public meeting and asked if there was anyone to speak in favor or against the agenda item. There was no one to speak for or against the agenda item. Chairman Robison closed the public hearing. Members of the commission then discussed the rezoning with Ms. Peres.

Chairman Robison asked for a motion to approve or disapprove agenda item Z17-11. Commissioner Kingsley made a motion for approval based upon staff's recommendations. Commissioner Watford seconded the motion. The motion passed in favor (7-0) with Commissioner Orlando recused from voting.

Mr. Mantey presented Z17-09; conduct a public hearing to discuss and consider a rezoning request from R-1(M) (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District), on property described as Wildewood Acres, Block 008, Lot 8, 9, & 10' Strip Adjacent on South, with Property ID# 124750, generally located at 914 Maplewood Drive, Harker Heights, Bell County, Texas. The applicant, Raymond Hamden from 1118 Preswick Dr. answered questions from the commissioners.

Chairman Robison then opened the public meeting and asked if there was anyone to speak in favor or against the agenda item. There was no one to speak for or against the agenda item. Chairman Robison closed the public hearing. Members of the commission then discussed the rezoning with Mr. Mantey.

Chairman Robison asked for a motion to approve or disapprove agenda item Z17-09. Commissioner Anderson made a motion for approval based upon staff's recommendations. Commissioner Kingsley seconded the motion. The motion passed in favor (7-0) with Commissioner Orlando recused from voting. .

In the absence of any Staff comments and citizens to be heard, Chairman Robison then adjourned the meeting at 8:00 pm.

Chairman

ATTEST:



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

AGENDA ITEM #VII

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: AUGUST 30, 2017

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



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

AGENDA ITEM #VIII

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: AUGUST 30, 2017

Report on Development Activity – Courtney Peres



PLANNING AND ZONING COMMISSION MEMORANDUM

AGENDA ITEM #IX

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT

DATE: AUGUST 30, 2017

At the regular called meeting of the Planning and Zoning Commission held July 26, 2017, the Commission forwarded the items below to the City Council at their regular meeting on August 8, 2017.

Z17-04 Conduct a public hearing to discuss and consider a rezoning request from R-1 (One-Family Dwelling District) to PD-M (Planned Development Mixed Use), on properties described as A0179BC J M CROSS, 3-3-1, ACRES 1.504, with Property ID# 127920, A0179BC J M CROSS, ACRES 2.097, with Property ID# 198358, A0179BC J M CROSS, 3-3, ACRES 9.469, with Property ID# 38947, A0179BC J M CROSS, 3-3-2, ACRES 6.949 with Property ID# 127921, generally located at 12590 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas.

Planning and Zoning Commission – Approved (8-0)

City Council – Approved – (5-0)

Z17-12 Conduct a public hearing to discuss and consider a Conditional Use Permit (CUP) to allow a real estate office on property described as Forest Hills, Block 015, Lot 0008, with Property ID# 92864, generally located at 105 E. Knights Way (E. FM 2410) Harker Heights, Bell County, Texas.

Planning and Zoning Commission – Approved (7-0)

City Council – Approved – (5-0)

Z17-10 Conduct a public hearing to discuss and consider a rezoning request from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District), on property described as Kern Acres 1st Extension & Revision, Block 001, Lot 0009, with Property ID# 122966, generally located at 308 Bonnie Drive, Harker Heights, Bell County, Texas.

Planning and Zoning Commission – Approved (7-0)

City Council – Approved – (5-0)

Z17-11 Conduct a public hearing to discuss and consider a rezoning request from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District), on property described as Kern Acres 1st Extension & Revision, Block 001, Lot 0008, with Property ID# 80146, generally located at 402 Bonnie Drive, Harker Heights, Bell County, Texas.

Planning and Zoning Commission – Approved (7-0)

City Council – Approved – (5-0)

Z17-09 Conduct a public hearing to discuss and consider a rezoning request from R-1(M) (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District), on property described as Wildewood Acres, Block 008, Lot 8, 9, & 10' Strip Adjacent on South, with Property ID# 124750, generally located at 914 Maplewood Drive, Harker Heights, Bell County, Texas.

Planning and Zoning Commission – Approved (7-0)

City Council – Approved – (5-0)



PLANNING AND ZONING COMMISSION MEMORANDUM

Z17-14 AGENDA ITEM # X-1

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: AUGUST 30, 2017

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING A REZONING REQUEST FROM PD-R (PLANNED DEVELOPMENT RESIDENTIAL) TO PD-R (PLANNED DEVELOPMENT RESIDENTIAL), ON PROPERTY DESCRIBED AS A0220BC F D COX, ACRES 10.275, LOCATED AT THE SE CORNER OF NOLA RUTH BOULEVARD AND OLD NOLANVILLE ROAD.

EXPLANATION:

The applicant, SGSB Land Holdings, LLC, is requesting a change in zoning from PD-R (Planned Development District – Residential) to PD-R (Planned Development District – Residential) for the purpose of modifying the building side separation from 15 feet to 10 feet for the existing PD-R zoning of the property.

BACKGROUND:

The applicant has successfully rezoned this property to a PD-M (Planned Development District – Mixed Use) on two previous occasions: 2008-04 passed on February 26, 2008 and 2011-20 passed on August 9, 2011. On both occasions, the PD-M (Planned Development District – Mixed Use) expired from lack of development, and the zoning reverted to the original R-1 (One-Family Dwelling District) zoning.

On February 10, 2015, the City Council again approved an ordinance to change the zoning designation of the property from R-1 (One-Family Dwelling District) to PD-R (Planned Development District – Residential) to allow for the construction of only single family homes in accordance to Section 155.022 R1-A Single-Family Garden Home Residential District with additional conditions.

The applicant is requesting a modification to the existing PD-R to change the existing building side separation from 15 feet, as dictated in the R1-A Zoning District to 10 feet. All other regulations and conditions stipulated in the previously adopted ordinance will remain the same, as will the density of the development. It is important to note the proposed 10-foot separation between units is consistent with another garden home Planned Development zoning district and the newly created R1-I zoning district.

EXISTING USE:

The subject property is currently designated as Vacant. Surrounding properties include Single-Family Residences, commercial uses, offices and some vacant tracts. The proposed rezoning will not bring any significant change in the ordinance approved on February 10, 2015 to guide this development. This property will be used for the construction of only single family houses and will meet all Building Codes and city development standards with the exception of the side building separation. Therefore, staff believes the rezoning if granted will likely not have any adverse impact on existing land uses in the neighborhood.

ZONING:

Current zoning for this property is PD-R (Planned Development District – Residential) and adjacent and surrounding zoning districts include R-1 (One-Family Dwelling District) and B-4 (Secondary and Highway Business District). Apart from the reduction in side building separation, the entire development will conform to the regulations of the R-1A zoning district with additional conditions. Staff believes this reduction in side building separation will likely not impact the zoning of the property and surrounding zoning districts.

FUTURE LAND USE:

The subject parcel is currently located in an area designated as Commercial (COM). The proposed rezoning of the properties to PD-R (Planned Development District – Residential) though not commercial, is consistent with the neighboring land uses in the area and would not have any adverse impact on surrounding future land uses.

FLOOD DAMAGE PREVENTION:

No portions of the development area are within the one-hundred (100) year flood plain.

NOTICES:

Staff sent out fifty (50) notices to property owners within the 400 foot notification area. There was two (2) response received in favor of the request, and one (1) responses received in opposition of the request.

RECOMMENDATION:

Staff has critically evaluated this rezoning request, taking into consideration past history and the impact of this development in the neighborhood and the city, and has made the following findings:

1. This rezoning request will maintain all elements of the previously adopted ordinance to regulate it with the exception of side separation requirements which will be reduced from 15 feet to 10 feet. Staff believes since all other

- developmental requirements are being adhered to, the 10 feet separation will likely not pose any significantly increased fire, hazard or safety risk if granted.
2. Also, other Planned Developments in the city have been granted a 10 feet side building separation in recent months. This recommendation to allowing the 10 feet side separation was concluded after rigorous review by staff from Planning and Development, Fire Department, and Public Works Department staff.
 3. The newly adopted R1-I zoning district does allow for 10 feet building side separation and has not posed any problems for developers and the City since its inception.

Staff believes granting this rezoning request with the intention to modify the side building setback will not be the first of its kind in the city. Staff therefore recommends that the Planning and Zoning Commission recommend an ordinance to change the zoning designation from PD-R (Planned Development Residential) to PD-R (Planned Development Residential), on property described as A0220BC F D Cox, Acres 10.275, located at the SE Corner of Nola Ruth Boulevard and Old Nolanville Road.

ACTION BY PLANNING AND ZONING COMMISSION:

- 1.) Motion to recommend approval/disapproval of an ordinance to change the zoning designation from PD-R (Planned Development Residential) to PD-R (Planned Development Residential), on property described as A0220BC F D Cox, Acres 10.275, located at the SE Corner of Nola Ruth Boulevard and Old Nolanville Road with the attached conditions based on staff's recommendation and findings.
- 2.) Any other action desired.

ATTACHMENTS:

1. Applications
2. Planned Development District -Residential
 - a. Approved Ordinance- February 10, 2015
 - b. Site Layout
 - c. Amended Conditions
3. Location Map
4. Existing Land Use Map
5. Zoning Map
6. Future Land Use Map
7. Notification Area Map
8. Citizen Responses



Application Fee \$ 200.00
CITY OF HARKER HEIGHTS
RE-ZONING REQUEST APPLICATION

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

PROPERTY OWNER'S NAME: SGSB Land Holdings, LLC

ADDRESS: 353 San Saba St.

CITY/STATE/ZIP: Meadowlakes, TX 78654 PHONE: 210-723-6535

LOCATION OF PROPERTY: SE Corner of Nola Ruth Blvd & Old Nolanville Rd

LEGAL DESCRIPTION OF PROPERTY:

PARCEL # : A0220 BC

LOT: _____ BLOCK: _____ SUBDIVISION: _____

NUMBER OF ACRES: 10.276 SURVEY: See attached

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: Garden Homes (Modify side setback to 10')

CURRENT ZONING: PD-R PROPOSED ZONING: PD-R

CURRENT LAND USE: Residential PROPOSED LAND USE IN PLAN: Residential

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

Gary W. Dillard
 Printed Name of Property Owner


 Signature of Property Owner

07/26/17
 Date

AN ORDINANCE GRANTING PD-R ZONING ON 10.275 ACRES LOCATED AT SE CORNER OF NOLA RUTH BOULEVARD AND OLD NOLANVILLE ROAD.

WHEREAS, the City Council ("**Council**") of the City of Harker Heights ("**City**") finds that after due notice and public hearings as required by law, and after consideration of the recommendation of the Planning and Zoning Commission, it is necessary and desirable to amend the Code of Harker Heights ("**Code**") as hereinafter provided; and

WHEREAS, the meeting at which this Ordinance was passed was open to the public, and notice of the time, place and purpose of said meeting was given as required by law, all in strict accordance with the requirements of the Texas Open Meetings Act;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS:

SECTION 1: The Council officially finds and declares that the facts and recitations set forth in the preamble to this Ordinance are true and correct.

SECTION 2: The hereinafter-described property, previously zoned R-1 (One-Family Dwelling District), be rezoned to PD-R (Planned Development- Residential District) with conditions described in the attached Exhibit A: PD-R Conditional Uses excepting Townhouse uses and conditions, following the layout illustrated in Exhibit B: Site Development Plan excepting Townhouse uses and conditions, and following the elevations presented in Exhibit C: Elevations.

10.275 acres described in Exhibit D, commonly known as SE Corner of Nola Ruth Boulevard and Old Nolanville Road

SECTION 3: Table VII, Table of Special Ordinances, of the Code is hereby supplemented by adding the following entry:

<u>Ord. No.</u>	<u>Date Passed</u>	<u>Description</u>
2015-02	02/10/15	Granting PD-R (Planned Development-Residential District) on 10.275 acres located at SE Corner of Nola Ruth Boulevard and Old Nolanville Road.

SECTION 4: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 5: This Ordinance shall be effective from and after its passage, and the City Clerk shall publish the caption or title of hereof within ten days as required by law.

PASSED AND APPROVED on February 10, 2015.



Rob Robinson

Rob Robinson, Mayor

ATTEST:

Patricia Brunson

Patricia Brunson, City Secretary

**PD-R Conditional Uses
Nola Ruth Boulevard & Old Nolanville Road**

Section 1 - Project Statement:

The purpose and intent of the Nola Ruth/Old Nolanville Road *Planned Development-Residential (PD-R) District* is to allow for the design and construction of single family garden homes.

The property is a 10.275 acre tract out of the F.D. Cox Survey, Abstract No. A-0220BC, located at the southeast intersection of Nola Ruth Boulevard and Old Nolanville Road.

Section 2 – Land Use & Building Regulations within the PD-R Zoning:

1. Single Family Garden Home Area:

- A. The planned residential area of the PD-R located on the property shall consist of Single-Family housing only.
- B. The only permitted use shall be that of single family garden home housing and shall fully comply with the requirements as stated under R-1A Zoning Code in accordance with the provisions of the REDLINED *Section 155.022*, R-1A Single Family Garden Home Residential District, Harker Heights Code of Ordinances attached here. *This section is displayed in Appendix "A" and is made a part of this document by reference herein.*

Section 3 - Conditions of PD-R Zoning: In addition to the Conditions outlined below, all development within the boundaries of the PD-R shall meet or exceed currently adopted standards stated in the PD District Regulations, and be in accordance with the provisions of *Section 155.036*, and the Subdivision and Zoning requirements set forth in the Harker Heights Code of Ordinances.

1. **Open Space Buffers:** In accordance with the provisions of *Section 155.036 (B) (1)*, PD District, Harker Heights Code of Ordinances. The open space buffers shall be cleared of all cedar trees and the like leaving only hardwood trees and desirable native plant material. The disturbed areas will then be re-seeded with native grasses and wildflowers. Open space buffers may also serve as fenced backyards of the single family garden homes or townhouse homes.
2. **Landscaping:** The type and placement of all required landscaping shall be noted in a Landscaping Plan approved by the City Manager or his designated appointee to minimize the impact of the PD-R on the bordering R-1 District.
 - A. **Single family Garden Home Area:** In accordance with the provisions of *Section 155.022*, Single Family Garden Home Residential District, Harker Heights Code of Ordinances.
3. **Height of Buildings:**
 - A. **Single family Garden Home Area:** In accordance with the provisions of *Section 155.022*, Single Family Garden Home Residential District, Harker Heights Code of Ordinances.

**PD-R Conditional Uses
Nola Ruth Boulevard & Old Nolanville Road**

4. **Fencing and Screening:** In accordance with the provisions of *Section 155.050*, Screening Requirements, Harker Heights Code of Ordinances.
5. **Setbacks:**
 - A. **Single Family Garden Home Area:** In accordance with the provisions of *Section 155.022*, Single Family Garden Home Residential District, Harker Heights Code of Ordinances.
6. **Building Façade:** In accordance with the provisions of *Section 155.040 (2)*, Additional Use, etc..., Harker Heights Code of Ordinances and with the final building elevations (i.e. a list of and quality of materials being used) in the construction of the residential unit/units be subject to a final review by City Staff and will be based upon the submitted elevation samples.
7. **Entrances & Parking:** In accordance with the provisions of *Section 155.061 through 155.068*, Off-Street Parking and Loading Requirements, Harker Heights Code of Ordinances. In addition, the total number of covered parking spaces and garages shall be equal to at least 50% of total number of residential units.
8. The PD-R shall comply with all applicable storm water management policies and procedures governed by the authorities having jurisdiction over this project.
9. The PD-R shall provide additional means of wastewater management if necessary.
10. This shall include the implementation of a waste water lift station adequately sized by a qualified professional engineer for the demands specifically associated with the development.
11. The PD-R shall comply with all fire protection requirements as outlined in the 2009 International Fire Code and the City of Harker Height Code of Ordinance.
12. The PD-R shall provide at least the required public and private easements upon platting.
13. Preliminary and final plats for the PD-R shall be prepared in accordance with the provisions of *Chapter 154: Subdivisions*, Harker Heights Code of Ordinances, with any modifications to the development plan approved by the City Council and Planning and Zoning Commission.
14. Sidewalks shall meet all standards and requirements set forth in the City of Harker Heights Code of Ordinances.

**PD-R Conditional Uses
Nola Ruth Boulevard & Old Nolanville Road**

APPENDIX "A"

Harker Heights Code of Ordinances

§ 155.022 RI-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 1520 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 105 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 "RI-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 1520 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 4,0600 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 at its average.

(3) *Lot depth.* The average depth of the lot shall be not less than 65400 feet, except that a corner lot having a minimum width of not less than 55 feet may have an average depth of less than 65400 feet, provided that the minimum depth is not less than 6090 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 1,4500 square feet.

**PD-R Conditional Uses
Nola Ruth Boulevard & Old Nolanville Road**

(I) *Additional requirements.* All structures shall have brick veneer on all sides or approved equal. "Approved Equal" shall be determined by the City Manager or his designated appointee, and will take into account the character of the development, type of material, color, texture, and cohesiveness with the existing neighborhood. --

(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) www.amlgal.com/alpscripts/get-content.aspx

EXHIBIT B



TOWNHOUSES
2.0 - 4.275 Acres
DENSITY: 15 Units/Acre Maximum

GARDEN HOMES
6.0 - 8.275 Acres
DENSITY: Per Zoning Conditions

FUTURE GREEN SPACE
2.74 Acres



NOLA RUTH DEVELOPMENT
CONCEPT SITE PLAN





Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

WARRANTY DEED with Vendor's Lien

DATE: July 3, 2008

GRANTOR: CYNTHIA JO COCKRELL DYKES and RICKY DAN GIBBS
AND STEVEN WAYNE SHREEVE

GRANTOR'S MAILING ADDRESS: 1551 E. Veterans Memorial Blvd.,
Harker Heights, Bell County, Texas 76548

GRANTEE: SGSB LAND HOLDINGS, LLC., a Texas limited liability company

GRANTEE'S MAILING ADDRESS: 812 S. Presa St., San Antonio,
Bexar County, Texas 78210

CONSIDERATION: The sum of Ten and 00/100 Dollars and other good and valuable consideration, including a promissory note of even date executed by Grantee and payable to the order of TEXAS STAR BANK, S.S.B. in the principal amount of TWO HUNDRED EIGHTY THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$280,500.00). The note is secured by the first and superior vendor's lien against, and superior title to, the Property retained in this deed in favor of TEXAS STAR BANK, S.S.B. and is also secured by a first-lien deed of trust of even date from Grantee to STEVE JOHNSON, Trustee.

PROPERTY (INCLUDING ANY IMPROVEMENTS):

A tract of land out of the F. D. Cox Survey, Abstract No. 220, in Bell County, Texas, containing 10.280 acres of land, more or less, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

RESERVATIONS FROM CONVEYANCE AND WARRANTY: NONE

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. Easement to Texas Power & Light Company recorded in Volume 556, Page 632, Volume 819, Page 371, Volume 1167, Page 864, Deed Records of Falls County, Texas;
2. Easement to Bell County WC & ID No. 4 recorded in Volume 1868, Page 625, Deed Records of Bell County, Texas;
3. Declaration of taking by the United States of America recorded in Volume 504, Page 536, Deed Records of Bell County, Texas; and

22.0 07-4868
 MONTETH ABSTRACT & TITLE COMPANY
 2010 BIRD CREEK DRIVE, SUITE 100
 TEMPLE, TEXAS 76502
 SGSB

EXHIBIT D

4. Agreed Judgment to the State of Texas in Volume 1166, Page 568, Deed Records of Bell County, Texas.

Grantor, for and in consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and for ever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

TEXAS STAR BANK, S.S.B., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of TEXAS STAR BANK, S.S.B. and are transferred to that party without recourse on Grantor.

When the context requires, singular nouns and pronouns includes the plural.

Cynthia Jo Cockrell Dykes
CYNTHIA JO COCKRELL DYKES
Ricky D. Gibbs by Poa Cyndy Dykes
RICKY DAN GIBBS

[Signature]
STEVEN WAYNE SHREEVE

STATE OF TEXAS

COUNTY OF BELL

This instrument was acknowledged before me on the 3rd day of July, 2008 by Cynthia Jo Cockrell ~~Dykes~~



Theresa Schuetze
NOTARY PUBLIC in and for
the State of Texas

STATE OF TEXAS

COUNTY OF BELL

This instrument was acknowledged before me on the 3rd day of July, 2008 by Ricky Dan Gibbs, by ~~Attorney-in-law~~ *Cyndy Dykes*



Theresa Schuetze
NOTARY PUBLIC in and for
the State of Texas

STATE OF TEXAS

COUNTY OF BELL

This instrument was acknowledged before me on the 3rd day of July, 2008, by Steven Wayne Shreeve *Steven Wayne Shreeve*



Theresa Schuetze
Notary Public, State of Texas

EXHIBIT D

DILLARD HOMES
10.275 ACRES

FIELD NOTES for a 10.275 acre tract of land in Bell County, Texas, part of the F. D. Cox Survey, Abstract No. 220, and the land herein described being part of a called 10.92 acre tract conveyed to Grady A. Cockrell and Park Gibbs, of record in Volume 1011, Page 653, Deed Records of Bell County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod, found on the east right-of-way line of Nola Ruth Boulevard at the southwest corner of said 10.92 acre tract, being the northwest corner of Lot 1, Block 1, Preswick Hills, an addition to the City of Harker Heights, Texas, of record in Cabinet A, Slide 19-B, Plat Records of Bell County, Texas, for the southwest corner of this tract;

THENCE N. 17° 01' 58" E., 716.86 feet, with the west line of said 10.92 acre tract and the east line of said Nola Ruth Boulevard, to a brass cap monument, found at a cut back in the south right-of-way line of U. S. Highway 190, for an angle corner of this tract;

THENCE N. 64° 20' 05" E., 67.35 feet, with said cut back, to a brass cap monument, found on the south right-of-way line of Old Nolanville Road on the north line of said 10.92 acre tract, for an angle corner of this tract;

THENCE with the south right-of-way line of said Old Nolanville Road and the north line of said 10.92 acre tract, the following three (3) courses:

1. S. 63° 50' 33" E., 202.61 feet, to a 1/2" iron rod, found for an interior corner of this tract;
2. N. 21° 12' 23" E., 19.95 feet, to a 1/2" iron rod, found for an exterior corner of this tract;
3. S. 80° 52' 02" E., 164.84 feet, to a 3/8" iron rod with cap, set at the northwest corner of a called 0.87 acre tract conveyed to Joe R. Hernandez and wife Rosa Hernandez, of record in Volume 1675, Page 101, Deed Records of Bell County, Texas, for the northerly northeast corner of this tract;

THENCE S. 24° 50' 44" W., 171.45 feet, generally with fence on the west line of said 0.87 acre tract, to a 3/8" iron rod, found at the southwest corner of said 0.87 acre tract, for an interior corner of this tract;

THENCE S. 72° 37' 01" E., 255.68 feet, generally with fence on the south line of said 0.87 acre tract, to a 3/4" iron pipe, found at the southeast corner of said 0.87 acre tract, being on the west line of a tract to William Elet Warren, Jr. et al, of record in Volume 4446, Page 720, Official Public Records of Real Property, Bell County, Texas, for the southerly northeast corner of this tract;

THENCE S. 17° 20' 31" W., 534.51 feet, generally with fence on the east line of said 10.92 acre tract, to a 1" iron pipe, found at the northwest corner of Briarwood Estates, Phase IV, an addition to the City of Harker Heights, Texas, of record in Cabinet C, Slide 324-C, Plat Records of Bell County, Texas, for an angle corner of this tract;

THENCE S. 18° 13' 51" W., 64.76 feet, generally with fence on the east line of said 10.92 acre tract, to a 5/8" iron rod with cap, found at the southeast corner of said 10.92 acre tract, being the northeast corner of Lot 8, Block 1, said Preswick Hills, for an angle corner of this tract;

THENCE N. 73° 10' 16" W., 642.41 feet with the south line of said 10.92 and the north line of said Block 1, Preswick Hills, to the POINT OF BEGINNING and containing 10.275 acres of land.

EXHIBIT "A"

Bell County
EXHIBIT D
Shelley Coston
County Clerk
Belton, Texas 76513

Instrument Number: 2008-00028540

As

Recorded On: July 09, 2008

Recordings

Parties: DYKES CYNTHIA JO COCKRELL

Billable Pages: 3

To SGSB LAND HOLDINGS LLC

Number of Pages: 4

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Recordings	22.00
Total Recording:	22.00

***** DO NOT REMOVE THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2008-00028540

Receipt Number: 34814

Recorded Date/Time: July 09, 2008 10:37:51A

Record and Return To:

MONTEITH ABSTRACT & TITLE CO

106 S EAST ST

BELTON TX 76513

User / Station: N Mitchell - Cash Station 1



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk



**PD-M Conditional Uses
Nola Ruth Boulevard & Old Nolanville Road**

Section 1 -Project Statement:

The purpose and intent of the Nola Ruth/Old Nolanville Road *Planned Development-Residential (PD-R) District* is to allow for the design and construction of ~~townhouse multi-family residential on the northwest corner of the property and~~ single family garden homes ~~on the remaining acreage.~~

The property is a 10.275 acre tract out of the F.D. Cox Survey, Abstract No. A-0220BC, located at the southeast intersection of Nola Ruth Boulevard and Old Nolanville Road.

Section 2 – Land Use & Building Regulations within the PD-R Zoning:

1. Single Family Garden Home Area:

- A. The planned residential area of the PD-M located on the southerly portion of the property shall consist of Single-Family housing only.
- B. The only permitted use shall be that of single family garden home housing and shall fully comply with the requirements as stated under R-1A Zoning Code in accordance with the provisions of the REDLINED *Section 155.022*, R-1A Single Family Garden Home Residential District, Harker Heights Code of Ordinances attached here. *This section is displayed in Appendix “B” and is made a part of this document by reference herein.*
- C. The area of land dedicated to single family garden home use within the PD-M shall be a minimum of 6.0 acres not exceed 8.275 acres.

Section 3 - Conditions of PD-R Zoning: In addition to the Conditions outlined below, all development within the boundaries of the PD-R shall meet or exceed currently adopted standards stated in the PD District Regulations, and be in accordance with the provisions of *Section 155.036*, and the Subdivision and Zoning requirements set forth in the Harker Heights Code of Ordinances.

**PD-M Conditional Uses
Nola Ruth Boulevard & Old Nolanville Road**

1. **Open Space Buffers:** In accordance with the provisions of *Section 155.036 (B) (4)*, PD-M District, Harker Heights Code of Ordinances. The open space buffers shall be cleared of all cedar trees and the like leaving only hardwood trees and desirable native plant material. The disturbed areas will then be re-seeded with native grasses and wildflowers. Open space buffers may also serve as fenced backyards of the single family garden homes or townhouse homes.
2. **Landscaping:** The type and placement of all required landscaping shall be noted in a Landscaping Plan approved by the City Manager or his designated appointee to minimize the impact of the PD-R on the bordering R-1 District.
 - A. **Single family Garden Home Area:** In accordance with the provisions of *Section 155.022*, Single Family Garden Home Residential District, Harker Heights Code of Ordinances.
3. **Height of Buildings:**
 - A. **Single family Garden Home Area:** In accordance with the provisions of *Section 155.022*, Single Family Garden Home Residential District, Harker Heights Code of Ordinances.
4. **Fencing and Screening:** In accordance with the provisions of *Section 155.050*, Screening Requirements, Harker Heights Code of Ordinances.
5. **Setbacks:**
 - A. **Single family Garden Home Area:** In accordance with the provisions of *Section 155.022*, Single Family Garden Home Residential District, Harker Heights Code of Ordinances.

**PD-M Conditional Uses
Nola Ruth Boulevard & Old Nolanville Road**

6. Building Façade: In accordance with the provisions of Section 155.040 (2), Additional Use, etc..., Harker Heights Code of Ordinances and with the final building elevations (i.e. a list of and quality of materials being used) in the construction of the residential unit/units be subject to a final review by City Staff and will be based upon the submitted elevation samples.
7. Entrances & Parking: In accordance with the provisions of Section 155.061 through 155.068, Off-Street Parking and Loading Requirements, Harker Heights Code of Ordinances. In addition, the total number of covered parking spaces and garages shall be equal to at least 50% of total number of residential units.
8. The PD-R shall comply with all applicable storm water management policies and procedures governed by the authorities having jurisdiction over this project.
9. The PD-R shall provide additional means of wastewater management if necessary.
10. This shall include the implementation of a waste water lift station adequately sized by a qualified professional engineer for the demands specifically associated with the development.
11. The PD-R shall comply with all fire protection requirements as outlined in the 2009 International Fire Code and the City of Harker Height Code of Ordinance.
12. The PD-R shall provide at least the required public and private easements upon platting.
13. Preliminary and final plats for the PD-R shall be prepared in accordance with the provisions of *Chapter 154: Subdivisions*, Harker Heights Code of Ordinances, with any modifications to the development plan approved by the City Council and Planning and Zoning Commission.
14. Sidewalks shall meet all standards and requirements set forth in the City of Harker Heights Code of Ordinances.

APPENDIX "A"

Harker Heights Code of Ordinances

§ 155.022 RI-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 1520 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 105 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 "RI-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 1520 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 4,0600 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 at its average.
- (3) *Lot depth.* The average depth of the lot shall be not less than 65+00 feet, except that a corner lot having a minimum width of not less than 55 feet may have an average depth of less than 65+00 feet, provided that the minimum depth is not less than 6090 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 1,4500 square feet.

11/25/2014 CHAPTER 155: ZONING CODE

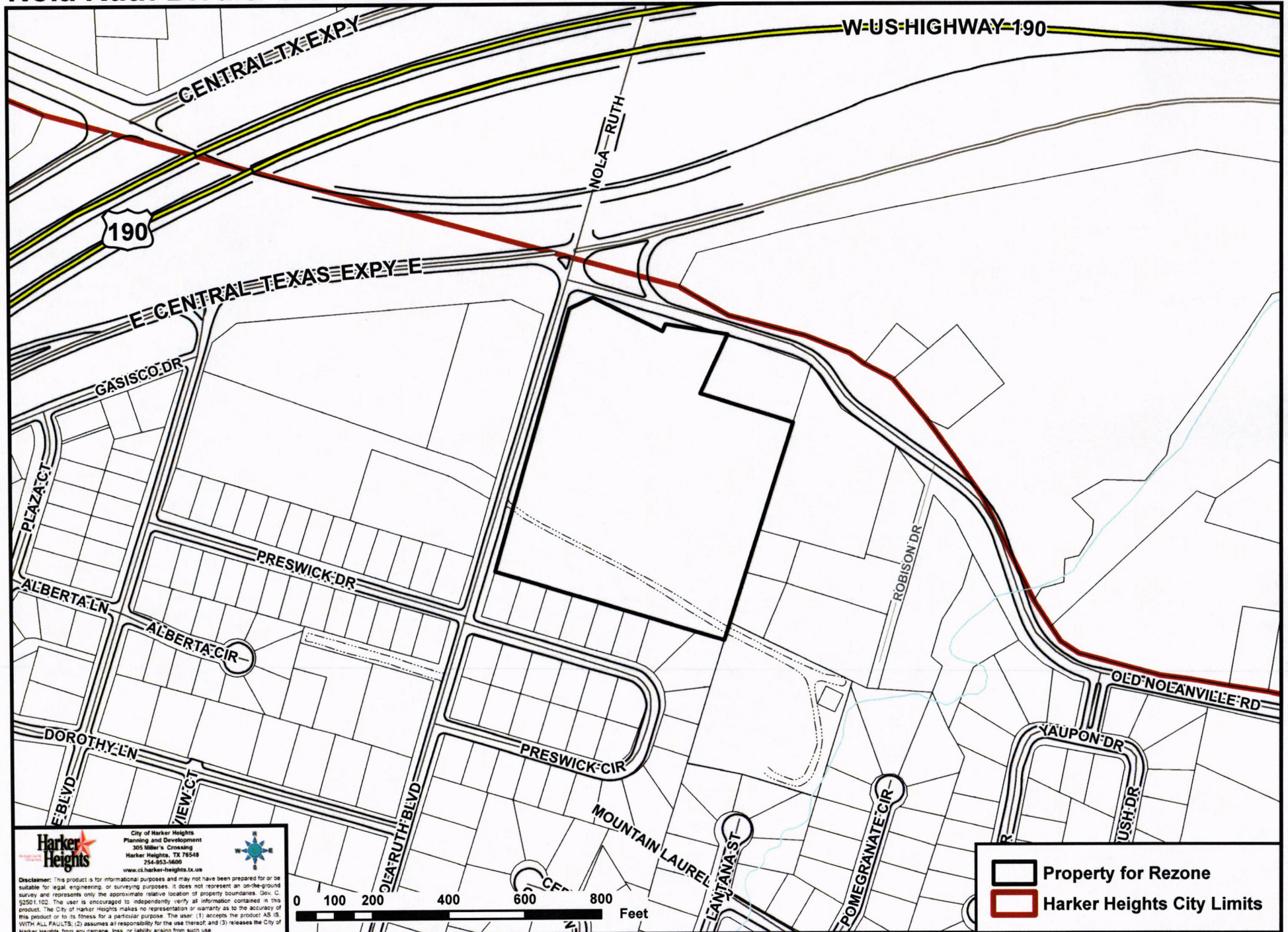
(I) *Additional requirements.* All structures shall have brick veneer on all sides or approved equal.
“Approved Equal” shall be determined by the City Manager or his designated appointee, and will take into account the character of the development, type of material, color, texture, and cohesiveness with the existing neighborhood. –

(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)

Nola Ruth Blvd. & Old Nolanville Rd.


Location




City of Marker Heights
Planning and Development
305 Miller's Crossing
Marker Heights, TX 78549
754-953-5600
www.ci.marker-heights.tx.us

Harker Heights

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. 92501.102. 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.

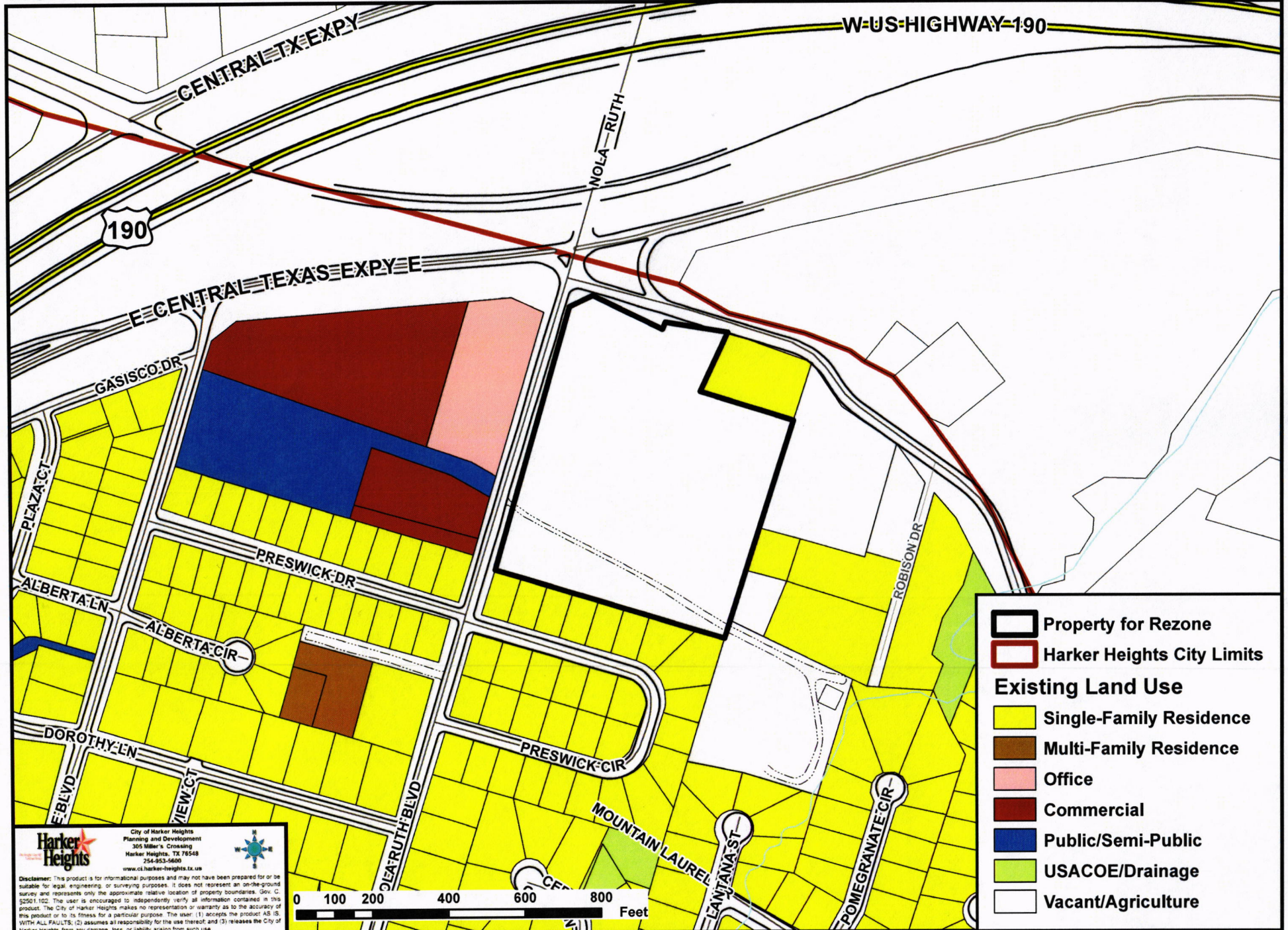
 Property for Rezone

 Harker Heights City Limits

Map Date: 8/14/2017

Nola Ruth Blvd. & Old Nolanville Rd.

Existing Land Use



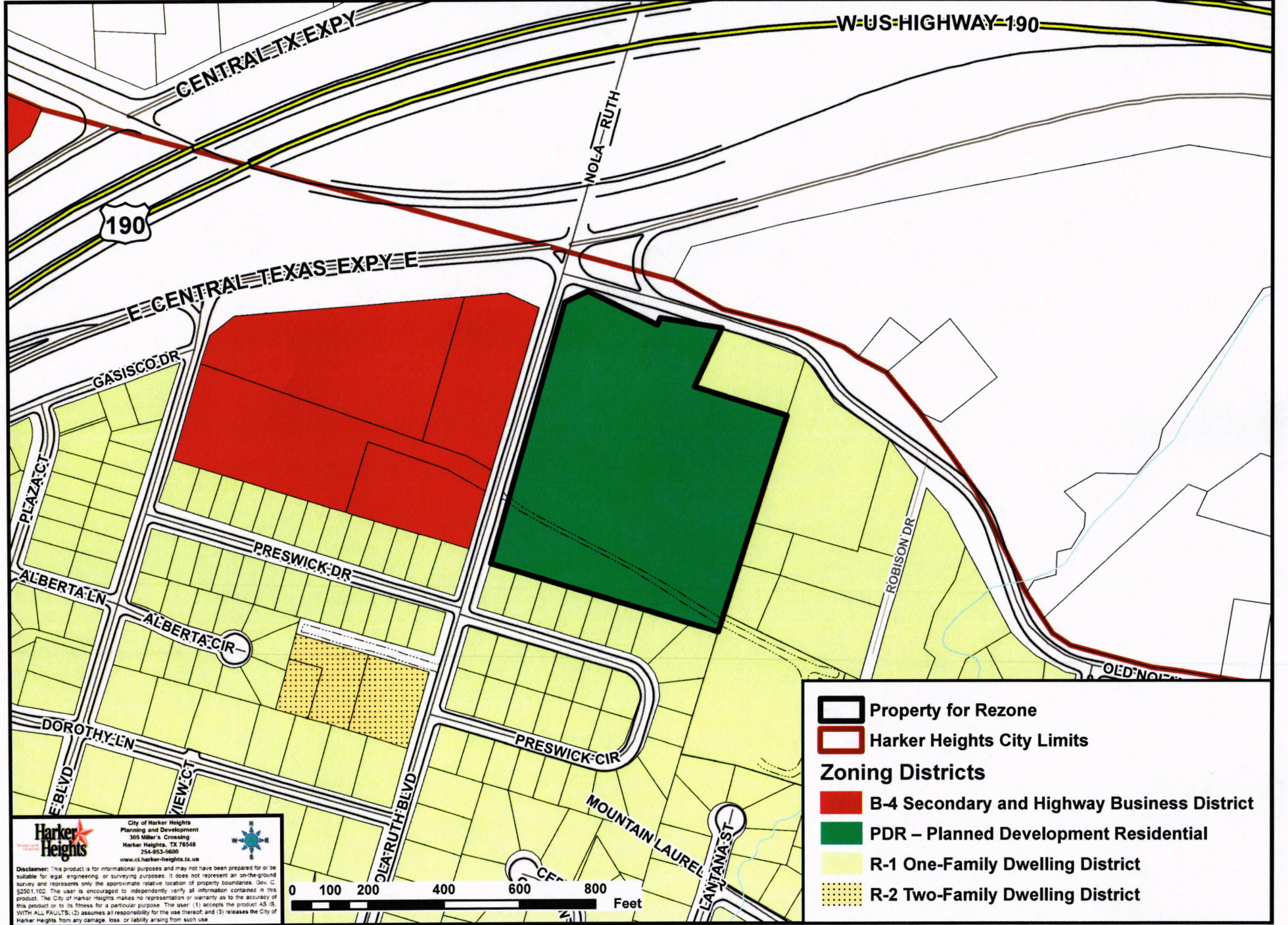
Harker Heights
 City of Harker Heights
 Planning and Development
 305 Miller's Crossing
 Harker Heights, TX 76548
 254-953-5600
 www.ci.harker-heights.tx.us

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Map Date: 8/18/2017

Nola Ruth Blvd. & Old Nolanville Rd.

Zoning



Property for Rezone
 Property for Rezone

Harker Heights City Limits
 Harker Heights City Limits

Zoning Districts

- B-4 Secondary and Highway Business District
- PDR – Planned Development Residential
- R-1 One-Family Dwelling District
- R-2 Two-Family Dwelling District

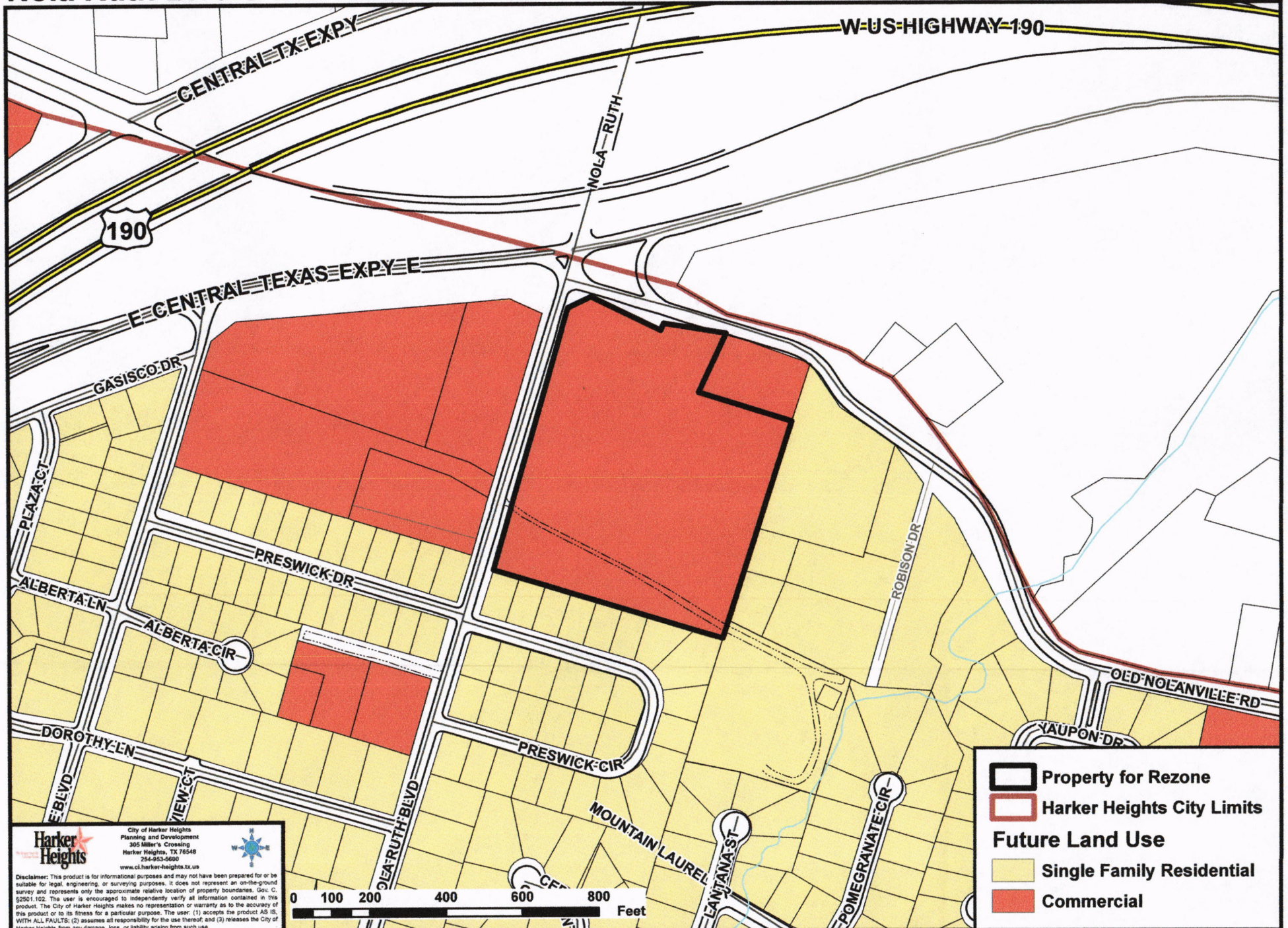
Harker Heights
 City of Harker Heights
 Planning and Development
 305 Miller's Crossing
 Harker Heights, TX 76548
 254-953-5800
www.ci.harker-heights.tx.us

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Map Date: 8/18/2017

Nola Ruth Blvd. & Old Nolanville Rd.

Future Land Use



	Property for Rezone
	Harker Heights City Limits
Future Land Use	
	Single Family Residential
	Commercial

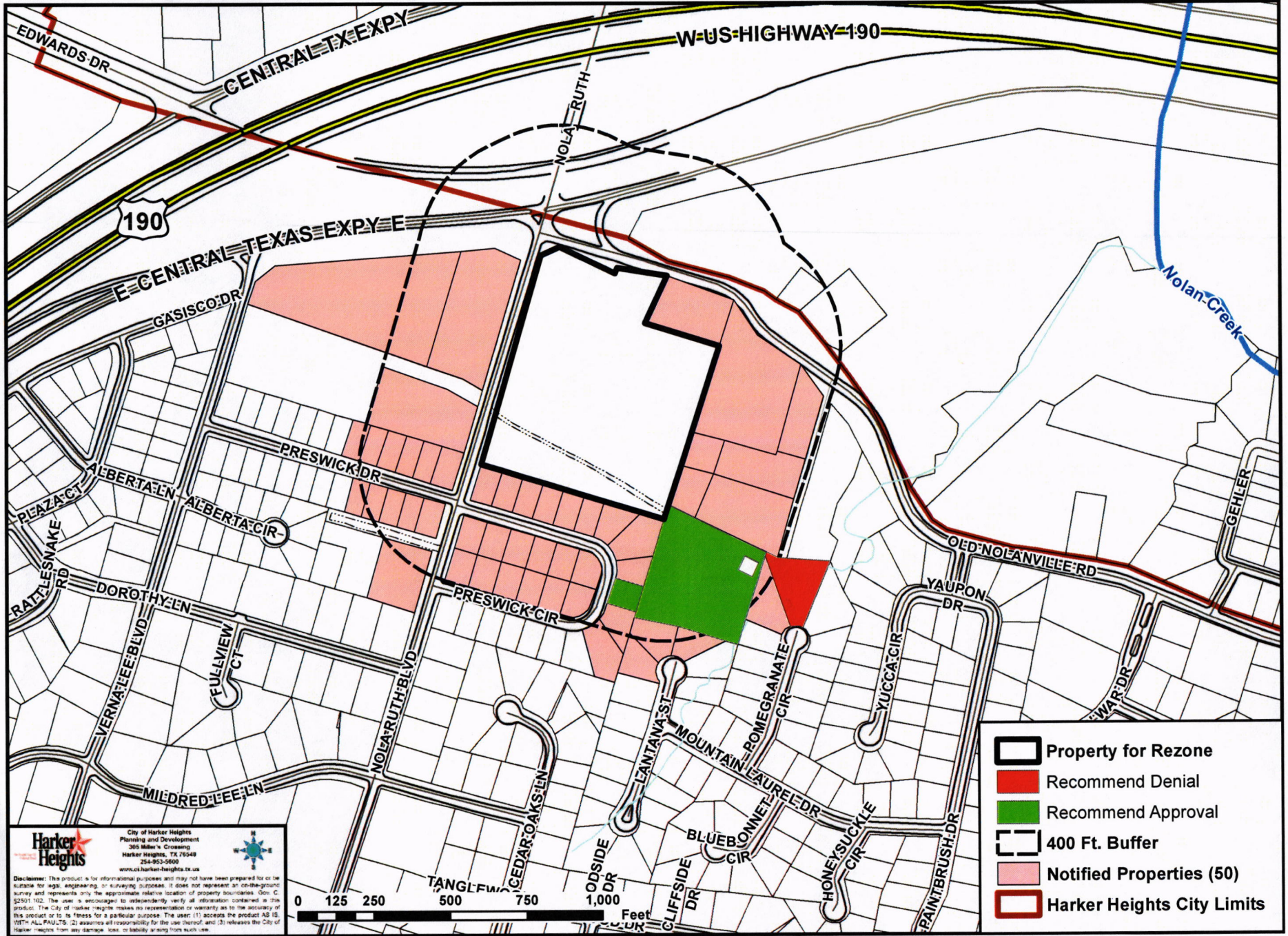
Harker Heights
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Map Date: 8/18/2017

Nola Ruth Blvd. & Old Nolanville Rd.

Notification



-  Property for Rezone
-  Recommend Denial
-  Recommend Approval
-  400 Ft. Buffer
-  Notified Properties (50)
-  Harker Heights City Limits

Harker Heights
 City of Harker Heights
 Planning and Development
 305 Miller's Crossing
 Harker Heights, TX 76548
 254-953-9600
 www.ci.harker-heights.tx.us

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Wednesday, August 16, 2017

TO: **City of Harker Heights**

FROM: Lackmeyer Construction, LLC
1201 S. W.S. Young Dr. Ste F
(Address of Your Property that Could
Be **Impacted** by this Request)

RE: An application has been made to discuss and consider a rezoning request from PD-R (Planned Development Residential) to PD-R (Planned Development Residential), **for the purposes of modifying the building side separations** on property described as A0220BC F D Cox, Acres 10.275, located at the SE Corner of Nola Ruth Boulevard and Old Nolanville Road, Harker Heights, Bell County, Texas (see attached location map).

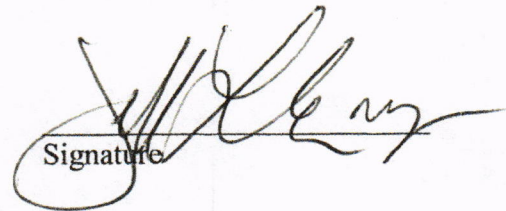
I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

Moving from 15' side setback to
10' setback we support. That follows
Suit to typical standards for
residential through out the city.

Jeff Lackmeyer
Printed Name


Signature

8-23-17
Date

Wednesday, August 16, 2017

Received

AUG 23 2017

Planning & Development

TO: **City of Harker Heights**

FROM:

Ronald Beier

1220 Preswick Circle Harker Heights, TX
(Address of Your Property that Could
Be **Impacted** by this Request)

RE: An application has been made to discuss and consider a rezoning request from PD-R (Planned Development Residential) to PD-R (Planned Development Residential), **for the purposes of modifying the building side separations** on property described as A0220BC F D Cox, Acres 10.275, located at the SE Corner of Nola Ruth Boulevard and Old Nolanville Road, Harker Heights, Bell County, Texas (see attached location map).

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

Comments:

Ronald Beier
Printed Name


Signature

21 Aug 17
Date

Wednesday, August 16, 2017

Received

AUG 22 2017

Planning & Development

TO: City of Harker Heights

FROM: 1002 POMEGRANATE CIR
HARKER HEIGHTS, TX 76548

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

RE: An application has been made to discuss and consider a rezoning request from PD-R (Planned Development Residential) to PD-R (Planned Development Residential), **for the purposes of modifying the building side separations** on property described as A0220BC F D Cox, Acres 10.275, located at the SE Corner of Nola Ruth Boulevard and Old Nolanville Road, Harker Heights, Bell County, Texas (see attached location map).

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

NONE

Mr. Aaron STEPHENS
Printed Name

Aaron Stephens
Signature

21 Aug, 2017
Date