

A detailed map of Harker Heights, Texas, showing a grid of streets and various zoning districts. The map is rendered in black and white with some shaded areas. The text for the meeting is overlaid on the map.

**Harker Heights
Planning and Zoning
Commission Meeting**

**Wednesday
6:00 P.M.
March 30, 2016**



**PLANNING & ZONING COMMISSION AGENDA
HARKER HEIGHTS CITY HALL
WEDNESDAY, MARCH 30, 2016 - 6:00 P.M.**

- I. Convene and establish a quorum.
- II. Approval of minutes from regular meeting held on February 24, 2016.
- III. Recognition of Affidavits for Conflict-of-Interest.
- IV. Report on City Council action regarding recommendations resulting from the March 8, 2016, meeting.
- V. Report on Development Activity.
- VI. Public Hearings:
 1. **Z16-04** Conduct a public hearing and consider recommending an ordinance granting a Conditional Use Permit (CUP) for Seton Medical Center Harker Heights (SMCHH) to allow for a modular building on property located on Savannah Commercial Addition, Block 001, Lot PT 1, (1, less PT out of E side), Acres 19.306 at 850 W. Central Texas Expressway, described as Property ID# 44667.
- VII. New Business
- VIII. Citizens to be heard
- IX. Staff Comments
- X. Adjournment

Posted: March 24, 2016

Time: 10:00 A.M.

Kim Dugger

Kim Dugger
Administrative Assistant, Planning & Development



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

AGENDA ITEM #III

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: MARCH 30, 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: MARCH 30, 2016

Discuss and consider an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-3 (Local Business District) with a Conditional Use Permit on 2.9 acres of land, described as A0343BC J Goslin, 1-1-1 & A1099BC P Williamson 14-9, acres 2.996, with Property ID #73390, generally located at the southeastern corner of the intersection of Stillhouse Lake Road (FM 3481) and Fuller Lane, Harker Heights, Texas.

Planning and Zoning Commission –Disapproved – (5-3)

City Council –Approved – (5-0)

Discuss and consider an ordinance to change zoning designation from B-4 (Secondary and Highway Business District) to B-4 (Secondary and Highway Business District) with a Conditional Use Permit for the property located at 1901 FM 2410, Harker Heights, Texas, described as Property ID#434691, Guys With Green Shoes Addition, Block 1, Lot 1, Acres 4.92, Harker Heights, Bell County Texas.

Planning and Zoning Commission –Approved – (8-0)

City Council –Approved – (4-1)

Discuss and consider an ordinance to rezone the following three parcels: Parcel 5, known as a parcel of land in Bell County, Texas, part of the W.E. Hall Survey, Abstract No. 1086 and the J.M. Roberts Survey, Abstract No. 723, also known as Property ID#453977, from R-2 (Two-Family Dwelling District) to PDR (Planned Development – Residential) with conditions, Parcel 1, known as a parcel of land in Bell County, Texas, part of the W.E. Hall Survey, Abstract No. 1086 and the land herein described being part of that certain 178.6 acre parcel of land described in deed from L.L. Chafin to Pat Harvey Hern, also known as Property ID#133469, from M-1 (Light Manufacturing District) to PDR (Planned Development - Residential) with conditions, Parcel 2, known as a parcel of land in Bell County, Texas, part of the S.H. Osborne Survey, Abstract No. 646 and the W.E. Hall Survey, Abstract No. 1086, and the land herein described being part of that certain

50 acre parcel of land described in deed from L.L. Chafin to Pat Harvey Hern, also known as Property ID#453933, from R-2 (Two-Family Dwelling District) to PDR (Planned Development – Residential) with conditions.

Planning and Zoning Commission –Approved – (7-0)

City Council –Approved – (4-0)

Discuss and consider a request by Central-West Development LLC, Preliminary Plat approval for Dakota Trace Duplexes described as Lots 6, 7, part of 8, Block 3, Comanche Land First Unit, also known as 1514 Dakota Trace, Harker Heights, Bell County, Texas.

Planning and Zoning Commission –Approved – (7-0)

City Council –Approved – (4-0)



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

AGENDA ITEM #V

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: MARCH 30, 2016

Report on Development Activity – Courtney Peres

AGENDA ITEM V

FROM: THE OFFICE OF PLANNING AND DEVELOPMENT
DATE: March 30, 2016

Economic Development Report **MARCH 2016 DEVELOPMENT ACTIVITY REPORT**

COMMERCIAL DEVELOPMENT

The City issued **one (1)** commercial construction permit for the month of March.

- 535 E. Knights Way – O'Reilly Auto Parts valued at \$750,000

To date (March 30, 2016) the City has issued a total of two (3) commercial permits totaling \$1,185,375 in commercial permit values for 2016.

RESIDENTIAL DEVELOPMENT

The City has issued **nineteen (19)** permits for single-family residential construction for the month of March.

- 11 residences in Tuscany Meadows
- 5 residences in Knight's Ridge
- 2 residences in The Grove at Whitten Place

The City has issued **two (2)** permits for a two-family (duplex) residential construction for the month of March.

- 2 duplexes in the Wildewood Subdivision

To date (March 30, 2016) the City has issued a total of fifty-one (51) residential permits in 2016.

POPULATION

Based on residential permits received to date, March 30, 2016, the estimated population of Harker Heights is **29,787** residents. According to the US Census, the population in 2010 was 26,700 residents.



PLANNING AND ZONING COMMISSION MEMORANDUM

AGENDA ITEM VI-1

FROM: The Office of the Planning Director

DATE: MARCH 30, 2016

DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT (CUP) FOR SETON MEDICAL CENTER HARKER HEIGHTS (SMCHH) TO ALLOW FOR A MODULAR BUILDING ON PROPERTY LOCATED ON SAVANNAH COMMERCIAL ADDITION, BLOCK 001, LOT PT 1, (1, LESS PT OUT OF E SIDE), ACRES 19.306 AT 850 W. CENTRAL TEXAS EXPRESSWAY, DESCRIBED AS PROPERTY ID# 44667.

EXPLANATION:

The applicant is requesting a Conditional Use Permit (CUP) to allow for one modular building at Seton Medical Center (850 W. Central Texas Expressway). Seton Medical Center Harker Heights opened its doors in June 2012. Due to rapid growth the medical center has exceeded its space for administrative offices and is therefore in need of an immediate alternative.

The property consists of 19.036 acres and is located at the edge of the city limits. The proposed building will be situated at the rear of the property on undeveloped land beyond the existing parking lot. The modular building will be 95' by 56' and must match the exterior color scheme of the Seton Medical buildings. The modular building is only intended for temporary relief of space and must adhere to a two year permit allowance.

Per Harker Heights Code of Ordinances Chapter 155, Section 201, Conditional Use Permits, the purpose of the conditional use permit process is to identify those land uses which may be appropriate within a zoning district...and to provide a procedure whereby such uses may be permitted by further restricting or conditioning them so as to mitigate or eliminate such potential adverse impacts. Through this process, staff has determined certain conditions of approval that must be followed in order to operate a modular building at the proposed site.

EXISTING USE

Existing land uses to the east are Vacant and Retail (Sam's Club). Similar land uses are to the west in Killen city limits, consisting of a medical clinic and a senior retirement and assisted living facility. To the south are Single Family Residences (Savannah Heights Neighborhood). The proposed modular building will not affect the use of any other development on site including parking and other development requirements. Staff therefore believes the proposed use will not likely have any adverse impact on the surrounding land uses.

ZONING

Current zoning designation for the property is B-5 (General Business District). To the east of the property is also zoned B-5. To the south is R-1 (One-Family Residential District). The proposed

development will not alter the use and zoning of the property and will therefore not likely have any adverse effects on the surrounding zones.

FUTURE LAND USE

Future land uses for the property and areas along the Central Texas Expressway are designated as Commercial. The proposed use will complement the existing use and maintain the designated future land use of the property. Remaining as a B-5 will keep with the intended commercial land uses thereby ensuring adherence to the ideals of the 2007 Comprehensive Plan.

FLOOD DAMAGE PREVENTION

No part of this property lies within flood hazard areas.

NOTICES:

Staff sent out twenty-eight (28) notices to property owners within the 400 foot notification area. There were zero (0) responses received in favor of the request. There were zero (0) responses received in opposition of the request.

RECOMMENDATION:

Staff recommends approval of an ordinance granting a Conditional Use Permit for Seton Medical Center Harker Heights to allow for a modular building on property located on Savannah Commercial Addition, Block 001, Lot Pt 1, (1, Less Pt Out of E Side), Acres 19.036 at 850 W. Central Texas Expressway, described as property ID# 44667, subject to the following conditions:

1. The Conditional Use Permit will **expire 2 years** from the date of the City Council approval of the use permit request. An application to extend the request for additional time must be received by the City of Harker Heights 90 (ninety) days prior to the expiration of the Conditional Use Permit.
2. Building exteriors should match the color scheme of the Seton Medical Center.
3. The modular building has to be used for Hospital Administration Personnel only. No medical services will be provided within the building.
4. The applicant shall meet and comply with all required approval from the Building Department and the Fire Department in accordance with the 2015 International Building Code (IBC) and the 2015 International Fire Code (IFC) as adopted by the City of Harker Heights.
5. Site Plan approval is required prior to the issuance of any development permits.

ACTION TAKEN BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend/not recommend ordinance granting a Conditional Use Permit (CUP) for Seton Medical Center Harker Heights to allow for a modular building on property located on Savannah Commercial Addition, Block 001, Lot Pt 1, (1, Less Pt Out of E Side), Acres 19.036 at 850 W. Central Texas Expressway, described as property ID# 44667, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Application
2. Letter from Applicant
3. Site Plan
4. Conditions
5. Location Map
6. Existing Land Use Map
7. Zoning Map
8. Future Land Use Map
9. Notification Area Map



City of Harker Heights
Planning & Development
305 Millers Crossing
Harker Heights, TX 76101
Phone: 254-953-5600

CONDITIONAL USE PERMIT APPLICATION

Fee \$ 200.00

PROPERTY OWNER(S) NAME: HH/KILLEEN HEALTH SYSTEM LLC

ADDRESS: 850 W CENTRAL TEXAS EXPWY

CITY/STATE/ZIP: Harker Heights, TX 76548 PHONE: 254-680-6201

LOCATION OF PROPERTY: 850 W Central Texas Expwy, Harker Heights, TX, 76548

LEGAL DESCRIPTION OF PROPERTY:

LOT: PT 1 BLOCK: 001 SUBDIVISION: N/A

NUMBER OF ACRES: 19.306 SURVEY: 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: Administrative office space, no patient care will be provided

ATTACH A LETTER describing all processes and activities involved with the proposed uses.

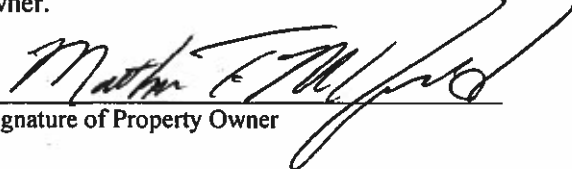
ATTACH A SITE PLAN including the information described below. The plan must be drawn to scale.

Boundaries of the area covered by the site plan:

Location of each existing and proposed building and structures in the area covered, gross floor area and location of building entrances and exits.

I, being the undersigned applicant, understand that all of the conditions, dimensions, building sizes, and parking areas depicted on the site plan shall be adhered to as amended and approved by the City Council.

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


Signature of Property Owner

3/4/16
Date


Signature of Designated Representative

3/4/16
Date



Seton Medical Center Harker Heights

A partner of the Seton Healthcare Family

Zachary K. Dietze
Assistant Administrator
850 W Central TX Expwy
Harker Heights, TX 76548

March 21, 2016

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

Planning and Zoning Committee:

Seton Medical Center Harker Heights requests a Conditional Use Permit for a modular building to be located on the hospital's property. This modular building will function as office space for employees serving in general and administrative departments. No patient care will be delivered in the modular building.

The planned location of the modular building is south of the hospital's employee parking lot, which is south of the hospital building and the existing medical office building. The modular building is planned to be at this location for a period of two to three years. Additional information can be provided as requested. Thank you for your time.

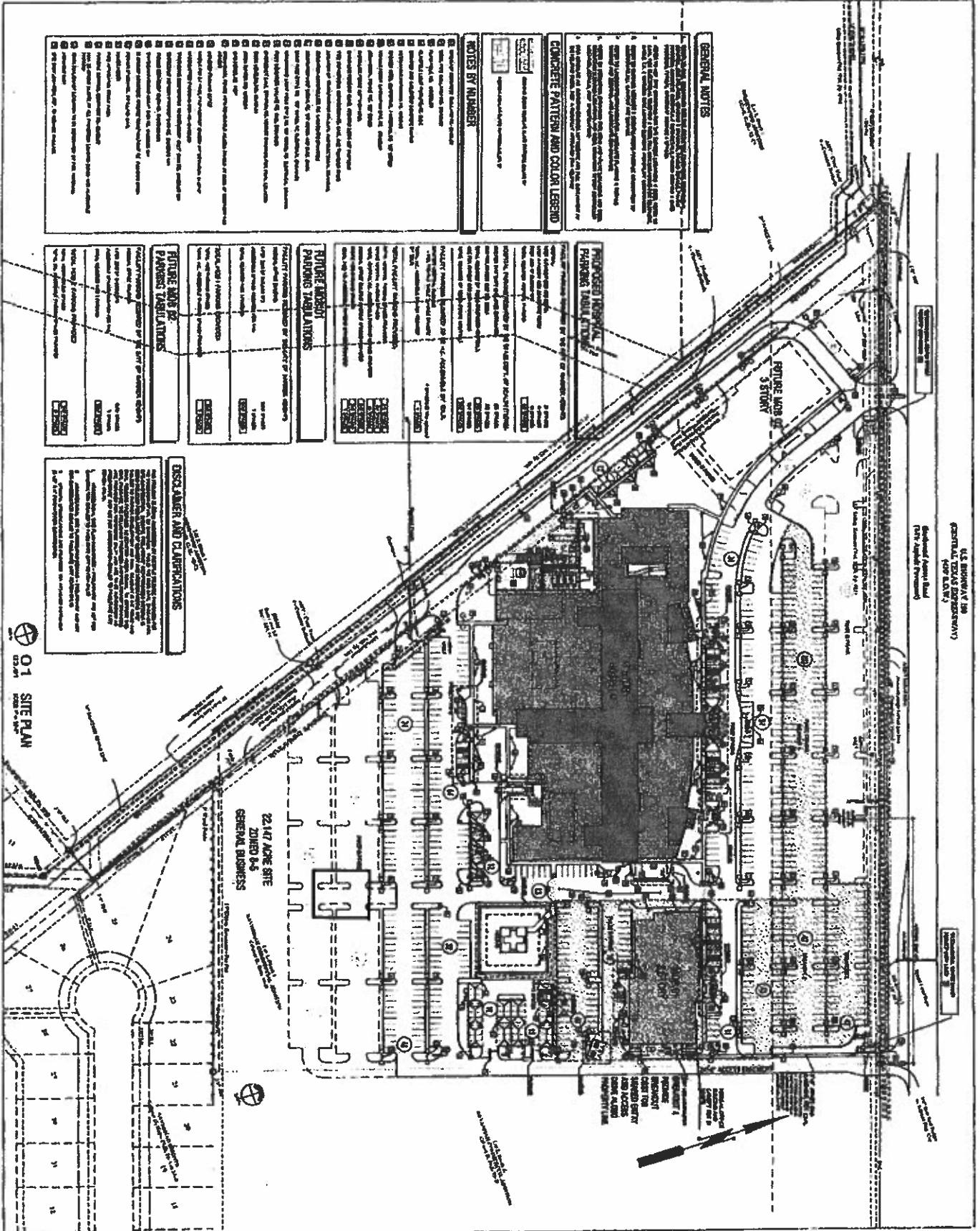
Respectfully,

Zachary K. Dietze

850 West Central Texas Expressway
Harker Heights, TX 76548

U.S. HIGHWAY 290
 CENTRAL TEXAS EXPRESSWAY
 409 E.A.V.V.

General Access Road
 (175' Right-of-Way)



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL NEARBY ENVIRONMENTAL FEATURES.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AND SIGNAGE THROUGHOUT CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL NEARBY HISTORICAL OR CULTURAL RESOURCES.
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.

CONCRETE PATTERN AND COLUMN LEGEND

Symbol	Description
(Symbol)	Column
(Symbol)	Wall
(Symbol)	Slab
(Symbol)	Beam
(Symbol)	Stair
(Symbol)	Elevator
(Symbol)	Escalator
(Symbol)	Structural Steel
(Symbol)	Other

ROLES BY NUMBER

1. Architect
2. Structural Engineer
3. Mechanical Engineer
4. Electrical Engineer
5. Civil Engineer
6. Landscape Architect
7. Interior Designer
8. Construction Manager
9. General Contractor
10. Subcontractors
11. Material Suppliers
12. Utility Companies
13. Local Authorities
14. Environmental Consultants
15. Historical/Cultural Consultants
16. Safety Consultants
17. Insurance Companies
18. Other Stakeholders

PROPOSED NORMAL FINISHING MATERIALS

Room/Location	Material
Office	Carpet
Conference Room	Hardwood
Reception	Polished Concrete
Restroom	Tile
Storage	Concrete
Structural Steel	Paint
Other	Other

FINISH LEGEND

Symbol	Description
(Symbol)	Carpet
(Symbol)	Hardwood
(Symbol)	Polished Concrete
(Symbol)	Tile
(Symbol)	Concrete
(Symbol)	Paint
(Symbol)	Other

FINISH MATERIALS

Room/Location	Material
Office	Carpet
Conference Room	Hardwood
Reception	Polished Concrete
Restroom	Tile
Storage	Concrete
Structural Steel	Paint
Other	Other

ESCALATOR AND CLARIFICATIONS

ESCALATOR AND CLARIFICATIONS: This section provides detailed information regarding the location, width, and finish of all escalators on the site. It also includes clarifications for any ambiguous symbols or notes on the plan. The contractor is responsible for ensuring that all escalators are installed in accordance with the applicable codes and standards.

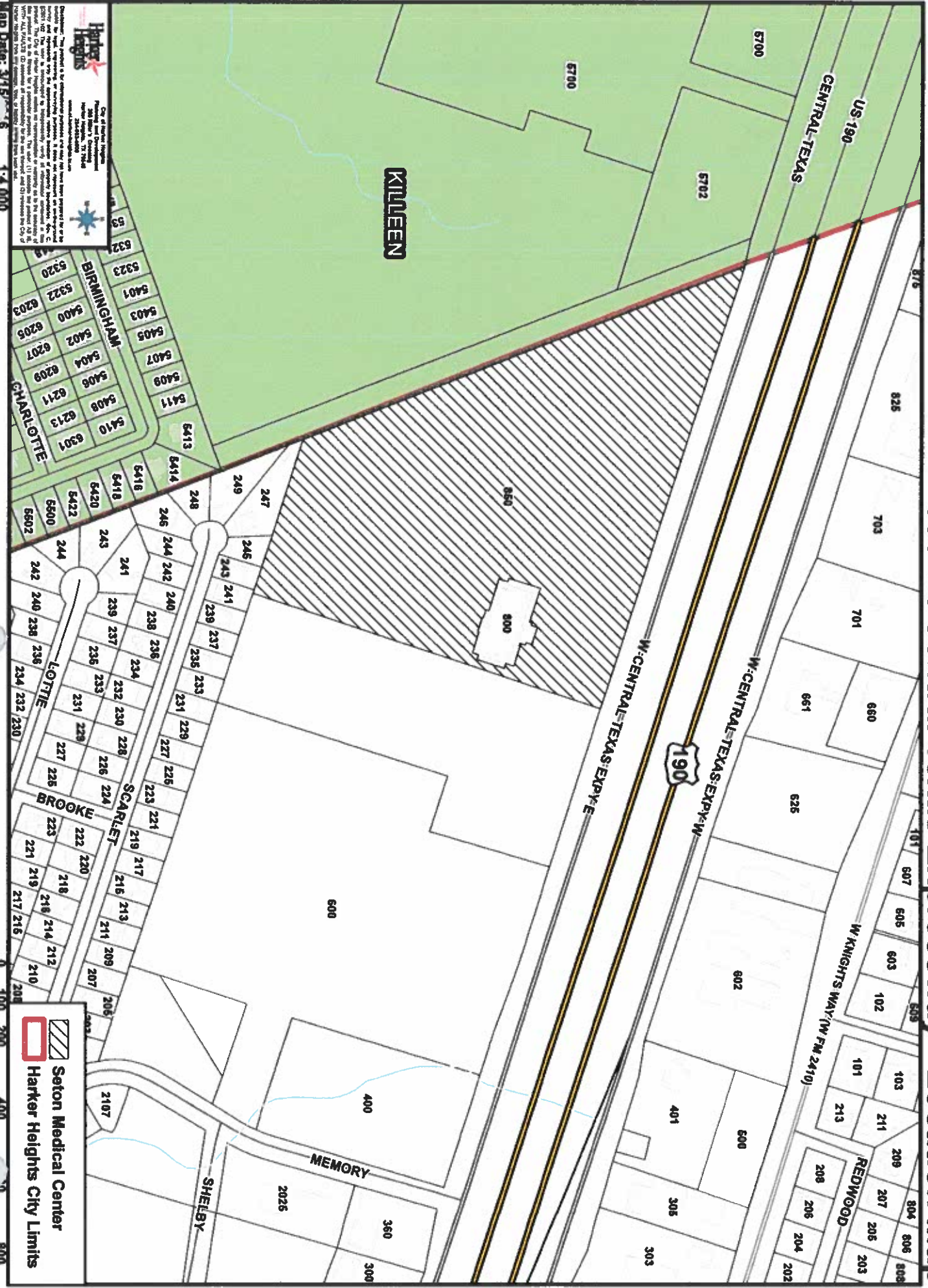
01 SITE PLAN

<p>Ascension Group Ascension LP</p>	<p>LHP LHP Health Care, LLC</p>	<p>Seton Medical Center Harker Heights NEW HOSPITAL CONSTRUCTION</p>	<p>LHP HOSPITAL GROUP, INC. Seton Medical Center Harker Heights NEW HOSPITAL CONSTRUCTION 850 WEST CENTRAL TEXAS EXPRESSWAY HARKER HEIGHTS, TEXAS</p>	<p>63.01 2/1/24</p>
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Seton Medical Center Conditions

Conditional Use Permit for SMCHH

1. The Conditional Use Permit will **expire 2 years** from the date of the City Council approval of the use permit request. An application to extend the request for additional time must be received by the City of Harker Heights 90 (ninety) days prior to the expiration of the Conditional Use Permit.
2. Building exteriors should match the color scheme of the Seton Medical Center.
3. The modular building has to be used for Hospital Administration Personnel only. No medical services will be provided within the building.
4. The applicant shall meet and comply with all required approval from the Building Department and the Fire Department in accordance with the 2015 International Building Code (IBC) and the 2015 International Fire Code (IFC) as adopted by the City of Harker Heights.
5. Site Plan approval is required prior to the issuance of any development permits.



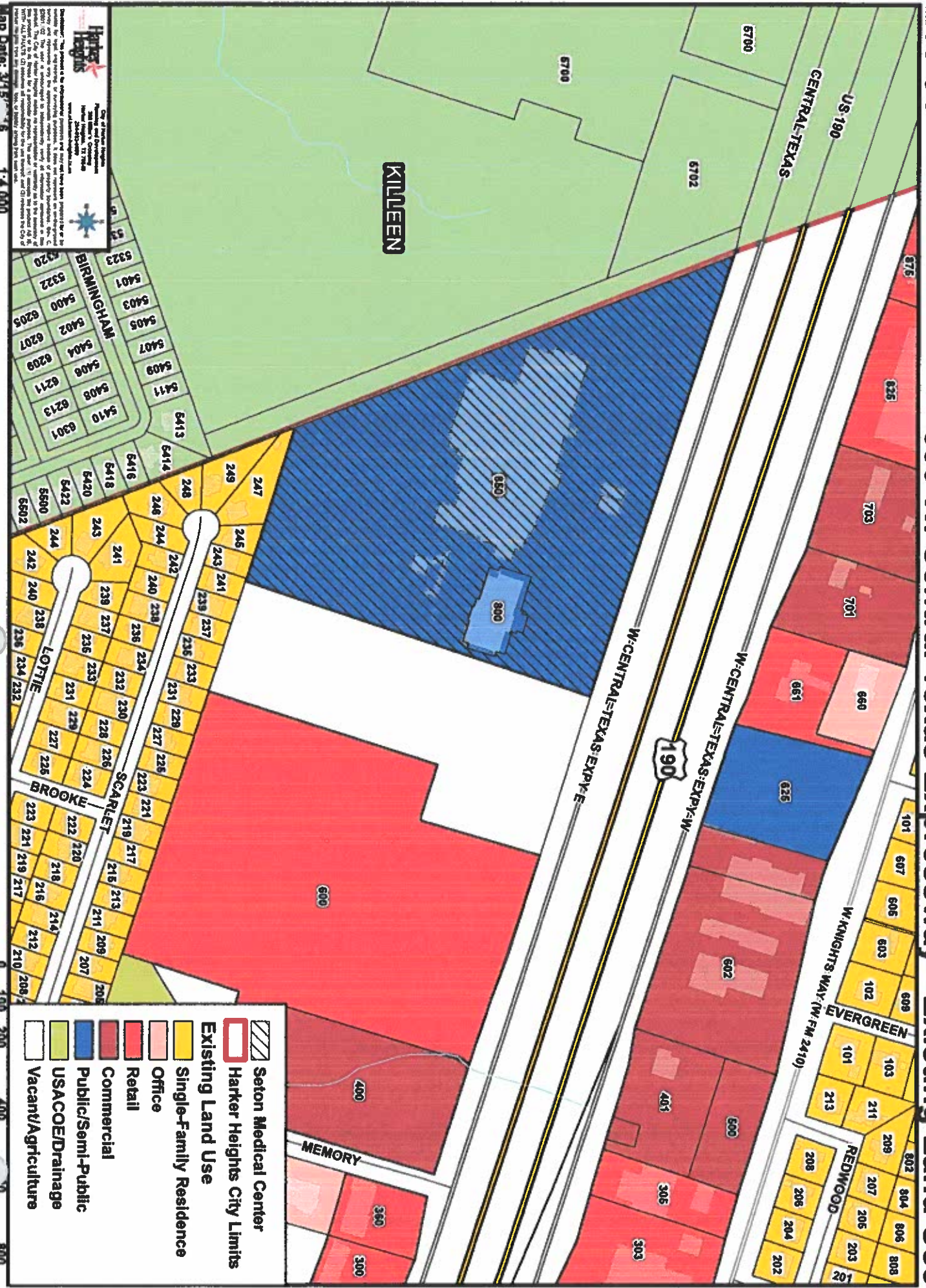
Harter Heights
 City of Killeen, Texas
 Planning and Development
 1000 W. Central Texas Expwy
 Killeen, Texas 76726
 www.harterheights.com

Disclaimer: The project is for informational purposes only and has not been prepared for or by the City of Killeen. The project is not intended to be used for any other purpose. The City of Killeen is not responsible for any errors or omissions in this map. The City of Killeen is not responsible for any damages or liabilities arising from the use of this map. The City of Killeen is not responsible for any damages or liabilities arising from the use of this map. The City of Killeen is not responsible for any damages or liabilities arising from the use of this map.

Map Date: 3/18/16 1:4,000

 Seton Medical Center
 Harter Heights City Limits

0 100 200 400 800 Feet



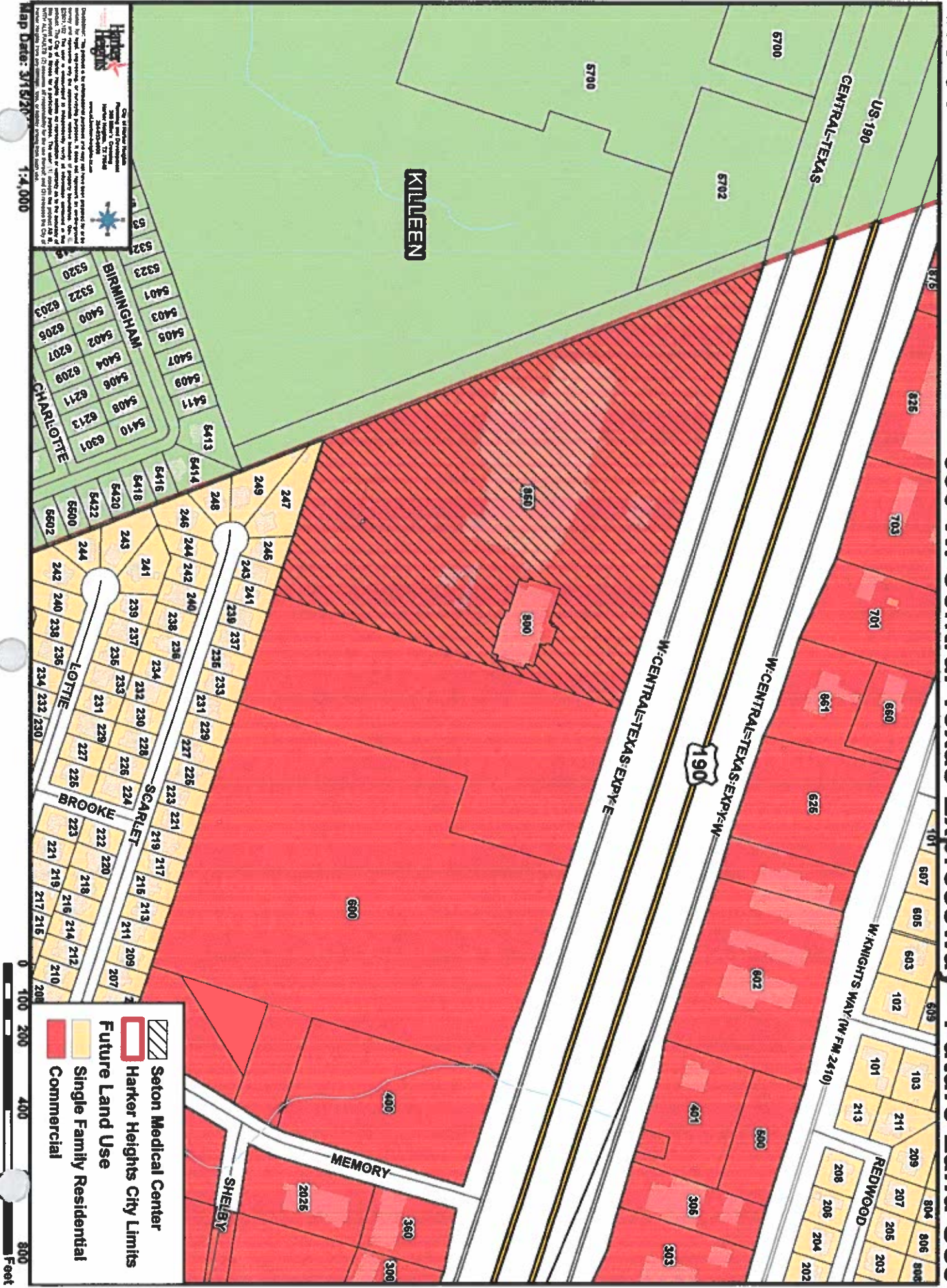
	Seton Medical Center
	Harker Heights City Limits
	Existing Land Use
	Single-Family Residence
	Office
	Retail
	Commercial
	Public/Semi-Public
	USACO/Drainage
	Vacant/Agriculture

Harker Heights
City of Harker Heights
Planning and Development
1000 W. Central Texas Expressway
Harker Heights, TX 78704
www.harkerheights.com

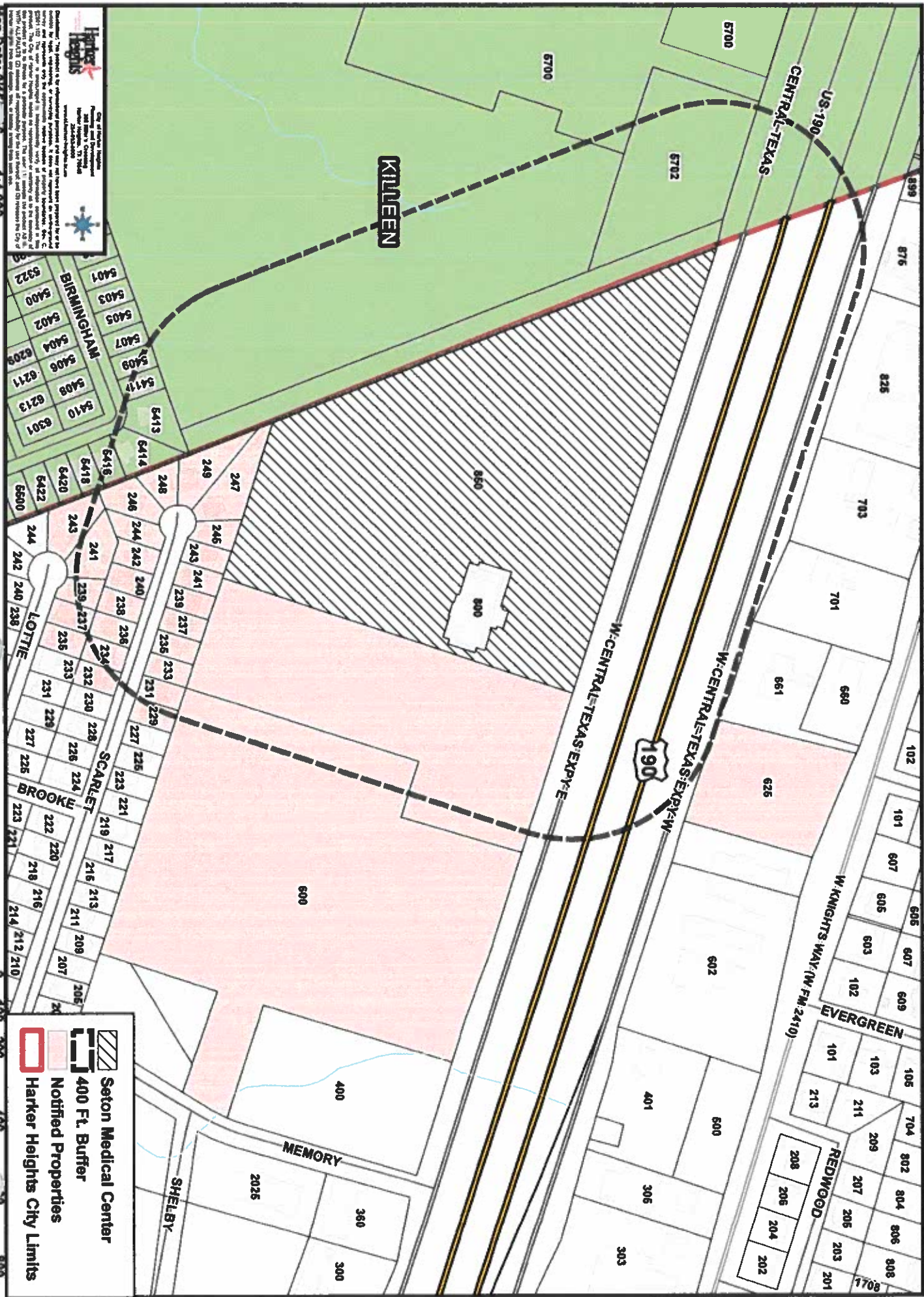
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Map Date: 3/15/16 1:4,000





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Map Date: 3/15/25 1:4,000

Legend

- Seton Medical Center
- 400 Ft. Buffer
- Notified Properties
- Harker Heights City Limits



CONDITIONS FOR APPROVAL

1. **The Conditional Use Permit will expire 2 years from the date of the City Council approval of the use permit request. An application to extend the request for additional time must be received by the City of Harker Heights 90 (ninety) days prior to the expiration of the Conditional Use Permit.**
2. **Building exteriors should match the color scheme of the Seton Medical Center.**
3. **The modular building has to be used for Hospital Administration Personnel only. No medical services will be provided within the building.**
4. **The applicant shall meet and comply with all required approval from the Building Department and the Fire Department in accordance with the 2015 International Building Code (IBC) and the 2015 International Fire Code (IFC) as adopted by the City of Harker Heights.**
5. **Site Plan approval is required prior to the issuance of any development permits.**



*The Bright Star Of
Central Texas*

Harker Heights



P & Z WORKSHOP

WEDNESDAY

MARCH 30, 2016



AGENDA

**PLANNING AND ZONING COMMISSION WORKSHOP
WEDNESDAY, MARCH 30, 2016
6:00 P.M.
PARKS & RECREATION
307 MILLERS CROSSING**

I. Convene and establish a quorum:

II. Review and Discuss:

- 1. R-2 (Two Family Dwelling District) requirements within the City of Harker Heights**
- 2. Managing Public Hearings**

III. Adjourn:

Posted: March 24, 2016

Time: 10:00 a.m.

Kim Dugger

**Kim Dugger
Administrative Assistant
Planning & Development**



PLANNING AND ZONING COMMISSION MEMORANDUM

WORKSHOP AGENDA ITEM II-I

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: MARCH 30, 2016

DISCUSSION OF THE TWO FAMILY DWELLING ZONING DISTRICT (R-2) WITHIN THE CITY OF HARKER HEIGHTS.

EXPLANATION:

City Council and the Planning and Zoning Commission have expressed concerns about population density within certain zones in the city, and have prompted the need to discuss lots sizes and setbacks within the R-2 zoning district. This workshop will examine the adequacy of the lot sizes in comparable to other similar size cities within the central Texas area.

ATTACHMENTS:

1. R-2 Zoning Ordinance
2. Exhibit "A" - R-2 zoning and lot sizes of KTMPO cities

Print

Harker Heights Code of Ordinances

§ 155.023 R-2 TWO-FAMILY DWELLING DISTRICT.

(A) *Permitted uses.*

- (1) Any use permitted by right in the R-1 District.
- (2) Two-family or duplex dwelling.
- (3) Industrialized duplex dwelling, provided such dwelling complies with all regulations applicable to industrialized single-family housing.

(B) *Conditional uses.* Neighborhood association facilities.

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

(D) *Area regulations.* Lots in the Wildewood Subdivision, R-MU (Mixed Residential District), and duplex lots platted prior to November 8, 2006, shall have six-foot-minimum side setbacks, except when siding on a street such setback shall be a minimum of 15 feet. All other duplex lots shall have a minimum of ten-foot-wide side building setbacks, except when siding on a street such setback shall be a minimum of 15 feet.

(E) *Intensity of use.*

(1) A lot on which there is erected a single-family dwelling shall conform to the same intensity of use requirements as those in the R-1 (Single-Family Dwelling District) as noted in § 155.020(E).

(2) In the Wildewood Subdivision, R-MU (Mixed Residential District), and duplex lots platted prior to November 8, 2006, the minimum lot area shall be 7,800 square feet. All other duplex lots shall contain a minimum lot area of 8,400 square feet, and an average width of not less than 70 feet.

(F) *Parking regulations.* As per §§ 155.061 through 155.068.

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

(H) *Signs.* Same as in R-1 district.

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

(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.

(K) *Architectural design.* R-2 buildings shall be designed to avoid repetitions of buildings or roof lines, and the same elevation may not be used within any five lot groupings. Primary entrances shall face the public street. Windows shall be provided with trim or recessed, rather than flush with exterior wall treatment.

(Ord. 2001-36, passed 11-13-01; Am. Ord. 2006-40, passed 10-24-06; Am. Ord. 2012-01, passed 2-14-12; Am. Ord. 2012-04, passed 3-27-12)

EXHIBIT "A" - R-2 ZONING AND LOT SIZES OF KTMPO CITIES

CITY	LOT SIZE (SQ FT)	FRONT SETBACK	SIDE SETBACK	SIDE STREET	REAR SETBACK
HARKER HEIGHTS	7800/8400	25	10	15	20
KILLEEN	7000	25	7	15	25
BELTON	7200	25	8	15	20
TEMPLE	6000	25	5	15	10
COPPERAS COVE	6000	25	7.5	15	15

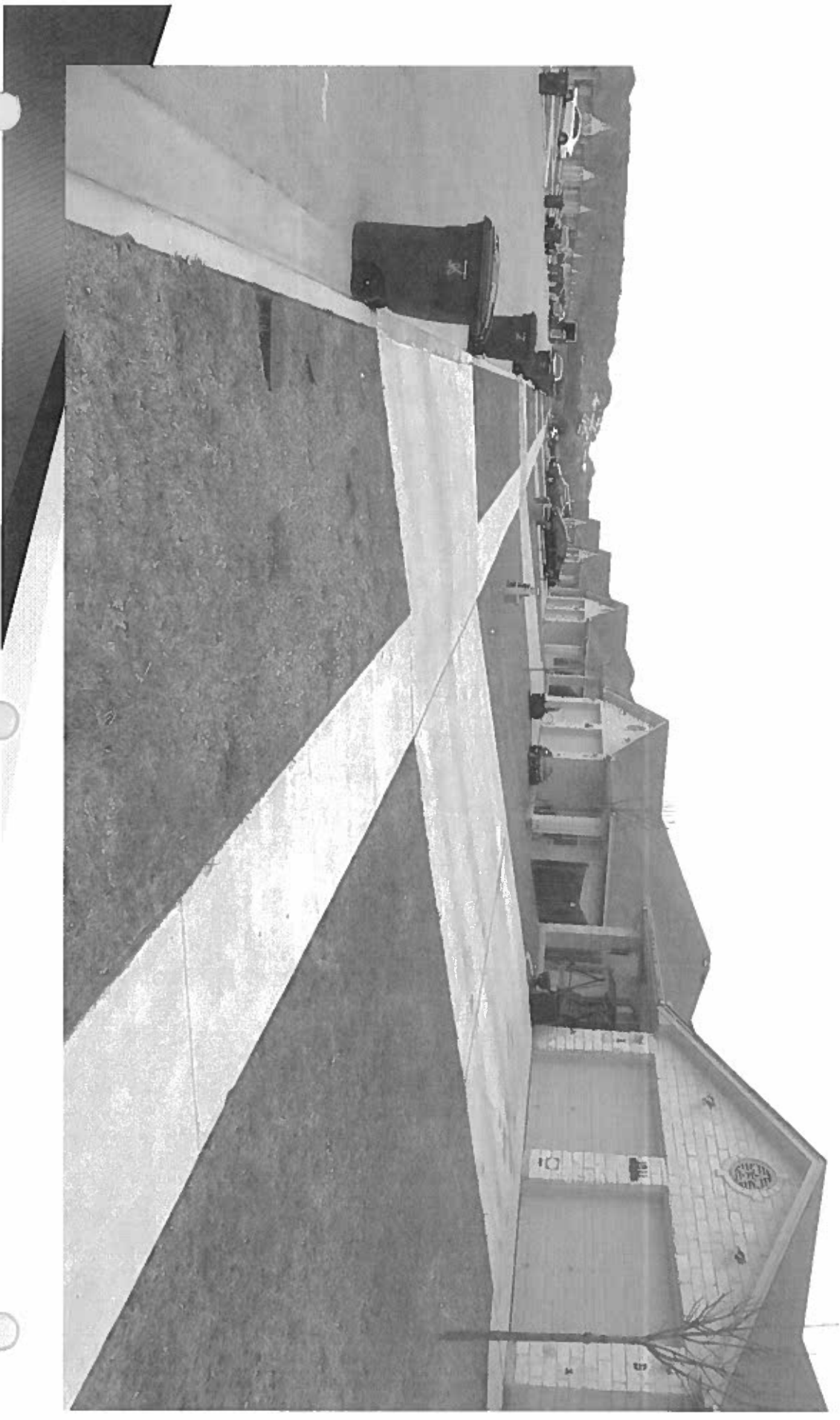
R-2 ZONING REGULATIONS FOR HARKER HEIGHTS AND SURROUNDING CITIES

CITY	LOT SIZE (SQ FT)	FRONT SETBACK	SIDE SETBACK	SIDE STREET	REAR SETBACK
HARKER HEIGHTS	7800/8400	25	10	15	20
KILLEEN	7000	25	7	15	25
BELTON	7200	25	8	15	20
TEMPLE	6000	25	5	15	10
COPPERAS COVE	6000	25	7.5	15	15

DUPLEX IN KILLEEN



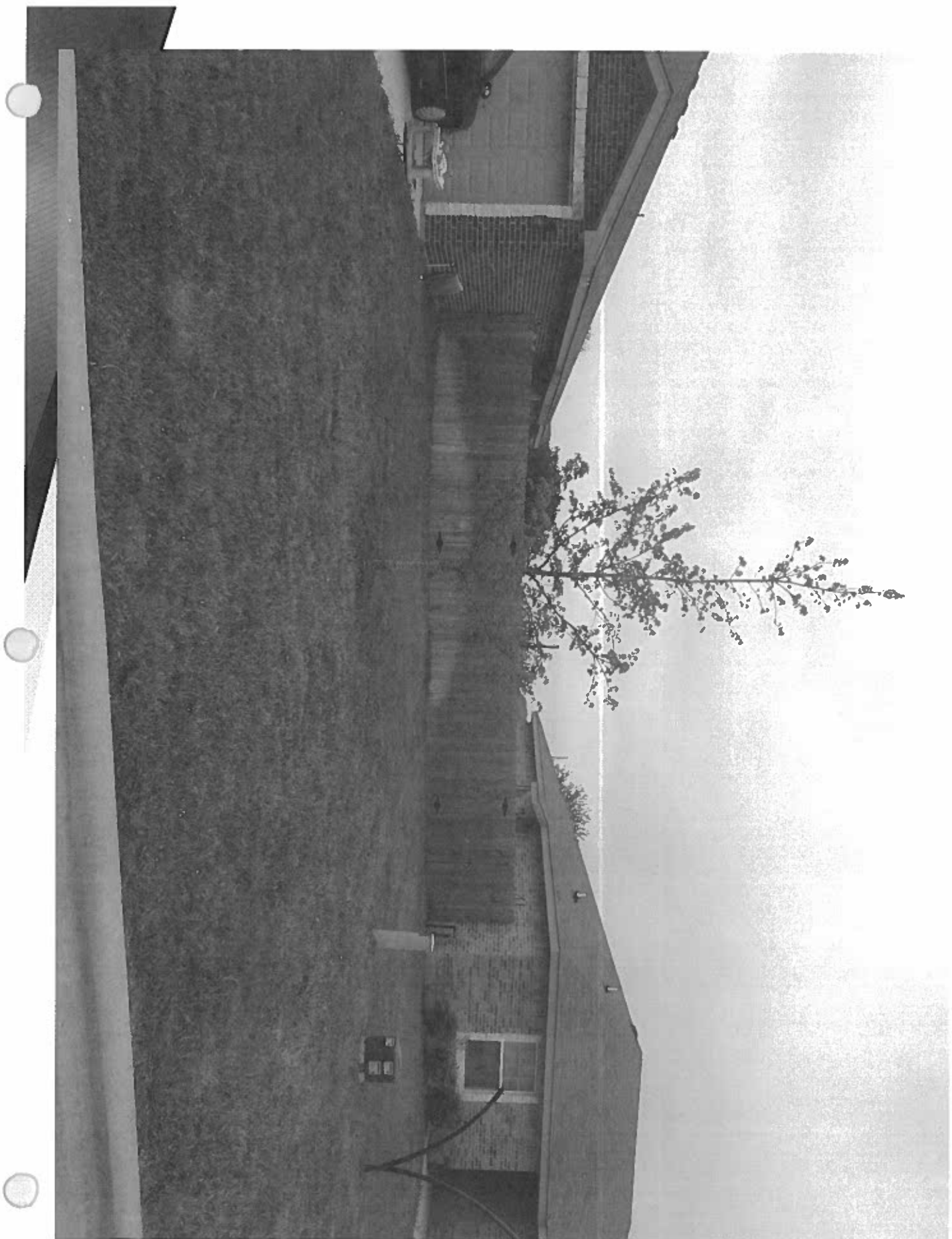




DUPLEX IN HARKER HEIGHTS









LACKMEYER HOMES

1201 S. WS Young Drive St F, Killeen TX 76541

3-20-2006

To the Planning and Zoning Commission for City of Harker Heights.

I want to say that I am sorry that I will not be able to attend the meeting, but I am thankful for the opportunity to express my thoughts about building Duplexes in the City of Harker Heights. I did not have much time to prepare my thoughts, but here are a few concerns that I deal with when building in R-2 Districts.

- My first concern that I am experiencing is that some of the existing lot sizes from older mobile home subdivisions do not meet the "Width" in R-2 zone requirement.

155.023 R-2 TWO-FAMILY DEBVELLING DISTRICT

(E) Intensity of Use

(2) In the Wildewood Subdivision, R-Mu, and duplex lots platted prior to November 8, 2006, the min lot area shall be 7,800 square feet. All other duplex lots shall contain a min lot area of 8400 square feet, and an average width of not less than 70 feet.

Many of them seem to fall short of the 70 feet minimum width. In my opinion, that makes an R-1 or Garden home lot. I believe this slows growth and development in areas that are needing revitalization. Specifically in areas of mobile home districts.

- The "Engineered Drainage Plans" on lots below curb in existing or approved R-2 and R-1 subdivisions in the City of Harker Heights.

My concerns about making builders do engineered plans for drainage on lots in existing R-2 subdivisions are the following;

1. they do not change where water run-off enters or escapes the property.
(We cannot change the direction of the water flow and we cannot make them all drain to the front of the property. It is just not feasible especially with 6 feet drops in elevation from front to back.)
2. it doesn't change the "up-stream" flow,
3. it does not change the overall subdivision's water run-off issues,

Many of these problems can be resolved in the "birth" of the subdivision and not at the builder's stage of the re-construction. I do believe that some areas of lowest-point drainage warrant engineered plans. But I disagree for wide spread blanketing. Builders cannot change the entire water run off problem in a subdivision with a single lot drainage plan.



LACKMEYER HOMES

1201 S. WS Young Drive St F, Killeen TX 76541

3-20-2006

To the Planning and Zoning Commission for City of Harker Heights,

I want to say that I am sorry that I will not be able to attend the meeting, but I am thankful for the opportunity to express my thoughts about building Duplexes in the City of Harker Heights. I did not have much time to prepare my thoughts, but here are a few concerns that I deal with when building in R-2 Districts.

- My first concern that I am experiencing is that some of the existing lot sizes from older mobile home subdivisions do not meet the "Width" in R-2 zone requirement.

155.023 R-2 TWO-FAMILY DEBVELLING DISTRICT

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John Reider: I feel compelled to address something here. I've been on the Council on and off for about 15 years and have been involved with it for over 18 years. I will tell you that probably that I can remember at least 3 or 4 issues similar to this if not more magnificent such as the Sam's Club, Walgreens and Twin Peaks and with all of these properties that came within our community, we had dramatic opposition. The opposition was from the people that lived in the neighborhoods. The way our zoning is established, we have the 400 foot radius which is up from the 200 foot radius which has the greatest impact. Obviously there are other impacts in given neighborhoods, but if we are going to have progress in our city and other cities – we are going to have to have commercial development. The Walmart and Walgreens neighborhoods were as passionate if not more passionate as yall are now and if the City Council should have taken that into consideration – those developments would have never happened. We wouldn't have had a Walmart, we wouldn't have had a Sams and we wouldn't have had a Walgreens. It's the nature of the beast. It is what it is. You have to understand that our City has been very progressive. I think that we have done an excellent job and that our staff has done an excellent job. I can look back and tell you that I don't recall the City not raising the property taxes and a lot of that has to do with commercial development. So there is a need for it and yes, it is a give and take and this issue is very passionate but I think the impact is not as great as everyone makes it appear. I think the biggest issue would be the traffic and of course that is a state owned street and that is an issue that we could certainly bring forth to TxDOT. I just want yall to understand because I know there are going to be some angry people when we take a vote that someone may vote to approve it. But I want you to look back – I want you look at that Walmart, I want you to look at that Sams and I want you to look at that Walgreens and understand that there were a lot of people living in those neighborhoods that had the same concerns. It's tough for us, the council to look at those issues and to try to make a good decision. I appreciate your input, believe me it does not fall on deaf ears but I think everyone has to look at the big picture. Thank you very much.

Steve Carpenter: I think as I mentioned earlier when we first spoke, unless we did something very drastic the area out there is going to develop. I think the traffic will increase whether this is approved or not approved. There is already a corner across from it zoned as a B4. We could always make a decision to limit growth but as Councilman Reider mentioned, the sales tax revenue the city receives helps pay for the parks, helps pay for the improvement to the streets, the water and sewer system and it is an important part of the revenue. You are going to have growth, whether it be bad growth or good growth. I've been involved with the city for 20+ years very intimately, and I can think where we made mistakes and wish that we could have done something better. In this case, if you have a development that might go in and they are willing to put additional restrictions on what they do – I think that is pretty good. In fact I would like to see if we are going to build along that area on Stillhouse Lake Road, I would like to see some stricter standards than what we have in the rest of the City that are very similar to what we have on 2410. As Mr. Molis mentioned earlier, you can get away with a lot more in other areas of the City than what is being discussed right here. My other concern is I don't know how well that property will develop because of some of the discussion that was said at the meeting. Someday it will once the City develops more out in that area. If you don't have those standards in place, then a future P&Z and a future Council would look at this again and say this zoning was turned down, it might would end up getting approved and you wouldn't have these conditions that are on it and you could end up putting

something in a whole lot worse than what this is going to be. I think the willingness to go ahead and try to buffer the area and visually looking at the area I am thinking since it looks like it is partially on a hill, you may not be able to see any of the buildings. I think the traffic is going to increase regardless of whether this is approved or not. I like the idea that we are putting additional conditions on the request and wish we would do more of it. I think we need to look at the traffic out there and the other issues. There will be issues for quite a while, while it grows. I think it is a good project.