



**Harker
Heights**

**Harker Heights
Planning and Zoning
Commission Meeting**

Wednesday

6:30 P.M.

November 30, 2016



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

- I.** Convene workshop meeting at 5:30 pm
- II.** Continue discussion regarding a possible overlay district for Veterans Memorial Blvd
- III.** Adjournment of workshop.
- IV.** Convene regular meeting and establish a quorum
- V.** Approval of minutes from regular meeting held on October 26, 2016.
- VI.** Recognition of Affidavits for Conflict-of-Interest.
- VII.** Report on City Council action regarding recommendations resulting from the November 8th, 2016 meeting.
- VIII.** Report on Development Activity.
- IX.** Public Hearings:
 - 1.** Conduct a public hearing and consider an ordinance to change zoning designation from PD-R (Planned Development District) to PD-R (Planned Development District), on 144.18 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 records and laying East of F.M. 3481, and further described as property ID#433992 and property ID#67413.
 - 2.** Z16-19 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 Glen, Block 001, Lot 0004, property ID#318084, also known as 1407 Summer Glen Dr. Harker Heights, Bell County, Texas and take the appropriate action.
- X.** Citizens to be heard
- XI.** Staff Comments
- XII.** Adjournment

Posted: November 22, 2016

Time: 10:00 A.M.

**Ty Hendrick
Planning Administrative Assistant – City of Harker Heights**



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 - 2.** Z16-19 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 Glen, Block 001, Lot 0004, property ID#318084, also known as 1407 Summer Glen Dr. Harker Heights, Bell County, Texas and take the appropriate action.
- X.** Citizens to be heard
- XI.** Staff Comments
- XII.** Adjournment

Posted: November 22, 2016

Time: 10:00 A.M.

Ty Hendrick 
Planning Administrative Assistant – City of Harker Heights



**PLANNING AND ZONING
COMMISSION MEMORANDUM
Z16-18 AGENDA ITEM IX-1**

FROM: The Office of the Director of Planning and Development.

DATE: November 30, 2016

CONDUCT A PUBLIC HEARING AND CONSIDER AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM PD-R (PLANNED DEVELOPMENT DISTRICT-RESIDENTIAL) TO PD-R (PLANNED DEVELOPMENT DISTRICT-RESIDENTIAL), ON 144.18 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.

EXPLANATION:

The applicant, WBW Land Investments LP, is requesting a change in zoning from PD-R (Planned Development- Residential) to PD-R (Planned Development District – Residential) to develop single-family homes on 144.18 acres within the city of Harker Heights. A PD-R (Planned Development – Residential) rezoning is requested by the applicant to allow for deviation in lot sizes within the R-1 Zoning district and to provide unique development features that will enhance the safety and aesthetics of the subdivision. The concept plan for the project was recommended for approval by the Planning and Zoning Commission (P&Z) on January 28, 2015 and subsequently approved by the City Council on February 10, 2015.

The applicant submitted a rezoning request for a PD-R in July 2015. The request was recommended for approval with conditions at the August 28, 2015 Planning and Zoning

Commission public hearing meeting and subsequently approved at the September 8, 2015 City Council meeting with the following conditions;

- Streets located within a 50 ft. or 60 ft. right of way shall have a BOC-BOC width of 36ft.
- Streets located within a 70ft. right -of-way shall have a BOC-BOC width of 42ft.
- Each lot shall have an average width of not less than 65 feet, a minimum lot frontage of not less than 45 feet, and a minimum lot area of not less than 7,800 square feet
- The subdivision will have an average overall lot area of 9713 square feet per lot
- An HOA-maintained masonry (precast concrete product is allowed) perimeter fence along FM 3481/Stillhouse Lake Road
- An HOA-maintained wooden perimeter fence with masonry columns along Cedar Knob Road
- Maintenance of all subdivision signs and landscaping shall be the responsibility of the HOA.
- Trees required for each lot shall be 3” caliper or larger trees (larger than the 2” required in the R-1 zone.)
- All first-floor sides of homes that face arterial and collector streets will be masonry, unless there is a privacy fence between the house and the street
- All second-floor sides of homes that face arterial and collector streets shall be masonry.

During the preliminary platting stages, the project underwent some development requirements challenges; hence, amendment had to be made to the overall PD-R in order to meet all City standards and regulations. After consultations with staff, the applicant submitted a new application with revised conditions to the PD-R and Preliminary Plat that ensures safety, compatible land use development and conformance with City Ordinance and the Knights Way Overlay regulations.

The PD-R will maintain all requirements of the Knight's Way Overlay and the approved conditions that were attached to the PDR on September 8, 2015. In addition the applicant has proposed the following conditions to be added to the revised PD-R;

- Sidewalk will be provided along Cedar Knob between Torino and some other point north in the Subdivision as indicated in Attachment A
- Landscaped medians shall be provided at the entrances to the subdivision on Prospector Trail and shall be maintained by the HOA
- More unique light fixtures will be installed along Prospector Trail that would be similar to the ones on Hudson BLVD.
- Pedestrian cross walk with hardware will be provided at the intersection of Prospector Trail and Stillhouse Lake Road to enable the residents of the subdivision to access the sidewalk we are constructing on the west side of Stillhouse Lake Road to FM 2410 as shown in Attachment B

EXISTING USE:

The subject property is currently designated as Vacant. There are mixed uses adjacent and within close proximity to the properties. Some existing land uses adjacent include single family homes, offices, church and the property to the south of the site has been allocated for the Stillhouse Lake Flats which is in its construction stages.

The proposed site is also located in the Knights Way development corridor, which is a development overlay district with specific design standards intended to improve the appearance and quality of development in the area. If approved the proposed PD-R will take into consideration the design requirements and regulations of the overlay district.

ZONING:

Current zoning for this property is PD-R (Planned Development- Residential) and adjacent and surrounding zoning districts include PD-R (Planned Development-Residential), Planned Development Mixed-Use (PDM), Business and Highway Business District (B-4), Light Manufacturing (M-1), Neighborhood Retail Business District (B2) and Two-Family Dwelling District (R-2). Considering the proposed use, Staff believes the proposed rezoning from PD-R to PD-R district will not likely have any adverse effects on the surrounding residential zoning districts. The

FUTURE LAND USE:

Most part of the subject parcel (60%) is currently located in an area designated as Single Family Residential (SFR), whereas the other parts of the property (25% and 15%) lie within an area designated as Medium Density Residential (MDR) and Commercial (COM) respectively. Greater parts of the property are designated for residential uses, with which the proposed use intends to comply. Hence the proposed rezoning and intended use would be consistent with the 2007 City of Harker Heights Comprehensive Plan.

FLOOD DAMAGE PREVENTION:

Per the FEMA Flood Zone Map, some portion of the property (less than 10%) lies in the 100-year flood plain area.

NOTICES:

Staff sent out one-hundred three (103) notices to property owners within the 400 foot notification area. There was one (1) response received in favor of the request, and two (2) responses received in opposition of the request.

RECOMMENDATION:

Staff reviewed the application, conditions and plans submitted by the applicant, taking into consideration the development requirements outlined in the City's Ordinance § 155.036 PD - Planned Development District, and reached the following findings and facts:

The proposed rezoning request to PD-R **does not**:

1. Adversely impact existing or permitted uses on abutting sites that cannot be mitigated;
2. Adversely affect the safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use, and other uses reasonably anticipated in the area considering existing zoning and land uses in the area;
3. Fail to reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts; or
4. Adversely affect traffic control or adjacent properties by inappropriate location, lighting, or type of signs.

While some of the applicants proposed lot sizes and lot widths do not meet the current requirements of the Code of Ordinances, the reductions in size are not substantial since the average lot size is 9713 square feet. Moreover, the subdivision gains the perimeter fencing that is not required in the Code, an amenity center with swimming pools, as well as the other conditions such as building material, street median and increased tree size.

Staff therefore recommends approval of an ordinance to change the zoning designation from PD-R (Planned Development- Residential) to PD-R (Planned Development District-Residential), on 144.18 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 with the attached conditions based on the above findings and facts.

ACTION BY PLANNING AND ZONING COMMISSION:

- 1.) Motion to approve/disapprove an ordinance to change the zoning designation from PD-R (Planned Development District-Residential) to PD-R (Planned Development District-Residential), on 144.18 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 with the attached conditions based on staff recommendation and findings.

2.) Any other action desired.

ATTACHMENTS:

1. Concept Plan
2. Revised Conditions
3. Subdivision Amenity Plan
4. Application
5. Location Map
6. Existing Land Use Map
7. Future Land Use Map
8. Zoning Map
9. Notification Map
10. Notification Responses

CONDITIONS – TUSCANY MEADOWS II – REVISED

The PD-R will maintain all requirements of the R-1 zoning district and Knight's Way Overlay with the following exceptions and additions:

- *Sidewalk will be provided along Cedar Knob between Torino and some other point north in the Subdivision as indicated in Attachment A*
- *Landscaped medians shall be provided at the entrances to the subdivision on Prospector Trail and shall be maintained by the HOA*
- *More unique light fixtures will be installed along Prospector Trail that would be similar to the ones on Hudson BLVD.*
- *Pedestrian cross walk with hardware will be provided at the intersection of Prospector Trail and Stillhouse Lake Road to enable the residents of the subdivision to access the sidewalk we are constructing on the west side of Stillhouse Lake Road to FM 2410 as shown in Attachment B*
- Streets located within a 50 ft. or 60 ft. right of way shall have a BOC-BOC width of 36ft.
- Streets located within a 70ft. right –of-way shall have a BOC-BOC width of 42ft.
- Each lot shall have an average width of not less than 65 feet, a minimum lot frontage of not less than 45 feet, and a minimum lot area of not less than 7,800 square feet
- The subdivision will have an average overall lot area of 9713 square feet per lot
- An HOA-maintained masonry (precast concrete product is allowed) perimeter fence along FM 3481/Stillhouse Lake Road
- An HOA-maintained wooden perimeter fence with masonry columns along Cedar Knob Road
- Maintenance of all subdivision signs and landscaping shall be the responsibility of the HOA.
- Trees required for each lot shall be 3" caliper or larger trees (larger than the 2" required in the R-1 zone.)
- All first-floor sides of homes that face arterial and collector streets will be masonry, unless there is a privacy fence between the house and the street
- All second-floor sides of homes that face arterial and collector streets shall be masonry



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: WBW Land Investments LP

ADDRESS: 3000 Illinois Ave. Ste. 100

CITY/STATE/ZIP: Killeen/TX/76543 PHONE: (254) 953-5353

LOCATION OF PROPERTY: Stillhouse Hollow Lake Rd. Harker Heights

LEGAL DESCRIPTION OF PROPERTY:

PARCEL #: SEE FIELD NOTES

LOT: _____ BLOCK: _____ SUBDIVISION: _____

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: Residential

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

CURRENT LAND USE: Vac Land 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 _____ will represent the owner.

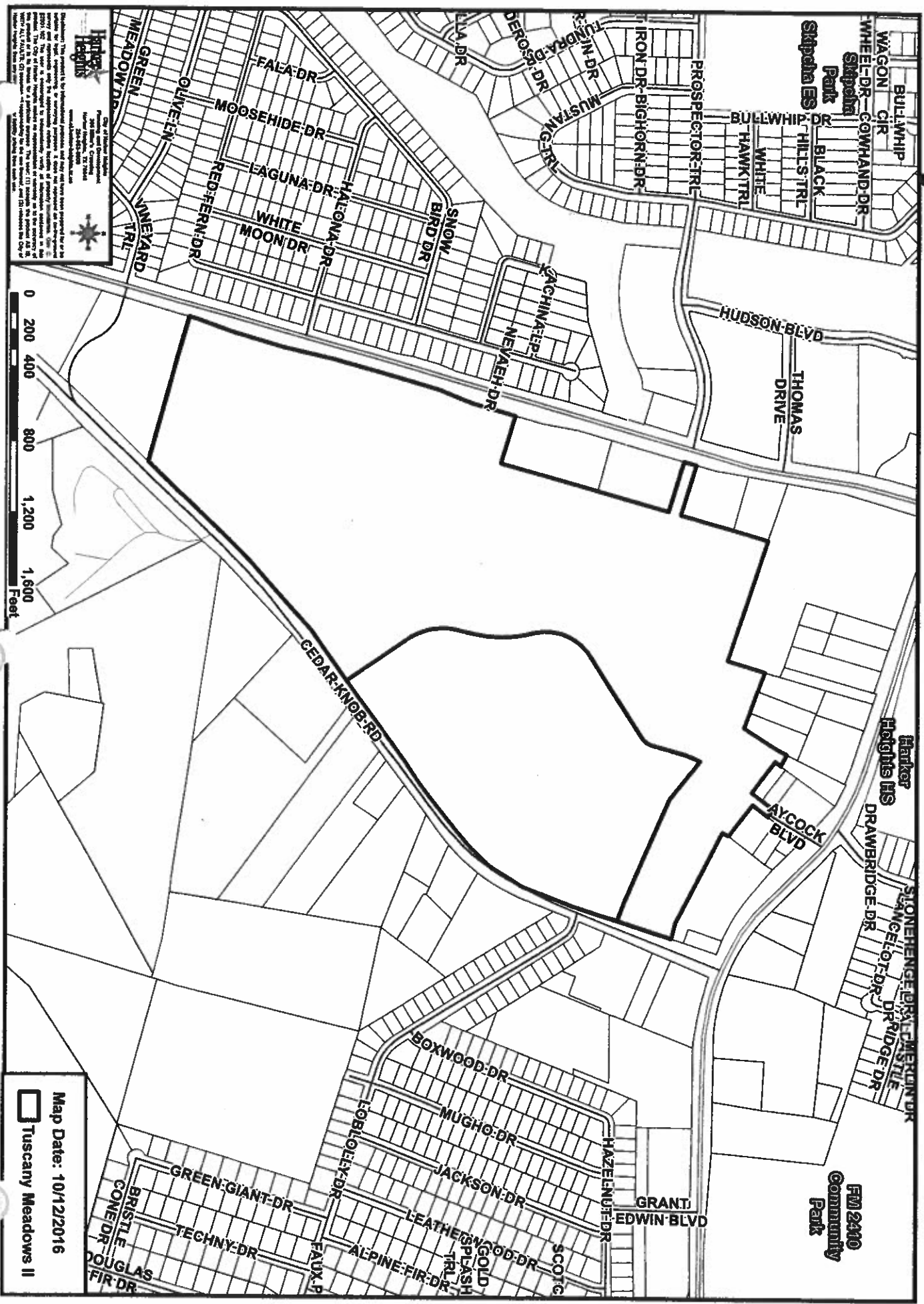
Bruce Whiters
Printed Name of Property Owner

[Signature]
Signature of Property Owner

9/26/2016
Date

Tuscany Meadows II

Location



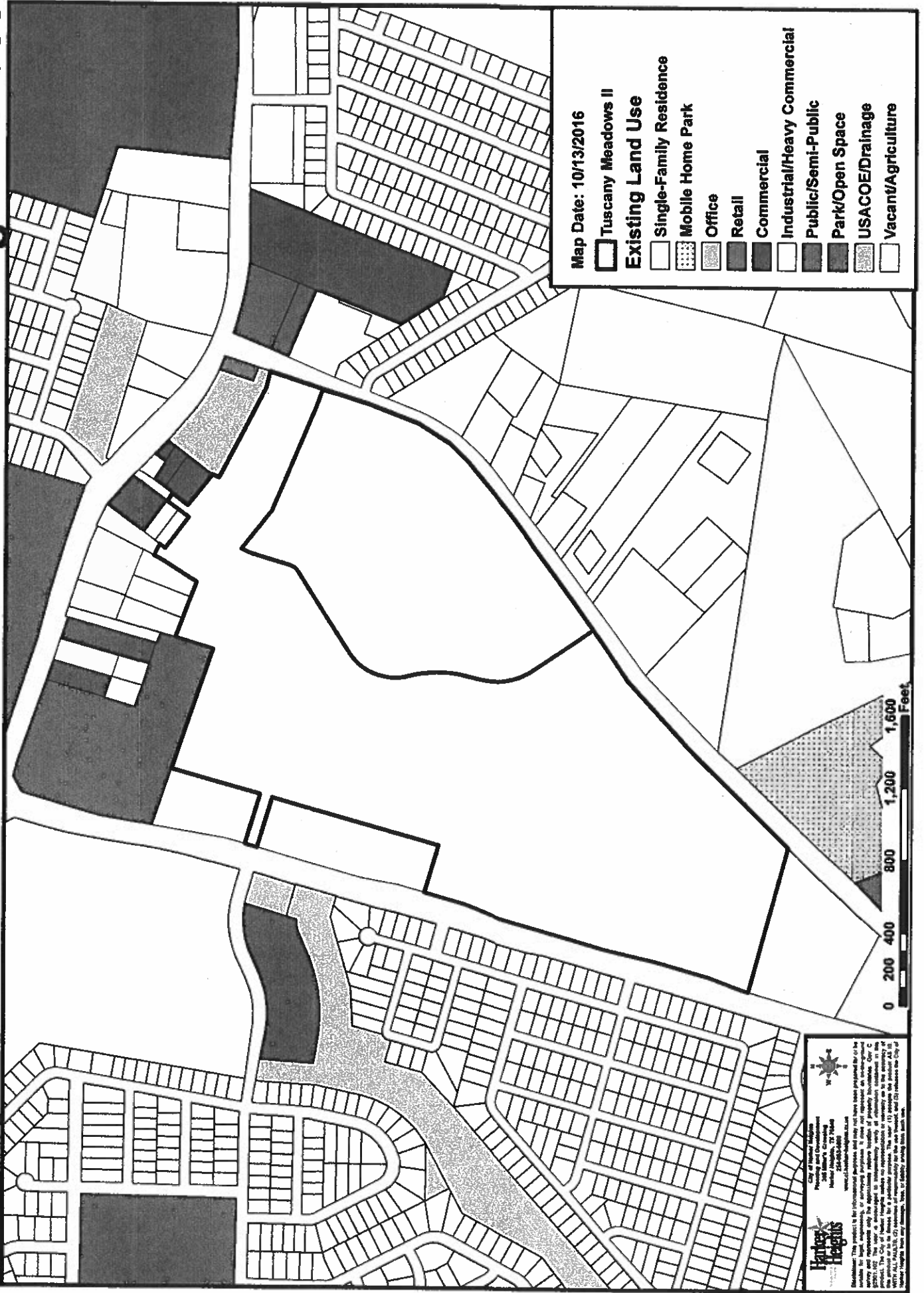
Hatfield Meadows
 City of Dallas
 Planning and Development
 2500 McKinney Ave.
 Suite 2000
 Dallas, TX 75201
 Phone: 972-670-3800
 Fax: 972-670-3801



Map Date: 10/12/2016
 Tuscany Meadows II

Tuscany Meadows II

Existing Land Use



Map Date: 10/13/2016

Tuscany Meadows II

Existing Land Use

Single-Family Residence

Mobile Home Park

Office

Retail

Commercial

Industrial/Heavy Commercial

Public/Semi-Public

Park/Open Space

USACOE/Drainage

Vacant/Agriculture

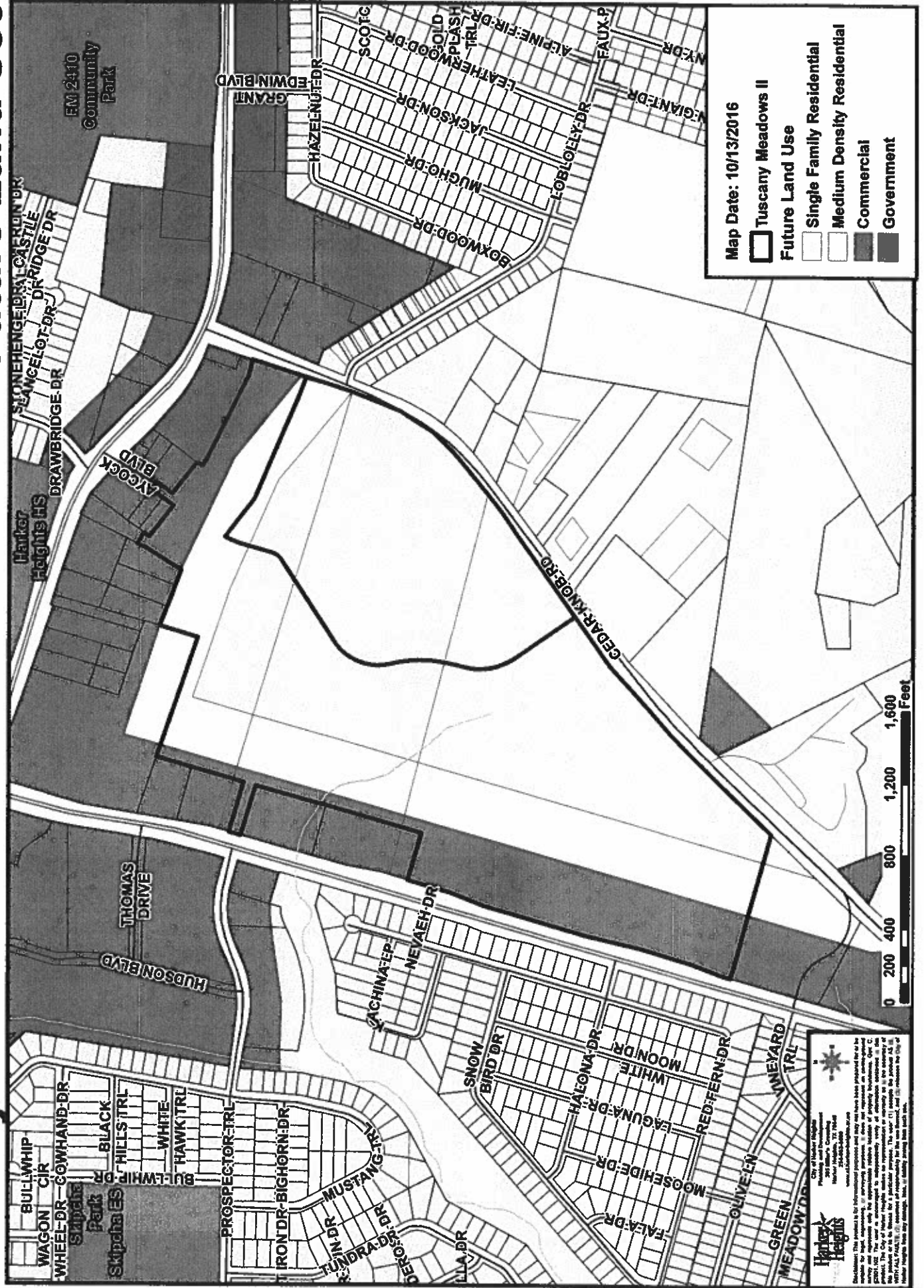
Harkey Heights
 City of Harkey Heights
 Planning and Development
 200 Wilbur, Clatsop
 Astoria, OR 97103
 Phone: 503-325-2100
 www.ci.harkey-heights.or.us

This project is for informational purposes and may not have been presented to the public. The City of Harkey Heights is not responsible for the accuracy of the information presented on this map. The City of Harkey Heights is not responsible for the accuracy of the information presented on this map. The City of Harkey Heights is not responsible for the accuracy of the information presented on this map. The City of Harkey Heights is not responsible for the accuracy of the information presented on this map.



Tuscany Meadows II

Future Land Use

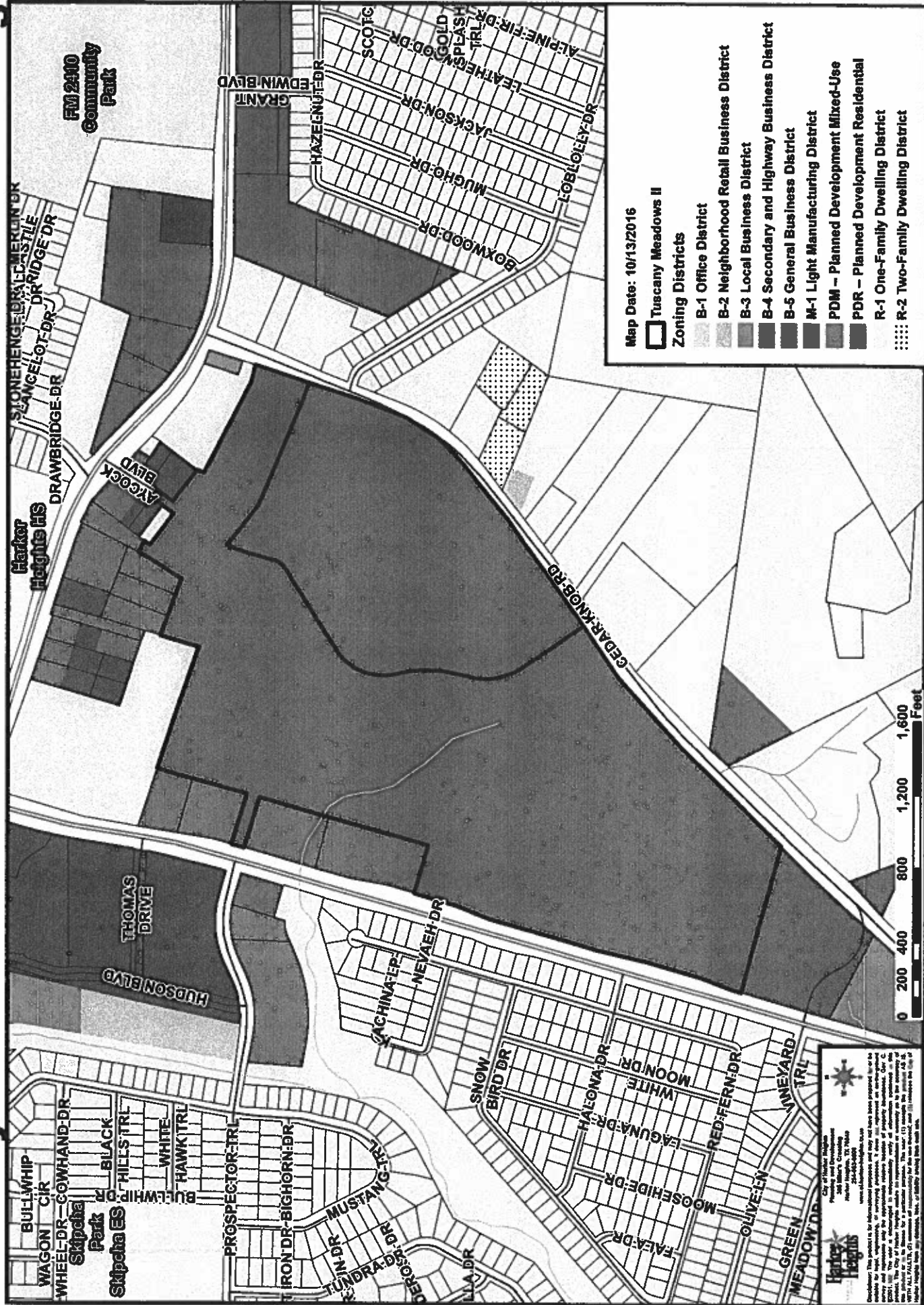


City of Tuscany Meadows II
 2013
 Prepared by: [unreadable]
 [unreadable]
 [unreadable]

This map is for informational purposes only and does not constitute a contract. The City of Tuscany Meadows II is not responsible for any errors or omissions. The City of Tuscany Meadows II is not responsible for any damages or losses resulting from the use of this map. The City of Tuscany Meadows II is not responsible for any damages or losses resulting from the use of this map.

Tuscany Meadows II

Zoning

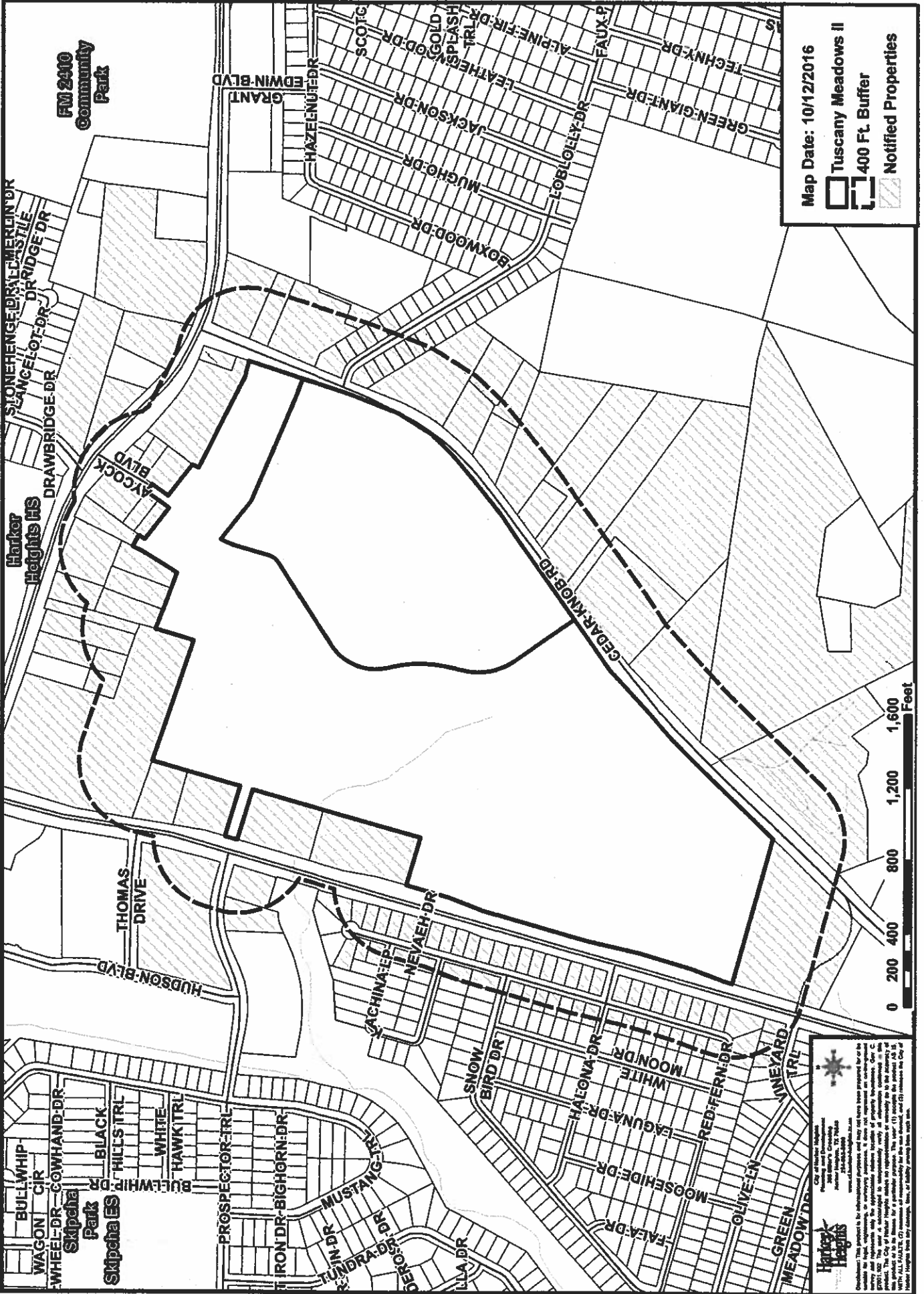


City of Marker Heights
 Planning Department
 200 Markers, TX 75440
 www.markerheights.com

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Tuscany Meadows II

Notification



Harker Heights
 Planning and Development
 200 West 10th Street
 Harker Heights, Texas 76788
 www.harkerheights.org

Notwithstanding to whom these plans are prepared, the City of Harker Heights, its officers, employees, or contractors, does not represent or warrant the accuracy or completeness of the information provided. The City of Harker Heights makes no representation or warranty as to the accuracy of the information provided for a particular purpose. This notice is printed on the City of Harker Heights form for Adoption, Review, and Public Hearing, and is not valid without the City of Harker Heights logo and seal.

TO: City of Harker Heights

FROM: Mary McDowell

2619 Cedar Knob Rd. Harker Heights, TX.

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

RE: An application has been made to consider recommending a change in zoning designation from R-1 (One-Family Dwelling District) to PD-R (Planned Development District-Residential), on 144.18 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 (See attached location map)

? I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

My concern is that PD-R does not include apartments.
My concern is that there is not access streets directly
access from my home that faces Cedar Knob Rd.
My concern is that any streets off Cedar Knob Rd into
this subdivision will increase traffic on Cedar Knob Rd
which is in very bad shape and it will increase
problems trying to take a left from Cedar Knob Rd
on to FM 2410.

Note: if my concerns apply I would need to deny the request

Mary McDowell
Printed Name

Mary McDowell
Signature

10/24/16
Date

TO: City of Harker Heights

FROM: Debbie Crocker

2801 Cedar Knop Rd

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

RE: An application has been made to consider recommending a change in zoning designation from R-1 (One-Family Dwelling District) to PD-R (Planned Development District-Residential), on 144.18 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 (See attached location map)

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

I apologize for the delivery of this form past the five days. I have been in an out of the hospital for the past four weeks due to surgery. I am opposed to the change in this zoning request. For the past few years the city has told us what they wanted us to hear, knowing we have voiced our opinion over and over against apartments and duplexes in this area. I myself have called several times with questions towards the property, each time ~~was~~ I was guaranteed not to worry it was strictly homes, nice homes with nice entryways but absolutely NO apartments. This is a indication of the dishonesty of the city to pass off one zone to impact mixed housing - I absolutely Denial & this request.

Debbie Crocker

Printed Name

Debbie Crocker

Signature

10/22/16

Date

TO: City of Harker Heights

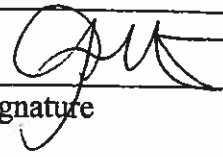
FROM: 1402 Loblolly Dr
Harker Heights, TX 76548
(Address of Your Property that Could Be **Impacted** by this Request)

RE: An application has been made to consider recommending a change in zoning designation from R-1 (One-Family Dwelling District) to PD-R (Planned Development District-Residential), on 144.18 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 (See attached location map)

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

Comments:

CHARLES CONSTANTINE
Printed Name


Signature

21 OCT 2016
Date

TO: City of Harker Heights

FROM: DBP, Inc.
1323 Knight's Way, HH
(Address of Your Property that Could Be Impacted by this Request)

RE: An application has been made to consider recommending a change in zoning designation from R-1 (One-Family Dwelling District) to PD-R (Planned Development District-Residential), on 144.18 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 (See attached location map)

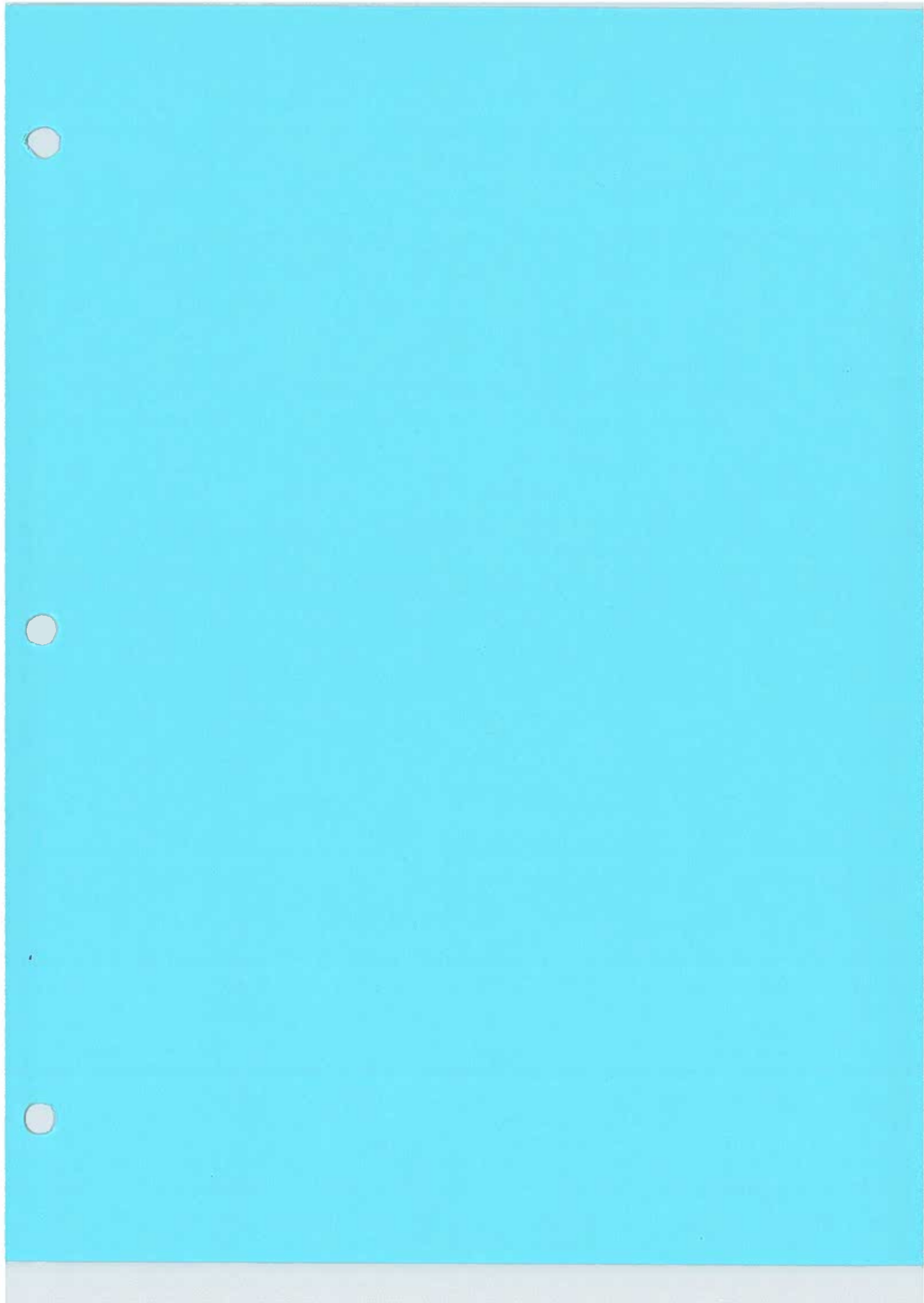
- I RECOMMEND APPROVAL OF THE REQUEST
- I RECOMMEND DENIAL OF THE REQUEST

Comments:

David Barr, President
Printed Name

David Barr
Signature

10-17-16
Date





PLANNING AND ZONING COMMISSION MEMORANDUM

Z16-19 AGENDA ITEM IX-2

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

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 GLEN, BLOCK 001, LOT 0004, PROPERTY ID#318084, ALSO KNOWN AS 1407 SUMMER GLEN DR. HARKER HEIGHTS, BELL COUNTY, TEXAS AND TAKE THE APPROPRIATE ACTION.

EXPLANATION:

The applicant is requesting a Conditional Use Permit (CUP) to allow an accessory dwelling unit to be used for a relative on property located at 1407 Summer Glen Drive. Per the Harker Heights Code of Ordinance Section 155.020(B) (4), accessory dwelling for a relative (not for rent) is permitted via a Conditional Use permit.

The property has an existing 18 ft. by 20 ft. accessory structure which was built in compliance to setbacks, building materials and all other development regulations prescribed in the Harker Heights Code of Ordinances. The applicant informed staff he intends to convert the accessory structure which has been a storage building into a residential dwelling for his relative. The accessory building is located at the rear of the main house and therefore not visible from the street (Summer Glen Drive). Major construction work will include adding plumbing to the building, electrical wiring, and other internal and external modifications that will comply with the City's Residential Building Code.

Existing Use:

The property is currently a single family home with an existing accessory structure. The neighborhood is made up of single family residences with a few vacant lots. A reconnaissance survey of the area showed that a sizable number of houses in the subdivision have accessory structures mostly located at the rear of the primary house. This CUP if granted will not interfere with the property's primary use as a single family home. The proposed change would not alter or have any significant impact on the square footage of the house, setbacks or any other development regulations. The proposed use would therefore not likely have any adverse impact on adjoining land uses in the neighborhood.

Zoning:

Current zoning for the property is R-1 (One-Family Dwelling District). All adjacent and surrounding properties are zoned R-1 (One-Family Dwelling District). The proposed use will be for residence only, which the R-1 zoning district allows via a Conditional Use Permit. The use will also meet all applicable setbacks and development requirements outlined in the Zoning

Ordinance. The proposed accessory dwelling unit will therefore not likely have any adverse effects on the 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 Single Family Residential (SFR). The residential dwelling unit is an accessory to the primary house and does not violate the intent or ideals of Single Family Residential (SFR) use if it meets all development regulations. Hence granting the conditional use permit 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 thirty-two (32) 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 to consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow an accessory dwelling unit for a relative on property described as SUMMER GLEN, BLOCK 001, LOT 0004, Property ID# 318084, also known as 1407 Summer Glen Dr. Harker Heights, Bell County, Texas based on the following in accordance to Section 155.201 of the Harker Heights Code of Ordinance;

1. The proposed use conforms with applicable regulations and standards established by the City's Building and Development Code;
2. The proposed use will be consistent with the objectives and purposes of the zoning district in which the development is located, or the goals, objectives and policies set forth in the 2007 City of Harker Heights Comprehensive Plan;
3. The proposed use will be compatible with existing or permitted uses on abutting sites because of use, building height, setbacks, square footage, landscaping and access to the site;
4. The proposed use is suitable to the premises or structure(s) in which it will be conducted;
5. The proposed use will not be detrimental to the public health, safety or welfare, or will materially injure property or improvements in the vicinity.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend or deny an ordinance granting a conditional use permit (CUP) to allow an accessory dwelling unit for a relative on property described as SUMMER GLEN, BLOCK 001, LOT 0004, Property ID#318084, also known as 1407 Summer Glen Dr. Harker Heights, Bell County, Texas based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Application with Attachments
2. Site Photos
3. Location Map
4. Zoning Map
5. Existing Land Use Map
6. Future Land Use Map
7. Notification Area Map



CONDITIONAL USE PERMIT APPLICATION

Fee \$ 200.00

PROPERTY OWNER(S) NAME: MICHAEL A. DENISON

ADDRESS: 1407 SUMMER GLEN DR.

CITY/STATE/ZIP: HARKER HEIGHTS TX. PHONE: 254 247-6444

LOCATION OF PROPERTY: 76548

LEGAL DESCRIPTION OF PROPERTY:

LOT: 4 BLOCK: 1 SUBDIVISION: Summer Glen

NUMBER OF ACRES: 0.50 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: Guest Room / Social Gathering Spot

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 Genevieve A. Denison will represent the owner.

Signature of Property Owner

3 NOV 2016
Date

Signature of Designated Representative

Date

Bell Co.



CITY OF HARKER HEIGHTS APPLICATION FOR BUILDING PERMIT

Note: If commercial remodeling, you must attach an Asbestos inspection report with this application. (As of Jan 1, 2002)

PLEASE FILL OUT APPLICATION COMPLETELY & LEGIBLY

(According to what applies to your project)

Date: 10-26-16

Project Address: 1407 SUMMORGLEN

Owner: MIKE DAWSON Phone: 254-247-6444
Address (if different): _____

General Contractor: RNC CONSTRUCTION Phone: 254-535-5728
Address: 103 W. AVE E. COPPAS COVE

Electrical Contractor: TN ELECTRIC Phone: 254-415-1298
Address: _____

Plumbing Contractor: N/A Phone: _____
Address: _____

Mechanical Contractor: N/A Phone: _____
Address: _____

Description of work to be done: SMALL ADDITION OF OUT BUILDING

Total Valuation: \$ 11,500
(Cost of Labor + Cost of Materials = Total Valuation) **NOTE: A site plan or to scale Plot Plan (Drawing) of the property and the proposed location must be included with this application. If the address is on Septic: Septic Approval from Bell County Health District must be submitted with the permit application.**

If Valuation exceeds \$50,000 and is a Commercial Building Project *TDLR Project #

*Texas Department of Licensing & Regulation -To receive a project number go to www.license.state.tx.us

Erosion and sediment control is required for all land disturbing activities.

[Signature]
Signature of Owner or Contractor

10-26-16
Date Signed

(FOR OFFICE USE ONLY)

Receiver's Initials: _____ Date & Time Received: _____

Flood Zone: Yes _____ No _____ Side Walk : Yes _____ No _____ Zoning: _____

Building Official Signature

Date Approved


To Whom it may concern:

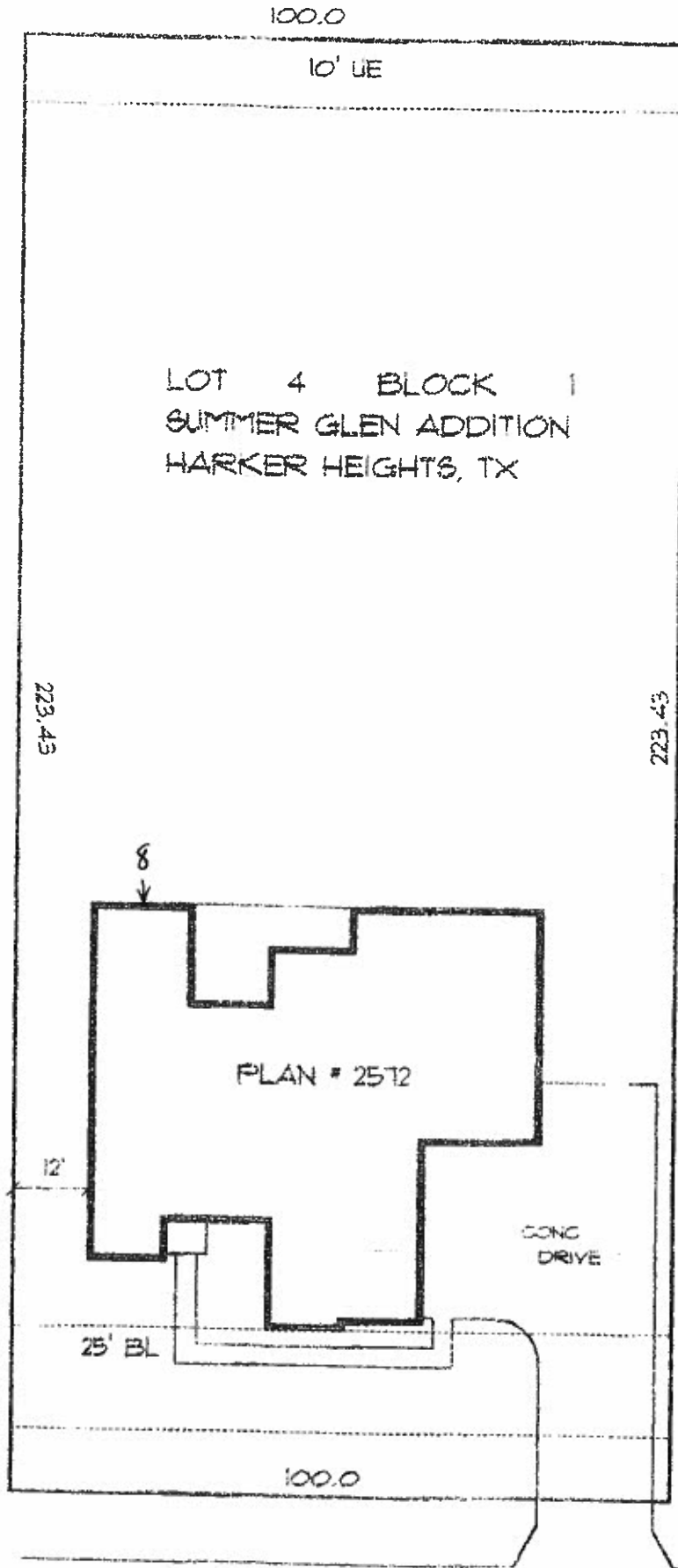
The addition to the
Out building on

1407 Summer Glen Dr.

HARKER HEIGHTS, TX, 76548

WILL BE USED FOR A SOCIAL
GATHERING (PARTY) ROOM AND
as a guest room when my
children and their families
come to visit - only -
it will never be used for
anything else,

Thank you,

Michael A. Denison



LOT 4 BLOCK 1
SUMMER GLEN ADDITION
HARKER HEIGHTS, TX

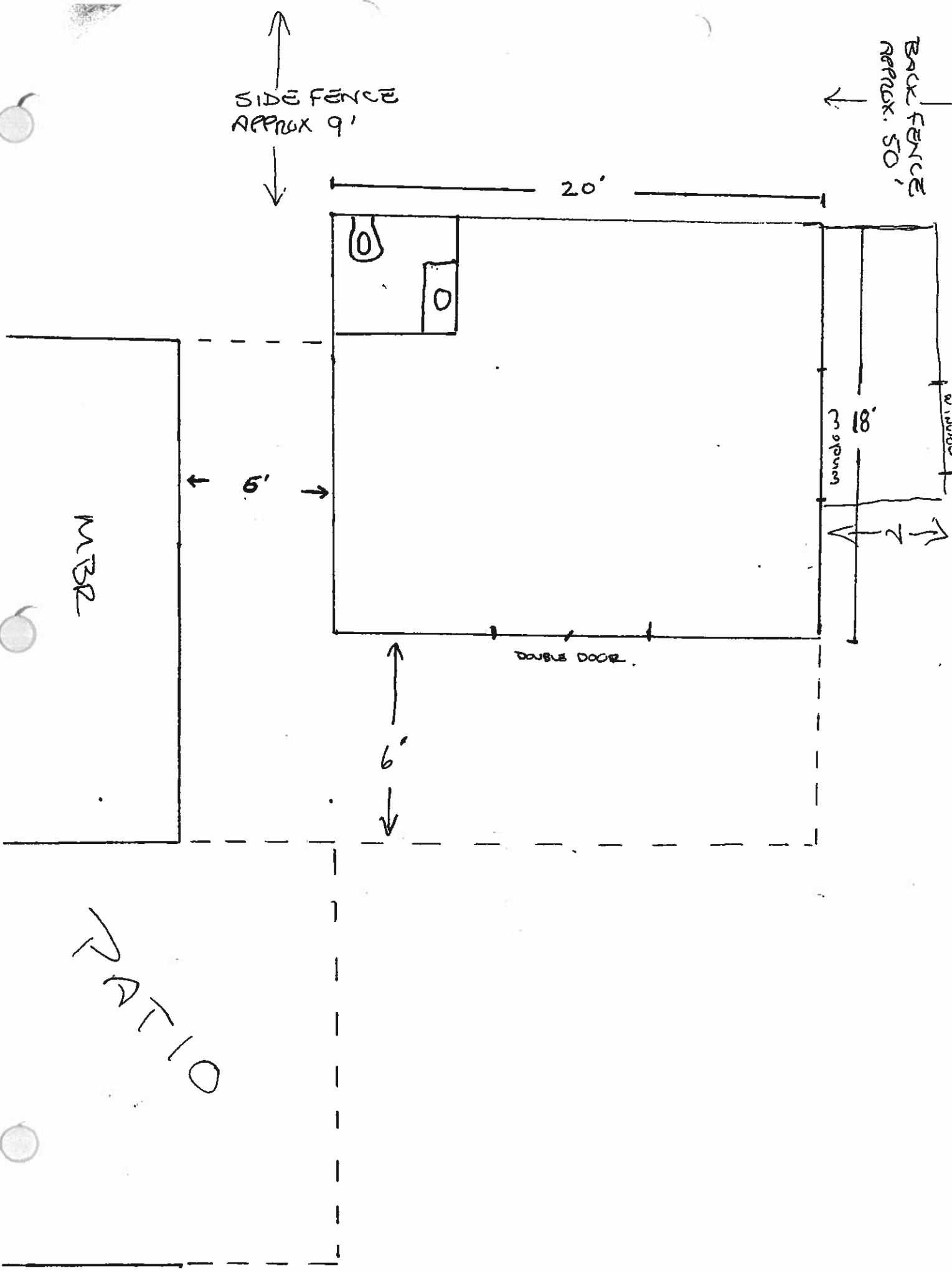
PLAN # 25T2

CONC
DRIVE

25' BL

SUMMER GLEN DRIVE

PLOT PLAN



SIDE FENCE
APPROX 9'

BACK FENCE
APPROX. 50'

20'

18'
Carpenter

5'

DOUBLE DOOR

6'

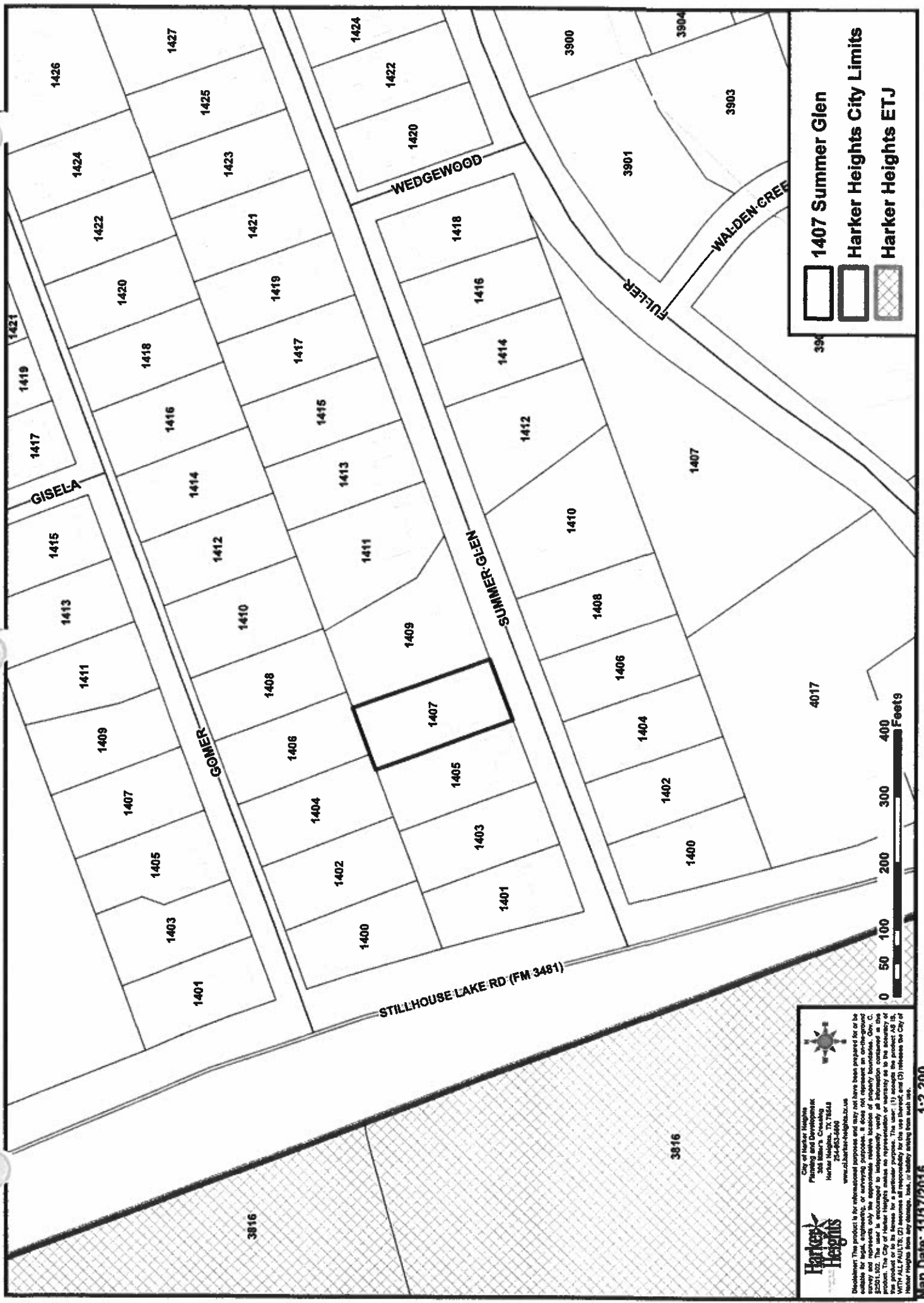
M.B.R.


PATIO





1407 Summer Glen Location





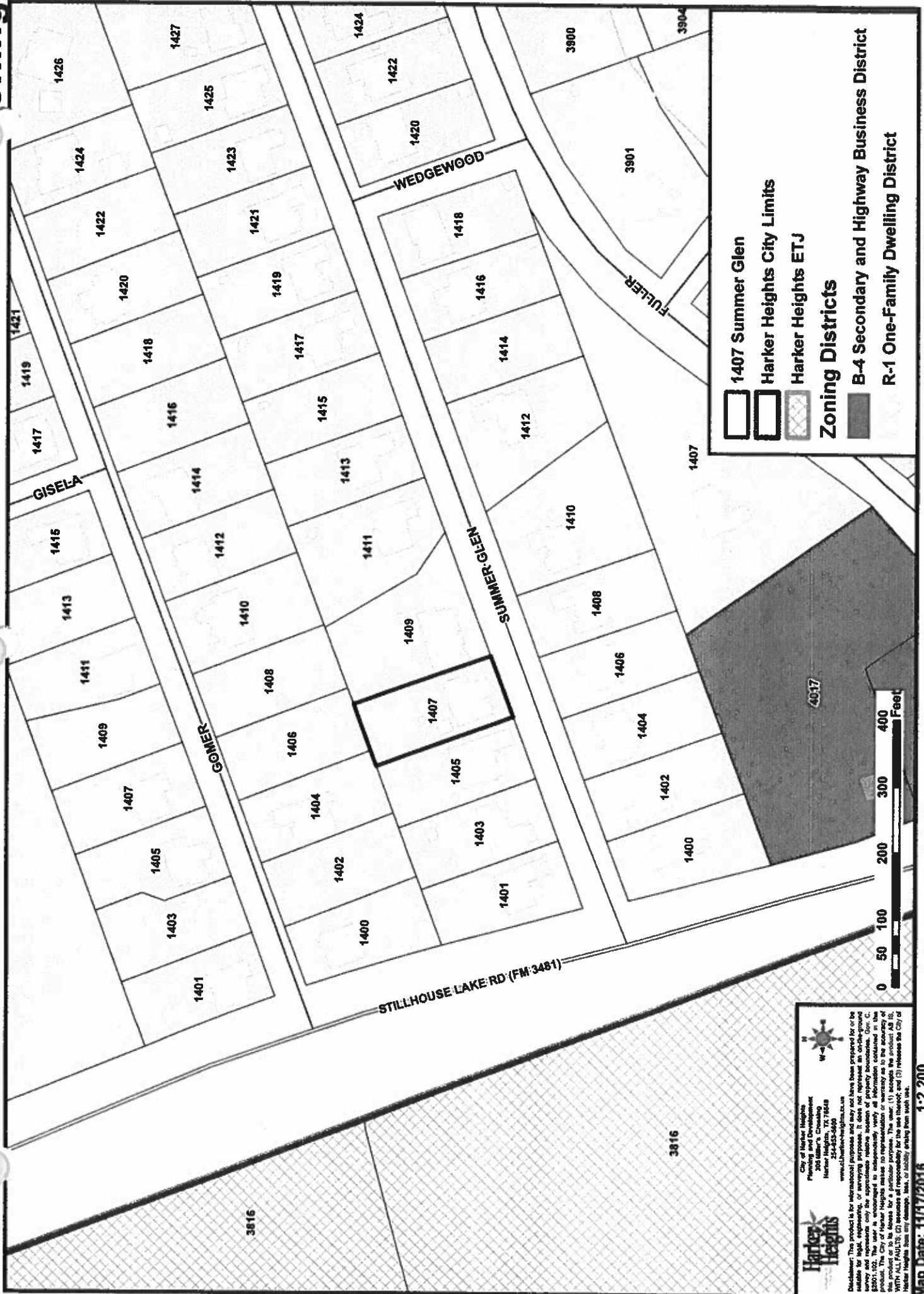
 City of Harker Heights
 Planning and Development
 300 Billie's Crossing
 Harker Heights, TX 76788
 Phone: 254-653-6000
 www.ci.harkerheights.tx.us






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Map Date: 11/17/2016 1:2,200

1407 Summer Glen

Zoning



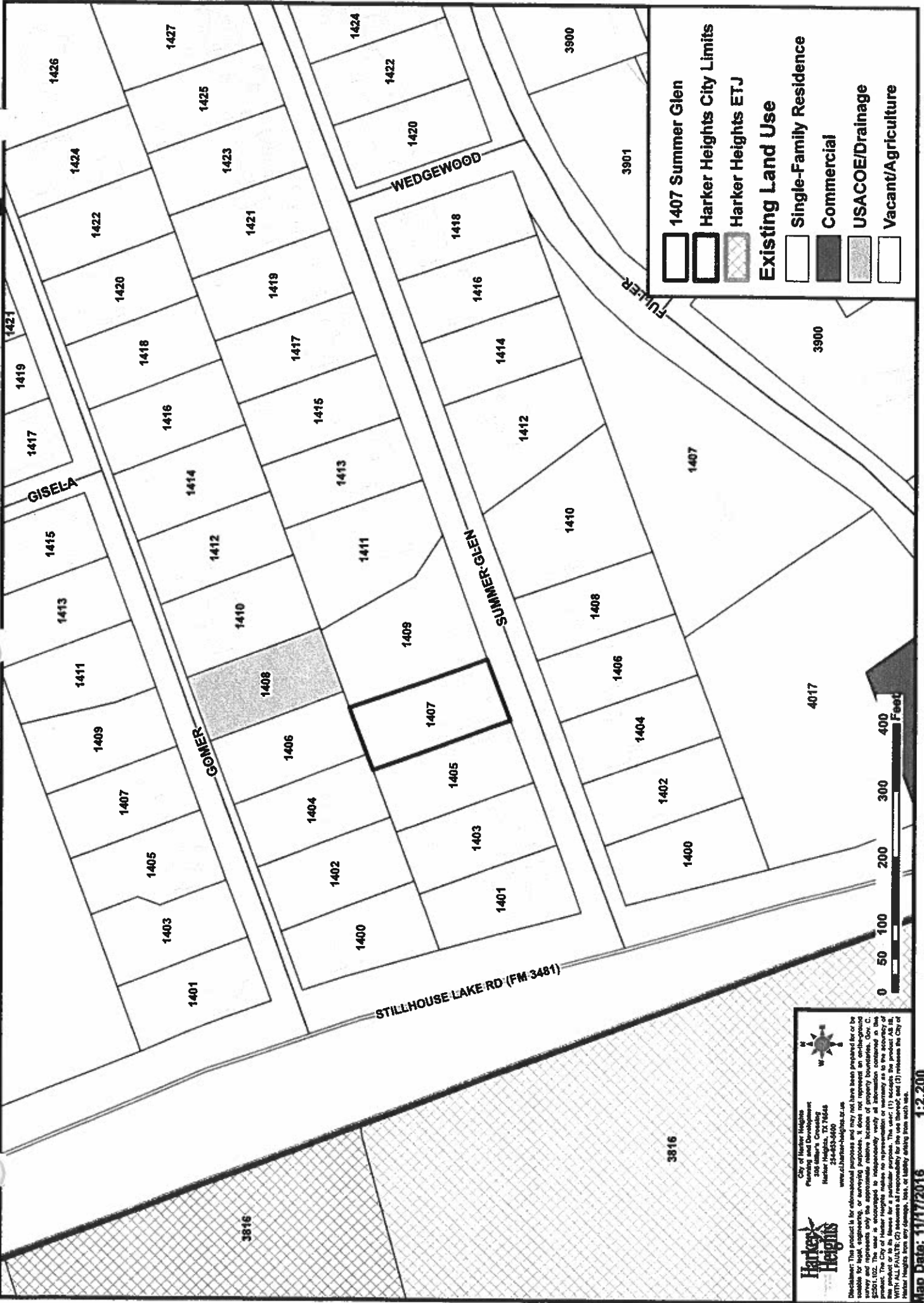
-  1407 Summer Glen
-  Harker Heights City Limits
-  Harker Heights ETJ
- Zoning Districts**
-  B-4 Secondary and Highway Business District
-  R-1 One-Family Dwelling District

Harker Heights
 City of Harker Heights
 Planning and Development
 1000 West 1st Street
 Harker Heights, TX 76748
 Phone: 254-552-5000
 www.ci.harkerheights.tx.us

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Map Date: 11/17/2016

1407 Summer Glen Existing Land Use

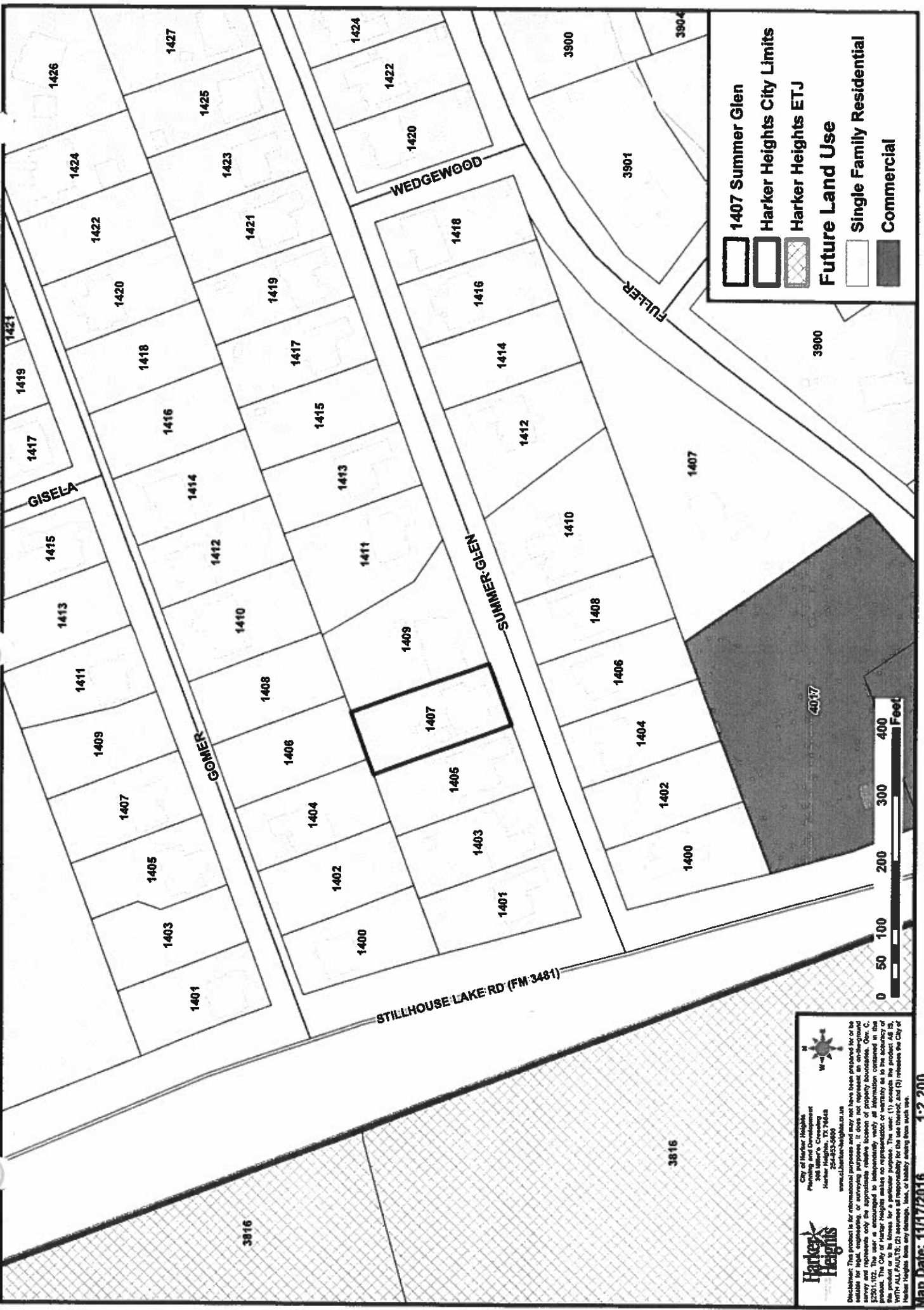



- 1407 Summer Glen
- Harker Heights City Limits
- Harker Heights ETJ
- Existing Land Use**
- Single-Family Residence
- Commercial
- USACOE/Drainage
- Vacant/Agriculture

Harker Heights
 City of Harker Heights
 Planning and Development
 Harker Heights, TX 76248
 254-853-3400
www.ci.harker-heights.tx.us

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1407 Summer Glen Future Land Use



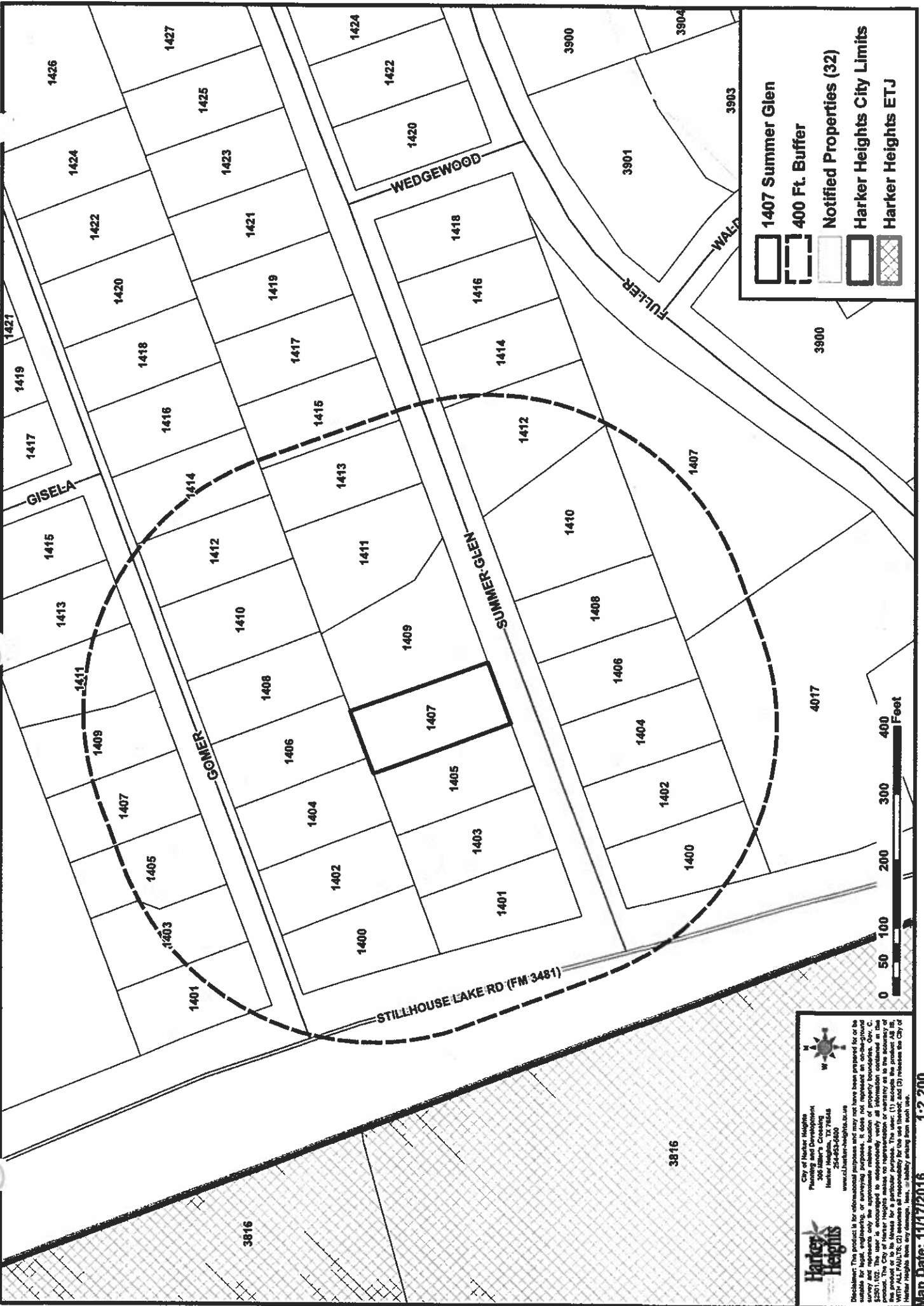


 City of Harker Heights
 Planning and Development
 Harker Heights, TX 76448
 254-853-9600
 www.cityofharkerheights.tx.us

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1407 Summer Glen

Notification



City of Harker Heights
 Planning and Development
 300 Jester's Crossing
 Harker Heights, Texas 76047-4100
 www.ci.harker-heights.tx.us

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