NOTICE OF MEETING OF THE
PLANNING & ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, TEXAS

Notice is hereby given that, beginning at 5:30 p.m. on Wednesday, July 29, 2026, and continuing from day to day thereafter, if necessary, the Planning and Zoning Commission (P&Z) of the City of Harker Heights, Texas, will conduct a regular meeting in the Kitty Young Council Chamber of the Harker Heights City Hall located at 305 Miller's Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following agenda:

MEETING AGENDA

I. **CALL TO ORDER:**

II. **INVOCATION:**

III. **PLEDGE OF ALLEGIANCE:**
I Pledge Allegiance to the Flag of the United States of America and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

Honor the Texas Flag. I pledge allegiance to thee Texas; one State under God, one and indivisible.

IV. **ROLL CALL:**

V. **PUBLIC COMMENTS:**
At this time, comments will be taken from the audience on any matter, for a length of time not to exceed three (3) minutes per person. To address the Planning and Zoning Commission, please clearly state your name and address prior to making a comment. ***No action may be taken by the Planning and Zoning Commission during Public Comments.***

VI. **APPROVAL OF AGENDA:**

1. Discuss and consider approval of the agenda for the regular meeting of the Planning & Zoning Commission for July 29, 2026.

VII. **CONSENT AGENDA:**

1. Discuss and consider approval of the minutes from the Planning & Zoning Commission regular meeting held on June 24, 2026.
Planning & Zoning Commission: Meeting - 24 Jun 2026 - Minutes - Pdf

VIII. **RECOGNITION OF AFFIDAVITS FOR CONFLICT OF INTEREST:**

IX. **PUBLIC HEARINGS:**

1. Z26-14F CONDUCT A PUBLIC HEARING TO DISCUSS AND TAKE POSSIBLE ACTION REGARDING A REQUEST FOR AN ORDINANCE TO CHANGE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL TO REGIONAL CENTER ON PROPERTY DESCRIBED AS MEADOW ACRES 1ST EXT, BLOCK 009, LOT 0007, GENERALLY LOCATED AT 101 WEST ROBIN LANE AND 906 SOUTH ANN BOULEVARD, HARKER HEIGHTS, BELL COUNTY, TEXAS. (PLANNING ADMINISTRATOR)
Z26-14F Staff Report - Pdf

2. Z26-14 CONDUCT A PUBLIC HEARING TO DISCUSS AND TAKE POSSIBLE ACTION

REGARDING A REQUEST FOR AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE-FAMILY DWELLING DISTRICT) TO B-4 (SECONDARY AND HIGHWAY BUSINESS DISTRICT) WITH A CONDITIONAL USE PERMIT (CUP) TO ALLOW FOR A MOBILE FOOD VENDOR COURT FOR ONE MOBILE FOOD VENDOR UNIT ON PROPERTY DESCRIBED AS MEADOW ACRES 1ST EXT, BLOCK 009, LOT 0007, GENERALLY LOCATED AT 101 WEST ROBIN LANE AND 906 SOUTH ANN BOULEVARD, HARKER HEIGHTS, BELL COUNTY, TEXAS. (PLANNING ADMINISTRATOR)

Z26-14 Staff Report - Pdf

3. Z26-15 CONDUCT A PUBLIC HEARING TO DISCUSS AND TAKE POSSIBLE ACTION REGARDING A REQUEST FOR AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE-FAMILY DWELLING DISTRICT) TO R-1 (ONE-FAMILY DWELLING DISTRICT) WITH A CONDITIONAL USE PERMIT (CUP) TO ALLOW FOR AN ACCESSORY DWELLING UNIT (ADU) ON PROPERTY DESCRIBED AS COUNTRY TRAILS ADDITION 16TH PHASE, BLOCK 031, LOT 0035, GENERALLY KNOWN AS 2124 GRIZZLY TRAIL, HARKER HEIGHTS, BELL COUNTY, TEXAS. (PLANNING ADMINISTRATOR)

Z26-15 Staff Report - Pdf

X. **NEW BUSINESS:**

1. P26-08 DISCUSS AND CONSIDER APPROVING A FINAL PLAT REFERRED TO AS 24 BT INVESTMENTS FINAL PLAT, ON PROPERTY DESCRIBED AS BEING 3.95 ACRES OF LAND, OUT OF THE LUCY D. ODELL SURVEY, ABSTRACT NUMBER 644, THE MD ODELL SURVEY, ABSTRACT NUMBER 994 AND THE ANN S. ASHLEY SURVEY, ABSTRACT NUMBER 47, ALL OF BELL COUNTY, TEXAS, SAME BEING THAT CERTAIN 24 BT INVESTMENTS, LLC 3.95 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2024023180, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS. (PLANNING ADMINISTRATOR)

P26-08 Staff Report - Pdf

XI. **REPORTS FROM COMMISSIONERS:**

XII. **STAFF COMMENTS:**

1. Updated P&Z Calendar

P&Z Calendar (2026) Updated 7-13-26

2. June Economic Development Report

June_2026_EDR

3. City Council Action Summary

City Council 06232026 - 07282026

XIII. **ADJOURNMENT:**

I, the undersigned authority, do hereby certify that pursuant to the Texas Open Meetings Act, the above Notice of Meeting of the Planning and Zoning Commission of the City of Harker Heights, Texas, was posted at the Harker Heights Municipal Building, and the City of Harker Heights website which is readily accessible to the public at all times, by 5:00 P.M. on _____ _____, _____. Please contact the Planning and Development Department at (254) 953-5648 for further information.

Stephanie Hall, Planning Administrator
City of Harker Heights

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 254-953-5600, or FAX 254-953-5614, or email jhelsham@harkerheights.gov for further

information. ***Note: On occasion the Planning and Zoning Commission may consider agenda items out of order.***

Minutes of the City of Harker Heights Planning & Zoning Commission Meeting that was called to order on Wednesday, June 24, 2026, at 5:30 PM, in the Kitty Young Council Chamber at the Harker Heights City Hall at 305 Miller's Crossing, Harker Heights, Texas 76548, with the following members present:

ROLL CALL: Chairman Rodney Shine
Commissioner Elizabeth McDaniel
Commissioner Sharan Dockery
Vice Chairman Bary Heidtbrink
Commissioner Natalie Austin
Secretary Geri Schwartzman
Commissioner Trisha Ratliff
Commissioner Frank Stewart
Alternate Commissioner Claudette Morgan-Scott
Alternate Commissioner Angelina Seyler
Planning Administrator Stephanie Hall
Planning Coordinator Richelle Otero
Planning & Development Director Michael Beard

EXCUSED: Commissioner Joshua McCann
Alternate Commissioner Greg Dow

CALL TO ORDER:

1. Chairman Rodney Shine called to order the regular meeting of the Planning and Zoning Commission at 5:31 pm.

   Chairman Shine called upon Alternate Commissioner Dr. Claudette Morgan-Scott to act as a voting member for this meeting.

PUBLIC COMMENTS:

At this time, comments will be taken from the audience on any matter, for a length of time not to exceed three (3) minutes per person. To address the Planning and Zoning Commission, please clearly state your name and address prior to making a comment. ***No action may be taken by the Planning and Zoning Commission during Public Comments.***

APPROVAL OF AGENDA:

1. Discuss and consider approval of the agenda for the regular meeting of the Planning & Zoning Commission for June 24, 2026.

Vice-Chairman Bary Heidtbrink made a motion to approve the agenda for the regular meeting of the Planning and Zoning Commission for June 24, 2026 Secretary Geri Schwartzman seconded the motion. Carried unanimously.

CONSENT AGENDA:

Page 41 of 95

1. Discuss and consider approval of the minutes from the Planning & Zoning Commission regular meeting held on April 29, 2026.

Commissioner Natalie Austin made a motion to approve the consent agenda with revisions. Vice-Chairman Bary Heidtbrink seconded the motion. Carried unanimously.

RECOGNITION OF AFFIDAVITS FOR CONFLICT OF INTEREST:

PUBLIC HEARINGS:

1. Z26-10 CONDUCT A PUBLIC HEARING TO DISCUSS AND TAKE POSSIBLE ACTION REGARDING A REQUEST FOR AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE-FAMILY DWELLING DISTRICT) TO R-1 (ONE-FAMILY DWELLING DISTRICT) WITH A CONDITIONAL USE PERMIT (CUP) TO OPERATE A HOME OCCUPATION FOR A MEDICAL RELATED THERAPY OFFICE BUSINESS ON PROPERTY DESCRIBED AS COUNTRY TRAILS ADDITION 14TH PHASE, BLOCK 035, LOT 0001, UNDIVIDED INTEREST 50.0000000000%, GENERALLY KNOWN AS 2003 ELK TRAIL, HARKER HEIGHTS, BELL COUNTY, TEXAS. (PLANNING ADMINISTRATOR)

   Tynesha Coleman, owner, Harker Heights

Alternate Commissioner Claudette Morgan-Scott made a motion to recommend approval of Case Z26-10 as read in the caption by the Planning & Zoning Chairman, with the conditions as listed in Exhibit A based on staff's recommendations and finding. Commissioner Natalie Austin seconded the motion. Carried 8-1 (opposed: Commissioner Frank Stewart).

2. Z26-11 CONDUCT A PUBLIC HEARING TO DISCUSS AND TAKE POSSIBLE ACTION REGARDING A REQUEST FOR AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE-FAMILY DWELLING DISTRICT) TO R2-I (TWO-FAMILY INFILL DWELLING DISTRICT) ON PROPERTY DESCRIBED AS KERN VALLEY 1ST EXT, BLOCK 00A, LOT 0035, & W 1/2 OF FLENGE DR, SN1 VK1117; TITLE # 83159949, GENERALLY KNOWN AS 428 CLORE ROAD, HARKER HEIGHTS, BELL COUNTY, TEXAS. (PLANNING ADMINISTRATOR)

   Ace Reneau, Mitchell & Associates

Secretary Geri Schwartzman made a motion to recommend approval of Case Z26-11 as read in the caption by the Planning & Zoning Chairman, based on staff's recommendations and findings. Commissioner Elizabeth McDaniel seconded the motion. Carried unanimously.

3. Z26-12 CONDUCT A PUBLIC HEARING TO DISCUSS AND TAKE POSSIBLE ACTION REGARDING A REQUEST FOR AN ORDINANCE TO CHANGE ZONING

DESIGNATION FROM R-1 (ONE-FAMILY DWELLING DISTRICT) TO R1-R (RURAL ONE-FAMILY DWELLING DISTRICT) ON PROPERTY DESCRIBED AS LAKESIDE HILLS SECTION THREE, LOT TRACT 70, ACRES 6.884, GENERALLY LOCATED AT THE NORTHWESTERN PORTION OF THE NORTHERN CUL DE SAC ON ORLAN DRIVE, BELTON, BELL COUNTY, TEXAS, PROPERTY DESCRIBED AS LAKESIDE HILLS SECTION THREE, LOT TRACT 71, ACRES 6.64, GENERALLY KNOWN AS 11711 ORLAN DRIVE, BELTON, BELL COUNTY, TEXAS, PROPERTY DESCRIBED AS LAKESIDE HILLS SECTION THREE, LOT TRACT 72, ACRES 5.34, GENERALLY KNOWN AS 5550 LAKESIDE DRIVE, BELTON, BELL COUNTY, TEXAS, PROPERTY DESCRIBED AS SCENIC HILLS ADDITION, BLOCK 001, LOT 073A, ACRES 3.065, GENERALLY KNOWN AS 5928 LAKESIDE DRIVE, BELTON, BELL COUNTY TEXAS, AND PROPERTY DESCRIBED AS SCENIC HILLS ADDITION, BLOCK 001, LOT 073B, ACRES 4.104, GENERALLY KNOWN AS 5932 LAKESIDE DRIVE, BELTON, BELL COUNTY, TEXAS (ALL PROPERTIES LOCATED WITHIN THE CITY OF HARKER HEIGHTS). (PLANNING ADMINISTRATOR)

AnnMarie and Jamie McKenna, owners, Harker Heights

Commissioner Elizabeth McDaniel made a motion to recommend approval of Case Z26-12 as read in the caption by the Planning & Zoning Chairman, based on staff's recommendations and findings. Commissioner Natalie Austin seconded the motion. Carried unanimously.

4. Z26-13 CONDUCT A PUBLIC HEARING TO DISCUSS AND TAKE POSSIBLE ACTION REGARDING A REQUEST FOR AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE-FAMILY DWELLING DISTRICT) TO R1-R (RURAL ONE-FAMILY DWELLING DISTRICT) ON PROPERTY DESCRIBED AS LAKESIDE HILLS SECTION TWO, LOT TRACT 99, ACRES 6.36, GENERALLY KNOWN AS 11105 HIGHVIEW DRIVE, BELTON, BELL COUNTY, TEXAS (LOCATED WITHIN THE CITY OF HARKER HEIGHTS). (PLANNING ADMINISTRATOR)

Derek and Rebecca Ves, owners, Harker Heights

Commissioner Natalie Austin made a motion to recommend approval of Case Z26-13 as read in the caption by the Planning & Zoning Chairman, based on staff's recommendations and findings. Commissioner Elizabeth McDaniel seconded the motion. Carried unanimously.

NEW BUSINESS:

1. P26-07 DISCUSS AND CONSIDER APPROVING A FINAL PLAT REFERRED TO AS EVERGEEN PHASE VI FINAL PLAT, ON PROPERTY DESCRIBED AS BEING 113.88 ACRES, SITUATED IN THE JAMES WILLIAMSON SURVEY, ABSTRACT NO. 1003, THE M. D. O'DELL SURVEY, ABSTRACT NO. 994, THE E. DAWSON SURVEY, ABSTRACT NO. 258 AND THE T. L. O'DELL SURVEY, ABSTRACT NO.

1043, BELL COUNTY, TEXAS, BEING A PORTION OF A CALLED 277.369 ACRE TRACT OF LAND CONVEYED TO HEIGHTS EVERGREEN DEVELOPERS, LTD. IN VOLUME 5940, PAGE 885, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS. (PLANNING ADMINISTRATOR)

Garrett Nordyke, TCG Engineering

Vice-Chairman Bary Heidtbrink made a motion to recommend approval of a request for a Final Plat referred to as Evergreen Subdivision Phase VI Final Plat, as read in the caption by the Planning & Zoning Chairman, based on staff's recommendations and findings. Secretary Geri Schwartzman seconded the motion. Carried unanimously.

REPORTS FROM COMMISSIONERS:

STAFF COMMENTS:

1. April 2026 Economic Development Report
2. May 2026 Economic Development Report
3. City Council Action Summary

ADJOURNMENT:

1. Chairman Shine adjourned the meeting at 6:22 pm.

_____
Rodney Shine, Chairman

_____
Geri Schwartzman, Secretary

Memorandum

FROM: The Office of the Planning and Development Director **DATE: July 29, 2026**

Z26-14F CONDUCT A PUBLIC HEARING TO DISCUSS AND TAKE POSSIBLE ACTION REGARDING A REQUEST FOR AN ORDINANCE TO CHANGE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL TO REGIONAL CENTER ON PROPERTY DESCRIBED AS MEADOW ACRES 1ST EXT, BLOCK 009, LOT 0007, GENERALLY LOCATED AT 101 WEST ROBIN LANE AND 906 SOUTH ANN BOULEVARD, HARKER HEIGHTS, BELL COUNTY, TEXAS. (PLANNING ADMINISTRATOR)

EXPLANATION:

REFERENCES:

Zoning Case #Z26-14F

MGO Project #2026-146

The applicant is requesting a change the current land use plan designation from Low Density Residential to Regional Center on property generally located at 101 W Robin Lane/906 S Ann Blvd.

LOT HISTORY:

This property was platted as part of Meadow Acres 1st Extension in 1960.Bell County Tax Appraisal records indicate that this lot is approximately 0.26 acres (11,340 square feet), and currently contains the following structures:

- Residence (1,352 square feet)
- Open Porch (114 square feet)
- Poor Qual Cov/Can/Awning (190 square feet)
- Fair Qual Storage (200 square feet)
- Inground Pool (1 square feet)

Aerial map images also show a 1,234 square foot building that currently operates as a secondhand goods store per Ordinance 2023-26 (attached).

The applicant is requesting a change from the current zoning of R-1 (One-Family Dwelling District) to B-4 (Secondary and Highway Business District) with a Conditional Use Permit (CUP), which also requires a change in land use plan designation from Low Density Residential to Regional Center.

STAFF ANALYSIS:

The applicant has submitted a request to rezone the property located at 101 W. Robin Lane / 906 S. Ann Boulevard. In conjunction with the proposed rezoning, amendments to the City's Land Use Plan will also be required. The request includes a change to the underlying zoning district to allow for the operation of a secondhand goods store, as well as a Conditional Use

Permit (CUP) to allow for a mobile food vendor court consisting of one mobile food unit on the property.

In May 2023, the property was rezoned by the current owner from B-1 (Office District) to R-1 (One-Family Dwelling District), along with approval of a Conditional Use Permit (CUP) to allow for a secondhand goods store. Due to current ordinance requirements and the applicant's request to continue operating the secondhand goods store while also introducing a mobile food vendor unit, a new rezoning and corresponding Land Use Plan amendment are required.

Per §155.201(E)(1) of the City of Harker Heights Code of Ordinances, a Conditional Use Permit remains in effect until one of the following occurs, at which time it becomes void:
(c) The property is rezoned; or
(d) Another Conditional Use Permit is approved for the site.

Additionally, §155.031(A)(11) identifies a secondhand goods store as a permitted use within the B-4 (Secondary and Highway Business District) zoning district.

Per §126.34(B), mobile food vendors may operate on private property within Commercial (B) or Industrial (M) zoning districts. However, §126.34(C) prohibits operation within residential (R) zoning districts unless the unit remains on-site for 15 minutes or less or operates under a special event permit issued by the City Manager.

Furthermore, §126.35(A) requires that a mobile food vendor court be located within a B-3 (Local Business District) zoning district or higher and obtain approval of a Conditional Use Permit (CUP), including an approved lot diagram.

Based on these regulations, the applicant must relinquish the existing CUP associated with the secondhand goods store, rezone the property to B-4 to allow the use by right, and obtain a new Conditional Use Permit to allow for the permanent placement of a mobile food vendor unit.

The 2021 Land Use Plan and Comprehensive Plan identify this lot as Low Density Residential (allowed zoning districts: allowed zoning districts: R-1, R1-I, R1-I, R1-A, PD-R). The proposed rezoning is not consistent with the adopted Comprehensive Plan and Land Use Plan.

Surrounding Land Uses

Adjacent land uses and zoning districts include those identified in the table below:

	Existing Land Use	**Land Use Plan**	**Zoning District**
North	High Density Residential	Low Density Residential	R-3 (Multi-Family Dwelling District)
South	Low Density Residential	Low Density Residential	R-1 (One-Family Dwelling District)
East	Government/Public Space	Government/Public Space	B-3 (Local Business District)
West	Low Density Residential	Low Density Residential	R-1 (One-Family Dwelling District)

Thoroughfare Plan

South Ann Boulevard is classified as a Major Collector in the City's adopted Thoroughfare Plan and Mobility 2030 Plan. Per §154.01 of the City's Code of Ordinances, Major Collectors are defined as: Streets generally located along borders of neighborhoods and within commercial

areas to collect and to channel this traffic to the arterial system. These are limited access roads on which no driveway access for single-family or two-family residential lots may be allowed." Per §154.37(C). " Major collectors shall have a roadway surface that is 48 feet in width (back-of-curb to back-of-curb), with a minimum of 80 feet of right-of-way. These streets are generally located along borders of subdivisions and within commercial areas to collect traffic from residential areas and to channel this traffic to the arterial system. These are limited access roads on which no residential lots may have driveway access. Major collectors shall have six-foot to eight-foot wide connector sidewalks and amenities on both sides of the roadway as indicated in the adopted sidewalk plan".

West Robin Lane is classified as a Residential Street in the City's adopted Thoroughfare Plan and Mobility 2030 Plan. Per §154.01 of the City's code of ordinances, "Streets whose primary function is to serve individual residential lots. They carry low traffic volumes at low speeds". Per §154.37(C), "Residential streets shall have a roadway surface that is 36 feet in width (back-of-curb to back-of-curb), with a minimum 60 feet of right-of-way. Where entrances to subdivisions are not part of a collector street, they shall be a minimum of 42 feet wide with 70 feet of right-of-way for a distance of 100 feet from the intersection. Residential streets shall have five-foot to six-foot wide residential sidewalks and amenities as indicated in the adopted sidewalk plan".

Flood Damage Prevention

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

Pharr vs. Tippett Considerations

1. The proposed use and rezoning are not compatible with the current Comprehensive Plan and Land Use Plan.
2. The proposed use and rezoning may have an adverse impact on surrounding properties.
3. The proposed use and rezoning are not compatible with existing uses and zoning in the neighborhood.
4. The proposed use and rezoning may pose an adverse impact to the public health, safety, or general welfare.

NOTICES:

Notice of this case was published in the Killeen Daily Herald on Sunday, July 12, 2026. Based on the most recently approved tax roll available, staff sent out forty-two (42) notices to property owners within the 400-foot notification area, including the notice sent to Killeen Independent School District as required by Local Government Code Section 211.007 (c-1). As of July 21, 2026, four (4) responses were received in favor of the request, and one (1) response was received in opposition of the request.

Within the 200-foot notification area:

- Total area of land is ~ 129,207.75 sq. ft.
- Total area of land recommending denial is ~ 11,799.04 sq. ft.
- Percentage of land area recommending denial is ~ 10.08%

Any additional responses received after the above date will be provided during the meeting.

Per Texas Local Government Code Section 211.0061, for non-comprehensive zoning changes, property owners may file a written protest if they represent: (1) at least 20% of the subject property, (2) at least 20% of property within 200 feet, or (3) at least 60% of property

within 200 feet when the request increases residential development (with limited/non-expanding commercial uses).

If a valid protest is filed, approval of the zoning change requires a three-fourths vote of the governing body for 20% protests, or a simple majority vote for qualifying 60% residential protests.

RECOMMENDATION:

Alternatives Considered

Staff considered two (2) alternatives for this case:

1. Recommend approval of the applicant's Regional Center land use request as presented.
2. Recommend disapproval of the applicant's Regional Center land use request and maintain Low Density Residential based on Pharr v. Tippett considerations.

Staff Recommendation

Staff recommends disapproval of Case Z26-14F, for the request to change land use plan designation from Low Density Residential to Regional Center.

ACTION BY THE PLANNING & ZONING COMMISSION:

1. Motion to recommend **approval** of Case Z26-14F as read by the Planning & Zoning Chairman, based on the **discussed** recommendations and findings.
2. Motion to recommend **disapproval with explanation** of Case Z26-14F as read by the Planning & Zoning Chairman, based on **staff's** recommendations and findings, **with the following explanation:**
    a. The proposed use and rezoning are incompatible with the current Comprehensive Plan and Land Use Plan.
    b. The proposed use and rezoning will have an adverse impact on surrounding properties.
    c. The proposed use and rezoning are incompatible with existing uses and zoning in the neighborhood.
    d. The proposed use and rezoning will pose an adverse impact to the public health, safety, or general welfare.
3. Any other action deemed necessary.

ATTACHMENTS:

Z26-14F_Applications
Z26-14F_MEADOW ACRES 1E
Z26-14F Location
Z26-14F Existing Land Use
Z26-14F Land Use Plan
Z26-14F Zoning
Z26-14F Notification Response Revised
Z26-14F_Public Responses
Z26-14F_ORDINANCE 2023-26

Harker Heights

Conditional Use Permit Application

City of Harker Heights
Planning & Development
305 Millers Crossing
Harker Heights, TX 76548
Phone: (254) 953-5647

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

This application must be completed and returned to the Planning and Development Department of the City of Harker Heights, Texas along with the following:

1. Pre-Application Meeting Scheduled
2. Payment of $200.00 to the City of Harker Heights
3. Site Plan
4. Letter of Intent
5. Please thoroughly read Section 155.201 - Conditional Use Permits (see attached)

Property Owner(s) Name: Daniel + Julia L. Garcia Date: 7-1-26

Address: 110 W. Mockingbird Lane

City/State/Zip: Harker Hts, TX 76548

Phone: 254-289-0979 E-mail:

Legal Description of Property:

Location of Property (Address if available): 906 S. Ann Blvd,

Lot: 0007 Block: 009 Subdivision: Meadow Acres, 1st Ext

Acres: .28 Property ID: Survey:

For properties not in a recorded subdivision please submit a copy of a current survey showing the property's proposed to be changed, and/or legal field notes.

Current Zoning Classification: R-1 w/ CUP DG Future Land Use Designation: Low density residential DG

Applicant's Representative (if applicable):

Applicant's Representative: Daniel Garcia

Phone: (254) 462-6225 E-Mail: LBKcoyote at Gmail.com

ATTACH A SITE PLAN: Provide a plan drawn to scale to illustrate the boundaries of the area, location of all existing and proposed structure(s), gross floor area and location of building entrances and exits.

ATTACH A LETTER OF INTENT: Provide a detailed description of the proposed use including but not limited to: the changes to the site, structure(s), landscaping, parking and land use in reference to the Harker Heights Code of Ordinances Section 155.201 Conditional Use Permit.

I, being the undersigned applicant of the property herein described, herby make application for approval of plans submitted and made a part of the application in accordance with the provisions of the City of Harker Heights Ordinances, and hereby certify that the information provided is true and correct to the best of my knowledge and belief.

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.

Julia L. Garcia
Printed Name of Property Owner

Julia Lopez Garcia
Signature of Property Owner

Daniel Garcia
Printed Name of Representative

Daniel Garcia
Signature of Representative

STAFF ONLY -- DO NOT FILL OUT BELOW

Date Submitted: 7-1-26

☐ Pre-Application Meeting

Receipt #:

Received By:

Case #:

Revised: 11/2019

Rezoning Request Application

City of Harker Heights
Planning & Development
305 Millers Crossing
Harker Heights, TX 76548
Phone: (254) 953-5600
Email:
planning@harkerheights.gov

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

This application must be completed and returned to the Planning and Development Department of the City of Harker Heights, Texas along with the following:

1. **Pre-Application Meeting Scheduled**
2. **Payment to the City of Harker Heights, refer to the most recently approved fee schedule**
3. **If zoning change will require amendment to the Land Use Plan (aka FLUM), there will be an additional fee - refer to most recently approved fee schedule**

Property Owner(s) Name: Daniel + Julia Garcia **Date:** 6-30-26

Address: ~~906 S. Ann Blvd~~ 110 W. Mockingbird Ln.

City/State/Zip: Harker Hts, TX 76548

Phone: 254-289-0979 **E-mail:**

Legal Description of Property:

Location of Property (Address if available): 906 S. Ann Blvd.

Lot: Block: Subdivision:

Acres: Property ID: Survey:

For properties not in a recorded subdivision please submit a copy of a current survey showing the property's proposed to be changed, and/or legal field notes.

Proposed Use:

Current Zoning Classification: R-1 w/ CUP DG **Proposed Zoning:** B-4 w/ CUP DG

Current Land Use: low density residential DG **Proposed Land Use:** regional center DG

Applicant's Representative (if applicable):

Applicant's Representative:

Phone: **E-Mail:**

I, being the undersigned applicant of the property herein described, herby make application for approval of plans submitted and made a part of the application in accordance with the provisions of the City of Harker Heights Ordinances, and hereby certify that the information provided is true and correct to the best of my knowledge and belief.

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.

Daniel + Julia Garcia
Printed Name of Property Owner

Julia Lopez Garcia
Signature of Property Owner

Daniel Garcia
Printed Name of Representative

Daniel Garcia
Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 30th *DAY OF* June *,20* 26.

Kristina Roach
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/22/29

KRISTINA ROACH
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 6/22/29
NOTARY ID 133170496

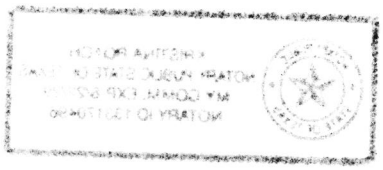
STAFF ONLY -- DO NOT FILL OUT BELOW

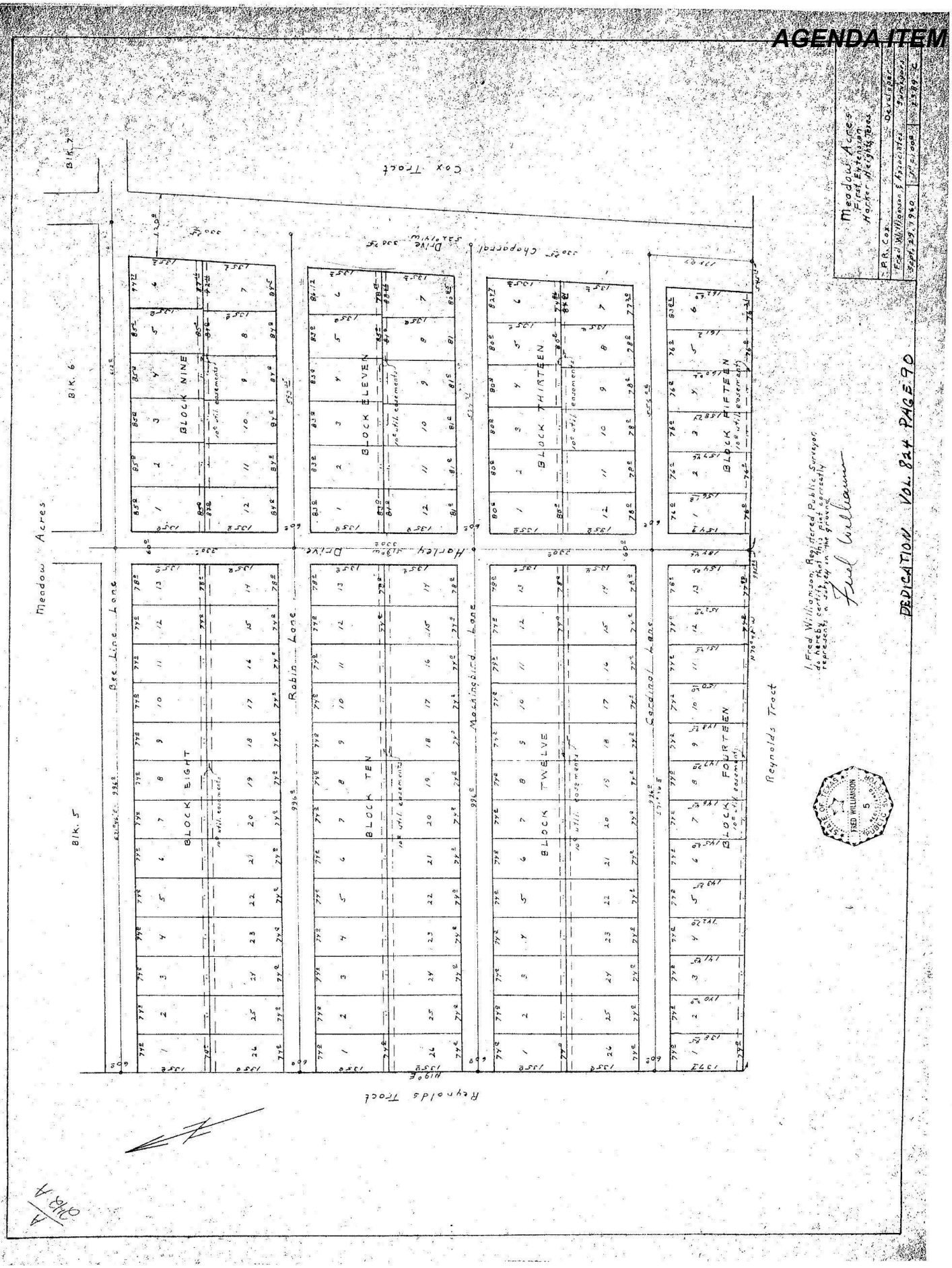
Date Submitted: Receipt #:

☐ Pre-Application Meeting

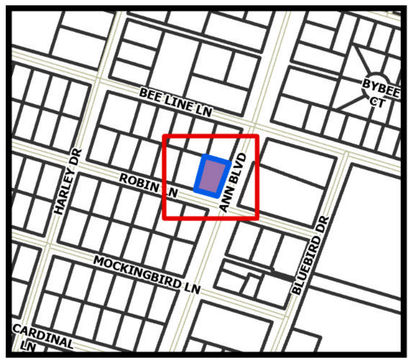
Received By: Case #:

Revised: 12/2022




Meadow Acres
First Extension
Harlingen, Texas
P.R. Cox
Fred Williamson & Associates
Surveyors
Sept. 29, 1960
Cox Tract
Bik. 7
Bik. 6
Bik. 5
Meadow Acres
Bee Line Lane
Robin Lane
Harley Drive
Macingbird Lane
Cardinal Lane
Reynolds Tract
BLOCK NINE
BLOCK ELEVEN
BLOCK THIRTEEN
BLOCK FIFTEEN
BLOCK EIGHT
BLOCK TEN
BLOCK TWELVE
BLOCK FOURTEEN
I, Fred Williamson, Registered Public Surveyor do hereby certify that this plat correctly represents a survey on the ground.
Fred Williamson
STATE OF TEXAS
FRED WILLIAMSON
5
REGISTERED PUBLIC SURVEYOR
DEDICATION VOL. 824 PAGE 90

Z26-14 Location



906 S Ann Blvd

105
103
906
101
ANN BLVD
ROBIN LN
104

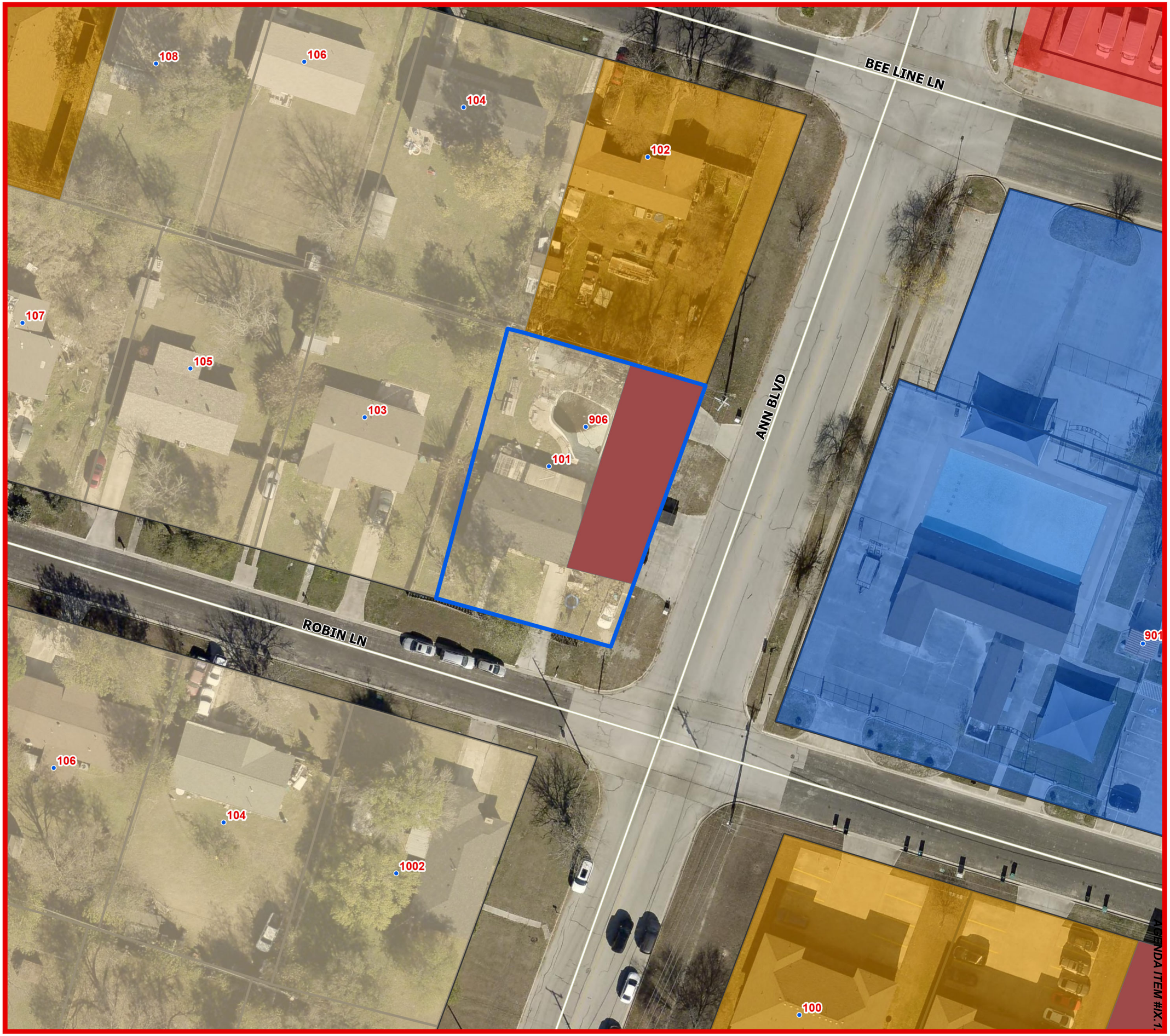
100 Feet
50
25
0

City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
www.harkerheights.gov

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. §2051.102. 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 the 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.

Z26-14 Existing Land Use

- 906 S Ann Blvd
- Conditional Use Permit
- Low Density Residential
- High Density Residential
- Regional Center
- Community Centers
- Government/Public Space



100 Feet
50
25
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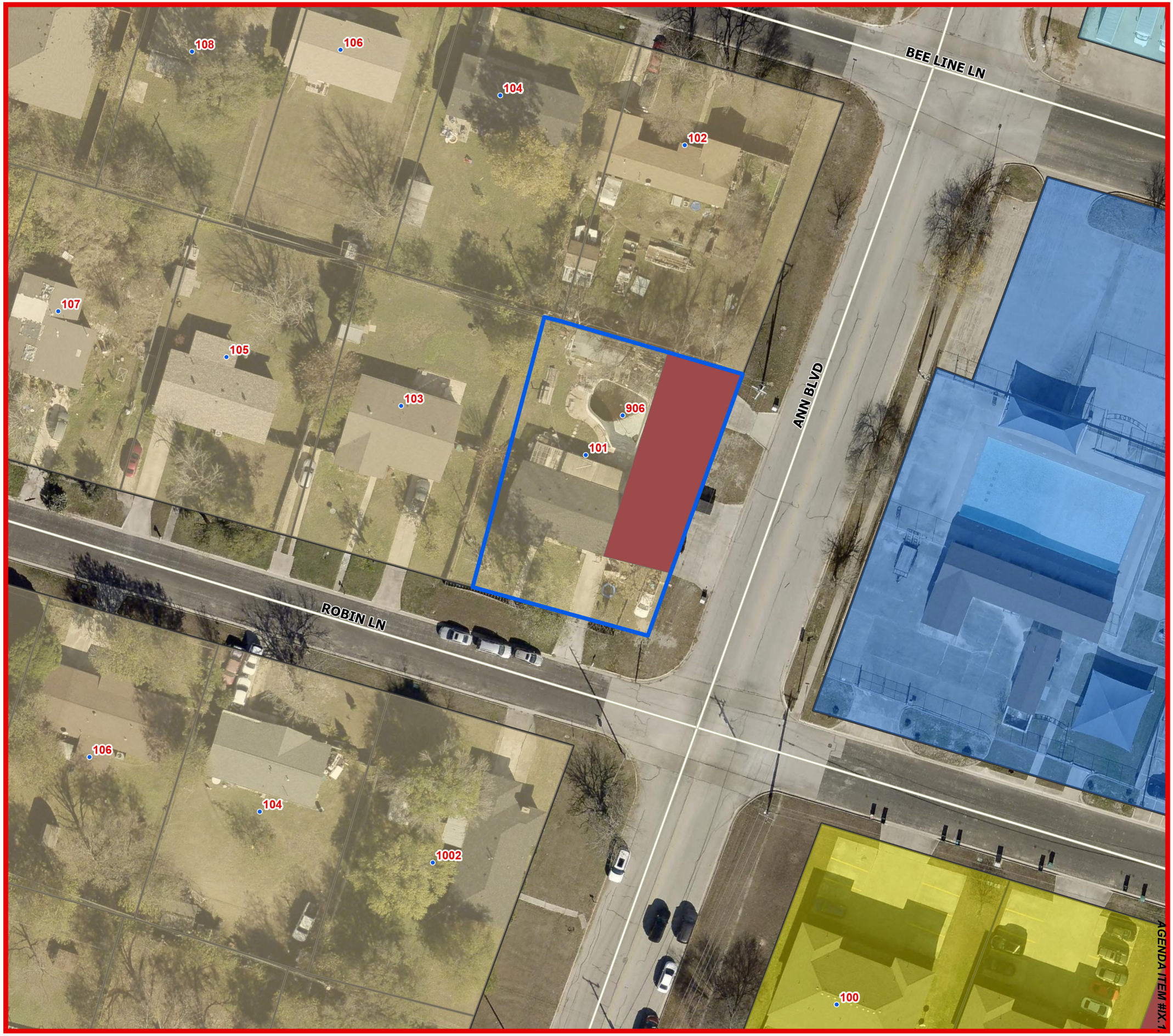
Z26-14 Land Use Plan

- 906 S Ann Blvd
- Conditional Use Permit
- Low Density Residential
- Medium Density Residential
- Community Center
- Government/Public Space



0 25 50 100 Feet

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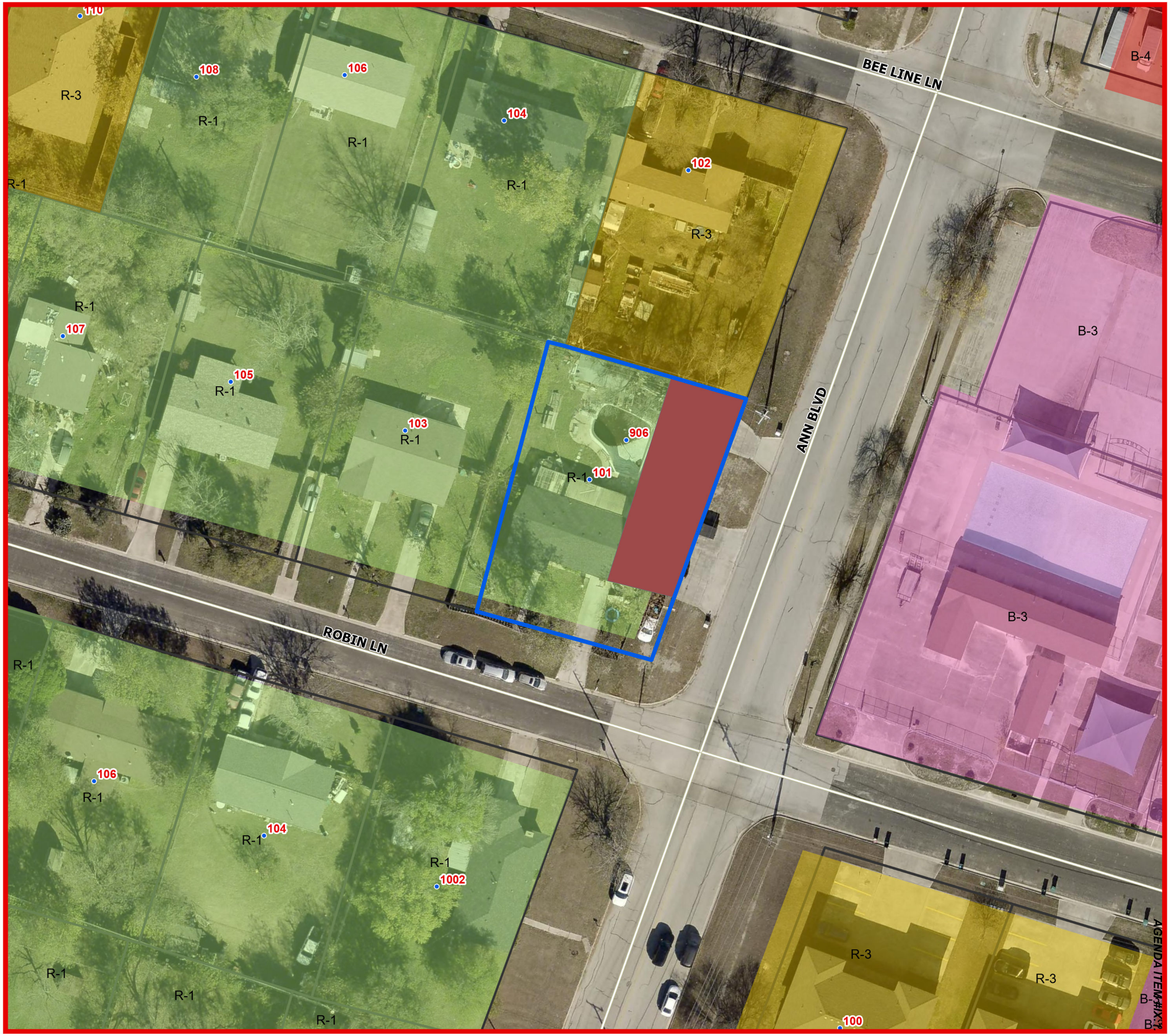
Z26-14 Zoning

- 906 S Ann Blvd
- Conditional Use Permit
- B-3 Local Business District
- B-4 Secondary and Highway Business District
- R-1 One-Family Dwelling District
- R-3 Multi-Family Dwelling District



0 25 50 100 Feet

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Page 2 of 3

AGENDA ITEM #IX?

Z26-14 Notification Response

- 906 S Ann Blvd
- 200ft Buffer
- 400ft Buffer
- Notified Properties 200ft (15)
- Notified Properties 400ft (29)
- Recommend Approval (3)
- Recommend Denial (1)



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SENT: JULY 6, 2026
DUE BACK: JULY 21, 2026, 6:00 P.M.

RESPONSES RECEIVED AFTER 6:00 P.M. ON JULY 21, 2026, WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

TO: **City of Harker Heights**
Planning & Development Department

FROM: BRADLEY, AARON ETUX CRYSTAL

Address(es)/Property ID(s) that could be impacted by this request:

Physical Address	Property ID
102 W BEELINE LN	33739

Z26-14 RE: An application has been made to consider a request for an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-4 (Secondary and Highway Business District) with a Conditional Use Permit (CUP) to allow for a Mobile Food Vendor Court for one Mobile Food Vendor Unit on property described as Meadow Acres 1st Ext, Block 009, Lot 0007, generally located at 101 West Robin Lane and 906 South Ann Boulevard, Harker Heights, Bell County, Texas.

☑ **I RECOMMEND APPROVAL OF THE REQUEST**

☐ **I RECOMMEND DENIAL OF THE REQUEST**

Comments: This family also owns the thrift store at this address and they are good people & good business for our community.

Printed Name | Signature | Date

Z26-14F RE: An application has been made to consider a request for an ordinance to change land use designation from Low Density Residential to Regional Center on property described as Meadow Acres 1st Ext, Block 009, Lot 0007, generally located at 101 West Robin Lane and 906 South Ann Boulevard, Harker Heights, Bell County, Texas.

☑ **I RECOMMEND APPROVAL OF THE REQUEST**

☐ **I RECOMMEND DENIAL OF THE REQUEST**

Comments:

Aaron Bradley | Aaron Bradley | 7/19/26.
Printed Name | Signature | Date

SENT: JULY 6, 2026
DUE BACK: JULY 21, 2026, 6:00 P.M.

RESPONSES RECEIVED AFTER 6:00 P.M. ON JULY 21, 2026, WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

TO: **City of Harker Heights**
Planning & Development Department

FROM: SHERMAN, RICHARD A

Address(es)/Property ID(s) that could be impacted by this request:

Physical Address	Property ID
106 W BEELINE LN	105689

Z26-14 RE: An application has been made to consider a request for an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-4 (Secondary and Highway Business District) with a Conditional Use Permit (CUP) to allow for a Mobile Food Vendor Court for one Mobile Food Vendor Unit on property described as Meadow Acres 1st Ext, Block 009, Lot 0007, generally located at 101 West Robin Lane and 906 South Ann Boulevard, Harker Heights, Bell County, Texas.

☒ **I RECOMMEND APPROVAL OF THE REQUEST**

☐ **I RECOMMEND DENIAL OF THE REQUEST**

Comments:

Printed Name Signature Date

Z26-14F RE: An application has been made to consider a request for an ordinance to change land use designation from Low Density Residential to Regional Center on property described as Meadow Acres 1st Ext, Block 009, Lot 0007, generally located at 101 West Robin Lane and 906 South Ann Boulevard, Harker Heights, Bell County, Texas.

☒ **I RECOMMEND APPROVAL OF THE REQUEST**

☐ **I RECOMMEND DENIAL OF THE REQUEST**

Comments:

Richard Sherman Richard Sherman 7- -2026
Printed Name Signature Date

SENT: JULY 6, 2026
DUE BACK: JULY 21, 2026, 6:00 P.M.

RESPONSES RECEIVED AFTER 6:00 P.M. ON JULY 21, 2026, WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

TO: **City of Harker Heights**
Planning & Development Department

FROM: HAGE, VICTOR A

Address(es)/Property ID(s) that could be impacted by this request:

Physical Address	Property ID
109 W MOCKINGBIRD LN	98673

Z26-14 RE: An application has been made to consider a request for an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-4 (Secondary and Highway Business District) with a Conditional Use Permit (CUP) to allow for a Mobile Food Vendor Court for one Mobile Food Vendor Unit on property described as Meadow Acres 1st Ext, Block 009, Lot 0007, generally located at 101 West Robin Lane and 906 South Ann Boulevard, Harker Heights, Bell County, Texas.

☒ **I RECOMMEND APPROVAL OF THE REQUEST**

☐ **I RECOMMEND DENIAL OF THE REQUEST**

Comments:

Victor A. Hage — Victor A Hage — 07/09/26
Printed Name — Signature — Date

Z26-14F RE: An application has been made to consider a request for an ordinance to change land use designation from Low Density Residential to Regional Center on property described as Meadow Acres 1st Ext, Block 009, Lot 0007, generally located at 101 West Robin Lane and 906 South Ann Boulevard, Harker Heights, Bell County, Texas.

☒ **I RECOMMEND APPROVAL OF THE REQUEST**

☐ **I RECOMMEND DENIAL OF THE REQUEST**

Comments:

Victor A. Hage — Victor A Hage — 07/09/26
Printed Name — Signature — Date

SENT: JULY 6, 2026
DUE BACK: JULY 21, 2026, 6:00 P.M.

RESPONSES RECEIVED AFTER 6:00 P.M. ON JULY 21, 2026, WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

TO: **City of Harker Heights**
Planning & Development Department

FROM: ALEXANDER, AVERY ETUX TINA R

Address(es)/Property ID(s) that could be impacted by this request:

Physical Address	Property ID
1002 S ANN BLVD	1572

Z26-14 RE: An application has been made to consider a request for an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-4 (Secondary and Highway Business District) with a Conditional Use Permit (CUP) to allow for a Mobile Food Vendor Court for one Mobile Food Vendor Unit on property described as Meadow Acres 1st Ext, Block 009, Lot 0007, generally located at 101 West Robin Lane and 906 South Ann Boulevard, Harker Heights, Bell County, Texas.

☐ **I RECOMMEND APPROVAL OF THE REQUEST**

☒ **I RECOMMEND DENIAL OF THE REQUEST**

Comments:

Avery Alexander — 11 Jul 26
Printed Name — Signature — Date

Z26-14F RE: An application has been made to consider a request for an ordinance to change land use designation from Low Density Residential to Regional Center on property described as Meadow Acres 1st Ext, Block 009, Lot 0007, generally located at 101 West Robin Lane and 906 South Ann Boulevard, Harker Heights, Bell County, Texas.

☐ **I RECOMMEND APPROVAL OF THE REQUEST**

☒ **I RECOMMEND DENIAL OF THE REQUEST**

Comments:

Avery Alexande — 11 Jul 26
Printed Name — Signature — Date

SENT: JULY 6, 2026
DUE BACK: JULY 21, 2026, 6:00 P.M.

RESPONSES RECEIVED AFTER 6:00 P.M. ON JULY 21, 2026, WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

TO: **City of Harker Heights**
Planning & Development Department

FROM: IBEX LEASING COMPANY

Address(es)/Property ID(s) that could be impacted by this request:

Physical Address	Property ID
1014 BLUEBIRD DR	36038

Z26-14 RE: An application has been made to consider a request for an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-4 (Secondary and Highway Business District) with a Conditional Use Permit (CUP) to allow for a Mobile Food Vendor Court for one Mobile Food Vendor Unit on property described as Meadow Acres 1st Ext, Block 009, Lot 0007, generally located at 101 West Robin Lane and 906 South Ann Boulevard, Harker Heights, Bell County, Texas.

☒ **I RECOMMEND APPROVAL OF THE REQUEST**

☐ **I RECOMMEND DENIAL OF THE REQUEST**

Comments:

Joseph White — Printed Name
Signature
7/11/2026 — Date

Z26-14F RE: An application has been made to consider a request for an ordinance to change land use designation from Low Density Residential to Regional Center on property described as Meadow Acres 1st Ext, Block 009, Lot 0007, generally located at 101 West Robin Lane and 906 South Ann Boulevard, Harker Heights, Bell County, Texas.

☒ **I RECOMMEND APPROVAL OF THE REQUEST**

☐ **I RECOMMEND DENIAL OF THE REQUEST**

Comments:

Joseph White — Printed Name
Signature
7/11/2026 — Date

ORDINANCE NO. 2023-26

AN ORDINANCE GRANTING R-1 (ONE-FAMILY DWELLING DISTRICT) WITH A CONDITIONAL USE PERMIT (CUP) FOR A SECONDHAND GOODS STORE OF APPROXIMATELY 1,234 SQUARE FEET WITHIN AN EXISTING COMMERCIAL STRUCTURE, ON PROPERTY DESCRIBED AS MEADOW ACRES 1ST EXT., BLOCK 009, LOT 0007, GENERALLY LOCATED AT 101 W. ROBIN LANE AND 906 S. ANN BLVD., HARKER HEIGHTS, BELL COUNTY, TEXAS, WITH THE CONDITIONS AS STATED IN EXHIBIT A.

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; and

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, as previously zoned B-1 (Office District) to R-1 (One-Family Dwelling District) with a Conditional Use Permit (CUP) for a secondhand goods store of approximately 1,234 square feet within an existing commercial structure, on property described as Meadow Acres 1st Ext., Block 009, Lot 0007, generally located at 101 W. Robin Lane and 906 S. Ann Blvd., Harker Heights, Bell County, Texas, with the conditions as stated in Exhibit A.

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

Ord. No.	**Date Passed**	**Description**
2023-26	**05/09/2023**	**Granting** R-1 (One-Family Dwelling District) with a Conditional Use Permit (CUP) for a secondhand goods store of approximately 1,234 square feet within an existing commercial structure, on property described as Meadow Acres 1st Ext., Block 009, Lot 0007, generally located at 101 W. Robin Lane and 906 S. Ann Blvd., Harker Heights, Bell County, Texas, with the conditions as stated in Exhibit A.

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 by the City Council of the City of Harker Heights on July 11, 2023.

CITY OF HARKER HEIGHTS TEXAS

Michael D. Blomquist, Mayor

ATTEST:

Julie Helsham, City Secretary

Conditional Use Permit

Conditions for 101 W Robin Lane and 906 S. Ann Boulevard
(Case Z23-13; Ordinance 2023-26)

1. The existing 1,234 square foot commercial building on this property that faces S. Ann Boulevard, as illustrated in Exhibit B, may operate as a secondhand goods store.

2. No outdoor storage will be allowed in front of the existing 1,234 square foot commercial building on this property that faces S. Ann Boulevard.

3. The existing 1,234 square foot commercial building on this property that faces S. Ann Boulevard must come into compliance with all current building and fire codes as indicated in the inspection summaries attached as Exhibits C & D.

4. The structure that faces W. Robin Lane, as illustrated in Exhibit B, will be allowed to operate as a one-family dwelling.

EXHIBIT B

EXHIBIT B

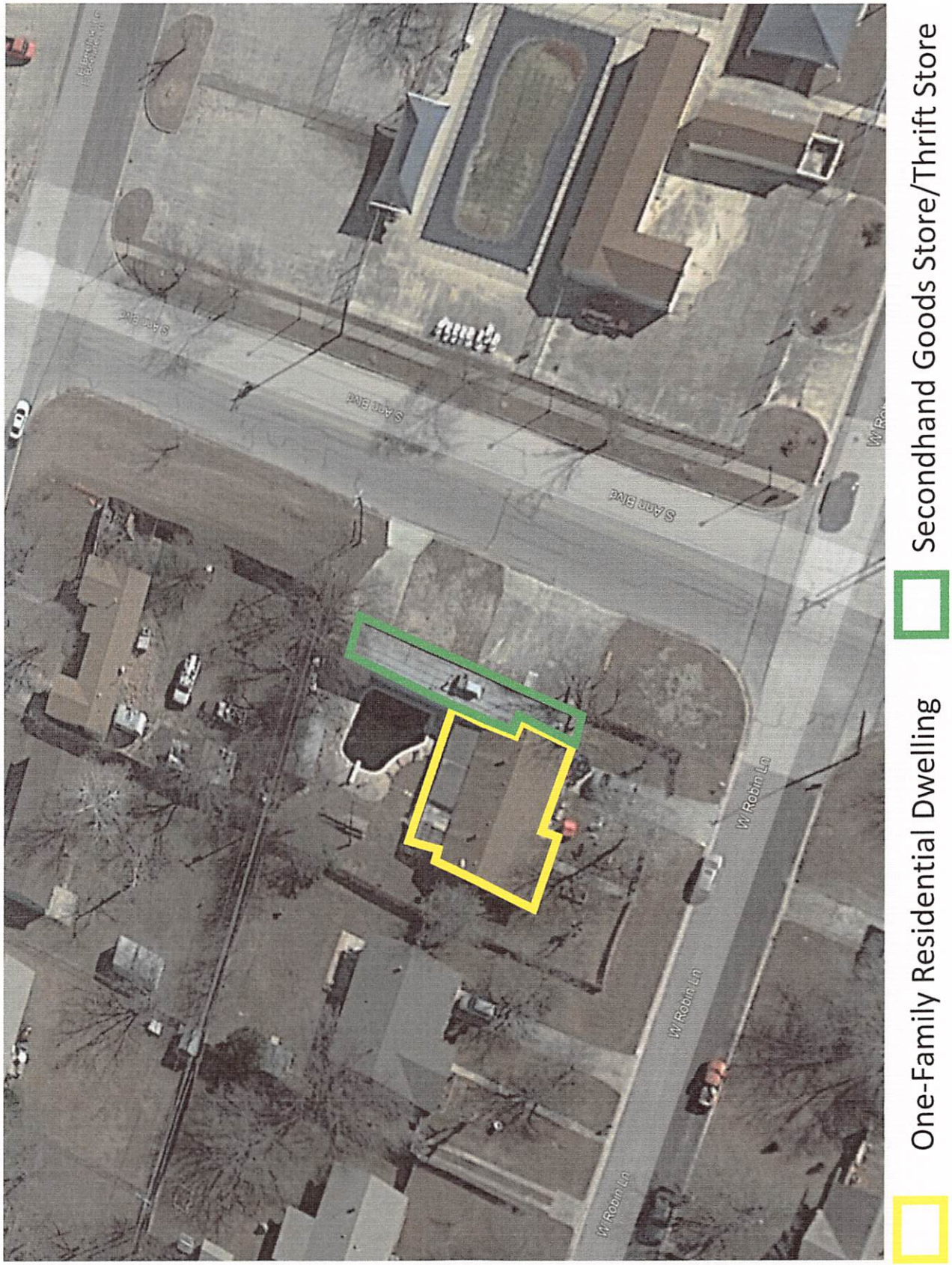


EXHIBIT C

Kristina Ramirez

From: Michael Beard
Sent: Monday, June 5, 2023 3:16 PM
To: lbkcoyote@gmail.com
Cc: Kristina Ramirez; Yvonne Spell
Subject: 906 S. Ann Walk through
Attachments: Scannable Document on Jun 2, 2023 at 10_00_53 AM.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Daniel,
Below is a list of items that will need to be addressed prior to the issuance of a certificate of occupancy and opening for business. Please respond to verify that these items will be addressed. We will need a confirmation no later than 3pm on 6/6/2023.

1. Must provide required exits signage and egress lighting.
2. There is a 2 hour fire separation required between your business and the residential home. You must provide access to the attic to verify this is in place. Should this not be in place, a 2 hour firewall will have to be installed.
3. The door that opens into the pool in the back must be removed and walled in. Should you decide to keep the door, the pool must meet commercial requirements.
4. The fence that is part of the pool barrier must be brought up to current pool standards.
5. An outside disconnect is required to be installed in accordance with the 2020 National Electric code.
6. If the house and the business shares the same service, that will need to be separated.
7. The stagnate pool water in the back yard must be cleaned as to not allow the breeding of mosquitos and not be considered a public nuisance.
8. Any open electrical boxes must be repaired
9. Tempered water is required at the restroom.

In addition to the items listed, you will also need to address the items provided by the Fire Marshal, that was left for you onsite. (For your convenance I have attached that report)

Please let me know if you have any questions.

Thank you,

Michael Beard, CFM, CBO
TSBPE I-3074
Building Official
City of Harker Heights | 305 Miller's Crossing | Harker Heights, TX 76548
T: 254-953-5647 | mbeard@harkerheights.gov

Vision: Providing public services that empower people to focus on what matters most: their goals, hopes and dreams.

EXHIBIT D

Inspection Report

Harker Heights Fire and Rescue – Office of the Fire Marshal

401 Indian Trail ~ Harker Heights, TX 76548
Phone (254) 699-2688 ~ Fax (254) 699-7693 ~ Email: balley@ci.harker-heights.tx.us

Business Name: _____ Date: 2 June 2023

Address: 906 S Ann Phone number: _____

☐ Annual ☐ Initial ☐ Type: Courtesy ☐ All Areas Compliant

Each item indicated herein is a violation of the adopted Fire Code and needs to be corrected

Yes = Acceptable No = Not acceptable N/A = Not Applicable

☐Yes	☒No	☐N/A	Address clearly visible / 6" or larger Numbers & Letters / contrasting color / front & rear doors
☐Yes	☐No	☒N/A	Knox keys correct / Box #_____
☐Yes	☐No	☒N/A	Fire lane maintained and properly marked ☐ Information Sheet provided
☐Yes	☐No	☐N/A	Proper Exits – Markings and Maintained: _____
☐Yes	☒No	☐N/A	Exit Signage "This door to remain unlocked when building is occupied" 1" Letters / of contrasting color / **read from inside building** / near the locking device
☐Yes	☒No	☐N/A	Exit signs/emergency lights operational with battery back-up tested
☐Yes	☒No	☐N/A	Properly signed/tagged/charged and mounted fire extinguishers: _____
☐Yes	☐No	☒N/A	Combustible Storage Prohibited: _____
☐Yes	☒No	☐N/A	Electrical panel- clear access with 36" clearance / all circuit breakers labeled / openings covered
☒Yes	☐No	☐N/A	Power taps / Extension Cords – Improper type or use: _____
☐Yes	☒No	☐N/A	Temporary wiring in permanent application: _____
☐Yes	☐No	☒N/A	Cover exposed wiring: _____
☐Yes	☐No	☒N/A	Fire alarm/fire sprinkler/kitchen fixed system tested and have current service tag
☐Yes	☐No	☒N/A	Housekeeping: _____
☐Yes	☐No	☒N/A	Permit Required: _____

Egress lighting Required (Frog Eyes) x 3 - Can not be switched
Elec Panel labled Electrical & have immediate access
Fire Extinguishers must be certified mounted with Signs
If rear door blocked must have sign "Door Blocked"
Exterior Elec. disconnect required

The Fire Code adopted by the City of Harker Heights requires your prompt attention and correction of the above conditions to avoid legal action in the municipal court. **A fee of $50 or a citation for each violation may be issued after the 1st reinspection.** _____ (initial)

Brad Alley
Signature of Fire Inspector

Daniel Garcia
Printed Name: Person receiving this copy

_____
Re-inspection Date (If required)

Re-inspection
☐ 1 ☐ 2 ☐ 3 ☐ ____

_____
Signature

Memorandum

FROM: The Office of the Planning and Development Director **DATE: July 29, 2026**

Z26-14 CONDUCT A PUBLIC HEARING TO DISCUSS AND TAKE POSSIBLE ACTION REGARDING A REQUEST FOR AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE-FAMILY DWELLING DISTRICT) TO B-4 (SECONDARY AND HIGHWAY BUSINESS DISTRICT) WITH A CONDITIONAL USE PERMIT (CUP) TO ALLOW FOR A MOBILE FOOD VENDOR COURT FOR ONE MOBILE FOOD VENDOR UNIT ON PROPERTY DESCRIBED AS MEADOW ACRES 1ST EXT, BLOCK 009, LOT 0007, GENERALLY LOCATED AT 101 WEST ROBIN LANE AND 906 SOUTH ANN BOULEVARD, HARKER HEIGHTS, BELL COUNTY, TEXAS. (PLANNING ADMINISTRATOR)

EXPLANATION:

REFERENCES:
Zoning Case #Z26-14
MGO Project #2026-146

The applicant is requesting a change from the current zoning of R-1 (One-Family Dwelling District) to B-4 (Secondary and Highway Business District) on property generally located at 101 W Robin Lane/906 S Ann Blvd.

LOT HISTORY:
This property was platted as part of Meadow Acres 1st Extension in 1960.Bell County Tax Appraisal records indicate that this lot is approximately 0.26 acres (11,340 square feet), and currently contains the following structures:

- Residence (1,352 square feet)
- Open Porch (114 square feet)
- Poor Qual Cov/Can/Awning (190 square feet)
- Fair Qual Storage (200 square feet)
- Inground Pool (1 square feet)

Aerial map images also show a 1,234 square foot building that currently operates as a secondhand goods store per Ordinance 2023-26 (attached).

The applicant is requesting a change from the current zoning of R-1 (One-Family Dwelling District) to B-4 (Secondary and Highway Business District) with a Conditional Use Permit (CUP), which also requires a change in land use plan designation from Low Density Residential to Regional Center.

STAFF ANALYSIS:

The applicant has submitted a request to rezone the property located at 101 W. Robin Lane / 906 S. Ann Boulevard. In conjunction with the proposed rezoning, amendments to the City's Land Use Plan will also be required. The request includes a change to the underlying zoning district to allow for the operation of a secondhand goods store, as well as a Conditional Use Permit (CUP) to allow for a mobile food vendor court consisting of one mobile food unit on the property.

In May 2023, the property was rezoned by the current owner from B-1 (Office District) to R-1 (One-Family Dwelling District), along with approval of a Conditional Use Permit (CUP) to allow for a secondhand goods store. Due to current ordinance requirements and the applicant's request to continue operating the secondhand goods store while also introducing a mobile food vendor unit, a new rezoning and corresponding Land Use Plan amendment are required.

Per §155.201(E)(1) of the City of Harker Heights Code of Ordinances, a Conditional Use Permit remains in effect until one of the following occurs, at which time it becomes void:
(c) The property is rezoned; or
(d) Another Conditional Use Permit is approved for the site.

Additionally, §155.031(A)(11) identifies a secondhand goods store as a permitted use within the B-4 (Secondary and Highway Business District) zoning district.

Per §126.34(B), mobile food vendors may operate on private property within Commercial (B) or Industrial (M) zoning districts. However, §126.34(C) prohibits operation within residential (R) zoning districts unless the unit remains on-site for 15 minutes or less or operates under a special event permit issued by the City Manager.

Furthermore, §126.35(A) requires that a mobile food vendor court be located within a B-3 (Local Business District) zoning district or higher and obtain approval of a Conditional Use Permit (CUP), including an approved lot diagram.

Based on these regulations, the applicant must relinquish the existing CUP associated with the secondhand goods store, rezone the property to B-4 to allow the use by right, and obtain a new Conditional Use Permit to allow for the permanent placement of a mobile food vendor unit. Additionally, should the applicant's request for the underlying zoning of B-4, the current residential structure located on the property will no longer be allowed to operate as a residence.

The applicant was provided the list of proposed conditions (Exhibit A) on July 22, 2026.

The 2021 Land Use Plan and Comprehensive Plan identify this lot as Low Density Residential (allowed zoning districts: allowed zoning districts: R-1, R1-I, R1-I, R1-A, PD-R). The proposed rezoning is not consistent with the adopted Comprehensive Plan and Land Use Plan.

Surrounding Land Uses

Adjacent land uses and zoning districts include those identified in the table below:

	Existing Land Use	Land Use Plan	Zoning District
North	High Density Residential	Low Density Residential	R-3 (Multi-Family Dwelling District)
South	Low Density Residential	Low Density Residential	R-1 (One-Family Dwelling District)

East	Government/Public Space	Government/Public Space	B-3 (Local Business District)
West	Low Density Residential	Low Density Residential	R-1 (One-Family Dwelling District)

Thoroughfare Plan

South Ann Boulevard is classified as a Major Collector in the City's adopted Thoroughfare Plan and Mobility 2030 Plan. Per §154.01 of the City's Code of Ordinances, Major Collectors are defined as: Streets generally located along borders of neighborhoods and within commercial areas to collect and to channel this traffic to the arterial system. These are limited access roads on which no driveway access for single-family or two-family residential lots may be allowed." Per §154.37(C). " Major collectors shall have a roadway surface that is 48 feet in width (back-of-curb to back-of-curb), with a minimum of 80 feet of right-of-way. These streets are generally located along borders of subdivisions and within commercial areas to collect traffic from residential areas and to channel this traffic to the arterial system. These are limited access roads on which no residential lots may have driveway access. Major collectors shall have six-foot to eight-foot wide connector sidewalks and amenities on both sides of the roadway as indicated in the adopted sidewalk plan".

West Robin Lane is classified as a Residential Street in the City's adopted Thoroughfare Plan and Mobility 2030 Plan. Per §154.01 of the City's code of ordinances, "Streets whose primary function is to serve individual residential lots. They carry low traffic volumes at low speeds". Per §154.37(C), "Residential streets shall have a roadway surface that is 36 feet in width (back-of-curb to back-of-curb), with a minimum 60 feet of right-of-way. Where entrances to subdivisions are not part of a collector street, they shall be a minimum of 42 feet wide with 70 feet of right-of-way for a distance of 100 feet from the intersection. Residential streets shall have five-foot to six-foot wide residential sidewalks and amenities as indicated in the adopted sidewalk plan".

Flood Damage Prevention

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

Pharr vs. Tippett Considerations

1. The proposed use and rezoning are not compatible with the current Comprehensive Plan and Land Use Plan.
2. The proposed use and rezoning may have an adverse impact on surrounding properties.
3. The proposed use and rezoning are not compatible with existing uses and zoning in the neighborhood.
4. The proposed use and rezoning may pose an adverse impact to the public health, safety, or general welfare.

NOTICES:

Notice of this case was published in the Killeen Daily Herald on Sunday, July 12, 2026.
Based on the most recently approved tax roll available, staff sent out forty-two (42) notices to property owners within the 400-foot notification area, including the notice sent to Killeen Independent School District as required by Local Government Code Section 211.007 (c-1). As of July 21, 2026, four (4) responses were received in favor of the request, and one (1) response was received in opposition of the request.
Within the 200-foot notification area:

• Total area of land is ~ 129,207.75 sq. ft.

• Total area of land recommending denial is ~ 11,799.04 sq. ft.
• Percentage of land area recommending denial is ~ 10.08%

Any additional responses received after the above date will be provided during the meeting.

Per Texas Local Government Code Section 211.0061, for non-comprehensive zoning changes, property owners may file a written protest if they represent: (1) at least 20% of the subject property, (2) at least 20% of property within 200 feet, or (3) at least 60% of property within 200 feet when the request increases residential development (with limited/non-expanding commercial uses).

If a valid protest is filed, approval of the zoning change requires a three-fourths vote of the governing body for 20% protests, or a simple majority vote for qualifying 60% residential protests.

RECOMMENDATION:

Alternatives Considered
Staff considered two (2) alternatives for this case:

1. Recommend approval of the applicant's rezoning request as presented.
2. Recommend disapproval of the applicant's rezoning request based on Pharr v. Tippett considerations.

Staff Recommendation
Staff recommends disapproval of Case Z26-14, for the request to change zoning designation from R-1 (One-Family Dwelling District) to B-4 (Secondary and Highway Business District).

ACTION BY THE PLANNING & ZONING COMMISSION:

1. Motion to recommend **approval** of case Z26-14 as read in the caption by the Planning & Zoning Chairman, based on the **discussed** recommendations and findings.
2. Motion to recommend **disapproval with explanation** of Case Z26-14 as read in the caption by the Planning & Zoning Chairman, based on **staff's** recommendations and findings, **with the following explanation:**
    a. **The proposed use and rezoning are incompatible with the current Comprehensive Plan and Land Use Plan.**
    b. **The proposed use and rezoning will have an adverse impact on surrounding properties.**
    c. **The proposed use and rezoning are incompatible with existing uses and zoning in the neighborhood.**
    d. **The proposed use and rezoning will pose an adverse impact to the public health, safety, or general welfare.**
3. Any other action deemed necessary.

ATTACHMENTS:

Z26-14_Applications
Z26-14_MEADOW ACRES 1E
Z26-14 Location
Z26-14 Existing Land Use
Z26-14 Land Use Plan
Z26-14 Zoning
Z26-14 Notification Response

Z26-14_Public Responses
Z26-14_ORDINANCE 2023-26
Z26-14-Exhibit_A - Proposed Conditions

Harker Heights

Conditional Use Permit Application

City of Harker Heights
Planning & Development
305 Millers Crossing
Harker Heights, TX 76548
Phone: (254) 953-5647

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

This application must be completed and returned to the Planning and Development Department of the City of Harker Heights, Texas along with the following:

1. Pre-Application Meeting Scheduled
2. Payment of $200.00 to the City of Harker Heights
3. Site Plan
4. Letter of Intent
5. Please thoroughly read Section 155.201 - Conditional Use Permits (see attached)

Property Owner(s) Name: Daniel + Julia L. Garcia Date: 7-1-26

Address: 110 W. Mockingbird Lane

City/State/Zip: Harker Hts, TX 76548

Phone: 254-289-0979 E-mail:

Legal Description of Property:

Location of Property (Address if available): 906 S. Ann Blvd,

Lot: 0007 Block: 009 Subdivision: Meadow Acres, 1st Ext

Acres: .28 Property ID: Survey:

For properties not in a recorded subdivision please submit a copy of a current survey showing the property's proposed to be changed, and/or legal field notes.

Current Zoning Classification: R-1 w/ CUP DG Future Land Use Designation: Low density residential DG

Applicant's Representative (if applicable):

Applicant's Representative: Daniel Garcia

Phone: (254) 462-6225 E-Mail: LBKcoyote at Gmail.com

ATTACH A SITE PLAN: Provide a plan drawn to scale to illustrate the boundaries of the area, location of all existing and proposed structure(s), gross floor area and location of building entrances and exits.

ATTACH A LETTER OF INTENT: Provide a detailed description of the proposed use including but not limited to: the changes to the site, structure(s), landscaping, parking and land use in reference to the Harker Heights Code of Ordinances Section 155.201 Conditional Use Permit.

I, being the undersigned applicant of the property herein described, herby make application for approval of plans submitted and made a part of the application in accordance with the provisions of the City of Harker Heights Ordinances, and hereby certify that the information provided is true and correct to the best of my knowledge and belief.

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.

Julia L. Garcia
Printed Name of Property Owner

Julia Lopez Garcia
Signature of Property Owner

Daniel Garcia
Printed Name of Representative

Daniel Garcia
Signature of Representative

STAFF ONLY -- DO NOT FILL OUT BELOW

Date Submitted: 7-1-26

☐ Pre-Application Meeting

Receipt #:

Received By:

Case #:

Revised: 11/2019

Rezoning Request Application

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED

This application must be completed and returned to the Planning and Development Department of the City of Harker Heights, Texas along with the following:

1. **Pre-Application Meeting Scheduled**
2. **Payment to the City of Harker Heights, refer to the most recently approved fee schedule**
3. **If zoning change will require amendment to the Land Use Plan (aka FLUM), there will be an additional fee - refer to most recently approved fee schedule**

City of Harker Heights
Planning & Development
305 Millers Crossing
Harker Heights, TX 76548
Phone: (254) 953-5600
Email:
planning@harkerheights.gov

Property Owner(s) Name: Daniel + Julia Garcia **Date:** 6-30-26

Address: ~~906 S. Ann Blvd~~ 110 W. Mockingbird Ln.

City/State/Zip: Harker Hts, TX 76548

Phone: 254-289-0979 **E-mail:**

Legal Description of Property:

Location of Property (Address if available): 906 S. Ann Blvd.

Lot: Block: Subdivision:

Acres: Property ID: Survey:

For properties not in a recorded subdivision please submit a copy of a current survey showing the property's proposed to be changed, and/or legal field notes.

Proposed Use:

Current Zoning Classification: R-1 w/ CUP DG **Proposed Zoning:** B-4 w/ CUP DG

Current Land Use: low density residential DG **Proposed Land Use:** regional center DG

Applicant's Representative (if applicable):

Applicant's Representative:

Phone: **E-Mail:**

I, being the undersigned applicant of the property herein described, herby make application for approval of plans submitted and made a part of the application in accordance with the provisions of the City of Harker Heights Ordinances, and hereby certify that the information provided is true and correct to the best of my knowledge and belief.

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.

Daniel + Julia Garcia
Printed Name of Property Owner

Julia Lopez Garcia
Signature of Property Owner

Daniel Garcia
Printed Name of Representative

Daniel Garcia
Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 30th *DAY OF* June *,20* 26.

Kristina Roach
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/22/29

KRISTINA ROACH
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 6/22/29
NOTARY ID 133170496

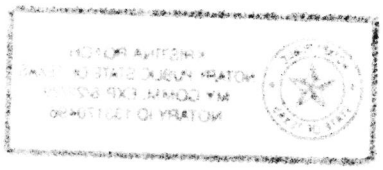
STAFF ONLY -- DO NOT FILL OUT BELOW

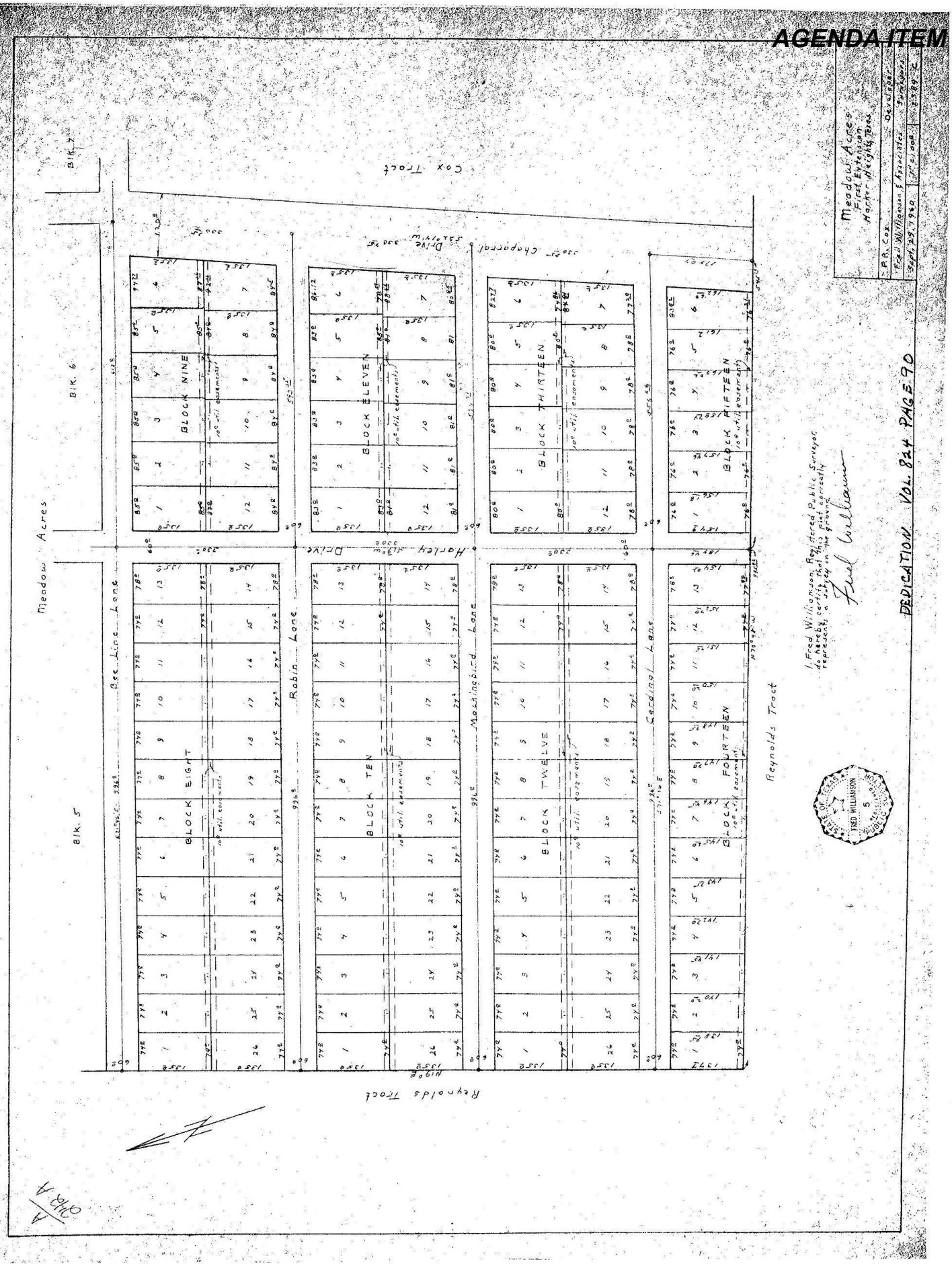
Date Submitted: Receipt #:

☐ Pre-Application Meeting

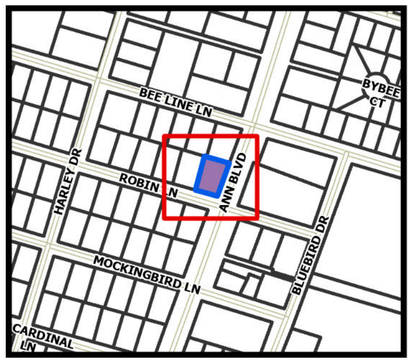
Received By: Case #:

Revised: 12/2022




Meadow Acres
First Extension
Harker Heights, Texas
P.R. Cox
Fred Williamson & Associates, Surveyors
Sept. 29, 1960
Cox Tract
Bik. 7
Bik. 6
Bik. 5
Meadow Acres
Bee Line Lane
Robin Lane
Harley Drive
Mockingbird Lane
Cardinal Lane
Reynolds Tract
BLOCK NINE
BLOCK ELEVEN
BLOCK THIRTEEN
BLOCK FIFTEEN
BLOCK EIGHT
BLOCK TEN
BLOCK TWELVE
BLOCK FOURTEEN
I, Fred Williamson, Registered Public Surveyor, do hereby certify that this plat correctly represents a survey on the ground.
Fred Williamson
STATE OF TEXAS
FRED WILLIAMSON
REGISTERED PUBLIC SURVEYOR
5
DEDICATION VOL. 824 PAGE 90

Z26-14 Location



906 S Ann Blvd

105
103
906
101
ANN BLVD
ROBIN LN
104

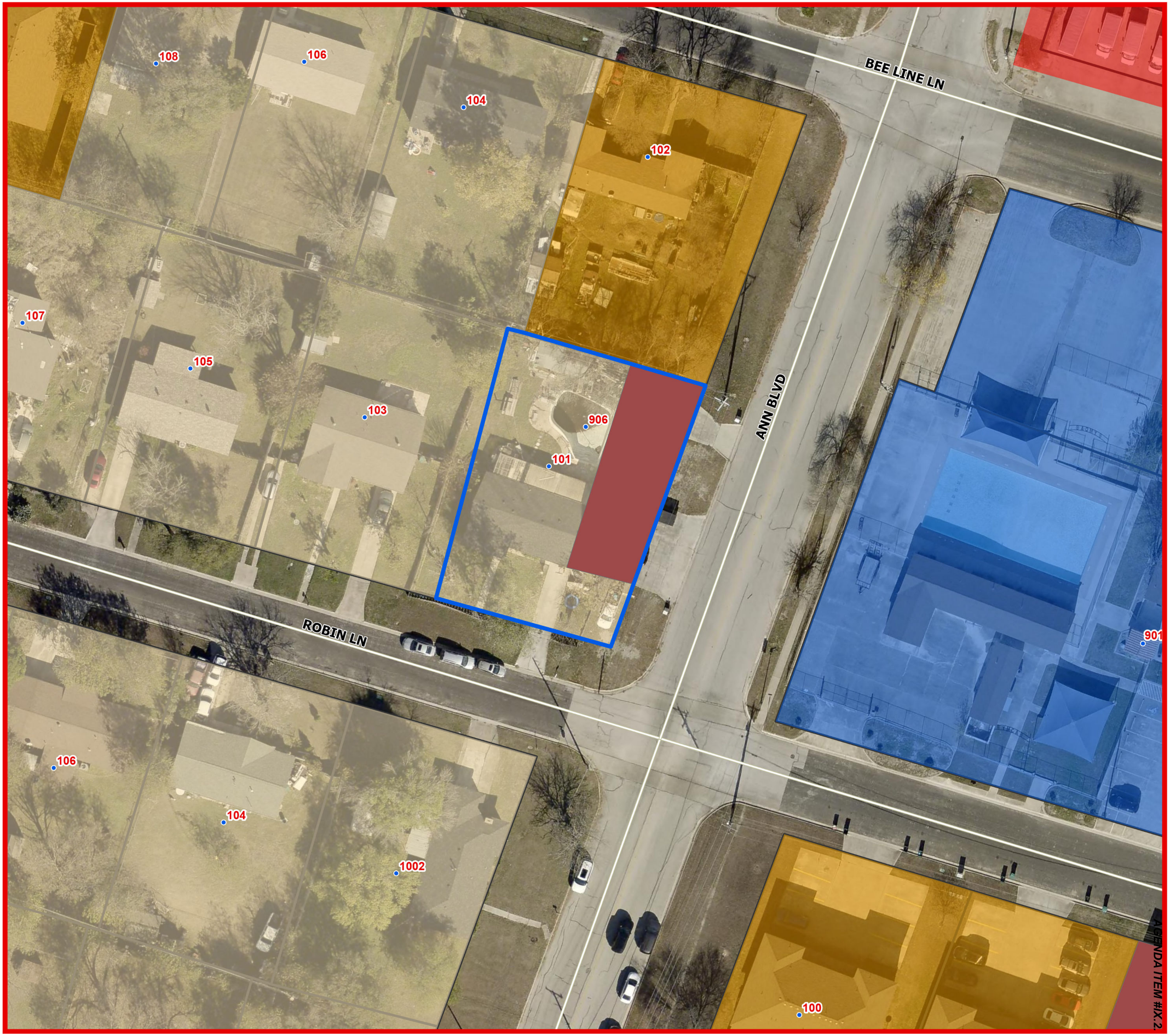
100 Feet
50
25
0

City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
www.harkerheights.gov

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. §2051.102. 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 the 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.

Z26-14 Existing Land Use

- 906 S Ann Blvd
- Conditional Use Permit
- Low Density Residential
- High Density Residential
- Regional Center
- Community Centers
- Government/Public Space



0 25 50 100 Feet

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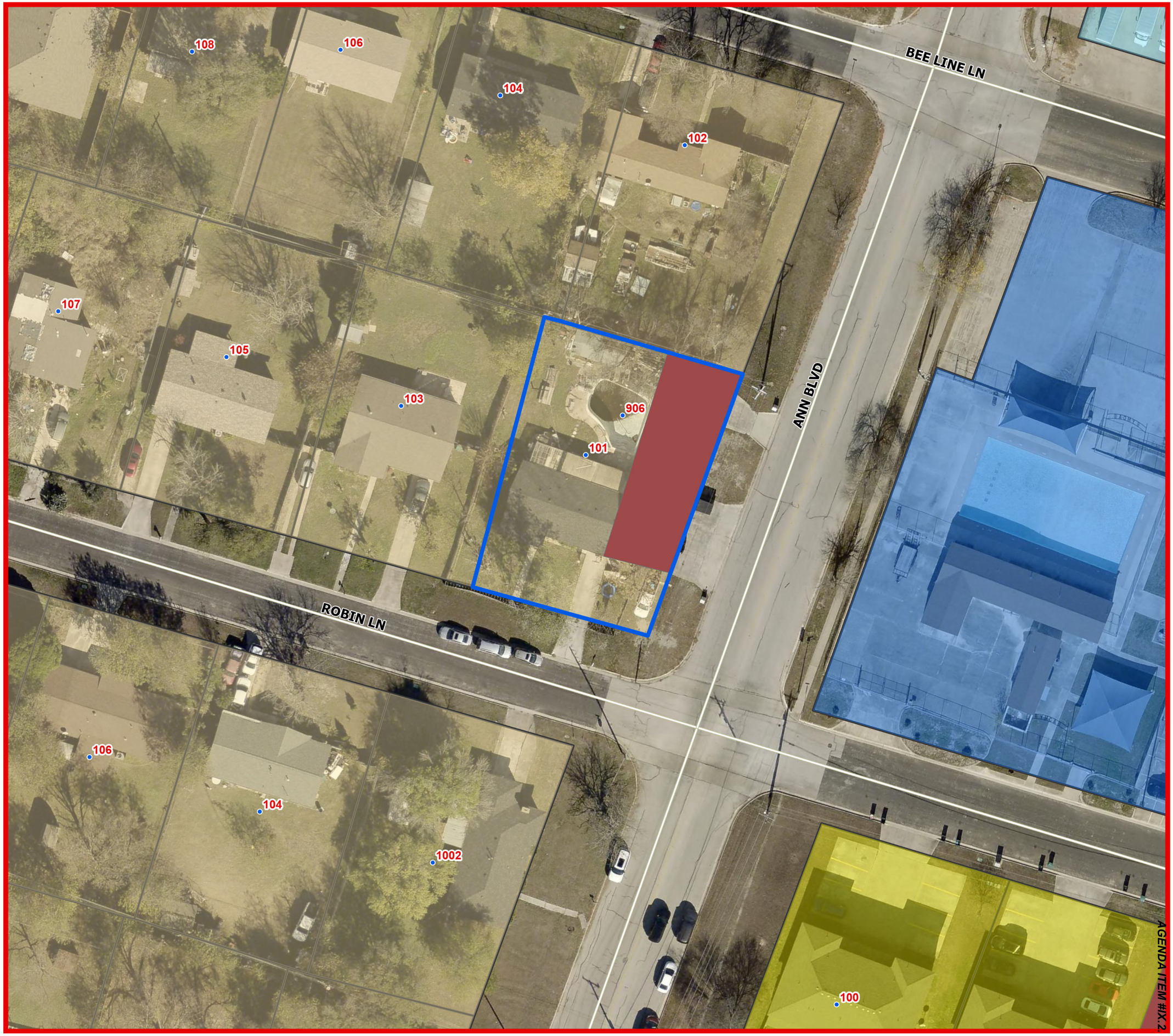
Page 63 of 63

AGENDA ITEM #X.2.

Z26-14 Land Use Plan

- 906 S Ann Blvd
- Conditional Use Permit
- Low Density Residential
- Medium Density Residential
- Community Center
- Government/Public Space



0 25 50 100 Feet

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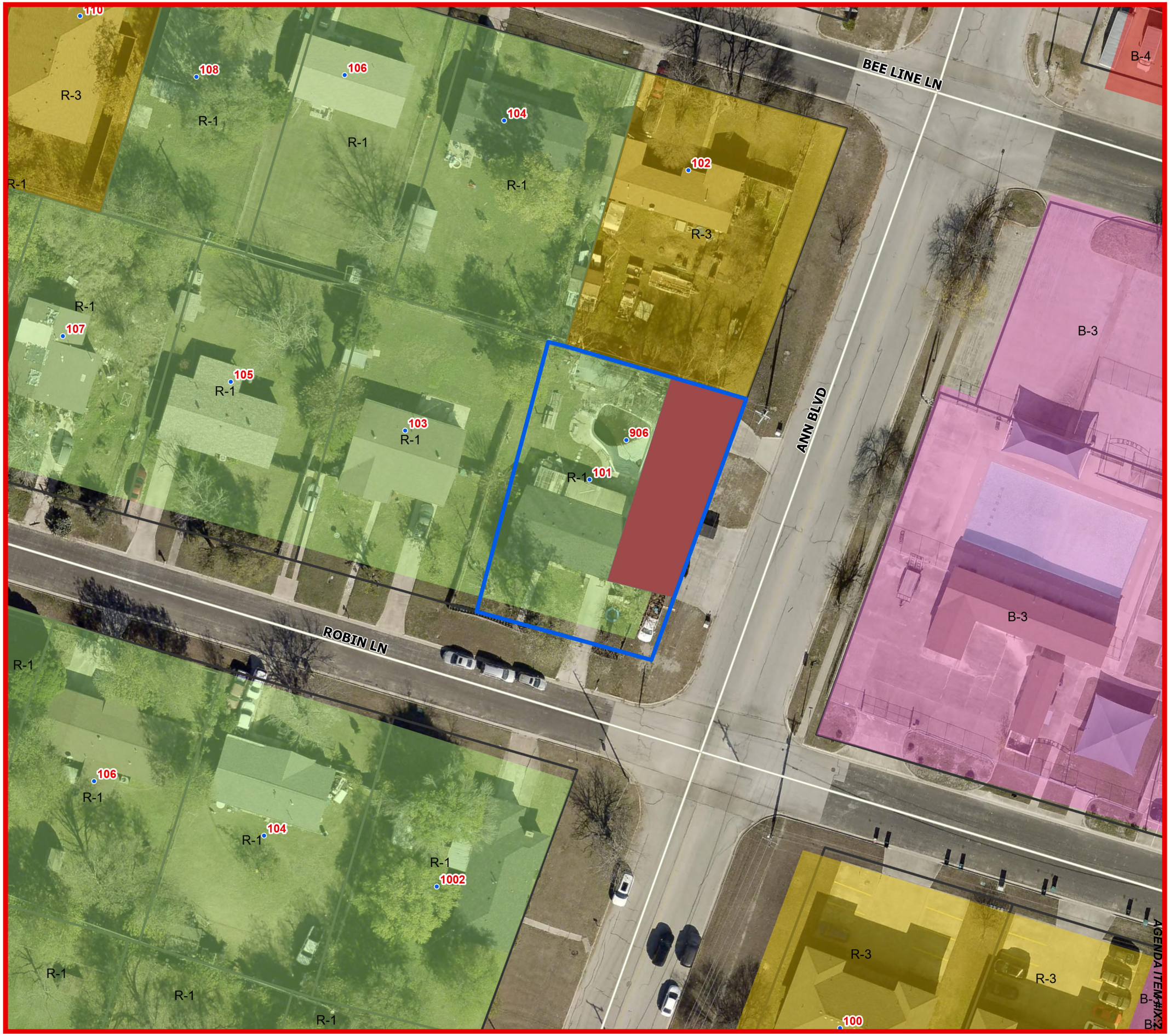
Z26-14 Zoning

- 906 S Ann Blvd
- Conditional Use Permit
- B-3 Local Business District
- B-4 Secondary and Highway Business District
- R-1 One-Family Dwelling District
- R-3 Multi-Family Dwelling District



0 25 50 100 Feet

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Page 1 of 1

AGENDA ITEM #IX2.

Z26-14 Notification Response

- 906 S Ann Blvd
- 200ft Buffer
- 400ft Buffer
- Notified Properties 200ft (15)
- Notified Properties 400ft (29)
- Recommend Approval (3)

300 Feet
150
75
0

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Planning and Development
305 Miller's Crossing
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254-953-5600
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SENT: JULY 6, 2026
DUE BACK: JULY 21, 2026, 6:00 P.M.

RESPONSES RECEIVED AFTER 6:00 P.M. ON JULY 21, 2026, WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

TO: **City of Harker Heights**
Planning & Development Department

FROM: BRADLEY, AARON ETUX CRYSTAL

Address(es)/Property ID(s) that could be impacted by this request:

Physical Address	Property ID
102 W BEELINE LN	33739

Z26-14 RE: An application has been made to consider a request for an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-4 (Secondary and Highway Business District) with a Conditional Use Permit (CUP) to allow for a Mobile Food Vendor Court for one Mobile Food Vendor Unit on property described as Meadow Acres 1st Ext, Block 009, Lot 0007, generally located at 101 West Robin Lane and 906 South Ann Boulevard, Harker Heights, Bell County, Texas.

☑ **I RECOMMEND APPROVAL OF THE REQUEST**

☐ **I RECOMMEND DENIAL OF THE REQUEST**

Comments: This family also owns the thrift store at this address and they are good people & good business for our community.

Printed Name | Signature | Date

Z26-14F RE: An application has been made to consider a request for an ordinance to change land use designation from Low Density Residential to Regional Center on property described as Meadow Acres 1st Ext, Block 009, Lot 0007, generally located at 101 West Robin Lane and 906 South Ann Boulevard, Harker Heights, Bell County, Texas.

☑ **I RECOMMEND APPROVAL OF THE REQUEST**

☐ **I RECOMMEND DENIAL OF THE REQUEST**

Comments:

Aaron Bradley | Aaron Bradley | 7/19/26.
Printed Name | Signature | Date

SENT: JULY 6, 2026
DUE BACK: JULY 21, 2026, 6:00 P.M.

RESPONSES RECEIVED AFTER 6:00 P.M. ON JULY 21, 2026, WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

TO: **City of Harker Heights**
Planning & Development Department

FROM: SHERMAN, RICHARD A

Address(es)/Property ID(s) that could be impacted by this request:

Physical Address	Property ID
106 W BEELINE LN	105689

Z26-14 RE: An application has been made to consider a request for an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-4 (Secondary and Highway Business District) with a Conditional Use Permit (CUP) to allow for a Mobile Food Vendor Court for one Mobile Food Vendor Unit on property described as Meadow Acres 1st Ext, Block 009, Lot 0007, generally located at 101 West Robin Lane and 906 South Ann Boulevard, Harker Heights, Bell County, Texas.

☒ **I RECOMMEND APPROVAL OF THE REQUEST**

☐ **I RECOMMEND DENIAL OF THE REQUEST**

Comments:

Printed Name Signature Date

Z26-14F RE: An application has been made to consider a request for an ordinance to change land use designation from Low Density Residential to Regional Center on property described as Meadow Acres 1st Ext, Block 009, Lot 0007, generally located at 101 West Robin Lane and 906 South Ann Boulevard, Harker Heights, Bell County, Texas.

☒ **I RECOMMEND APPROVAL OF THE REQUEST**

☐ **I RECOMMEND DENIAL OF THE REQUEST**

Comments:

Richard Sherman Richard Sherman 7- -2026
Printed Name Signature Date

SENT: JULY 6, 2026
DUE BACK: JULY 21, 2026, 6:00 P.M.

RESPONSES RECEIVED AFTER 6:00 P.M. ON JULY 21, 2026, WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

TO: **City of Harker Heights**
Planning & Development Department

FROM: HAGE, VICTOR A

Address(es)/Property ID(s) that could be impacted by this request:

Physical Address	Property ID
109 W MOCKINGBIRD LN	98673

Z26-14 RE: An application has been made to consider a request for an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-4 (Secondary and Highway Business District) with a Conditional Use Permit (CUP) to allow for a Mobile Food Vendor Court for one Mobile Food Vendor Unit on property described as Meadow Acres 1st Ext, Block 009, Lot 0007, generally located at 101 West Robin Lane and 906 South Ann Boulevard, Harker Heights, Bell County, Texas.

☒ **I RECOMMEND APPROVAL OF THE REQUEST**

☐ **I RECOMMEND DENIAL OF THE REQUEST**

Comments:

Victor A. Hage — Victor A Hage — 07/09/26
Printed Name — Signature — Date

Z26-14F RE: An application has been made to consider a request for an ordinance to change land use designation from Low Density Residential to Regional Center on property described as Meadow Acres 1st Ext, Block 009, Lot 0007, generally located at 101 West Robin Lane and 906 South Ann Boulevard, Harker Heights, Bell County, Texas.

☒ **I RECOMMEND APPROVAL OF THE REQUEST**

☐ **I RECOMMEND DENIAL OF THE REQUEST**

Comments:

Victor A. Hage — Victor A Hage — 07/09/26
Printed Name — Signature — Date

SENT: JULY 6, 2026
DUE BACK: JULY 21, 2026, 6:00 P.M.

RESPONSES RECEIVED AFTER 6:00 P.M. ON JULY 21, 2026, WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

TO: **City of Harker Heights**
Planning & Development Department

FROM: ALEXANDER, AVERY ETUX TINA R

Address(es)/Property ID(s) that could be impacted by this request:

Physical Address	Property ID
1002 S ANN BLVD	1572

Z26-14 RE: An application has been made to consider a request for an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-4 (Secondary and Highway Business District) with a Conditional Use Permit (CUP) to allow for a Mobile Food Vendor Court for one Mobile Food Vendor Unit on property described as Meadow Acres 1st Ext, Block 009, Lot 0007, generally located at 101 West Robin Lane and 906 South Ann Boulevard, Harker Heights, Bell County, Texas.

☐ **I RECOMMEND APPROVAL OF THE REQUEST**

☒ **I RECOMMEND DENIAL OF THE REQUEST**

Comments:

Avery Alexander — 11 Jul 26
Printed Name — Signature — Date

Z26-14F RE: An application has been made to consider a request for an ordinance to change land use designation from Low Density Residential to Regional Center on property described as Meadow Acres 1st Ext, Block 009, Lot 0007, generally located at 101 West Robin Lane and 906 South Ann Boulevard, Harker Heights, Bell County, Texas.

☐ **I RECOMMEND APPROVAL OF THE REQUEST**

☒ **I RECOMMEND DENIAL OF THE REQUEST**

Comments:

Avery Alexande — 11 Jul 26
Printed Name — Signature — Date

SENT: JULY 6, 2026
DUE BACK: JULY 21, 2026, 6:00 P.M.

RESPONSES RECEIVED AFTER 6:00 P.M. ON JULY 21, 2026, WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

TO: **City of Harker Heights**
Planning & Development Department

FROM: IBEX LEASING COMPANY

Address(es)/Property ID(s) that could be impacted by this request:

Physical Address	Property ID
1014 BLUEBIRD DR	36038

Z26-14 RE: An application has been made to consider a request for an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-4 (Secondary and Highway Business District) with a Conditional Use Permit (CUP) to allow for a Mobile Food Vendor Court for one Mobile Food Vendor Unit on property described as Meadow Acres 1st Ext, Block 009, Lot 0007, generally located at 101 West Robin Lane and 906 South Ann Boulevard, Harker Heights, Bell County, Texas.

☒ **I RECOMMEND APPROVAL OF THE REQUEST**

☐ **I RECOMMEND DENIAL OF THE REQUEST**

Comments:

Joseph White — Printed Name
Signature
7/11/2026 — Date

Z26-14F RE: An application has been made to consider a request for an ordinance to change land use designation from Low Density Residential to Regional Center on property described as Meadow Acres 1st Ext, Block 009, Lot 0007, generally located at 101 West Robin Lane and 906 South Ann Boulevard, Harker Heights, Bell County, Texas.

☒ **I RECOMMEND APPROVAL OF THE REQUEST**

☐ **I RECOMMEND DENIAL OF THE REQUEST**

Comments:

Joseph White — Printed Name
Signature
7/11/2026 — Date

ORDINANCE NO. 2023-26

AN ORDINANCE GRANTING R-1 (ONE-FAMILY DWELLING DISTRICT) WITH A CONDITIONAL USE PERMIT (CUP) FOR A SECONDHAND GOODS STORE OF APPROXIMATELY 1,234 SQUARE FEET WITHIN AN EXISTING COMMERCIAL STRUCTURE, ON PROPERTY DESCRIBED AS MEADOW ACRES 1ST EXT., BLOCK 009, LOT 0007, GENERALLY LOCATED AT 101 W. ROBIN LANE AND 906 S. ANN BLVD., HARKER HEIGHTS, BELL COUNTY, TEXAS, WITH THE CONDITIONS AS STATED IN EXHIBIT A.

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; and

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, as previously zoned B-1 (Office District) to R-1 (One-Family Dwelling District) with a Conditional Use Permit (CUP) for a secondhand goods store of approximately 1,234 square feet within an existing commercial structure, on property described as Meadow Acres 1st Ext., Block 009, Lot 0007, generally located at 101 W. Robin Lane and 906 S. Ann Blvd., Harker Heights, Bell County, Texas, with the conditions as stated in Exhibit A.

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

Ord. No.	**Date Passed**	**Description**
2023-26	**05/09/2023**	**Granting** R-1 (One-Family Dwelling District) with a Conditional Use Permit (CUP) for a secondhand goods store of approximately 1,234 square feet within an existing commercial structure, on property described as Meadow Acres 1st Ext., Block 009, Lot 0007, generally located at 101 W. Robin Lane and 906 S. Ann Blvd., Harker Heights, Bell County, Texas, with the conditions as stated in Exhibit A.

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 by the City Council of the City of Harker Heights on July 11, 2023.

CITY OF HARKER HEIGHTS TEXAS

Michael D. Blomquist, Mayor

ATTEST:

Julie Helsham, City Secretary

Conditional Use Permit

Conditions for 101 W Robin Lane and 906 S. Ann Boulevard
(Case Z23-13; Ordinance 2023-26)

1. The existing 1,234 square foot commercial building on this property that faces S. Ann Boulevard, as illustrated in Exhibit B, may operate as a secondhand goods store.

2. No outdoor storage will be allowed in front of the existing 1,234 square foot commercial building on this property that faces S. Ann Boulevard.

3. The existing 1,234 square foot commercial building on this property that faces S. Ann Boulevard must come into compliance with all current building and fire codes as indicated in the inspection summaries attached as Exhibits C & D.

4. The structure that faces W. Robin Lane, as illustrated in Exhibit B, will be allowed to operate as a one-family dwelling.

EXHIBIT B

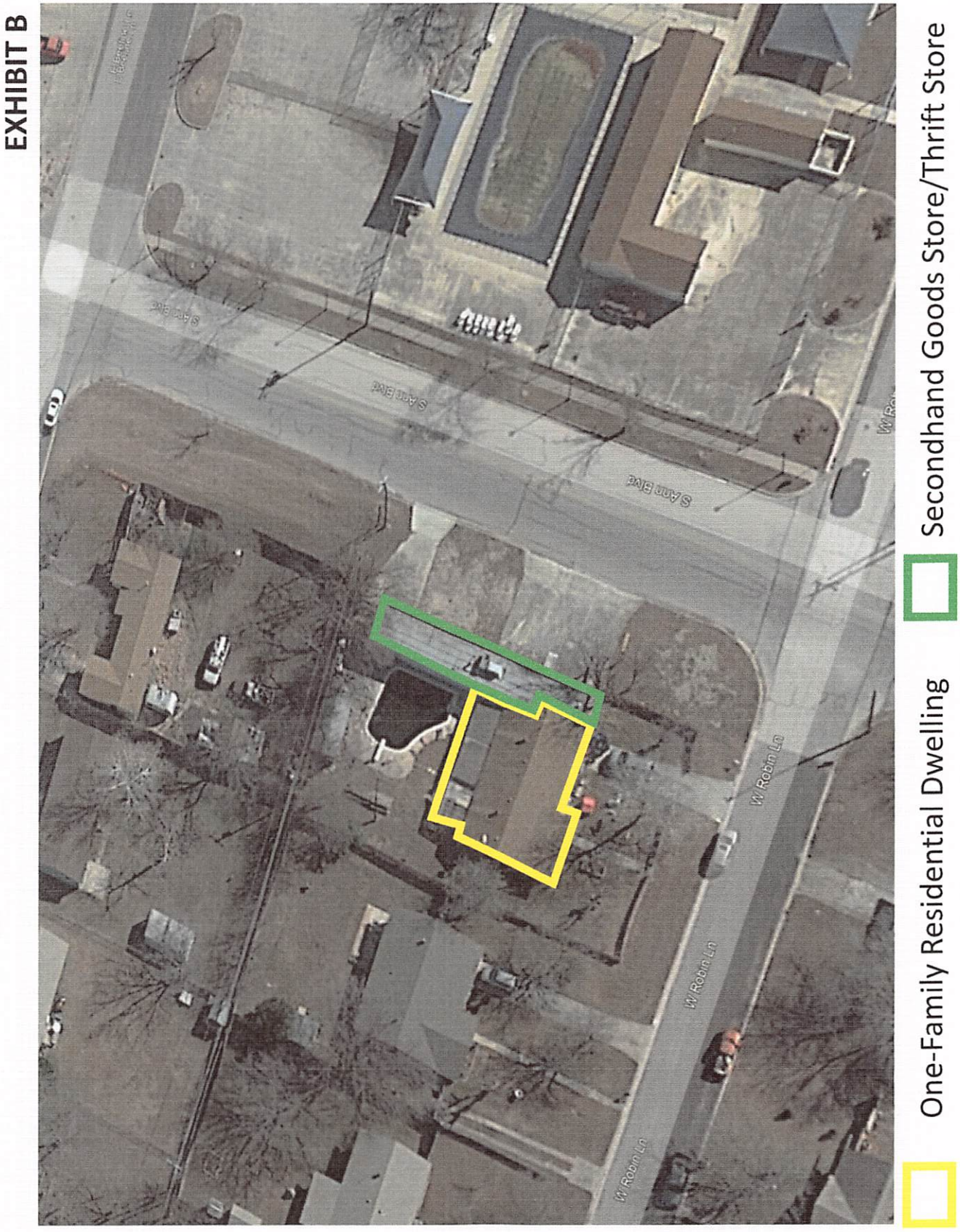


EXHIBIT B
S Ann Blvd
W Robin Ln
Secondhand Goods Store/Thrift Store
One-Family Residential Dwelling

EXHIBIT C

Kristina Ramirez

From: Michael Beard
Sent: Monday, June 5, 2023 3:16 PM
To: lbkcoyote@gmail.com
Cc: Kristina Ramirez; Yvonne Spell
Subject: 906 S. Ann Walk through
Attachments: Scannable Document on Jun 2, 2023 at 10_00_53 AM.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Daniel,
Below is a list of items that will need to be addressed prior to the issuance of a certificate of occupancy and opening for business. Please respond to verify that these items will be addressed. We will need a confirmation no later than 3pm on 6/6/2023.

1. Must provide required exits signage and egress lighting.
2. There is a 2 hour fire separation required between your business and the residential home. You must provide access to the attic to verify this is in place. Should this not be in place, a 2 hour firewall will have to be installed.
3. The door that opens into the pool in the back must be removed and walled in. Should you decide to keep the door, the pool must meet commercial requirements.
4. The fence that is part of the pool barrier must be brought up to current pool standards.
5. An outside disconnect is required to be installed in accordance with the 2020 National Electric code.
6. If the house and the business shares the same service, that will need to be separated.
7. The stagnate pool water in the back yard must be cleaned as to not allow the breeding of mosquitos and not be considered a public nuisance.
8. Any open electrical boxes must be repaired
9. Tempered water is required at the restroom.

In addition to the items listed, you will also need to address the items provided by the Fire Marshal, that was left for you onsite. (For your convenance I have attached that report)

Please let me know if you have any questions.

Thank you,

Michael Beard, CFM, CBO
TSBPE I-3074
Building Official
City of Harker Heights | 305 Miller's Crossing | Harker Heights, TX 76548
T: 254-953-5647 | mbeard@harkerheights.gov

Vision: Providing public services that empower people to focus on what matters most: their goals, hopes and dreams.

EXHIBIT D

Inspection Report

Harker Heights Fire and Rescue – Office of the Fire Marshal

401 Indian Trail ~ Harker Heights, TX 76548
Phone (254) 699-2688 ~ Fax (254) 699-7693 ~ Email: balley@ci.harker-heights.tx.us

Business Name: _____ Date: 2 June 2023

Address: 906 S Ann Phone number: _____

☐ Annual ☐ Initial ☐ Type: Courtesy ☐ All Areas Compliant

Each item indicated herein is a violation of the adopted Fire Code and needs to be corrected

Yes = Acceptable No = Not acceptable N/A = Not Applicable

☐Yes	☒No	☐N/A	Address clearly visible / 6" or larger Numbers & Letters / contrasting color / front & rear doors
☐Yes	☐No	☒N/A	Knox keys correct / Box #_____
☐Yes	☐No	☒N/A	Fire lane maintained and properly marked ☐ Information Sheet provided
☐Yes	☐No	☐N/A	Proper Exits – Markings and Maintained: _____
☐Yes	☒No	☐N/A	Exit Signage "This door to remain unlocked when building is occupied" 1" Letters / of contrasting color / **read from inside building** / near the locking device
☐Yes	☒No	☐N/A	Exit signs/emergency lights operational with battery back-up tested
☐Yes	☒No	☐N/A	Properly signed/tagged/charged and mounted fire extinguishers: _____
☐Yes	☐No	☒N/A	Combustible Storage Prohibited: _____
☐Yes	☒No	☐N/A	Electrical panel- clear access with 36" clearance / all circuit breakers labeled / openings covered
☒Yes	☐No	☐N/A	Power taps / Extension Cords – Improper type or use: _____
☐Yes	☒No	☐N/A	Temporary wiring in permanent application: _____
☐Yes	☐No	☒N/A	Cover exposed wiring: _____
☐Yes	☐No	☒N/A	Fire alarm/fire sprinkler/kitchen fixed system tested and have current service tag
☐Yes	☐No	☒N/A	Housekeeping: _____
☐Yes	☐No	☒N/A	Permit Required: _____

Egress lighting Required (Frog Eyes) x 3 - Can not be switched
Elec Panel labled Electrical & have immediate access
Fire Extinguishers must be certified mounted with Signs
If rear door blocked must have sign "Door Blocked"
Exterior Elec. disconnect required

The Fire Code adopted by the City of Harker Heights requires your prompt attention and correction of the above conditions to avoid legal action in the municipal court. **A fee of $50 or a citation for each violation may be issued after the 1st reinspection.** _____ (initial)

Brad Alley
Signature of Fire Inspector

Daniel Garcia
Printed Name: Person receiving this copy

_____
Re-inspection Date (If required)

Re-inspection
☐ 1 ☐ 2 ☐ 3 ☐ ____

_____
Signature

Conditional Use Permit

Conditions for 101 West Robin Lane/906 S Ann
(Case Z26-15)

1. The existing 1,234 square foot commercial building on this property that faces S. Ann Boulevard, as illustrated in Exhibit B, may remain operating as a secondhand goods store.
2. The mobile food vendor unit may operate in the location as shown on Exhibit B.
3. The existing 1,352 square foot residential structure on this property that faces W. Robin Lane may not operate as a residence.
4. No outside storage will be allowed.
5. All structures must be in compliance with all current building and fire codes and the City of Harker Heights Code of Ordinances.
6. Signage must be compliant with the City of Harker Heights Code of Ordinances.
7. Modifications to this Conditional Use Permit (CUP) will require a Planning and Zoning Commission recommendation and City Council approval via public hearing.
8. Food vendors and customers shall have access to restroom facilities on site via an active agreement with the property owner and business located in brick and mortar structure on site.
9. Hours of operation shall coincide with business located in brick and mortar structure on site that provides access to the restroom facilities.
10. The signage, accessories, and mobile food vendor unit shall be placed on the site such that they do not interfere with the fire lane, garbage services, or required parking spaces for the site.
11. This Conditional Use Permit (CUP) automatically renews for successive two (2) year periods unless and objection is raised on either:
    a. A history of poor code compliance; or
    b. A revision to the Comprehensive Plan that renders the CUP incompatible.

Memorandum

FROM: The Office of the Planning and Development Director **DATE: July 29, 2026**

Z26-15 CONDUCT A PUBLIC HEARING TO DISCUSS AND TAKE POSSIBLE ACTION REGARDING A REQUEST FOR AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE-FAMILY DWELLING DISTRICT) TO R-1 (ONE-FAMILY DWELLING DISTRICT) WITH A CONDITIONAL USE PERMIT (CUP) TO ALLOW FOR AN ACCESSORY DWELLING UNIT (ADU) ON PROPERTY DESCRIBED AS COUNTRY TRAILS ADDITION 16TH PHASE, BLOCK 031, LOT 0035, GENERALLY KNOWN AS 2124 GRIZZLY TRAIL, HARKER HEIGHTS, BELL COUNTY, TEXAS. (PLANNING ADMINISTRATOR)

EXPLANATION:

REFERENCES:
Zoning Case #Z26-15
MGO Project #2026-147

The applicant is requesting a change from the current zoning of R-1 (One-Family Dwelling District) to R-1 with a Conditional Use Permit (CUP) to allow for an Accessory Dwelling Unit (ADU) on property generally known as 2124 Grizzly Trail, Harker Heights, Bell County, Texas.

LOT HISTORY:
This lot was platted as part of Country Trails Addition 16th Phase in 2002. Bell County Tax Appraisal District records indicate this lot consists of approximately 0.41 acres (17,860 square feet), with an existing residential structure of 2,712 square feet built in 2003. Records also indicate that the property contains an inground pool.

STAFF ANALYSIS:
The current Land Use Plan and Comprehensive Plan identify this lot as Low Density Residential use (allowed zoning districts: R-1, R1-I, R1-I, R1-A, PD-R). The proposed zoning change is consistent with the adopted Comprehensive Plan and Land Use Plan.

The applicant requested a CUP to allow for an accessory dwelling unit with a total foundation footprint approximately 399 sq. ft. in size.

The proposed conditions (Exhibit A) were provided to the applicant on July 22, 2026.

Surrounding Land Uses
Adjacent land uses and zoning districts include those identified in the table below:

	Existing Land Use	Land Use Plan	Zoning District
North	Low Density Residential	Low Density Residential	R-1 One-Family Dwelling District

South	Low Density Residential	Low Density Residential	R-1 One-Family Dwelling District
East	Low Density Residential	Low Density Residential	R-1 One-Family Dwelling District
West	Low Density Residential	Low Density Residential	R-1 One-Family Dwelling District

Thoroughfare Plan

Grizzly Trail is classified as a Residential Street in the City's adopted Thoroughfare Plan and Mobility 2030 Plan. Per §154.01 of the City's code of ordinances, Residential Streets are defined as: "Streets whose primary function is to serve individual residential lots. They carry low traffic volumes at low speeds". Per §154.37(C), " Residential streets shall have a roadway surface that is 36 feet in width (back-of-curb to back-of-curb), with a minimum 60 feet of right-of-way. Where entrances to subdivisions are not part of a collector street, they shall be a minimum of 42 feet wide with 70 feet of right-of-way for a distance of 100 feet from the intersection. Residential streets shall have five-foot to six-foot wide residential sidewalks and amenities as indicated in the adopted sidewalk plan".

Flood Damage Prevention

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

Pharr vs. Tippett Considerations

1. The proposed use and rezoning are compatible with the current Comprehensive Plan and Land Use Plan.
2. The proposed use and rezoning will not have an adverse impact on surrounding properties.
3. The proposed use and rezoning are compatible with existing uses and zoning in the neighborhood.
4. The proposed use and rezoning will not pose an adverse impact to the public health, safety, or general welfare.

NOTICES:

Notice of this case was published in the Killeen Daily Herald on Sunday, July 12, 2026. Based on the most recently approved tax roll available, staff sent out twenty-eight (28) notices to property owners within the 400-foot notification area, including the notice sent to Killeen Independent School District as required by Local Government Code Section 211.007 (c-1). As of July 22, 2026, zero (0) response were received in favor of the request, and three (3) responses were received in opposition of the request.

Within the 200-foot notification area:

- Total area of land is ~ 181,730.63 sq. ft.
- Total area of land recommending denial is ~ 20,401.29 sq. ft.
- Percentage of land area recommending denial is ~ 11.06%

Any additional responses received after the above date will be provided during the meeting.

Per Texas Local Government Code Section 211.0061, for non-comprehensive zoning changes, property owners may file a written protest if they represent: (1) at least 20% of the subject property, (2) at least 20% of property within 200 feet, or (3) at least 60% of property within 200 feet when the request increases residential development (with limited/non-expanding commercial uses).

If a valid protest is filed, approval of the zoning change requires a three-fourths vote of the governing body for 20% protests, or a simple majority vote for qualifying 60% residential protests.

RECOMMENDATION:

Alternatives Considered

Staff considered two (2) alternatives for this case:

1. Recommend approval of the applicant's request as presented.
2. Recommend disapproval of the applicants zoning request based on Pharr v. Tippett considerations.

Staff Recommendation

Staff recommends approval to the Planning & Zoning Commission of Case Z26-15, to change zoning designation from R-1 (One-Family Dwelling) to R-1 (One-Family Dwelling) with a Conditional Use Permit (CUP) to allow for an Accessory Dwelling Unit with the conditions as presented in Exhibit A.

ACTION BY THE PLANNING & ZONING COMMISSION:

1. Motion to recommend **approval** of Case Z26-15 as read in the caption by the Planning & Zoning Chairman, with the conditions as presented in Exhibit A, based on **staff's** recommendations and findings.
2. Motion to recommend **approval** of Case Z26-15 as read in the caption by the Planning & Zoning Chairman, **with the amended conditions** in Exhibit A, based on the **discussed** recommendations and findings.
3. Motion to recommend **disapproval** with explanation of Case Z26-15 as read in the caption by the Planning & Zoning Chairman, based on the **discussed** recommendations and findings, with the following explanation:
    a. **The proposed use and rezoning will have an adverse impact on surrounding properties.**
    b. **The proposed use and rezoning will pose an adverse impact to the public health, safety, or general welfare.**
4. Any other action deemed necessary.

ATTACHMENTS:

Z26-15_Application
Z26-15_Letter of Intent & Proposed Site Plan
Z26-15_COUNTRY TRAILS ADN P16
Z26-15 Location
Z26-15 Existing Land use
Z26-15 Land Use Plan
Z26-15 Zoning
Z26-15 Notification Response Revised
Z26-15_Public Responses
Z26-15-Exhibit_A - Proposed Conditions

Conditional Use Permit Application

City of Harker Heights
Planning & Development
305 Millers Crossing
Harker Heights, TX 76548
Phone: (254) 953-5600
Email:
planning@harkerheights.gov

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED
This application must be completed and returned to the Planning and Development Department of the City of Harker Heights, Texas along with the following:

1. **Pre-Application Meeting Scheduled**
2. **Payment to the City of Harker Heights, refer to most recently approved fee schedule for applicable fees.**
3. **Site Plan**
4. **Letter of Intent**
5. **Please thoroughly read Section 155.201 - Conditional Use Permits (see attached)**
6. **If zoning change will require amendment to the Land Use Plan (aka FLUM), there will be an additional fee per the most recently approved fee schedule.**

Owner Information:

Property Owner(s) Name: Carlos Lopez **Date:** 6/30/26

Address: 2124 Grizzly Trail **City/State/Zip:** Harker Heigjht Texas 76548

Phone: 254-258-2958 **E-mail:** cnpastorcarlos@gmail.com

Property Information:

Site Address or General Location: 2124 Grizzly Trail Harker Heights Texas 76548

Lot: 0035 Block: 031 Subdivision: Country Trails Addition 16th Phase

Acres: 0.4 Property ID:318609 Survey: N/A

For properties not in a recorded subdivision please submit a copy of a current survey showing the property's proposed to be changed, and/or legal field notes.

Current Zoning Classification: R-1 **Future Land Use Designation:** Low Density Residential

Applicant's Representative (if applicable):

Applicant's Representative:

Phone: **E-Mail:**

ATTACH A SITE PLAN: Provide a plan drawn to scale to illustrate the boundaries of the area, location of all existing and proposed structure(s), gross floor area and location of building entrances and exits.

ATTACH A LETTER OF INTENT: Provide a detailed description of the proposed use including but not limited to: the changes to the site, structure(s), landscaping, parking and land use in reference to the Harker Heights Code of Ordinances Section 155.201 Conditional Use Permit.

I, being the undersigned applicant of the property herein described, herby make application for approval of plans submitted and made a part of the application in accordance with the provisions of the City of Harker Heights Ordinances, and hereby certify that the information provided is true and correct to the best of my knowledge and belief.

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.

Carlos Lopez
Printed Name of Property Owner

Carlos Lopez
Signature of Property Owner

Printed Name of Representative

Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 30 *DAY OF* June, 20 26.

Andrea Contreras
Signature of Notary Public

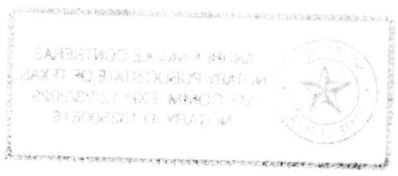
ANDREA NICOLE CONTRERAS
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 12/23/2029
NOTARY ID 133500816

STAFF ONLY -- DO NOT FILL OUT

Date Submitted: Receipt #:

Received By: ☐ Pre-Application Meeting Case #:

Rev. 12/22



LETTER OF INTENT
Conditional Use Permit (CUP) Application for Accessory Dwelling Unit (ADU)

June 30, 2026

City of Harker Heights
Planning & Development Department
Attn: Stephanie Hall and Planning Staff

RE: Conditional Use Permit Application – Accessory Dwelling Unit (ADU) at 2124 Grizzly Trail, Harker Heights, TX 76548

Dear Planning & Development Staff,

My name is Carlos Lopez, and I am the owner and resident of the property located at 2124 Grizzly Trail, Harker Heights, Texas 76548.

This letter is submitted in support of my application for a Conditional Use Permit (CUP) to allow the placement of an Accessory Dwelling Unit (ADU) in the rear yard of my property.

The proposed ADU will consist of a park model home of approximately 500 square feet and will be located behind the existing primary residence. As part of this application, I am submitting information regarding a proposed model from Factory Expo Home Centers for consideration and review. The final unit installed will comply with all applicable City requirements, permitting standards, utility requirements, setback requirements, and conditions established through the CUP process.

The purpose of this ADU is to provide a safe, independent, and family-supported living arrangement for my elderly in-laws, whom my wife and I are planning to relocate from Puerto Rico. Locating them on our property will allow us to provide daily assistance, care, and support while enabling them to maintain a level of independence and dignity.

The proposed dwelling will be used exclusively for family occupancy and will not be used as a rental property, short-term rental, commercial enterprise, or any other income-producing activity.

The ADU's placement within the rear yard is intended to preserve the residential character of the neighborhood while providing privacy and maintaining the appearance of the existing home as the primary residence on the property.

During my pre-application meeting with City staff, I was advised regarding the Conditional Use Permit process and the need to submit supporting documentation, including a site plan and proposed conditions. I appreciate the guidance provided and respectfully request consideration of this application.

My intent is to maintain the character and appearance of the neighborhood while creating a safe and appropriate living arrangement for my family members.

I am committed to complying with all City of Harker Heights zoning regulations, building codes, utility requirements, setback requirements, and any conditions that may be imposed as part of the approval process.

Thank you for your consideration of this request. My family and I respectfully seek approval of this Conditional Use Permit so that we may provide a safe and appropriate living environment for our elderly family members while continuing to be responsible neighbors and stewards of our property. We appreciate the guidance provided by City staff throughout this process and look forward to working cooperatively with the city during the review of this application.

Sincerely,

Carlos Lopez
2124 Grizzly Trail
Harker Heights, TX 76548
254-258-2958

Google Maps 2124 Grizzly Trail



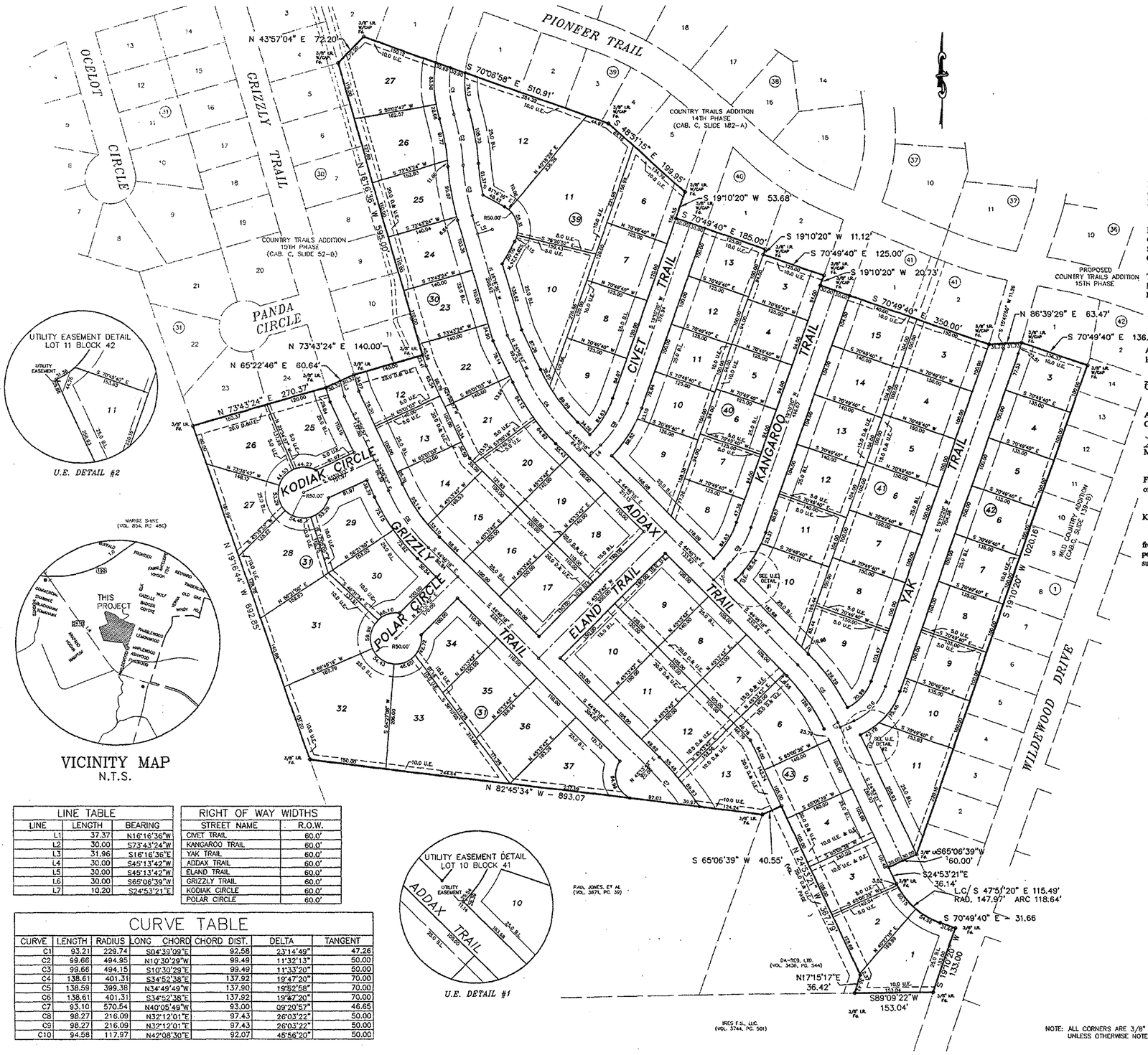
Imagery ©2026 Vexcel Imaging US, Inc., Map data ©2026 Google 20 ft

Proposed Location of ADU

C
302-A

C
302-A

C
302 A



VICINITY MAP
N.T.S.

LINE TABLE		
LINE	LENGTH	BEARING
L1	37.37	N16°16'36"W
L2	30.00	S73°43'24"W
L3	31.96	S16°16'36"E
L4	30.00	S45°13'42"W
L5	30.00	S45°13'42"W
L6	30.00	S65°06'39"W
L7	10.20	S24°53'21"E

RIGHT OF WAY WIDTHS	
STREET NAME	R.O.W.
CIVET TRAIL	60.0'
KANGAROO TRAIL	60.0'
YAK TRAIL	60.0'
ADDAX TRAIL	60.0'
ELAND TRAIL	60.0'
GRIZZLY TRAIL	60.0'
KODIAK CIRCLE	60.0'
POLAR CIRCLE	60.0'

CURVE TABLE

CURVE	LENGTH	RADIUS	LONG CHORD	CHORD DIST.	DELTA	TANGENT
C1	93.21	229.74	S04°39'09"E	92.58	23°14'49"	47.26
C2	99.66	494.95	N10°30'29"W	99.49	11°32'13"	50.00
C3	99.66	494.15	S10°30'29"E	99.49	11°33'20"	50.00
C4	138.61	401.31	S34°52'38"E	137.92	19°47'20"	70.00
C5	138.59	399.38	N34°49'49"W	137.90	19°52'58"	70.00
C6	138.61	401.31	S34°52'38"E	137.92	19°47'20"	70.00
C7	93.10	570.54	N40°05'49"W	93.00	09°20'57"	46.65
C8	98.27	216.09	N32°12'01"E	97.43	26°03'22"	50.00
C9	98.27	216.09	N32°12'01"E	97.43	26°03'22"	50.00
C10	94.58	117.97	N42°08'30"E	92.07	45°56'20"	50.00

NOTE: ALL CORNERS ARE 3/8" I.R. W/CAP SET UNLESS OTHERWISE NOTED.

KNOW ALL MEN BY THESE PRESENTS, that Bruggeman-Mitchell, Management, L.C. General Partner of Bruggeman-Mitchell, Ltd., a Texas Limited Partnership whose address is 2000 Verna Lee Blvd, Harker Heights, Texas 76548, being the sole owner of that certain 39.40 acres tract of land in Bell County, Texas, part of the P.H. Bailey Survey Abstract No. 145, which is more fully described in the dedication of **COUNTRY TRAILS ADDITION 16TH PHASE** as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City Council of the City of Harker Heights, Bell County, Texas, and Bruggeman-Mitchell, Management, L.C. General Partner of Bruggeman-Mitchell, LTD., a Texas Limited Partnership does hereby adopt said **COUNTRY TRAILS ADDITION 16TH PHASE**, as an addition to the City of Harker Heights, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives and alleys shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities when and as authorized by the City of Harker Heights. The utility easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

BRUGGEMAN-MITCHELL MANAGEMENT, L.C.
GENERAL PARTNER OF BRUGGEMAN-MITCHELL,
LTD., A TEXAS LIMITED PARTNERSHIP

By: _____
Gale E. Mitchell, Secretary-Treasurer
STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 14th day of July, 2008, by Gale E. Mitchell, as Secretary-Treasurer of Bruggeman-Mitchell, L.C. a Texas Limited Liability Company as General Partner of Bruggeman-Mitchell, LTD., a Texas Limited Partnership, on behalf of said Partnership.

HEATHER FERRELL
Notary Public
STATE OF TEXAS
My Comm. Exp. 05/21/2008

_____
NOTARY PUBLIC STATE OF TEXAS

APPROVED this the 31st day of July, 2008 by the Planning and Zoning Commission of the City of Harker Heights, Bell County, Texas.

_____
CHAIRMAN, PLANNING COMMISSION

_____
SECRETARY, PLANNING COMMISSION

APPROVED this the 19 day of Aug, 2008, by the City Council of the City of Harker Heights, Bell County, Texas.

_____
MAYOR, CITY OF HARKER HEIGHTS

_____
ATTEST: CITY SECRETARY

FILED FOR RECORD this 29 day of Aug, 2008 A.D., in Cabinet C, Slide 302-A, Plat Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS,

That I, Gary W. Mitchell, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Harker Heights, Texas, and this subdivision is within the City Limits of Harker Heights, Texas.

STATE OF TEXAS
GARY W. MITCHELL
4982
REGISTERED
LAND SURVEYOR

_____
Gary W. Mitchell
Registered Professional
Land Surveyor, No. 4982

TAX CERTIFICATE

The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat

Dated this 14 day of August, A. D. 2008

BELL COUNTY TAX APPRAISAL DISTRICT
BY: _____

No.	DATE	REMARKS / REVISIONS	BY

FINAL PLAT

COUNTRY TRAILS ADDITION
16TH PHASE
HARKER HEIGHTS, BELL COUNTY, TEXAS

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N.COLLEGE ST., KILLEEN, TEXAS (254) 634-5541

DWG No.	DCN BY:	FB/LB:	SCALE:	DATE:	82 LOTS	ACRES
14191-D	GMW	****	1" = 100'	08/03/01	7 BLOCKS	39.40 AC

14191-D

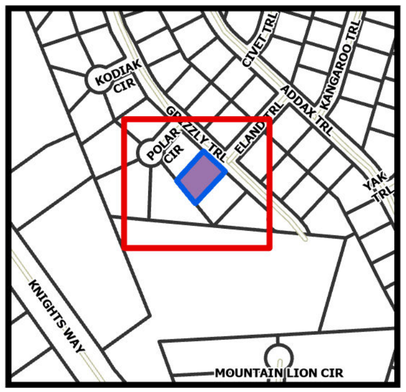
SHEET 1 OF 32

Dedication Vol 4771 Page 168

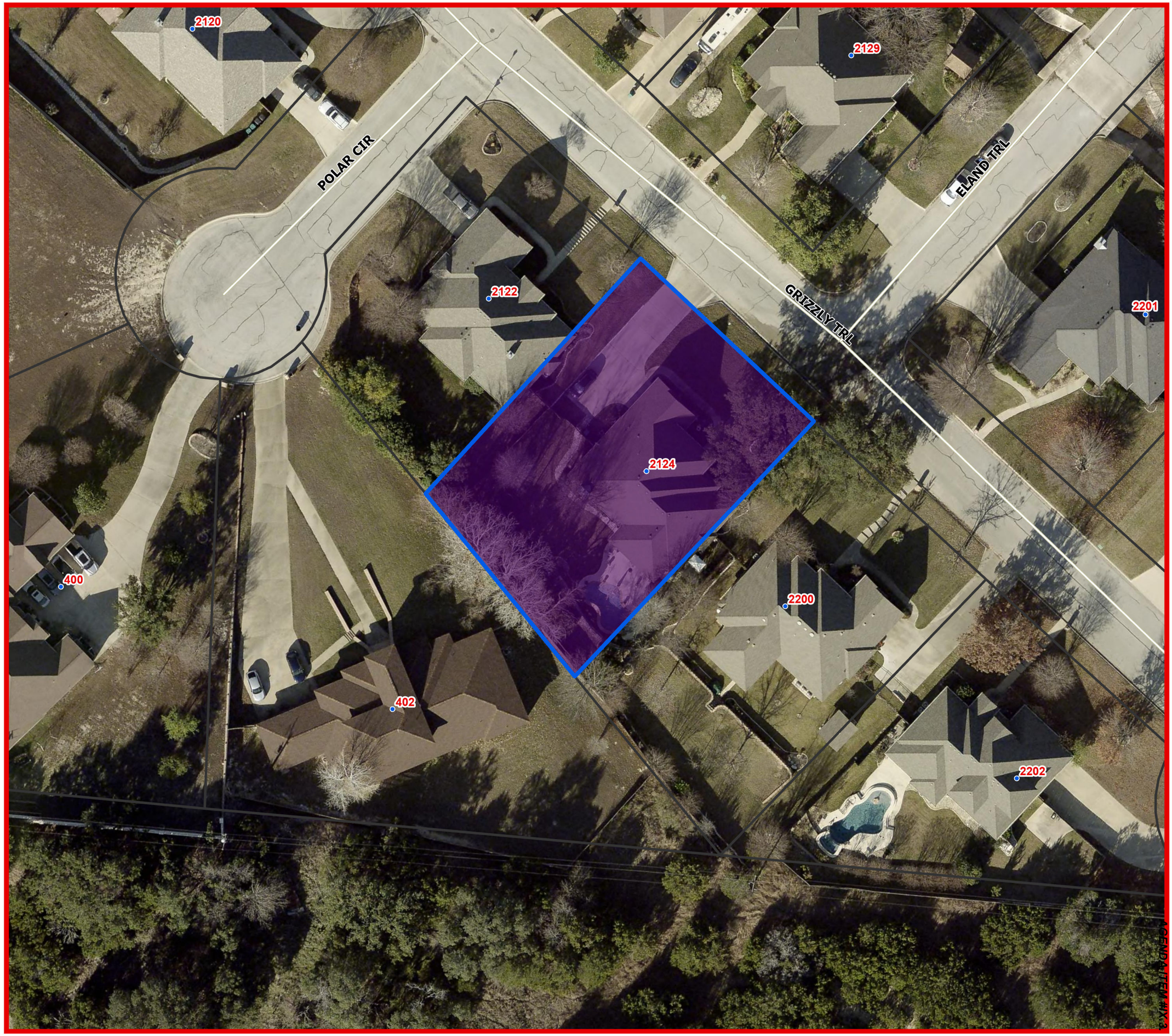
AGENDA ITEM #IX. 3.

MDH 07/10/2002 15:45:41 Phase 16.dwg Mitchell & Associates, Inc.

Z26-15 Location



2124 Grizzly Trail



0 25 50 100 Feet

City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
www.harkerheights.gov

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Z26-15 Existing Land Use

- 2124 Grizzly Trail
- Low Density Residential
- Regional Center



Harker Heights

City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-953-5600
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Z26-15 Land Use Plan

- 2124 Grizzly Trail
- Low Density Residential
- Regional Center



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Z26-15 Zoning

- 2124 Grizzly Trail
- B-4 Secondary and Highway Business District
- R-1 One-Family Dwelling District



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Page 95 of 95

AGENDA ITEM #IX.3.

Z25-15 Notification Response

- 2124 Grizzly Trail
- | 200ft Buffer
- 400ft Buffer
- Notified Properties 200ft (13)
- Notified Properties 400ft (15)
- Recommend Denial (3)

420 Feet
210
105
0

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SENT: JULY 1, 2026
DUE BACK: JULY 21, 2026, 6:00 P.M.

RESPONSES RECEIVED AFTER 6:00 P.M. ON JULY 21, 2026, WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

TO: **City of Harker Heights**
Planning & Development Department

FROM: DRUCE FAMILY REVOCABLE TRUST U/T/A

Address(es)/Property ID(s) that could be impacted by this request:

Physical Address	Property ID
2125 GRIZZLY TRL	318586

Z26-15 RE: An application has been made to consider a request for an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-1 (One-Family Dwelling District) with a Conditional Use Permit (CUP) to allow for an Accessory Dwelling Unit (ADU) on property described as Country Trails Addition 16th Phase, Block 031, Lot 0035, generally known as 2124 Grizzly Trail, Harker Heights, Bell County, Texas.

☐ **I RECOMMEND APPROVAL OF THE REQUEST**

☒ **I RECOMMEND DENIAL OF THE REQUEST**

Comments:
Need more info. Do not like setting a precedent for more homes on the street to put in potential rental units in the backyard. Keep Country Trails a single family/one family dwelling District.

Marlean Druce | Marlean E Druce | 7/20/26
Printed Name | Signature | Date

SENT: JULY 1, 2026
DUE BACK: JULY 21, 2026, 6:00 P.M.

RESPONSES RECEIVED AFTER 6:00 P.M. ON JULY 21, 2026, WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

TO: **City of Harker Heights**
Planning & Development Department

FROM: WICHGERS, THOMAS G

Address(es)/Property ID(s) that could be impacted by this request:

Physical Address	Property ID
2200 ADDAX TRL	318660

Z26-15 RE: An application has been made to consider a request for an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-1 (One-Family Dwelling District) with a Conditional Use Permit (CUP) to allow for an Accessory Dwelling Unit (ADU) on property described as Country Trails Addition 16th Phase, Block 031, Lot 0035, generally known as 2124 Grizzly Trail, Harker Heights, Bell County, Texas.

☐ **I RECOMMEND APPROVAL OF THE REQUEST**

☒ **I RECOMMEND DENIAL OF THE REQUEST**

Comments: See attachment

Thomas G. Wichgers — Printed Name

Thomas D. Wichgers — Signature

7-8-26 — Date

When Harker Heights was founded, it seems like you could put a mobile home almost anywhere. It was and still is a mess. I am sure the rules are stronger now. When mobile homes in this general area need replacement, they have been replaced by houses or duplexes. We don't want weaker rules. Country Trails is one of the best subdivisions in Harker Heights. Let's keep it that way!

Thomas G. Wichgers Thomas G. Wichgers 7-8-26

SENT: JULY 1, 2026
DUE BACK: JULY 21, 2026, 6:00 P.M.

RESPONSES RECEIVED AFTER 6:00 P.M. ON JULY 21, 2026, WILL BE PROVIDED TO PLANNING & ZONING COMMISSIONERS AND CITY COUNCIL MEMBERS AT THE TIME OF THEIR RESPECTIVE PUBLIC MEETINGS

TO: **City of Harker Heights**
Planning & Development Department

FROM: RHEW, CAROLYN

Address(es)/Property ID(s) that could be impacted by this request:

Physical Address	Property ID
2200 GRIZZLY TRL	318610

Z26-15 RE: An application has been made to consider a request for an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-1 (One-Family Dwelling District) with a Conditional Use Permit (CUP) to allow for an Accessory Dwelling Unit (ADU) on property described as Country Trails Addition 16th Phase, Block 031, Lot 0035, generally known as 2124 Grizzly Trail, Harker Heights, Bell County, Texas.

☐ **I RECOMMEND APPROVAL OF THE REQUEST**

☒ **I RECOMMEND DENIAL OF THE REQUEST**

Comments: Need more information

Carolyn Rhew — Carolyn Rhew — 7-21-26

Printed Name — Signature — Date

Conditional Use Permit

Conditions for 2124 Grizzly Trail
(Case Z26-15)

1. The accessory dwelling unit shall be used as a living space for a relative or employee (not for rent).

2. The accessory dwelling unit will be located behind the front façade of the primary structure and will not encroach in any utility or drainage easements on the parcel.

3. The accessory dwelling unit will gain access from the same private driveway utilized for the primary structure.

4. The accessory dwelling unit will have a maximum gross foundation footprint of 500 square feet.

5. The accessory dwelling unit shall comply with all other applicable City Codes and R-1 zoning district regulations.

Memorandum

FROM: The Office of the Planning and Development Director **DATE: July 29, 2026**

P26-08 DISCUSS AND CONSIDER APPROVING A FINAL PLAT REFERRED TO AS 24 BT INVESTMENTS FINAL PLAT, ON PROPERTY DESCRIBED AS BEING 3.95 ACRES OF LAND, OUT OF THE LUCY D. ODELL SURVEY, ABSTRACT NUMBER 644, THE MD ODELL SURVEY, ABSTRACT NUMBER 994 AND THE ANN S. ASHLEY SURVEY, ABSTRACT NUMBER 47, ALL OF BELL COUNTY, TEXAS, SAME BEING THAT CERTAIN 24 BT INVESTMENTS, LLC 3.95 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2024023180, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS. (PLANNING ADMINISTRATOR)

EXPLANATION:

REFERENCES:
Case #P26-08
MGO #2026-145

The applicant submitted an application for Final Plat referred to as 24 BT Investments Final Plat for a 3.95 acre tract of land located at 1500 E. Knights Way. The purpose of this Final Plat is to create 1 commercial lot.

The proposed subdivision is consistent with the existing zoning of B-4 (Secondary and Highway Business District).

The Preliminary Plat related to this submittal was approved by the Planning & Zoning Commission and City Council in 2024.

The Final Plat application was submitted on June 30, 2026. Staff reviewed the submitted plat documents and provided comments addressing safety and compliance with applicable development regulations in the City of Harker Heights Code of Ordinances. Initial comments were provided to the applicant on July 21, 2026.

Any additional submittals and corresponding comments will be provided to the Planning and Zoning Commission at the time of the meeting.

As of July 23, 2026, comments remain outstanding. See the attachment titled:

“P26-08_CombinedComments_24_BT_Investments MGO 2026-145) – 7-21-26”

Particular attention during the review of final plats is given to the arrangement, location, and width of streets and access easements; their relationship to the topography; utility

infrastructure including water, wastewater, and drainage; the coordination with future development of adjacent properties; and compliance with applicable city ordinances, policies, and plans.

RECOMMENDATION:

Staff recommends approval of this Final Plat with the following conditions:

1. All outstanding comments shall be addressed as directed by staff prior to the recordation of the Final Plat.

ACTION BY THE PLANNING & ZONING COMMISSION:

1. Motion to recommend **approval** of a request for a Final Plat referred to as 24 BT Investments Final Plat, as read in the caption by the Planning & Zoning Chairman, based on the **discussed** recommendations and findings.
2. Motion to recommend **approval with condition** of a request for a Final Plat referred to as 24 BT Investments Final Plat, as read in the caption by the Planning & Zoning Chairman, based on **staff's** recommendation and findings, **with the following conditions:**
    a. All outstanding comments shall be addressed as directed by staff prior to recordation of the Final Plat.
3. Motion to recommend **disapproval with explanation** of a request for a Final Plat referred to as 24 BT Investments Final Plat, as read in the caption by the Planning & Zoning Chairman, based on the **discussed** recommendations and findings**with the following explanation: Applicant has not met the requirements of §154: SUBDIVISIONS**
4. Any other action desired.

ATTACHMENTS:

P26-08_Application
P26-08_Field Notes
P26-08_Utility & Drainage Plan
P26-08_24 BT Investments Final Plat
P26-08_CombinedComments_24_BT_Investments (MGO 2026-145) - 7-21-26

Final Plat Application

City of Harker Heights
Planning & Development
305 Miller's Crossing
Harker Heights, TX 76548
Phone: (254) 953-5647
Email:
planning@harkerheights.gov

Requirements - APPLICATION MUST BE FULLY COMPLETED OR WILL NOT BE ACCEPTED

This application must be completed and returned to the Planning and Development Department of the City of Harker Heights, Texas along with the following:

1. **Payment per the most recently approved fee schedule**
2. **Signed Original Field Notes and Dedication Pages**
3. **Paper Plan Submissions: Ten (10) Copies of Plat and Seven (7) sets of Final Engineering Plans**
4. **Electronic Submissions: Plat and Engineering Plans submitted to department email in PDF format.**
5. **Completed Final Plat Checklist**

Property Information:

Plat Name: 24 BT Investments Commercial Plat Date Submitted: 07/17/2024

Number of Lots: 1 Number of Units/Suites: 1 Acreage: 3.95

Site Address or General Location: Grant Edwin Blvd & FM 2410

◯ Residential ◯ Commercial ◯ Both On Site Detention Proposed with Subdivision: ◯ Yes ◯ No ◯ Other

Date of Preliminary Plat Approval by P&Z: _____

Owner Information & Authorization:

Property Owner: 24 BT Investments, LLC

Address: 2623 Jones Rd Austin, TX 78745

Phone: 512-423-4985 E-Mail: westgate2623@yahoo.com

Developer: 24 BT Investments, LLC

Address: 2623 Jones Rd Austin, TX 78745

Phone: 512-423-4985 E-Mail: westgate2623@yahoo.com

Engineer: Professional StruCIVIL Engineers, Inc. - Mirza T. Baig

Address: 2205 W Parmer Ln, Suite 201, Austin, TX 78727

Phone: 512-238-6422 E-Mail: psce@psceinc.com

Surveyor: All Star Land Surveying

Address: 9020 Anderson Mill Rd. Austin, TX 78729

Phone: 512-249-8149 E-Mail: chris@allstarlandsurveying.com

For more information reference Section 154.22 Final Plat of the Harker Heights Code of Ordinances

I HEREBY UNDERSTAND AND ACKNOWLEDGE:

The final plat must be prepared in accordance with the City's subdivision rules and regulations and shall conform substantially to preliminary plat layout as approved. The subdivider will be required to install at his/her own expense all water lines, streets, sewer lines, drainage facilities, and structures within the subdivision accords to Section 154.36 of the Harker Heights Code of Ordinances.

All required improvements must be completed unless a Bond or Letter of Credit has been posted and attached in sufficient amount to assure completion.

A maintenance bond/surety instruments has been furnished to assure the quality of materials and workmanship and maintenance of all required improvements including the City's cost for collecting the guaranteed funds and administering the correction and/or replacement of covered improvements in the even the subdivider defaults.

The maintenance bond or other surety instrument shall be satisfactory to the city as to form, sufficiency and manner of execution. For water and sewer related improvements, the bond or other instrument shall be in an amount equal to 20% of the cost of improvements verified by the city Engineer and shall run for a period of one calendar year. Bonds or other instruments for streets and drainage facilities shall be in an amount equal to 40% of the improvements verified by the city Engineer and shall run for a period of two calendar years.

The applicant or their authorized representative must be present at all Planning and Zoning Commission and City Council Meetings at which their plat is on the agenda for discussion or action. Failure of the applicant or their authorized representative to appear before the Planning and Zoning Commission or City Council during a meeting on which their plat is on the agenda for discussion or action may be deemed a withdrawal of their plat.

24 BT Investments, LLC - Baslan Omar

Printed Name of Owner

Baslan S. Omar

Signature of Owner

Professional StruCIVIL Engineers, Inc. - Mirza T. Baig, P.E.

Printed Name of Authorized Agent (Corporation/Partnership)

Signature of Authorized Agent (Corporation/Partnership)

SWORN AND SUBSCRIBED BEFORE ME THIS 17 th *DAY OF* July, *20* 2024

Signature of Notary Public

My Commission Expires: 08/21/2027

Abdul Arab
My Commission Expires
8/21/2027
Notary ID134518850

STAFF ONLY -- DO NOT FILL OUT

Date Submitted: _____ Received By: _____ Case #: _____ Receipt #: _____

Rev. 12/22

EXHIBIT "A"

LEGAL DESCRIPTION

BEING 3.95 ACRES OF LAND, OUT OF THE LUCY D. ODELL SURVEY, ABSTRACT NUMBER 644, THE MD ODELL SURVEY, ABSTRACT NUMBER 994 AND THE ANN S. ASHLEY SURVEY, ABSTRACT NUMBER 47, ALL OF BELL COUNTY, TEXAS, SAME BEING THAT CERTAIN 24 BT INVESTMENTS, LLC 3.95 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2024023180, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, SAID 3.95 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING at an iron rod found at the intersection of the southerly right-of-way line of F.M. 2410 and the easterly right-of-way line of Grant Edwin Boulevard, same being the northwest corner of said 3.95 acre tract, for the northwest corner hereof;

THENCE along said F.M. 2410 and the northerly right-of-way line of said 3.95 acre tract, South 89 degrees 02 minutes 51 seconds East, 405.20 feet to an iron pipe found and South 88 degrees 50 minutes 06 seconds East, 323.46 feet to an iron rod found at the northwest corner of the remainder of that certain Gary Downing 1.00 acre tract recorded in Volume 4815, Page 473, Deed Records, said county, same being the northeast corner of said 3.95 acre tract, for the northeast corner hereof;

THENCE South 00 degrees 49 minutes 15 seconds West, along the westerly line of said Remaining 1.00 acre tract and the easterly line of said 3.95 acre tract, 96.18 feet to a 60D nail set at the northwest corner of Tract A Detention Area, of Evergreen, Phase 1, a subdivision recorded in Cabinet D, Slides 155B-155C, Plat Records, said county, at the southwest corner of said remaining 1.00 acre tract, same being an angle corner in the easterly line of said 3.95 acre tract, for an angle corner in the easterly line hereof;

THENCE South 00 degrees 50 minutes 08 seconds West, along the westerly line of said Tract A, continuing along the easterly line of said 3.95 acre tract, 139.62 feet to an iron rod found at the northeast corner of Tract D Drainage Channel, of said Evergreen, Phase 1, same being the southeast corner of said 3.95 acre tract, for the southeast corner hereof;

THENCE North 88 degrees 55 minutes 03 seconds West, along the northerly line of said Tract D and the southerly line of said 3.95 acre tract, 729.93 feet to an iron rod found in the easterly right-of-way line of Grant Edwin Boulevard, at the northwest corner of said Tract D, same being the southwest corner of said 3.95 acre tract, for the southwest corner hereof;

THENCE North 01 degrees 08 minutes 18 seconds East, along said Grant Edwin Boulevard and westerly line of said 3.95 acre tract, 235.35 feet to the POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.



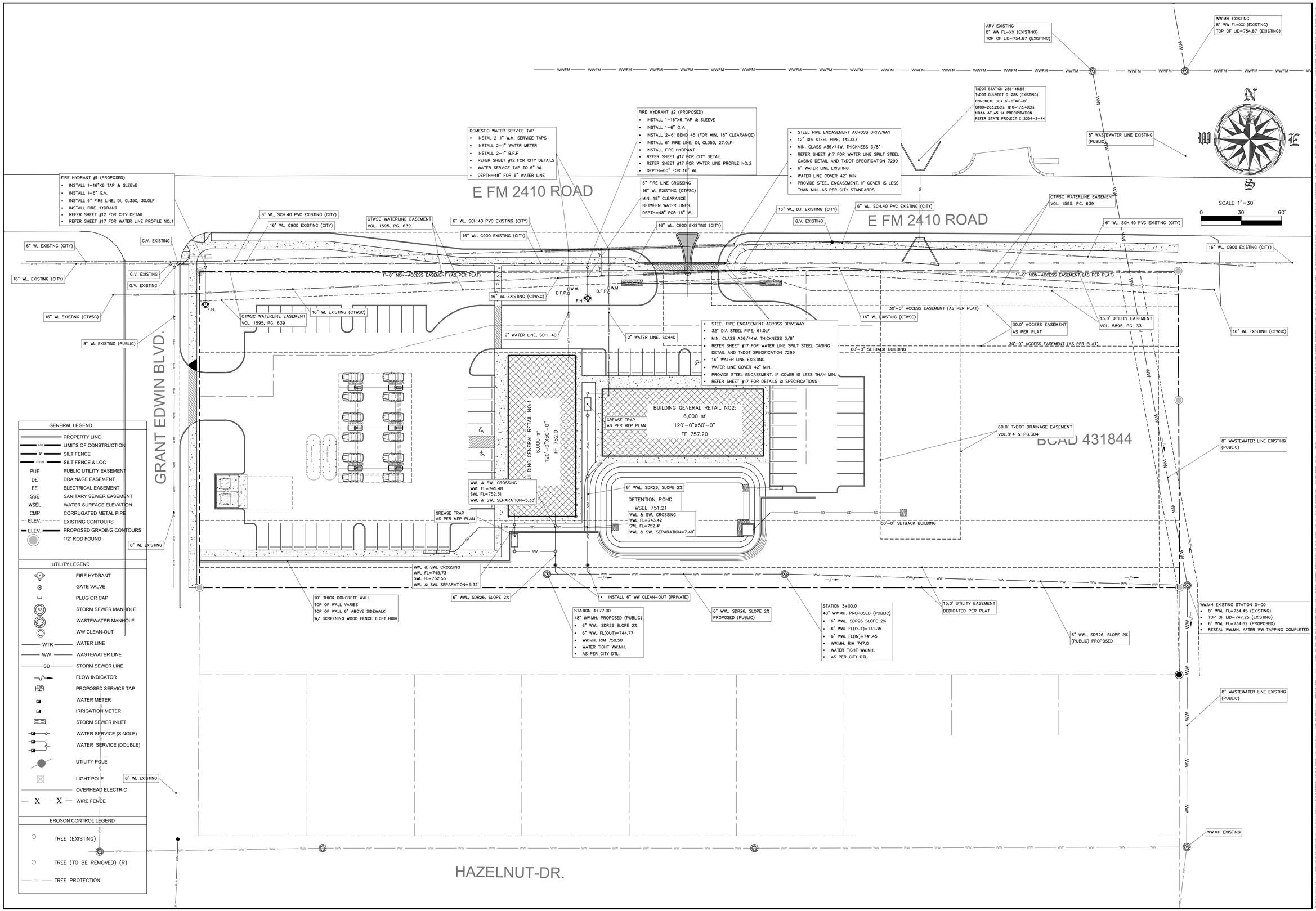
06/26/2024

EDWARD RUMSEY — DATE

TX R.P.L.S. NO. 5729

JOB # A0603124

FIRM # 10135000



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MIRZA TAHIR BAIG, P.E., #82577 ON 05/03/2026
FIRM REGISTRATION F-4951

Rev.	Description	Date	Drawn
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PROFESSIONAL STRUCIVIL ENGINEERS, INC.
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
2205 WEST PARMER LANE, SUITE 210, AUSTIN, TX 78727 | TEL. 512.228.6422 | pevar@pevarinc.com

Project : FM2410 RETAIL CENTER I PRELIMINARY PLAT
1500 E KNIGHTS WAY
CITY OF HARKER HEIGHTS, TEXAS 76548

Title : UTILITY SITE PLAN

PROJECT 30799

SHEET 5 OF 21

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PROPOSED CULVERT & DRIVEWAY
1-18" RCP PIPE CULVERT #1, 103.0 LF, SLOPE 1.0%
FL(IN)=752.03', FL(OUT)=751.0'
Q(5)=3.87cfs @ HGL=753.13
Q(10)=5.15cfs @ HGL=753.35
Q(culvert capacity)=14.96cfs @ HGL=755.90
Q(100)=10.38cfs @ HGL=754.39
TOP OF PAVEMENT=755.90'
DRIVEWAY CULVERT AS PER TxDOT STANDARDS (SET P-PD)

TxDOT STATION 285+48.55
TxDOT CULVERT C-285 (EXISTING)
CONCRETE BOX 6'-0"x6'-0"
Q100=263.26cfs, Q10=173.40cfs
NOAA ATLAS 14 PRECIPITATION
REFER STATE PROJECT C 2304-2-44

E FM 2410 ROAD

E FM 241 ROAD

BOAD 431844

GRANTED WIN BLVD

HAZELNUT-DR.

1-12" RCP PIPE CULVERT EXISTING

CTWSC WATERLINE EASEMENT
VOL. 1595, PG. 639

CTWSC WATERLINE EASEMENT
VOL. 1595, PG. 639

CTWSC WATERLINE EASEMENT
VOL. 1595, PG. 639

1'-0" NON-ACCESS EASEMENT (AS PER PLAT)

1'-0" NON-ACCESS EASEMENT (AS PER PLAT)

50'-0" ACCESS EASEMENT (AS PER PLAT)

30.0' ACCESS EASEMENT
AS PER PLAT

15.0' UTILITY EASEMENT
VOL. 5895, PG. 33

50'-0" ACCESS EASEMENT (AS PER PLAT)

50'-0" SETBACK BUILDING

50'-0" SETBACK BUILDING

JOINT ACCESS BOX CULVERT
FOR PHASE II (FUTURE DEVELOPMENT)
STATION 4+14.00 TO STATION 4+41.00
CONCRETE BOX (2)-6'-0"X6'-0"
AS PER TXDOT STANDARD SCC-5 & 6

GRASS CHANNEL
BOTTOM 27'-0" WIDE, SIDE SLOPE 1V:5H
FL(IN)=746.0, FL(OUT)=743.0, SLOPE 1.61%
Q100=263.26cfs, & Q25=173.40cfs
REFER SHEET #21 FORHEC-RAS ANALYSIS WSEL VARIES.
REFER SHEET #18, GRASS CHANNEL DETAILS

60.0' TxDOT DRAINAGE EASEMENT
VOL.814 & PG.304

ENERGY DISSIPATER
STONE 4"-8"

BUILDING GENERAL RETAIL NO1:
6,000 sf
120'-0"X50'-0"
FF 762.0

BUILDING GENERAL RETAIL NO2:
6,000 sf
120'-0"X50'-0"
FF 757.20

ROOF GUTTER

DOWNSPOUT

DETENTION POND
WSEL 751.21

18" HDPE PIPE NO:2, 102.0LF
FL(IN)=754.04, FL(OUT)=752.0, SLOPE 2%
Q100=8.77cfs, Qc=16.10cfs

CURB INLET #1
AS PER CITY DETAIL
(1)-10FT INLET

24" HDPE PIPE NO:1, 116.0LF
FL(IN)=748.0, FL(OUT)=746.0, SLOPE 1.73%
Q100=34.93cfs, Qc=51.75cfs

18" HDPE PIPE NO:3, 18.0LF
FL(IN)=751.86, FL(OUT)=751.50, SLOPE 2%
Q100=4.47cfs, Qc=16.10cfs

CURB INLET #2
AS PER CITY DETAIL
(2)-10FT INLETS

10" THICK CONCRETE WALL
TOP OF WALL 761.0

10" THICK CONCRETE WALL
TOP OF WALL VARIES
TOP OF WALL 6" ABOVE SIDEWALK
W/ SCREENING WOOD FENCE 6.0FT HIGH

15.0' UTILITY EASEMENT
DEDICATED PER PLAT

755.90 (EX)
754.75 (EX)
764.0 (EX)
761.0 (EX)
754.17
756.18
755.38
754.86
754.51
754.26
761.21
760.65
760.37
763.30
761.30
762.30
761.50
761.00
760.10
760.74
759.30
759.50
748.0
757.0
759.0
760.50

SCALE 1"=30'
0 30' 60'

N
W E
S

GENERAL LEGEND

PROPERTY LINE	
LOC	LIMITS OF CONSTRUCTION
SF	SILT FENCE
LOC/SF	SILT FENCE & LOC
PUE	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EASEMENT
EE	ELECTRICAL EASEMENT
SSE	SANITARY SEWER EASEMENT
WSEL	WATER SURFACE ELEVATION
CMP	CORRUGATED METAL PIPE
ELEV.	EXISTING CONTOURS
ELEV.	PROPOSED GRADING CONTOURS
	1/2" ROD FOUND

UTILITY LEGEND

	FIRE HYDRANT
	GATE VALVE
	PLUG OR CAP
SS	STORM SEWER MANHOLE
	WASTEWATER MANHOLE
	WW CLEAN-OUT
WTR	WATER LINE
WW	WASTEWATER LINE
SD	STORM SEWER LINE
	FLOW INDICATOR
TAP	PROPOSED SERVICE TAP
	WATER METER
	IRRIGATION METER
	STORM SEWER INLET
	WATER SERVICE (SINGLE)
	WATER SERVICE (DOUBLE)
	UTILITY POLE
	LIGHT POLE
	OVERHEAD ELECTRIC
X X	WIRE FENCE

EROSON CONTROL LEGEND

	TREE (EXISTING)
	TREE (TO BE REMOVED) (R)
TP	TREE PROTECTION

DRAINAGE SUMMARY OF BOX CULVERT

EVENTS	STATION 5+00(*)	STATION 2+50.00
	cfs	cfs
Q10	173.40	185.65 (173.40+12.25)
Q100	263.26	286.79 (263.26+23.53)

(*) TxDOT IMPROVEMENT PLAN FM2410, REFER SHEET#114 & #117

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MIRZA TAHIR BAIG, P.E., #92577 ON 05/03/2026
FIRM REGISTRATION F-4951

Rev.	Description	Date	Drawn
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CONSULTING CIVIL AND STRUCTURAL ENGINEERS
2305 WEST PARMER LANE, SUITE 210, AUSTIN, TX 78727 | TEL: 512.228.6422 | pevc@pevcinc.com

Project:
FM2410 RETAIL CENTER I PRELIMINARY PLAT
1500 E KNIGHTS WAY
CITY OF HARKER HEIGHTS, TEXAS 76548

Title:
DRAINAGE & GRADING PLAN

PROJECT 30799

SHEET 7 OF 21

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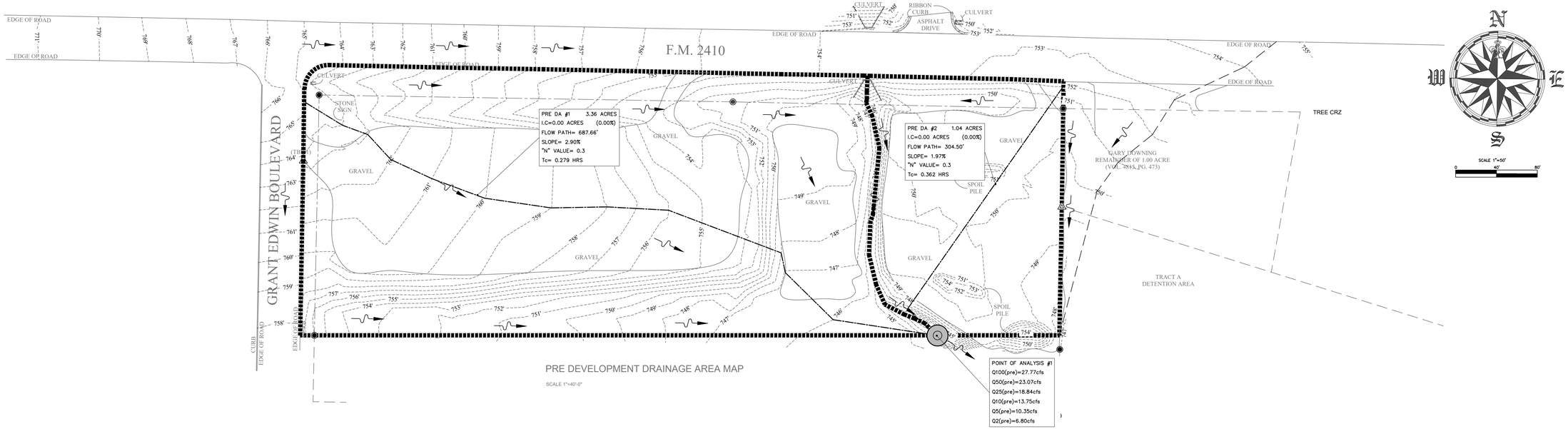
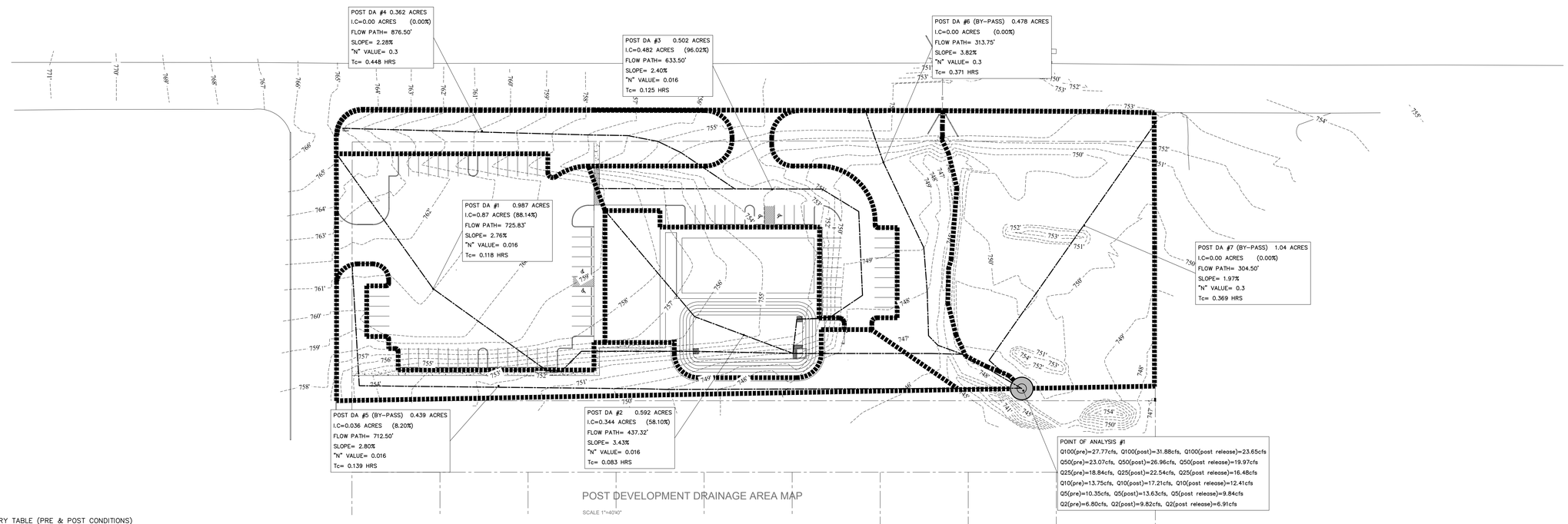


PRE DEVELOPMENT DRAINAGE AREA MAP

SCALE 1"=40'-0"



POST DEVELOPMENT DRAINAGE AREA MAP

SCALE 1"=40'-0"

DRAINAGE SUMMARY TABLE (PRE & POST CONDITIONS)

BASIN NAME	PRE DA#1	PRE DA#2	POST DA#1	POST DA#2	POST DA#3	POST DA#4	POST DA#5	POST DA#6	POST DA#7	TOTAL PRE "Q"	TOTAL POST "Q"	TOTAL POST "Q" RELEASED
DRAINAGE AREA (acres)	3.36	1.04	0.987	0.592	0.502	0.362	0.439	0.478	1.04			
IMPERVIOUS COVER (acres)	0.00	0.00	0.87	0.344	0.482	0.00	0.036	0.00	0.00			
CN (PRE)	79.00	79.00	79.00	79.00	79.00	79.00	79.00	79.00	79.00			
CN (POST)	79.00	79.00	95.75	90.04	77.24	79.00	80.56	79.00	79.00			
Tc (hrs.)	0.279	0.362	0.118	0.083	0.125	0.448	0.139	0.371	0.369			
2YRS. (cfs)	5.36	1.51	3.17	1.68	1.66	0.48	0.88	0.69	1.50	6.80	9.82	6.91
5YRS. (cfs)	8.15	2.30	4.15	2.28	2.15	0.73	1.31	1.05	2.28	10.35	13.63	9.84
10YRS. (cfs)	10.81	3.05	5.07	2.85	2.61	0.97	1.72	1.39	3.03	13.75	17.21	12.41
25YRS. (cfs)	14.79	4.18	6.42	3.69	3.29	1.34	2.33	1.90	4.15	18.84	22.54	16.48
50YRS (cfs)	18.10	5.11	7.53	4.38	3.85	1.64	2.83	2.33	5.08	23.07	26.96	19.97
100YRS. (cfs)	21.79	6.15	8.77	5.15	4.47	1.97	3.40	2.81	6.11	27.77	31.88	23.65

NOTE: THE DRAINAGE ANALYSIS ARE BASED ON ATLAS 14 PRECIPITATION-FREQUENCY ATLAS OF THE UNITED STATES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MIRZA TAHIR BAIG, P.E., #82577 ON 05/03/2026
FIRM REGISTRATION F-4951

Rev.	Description	Date	Drawn
6			
5			
4			
3			
2			
1			
0			

PROFESSIONAL STRUCTURAL CIVIL ENGINEERS, INC.
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
2305 WEST PARMER LANE, SUITE 210, AUSTIN, TX 78727 | TEL. 512.228.6422 | pevei@pevainc.com

Project:
FM2410 RETAIL CENTER I PRELIMINARY PLAT
1500 E KNIGHTS WAY
CITY OF HARKER HEIGHTS, TEXAS 76548

Title:
DRAINAGE AREA MAP
PRE & POST DEVELOPMENT

PROJECT 30799

SHEET 8 OF 21

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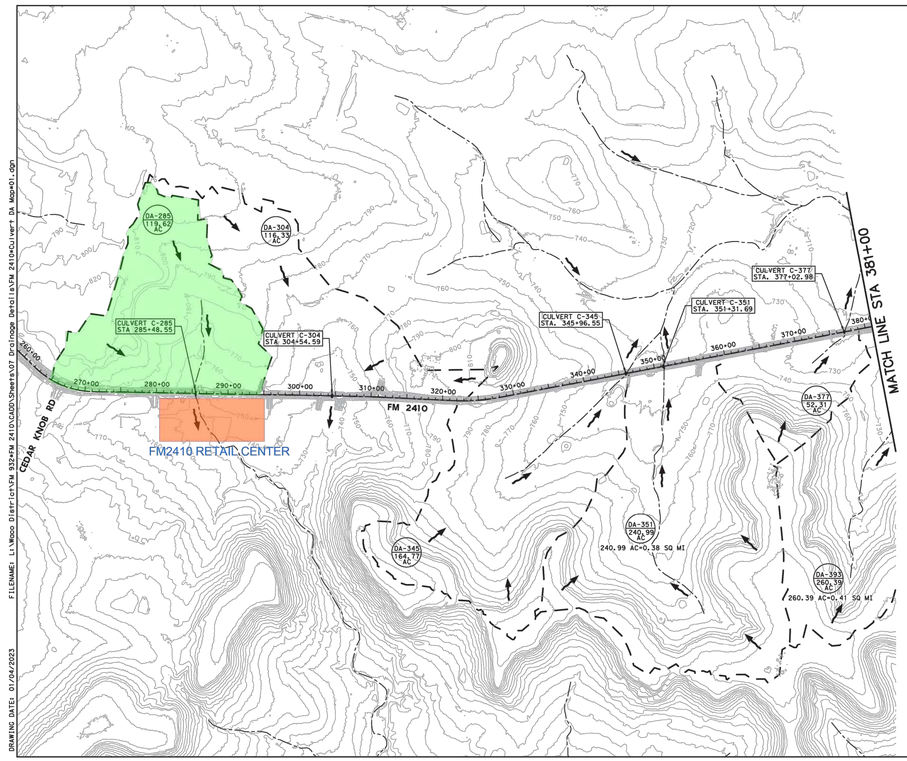


0' 250' 500' 1000'
HORIZONTAL SCALE: 1"=1000'

LEGEND:

- DIRECTION OF FLOW
- STREAM
- DRAINAGE AREA BOUNDARY
- 10 FT CONTOURS
- (DA-XXX XX.XX AC) DRAINAGE AREA ID ACREAGE

STATE OF TEXAS
SAHAS SHRESTHA
116045
LICENSED
PROFESSIONAL ENGINEER
01/04/2023

I.S. ENGINEERS, LLC
FIRM REGISTRATION NO. F-11437
7670 WOODWAY DRIVE
SUITE 320
HOUSTON, TEXAS 77063

Texas Department of Transportation © 2023

FM 2410

DRAINAGE AREA MAP

(SHEET 1 OF 3)

DESIGN	FED.RD. DIV.NO.	FEDERAL AID PROJECT NO.		HIGHWAY NO.
YH	6	(SEE TITLE SHEET)		FM 2410
DESIGN CK	STATE	DISTRICT	COUNTY	SHEET NO.
SRS	TX	WACO	BELL	
GRAPHICS	CONTROL	SECTION	JOB	
TW	2304	02	044	114
DRFT CHECK				
SRS				

DocuSign Envelope ID: FB3D78B5-70A4-4298-8967-90CCBD78587D
DocuSign Envelope ID: 6382233F-D14A-4939-8ABC-6120984CFCD5

STATE OF TEXAS
DEPARTMENT OF TRANSPORTATION

PLANS OF PROPOSED
STATE HIGHWAY IMPROVEMENT

STATE PROJECT NUMBER C 2304-2-44

BELL COUNTY

FM 2410

DIST. NO.	STATE PROJECT NO.	SHT. NO.
6	C 2304-2-44	1
STATE	DIST.	COUNTY
TEXAS	WACO	BELL
CONT.	SECT.	JOB	ASSEMBLY NO.
2304	02	044	FM 2410

DESIGN SPEED = 40 MPH (FM 2410)

2023 ADT = 5,100
2043 ADT = 7,700

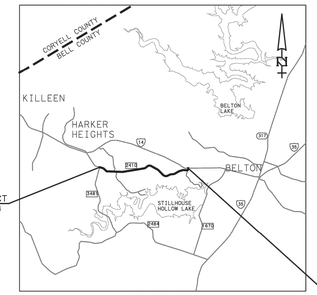
INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	INDEX OF SHEETS

TOTAL LENGTH OF PROJECT = ROADWAY = 35,443.26 FT. = 6.713 MI.; BRIDGE = 0.00 FT. = 0.000 MI.; TOTAL = 35,443.26 FT. = 6.713 MI.

CSJ 2304-02-044
LIMITS: FROM FM 3481 TO IH 14

FOR THE CONSTRUCTION OF REHABILITATION OF EXISTING ROAD CONSISTING OF REHAB AND WIDEN ROADWAY



BEGIN PROJECT
CSJ 2304-02-044
STA 236+53.15
MP=8.409
TRM=542+0.256

END PROJECT
CSJ 2304-02-044
STA 590+96.41
MP=15.065
TRM=548+0.919

EXCEPTIONS: NONE
EQUATIONS: NONE
RAILROAD CROSSING: NONE

HORIZONTAL SCALE: 1" = 4 MI.

NOTE:
SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION A NOVEMBER 1, 2014, AND SPECIFICATION ITEMS LISTED AND DATED AS FOLLOWS, PROVISIONS FOR ALL STATE CONSTRUCTION PROJECTS. (SPD00-0018)

FILE: P:\WACO\T302\8249\SH FM\2410\PROJ\SHEETS\TITLE SHEET.dgn
DATE: 12/19/2022 8:29:31 AM
USER:YT

FIRM REGISTRATION NO. F-1954
tnp
teague nall & perkins

SUBMITTED FOR LETTING 12/15/2022
DANIEL P. MCCLELLAND, P.E.

Texas Department of Transportation © 2023

RECOMMENDED FOR LETTING 12/15/2022
AREA ENGINEER

RECOMMENDED FOR LETTING 12/19/2022
DIRECTOR OF TRANSPORTATION PLANNING AND DEVELOPMENT

APPROVED FOR LETTING 12/19/2022
DISTRICT ENGINEER

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FM 2410 CULVERT CROSSING RUNOFF COMPUTATIONS (RATIONAL METHOD)											
DRAINAGE AREA ID	DRAINAGE STRUCTURE ID	EXISTING STRUCTURE	PROPOSED STRUCTURE	STATION	DRAINAGE AREA (acres)	T_c (min)	COMPOSITE 'C' VALUE	INTENSITY$_{10\text{-}YR}$ (in/hr)	INTENSITY$_{100\text{-}YR}$ (in/hr)	$Q_{10\text{-}YR}$ (cfs)	$Q_{100\text{-}YR}$ (cfs)
DA-285	C-285	6'X6' RCB	N/A	285+48.55	119.62	39	0.39	3.72	5.64	173.40	263.26
DA-304	C-304	2-5'X4' RCB	2-5'X4' RCB EXT	304+54.59	116.33	61	0.41	2.71	4.16	129.41	198.27
DA-345	C-345	2-6'X4' RCB	2-6'X4' RCB EXT	345+96.55	164.77	50	0.23	3.20	4.88	121.27	184.81
DA-377	C-377	5'X5' RCB	5'X5' RCB EXT	377+02.98	52.31	25	0.24	4.74	7.19	59.47	90.31
DA-411	C-411	2-5'X4' RCB	2-5'X4' RCB EXT	411+32.28	146.86	29	0.25	4.26	6.45	156.38	236.98
DA-438	C-438	36" CMP	36" RCP	438+19.16	18.82	18	0.25	5.57	8.49	26.22	39.93
DA-507	C-507	42" CMP	42" RCP	507+96.60	19.04	25	0.23	4.74	7.19	20.74	31.50
DA-539	C-539	36" CMP	36" RCP	539+51.53	12.96	17	0.23	5.69	8.67	16.96	25.85
DA-548	C-548	24" CMP	24" RCP	548+96.80	8.11	20	0.27	5.33	8.12	11.68	17.77
DA-559	C-559	24" CMP	24" RCP	559+66.15	7.25	15	0.27	5.93	9.04	11.61	17.70
DA-573	C-573	48" RCP	N/A	573+81.40	21.30	26	0.41	4.62	7.01	40.32	61.21
DA-585	C-585	2-24" RCP	2-24" RCP	585+31.64	6.66	17	0.41	5.69	8.67	15.54	23.68

FM 2410 CULVERT CROSSING RUNOFF COMPUTATIONS (NRCS METHOD)										
DRAINAGE AREA ID	DRAINAGE STRUCTURE ID	EXISTING STRUCTURE	PROPOSED STRUCTURE	STATION	DRAINAGE AREA (Sq MI)	T_c (min)	LAG TIME (min)	BASE CN	USED CN	$Q_{10\text{-}YR}$ (cfs)	$Q_{100\text{-}YR}$ (cfs)
DA-351	C-351	2-6'X5' RCB	2-6'X5' RCB EXT	351+31.69	0.38	56	34	78	69	355	762
DA-393	C-393	2-6'X5' RCB	2-6'X5' RCB EXT	393+08.22	0.41	63	38	77	68	347	751
DA-454	C-454	2-8'X6' RCB	2-8'X6' RCB EXT	454+78.66	0.66	54	32	79	71	691	1424

FREQUENCY STORM PRECIPITATION DEPTH (INCH)		
DURATION	10-yr	100-yr
5 min	0.743	1.14
15 min	1.48	2.26
1 hour	2.73	4.18
2 hour	3.45	5.59
3 hour	3.90	6.54
6 hour	4.66	8.06
12 hour	5.36	9.27
24 hour	6.08	10.40

NRCS METHOD IS MODELED IN HEC-HMS VERSION 4.3
PRECIPITATION DATA IS DERIVED FROM "NOAA ATLAS 14 PRECIPITATION - REQUENCY ATLAS OF THE UNITED STATES VOLUME 11 VERSION 2.0: TEXAS"
SOILS DATA IS OBTAINED FROM NRCS WEB SOIL SURVEY UTILITY
LAND USE DATA IS OBTAINED FROM NLCD DATABASE
CN ADJUSTMENT IS BASED ON THE HAILEY AND MCGILL METHOD AS OUTLINED IN THE TXDOT HYDRAULIC MANUAL, FIGURE 4-22

STATE OF TEXAS
SAHAS SHRESTHA
116045
LICENSED
PROFESSIONAL ENGINEER
01/04/2023

I.S. ENGINEERS, LLC
FIRM REGISTRATION NO. F-11437
7670 WOODWAY DRIVE
SUITE 320
HOUSTON, TEXAS 77063

Texas Department of Transportation © 2023

FM 2410

DRAINAGE CALCULATIONS

DESIGN	FED.RD. DIV.NO.	FEDERAL AID PROJECT NO.		HIGHWAY NO.
YH	6	(SEE TITLE SHEET)		FM 2410
DESIGN CK	STATE	DISTRICT	COUNTY	SHEET NO.
SRS	TX	WACO	BELL	
GRAPHICS	CONTROL	SECTION	JOB	
TW	2304	02	044	117
DRFT CHECK				
SRS				

DRAWING DATE: 01/04/2023
FILENAME: L:\Waco District\FM 932+FM 2410\CADD\Sheets\07 Drainage Details\FM 2410+Culvert Runoff.dgn

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MIRZA TAHIR BAIG, P.E., #82577 ON 05/03/2026
FIRM REGISTRATION F-4951

Rev.	Description	Date	Drawn
6			
5			
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PROFESSIONAL STRUCIVIL ENGINEERS, INC.
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
2205 WEST PARMER LANE, SUITE 210, AUSTIN, TX 78727 | TEL: 512.258.6422 | pwe@pwsinc.com

Project:
FM2410 RETAIL CENTER I PRELIMINARY PLAT
1500 E KNIGHTS WAY
CITY OF HARKER HEIGHTS, TEXAS 76548

Title:
OFF-SITE DRAINAGE AREA MAP

PROJECT 30799

SHEET 9 OF 21

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24 BT INVESTMENTS COMMERCIAL PLAT

OWNER: 24 BT INVESTMENTS LLC,
A TX LIMITED LIABILITY COMPANY
2623 JONES ROAD
AUSTIN, TEXAS 78745

ACREAGE: 172,048.25 SQ. FT. - 3.95 ACRES
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 1

SUBMITTAL DATE: 07/08/2024
DATE OF REVISION: 06/10/2026

SURVEYOR: ALL STAR LAND SURVEYING - FIRM: 10050200
1640 HIGHLAND FALLS DR., LEANDER, TEXAS 78641
(512) 337-7585 REF# A0603124

ENGINEER: PROFESSIONAL STRUCIVIL ENGINEERS, INC.
REGISTERED ENGINEERING FIRM# F-4851
2205 W. PARMER LANE, STE. 201
AUSTIN, TEXAS 78727

PROJECT DATUM: NORTH AMERICAN DATUM 1983 (NAD 83)
PROJECTION: TEXAS STATE PLANE -
CENTRAL ZONE (4203)
UNITS: US SURVEY FEET

BEARING BASIS:
BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM
CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.

LEGEND

- 1/2" ROD FOUND
- 1/2" IRON PIPE FOUND
- 60D NAIL SET
- FENCE POST FOR CORNER
- ( ) RECORD INFORMATION

N, NW, NE, W, SCALE 1" = 60', E, SW, SE, S

60 0 30 60 120 240
GRAPHIC SCALE

MANUEL MEZA
4.496 ACRES
(DOC. 2021055087)

CITY OF HARKER HEIGHTS
61.746 ACRES
(VOL. 6148, PG. 711)

SEWER TAP
TOP OF LID = 754.87'
FLOWLINE = XXX.XX'

F.M. 2410
(100' R.O.W.) (KNIGHTS WAY)

EDGE OF ROAD

CULVERT

RIBBON CURB ASPHALT DRIVE

N 67°25'25" W 330.58'

N 02°44'36" E 112.16'

N 02°44'36" E 109.87'

S 89°03'08" E 405.21'

S 89°02'51" E 405.20'

N 01°01'17" E 101.37'

(S 88°49'45" E 323.56')

S 88°50'06" E 323.46'

N 02°13'43" W 101.54'

1.0' NON-ACCESS EASEMENT

WATERLINE EASEMENT

STONE SIGN

(TBM2)

(TBM1)

(TBM3)

N 89°07'24" W 70.14'

30.0' ACCESS EASEMENT

80.0' ACCESS EASEMENT

60' X 200' CHANNEL EASEMENT (VOL.814, PG.304) TXDOT ROW MAP

15.0' UTILITY EASEMENT

S 00°49'15" W 96.18' (S 00°50'46" W 96.09')

S 00°50'08" W 139.62' (S 00°50'46" W 139.80')

DOWNING, GARY E
ACRES 7.643
REMAINDER OF 1.00 AC
(VOL. 4815, PG. 473)

DOWNING, GARY E
TRACT A
DETENTION AREA
ACRES 0.424

HEIGHTS EVERGREEN DEVELOPMENT, LTD.
ACRES 2.328
(VOL. 5940, PG. 885)

S 01°07'02" W 235.28'

N 01°08'18" E 235.35'

GRANT EDWIN BOULEVARD
(70' R.O.W.)

CURB
EDGE OF ROAD

S 89°04'18" W 70.05'

LOT 1
(3.95 ACRES)
24 BT INVESTMENTS

JUDD DUNDELL SURVEY, ABSTRACT NO 649
MITCHELL SURVEY, ABSTRACT NO. 904

N 88°55'03" W 729.93'
(N 88°54'29" W 729.98')

SEWER TAP
TOP OF LID = 747.25'
FLOWLINE = 734.45'

S 01°19'25" W 65.02'

SEWER TAP
TOP OF LID = 742.93'
FLOWLINE = 733.63'

CITY OF HARKER HEIGHTS
TRACT C
DRAINAGE CHANNEL

BLOCK 1
EVERGREEN, PHASE 1
(CAB. D, SLD. 155B-155C)

CITY OF HARKER HEIGHTS
TRACT D
DRAINAGE CHANNEL

TEMPORARY BENCHMARK (TBM1)
TRIANGLE CUT IN CURB
ELEVATION = 763.75'
NAVD 1988 DATUM

TEMPORARY BENCHMARK (TBM2)
IRON ROD SET IN GROUND
ELEVATION = 764.05'
NAVD 1988 DATUM

TEMPORARY BENCHMARK (TBM3)
IRON ROD SET IN GROUND
ELEVATION = 749.75'
NAVD 1988 DATUM

SIMMS, TERRY & VANESSA
LOT 9
BLOCK 2
RESIDENTIAL

GUZMAN, MARITZA
LOT 8
BLOCK 2
RESIDENTIAL

REYNA, EFRAIN JR
LOT 7
BLOCK 2
RESIDENTIAL

CARON, NICOLE J
LOT 6
BLOCK 2
RESIDENTIAL

BEAN, HEATHER A
ETVIR RUSSELL D
LOT 5
BLOCK 2
RESIDENTIAL

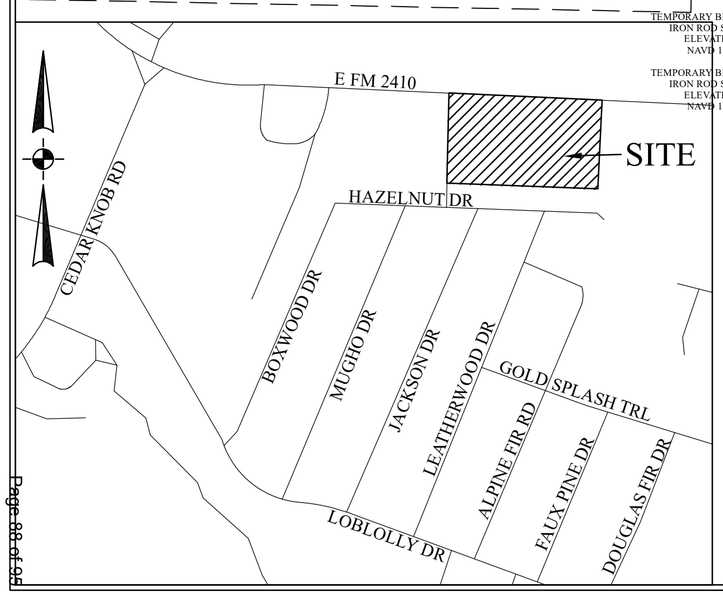
HOSMAN, BRIAN KEITH
LOT 4
BLOCK 2
RESIDENTIAL

SNELL, MARCUS S &
KRYSTAL N
LOT 3
BLOCK 2
RESIDENTIAL

MCCORMACK, JIMMIE L JR
LOT 2
BLOCK 2
RESIDENTIAL

WALSH, EDWARD
THOMAS II
LOT 1
BLOCK 2
RESIDENTIAL

HAZELNUT DRIVE
(60' R.O.W.)



CASE NUMBER 2024-197

ALLSTAR Land Surveying
1640 HIGHLAND FALLS DR.
SUITE 1001
LEANDER, TEXAS 78641
(512) 337-7585 PHONE
TBPELS FIRM NO. 10050200

SCALE:	1" = 60'
BEGIN DATE:	07/08/2024
DRAWN BY:	DAMIAN SMITH
JOB NO.:	A0603124
REVISED DATE:	06/10/2026

24 BT INVESTMENTS COMMERCIAL PLAT

BEING 3.95 ACRES TRACT, MORE OR LESS, OUT OF THE A.S. ASHLEY SURVEY,
ABSTRACT NUMBER 47, BELL COUNTY, TEXAS, DESCRIBED BY WARRANTY DEED
CONVEYED TO 24 BT INVESTMENTS, LLC., RECORDED IN DOCUMENT NUMBER 2024023180,
OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD - PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP NO.: 48027C0295E
PANEL: 0295E
DATED: 09/26/2008

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

SHEET **1** OF **2**

AGENDA ITEM #X.1.

24 BT INVESTMENTS COMMERCIAL PLAT

NOTES:

1. ALL LOTS PROPOSED FOR COMMERCIAL USE MUST SHOW 2X'S THE PROPOSED DRAINFIELD AREA AS PER BELL COUNTY PUBLIC HEALTH DISTRICT'S LOCAL ORDER. THE SECONDARY DRAINFIELD AREA MUST MEET THE PROVISIONS OF TAC 30 CHAPTER 285.

2. BEARINGS ARE ORIENTED TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE 4203, SURVEY FEET.

3. PROPERTY ZONED B-4: SECONDARY AND HIGHWAY BUSINESS DISTRICT, AND WITHIN THE CITY OF HARKER HEIGHTS, TX.

4. THE SUBJECT TRACT LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 48027C0295E WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

THAT I, _____ FOR 24 BT INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER OF A 3.95 ACRE TRACT, MORE OR LESS, OUT OF THE A.S. ASHLEY SURVEY, ABSTRACT NUMBER 47, BELL COUNTY, TEXAS, DESCRIBED BY WARRANTY DEED CONVEYED TO 24 BT INVESTMENTS, LLC., RECORDED IN DOCUMENT NUMBER 2024023180, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE HEREIN DESCRIBED PROPERTY INTO ONE LOT, ACCORDING TO THE PLAT HEREOF, TO BE KNOWN AS:

"24 BT INVESTMENTS COMMERCIAL PLAT"

AND MADE A PART HEREOF AND APPROVED BY THE CITY OF HARKER HEIGHTS, TEXAS, BELL COUNTY, TEXAS, FOR THE PURPOSE OF SELLING LOTS AND BLOCKS OF LAND WITH REFERENCE THERETO AND FOR THE PROPERTY DEVELOPMENT OF SAID LAND BY ITS OWNERS AND FOR ALL PURPOSES; AND DO HEREBY DEDICATE TO THE CITY OF HARKER HEIGHTS, ALL RIGHTS OF WAY, AS HSOWN ON SAID PLAT, TO BE USED AS PUBLIC THOROUGHFARES AND FOR PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF HARKER HEIGHTS, TEXAS.

WITNESS MY HAND THIS THE _____ DAY OF _____, 20___ A.D.

_____

FOR 24 BT INVESTMENTS, LLC
A TEXAS LIMITED LIABILITY COMPANY
2623 JONES ROAD
AUSTIN, TEXAS 78745

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, FOR 24 BT INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE _____ DAY OF _____, 20___ A.D.

_____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF TRAVIS

THAT I, MIRZA TAHIR BAIG, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICES ACT, INCLUDING SECTION 131.152(E). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL, AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT. I ALSO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF HARKER HEIGHTS, TEXAS.

_____ 06/10/2026
MIRZA TAHIR BAIG, P.E. DATE
PROFESSIONAL STRUCIVIL ENGINEERS, INC.
REGISTERED ENGINEERING FIRM# F-4951
2205 W. PARMER LANE, STE. 201
AUSTIN, TEXAS 78727 (512) 238-6422



KNOW ALL MEN BY THESE PRESENTS

THAT I, JOHN ABLES, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF HARKER HEIGHTS, TEXAS.

_____ _____
JOHN ABLES R.P.L.S. #6102 DATE
1640 HIGHLAND FALLS DR., STE. 1001
LEANDER, TEXAS 78641
REF# A0507423

FIELD NOTES:

BEING 3.95 ACRES OF LAND, OUT OF THE LUCY D. ODELL SURVEY, ABSTRACT NUMBER 644, THE MD ODELL SURVEY, ABSTRACT NUMBER 994 AND THE ANN S. ASHLEY SURVEY, ABSTRACT NUMBER 47, ALL OF BELL COUNTY, TEXAS, SAME BEING THAT CERTAIN 24 BT INVESTMENTS, LLC 3.95 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2024023180, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, SAID 3.95 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT AN IRON ROD FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 2410 AND THE EASTERLY RIGHT-OF-WAY LINE OF GRANT EDWIN BOULEVARD, SAME BEING THE NORTHWEST CORNER OF SAID 3.95 ACRE TRACT, FOR THE NORTHWEST CORNER HEREOF;

THENCE ALONG SAID F.M. 2410 AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 3.95 ACRE TRACT, SOUTH 89 DEGREES 02 MINUTES 51 SECONDS EAST, 405.20 FEET TO AN IRON PIPE FOUND AND SOUTH 88 DEGREES 50 MINUTES 06 SECONDS EAST, 323.46 FEET TO AN IRON ROD FOUND AT THE NORTHWEST CORNER OF THE REMAINDER OF THAT CERTAIN GARY DOWNING 1.00 ACRE TRACT RECORDED IN VOLUME 4815, PAGE 473, DEED RECORDS, SAID COUNTY, SAME BEING THE NORTHEAST CORNER OF SAID 3.95 ACRE TRACT, FOR THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 00 DEGREES 49 MINUTES 15 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID REMAINING 1.00 ACRE TRACT AND THE EASTERLY LINE OF SAID 3.95 ACRE TRACT, 96.18 FEET TO A 60D NAIL SET AT THE NORTHWEST CORNER OF TRACT A DETENTION AREA, OF EVERGREEN, PHASE 1, A SUBDIVISION RECORDED IN CABINET D, SLIDES 155B-155C, PLAT RECORDS, SAID COUNTY, AT THE SOUTHWEST CORNER OF SAID REMAINING 1.00 ACRE TRACT, SAME BEING AN ANGLE CORNER IN THE EASTERLY LINE OF SAID 3.95 ACRE TRACT, FOR AN ANGLE CORNER IN THE EASTERLY LINE HEREOF;

THENCE SOUTH 00 DEGREES 50 MINUTES 08 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID TRACT A, CONTINUING ALONG THE EASTERLY LINE OF SAID 3.95 ACRE TRACT, 139.62 FEET TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF TRACT D DRAINAGE CHANNEL, OF SAID EVERGREEN, PHASE 1, SAME BEING THE SOUTHEAST CORNER OF SAID 3.95 ACRE TRACT, FOR THE SOUTHEAST CORNER HEREOF;

THENCE NORTH 88 DEGREES 55 MINUTES 03 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID TRACT D AND THE SOUTHERLY LINE OF SAID 3.95 ACRE TRACT, 729.93 FEET TO AN IRON ROD FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF GRANT EDWIN BOULEVARD, AT THE NORTHWEST CORNER OF SAID TRACT D, SAME BEING THE SOUTHWEST CORNER OF SAID 3.95 ACRE TRACT, FOR THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 01 DEGREES 08 MINUTES 18 SECONDS EAST, ALONG SAID GRANT EDWIN BOULEVARD AND WESTERLY LINE OF SAID 3.95 ACRE TRACT, 235.35 FEET TO THE POINT OF BEGINNING.

APPROVED THIS _____ DAY OF _____, _____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARKER HEIGHTS, TEXAS.

_____
CHAIRPERSON, PLANNING AND ZONING COMMISSION

_____
SECRETARY, PLANNING AND ZONING COMMISSION

APPROVED THIS _____ DAY OF _____, _____, BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS.

_____
MAYOR

_____
CITY SECRETARY

APPROVED THIS _____ DAY OF _____, _____, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF HARKER HEIGHTS, TEXAS.

_____
DIRECTOR OF PLANNING AND DEVELOPMENT

_____
CITY SECRETARY

THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS _____ DAY OF _____, _____, A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

BY: _____

FILED FOR RECORD THIS _____ DAY OF _____, _____ IN CABINET _____, SLIDE(S) _____, PLAT RECORDS OF BELL COUNTY, TEXAS. DEDICATION INSTRUMENT IN INSTRUMENT # _____, DEED RECORDS OF BELL COUNTY, TEXAS.

CASE NUMBER 2024-197

ALLSTAR Land Surveying
1640 HIGHLAND FALLS DR.
SUITE 1001
LEANDER, TEXAS 78641
(512) 337-7585 PHONE
TBPELS FIRM NO. 10052200

SCALE:	1" = 60'
BEGIN DATE:	07/08/2024
DRAWN BY:	DAMIAN SMITH
JOB NO.:	A0603124
REVISED DATE:	06/10/2026

24 BT INVESTMENTS COMMERCIAL PLAT
BEING 3.95 ACRES TRACT, MORE OR LESS, OUT OF THE A.S. ASHLEY SURVEY, ABSTRACT NUMBER 47, BELL COUNTY, TEXAS, DESCRIBED BY WARRANTY DEED CONVEYED TO 24 BT INVESTMENTS, LLC., RECORDED IN DOCUMENT NUMBER 2024023180, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD - PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP NO.: 48027C0295E
PANEL: 0295E
DATED: 09/26/2008

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

SHEET
2
OF **2**

AGENDA ITEM #X.1.

24 BT INVESTMENTS

P26-08 –24 BT Investment – Final Plat

Plat Distributed to HH Staff & Public Utilities: 06/29/2026
Comments Sent to Applicant: 7/21/2026

No Response To Date – Comments may be forthcoming
Oncor
Atmos
Brightspeed
KISD
Fire Department
Building Official

TXDOT – No Comments

Planning & Development

1. Per § 154.22(B)(1)(d), shall include an index sheet for plats with more than one sheet that shows the entire subdivision drawn to a scale of not less than one inch equals 100 feet.
2. Case number shown on the bottom of pages 1 and 2 are not correct for this submission. Furthermore, this is not required to be displayed on the plat.
3. Per §154.22(B)(1)(g), shall include the location of existing and proposed streets, alleys, bikeways and sidewalks on or adjoining the site. Such information shall include name, right-of-way widths, type and width of surfacing.

Public Works

1. Advisory Comment for Final Plat from the 6/10/26 approved construction plans (2024-250) is not met. Per § 154.22(B)(1)(f), All right-of-way lines and easements shall be clearly displayed on the plat. The plat shall clearly display the location, size and purpose of all existing and proposed easements on or adjoining the property.
   This easement shall adhere to the recorded specifications from the provided Vol. 1595, Pg. 639: "The perpetual easement hereby granted shall be twenty (20) feet in width, the center line of which shall be located parallel to, and ten (10) feet from, the total length of the northerly boundary line(s) of the above described tract(s) of land", and all water meters and fire hydrants must be located outside of this easement, per the advisory comment provided on the 6/10/26 approved construction plans.
   Advisory comment from 2024-250: "Final Plat: The Copy of the Central Texas WSC Easement that was provided (Vol. 1595, Pg. 639) indicates that the easement parallels the property line and is 20' in width. However, the easement as illustrated does not reflect that alignment. This will need to be resolved during the final plat process and prior to

recordation of the final plat. The water meters and fire hydrant must be located outside of this easement. Staff recommends the applicant stake the easement prior to installation of the water meters and fire hydrant."

2. Clearly display the size of the sanity sewer utility easement on the East side of the plat.
   Per § 154.42(A)(1), The width for all water and sanitary sewer utilities shall be a minimum of 15 feet.
   Per § 154.22(B)(1)(f), All right-of-way lines and easements shall be clearly displayed on the plat. The plat shall clearly display the location, size and purpose of all existing and proposed easements on or adjoining the property.
3. Per § 154.22(C)(4), The final plat and final engineering drawings shall not be: approved, conditionally approved or filed for record and no permits shall be issued until the applicant posts with the city a letter of credit/performance bond for any infrastructure construction remaining.
   Complete the approved public infrastructure construction (2024-250; approved 6/10/2026). The public infrastructure must be installed, inspected, and accepted by the City of Harker Heights prior to the recordation of the final plat per § 154.36(E), OR a guarantee of performance must be filed and submitted to the City of Harker Heights per § 154.23(A-C) prior to the recordation of the final plat.

2026 Planning & Zoning Calendar

SUBMITTAL DATE *FOR ALL REZONING & PLATS/PLANS* Must be submitted on the date listed below between the hours of 7 A.M. and 6 P.M.	P&Z MEETING DATE Last Wednesday of every month at 5:30 P.M.	CITY COUNCIL MEETING DATE Tuesdays at 5:00 P.M.
N/A	January 7, 2026 *TRAINING WORKSHOP ONLY*	N/A
December 30, 2025	January 28, 2026	February 10, 2026
January 27, 2026	February 25, 2026	March 10, 2026
February 24, 2026	March 25, 2026	Plat Cases: April 7, 2026 Zoning Cases: April 14, 2026
March 31, 2026	April 29, 2026	May 12, 2026
April 28, 2026	May 27, 2026	June 9, 2026
May 26, 2026	June 24, 2026	Plat Cases: July 7, 2026 Zoning Cases: July 14, 2026
June 30, 2026	July 29, 2026	August 11, 2026
July 28, 2026	August 26, 2026	September 8, 2026
September 1, 2026	September 30, 2026	October 13, 2026
September 29, 2026	October 28, 2026	November 3, 2026
October 20, 2026	November 18, 2026	Plat Cases: December 1, 2026 Zoning Cases: December 8, 2026
N/A	January 6, 2027 *TRAINING WORKSHOP ONLY*	N/A

The following Committee/Commissions will also meet on P&Z meeting dates when required: Capital Improvements Advisory Committee; Building Standards Commission

City of Harker Heights
Planning & Development
305 Miller's Crossing
Harker Heights, TX 76548
planning@harkerheights.gov

Economic Development Report
JUNE 2026 DEVELOPMENT ACTIVITY REPORT

COMMERCIAL DEVELOPMENT

The City issued **zero (0)** new commercial permits within the month of June.

The City issued **six (6)** commercial remodeling permits within the month of June.

- 500 E. Knights Way (Casey's General Store)
  - Valued at $550,000.00
- 710 Edwards Drive (E-Center)
  - Valued at $20,000.00
- 201 E. Central Texas Expy, Suite #1304 (85 Degrees Celsius Bakery & Café)
  - Valued at $850,000.00
- 110 E. Central Texas Expy (Mavis Tire Supply)
  - Valued at $25,000.00
- 400 E. Central Texas Expy, Suite B (Educational Outfitters)
  - Valued at $155,000.00
- 480 E. Knights Way (HH Royal Plaza)
  - Valued at $25,000.00

To date in calendar year 2026 (January 1, 2026 - December 31, 2026) the City has issued a total of fifteen (15) commercial permits: two (2) new commercial permits, and thirteen (13) commercial remodeling permits.

RESIDENTIAL DEVELOPMENT

The City issued **one (1)** permit for single-family residential construction within the month of June.

- 11224 Highview Drive
  - Valued at $500,000.00

The City issued **three (3)** permits for two-family (duplex) residential construction within the month of June.

- 421 E. Beeline Lane
  - Valued at $270,000.00
- 1608 Pime Trail
  - Valued at $300,000.00
- 1614 Pima Trail
  - Valued at $220,000.00

To date in calendar year 2026 (January 1, 2026 - December 31, 2026) the City has issued a total of twelve (12) residential permits: four (4) new single-family permits, eight (8) new two-family permits, and zero (0) new multi-family permits.

POPULATION ESTIMATES

As of June 30, 2026, the estimated population for the City of Harker Heights is **36,349** residents. According to the US Census, the population as of April 1, 2020, was 33,097 residents. Since that time, we have added 1,095 new water accounts with an average household size of 2.97.

P&Z Related City Council Actions

June 23, 2026 – July 28, 2026

June 23, 2026 (Regular Meeting)

- No P&Z related items

June 30, 2026 (Workshop Meeting)

- No P&Z related items

July 7, 2026 (Special Meeting)

- No P&Z related items

July 14, 2026 (Regular Meeting)

- Z26-10 2003 Elk Trl CUP
  - Disapproved
- Z26-11 428 Clore Rd R-1 → R-2I
  - Approved
- Z26-12 11711 Orlan Dr./5550 Lakeside Dr./5928 Lakeside Dr./5932 Lakeside Dr. R-1 →R1-R
  - Approved
- Z26-13 11105 Highview Dr. R-1 → R1-R
  - Approved

July 21, 2026 (No Meeting)

July 28, 2026 (Regular Meeting)

- No P&Z related items