NOTICE OF MEETING OF THE
ZONING BOARD OF ADJUSTMENTS OF THE CITY OF HARKER HEIGHTS, TEXAS

Notice is hereby given that, beginning at 5:30 p.m. on Thursday, July 16, 2026, and continuing from day to day thereafter, if necessary, the Zoning Board of Adjustments (ZBA) 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:**
Convene Regular Meeting of the Zoning Board of Adjustment and establish a quorum.

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. **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 Zoning Board of Adjustment, please clearly state your name and address prior to making a comment. ***No action may be taken by the Zoning Board of Adjustment during Public Comments.***

V. **APPROVAL OF AGENDA:**

1. Discuss and consider approval of the agenda for the regular meeting of the Zoning Board of Adjustment on July 16, 2026.

VI. **CONSENT AGENDA:**

1. Discuss and consider approval of the minutes from the Zoning Board of Adjustment regular meeting held on May 21, 2026.
Zoning Board of Adjustment: Meeting - 21 May 2026 - Minutes - Pdf

VII. **RECOGNITION OF AFFIDAVITS FOR CONFLICTS OF INTEREST:**

VIII. **PUBLIC HEARINGS:**

1. ZBA26-04 CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER A REQUEST FOR A VARIANCE FROM THE CITY OF HARKER HEIGHTS CODE OF ORDINANCES §155.020(A)(5)(B), WHICH (1) REQUIRES LARGE ACCESSORY STRUCTURES TO BE LOCATED BEHIND THE FRONT FAÇADE OF THE MAIN STRUCTURE, AND (2) REQUIRES A MINIMUM OF TWENTY-FIVE FOOT (25') SETBACK FROM THE FRONT PROPERTY LINE, ON PROPERTY DESCRIBED BROKEN ARROW LAKE ESTATES SECTION TWO, BLOCK 003, LOT 3, 4, GENERALLY KNOWN AS 4106 PAWNEE TRAIL, HARKER HEIGHTS, BELL COUNTY, TX 76548. (DIRECTOR OF PLANNING/BUILDING OFFICIAL)
ZBA26-04 Staff Report - Pdf

IX. **REPORTS FROM BOARD MEMBERS:**

X. **STAFF COMMENTS:**

1. General Updates

XI. **ADJOURNMENT OF ZONING BOARD OF ADJUSTMENTS:**

I, the undersigned authority, do hereby certify that pursuant to the Texas Open Meetings Act, the above Notice of Meeting of the Zoning Board of Adjustments 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 Zoning Board of Adjustment may consider agenda items out of order.***

Minutes of the City of Harker Heights Planning & Zoning Commission Meeting that was called to order on Thursday, May 21, 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: Vice-Chairman Philemon Brown
Secretary Dr. William Mack
Board Member #4 Dr. Desi Roberts
Alternate Board Member #4 Dr. Angela Butts
Regular member Ahava Martin
Alternate Board Member #3 Brian Brannock
Planning & Development Director Michael Beard
Permit Technician Andrea Contreras
Planning Administrator Stephanie Hall

EXCUSED: None

CALL TO ORDER:
Convene Regular Meeting of the Zoning Board of Adjustment and establish a quorum.

1. Chairman Philemon Brown called to order of the regular Zoning Board of Adjustments meeting at 5:30 pm.

APPROVAL OF AGENDA:

1. Discuss and consider approval of the agenda for the regular meeting of the Zoning Board of Adjustment for May 21, 2026.

Regular member Ahava Martin made a motion to approve the agenda for the regular meeting of the Zoning Board of Adjustment for May 21, 2026. Secretary Dr. William Mack seconded the motion. Carried unanimously.

CONSENT AGENDA:

1. Discuss and consider approval of the minutes from the Zoning Board of Adjustment regular meeting held on April 16, 2026.

Secretary Dr. William Mack made a motion to approve the minutes of the Zoning Board of Adjustment regular meeting held on April 16, 2026. Board Member #4 Dr. Desi Roberts seconded the motion. Carried unanimously.

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 Zoning Board of Adjustment, please clearly state your name and address prior to making a comment. ***No action may be taken by the Zoning Board of Adjustment during Public Comments.***

RECOGNITION OF AFFIDAVITS FOR CONFLICTS OF INTEREST:

PUBLIC HEARINGS:

1. ZBA26-03 CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER A REQUEST FOR A VARIANCE FROM THE CITY OF HARKER HEIGHTS CODE OF ORDINANCES §155.020(A)(5)(B), WHICH REQUIRES LARGE ACCESSORY STRUCTURES TO BE LOCATED BEHIND THE FRONT FAÇADE OF THE MAIN STRUCTURE, ON PROPERTY DESCRIBED AS LAKESIDE HILLS SECTION FIVE, LOT 092A, 2.000AC, GENERALLY KNOWN AS 11526 ORLAN DRIVE, HARKER HEIGHTS, BELL COUNTY, TX 76548. (DIRECTOR OF PLANNING/BUILDING OFFICIAL)

   John Burton, 11526 Orlan Dr.

Board Member #4 Dr. Desi Roberts made a motion to grant a request for a variance from the City of Harker Heights Code of Ordinances §155.020(A)(5)(b), to allow for a large accessory structure to be located in front of the front façade of the main structure, on property described as Lakeside Hills Section Five, Lot 092A, 2.000AC, generally known as 11526 Orlan Drive, Harker Heights, Bell County, TX 76548, based on staff's recommendations and findings. Regular member Ahava Martin seconded the motion. Carried unanimously.

REPORTS FROM BOARD MEMBERS:

STAFF COMMENTS:

1. General Updates

ADJOURNMENT:

1. Chairman Brown adjourned the meeting of the Zoning Board of Adjustment at 5:51 pm.

_____
Philemon Brown, Chairperson

_____
Dr. William Mack, Secretary

Memorandum

FROM: The Office of the Planning and Development Director **DATE: July 16, 2026**

ZBA26-04 CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER A REQUEST FOR A VARIANCE FROM THE CITY OF HARKER HEIGHTS CODE OF ORDINANCES §155.020(A)(5)(B), WHICH (1) REQUIRES LARGE ACCESSORY STRUCTURES TO BE LOCATED BEHIND THE FRONT FAÇADE OF THE MAIN STRUCTURE, AND (2) REQUIRES A MINIMUM OF TWENTY-FIVE FOOT (25') SETBACK FROM THE FRONT PROPERTY LINE, ON PROPERTY DESCRIBED BROKEN ARROW LAKE ESTATES SECTION TWO, BLOCK 003, LOT 3, 4, GENERALLY KNOWN AS 4106 PAWNEE TRAIL, HARKER HEIGHTS, BELL COUNTY, TX 76548. (DIRECTOR OF PLANNING/BUILDING OFFICIAL)

EXPLANATION:

PROPERTY INFORMATION

The subject property is zoned R-1 (One-Family Dwelling District) and is located on Pawnee Trail. The lot is part of the Broken Arrow Lake Estates Section Two Plat (**Exhibit C**). The current property owner purchased the property in April 1996.

According to Bell County Tax Appraisal District records (**Exhibit B**), the property currently contains the following improvements:

One (1) residence – 1,753 square feet
One (1) open porch – 215 square feet
One (1) low qual storage – 80 square feet

BACKGROUND

On June 11, 2026, the property owner met with city staff regarding possible construction of a carport in front of the main residence. Staff advised the property owner that the structure would be in violation of the code of ordinances and was provided information on requesting a variance from the Zoning Board of Adjustment. On June 15, 2026, the property owner submitted a permit application with a proposed site plan (**Exhibit D**) to construct a 20-foot by 18-foot carport over the existing driveway.

On June 24, 2026, the permit application was formally denied by the Director of Planning/Building Official (**Exhibit J**). The denial cited noncompliance with Section §155.020(A)(5)(b) of the City of Harker Heights Code of Ordinances, which requires:

- Large accessory structures to be located behind the front façade of the main structure
- A minimum of twenty-five foot (25') setback from the front property line

The applicant's request to construct the carport shed in front of the front façade of the primary residence and within the twenty-five foot (25') setback from the property line does not meet this requirement.

The applicant was advised that the request could be considered by the Zoning Board of Adjustment (ZBA).

The variance application was submitted in time for consideration at the July 16, 2026, Zoning Board of Adjustment meeting. Historical Google Street View and aerial imagery are included in **Exhibit E.**

VARIANCE REQUEST

On June 22, 2026, the applicant requested a variance from §155.020(A)(5)(b) of the City of Harker Heights Code of Ordinances.

Specifically, the applicant is requesting approval to install a 20ft.x18ft. carport in front of the front facade of the main structure and within the front 25-foot setback.

The applicant's written justification, including statements regarding hardship, are included in **Exhibit A**.

Applicable ordinance sections, including §155.221–§155.222 governing the Zoning Board of Adjustment, are provided in **Exhibit F**.

STAFF ANALYSIS

The City is responsible for protecting public health, safety, and welfare through the enforcement of adopted codes and ordinances. These regulations are intended to ensure consistency in development patterns and to protect property values and neighborhood character.

Accessory structure placement standards, including setback and location requirements, are established to maintain orderly site design, preserve the visual character of residential areas, and ensure that accessory structures remain subordinate to the principal structure on a property.

The requested variance would allow a carport to be located in front of the front façade of the primary structure, which deviates from the requirements of the zoning ordinance. Approval of such a request could establish a precedent for similar requests within the zoning district.

NOTICES

On June 28, 2026, public notice of this variance request was published in the Killeen Daily Herald (**Exhibit G**).

Staff sent out twenty-two (22) notices to properties within the four-hundred-foot (400') notification area, including the notice sent to Killeen Independent School District. As of July 8, 2026, two (2) responses were received in favor of the request, and zero (0) responses were received in opposition of the request.

Within the 200-foot notification area:

- Total area of land is ~173,125.68 sq. ft.
- Total area of land recommending denial is ~0 sq. ft.

- Total area of land recommending denial is ~0%

Any responses received after the deadline will be provided during the meeting.

RECOMMENDATION:

STAFF FINDINGS

Staff informed the applicant that a variance may be granted only if a hardship or necessity is established per §155.222 (A) of the City's Code of Ordinances (City's Code), which states:

> (3) *Authorization.* The Board may authorize a variance where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property of record at the time of the adoption of this chapter or by reason of exception topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of a provision of this chapter would result in peculiar and exceptional practical difficulties and particular hardship upon the owner of the property and amount to a practical confiscation of the property as distinguished from a mere inconvenience to the owner, provided the variation can be granted without substantial detriment to the public good and without substantially impairing the general purpose and intent of the comprehensive plan as established by the regulations and provisions contained in this chapter.

Section §155.222 (D) of the City's Code requires that every variation granted or denied by the Board shall be accompanied by a written finding of fact specifying the reason for granting or denying such variation:

1. The applicant **has/has not** provided sufficient evidence to demonstrate a hardship created by unique conditions of the property that would warrant deviation from Section §150.33 requirements.
2. The financial cost of compliance **is/is not** greater than fifty percent (50%) of the appraised value of the existing structures on the Bell County Tax Appraisal District rolls.
3. Compliance **will/will not** result in a loss of twenty-five (25%) of the developable area of the lot.
4. The applicant **has/has not** established the existence of special circumstances or conditions that are unique to the land or structure and not applicable to other properties within the same zoning district.
5. Denial of the variance **will/will not** deprive the applicant of rights commonly enjoyed by other properties in the district that comply with the front yard fencing standards.
6. Granting the variance **would/would not** confer a special privilege upon the subject property that is not permitted for other similarly situated properties under the ordinance.

A draft findings letter is attached as **Exhibit K**.

ACTION BY THE ZONING BOARD OF ADJUSTMENT:

A SUPER MAJORITY VOTE OF ALL APPOINTED MEMBERS IS NEEDED TO GRANT A VARIANCE.

1. By a finding of fact, motion to **grant** a request for a variance from the City of Harker Heights Code of Ordinances §155.020(A)(5)(b), **to allow the construction of a carport in front of the front facade of the main structure and within the twenty-five foot (25') front building setback,**on property described as Broken Arrow Lake Estates Section Two, Block 003, Lot 3, 4, generally known as 4106 Pawnee Trail, Harker Heights, Bell County, TX 76548, based on the **discussed** recommendations and findings.

2. By a finding of fact, motion to **deny** a request for a variance from the City of Harker Heights Code of Ordinances §155.020(A)(5)(b), **to allow the construction of a carport in front of the front facade of the main structure and within the twenty-five foot (25') front building setback,**on property described as Broken Arrow Lake Estates Section Two, Block 003, Lot 3, 4, generally known as 4106 Pawnee Trail, Harker Heights, Bell County, TX 76548, based on the **discussed** recommendations and findings.

ATTACHMENTS:

Exhibit A - Application
Exhibit B - Bell County Tax Appraisal Records
Exhibit C - Broken Arrow Lake Estates S2 Plat
Exhibit D - Proposed Site Plan
Exhibit E - Aerial & Street View Images
Exhibit F - Applicable Codes & Ordinances
Exhibit G - KDH Legal Ad
Exhibit H - Maps
Exhibit I - Proposed Zoning Sign Photos
Exhibit J - Permit Denial
Exhibit K - Findings_Letter_(DRAFT)

City of Harker Heights
Zoning Board of Adjustment Application

Case # 26-26558

APPLICANT: Jerome Simpson

ADDRESS: 4106 Pawnee Trail

Harker Heights Texas 76548

TELEPHONE: 254-702-5741

E-MAIL: jsimpson205g@gmail.com

In accordance with the provisions of the Zoning Ordinance, application is made to the Board of Adjustment for the following considerations:

☐ Appeal the decision of an official responsible for Ordinance administration, interpretation, or enforcement.

☐ Other

COMPLETE ITEMS 1 – 4 BELOW:

1. State special circumstances peculiar to the land, structure, or building which necessitate such request.
See Attachment

2. Demonstrate that the special conditions and circumstances are not a result of the actions of the applicant.
See Attachment

3. State how a literal interpretation of the provisions of this ordinance deprives the applicant of the rights enjoyed by others in the district.
See Attachment

4. State how granting the variance would not confer upon the applicant any special privilege which is denied by the Ordinance to land, structure, or buildings in the district.
See Attachment

The Board of Adjustments has the power to hear and decide appeals where it is alleged there is an error in order, requirement, decision, or determination made by an official of the City of Harker Heights. Please check one:

Will this proposal be represented by legal counsel? ☐ Yes ☑ No

If yes, please give the name and address of your legal counsel:

Name: _____

Address: _____

Telephone #: _____

Note: If at any time you decide that you will have a legal counsel present, you must contact the City Staff Coordinator's Office ten (10) days prior to the scheduled meeting.

☐ I will not be able to represent this request at the Board meeting. My authorized representative who will make this request before the Board of Adjustment is:

Name: NA

Address: _____

Telephone #: _____

****NOTES TO APPLICANT****

A Notice of meeting will be sent to the Applicant or to the Authorized Representative, if one is designated. The decision of the Board shall be, in all things, final.

Requests must include the following:

- **Completed Application**
- **Non-refundable application fee, refer to most recently approved fee schedule**
- **Site Plan (if applicable)**

I do hereby certify that the above statements are true and correct to the best of my knowledge.

Signature of Applicant	Jerome Simpson	6/16/2026
	Printed Name of Applicant	Date

If you need additional information or other assistance in preparing this application, please contact the Planning and Development Department at (254) 953-5600 or planning@harkerheights.gov

Case #_26-26558_____

Simpson, Jerome

1. State special circumstances peculiar to the land, structure, or building which necessitate such request.

Due to service-connected spinal injuries, I have significant mobility limitations and an increased risk of serious injury from falls. I have bulging discs at the C3-C4 level of my cervical spine. A fall has the potential to cause further displacement of those discs into the spinal canal, which could affect my diaphragm and ability to breathe, creating a serious risk of death.

The proposed carport location provides the safest and most direct access between my vehicle and the entrance to my home, reducing my exposure to rain, ice, and other conditions that increase the risk of falls. Relocating the carport to the side of the home would require me to travel a greater distance and navigate additional obstacles, increasing the risk of injury. Additionally, should my condition worsen and I require the use of an electric wheelchair because I can't use a walker or other mobility device, the proposed location would provide the most accessible and practical means of entering and exiting my residence.

2. Demonstrate that the special conditions and circumstances are not a result of the actions of the applicant.

The hardship is not self-created. My mobility limitations are the result of service-connected injuries and medical conditions beyond my control. Additionally, before converting the garage space, I consulted with City staff regarding the possibility of installing a detached carport in the existing driveway area and was advised that it would be permissible if it was not attached to the home. The current request results from subsequent changes to the applicable regulations rather than any action intended to circumvent City requirements.

3. State how a literal interpretation of the provisions of this ordinance deprives the applicant of rights enjoyed by others in the district.

A strict application of the ordinance would prevent me from having the same safe and convenient covered access to my residence that many neighboring properties currently enjoy through existing carports. Several homes within the neighborhood have carports, demonstrating that such structures are compatible with the character of the area. Given my documented mobility limitations and the heightened medical risks associated with a fall, denial of the variance would place a substantially greater burden on me than on other residents and would limit my ability to safely access my home.

4. State how granting the variance would not confer upon the applicant any special privilege which is denied by the Ordinance to land, structures, or buildings in the district.

Granting the variance would not provide a special privilege. The request is limited in scope and is intended solely to accommodate accessibility and safety needs while maintaining consistency with existing neighborhood development patterns. Similar carports already exist within the neighborhood, and the proposed structure would not alter the residential character of the area or create impacts on neighboring properties. The variance would simply allow reasonable accommodation of a unique hardship while preserving the intent of the ordinance.

Application Wizard - Customer | Untitled map - Google Earth | (7238) YouTube

Ask

...om/web/@31.02326715,-97.64018731,208.75091009a,90.42736334d,35y,359.57025437h,0t,0r/data=CgRCAggBMikKJwolCiExemFQbmN1T2dIQlNFYlVtMzQwbDlITTJHV0RfcFNlbj...

Dogs | Fishing | Gmail | ATV | Misc | (2281) YouTube | Prep | Maps | Bank Bills | War Thunder | TV | Sports | RV | Colorado

...mplete your profile to help improve your experience

...arth



...on 10/15/2025

Search

Tax Appraisal District of Bell County Property Search

Property Details

Account		
Property ID:	46729	**Geographic ID:** 0380000000
Type:	R	**Zoning:**
Property Use:		
Location		
Situs Address:	4106 PAWNEE TRL HARKER HEIGHTS, TX 76548	
Map ID:	43D05 D70	**Mapsco:**
Legal Description:	BROKEN ARROW LAKE ESTATES SECTION TWO, BLOCK 003, LOT 3, 4	
Owner		
Owner ID:	115412	
Name:	SIMPSON, JEROME J JR &	
Agent:		
Mailing Address:	CHRISTINE N 4106 PAWNEE TRL HARKER HEIGHTS, TX 76548-8650	
% Ownership:	100.0%	
Exemptions:	DV4 - DVHS - HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$206,874 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$61,625 (+)
Land Non-Homesite Value:	$0 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$268,499 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$268,499 (=)
HS Cap Loss:	$0

EXHIBIT B

Circuit Breaker:	$0 (-)
Assessed Value:	$200,452
Ag Use Value:	$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

ATTENTION

Indicated amount may not reflect all delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

**WE CANNOT GUARANTEE THE ACCURACY OF THE AMOUNT DUE LISTED **

Property Taxing Jurisdiction

Owner: SIMPSON, JEROME J JR & **%Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value
CAD	TAX APPRAISAL DISTRICT, BELL COUNTY	$268,499	$0
CB	BELL COUNTY	$268,499	$0
JCTC	CENTRAL TEXAS COLLEGE	$268,499	$0
RRD	BELL COUNTY ROAD	$268,499	$0
SKIL	KILLEEN ISD	$268,499	$0
THH	CITY OF HARKER HEIGHTS	$268,499	$0
WCLW	CLEARWATER U.W.C.D.	$268,499	$0

Property Improvement - Building

Description: RESIDENTIAL **Type:** RESIDENTIAL **Living Area:** 1753.0 sqft **Value:** $206,874

Type	Description	Class CD	Year Built	SQFT
RES	RESIDENCE	MSR05	1997	1753
OP.	OPEN PORCH	*	1997	15
STGA	LOW QUAL STORAGE	*	2000	80

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RES	RESIDENTIAL	0.41	17,710.00	110.00	161.00	$30,284	$0
RES	RESIDENTIAL	0.42	18,328.00	116.00	158.00	$31,341	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	$206,874	$61,625	$0	$268,499	$68,047	$200,452
2024	$212,046	$51,534	$0	$263,580	$81,351	$182,229
2023	$240,260	$51,534	$0	$291,794	$126,131	$165,663
2022	$202,241	$35,000	$0	$237,241	$86,638	$150,603
2021	$115,830	$35,000	$0	$150,830	$13,918	$136,912
2020	$109,920	$35,000	$0	$144,920	$20,455	$124,465
2019	$109,325	$8,250	$0	$117,575	$4,425	$113,150
2018	$94,614	$8,250	$0	$102,864	$0	$102,864
2017	$93,794	$8,250	$0	$102,044	$0	$102,044
2016	$86,856	$8,250	$0	$95,106	$0	$95,106

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/1/1996	1	WARRANTY DEED	HARTRICK, JANICE L	SIMPSON, JEROME J JR &	3448	170	

Estimated Tax Due

If Paid: 07/07/2026

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Amount Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	A
2025	BELL COUNTY	0.312800	$268,499	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
2025	CENTRAL TEXAS COLLEGE	0.090000	$268,499	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
2025	BELL COUNTY ROAD	0.019900	$268,499	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
2025	KILLEEN ISD	0.877800	$268,499	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
2025	CITY OF HARKER HEIGHTS	0.530000	$268,499	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
2025	CLEARWATER U.W.C.D.	0.002230	$268,499	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
	2025 Total:	1.832730			$0.00	$0.00	$0.00	$0.00	$0.00	
2024	BELL COUNTY	0.323700	$263,580	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
2024	CENTRAL TEXAS COLLEGE	0.088300	$263,580	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
2024	BELL COUNTY ROAD	0.020800	$263,580	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
2024	KILLEEN ISD	0.875800	$263,580	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
2024	CITY OF HARKER HEIGHTS	0.520000	$263,580	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
2024	CLEARWATER U.W.C.D.	0.002230	$263,580	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
	2024 Total:	1.830830			$0.00	$0.00	$0.00	$0.00	$0.00	
2023	BELL COUNTY	0.291400	$291,794	$0	$0.00	$0.00	$0.00	$0.00	$0.00	

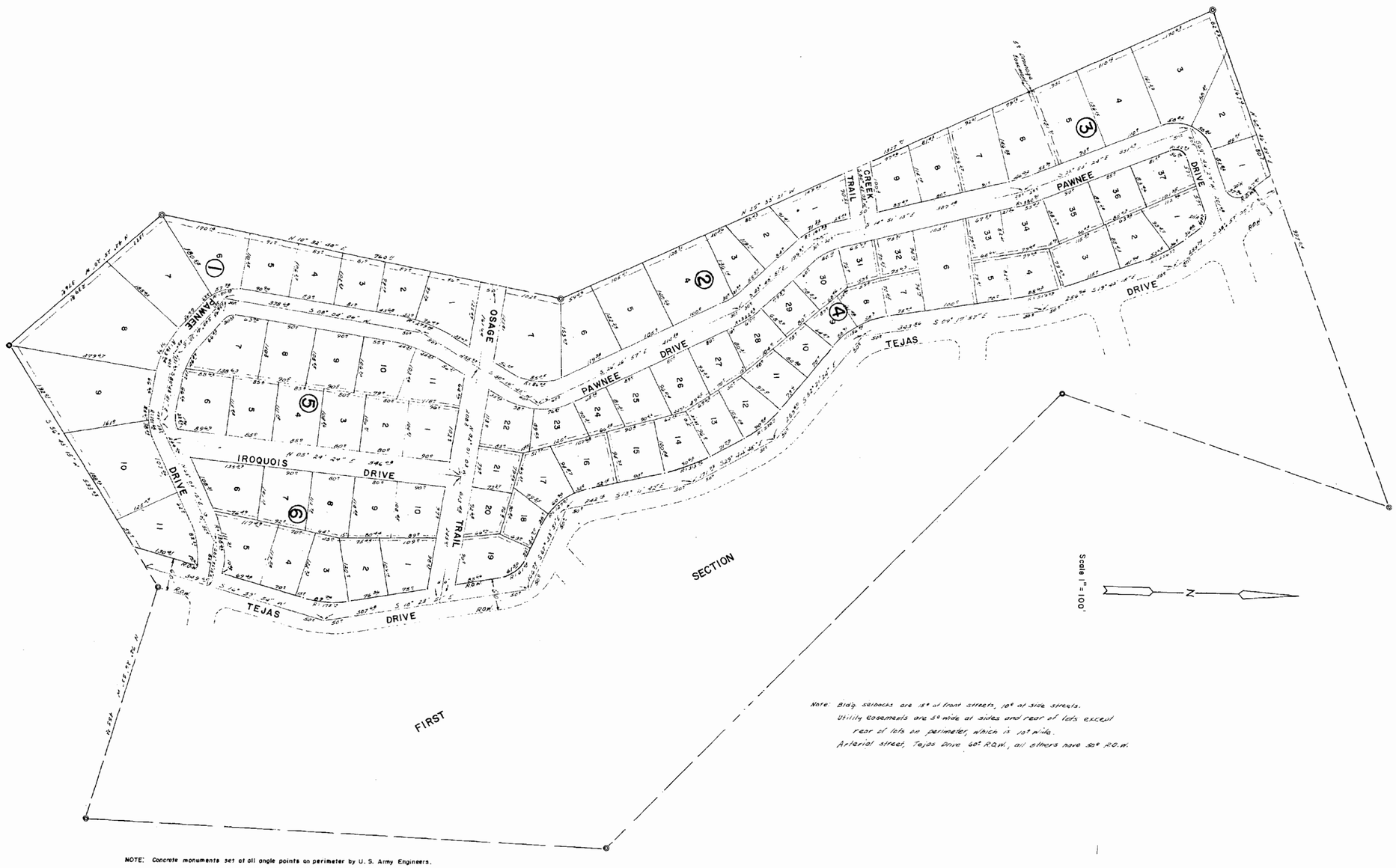
2023	CENTRAL TEXAS COLLEGE	0.082500	$291,794	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2023	BELL COUNTY ROAD	0.021100	$291,794	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2023	KILLEEN ISD	0.850100	$291,794	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2023	CITY OF HARKER HEIGHTS	0.525000	$291,794	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2023	CLEARWATER U.W.C.D.	0.002372	$291,794	$0	$0.00	$0.00	$0.00	$0.00	$0.00
	2023 Total:	1.772472			$0.00	$0.00	$0.00	$0.00	$0.00
2022	BELL COUNTY	0.316000	$237,241	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2022	CENTRAL TEXAS COLLEGE	0.096000	$237,241	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2022	BELL COUNTY ROAD	0.023300	$237,241	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2022	KILLEEN ISD	1.016600	$237,241	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2022	CITY OF HARKER HEIGHTS	0.580000	$237,241	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2022	CLEARWATER U.W.C.D.	0.002708	$237,241	$0	$0.00	$0.00	$0.00	$0.00	$0.00
	2022 Total:	2.034608			$0.00	$0.00	$0.00	$0.00	$0.00
2021	BELL COUNTY	0.368000	$150,830	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2021	CENTRAL TEXAS COLLEGE	0.111600	$150,830	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2021	BELL COUNTY ROAD	0.026300	$150,830	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2021	KILLEEN ISD	1.043200	$150,830	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2021	CITY OF HARKER HEIGHTS	0.651900	$150,830	$0	$0.00	$0.00	$0.00	$0.00	$0.00

2021	CLEARWATER U.W.C.D.	0.003100	$150,830	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
	2021 Total:	2.204100			$0.00	$0.00	$0.00	$0.00	$0.00	
2020	BELL COUNTY	0.396800	$144,920	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
2020	CENTRAL TEXAS COLLEGE	0.121800	$144,920	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
2020	BELL COUNTY ROAD	0.028500	$144,920	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
2020	KILLEEN ISD	1.089500	$144,920	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
2020	CITY OF HARKER HEIGHTS	0.677000	$144,920	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
2020	CLEARWATER U.W.C.D.	0.003272	$144,920	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
	2020 Total:	2.316872			$0.00	$0.00	$0.00	$0.00	$0.00	
2019	BELL COUNTY	0.420800	$117,575	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
2019	CENTRAL TEXAS COLLEGE	0.127900	$117,575	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
2019	BELL COUNTY ROAD	0.029200	$117,575	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
2019	KILLEEN ISD	1.161100	$117,575	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
2019	CITY OF HARKER HEIGHTS	0.677000	$117,575	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
2019	CLEARWATER U.W.C.D.	0.003570	$117,575	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
	2019 Total:	2.419570			$0.00	$0.00	$0.00	$0.00	$0.00	
2018	BELL COUNTY	0.421200	$102,864	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
2018	CENTRAL TEXAS COLLEGE	0.138600	$102,864	$0	$0.00	$0.00	$0.00	$0.00	$0.00	

2018	BELL COUNTY ROAD	0.029900	$102,864	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
2018	KILLEEN ISD	1.260000	$102,864	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
2018	CITY OF HARKER HEIGHTS	0.677000	$102,864	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
2018	CLEARWATER U.W.C.D.	0.003830	$102,864	$0	$0.00	$0.00	$0.00	$0.00	$0.00	
	2018 Total:	2.530530			$0.00	$0.00	$0.00	$0.00	$0.00	
2017	BELL COUNTY	0.421200	$102,044	$44,652	$188.08	$193.72	$0.00	$5.64	$0.00	
2017	CENTRAL TEXAS COLLEGE	0.139900	$102,044	$44,652	$62.47	$62.47	$0.00	$0.00	$0.00	
2017	BELL COUNTY ROAD	0.029900	$102,044	$44,652	$13.35	$13.75	$0.00	$0.40	$0.00	
2017	KILLEEN ISD	1.110000	$102,044	$32,255	$358.03	$368.77	$0.00	$10.74	$0.00	
2017	CITY OF HARKER HEIGHTS	0.677000	$102,044	$44,652	$302.30	$311.37	$0.00	$9.07	$0.00	
2017	CLEARWATER U.W.C.D.	0.003850	$102,044	$44,652	$1.72	$1.77	$0.00	$0.05	$0.00	
	2017 Total:	2.381850			$925.95	$951.85	$0.00	$25.90	$0.00	
2016	BELL COUNTY	0.421200	$95,106	$83,106	$350.05	$360.56	$0.00	$10.51	$0.00	
2016	CENTRAL TEXAS COLLEGE	0.136600	$95,106	$83,106	$113.52	$113.52	$0.00	$0.00	$0.00	
2016	BELL COUNTY ROAD	0.029900	$95,106	$83,106	$24.85	$25.60	$0.00	$0.75	$0.00	
2016	KILLEEN ISD	1.126000	$95,106	$58,106	$654.27	$673.90	$0.00	$19.63	$0.00	
2016	CITY OF HARKER HEIGHTS	0.677000	$95,106	$83,106	$562.62	$579.50	$0.00	$16.88	$0.00	
2016	CLEARWATER U.W.C.D.	0.003920	$95,106	$83,106	$3.26	$3.36	$0.00	$0.10	$0.00	

	2016 Total:	2.394620			$1,708.57	$1,756.44	$0.00	$47.87	$0.00	
2015	BELL COUNTY	0.421200	$94,349	$82,349	$346.86	$353.79	$0.00	$6.93	$0.00	
2015	CENTRAL TEXAS COLLEGE	0.136600	$94,349	$82,349	$112.49	$112.49	$0.00	$0.00	$0.00	
2015	BELL COUNTY ROAD	0.029900	$94,349	$82,349	$24.62	$25.11	$0.00	$0.49	$0.00	
2015	KILLEEN ISD	1.128000	$94,349	$57,349	$646.90	$659.84	$0.00	$12.94	$0.00	
2015	CITY OF HARKER HEIGHTS	0.677000	$94,349	$82,349	$557.50	$568.65	$0.00	$11.15	$0.00	
2015	CLEARWATER U.W.C.D.	0.003950	$94,349	$82,349	$3.25	$3.32	$0.00	$0.07	$0.00	
	2015 Total:	2.396650			$1,691.62	$1,723.20	$0.00	$31.58	$0.00	

A
173C



Note: Bldg. setbacks are 15' at front streets, 10' at side streets.
Utility easements are 5' wide at sides and rear of lots except
rear of lots on perimeter, which is 10' wide.
Arterial street, Tejas Drive 60' R.O.W., all others have 50' R.O.W.

NOTE: Concrete monuments set at all angle points on perimeter by U. S. Army Engineers.
Steel pins set at all lot corners and angle points inside perimeter.

BROKEN ARROW LAKE ESTATES

SECOND SECTION

SUBDIVIDER - H.L. PROPERTIES INC. - HARKER HEIGHTS, BELL COUNTY, TEXAS

SECOND SECTION OUT OF 47.70 ACRES OUT OF THE M.J. BAILEY SURVEY, A-1022, AND THE RHODY REED SURVEY, A-699, BELL COUNTY, TEXAS.

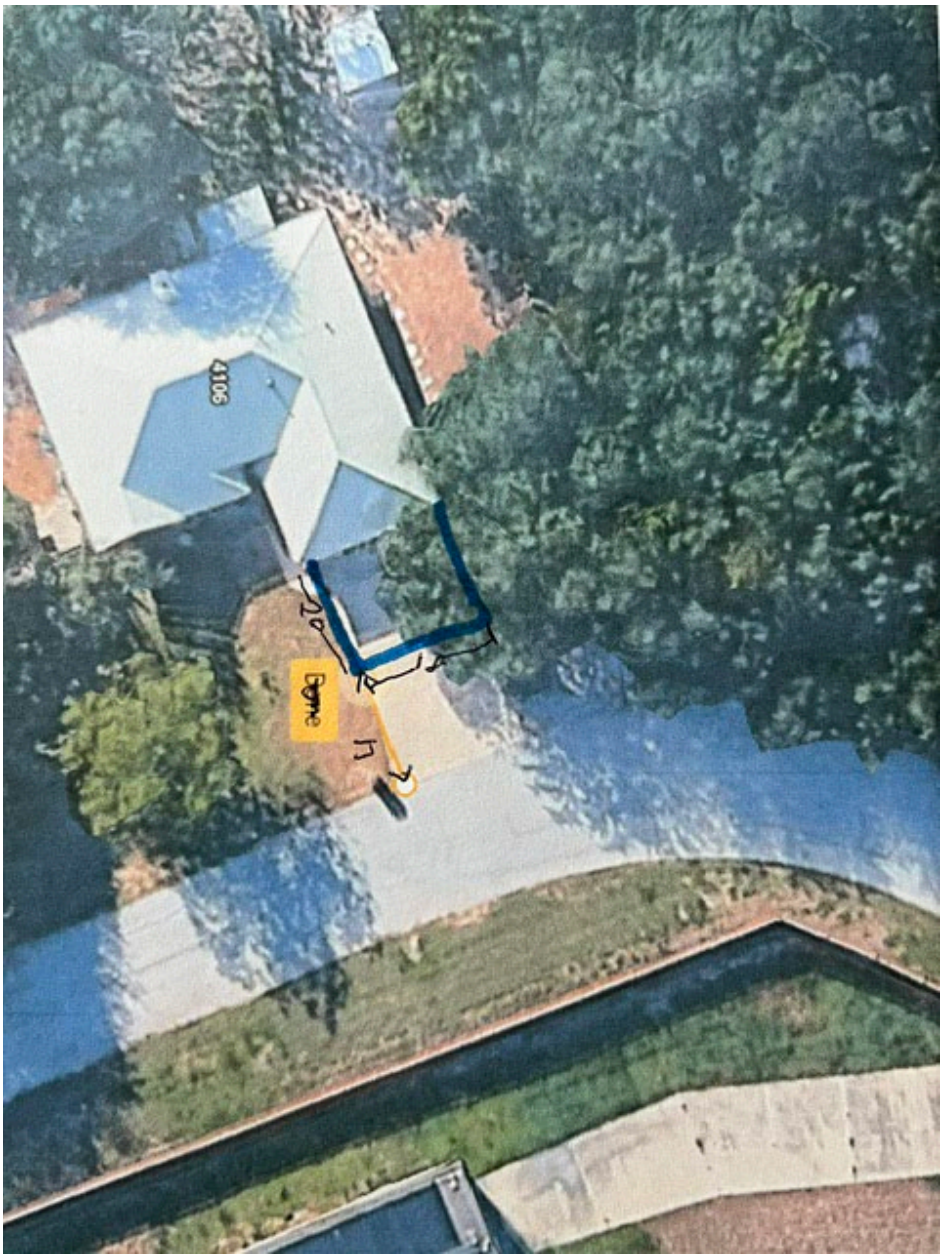
KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Slaughter, do herby certify that I prepared this plat from an actual and accurate survey (minimum accuracy 1(one) part in 5000) and that the corner monuments as described were properly placed under my personal supervision. The plat is prepared in accordance with Bell County Subdivision Regulations.

STATE OF TEXAS
ROBERT C. SLAUGHTER
1547c
REGISTERED PUBLIC SURVEYOR

Robert C. Slaughter
Robert C. Slaughter
Registered Public Surveyor
No. 1547c
703 N. 3rd. Street-P.O. Box 251
Copperas Cove, Texas

DEDICATION VOL 1022 PAGE 618


4106


4100
4102
4104
4106
4108
PAWNEE
PAWNEE
PAWNEE
BROKEN ARROW
4100
4104
4107


Pawnee Dr





§ 155.020. R-1 One Family Dwelling District.

(A) *Permitted uses.* The following uses are permitted by right:

(1) Site-built, single-family dwellings and industrialized housing.

(2) Church or other place of worship.

(3) Municipal buildings, non-profit libraries or museums, police and fire stations, public utilities (without outside storage yards or electric substations), public parks, playgrounds, municipal golf courses, public recreation facilities, and community buildings.

(4) Customary home occupations as defined in § 155.003.

(5) *Accessory structure.*

(a) One small accessory building (not exceeding 144 square feet) per residence customarily incident to the above uses (not involving the conduct of a business) subject to the following requirements:

1. Structure must be built upon a moveable foundation;

2. Structure cannot exceed 12 feet in height;

3. Structure must set behind the rear facade of the main residence building and must be setback five feet from the rear property line and six feet from the side property line; and

4. Materials, building design, and construction must comply with the requirements of Ch. 150.

(b) Large accessory buildings customarily incident to the above uses (not involving the conduct of a business) subject to the following requirements:

1. Building materials and facade must be consistent with the main residence building materials and facade;

2. Large accessory building must be behind the front facade of the main residence;

3. The height of the large accessory building cannot exceed that of the main residence building;

4. Number, size, setbacks and height requirements based on the size of the lot as follows:

Downloaded from https://ecode360.com/HA6980 on 2026-05-13

Lot Size	Number of Large Accessory Structures Allowed	Maximum Aggregate Size of All Accessory Structures	Setbacks	Maximum Height
< 10,000 square feet	1	250 square feet	Front: 25 feet Side: 6 feet Rear: 10 feet	15 feet
> 10,000 square feet < .5 acre	1	500 square feet	Front: 25 feet Side: 6 feet Rear: 10 feet	15 feet
> .5 acre < 1 acre	2	1,000 square feet	Front: 25 feet Side: 6 feet Rear: 20 feet	24 feet
> 1 acre	4	1,500 square feet	Front: 25 feet Side: 6 feet Rear: 20 feet	24 feet

(6) Private garage.

(7) Home based child care.

(8) Real estate sales office, or temporary living quarters to provide security during the development of residential subdivisions, but not to exceed two years.

(9) Low impact telecommunication towers.

(10) Public schools.

(B) *Conditional uses.*The following require conditional use permits:

(1) Private schools having a curriculum equal to a public elementary, high school, or institution of higher learning (except home schooling).

(2) Neighborhood association facilities.

(3) Farms, nurseries, truck gardens and greenhouses, provided no sales offices are maintained and no livestock are kept within 250 feet of a residence of any person other than the farm owner.

(4) Accessory dwelling for a relative or servant (not for rent).

(5) Accessory structure as provided by § 155.040.

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

(D) *Front yard, side yard, and rear yard.*As per Table 21-A.

(E) *Intensity of use.*Every lot or tract of land shall have an area of not less than 8,400 square feet and an average overall width of not less than 70 feet and a minimum lot frontage of not less than 45 feet. Except that if a lot or tract should have less area or width than is herein required and its boundary lines along their entire length should touch lands under

Downloaded from https://ecode360.com/HA6980 on 2026-05-13

other ownership on the effective date of this chapter and shall not have changed since the date, such parcel of land may be used for a single family dwelling.

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

(G) *R-1(M) zoning designation.* R-1(M) is a one family residential lot that also allows manufactured homes. All manufactured housing structures installed after December 31, 1999, must be installed on a permanent foundation, as that term is defined in § 152.01.

(1) In order to be approved, the manufactured home must be found to have design compatibility with other dwellings in the neighborhood.

(2) The following standards apply to any placement of a manufactured home on a lot after December 31, 1999:

(a) Roofing shall be similar in color, material and appearance to the roofing material commonly used on residential dwellings within the community or comparable to the predominant materials used on dwellings within the neighborhood. Materials shall include asphalt composition, shingle, tile, crushed rock, standing seam metal or similar materials (except all other metal). Roof pitch shall be a minimum of 3/12.

(b) Exterior siding shall be similar in color, material, and appearance to the exterior siding material commonly used on residential dwellings within the community or comparable to predominant materials used on dwellings within the neighborhood. Exterior siding shall be of brick, wood, stucco, plaster, concrete or other material which is finished in a non-glossy and non-reflective manner.

(c) If a garage/carport is constructed, it must be similar in appearance to others in the neighborhood and constructed of like materials as that of the primary home.

(d) Two all-weather surface off street parking spaces meeting the requirements of § 155.061 shall be provided.

(3) Every manufactured home shall be placed so that the entrance or front of the home faces or parallels the principal street frontage, except:

(a) In cases where the lot is one acre or greater and the home is located more than 50 feet from the street; or

(b) Where the lot width is 60 feet or less.

(4) All entrances to a manufactured home shall be provided with permanent steps, porch or similar suitable entry.

(5) The lot must meet all applicable requirements of Chapter 154, and shall comply with the area regulations in (D) of this section. Variance in setbacks may be given in inches not to exceed one foot at the Building Official’s discretion.

(H) *Signs.* As per Chapter 151.

Downloaded from https://ecode360.com/HA6980 on 2026-05-13

(I) *Parking.* As per §§ 155.061 through 155.068.

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

(K) *Landscaping.* All yards shall have vegetative groundcover of sufficient quality and quantity, or other city-approved groundcover, to control dust, erosion and sediment upon final inspections. In addition, a minimum of two six-foot-tall trees, measuring two inches or more in caliper (diameter) when measured 12 inches from the base of the trunk, and eight three-gallon shrubs, are required in the front yard.

(L) *Industrialized housing.*

(1) Industrialized housing shall be considered real property and must:

(a) Have a value equal to or greater than the median taxable value for each single-family dwelling located within 500 feet of the lot on which the industrialized housing is proposed to be located, as determined by the most recent certified tax appraisal roll for the county;

(b) Have exterior siding, roofing, roof pitch, foundation fascia, and fenestration compatible with the single-family dwellings located within 500 feet of the lot on which the industrialized housing is proposed to be located;

(c) Comply with city aesthetic standards, building setbacks, side and rear yard offsets, subdivision control, architectural landscaping, square footage, and other site requirements applicable to single-family dwellings;

(d) Be securely fixed to a permanent foundation; and

(e) Have all local permits and licenses that are applicable to site-built housing.

For purposes of this division, "value" means the taxable "value" of the industrialized housing and lot after installation of the housing.

(2) Any owner or authorized agent who intends to construct, erect, install or move any industrialized housing into the city shall first make application to the Building Official and obtain the required permits. In addition to any other information otherwise required for such permits, the application shall:

(a) Identify each single-family dwelling located within 500 feet of the lot on which the industrialized housing is to be located, and show the taxable value for each such dwelling, as determined by the most recent certified tax appraisal roll for the county;

(b) Describe the exterior siding, roofing, roof pitch, foundation fascia, and fenestration for each single-family dwelling located within 500 feet of the lot on which the industrialized housing is to be located;

(c) Describe the permanent foundation and method of attachment proposed for the industrialized housing; and

Downloaded from https://ecode360.com/HA6980 on 2026-05-13

(d) State the anticipated taxable value of the industrialized housing and the lot after installation of the industrialized housing.

(3) A person commits an offense if the person:

(a) Constructs, erects, installs or moves any industrialized housing in the city without first obtaining a permit as required by this section; or

(b) Constructs, erects, installs or moves any industrialized housing into the city unless such industrialized housing complies with this section.

(Ord. 2001-36, 11-13-2001; Ord. 2002-28, 11-12-2002; Ord. 2006-40, 10-24-2006; Ord. 2010-32, 10-12-2010; Ord. 2011-08, 4-19-2011)

§ 155.221. Appeals to the Board of Adjustment.

(A) A person aggrieved by a decision made by an administrative official, or any officer, department, board, or bureau of the city affected by such a decision, may appeal the decision to the Board of Adjustment. Such appeal shall be taken within a reasonable time, as provided by the rules of the Board, by filing with the officer from whom the appeal is taken and with the Board of Adjustment a notice of appeal specifying the grounds thereof and by paying a filing fee established by the City Council, at the time the notice is filed, which shall be credited to the General Fund of the city. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken. An appeal stays all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board of Adjustment after the notice or appeal shall have been filed that by reasons of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such cases, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board of Adjustment or by a court of record on application or notice to the officer from whom the appeal is taken and on the cause shown.

(B) The Board of Adjustment shall fix a reasonable time for the hearing of the appeal, giving public notice hereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing any party may appear in person or by agent or by attorney.

(Ord. 2001-36, 11-13-2001)

§ 155.222. Powers of the Board of Adjustment.

(A) The Board of Adjustment shall have the following powers:

(1) *Appeals.*To hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this chapter.

(2) *Consideration.*When a property owner can show that a strict application of the terms of this chapter relating to the use, construction, or alteration of buildings or structures or the use of land will impose upon him practical difficulties or

Downloaded from https://ecode360.com/HA6980 on 2026-05-13

particular hardship, the Board may consider and allow variations of the strict application of the terms of this chapter if the variations are in harmony with the general purpose and intent of this chapter, and the Board is satisfied, under evidence heard by it, that a granting of the variation will not merely serve as a convenience to the applicant but will alleviate some demonstrable hardship or difficulty so great as to warrant a variation from the comprehensive plan by this chapter created.

(3) *Authorization.* The Board may authorize a variance where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property of record at the time of the adoption of this chapter or by reason of exception topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of a provision of this chapter would result in peculiar and exceptional practical difficulties and particular hardship upon the owner of the property and amount to a practical confiscation of the property as distinguished from a mere inconvenience to the owner, provided the variation can be granted without substantial detriment to the public good and without substantially impairing the general purpose and intent of the comprehensive plan as established by the regulations and provisions contained in this chapter.

(4) *Special exceptions.* When in its judgment the public convenience and welfare will not be substantially or permanently injured, the Board of Adjustment may in a specific case, after public notice and hearing and subject to appropriate conditions and safeguards, authorize special exceptions to the regulations herein established as follows:

(a) To permit a transitional use between a business or industrial district and a dwelling district where the side of a lot in a one family district or a two family district abuts upon a lot zoned for business or industrial purposes. On a lot in a single family dwelling district which sides upon a lot zoned for business or industrial purposes, the board may permit a two family dwelling.

(b) Permit the extension of a building or use into a more restricted district, immediately adjacent thereto, but not more than 50 feet beyond the boundary line of the district in which such building or use is authorized.

(c) Permit such modification of yard, open space, lot area, or lot width regulations as may be necessary to secure an appropriate improvement of a parcel of land if such parcel is separately owned at the time of the original passage of this chapter or subsequent annexation of the city and is of such restricted area that it cannot be appropriately improved without such modification.

(d) To determine in cases of uncertainty the classification of any use not specifically named in this chapter.

(e) To grant a permit for the extension of a use, height, or area regulation into an adjoining district, where the boundary line of the district divided a lot in a single ownership at the time of the adoption of this chapter.

Downloaded from https://ecode360.com/HA6980 on 2026-05-13

(f) To permit as an accessory use a parking area for passenger automobiles on a lot or lots in a single family, duplex, or apartment house district adjoining or across a street of not more than 50 feet in width from an R-1 or R-2 District, subject, however, to the following provisions:

1. The area shall be properly enclosed with a hedge, screen, fence, wall or other suitable enclosure having a height of not less than three feet nor more than six feet. Such fence or enclosure shall conform to the front yard regulations of the district in which it is located.

2. The area shall be paved.

3. No parking of vehicles shall be permitted within six feet of any adjoining lot on which is located a single family residence, duplex, or multiple dwelling.

4. One sign, not exceeding two and one-half square feet in area, may be erected identifying the lot.

5. No charges may be made for parking and no other business use may be made of the lot.

6. Any light used to illuminate the parking area shall be so arranged as to direct the light away from any adjoining premises used for residential purposes.

(5) Any appeal or permit granted by the Board of Adjustment shall not be valid if construction authorized by the permit is not begun within a period of 60 days.

(B) In exercising the above mentioned powers such Board may in conformity with the provisions of this subchapter, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken.

(C) In considering all appeals and all proposed variations to this chapter the Board shall, before making any finding, in a specific case, first determine that the proposed variation will not constitute any change in the district map and will not impair an adequate supply of light and air to adjacent property, or materially increase the congestion in public streets, or increase the public danger of fire and safety, or materially diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals, and welfare of the city.

(D) Every variation granted or denied by the Board shall be accompanied by a written finding of fact, based on sworn testimony and evidence, specifying the reason for granting or denying the variation.

(Ord. 2001-36, 11-13-2001)

Downloaded from https://ecode360.com/HA6980 on 2026-05-13

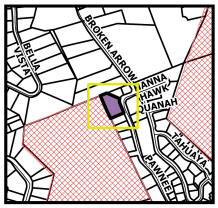
Harker Heights
The Bright Star Of Central Texas

Notice is hereby given that beginning at 5:30 P.M. on Thursday, July 16, 2026, and continuing from day to day thereafter, if necessary, the Zoning Board of Adjustment (ZBA) of the City of Harker Heights will conduct a regular meeting. The Meeting will be held in the Kitty Young Council Chambers of the Harker Heights City Hall located at 305 Miller's Crossing, Harker Heights, Texas, 76548. The public hearing items to be discussed are listed below:

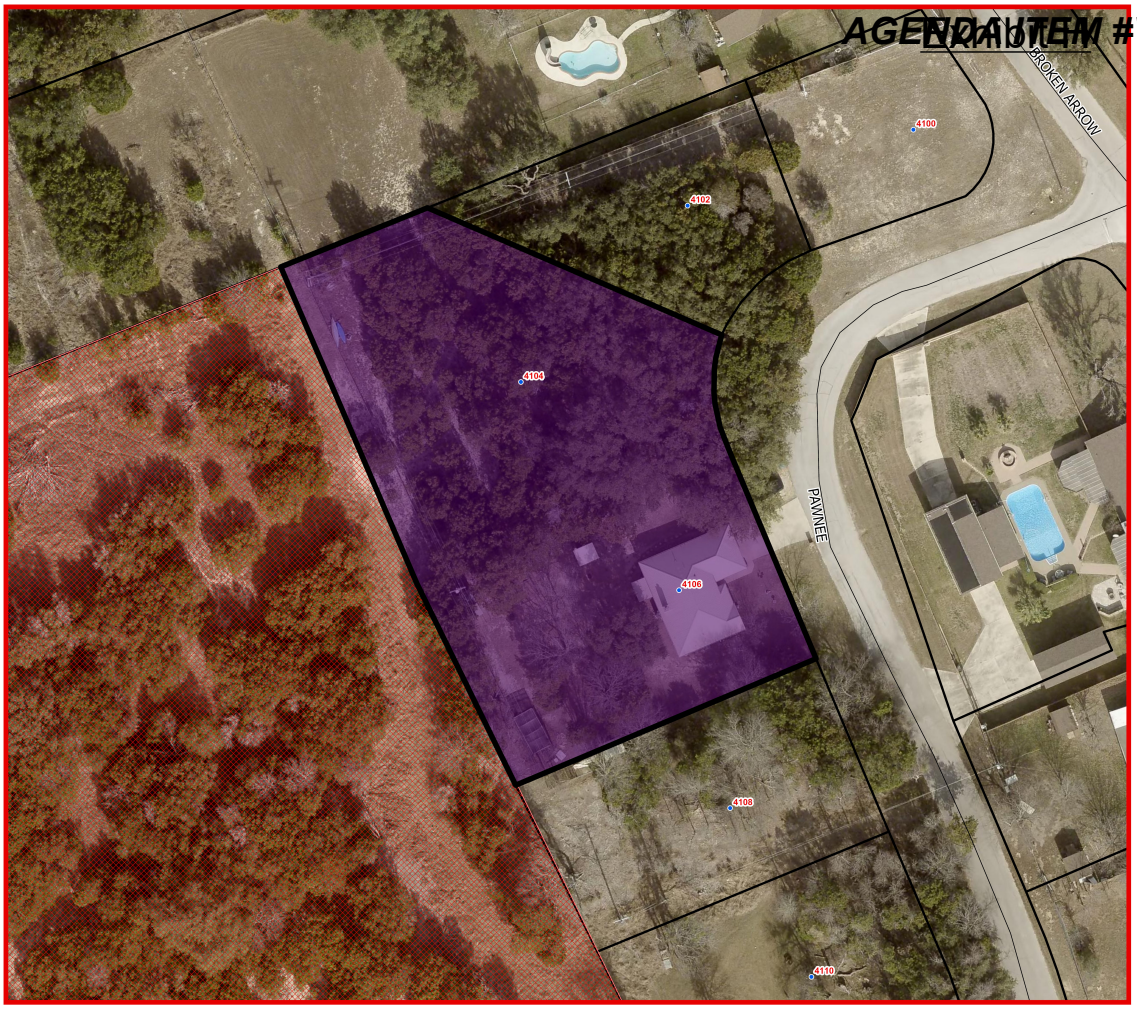
ZBA26-04 Conduct a public hearing to discuss and consider a request for a variance from the City of Harker Heights Code of Ordinances §155.020(A)(5)(b), which (1) requires large accessory structures to be located behind the front façade of the main structure, and (2) requires a minimum of twenty-five foot (25') setback from the front property line, on property described Broken Arrow Lake Estates Section Two, Block 003, Lot 3, 4, generally known as 4106 Pawnee Trail, Harker Heights, Bell County, TX 76548.

(Legal Notice published in the Killeen Daily Herald on June 28, 2026.)

ZBA26-04 Location



4106 Pawnee Trail
HH ETJ



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. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.

ZBA26-04 Existing Land Use

4106 Pawnee Trail
Low Density Residential
HH ETJ
Parks & Open Space



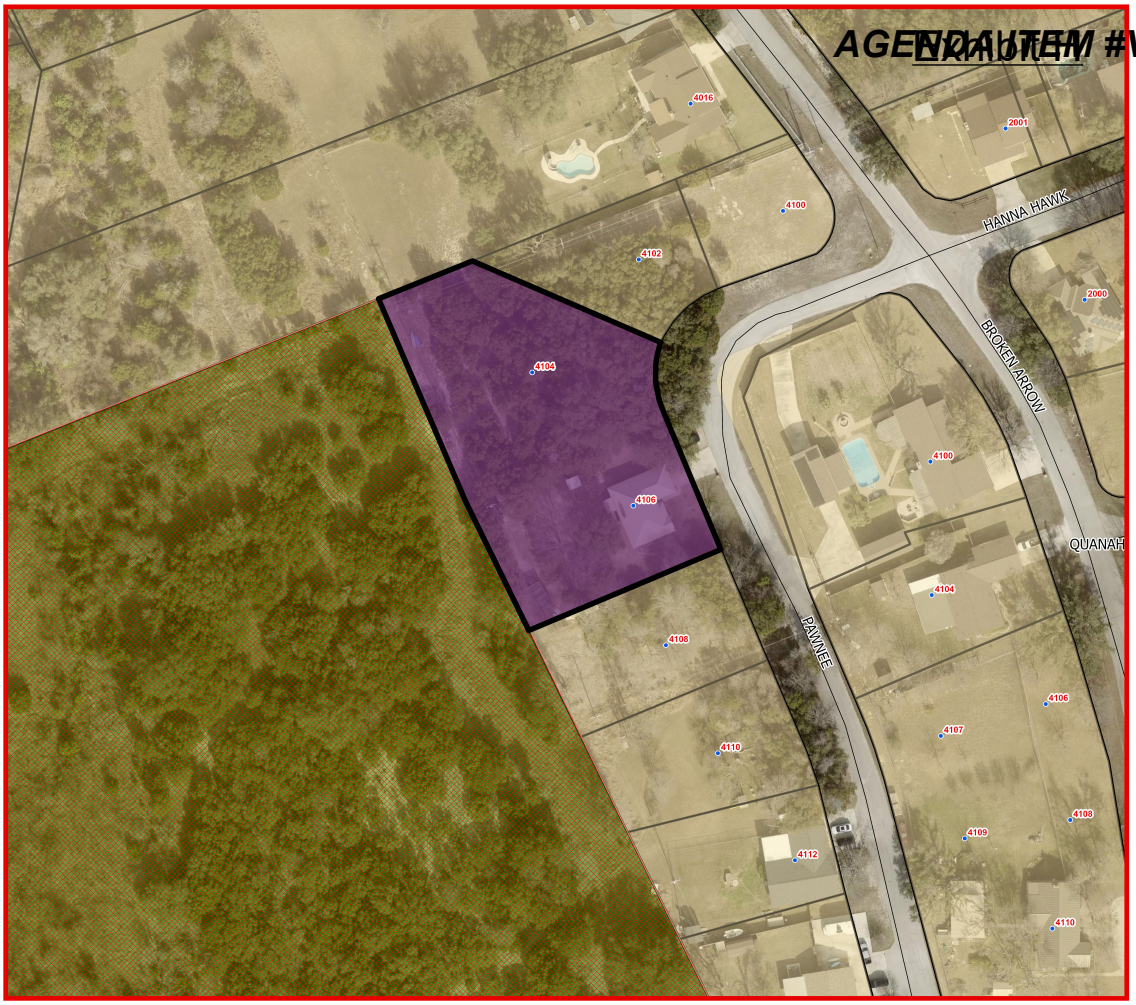
150 Feet
75
37.5
0

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. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.

ZBA26-04 Land Use Plan

- 4106 Pawnee Trail
- Low Density Residential
- HH ETJ
- Parks & Open Space



150 Feet
75
37.5
0

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

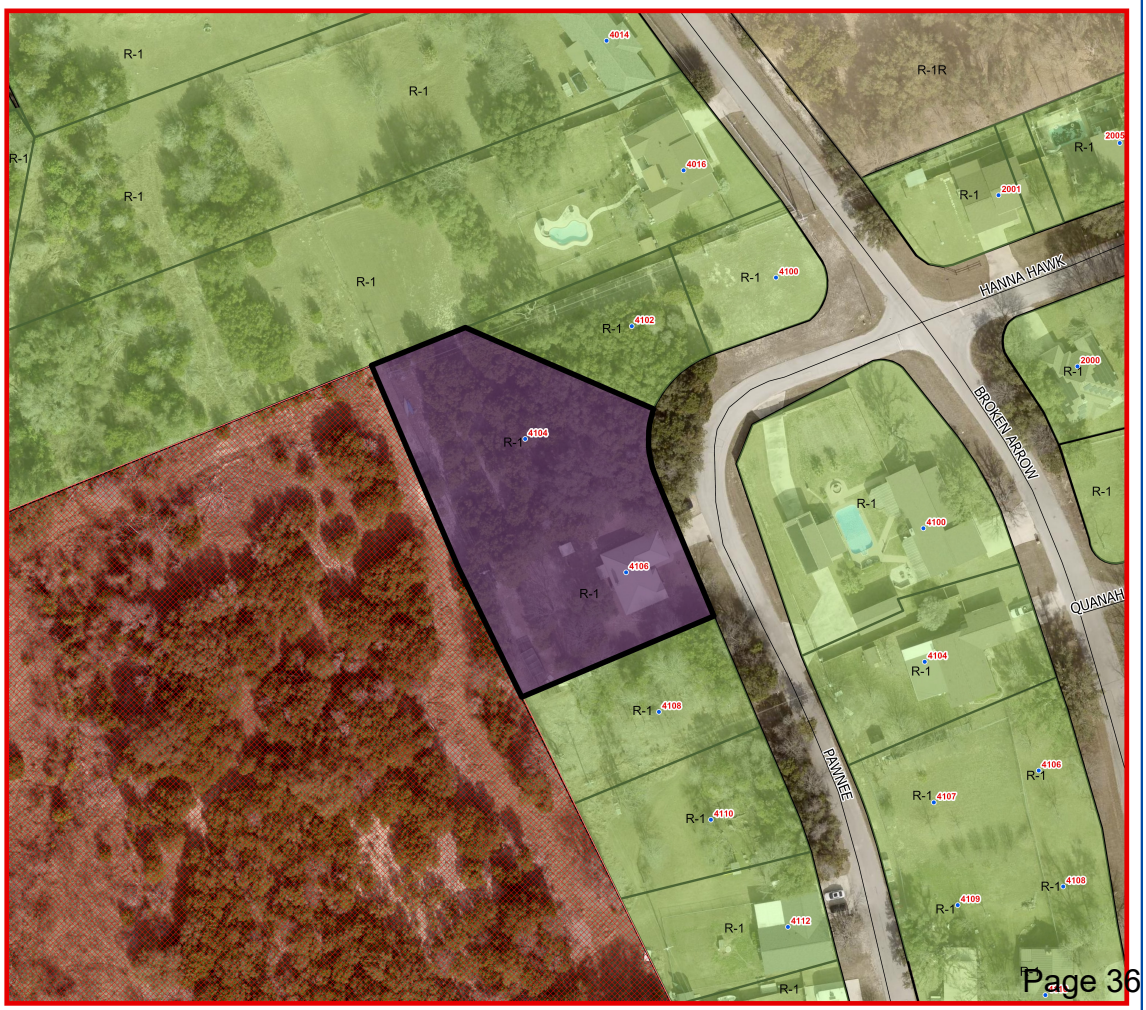
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. G. 2051.102 (b) (2) requires the following notice be given to the recipient of this digital data product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.

ZBA26-04 Zoning

- 4106 Pawnee Trail
- HH ETJ

Zoning Districts

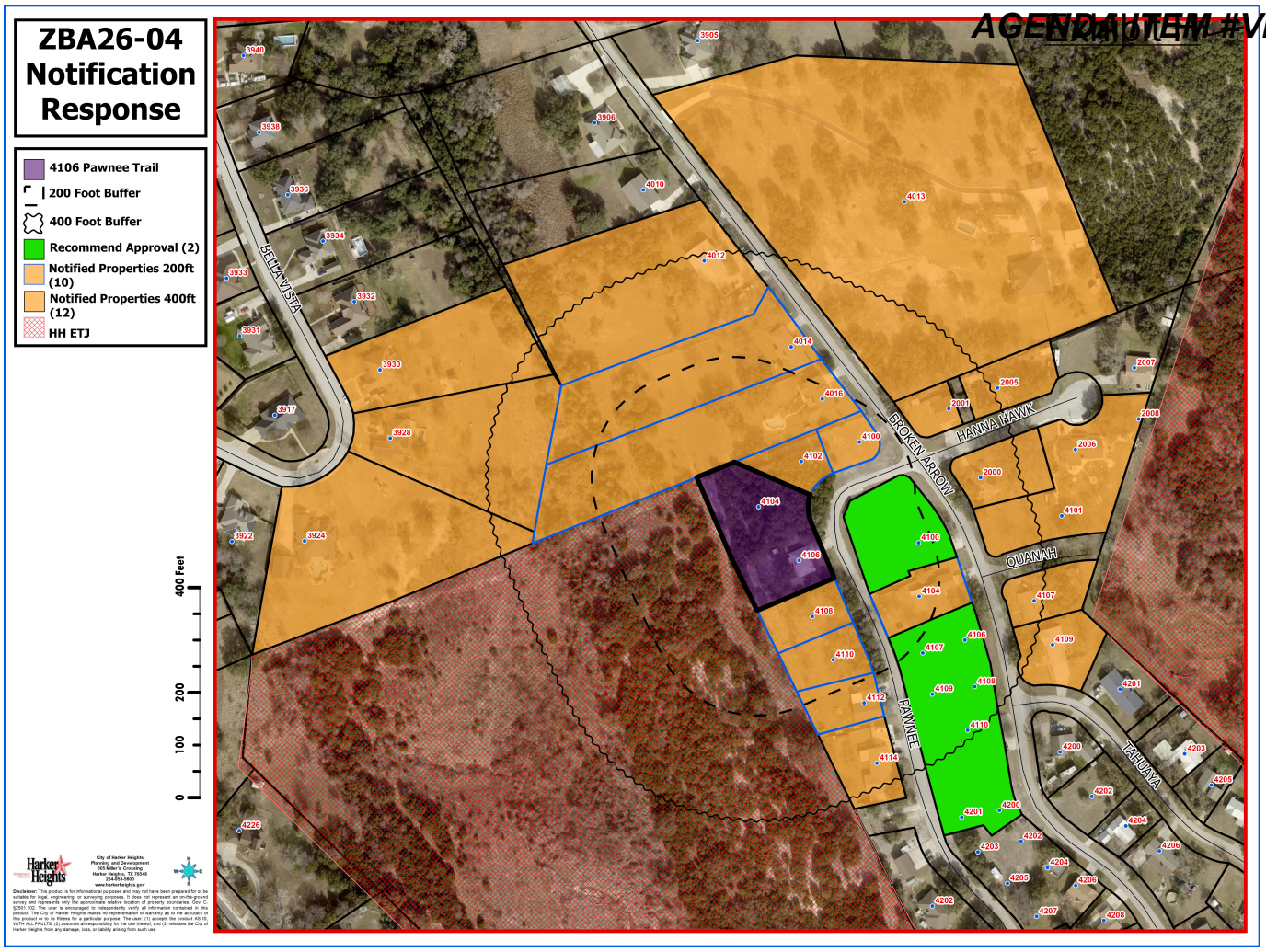
- R-1 One-Family Dwelling District
- R-1 (R) Rural One-Family Dwelling District



150 Feet
75
37.5
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. G. 2051.102 (b) (2) requires the following notice be given to the recipient of this digital data product. The City of Harker Heights makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Harker Heights from any damage, loss, or liability arising from such use.


ZBA26-04
Notification
Response
4106 Pawnee Trail
200 Foot Buffer
400 Foot Buffer
Recommend Approval (2)
Notified Properties 200ft (10)
Notified Properties 400ft (12)
HH ETJ
400 Feet
200
100
0
BELLA VISTA
BROKEN ARROW
HANNA HAWK
QUANAH
PAWNEE
TAHUAYA
3940
3938
3936
3934
3933
3932
3931
3930
3917
3928
3922
3924
3905
3906
4010
4013
4012
4014
4016
4100
4102
4104
4106
4108
4110
4112
4114
4226
2005
2001
2007
2008
2006
2000
4101
4107
4109
4201
4200
4203
4205
4202
4204
4206
4207
4208


PROPOSED
ZONING CASE
For more information, call
(254) 953-5600
Harker Heights

Category : Director of Planning / Building Official Comments

Director of Planning / Building Official Denied 6/24/2026 by Michael Beard I-3074 (Edited 6/24/2026)

Applicant's request for large accessory has been denied due to lack of compliance with City of Harker Heights Code of Ordinances Section 155.020 (a) (5) (b) which does not allow any accessory structure to be placed in front of the front façade of the main structure and (2) requires a minimum of 25' setback front the property line. If the applicant chooses to submit for a variance to the ZBA, the applicant must provide justification for this variance in the application. The next ZBA application submission acceptance date is June 22, 2026, for the July 16, 2026, ZBA meeting. The location of the large accessory structure must be approved by a super majority vote (at least 4 votes in support) of the Zoning Board of Adjustments (ZBA).

Show History

Add new comment

HARKER HEIGHTS ZONING BOARD OF ADJUSTMENTS
FINDINGS OF ZONING BOARD OF ADJUSTMENT
CASE: ZBA26-04

Jerome Simpson (U.S.P.S. Tracking No. XXXX XXXX XXXX XXXX XXXX XX)
4106 Pawnee Trail
Harker Heights, TX 76548

Date: **July 20, 2026**

Subject: **Zoning Board of Adjustment – Findings**

WHEREAS a public hearing was held on July 16, 2026, before the Zoning Board of Adjustment of the City of Harker Heights ("Board") for the request for a variance from City of Harker Heights Code of Ordinances §155.020(A)(5)(b), which (1) requires large accessory structures to be located behind the front façade of the main structure, and (2) requires a minimum of twenty-five foot (25') setback from the front property line, on property described as Broken Arrow Lake Estates Section Two, Block 003, Lot 3, 4, generally known as 4106 Pawnee Trail, Harker Heights, Bell County, TX 76548.

WHEREAS the request was heard by the Board and a decision was made to:

1. Approve/Deny a variance from the City of Harker Heights Code of Ordinances §155.020(A)(5)(b), which (1) requires large accessory structures to be located behind the front façade of the main structure, and (2) requires a minimum of twenty-five foot (25') setback from the front property line; and

WHEREAS the decision was based on the testimony and evidence presented during the public meeting and attached as **Exhibits A through K**; and

WHEREAS the public testimony and Board discussions established that one or more aspects of §155.222 (C) **would/would not** be relevant; and

WHEREAS upon review of the case and testimony heard, and with respect to the second decision identified above, the Board **agrees/disagrees** with Staff's findings that the applicant **has/has not** provided sufficient evidence to warrant the need for a variance from:

1. Ordinance §155.020(A)(5)(b), which requires large accessory structures to be located behind the front façade of the main structure; and

WHEREAS the financial cost of compliance **is/is not** greater than fifty percent (50%) of the appraised value of the existing structures on the Bell County Tax Appraisal District rolls; and

WHEREAS compliance **will/will not** result in a loss of twenty-five (25%) of the developable area of the lot; and

WHEREAS there **are/are not** special circumstances peculiar to the land, structure, or building which necessitated such request; and

WHEREAS denying this variance **will/will not** deprive the applicant of the rights enjoyed by others in the district; and

WHEREAS this variance, if granted, **would/would not** confer upon the applicant special privilege which is denied by Ordinance to land, structures, or buildings in the district.

NOW, THEREFORE, THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF HARKER HEIGHTS, TEXAS HEREBY ORDERS THAT:

1. Jerome Simpson, on property described Broken Arrow Lake Estates Section Two, Block 003, Lot 3, 4, generally known as 4106 Pawnee Trail, Harker Heights, Bell County, TX 76548, abide by the decision rendered by the Board as stated below:

   - **Approval/Denial of a variance from the City of Harker Heights Code of Ordinances §155.020(A)(5)(b), which (1) requires large accessory structures to be located behind the front façade of the main structure, and (2) requires a minimum of twenty-five foot (25') setback from the front property line, on property described as Broken Arrow Lake Estates Section Two, Block 003, Lot 3, 4, generally known as 4106 Pawnee Trail, Harker Heights, Bell County, TX 76548.**

   - **The property owner and applicant shall adhere to all other standards and requirements of the City of Harker Heights Code of Ordinances.**

PASSED AND APPROVED ON THE 16th DAY OF JULY 2026.

CHAIRMAN OF THE ZONING BOARD OF ADJUSTMENT DATE

ATTEST:

SECRETARY OF THE ZONING BOARD OF ADJUSTMENT DATE