NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS

Notice is hereby given that, beginning at 5:00 p.m. on Tuesday, October 13, 2026, and continuing from day to day thereafter if necessary, the City Council of the City of Harker Heights, Texas, will hold a meeting in the Kitty Young Council Chamber at 305 Miller's Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following agenda:

MEETING AGENDA

I. **INVOCATION:**

II. **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.

III. **ROLL CALL:**

IV. **MAYORAL PROCLAMATIONS AND PRESENTATIONS:**

1. Presentation of the Carl I. Levin Shadow Box.

V. **PRESENTATIONS BY CITIZENS:**

Citizens who desire to address the Council on any matter may do so during this item. Please understand that while the Council appreciates hearing your comments, State law (Texas Gov't Code §551.042) prohibits them from: (1) engaging in discussion other than providing a statement of specific factual information or reciting existing City policy, and (2) taking action other than directing Staff to place the matter on a future agenda. Please state your name and the city of residence for the record and limit your comments to three minutes.

VI. **CONSENT ITEMS:**

1. Discussion and possible action regarding the approval of the minutes of the Regular Meeting of the City Council held on September 22, 2026, and the Special Meeting of the City Council held on September 29, 2026.
   22 Sep 2026 - Minutes
   29 Sep 2026 - Minutes

VII. **PUBLIC HEARINGS:**

1. Conduct a public hearing to discuss and take possible action regarding a request for an ordinance to change zoning designation from RT-1 (Townhouse Single-Family Dwelling District) to R-MU (Mixed Residential) on properties described as Kern Terrace 3rd Ext, Block 002, Lot 0009 and Lot 0010, generally known as 211 and 213 Cynthia Drive, Harker Heights, Bell County, Texas. (Ordinance #2026-27; Director of Planning/Building Official)
   Z26-17 Staff Report - Pdf

VIII. **REGULAR BUSINESS:**

1. Receive and discuss the City Manager's Report.

IX. **ITEMS FROM COUNCIL AND ANNOUNCEMENTS:**

1. Councilmember closing statements.

2. Updates and comments from the Mayor.

X. **ADJOURNMENT:**

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Harker Heights, Texas, a place readily accessible to the general public at all times, on the 6th of October 2026, by 5:00 p.m. and remained posted for at least three continuous business days preceding the scheduled date of said meeting.

Julie Helsham
City Secretary

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. Pursuant to Chapter 551 of the Government Code the City Council reserves the right to go into Closed Meeting on any item listed above if deemed necessary. Note: On occasion the City Council may consider agenda items out of order.

Minutes of the City of Harker Heights Council Meeting that was called to order on Tuesday, September 22, 2026, at 5:00 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:
Mayor Michael Blomquist
Mayor Pro-Tem Sam Halabi
Councilmember, Place 1 Brian Burt
Councilmember, Place 2 Shane Hodyniak
Councilmember Place 3 Jesse Lee Myles, III
Councilmember, Place 4 Roxanne Flores

City Manager David Mitchell
City Secretary Julie Helsham

MAYORAL PROCLAMATIONS AND PRESENTATIONS:

1. Mayor Blomquist presented a Proclamation to Assistant Fire Chief Ray Gandara and Fire Department Staff, declaring October 2026 as "Fire Prevention Month" and October 4-10, 2026, as "Fire Prevention Week".

2. Mayor Blomquist presented a Proclamation to Mike Beard, Planning & Development Director/Building Official and Planning & Development Staff, declaring October 2026, as "Community Planning Month".

3. Mayor Blomquist presented a Proclamation to Ana Luisa Carrillo-Tapia, LULAC Herencia #4297 President, declaring September 15 through October 15, 2026, as "Hispanic Heritage Month".

The following members of Herencia De Oro 254 gave a performance in honor of Hispanic Heritage Month:

- Miguel Hernandez, Killeen High School
- Leonardo Diaz, Killeen High School
- Luis Elizondo, Rancier Middle School
- Emiliano Diaz, Killeen High School
- Jonathan Morales, Killeen High School
- Noe Duran, Killeen High School

PRESENTATIONS BY CITIZENS:

The following citizens gave a presentation to Council:

- Judy Winkler, Harker Heights, Texas
- Laura Winckel, Harker Heights, Texas
- Maureen Collop, Harker Heights, Texas

CONSENT ITEMS:

1. Discussion and possible action regarding the approval of the minutes of the Regular Meeting of the City Council held on September 8, 2026.

Councilmember, Place 4 Roxanne Flores, made a motion to approve the Consent Agenda as presented. Councilmember, Place 2 Shane Hodyniak seconded the motion. Carried unanimously.

REGULAR BUSINESS:

1. Council received and discussed a presentation from Keith Sledd, Executive Director of the Heart of Texas Defense Alliance (HOTDA) regarding an update on current and future activities. Betiale Hawkins, Assistant City Manager, and Keith Sledd, Executive Director of the Heart of Texas Defense Alliance, made the presentation.

No action taken.

2. Council discussed and considered approving a Resolution of the City Council of the City of Harker Heights, Texas, authorizing execution of an Advance Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT) for an Intersection Improvement Project (Intersection and Operational Improvements (IOI) FM 3481 at Chaparral Road) and authorizing the City Manager to act and sign on behalf of the City in accordance with State Law. Trevor Jorgensen, Project Manager, made the presentation.

Councilmember, Place 4 Roxanne Flores made a motion to approve Resolution 2026-28 of the City Council of the City of Harker Heights, Texas, authorizing execution of an Advance Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT) for an Intersection Improvement Project (Intersection and Operational Improvements (IOI) FM 3481 at Chaparral Road) and authorizing the City Manager to act and sign on behalf of the City in accordance with State Law. Councilmember, Place 1 Brian Burt seconded the motion. Carried unanimously.

3. Council discussed and considered the approval of a Resolution of the City Council of the City of Harker Heights, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee (ACSC) and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2026 Rate Review Mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the Company to reimburse ACSC's reasonable ratemaking expenses; determining that this Resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this Resolution to the Company and the ACSC's legal counsel. Ayesha Lealiiee, Finance Director, made the presentation.

Councilmember, Place 4 Roxanne Flores made a motion to approve Resolution 2026-33 of the City Council of the City of Harker Heights, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee (ACSC) and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2026 Rate Review Mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the Company to reimburse ACSC's reasonable ratemaking expenses; determining that this Resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this Resolution to the Company and the ACSC's legal counsel. Mayor Pro-Tem Sam Halabi seconded the motion. Carried unanimously.

4. Council received and discussed the City Manager's Report. David Mitchell, City Manager, made the presentation.

No action taken.

ITEMS FROM COUNCIL AND ANNOUNCEMENTS:

1. Councilmember updates and closing statements.

Councilmember Burt requested to be included in invitations to City events and community activities whenever appropriate. Councilmember Burt emphasized that he would like the opportunity to participate in and support activities throughout the City. He acknowledged that some events may be intended exclusively for staff; however, when events involve Council participation or are shared with the Mayor or City Manager, he requested that the invitation also be extended to him.

Councilmember Myles expressed appreciation to the residents who addressed the Council regarding the importance of maintaining Library services and hours. He stated that his position during the budget and tax rate discussions was based on ensuring the City has adequate resources to maintain services valued by residents, including the library, public safety, streets, and parks. Councilmember Myles emphasized the importance of honest and transparent communication with residents and staff regarding the potential impacts of funding decisions on City services. He thanked the residents for their participation and input.

Councilmember Flores requested clarification regarding recent discussions concerning Library services, noting that she received numerous calls from residents but had not been aware of the discussion. She expressed appreciation for residents' engagement and requested that the Council receive updates on Library matters. Councilmember Flores thanked Staff for the new City website, complementing its design, colors, and user-friendly features. She reported attending the following events and expressed appreciation for the opportunities to participate and engage with the community:

- Community Leaders Day on September 10, hosted as part of the Chamber of Commerce's Vision XXI program, which included an opportunity to support and learn more about the local military installation.
- The Killeen Independent School District 9/11 Day of Service and Remembrance Walk.
- The Senior Expo, where she noted the library's participation and engagement with residents.
- The Premier High School ribbon-cutting ceremony.
- Councilmember Flores also noted that she had been contacted by Girl Scouts working toward a Citizenship Badge and provided them with City contact information to arrange a City Hall tour during fall break.

Councilmember Flores expressed appreciation for the City Manager and Staff for their responsiveness to Council feedback and for providing explanations and information regarding City operations and decisions. She commended Staff for being receptive to Council questions and requested that a Library update be included as a future agenda or discussion item.

2. Updates and comments from the Mayor.

Mayor Blomquist submitted the following comments for the record and provided the following highlights:

- September 9: Represented the City at the Harker Heights Chamber of Commerce Ribbon Cutting Ceremony Welcoming Mighty Wash to the City and Chamber.
- September 10: Attended the Harker Heights Chamber of Commerce Leaders Day at Fort Hood.
- September 11: Participated in the Killeen Independent School District (KISD) Freedom Walk at Harker Heights High School in remembrance of those who lost their lives on September 11, 2001.
- September 11: Attended the Fort Hood Fight Night event at Abrams Gym.
- September 15: Attended the Harker Heights Veterans Council meeting to assist with planning for the upcoming Veterans Day Ceremony in November 2026.
- September 15: Presented the monthly Harker Heights Bingo awards to Amy Schutz and Lorissa Byse; Sudoku award to Amy Schutz; and Crossword awards to Nicole Ratliff, Leona Clay, and Lorissa Byse.
- September 16: Attended a Kudos Award presentation recognizing Nicole Ratliff of the Harker Heights Human Resources Department.
- September 17: Attended the funeral service for Ms. Jean Shine at the Christian House of Prayer in Killeen, Texas. Mayor Blomquist expressed his condolences, stating "Rest in peace, Jean, and thank you for the many lives you touched and helped throughout our City and Central Texas."
- September 19: Attended the 51st Annual Retiree Appreciation Day at Darnall Army Medical Center at Fort Hood.
- September 21: Attended the quarterly Heights Cares meeting at the Harker Heights Activity Center.

- Mayor Blomquist thanked LULAC and its performers and congratulated them on their outstanding performance.

ADJOURNMENT:

There being no further business, the City of Harker Heights Regular City Council Meeting was adjourned at 6:26 p.m.

CITY OF HARKER HEIGHTS, TEXAS:

_____
Michael D. Blomquist
Mayor

ATTEST:

_____
Julie Helsham, City Secretary

Minutes of the City of Harker Heights Council Meeting that was called to order on Tuesday, September 29, 2026, at 3:00 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: Mayor Michael Blomquist
Mayor Pro-Tem Sam Halabi
Councilmember, Place 1 Brian Burt
Councilmember, Place 2 Shane Hodyniak
Councilmember, Place 4 Roxanne Flores

City Manager David Mitchell
City Secretary Julie Helsham

ABSENT: Councilmember Place 3 Jesse Lee Myles, III

PRESENTATIONS BY CITIZENS:

There were no citizen comments.

RECESS INTO EXECUTIVE SESSION:

At 3:02 p.m. Mayor Blomquist announced a closed meeting for the following purposes:

1. Pursuant to the following designated section of the Texas Government Code, Annotated, Chapter 551, the Council may convene into executive session to discuss the following:

   A) Pursuant to §551.074 of the Texas Government Code to discuss and deliberate the re-appointment of the Alternate Municipal Court Judge.

No action was taken during the closed session.

RECONVENE CITY COUNCIL MEETING:

Mayor Blomquist reconvened into open session at 3:10 p.m.

REGULAR BUSINESS:

1. Discussion and possible action regarding the re-appointment of the Alternate Municipal Court Judge. (Director of Human Resources)

Mayor Pro-Tem Sam Halabi made a motion to approve the reappointment of Garland K. Potvin, as the Alternate Municipal Court Judge for a term of two (2) years from October 1, 2026, through October 1, 2028, and to increase salary to $20,440.35 effective October 1, 2026. Councilmember, Place 1 Brian Burt seconded the motion. Carried unanimously.

ADJOURNMENT OF SPECIAL MEETING AND CALL TO ORDER THE WORKSHOP:

Mayor Blomquist adjourned the Special Meeting and called to order the Workshop at 3:12 p.m.

MATTERS FOR DISCUSSION:

1. Council received and discussed a presentation from the American Veterans Mission regarding a Proposal for the Potential Lease of the City-Owned Building located at 100 East Beeline Lane. The presentation was made by David Mitchell, City Manager, and Anthony V. Martinez, President and Executive Director of the American Veterans Mission (AVM), along with members of the AVM leadership team: Jason H. Freed, Director of Facilities; Jamie A. Freed, Director of Youth Programs; and William O. Britt III, Director of Community Outreach.

No action taken.

2. Council received and discussed a presentation by Susan Robertson, Library Board Chairperson regarding an Annual Update on the 2025-2026 Activities of the Library Board. Crystal Thomas, Library Administrator, and Susan Robertson, Library Board Chairperson, made the presentation.

No action taken.

ADJOURNMENT:

There being no further business, the City of Harker Heights Regular City Council Meeting was adjourned at 3:58 p.m.

CITY OF HARKER HEIGHTS, TEXAS:

_____
Michael D. Blomquist
Mayor

ATTEST:

_____
Julie Helsham, City Secretary

City Council Memorandum

FROM: The Office of the City Manager **DATE: October 13, 2026**

CONDUCT A PUBLIC HEARING TO DISCUSS AND TAKE POSSIBLE ACTION REGARDING A REQUEST FOR AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM RT-1 (TOWNHOUSE SINGLE-FAMILY DWELLING DISTRICT) TO R-MU (MIXED RESIDENTIAL) ON PROPERTIES DESCRIBED AS KERN TERRACE 3RD EXT, BLOCK 002, LOT 0009 AND LOT 0010, GENERALLY KNOWN AS 211 AND 213 CYNTHIA DRIVE, HARKER HEIGHTS, BELL COUNTY, TEXAS. (ORDINANCE #2026-27; DIRECTOR OF PLANNING/BUILDING OFFICIAL)

EXPLANATION:

REFERENCES:Ordinance #2026-27 / Zoning Case #Z26-17 / MGO Project #2026-192

The applicant is requesting a change from the current zoning designation of RT-1 (Townhouse Single-Family Dwelling District) to R-MU (Mixed Residential) on properties generally known as 211 and 213 Cynthia Drive, Harker Heights, Bell County, Texas.
These lots were platted as part of the Kern Terrace Third Extension in 1963. Bell County Property Tax Appraisal Records indicate these lots are currently vacant and consist of approximately 0.10 acres (4,356 square feet) per lot.

On May 14, 2024, these lots were rezoned from R-1 (One-Family Dwelling District) to the current zoning of RT-1 (Townhouse Single-Family Dwelling District).

STAFF ANALYSIS:

The current Land Use Plan and Comprehensive Plan identify this lot as Medium Density Residential (allowed zoning districts R1-M, R1-I, R1-A, R-2, R2-I, RT-1, R-MU, R-MH). This proposed zoning change is consistent with the adopted Comprehensive Plan and Land Use Plan.

Surrounding Land Uses
The existing land use for this lot is identified as vacant. 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	Medium Density Residential	R-3 (Multi-Family Dwelling District)
South	Low Density Residential	Medium Density Residential	R-1 (One-Family Dwelling District)
East	Low Density Residential	Medium Density Residential	R-1 (One-Family Dwelling District)
West	Low Density Residential	Medium Density Residential	R-1 (One-Family Dwelling District)

Thoroughfare Plan

Cynthia Drive 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, September 6, 2026.

Based on the most recently approved tax roll available, staff sent out seventy (75) 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 October 4, 2026, zero (0) responses were received in favor of the request, and six (6) responses were received in opposition of the request.

Within the 200-foot notification area:

- Total area of land is ~ 139,995.37 sq. ft.
- Total area of land recommending denial is ~ 0 sq. ft.
- Percentage of land area recommending denial is ~ 0%

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.

PLANNING & ZONING COMMISSION RECOMMENDATION:

The Planning & Zoning Commission met on September 30, 2026, and voted 8-0 to recommend approval of Case Z26-17 based on staff's recommendations and findings.

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 **approval** of **Ordinance 2026-27**, for the request to change zoning designation from **RT-1 (Townhouse Single-Family Dwelling District)** to **R-MU (Mixed Residential)** on properties generally located at 211 and 213 Cynthia Drive, Harker Heights, Bell County, Texas.

ACTION BY THE CITY COUNCIL:

1. Motion to **approve** of Ordinance 2026-27 as read in the caption by the Mayor, based on **staff's** recommendations and findings.
2. Motion to **disapprove with explanation** of Ordinance 2026-27 as read in the caption by the Mayor, based on the **discussed** recommendations and findings, with the following explanation:
    a. **The proposed use and rezoning are incompatible with existing uses and zoning in the neighborhood.**
3. Any other action deemed necessary.

ATTACHMENTS:

Z26-17_Application
Z26-17_KERN TERRACE 3E
Z26-17 Location
Z26-17_Existing Land Use
Z26-17 Land Use Plan
Z26-17 Zoning
Z26-17 Infill Zoning
Z26-17 Notification Response
Z26-17_Public Responses
Z26-17_PropOrdinance

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: Rayham LLC **Date:** 9-1-26

Address: PO Box 2009

City/State/Zip: Harker Heights TX 76548

Phone: ~~254~~ **E-mail:**

Legal Description of Property:

Location of Property (Address if available): 211 Cynthia & 213 Cynthia

Lot: 0009/0010 Block: 002 Subdivision: Kern Terrace 3rd Ext.

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: Rmu

Current Zoning Classification: RT1 **Proposed Zoning:** Rmu

Current Land Use: Res. **Proposed Land Use:** Med. density

Applicant's Representative (if applicable):

Applicant's Representative: Raymond Hamden

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.

Rayham LLC - Raymond Hamden
Printed Name of Property Owner

Signature of Property Owner

Printed Name of Representative

Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 2nd *DAY OF* Sept *, 20* 26.

Kristina Roach
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/22/2029

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: ☐ Pre-Application Meeting Receipt #:

Received By: Revised: 12/2022 Case #:

A/335 D

KERN TERRACE EXT. # 3

PROPOSED FUTURE DEVELOPMENT

ALL EASEMENTS 10 FEET

SCALE 1"=50'

9.46 ACRES

N 70°36' W

FUTURE STREET

MODIE DRIVE

RONALD DRIVE

CYNTHYA DRIVE

VALLEY VIEW

HARLEY DRIVE

TEDDY DRIVE

KERN TERRACE #1

S 19°24' W

N 19°24' E

S 70°36' E

EXISTING UTILITY EASEMENT

0.523 Ac. TRACT

I, FELIX J. MUELLER, A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A SURVEY MADE ON THE GROUND AND IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.

Felix J. Mueller

FELIX J. MUELLER
STATE PUBLIC SURVEYOR
NO. 747

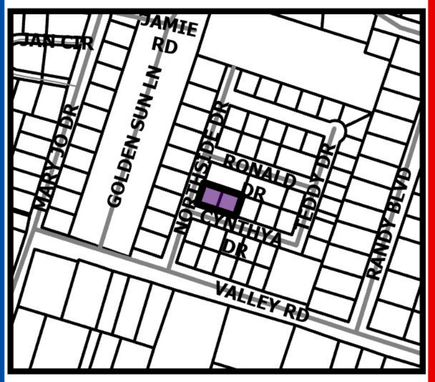
STATE OF TEXAS
FELIX J. MUELLER
747
REGISTERED PUBLIC SURVEYOR

M & S SURVEYING SERVICES
P.O. BOX 2204 PH.
401 W. NOLAN TRAIL
HARKER HEIGHTS, TEXAS

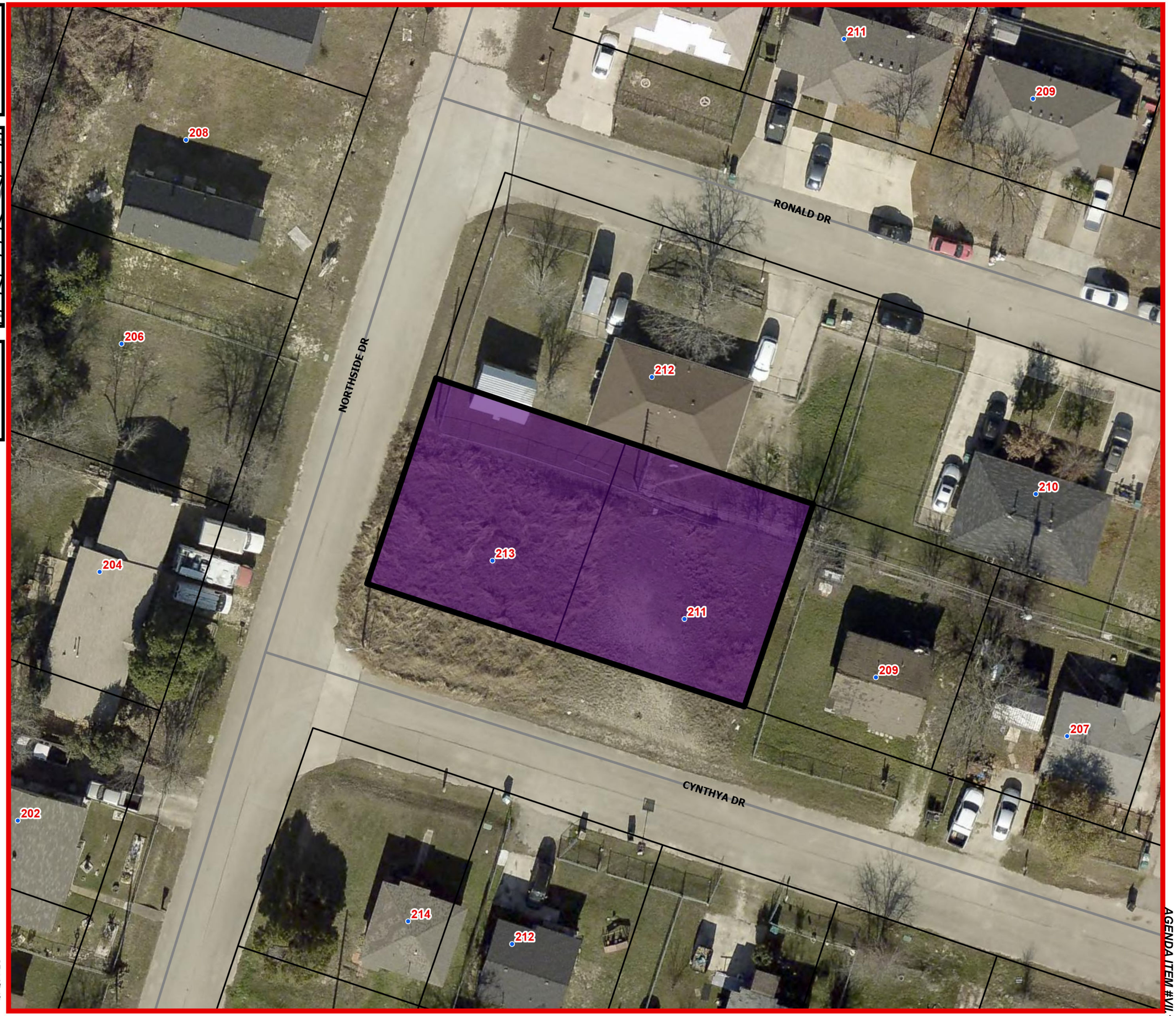
KERN TERRACE EXT. #3		
HARKER HEIGHTS, TEXAS	SCALE 1"=50	DRAWN BY L.F.S.
		REVISED
DATE 4-63	APPROVED BY F.J.M.	DRAWING NUMBER 16981

DEDICATION VOL 877 PAGE 444

Z26-17 Location



211 & 213 Cynthya Drive



Harker Heights

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

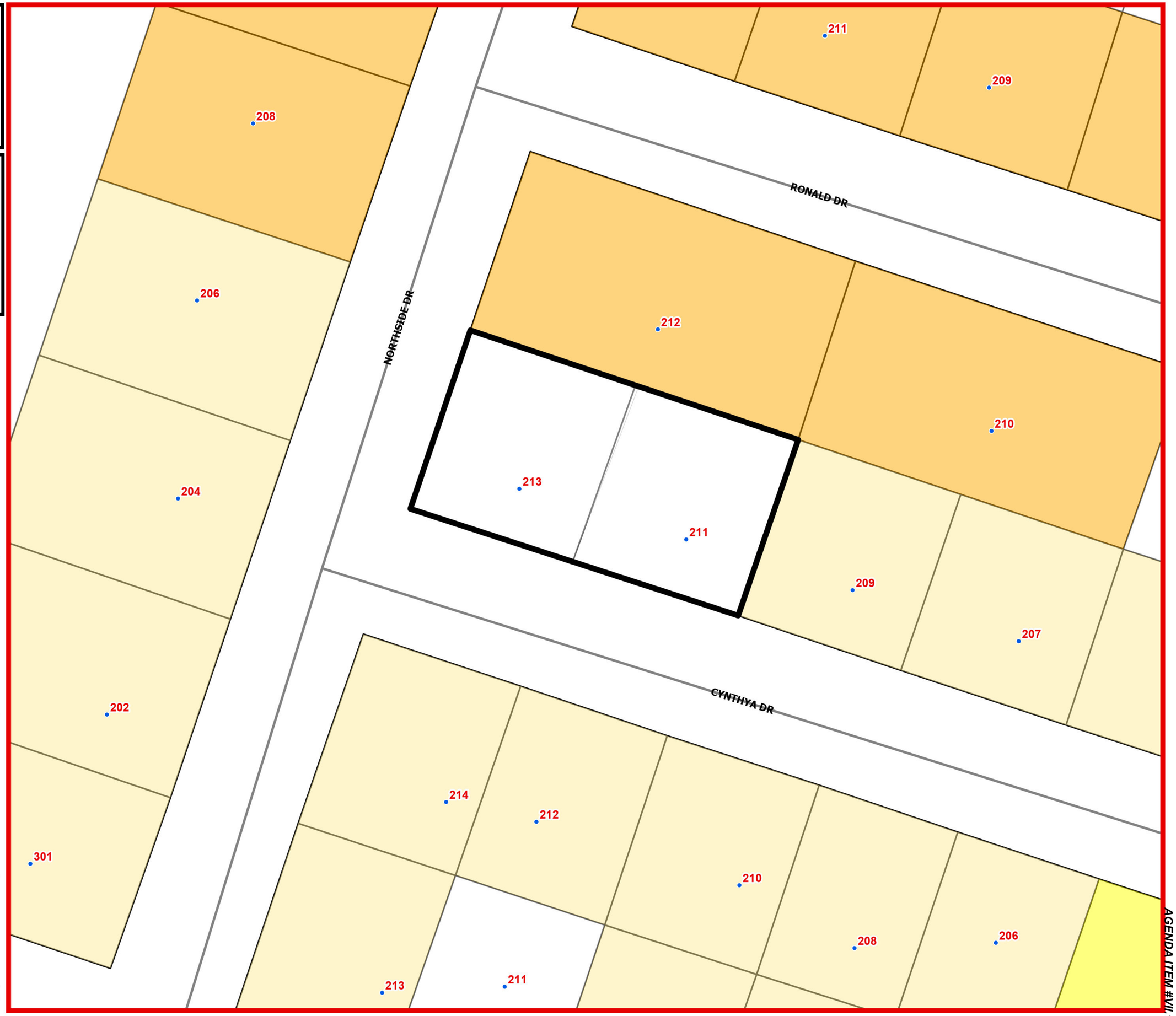
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2051.102. The user 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 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.

Z26-17 Existing Land Use

211 & 213 Cynthya Drive

Existing Land Use

- **Low Density Residential**
- **Medium Density Residential**
- **High Density Residential**
- **Vacant**



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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AGENDA ITEM #VII.1.

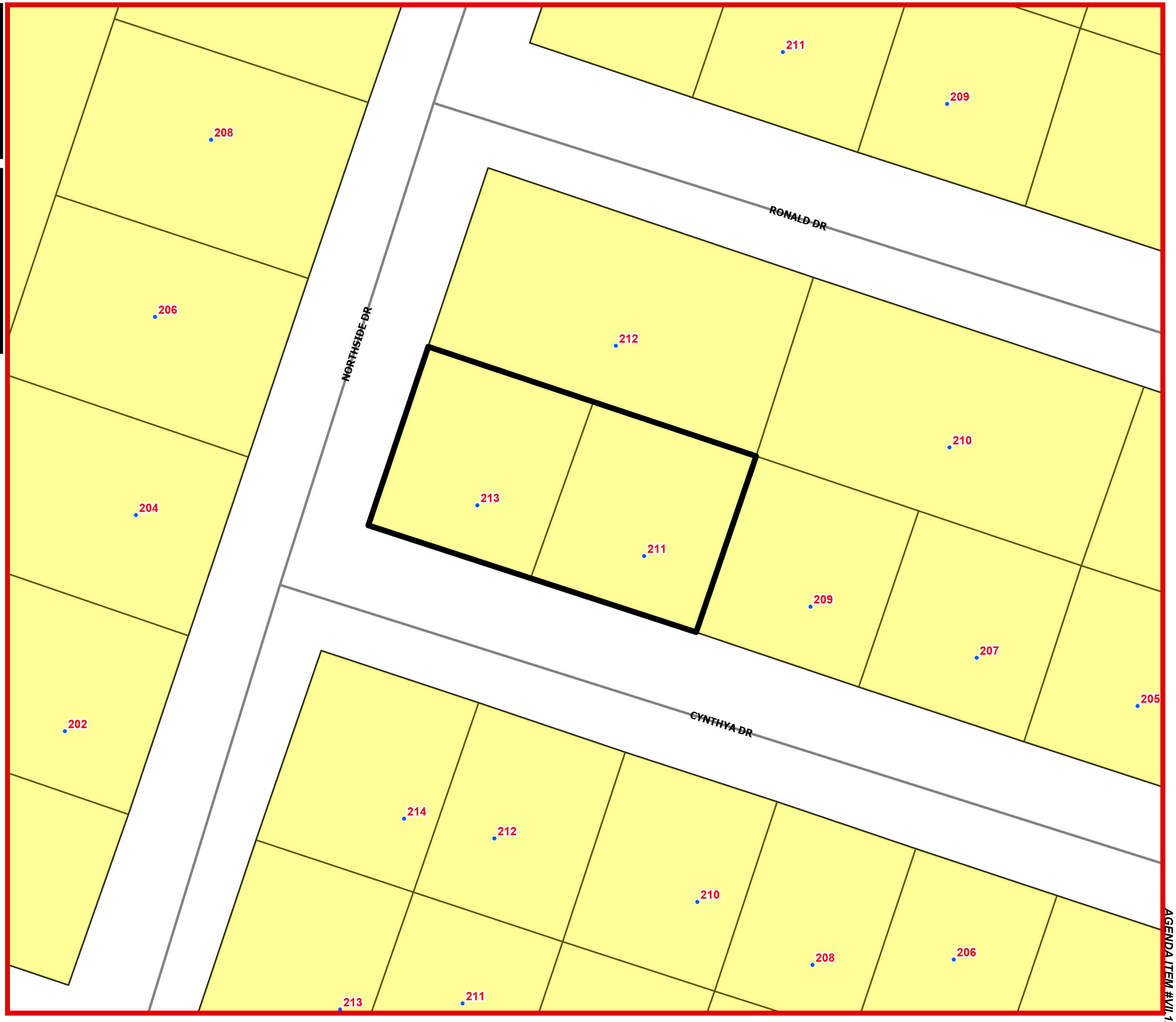
Z26-17 Land Use Plan

211 & 213 Cynthya Drive

Land Use Plan

Medium Density Residential

Regional Commercial Centers



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

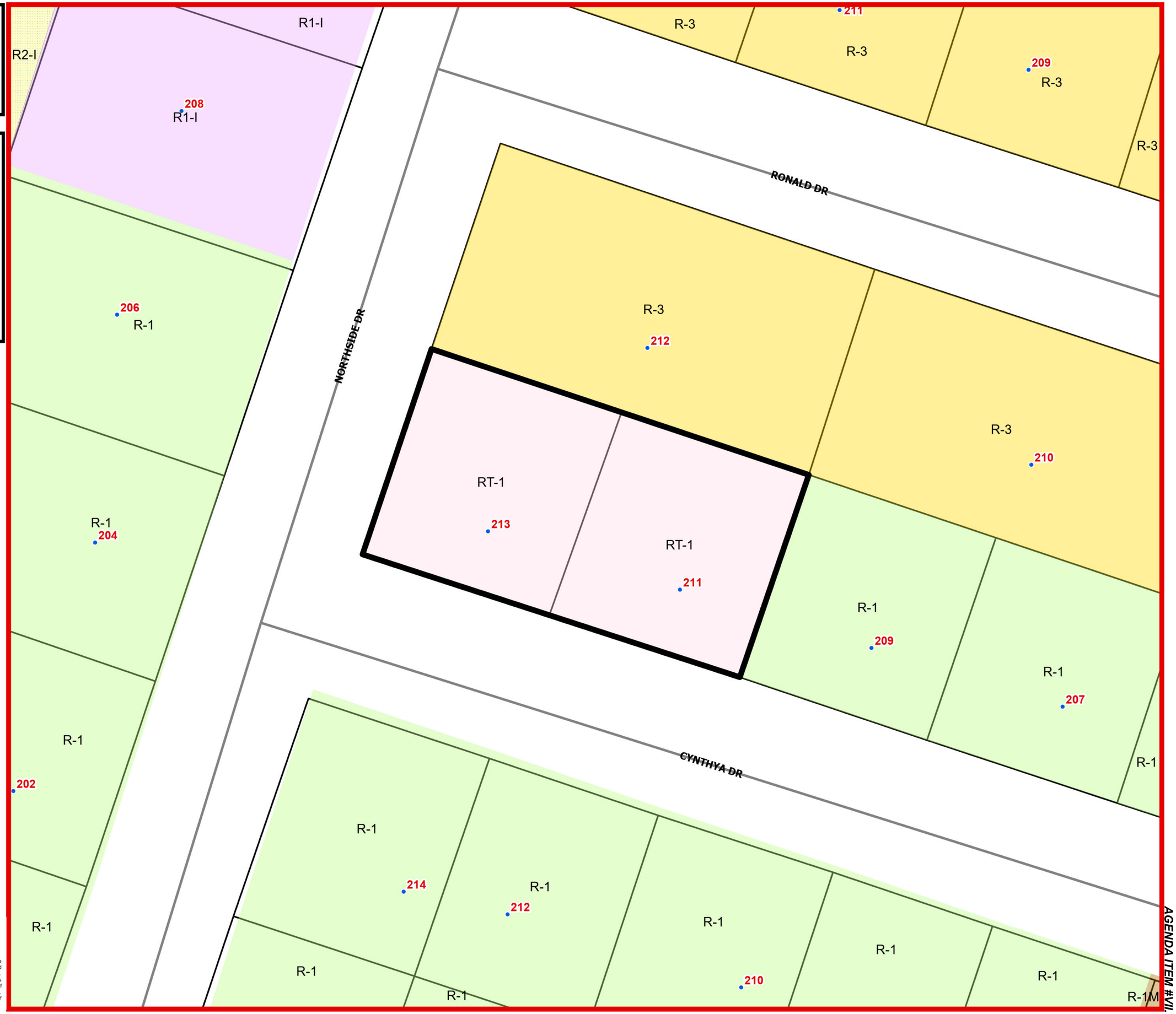
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Z26-17 Zoning

211 & 213 Cynthya Drive

Zoning Districts

- R-1 One-Family Dwelling District
- R1-I Single- Family Infill Dwelling District
- RT-1 Townhouse Single-Family Dwelling District
- R2-I Two-Family Infill Dwelling District
- R-3 Multi-Family Dwelling District



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. §2251.102. 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.

R1I and R2I Zoning

211 & 213 Cynthya Drive

Infill (R1I & R2I) Zoning



0 37.5 75 150 Feet

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Z26-17 Notification Response

- 211 & 213 Cynthya Drive
- 200ft Buffer
- 400ft Buffer
- Notified Properties 200ft (32)
- Notified Properties 400ft (42)
- Recommend Denial (6)



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SENT: SEPTEMBER 2, 2026
DUE BACK: SEPTEMBER 22, 2026, 6:00 P.M.

RESPONSES RECEIVED AFTER 6:00 P.M. ON SEPTEMBER 22, 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: ROBERT, MARK

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

Physical Address	Property ID
205 MODIE DR	95937

Z26-17 RE: An application has been made to consider a request for an ordinance to change zoning designation from RT-1 (Townhouse Single-Family Dwelling District) to R-MU (Mixed Residential) on properties described as Kern Terrace 3rd Ext, Block 002, Lot 0009 and Lot 0010, generally known as 211 and 213 Cynthia Drive, Harker Heights, Bell County, Texas.

☐ **I RECOMMEND APPROVAL OF THE REQUEST**

☒ **I RECOMMEND DENIAL OF THE REQUEST**

Comments:
no mobile Homes Lot is too Small

Mark Robert — Printed Name
Signature
24 Sept 26 — Date

SENT: SEPTEMBER 2, 2026
DUE BACK: SEPTEMBER 22, 2026, 6:00 P.M.

RESPONSES RECEIVED AFTER 6:00 P.M. ON SEPTEMBER 22, 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: ROBERT, MARK

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

Physical Address	Property ID
207 MODIE DR	95936

Z26-17 RE: An application has been made to consider a request for an ordinance to change zoning designation from RT-1 (Townhouse Single-Family Dwelling District) to R-MU (Mixed Residential) on properties described as Kern Terrace 3rd Ext, Block 002, Lot 0009 and Lot 0010, generally known as 211 and 213 Cynthia Drive, Harker Heights, Bell County, Texas.

☐ **I RECOMMEND APPROVAL OF THE REQUEST**

☒ **I RECOMMEND DENIAL OF THE REQUEST**

Comments:
No Mobile Homes Lot is too Small

Mark Robert — Printed Name
Signature
24 Sept 26 — Date

SENT: SEPTEMBER 2, 2026
DUE BACK: SEPTEMBER 22, 2026, 6:00 P.M.

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

FROM: ROBERT, MARK

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

Physical Address	Property ID
209 MODIE DR	95935

Z26-17 RE: An application has been made to consider a request for an ordinance to change zoning designation from RT-1 (Townhouse Single-Family Dwelling District) to R-MU (Mixed Residential) on properties described as Kern Terrace 3rd Ext, Block 002, Lot 0009 and Lot 0010, generally known as 211 and 213 Cynthia Drive, Harker Heights, Bell County, Texas.

☐ **I RECOMMEND APPROVAL OF THE REQUEST**

☒ **I RECOMMEND DENIAL OF THE REQUEST**

Comments:
No Mobile Homes Lot is too Small

Mark Robert — Printed Name
[signature] — Signature
24 Sept 26 — Date

SENT: SEPTEMBER 2, 2026
DUE BACK: SEPTEMBER 22, 2026, 6:00 P.M.

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

FROM: ROBERT, MARK

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

Physical Address	Property ID
211 MODIE DR	95934

Z26-17 RE: An application has been made to consider a request for an ordinance to change zoning designation from RT-1 (Townhouse Single-Family Dwelling District) to R-MU (Mixed Residential) on properties described as Kern Terrace 3rd Ext, Block 002, Lot 0009 and Lot 0010, generally known as 211 and 213 Cynthia Drive, Harker Heights, Bell County, Texas.

☐ **I RECOMMEND APPROVAL OF THE REQUEST**

☒ **I RECOMMEND DENIAL OF THE REQUEST**

Comments:
NO MOBILE Homes Lots too SMALL

Mack Robert — Printed Name
[signature] — Signature
Date

SENT: SEPTEMBER 2, 2026
DUE BACK: SEPTEMBER 22, 2026, 6:00 P.M.

RESPONSES RECEIVED AFTER 6:00 P.M. ON SEPTEMBER 22, 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: ROBERT, MARK

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

Physical Address	Property ID
213 MODIE DR	95933

Z26-17 RE: An application has been made to consider a request for an ordinance to change zoning designation from RT-1 (Townhouse Single-Family Dwelling District) to R-MU (Mixed Residential) on properties described as Kern Terrace 3rd Ext, Block 002, Lot 0009 and Lot 0010, generally known as 211 and 213 Cynthia Drive, Harker Heights, Bell County, Texas.

☐ **I RECOMMEND APPROVAL OF THE REQUEST**

☒ **I RECOMMEND DENIAL OF THE REQUEST**

Comments:
no mobile Homes Lot is too Smll

Mark Robert — Printed Name
[signature] — Signature
24 Sept 26 — Date

SENT: SEPTEMBER 2, 2026
DUE BACK: SEPTEMBER 22, 2026, 6:00 P.M.

RESPONSES RECEIVED AFTER 6:00 P.M. ON SEPTEMBER 22, 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: ROBERT, MARK

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

Physical Address	Property ID
307 TEDDY DR	95938

Z26-17 RE: An application has been made to consider a request for an ordinance to change zoning designation from RT-1 (Townhouse Single-Family Dwelling District) to R-MU (Mixed Residential) on properties described as Kern Terrace 3rd Ext, Block 002, Lot 0009 and Lot 0010, generally known as 211 and 213 Cynthia Drive, Harker Heights, Bell County, Texas.

☐ **I RECOMMEND APPROVAL OF THE REQUEST**

☒ **I RECOMMEND DENIAL OF THE REQUEST**

Comments:
No Mobile Homes Lot is too Small

Mark Robert — Printed Name
Signature
24 Sept 26 — Date

ORDINANCE NO. 2026-27

AN ORDINANCE GRANTING R-MU (MIXED RESIDENTIAL) ON PROPERTIES DESCRIBED AS KERN TERRACE 3RD EXT, BLOCK 002, LOT 0009 AND LOT 0010, GENERALLY KNOWN AS 211 AND 213 CYNTHIA DRIVE, HARKER HEIGHTS, BELL COUNTY, TEXAS.

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 RT-1 (Townhouse Single-Family Dwelling District) to R-MU (Mixed Residential) on properties described as Kern Terrace 3rd Ext, Block 002, Lot 0009 and Lot 0010, generally known as 211 and 213 Cynthia Drive, Harker Heights, Bell County, Texas.

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

Ord. No.	**Date Passed**	**Description**
2026-27	**10/13/2026**	**Granting R-MU (Mixed Residential) on properties described as Kern Terrace 3rd Ext, Block 002, Lot 0009 and Lot 0010, generally known as 211 and 213 Cynthia Drive, Harker Heights, Bell County, Texas.**

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 this the 13th day of October, 2026, by a vote of _____ ayes and _____ nays at a regular meeting of the City Council of the City of Harker Heights, Texas.

CITY OF HARKER HEIGHTS, TEXAS:

_____
Michael D. Blomquist, Mayor

ATTEST:

_____
Juliette Helsham, City Secretary