



**Harker Heights
Planning and Zoning
Commission
Workshop & Meeting**

**Wednesday,
June 24, 2020
5:30 P.M.**



**PLANNING & ZONING COMMISSION
WORKSHOP & MEETING
THE CITY OF HARKER HEIGHTS
WEDNESDAY, JUNE 24, 2020 – 5:30 P.M.
VIA TELECONFERENCE**

Notice is hereby given that, beginning at 5:30 P.M. on Wednesday, June 24, 2020, and continuing from day to day thereafter if necessary, the Planning and Zoning Commission (P&Z) of the City of Harker Heights, Texas, will conduct a telephonic workshop; then beginning at 6:30 P.M. on Wednesday, June 24, 2020 the P&Z will hold a telephonic meeting in order to contain the spread of COVID-19 in accordance with Governor Abbott's declaration of the COVID-19 public health threat and action to temporarily suspend certain provisions of the Texas Open Meetings Act issued on March 16, 2020. The subjects to be discussed are listed in the following agenda:

WORKSHOP AGENDA

- I.** Convene Workshop at 5:30 P.M.
- II.** Discuss code recommendations for a Mobile Food Vendor and Mobile Food Court Ordinance.
- III.** Adjournment of Workshop

MEETING AGENDA

- I. CALL TO ORDER** – Convene Regular Meeting of the Planning and Zoning Commission and establish a quorum.
- II. CONSENT AGENDA**
 - 1.** Approval of Minutes from the Regular Planning and Zoning Meeting held on May 27, 2020.
- III.** Report on City Council results from June 9, 2020 meeting.
- IV.** Recognition of Affidavits for Conflict of Interest.
- V. PUBLIC COMMENTS:**
 - 1.** At this time, comments will be taken from the audience on non-agenda related topics, for a length of time not to exceed three minutes per person. To address the Planning and Zoning Commission, please clearly state your name and address for the Planning & Development Administrative Assistant prior to making a comment. *No action may be taken by the Planning and Zoning Commission during Public Comments.*

VI. PUBLIC HEARINGS:

1. **Z20-10** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as Wildewood Acres Amended (Lot 16A, Block 11), Block 11, Lot 16 and Lot 17, generally located at 931 and 933 Pinewood Drive, Harker Heights, Bell County, Texas.
2. **Z20-11** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R1-R (Rural One Family Dwelling District) on property described as 5.63 acres, Lot 90 of Lakeside Hills Section Three, generally located at 11366 Orlan Drive, Harker Heights, Bell County, Texas.
3. **Z20-12** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as 9.10 acres out of the H.B. Littlefield Survey, Abstract 511, generally located within the 1700 block of Warriors Path, Harker Heights, Bell County, Texas.
4. **Z20-13** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to PD-B (Planned Development Business District) on property described as a 14.908 acre tract of land located in the J.M. Cross Survey, Abstract No. 179, generally located at 12025 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas.

VII. NEW BUSINESS:

1. **CP20-01** Discuss and consider a request by Rebecca Slentz for Concept Plan approval on property described as a 2.32 acre tract of land being part of the H.B. Littlefield Survey, Abstract No. 511, the land herein described being all of a called 0.31 acres parcel designated as Tract 1 and a 2.018 acre parcel designated as Tract 2, generally located near the intersection of Pueblo Trace and Pontotoc Trace, Harker Heights, Bell County, Texas.

VIII. REPORTS FROM COMMISSIONERS

IX. STAFF COMMENTS

X. ADJOURNMENT

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Harker Heights, Texas, was posted at the Harker Heights Municipal Building, and the City of Harker Heights website which is readily accessible to the public at all times, by **10:00 A.M. on Friday, June 19, 2020.**

Tiffany Dake

Tiffany Dake
Planning and Development Administrative Assistant

The public may participate remotely in this meeting by dialing-in using:

United States: +1 (646) 749-3129

Access Code: 399-590-973

The public will be permitted to offer public comments telephonically as provided by the agenda. Written questions or comments may be submitted two hours before the meeting to the Planning and Development Department. When submitting your written questions or comments, you must include your Name and Address. Agenda packet and recording of the telephonic meeting will be posted on the City of Harker Heights website at www.ci.harkerheights.tx.us.



*Minutes of the Teleconference Meeting
of the Harker Heights Planning & Zoning Commission
May 27, 2020*

Present:

Larry Robison	Chairman
Robert Robinson III	Vice Chair
Noel Webster	Commissioner
Stephen Watford	Commissioner
Joshua McCann	Commissioner
Adam Parker	Commissioner
Mike Stegmeyer	Alternate Commissioner

Absent:

Rodney Shine	Commissioner
Kay Carey	Commissioner
Jan Anderson	Commissioner
Nuala Taylor	Alternate Commissioner
Dustin Hallmark	Alternate Commissioner
Christopher Albus	Alternate Commissioner

Staff:

Joseph Molis	Director of Planning & Development
Courtney Peres	Senior Planner
Mike Beard	Building Official
Tiffany Dake	Planning & Development Administrative Assistant

A quorum was established, and the teleconference meeting was called to order at 10:00 A. M.

Agenda Item II: Approval of minutes from the April 29, 2020 regular P & Z meeting. Commissioner Shine made the motion to approve the minutes and Commissioner Webster seconded the motion. **The motion passed unanimously (6-0).**

Next was the report on City Council actions regarding recommendations resulting from the May 12, 2020 Planning & Zoning meeting.

The next item on the agenda was to recognize affidavits for Conflict-of-Interest. Mr. Molis stated that there were no conflicts of interest.

The next item was citizens to be heard. There was no one present who wished to speak.

Agenda Item VI Public Hearings:

Mr. Joseph Molis presented **Z20-08** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R1-R (Rural One Family Dwelling District) on property described as Tract 20, Lakeside Hills, Section Two, a subdivision in Bell County, according to the plat of record in Cabinet A, Slide 43-C, plat records of Bell County, Texas, containing 6.11 acres, generally located at 10518 Meadow Circle, Harker Heights, Bell County, Texas.

Mr. Molis explained the applicant's request to rezone the property to R1-R (Rural One Family Dwelling District) in order to build a large accessory structure and to possibly have animals (goats and chickens) on their property.

The applicant, Mr. Justin Carter, of 2524 Jackson Drive, Harker Heights, TX was present to speak about their request for their rezone case. Mr. Jackson stated they would like to build a residential house and have goats and chickens in the future. Mr. Carter mentioned the need for accessory structures for the animals and their care.

Chairman Robison then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. There was no one present to speak for or against the item.

A motion was made by Commissioner McCann to recommend an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R1-R (Rural One Family Dwelling District) on property described as Tract 20, Lakeside Hills, Section Two, a subdivision in Bell County, according to the plat of record in Cabinet A, Slide 43-C, plat records of Bell County, Texas, containing 6.11 acres, generally located at 10518 Meadow Circle, Harker Heights, Bell County, Texas. Commissioner Watford seconded the motion. **The motion passed unanimously (6-0).**

Mr. Molis presented **Z20-09** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-3 (Multi-Family Dwelling District) to R2-I (Two Family Infill Dwelling District) on property described as Lots One (1) through Five (5), Block Three (3), Kern Terrace Second Extension, Harker Heights, per plat of record in Cabinet A, Slide 225-A, Plat Records of Bell County, Texas, and 1.241 Acres out of the V.L. Evans Survey, Abstract 288, generally located southwest of the intersection of Jamie Road and North Mary Jo Drive, currently addressed as 200, 202, 204, 206, and 208 Jamie Road, and 200 Jan Circle, Harker Heights, Bell County, Texas.

Mr. Molis explained the applicant's request to rezone the property to R2-I (Two Family Infill Dwelling District) to build a duplex subdivision.

Vice Chairman Robinson asked if the owner was the same property owner of the property across the street and Mr. Molis state that he was not. Commissioner Webster asked if the subject property was in the flood plain and Mr. Molis stated that it was not.

The applicant, Mark Mayoras, of 709 Hays Street, Fayetteville, NC 28301 was present to speak about the rezone. Mr. Mayoras stated that the product will be of military standard construction and that he is the sole property owner for the proposed ten (10) lots. Mr. Mayoras stated that he wants to build better houses for the same price as other companies in area and make less money and provide better living conditions for active military soldiers.

Chairman Robison then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. There was no one present to speak for or against the item.

A motion was made by Commissioner Webster to consider recommending an ordinance to change the zoning designation from R-3 (Multi-Family Dwelling District) to R2-I (Two Family Infill Dwelling District) on property described as Lots One (1) through Five (5), Block Three (3), Kern Terrace Second Extension, Harker Heights, per plat of record in Cabinet A, Slide 225-A, Plat Records of Bell County, Texas, and 1.241 Acres out of the V.L. Evans Survey, Abstract 288, generally located southwest of the intersection of Jamie Road and North Mary Jo Drive, currently addressed as 200, 202, 204, 206, and 208 Jamie Road, and 200 Jan Circle, Harker Heights, Bell County, Texas. Commissioner Parker seconded the motion. **The motion passed unanimously (6-0).**

Mr. Molis presented agenda item VII, New Business; **P20-03** Discuss and consider Preliminary Plat approval for Freedom Park Subdivision on property described as Lots One (1) through Five (5), Block Three (3), Kern Terrace Second Extension, Harker Heights, per plat of record in Cabinet A, Slide 225-A, Plat Records of Bell County, Texas, and 1.241 Acres out of the V.L. Evans Survey, Abstract 288, generally located southwest of the intersection of Jamie Road and North Mary Jo Drive, currently addressed as 200, 202, 204, 206, and 208 Jamie Road, and 200 Jan Circle, Harker Heights, Bell County, Texas.

Mr. Molis explained that the applicant has submitted a preliminary plat of their property to subdivide the land into ten (10) lots to accommodate duplex development.

Vice Chairman Robinson asked if the previous trailers were on septic or city sewer. Mr. Molis said they were served by existing sewer lines. Chairman Robison asked if there will be signage for the fire lane and Mr. Molis said that there would be and that it is required by the state law and City of Harker Heights code. Commissioner Webster asked if phase one driveways will face and front onto North Mary Jo. Mr. Molis said this will

allow them to the first phase of duplexes and give them time to make the other necessary improvements for phase two.

The applicant, Mark Mayoras, of 709 Hays Street, Fayetteville, NC 28301 was present to answer any questions. Chairman Robison asked when they would begin construction. Mr. Mayors said he would like to start construction as soon as possible but no later than December 31, 2020.

Chairman Robison then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. There was no one present to speak for or against the item.

A motion was made by Secretary Parker to discuss and consider Preliminary Plat approval for Freedom Park Subdivision on property described as Lots One (1) through Five (5), Block Three (3), Kern Terrace Second Extension, Harker Heights, per plat of record in Cabinet A, Slide 225-A, Plat Records of Bell County, Texas, and 1.241 Acres out of the V.L. Evans Survey, Abstract 288, generally located southwest of the intersection of Jamie Road and North Mary Jo Drive, currently addressed as 200, 202, 204, 206, and 208 Jamie Road, and 200 Jan Circle, Harker Heights, Bell County, Texas. Vice Chairman Robinson seconded the motion. **The motion unanimously passed (6-0).**

Chairman Robison then adjourned the teleconference meeting of the Planning and Zoning Commission at 10:48 A.M.

Larry Robison, Chairman

DATE:

Adam Parker, Secretary

DATE:



PLANNING AND ZONING COMMISSION MEMORANDUM

Z20-10

AGENDA ITEM VI-1

FROM: THE OFFICE OF THE PLANNING AND DEVELOPMENT DIRECTOR
DATE: JUNE 24, 2020

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE FAMILY DWELLING DISTRICT) TO R-2 (TWO FAMILY DWELLING DISTRICT) ON PROPERTY DESCRIBED WILDEWOOD ACRES AMENDED (LOT 16A, BLOCK 11), BLOCK 11, LOT 16 AND LOT 17, GENERALLY LOCATED AT 931 AND 933 PINWOOD DRIVE, HARKER HEIGHTS, BELL COUNTY, TEXAS

EXPLANATION:

The applicant is requesting a change from the current zoning of R-1 (One-Family Dwelling District) to R-2 (Two Family Dwelling District) on property addressed as 931 and 933 Pinewood Drive. The properties consist of approximately 7,800 square feet per lot. The request will enable the applicant to construct a two-story duplex on each of the properties. The subject property was platted to its current configuration in 1994 and therefore is permitted the specified setback and area requirements as outlined in the R-2 zoning district.

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

§155.023 (E) *Intensity of Use (2)* **The minimum lot area shall be 7,800 square feet for lots in the Wildewood Subdivision and duplex lots platted prior to November 8, 2006.** All other duplex lots shall contain a minimum lot area of 8,400 square feet, and an average width of not less than 70 feet.

Surrounding Land Uses

Adjacent land uses include:

	Existing Land Use	Future Land Use	Zoning
North	Vacant	Medium Density Residential	R-1(M) (One Family Manufactured Home Dwelling District)
South	Manufactured Home	Medium Density Residential	R-1 (One Family Dwelling District)
East	Manufactured Home	Medium Density Residential	R-1(M)
West	Duplex	Medium Density Residential	R-2 (Two Family Dwelling District)

Per the 2007 Comprehensive Plan the applicant's property is located in an area designated as Medium Density Residential (MDR). This area is designated as an acceptable replacement for aging manufactured housing or for new development. A survey of the area identified most of the properties to consist of duplexes, manufactured homes, or vacant lots. Staff therefore believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood and would be consistent with the 2007 City of Harker Heights Comprehensive Plan.

Flood Damage Prevention:

Portions of the development area are within the Base Floodplain and Floodway defined as areas subject to inundation by the 1-percent-annual-change flood event (see attached FEMA Flood Map).

Notices:

Staff sent out thirty-six (36) notices to property owners within the 400-foot notification area. There was one (1) response received in favor of the request, and one (1) response received in opposition of the request.

RECOMMENDATION:

Staff recommends approval of an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described Wildewood Acres Amended (Lot 16A, Block 11), Block 11, Lot 16 and Lot 17, generally located at 931 and 933 Pinewood Drive, Harker Heights, Bell County, Texas, based on the following:

1. The proposed use and rezoning is compatible with existing uses in the neighborhood.
2. The proposed use and rezoning would not likely have any adverse impact on adjoining uses and zoning districts.

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change the zoning designation R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described Wildewood Acres Amended (Lot 16A, Block 11), Block 11, Lot 16 and Lot 17, generally located at 931 and 933 Pinewood Drive, Harker Heights, Bell County, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Application
2. Location Map
3. Existing Land Use Map
4. Zoning Map
5. Future Land Use Map
6. FEMA Flood Map
7. Notification Area Map
8. Citizen Responses



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 of \$200.00 to the City of Harker Heights

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

Property Owner(s) Name: John & Enka Cole Date: 5-25-2020

Address: 1493 Niagara Heights

City/State/Zip: Belton, TX 76513

Phone: [REDACTED] E-mail: [REDACTED]

Legal Description of Property:

Location of Property (Address if available): 931 + 933 Pinewood, Harker Heights

Lot: 16 + 17 Block: 11 Subdivision: Wildwood Acres

Acres: .254 Property ID: 931-135346 / 933-135347 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: 2 story duplex

Current Zoning Classification: R-1 Proposed Zoning: R-2

Current Land Use: Single family-empty lot Proposed Land Use: 2 story duplex

Applicant's Representative (if applicable):

Applicant's Representative: self (Enka Cole)

Phone: [REDACTED] E-Mail: [REDACTED]

I, being the undersigned applicant of the property herein described, hereby 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 N/A will represent the owner.

Enka Cole

Printed Name of Property Owner

Enka Cole

Signature of Property Owner

[Signature]

Printed Name of Representative

[Signature]

Signature of Representative

Date Submitted: 5/27/20

STAFF ONLY -- DO NOT FILL OUT BELOW

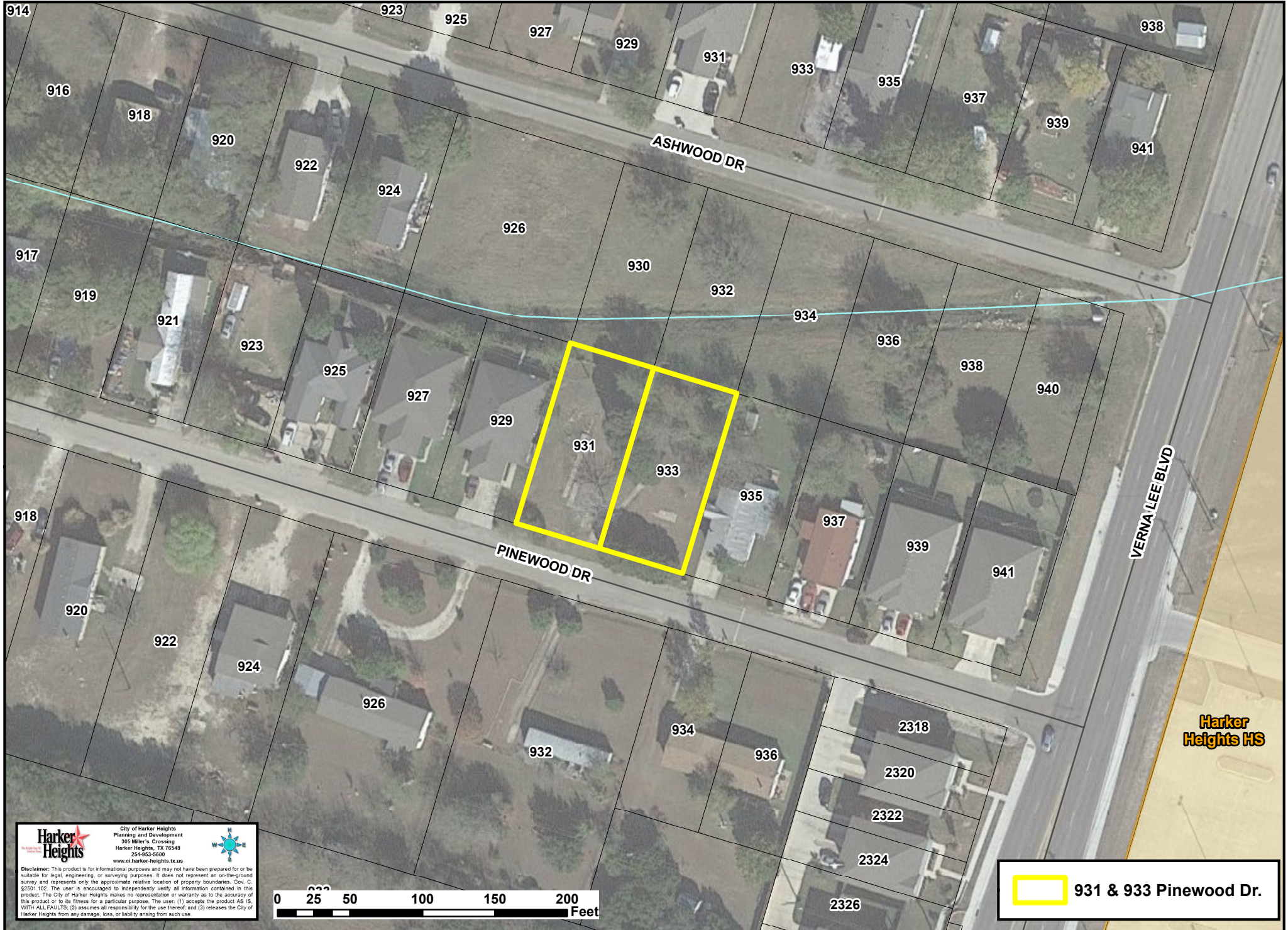
Received By: [Signature]

Pre-Application Meeting

Receipt #: 01581001


Revised: 2/28/18

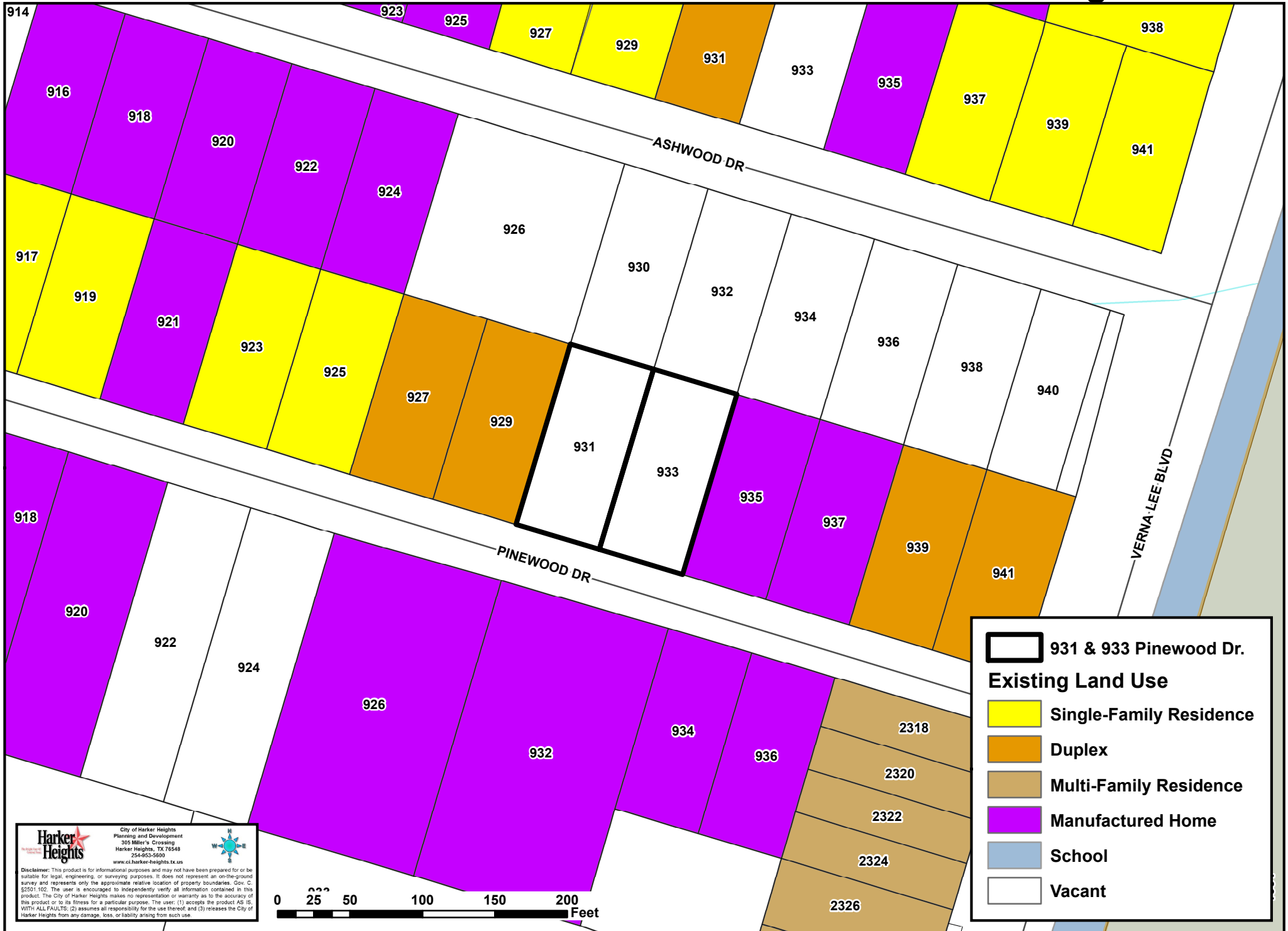
Case #: 720-10



Harker Heights
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-693-5000
www.ci.harker-heights.tx.us

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 931 & 933 Pinewood Dr.



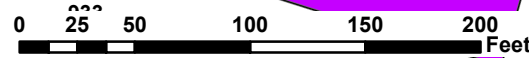
931 & 933 Pinewood Dr.

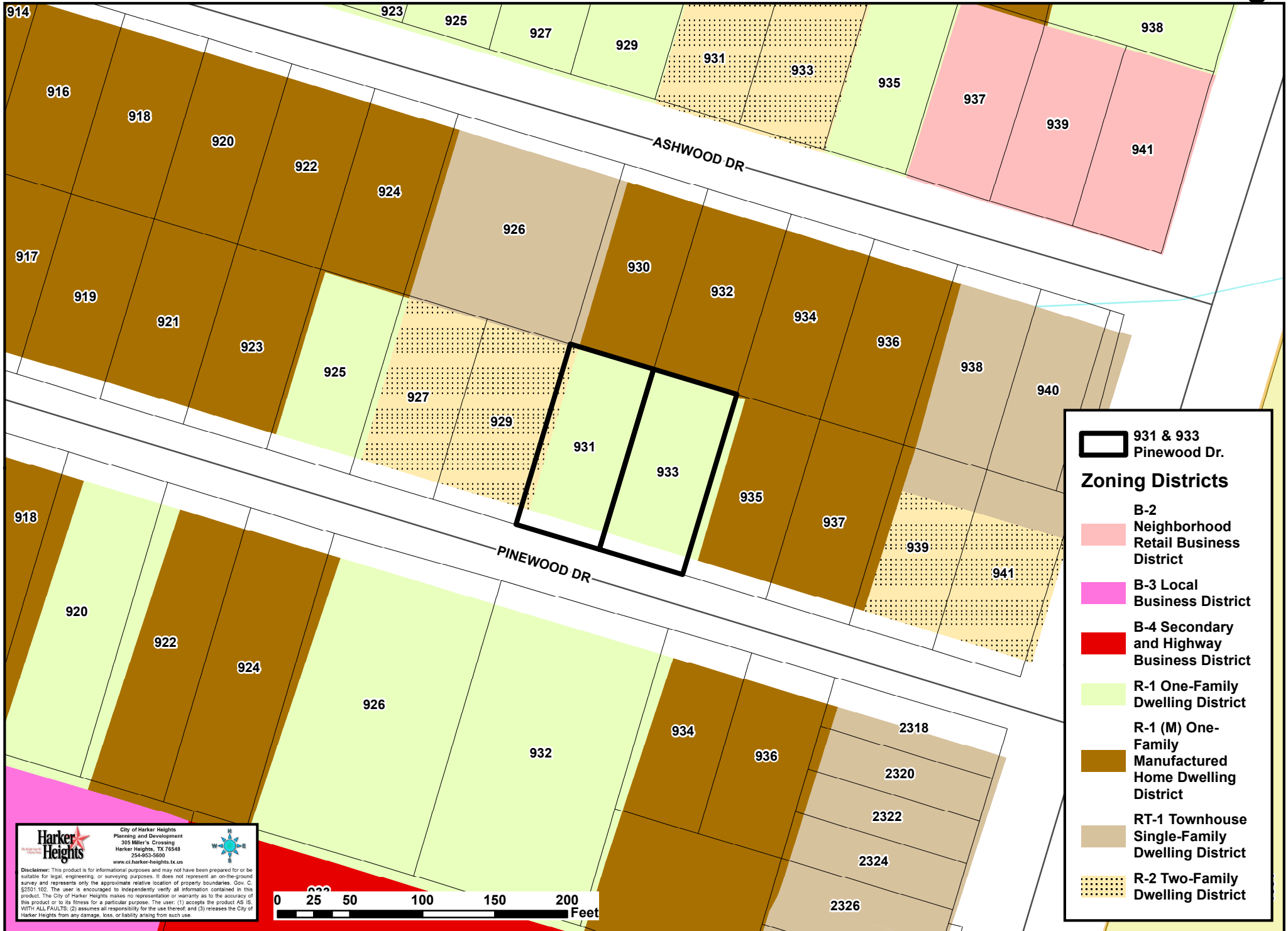
Existing Land Use

- Single-Family Residence
- Duplex
- Multi-Family Residence
- Manufactured Home
- School
- Vacant

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931 & 933
Pinewood Dr.

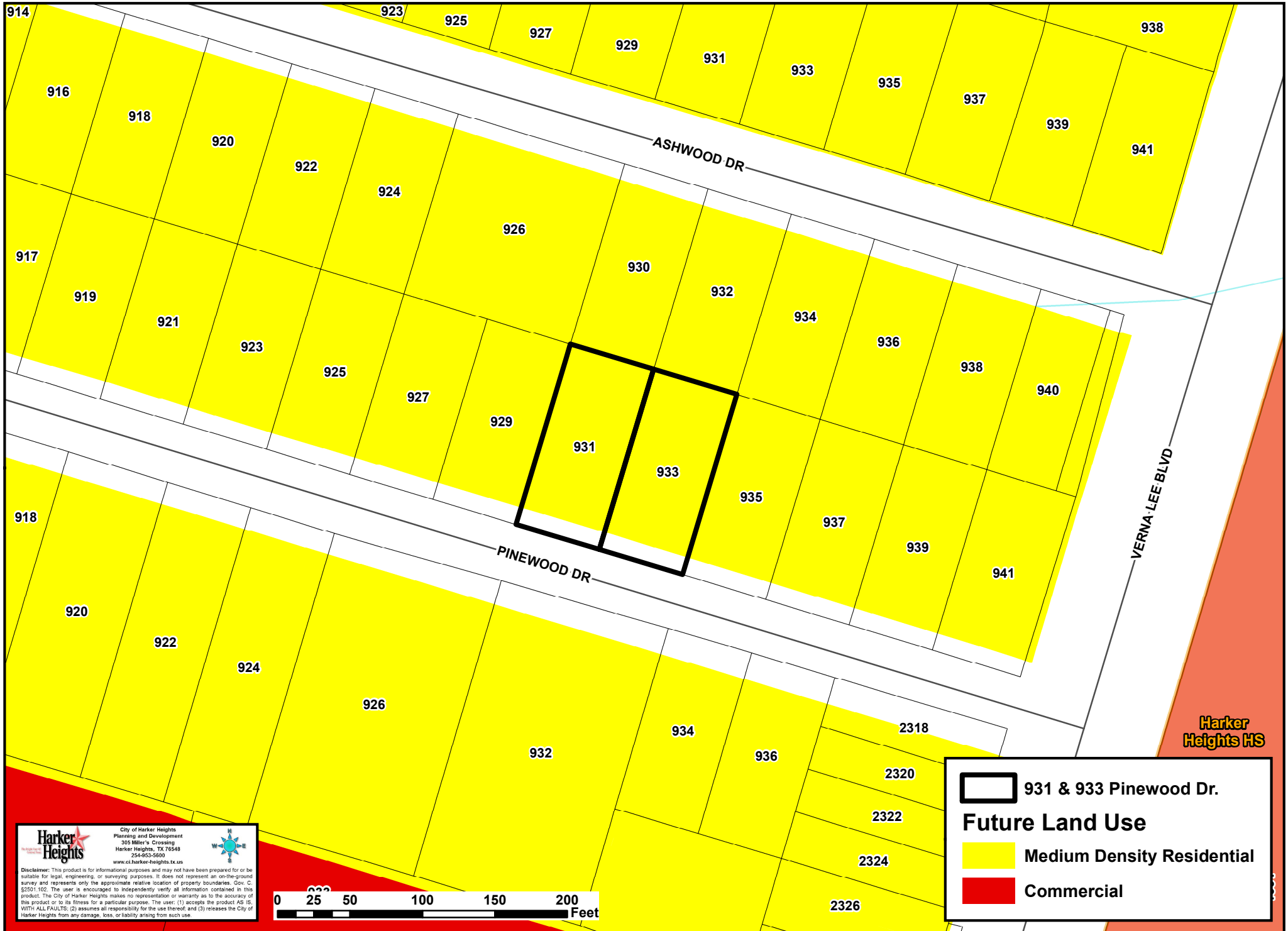
Zoning Districts

- B-2 Neighborhood Retail Business District
- B-3 Local Business District
- B-4 Secondary and Highway Business District
- R-1 One-Family Dwelling District
- R-1 (M) One-Family Manufactured Home Dwelling District
- RT-1 Townhouse Single-Family Dwelling District
- R-2 Two-Family Dwelling District

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Harker Heights HS

 931 & 933 Pinewood Dr.

Future Land Use

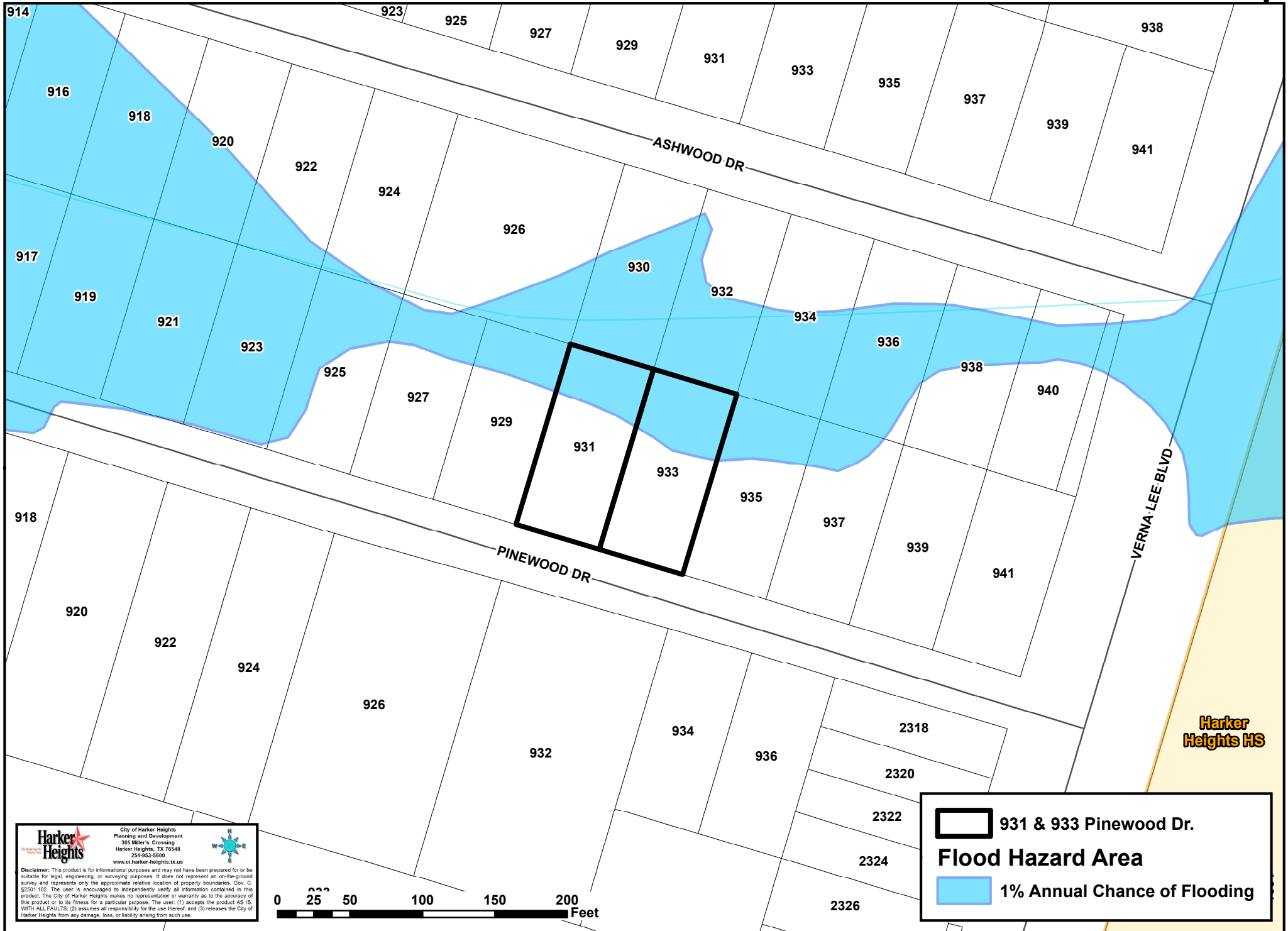
 Medium Density Residential

 Commercial

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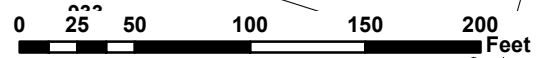
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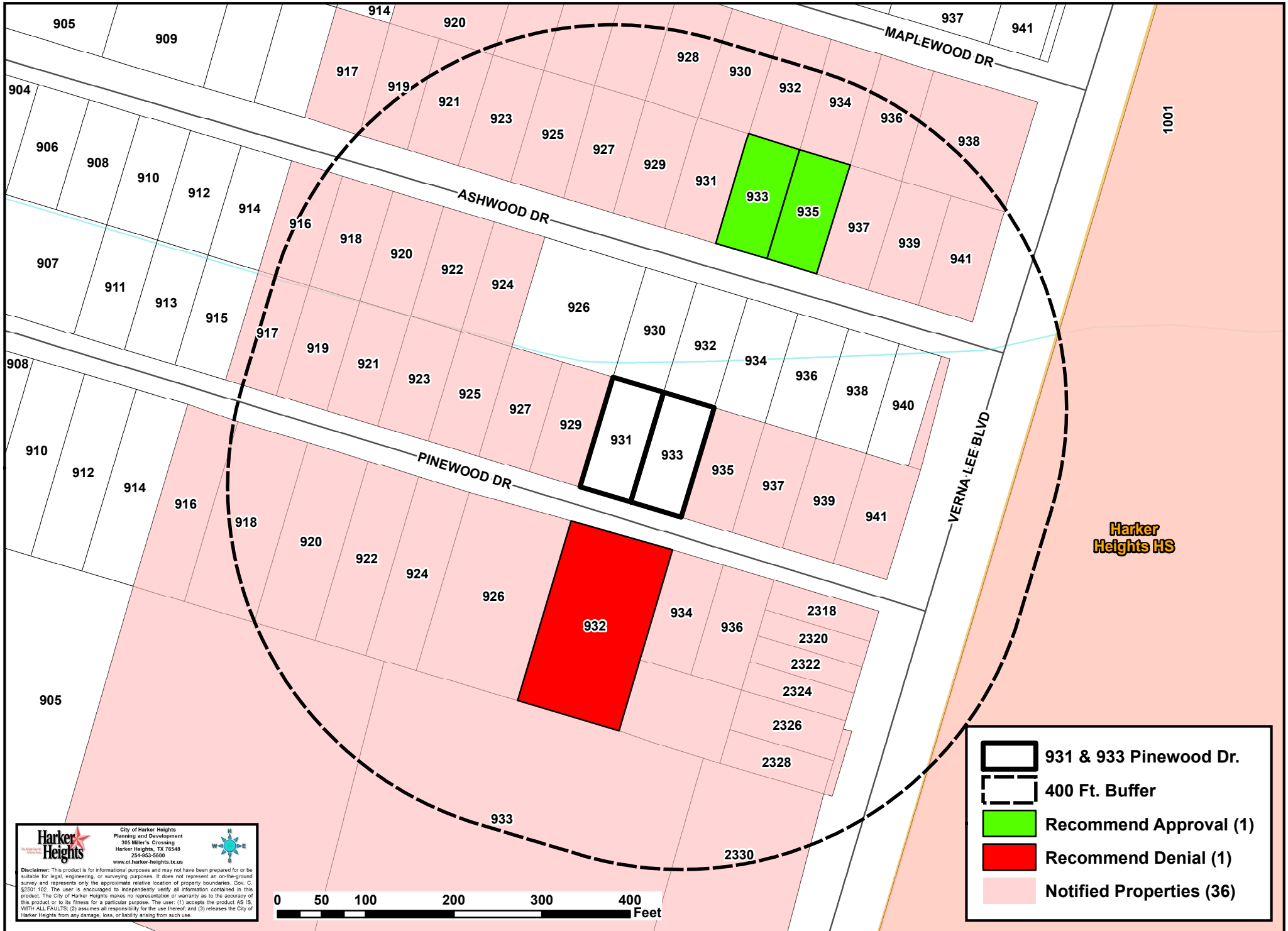
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 931 & 933 Pinewood Dr.

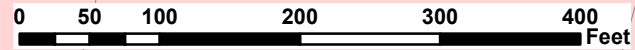
Flood Hazard Area

 1% Annual Chance of Flooding



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931 & 933 Pinewood Dr.
 400 Ft. Buffer
 Recommend Approval (1)
 Recommend Denial (1)
 Notified Properties (36)



PLANNING AND ZONING COMMISSION MEMORANDUM

Z20-11

AGENDA ITEM VI-2

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT

DATE: JUNE 24, 2020

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE THE ZONING DESIGNATION FROM R-1 (ONE FAMILY DWELLING DISTRICT) TO R1-R (RURAL ONE FAMILY DWELLING DISTRICT) ON PROPERTY DESCRIBED AS 5.63 ACRES, LOT 90 OF LAKESIDE HILLS SECTION THREE, GENERALLY LOCATED AT 11366 ORLAN DRIVE, HARKER HEIGHTS, BELL COUNTY, TEXAS.

BACKGROUND:

The applicant is requesting a change from the current zoning of R-1 (One-Family Dwelling District) to R1-R (One-Family Rural Dwelling District) on property located at 11366 Orlan Drive. The property consists of approximately 5.63 acres of vacant land. The request will enable the applicant to build a primary residence along with accessory buildings and keep horses on the property with their necessary enclosures. As outlined within the R1-R zoning district, the following requirements must be met:

§155.021 (3) (a) (1-3)

1. The number of accessory buildings shall not exceed one per acre;
2. Accessory buildings shall be no greater than 5,000 square feet in size;
3. The maximum aggregate square footage of all accessory buildings shall not exceed 1,000 square feet per acre and not to exceed a total of 10,000 square feet on any one tract

Surrounding Land Uses

Adjacent land uses include:

	Existing Land Use	Future Land Use	Zoning
North	Vacant	Single Family	R-1 (One Family Dwelling District)
South	Single Family/Vacant	Single Family	R1-R (Rural One Family Dwelling District)
East	USACOE/Extraterritorial Jurisdiction	USACOE/Extraterritorial Jurisdiction	USACOE/Extraterritorial Jurisdiction
West	Single Family	Single Family	R-1

The applicant's property is located in an area designated as Single Family Residential. The proposed use of the property will not affect the property's use for a single-family residence. The proposed rezoning will not alter the character of the established single-family subdivision. A survey of the area identified most of the properties in the neighborhood are comprised of large lots and a property to the south along Orlan Drive recently obtained R1-R zoning designation in 2020. Staff therefore believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood and would be consistent with the 2007 City of Harker Heights Comprehensive Plan.

Flood Damage Prevention:

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

Notices:

Staff sent out six (6) notices to property owners within the 400-foot notification area. One (1) response was received in favor of the request, and zero (0) responses were received in opposition of the request.

RECOMMENDATION:

Staff recommends approval of an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R1-R (Rural One Family Dwelling District) on property described as 5.63 acres, Lot 90 of Lakeside Hills Section Three, generally located at 11366 Orlan Drive, Harker Heights, Bell County, Texas, based on the following;

1. The rezoning request is consistent with the Future Land Use Plan.
2. The proposed use would not likely have any adverse impacts on adjoining uses.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R1-R (Rural One Family Dwelling District) on property described as 5.63 acres, Lot 90 of Lakeside Hills Section Three, generally located at 11366 Orlan Drive, Harker Heights, Bell County, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Application
2. Location Map
3. Zoning Map
4. Existing Land Use Map
5. Future Land Use Map
6. Notification Area Map
7. Citizen Responses



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

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 of \$200.00 to the City of Harker Heights

Property Owner(s) Name: Kyle E. Cheadle **Date:** 05-27-2020

Address: 2530 Comanche Gap Rd.

City/State/Zip: Harker Heights, TX 76548

Phone: [REDACTED] **E-mail:** [REDACTED]

Legal Description of Property:

Location of Property (Address if available): Orlan Dr., Harker Heights, TX 76548

Lot: Tract 90 Block: Section 3 Subdivision: Lakeside Hills

Acres: 5.563 Property ID: 111607 Survey: N/A

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

Proposed Use: Residence w/ accessory buildings and fencing for horses

Current Zoning Classification: R1 **Proposed Zoning:** R1-R

Current Land Use: Vacant **Proposed Land Use:** Single Family Residential

Applicant's Representative (if applicable):

Applicant's Representative: _____

Phone: _____ **E-Mail:** _____

I, being the undersigned applicant of the property herein described, hereby 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.

Kyle E. Cheadle

Printed Name of Property Owner

[Signature]
 Signature of Property Owner

Printed Name of Representative

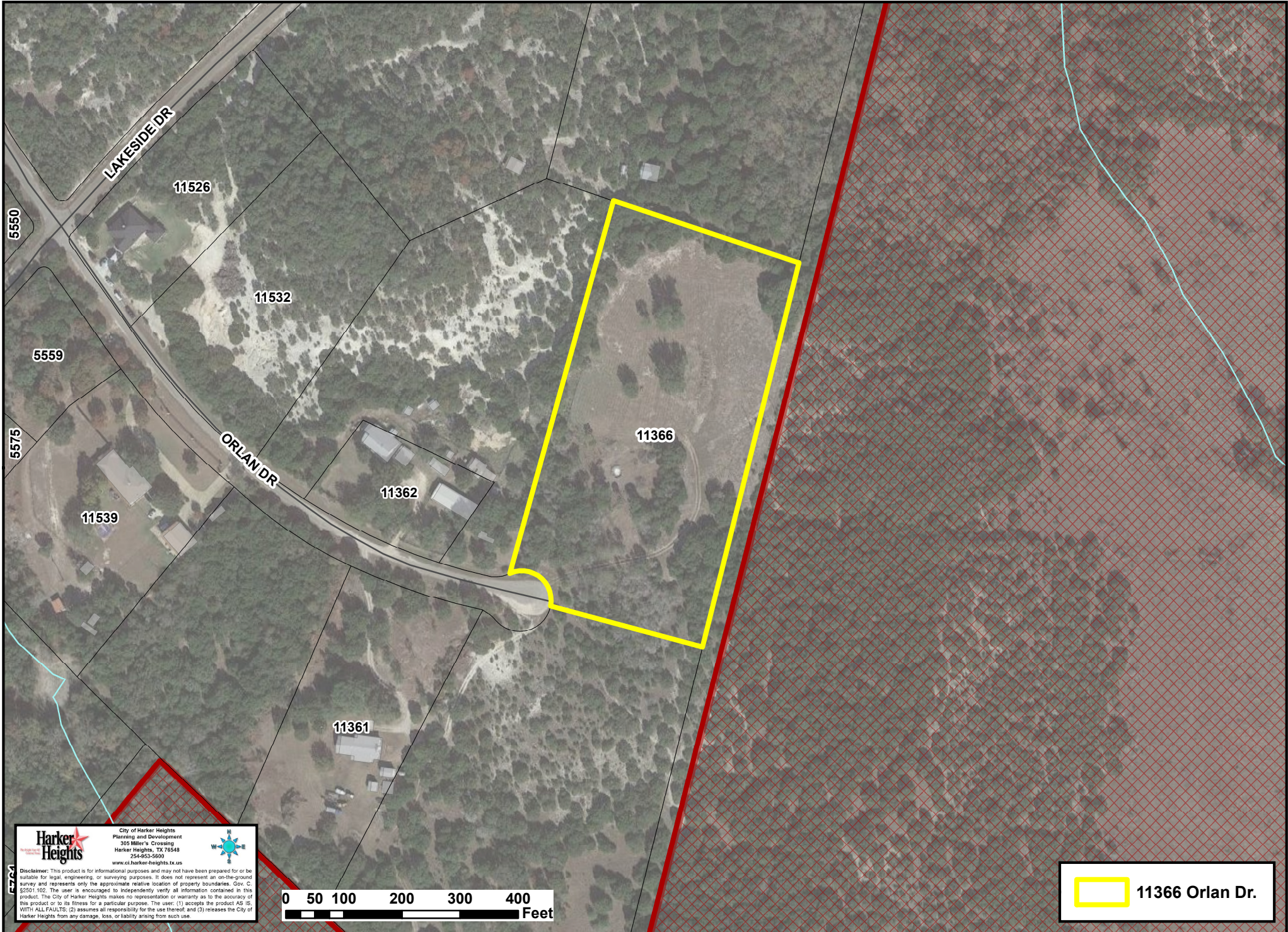
Signature of Representative

STAFF ONLY -- DO NOT FILL OUT BELOW

Date Submitted: 5/27/20 Pre-Application Meeting Receipt #: 01581002

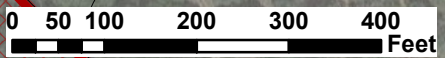
Received By: [Signature] Case #: Z 20-11

Revised: 2/28/18

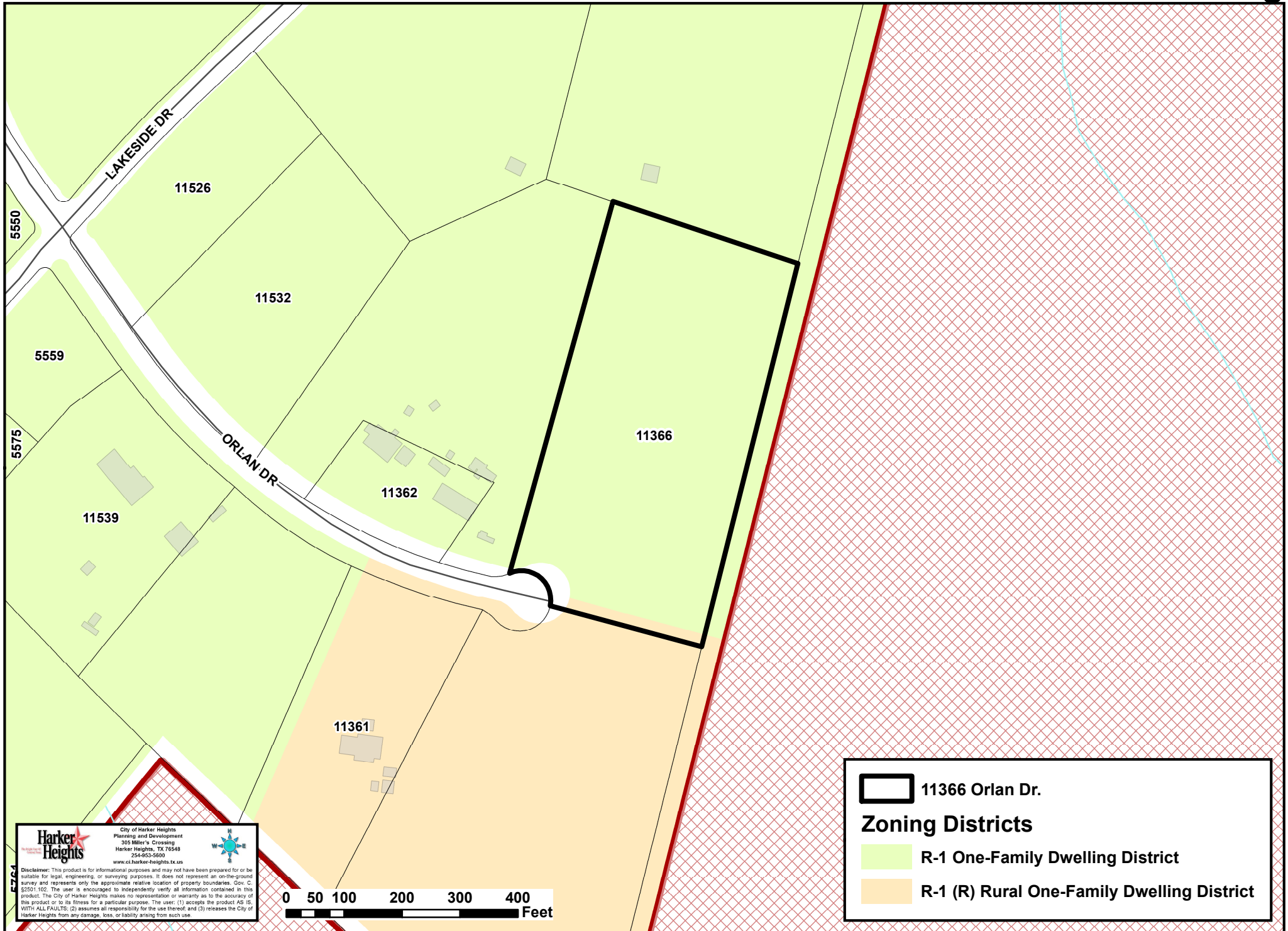



Harker Heights
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-963-5000
www.ci.harker-heights.tx.us

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.





 11366 Orlan Dr.



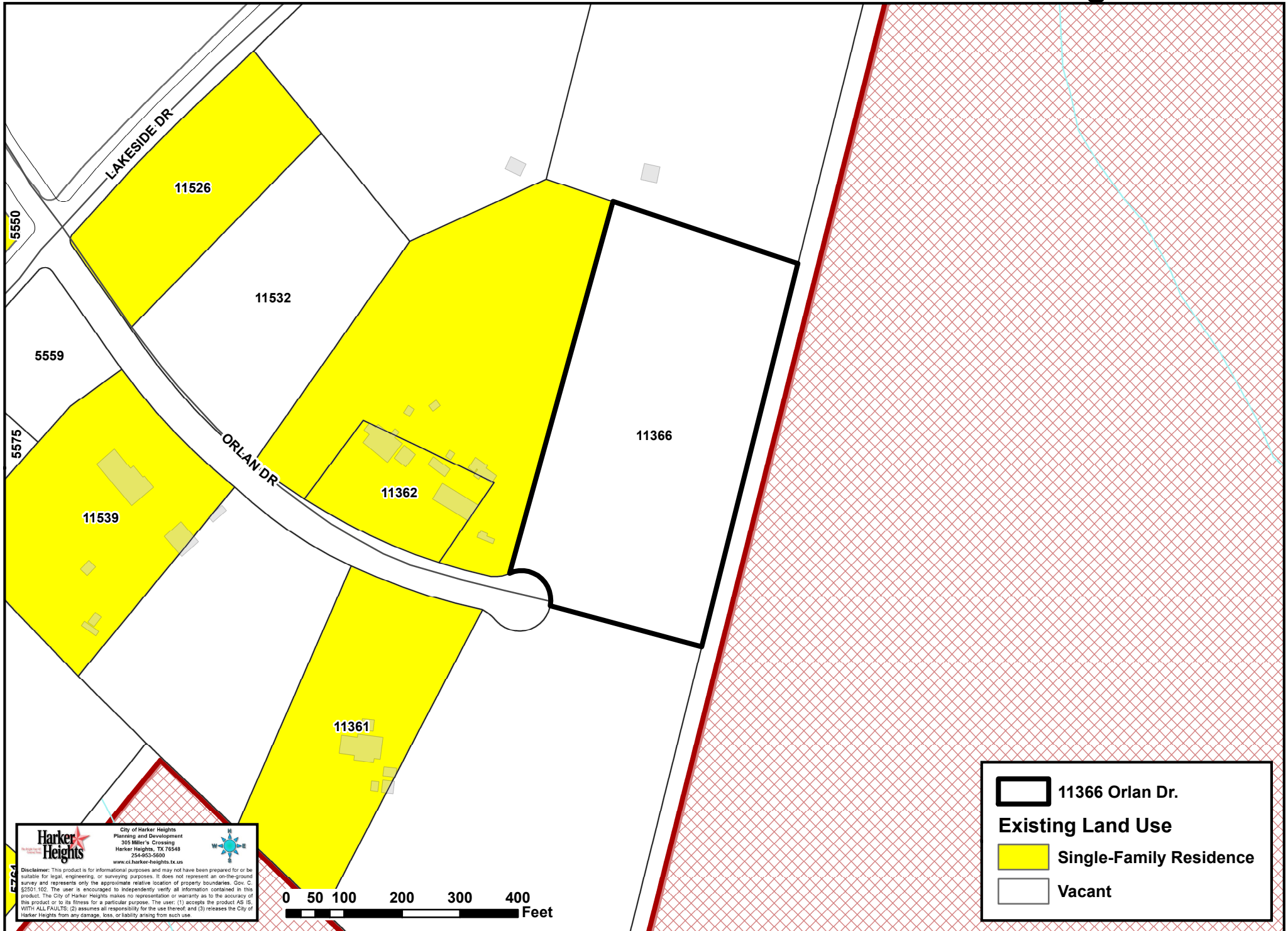
 11366 Orlan Dr.

Zoning Districts

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

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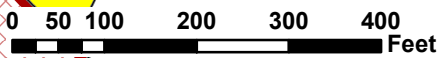
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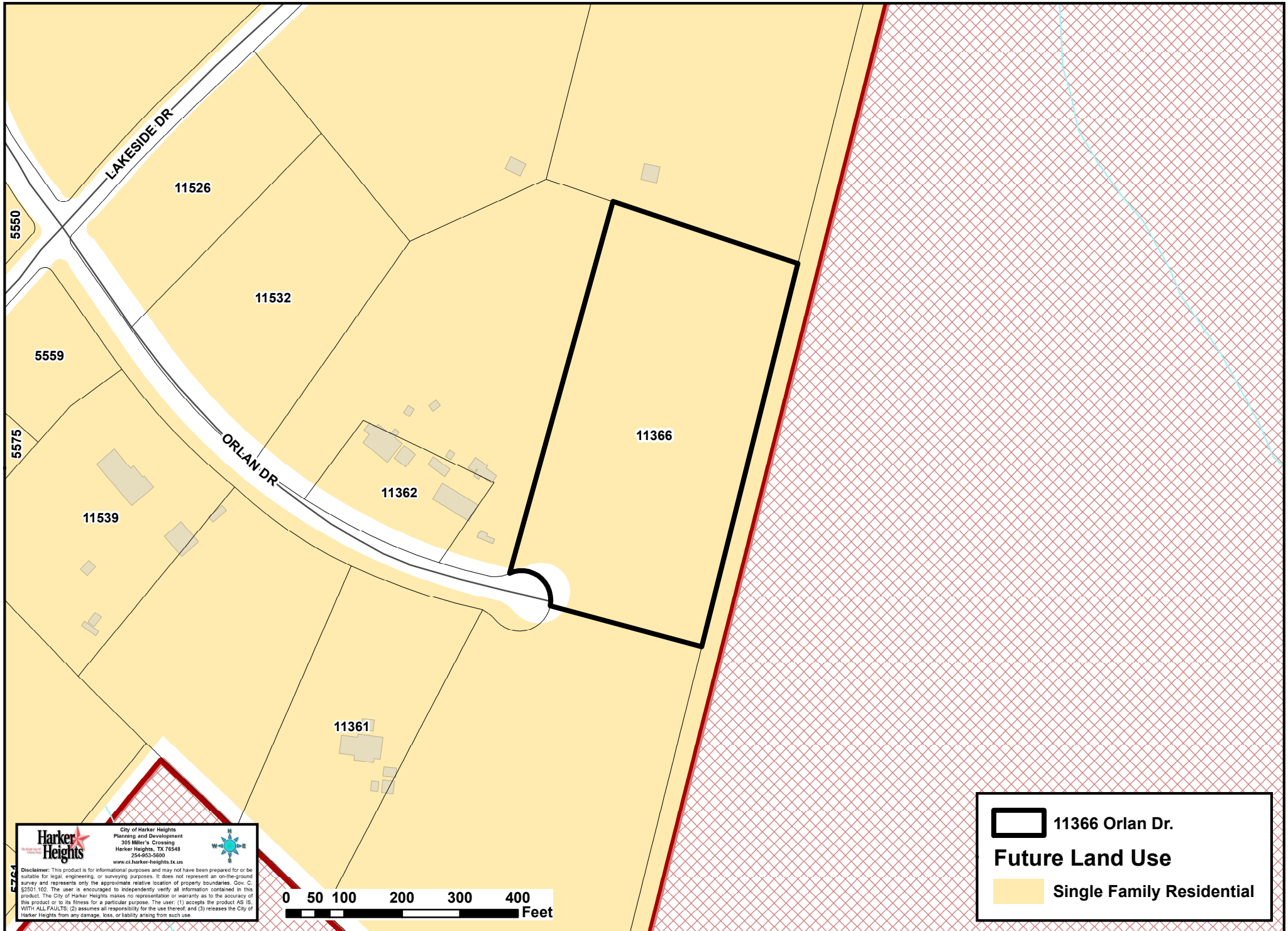


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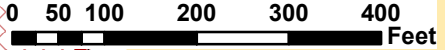
	11366 Orlan Dr.
	Existing Land Use
	Single-Family Residence
	Vacant





Harker Heights
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305 Miller's Crossing
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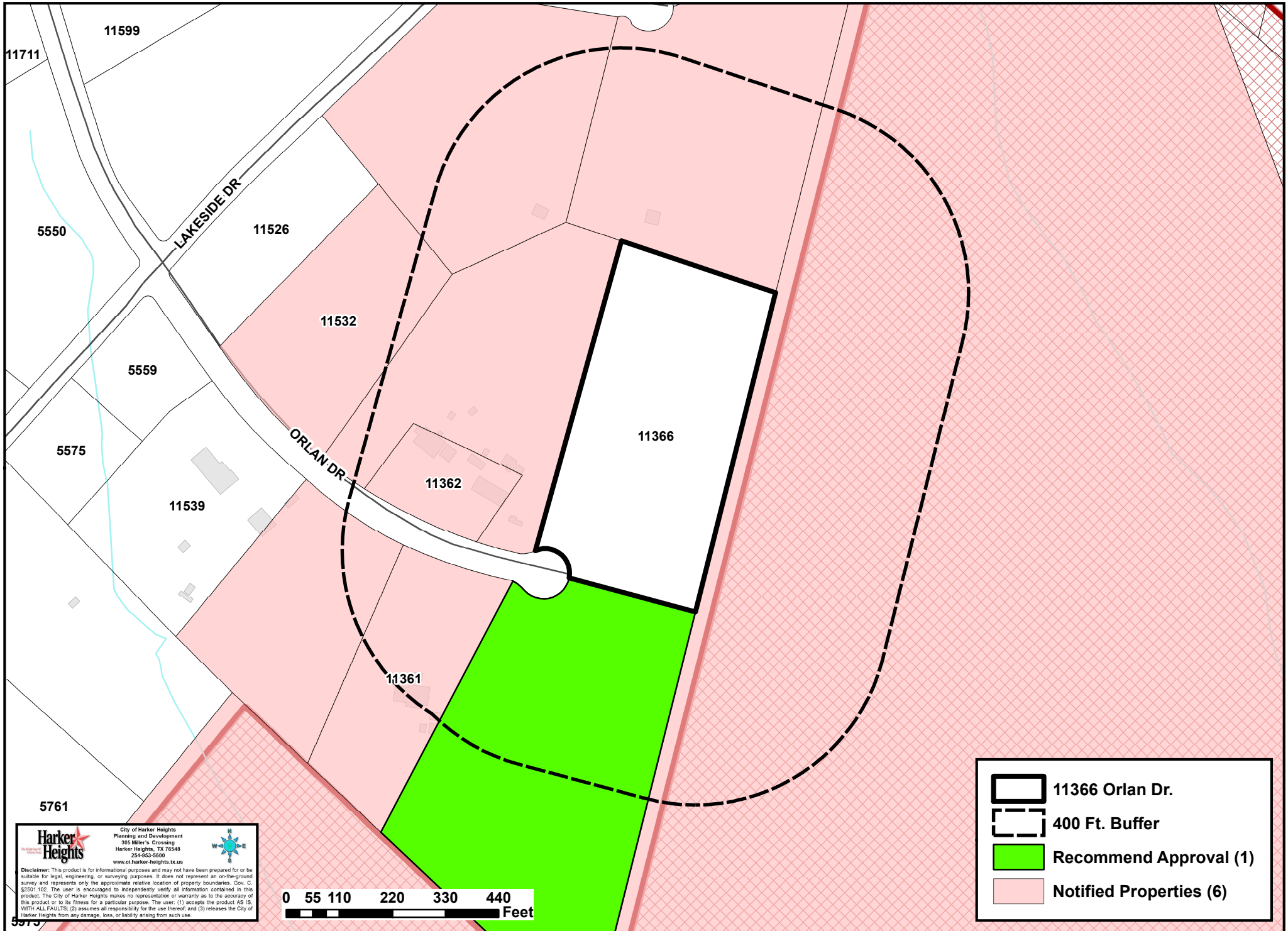
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 11366 Orlan Dr.

Future Land Use

 Single Family Residential



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- 11366 Orlan Dr.
- 400 Ft. Buffer
- Recommend Approval (1)
- Notified Properties (6)

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

FROM: Roy DeBolt

11365 Orlan Dr.

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

RE: An application has been made to consider a rezoning request from R-1 (One Family Dwelling District) to R1-R (Rural One Family Dwelling District) on property described as 5.63 acres, Lot 90 of Lakeside Hills Section Three, generally located at 11366 Orlan Drive, Harker Heights, Bell County, Texas (see attached notification map).

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

I own the 8.02 tract that shares a property line
and the cul-de-sac with 11366 Orlan (although
my 11365 is not noted on the map).

I support this application for rezoning from R-1 to
R1-R.

If you desire follow-up regarding this case please provide the best means to contact you (phone, e-mail etc.) below.

Roy DeBolt
Printed Name


Signature

6/15/2020
Date

Received

JUN 15 2020

Planning & Development



PLANNING AND ZONING COMMISSION MEMORANDUM

Z20-12

AGENDA ITEM VI-3

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING & DEVELOPMENT

DATE: JUNE 24, 2020

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE FAMILY DWELLING DISTRICT) TO R-2 (TWO FAMILY DWELLING DISTRICT) ON PROPERTY DESCRIBED AS 9.10 ACRES OUT OF THE H.B. LITTLEFIELD SURVEY, ABSTRACT 511, GENERALLY LOCATED WITHIN THE 1700 BLOCK OF WARRIORS PATH, HARKER HEIGHTS, BELL COUNTY, TEXAS.

EXPLANATION:

The applicant is requesting a change from the current zoning of R-1 (One-Family Dwelling District) to R-2 (Two Family Dwelling District) on approximately 9.10 acres located north of the intersection of Warriors Path and Pontotoc Trace. This request is to enable the construction of a two-family (duplex) development in the future.

Surrounding Land Uses

Adjacent land uses include:

	Existing Land Use	Future Land Use	Zoning
North	KISD Middle School No. 14	None	R-1 (One Family Dwelling District)
South	Duplex, Manufactured Home, Single Family, & Vacant	Medium Density/High Density Residential	R-2, R-MH, R-3
East	Vacant	Single Family Residential	R-1
West	Vacant	Medium Density Residential	R-2

The applicant’s property is in an area without a land use designation per the 2007 Comprehensive Plan. The proposed designation for two-family dwellings is considered an acceptable replacement for aging manufactured housing or for new development within area designated as Medium Density Residential which surrounds a majority of the subject property to the west and south boundaries. The proposed rezoning from R-1 to R-2 will allow for the construction of duplexes and therefore, the proposed rezoning and intended use would be consistent with development of the area. Staff has not identified any critical issues with the potential use that would negatively affect the health, safety or general welfare of the City

Flood Damage Prevention:

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

Notices:

Staff sent out thirty-eight (38) notices to property owners within the 400-foot notification area. There was one (1) response received in favor of the request, and zero (0) responses received in opposition of the request.

RECOMMENDATION:

Staff recommends approval of an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as 9.10 acres out of the H.B. Littlefield Survey, Abstract 511, generally located within the 1700 block of Warriors Path, Harker Heights, Bell County, Texas, based on the following:

1. The proposed use and rezoning is compatible with existing uses in the area.
2. The proposed use and rezoning would not likely have any adverse impact on adjoining uses and zoning districts.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as 9.10 acres out of the H.B. Littlefield Survey, Abstract 511, generally located within the 1700 block of Warriors Path, Harker Heights, Bell County, Texas, based on staff's recommendation and findings.
2. Any other action deemed necessary.

ATTACHMENTS:

1. Application
2. Location Map
3. Existing Land Use Map
4. Zoning Map
5. Future Land Use Map
6. Notification Area Map
7. Citizen Responses



Rezoning Request Application

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

Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED
This application must be completed and returned to the Planning and Development Department of the City of Harker Heights, Texas along with the following:
1. Pre-Application Meeting Scheduled
2. Payment of \$200.00 to the City of Harker Heights

Property Owner(s) Name: Robert Dow Sutton Trustee Date: 5/26/20

Address: 1408 Warriors Path

City/State/Zip: Harker Heights, TX 76548

Phone: [Redacted] E-mail: [Redacted]

Legal Description of Property:

Location of Property (Address if available): 10.395 Acres South of Nolan Middle School

Lot: _____ Block: _____ Subdivision: _____

Acres: 10.395 Property ID: 459646 Survey: H B Litterfield

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: multi-family development

Current Zoning Classification: R-1 Ag Proposed Zoning: R-2

Current Land Use: Ag Proposed Land Use: duplex development

Applicant's Representative (if applicable):

Applicant's Representative: Jerome Gomer

Phone: [Redacted] E-Mail: [Redacted]

I, being the undersigned applicant of the property herein described, hereby 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 Jerome Gomer will represent the owner.

Robert Dow Sutton Trustee

Printed Name of Property Owner

Jerome Gomer

Printed Name of Representative

Robert Dow Sutton

Signature of Property Owner

[Signature]

Signature of Representative

Date Submitted: 5/27/20

STAFF ONLY - DO NOT FILL OUT BELOW

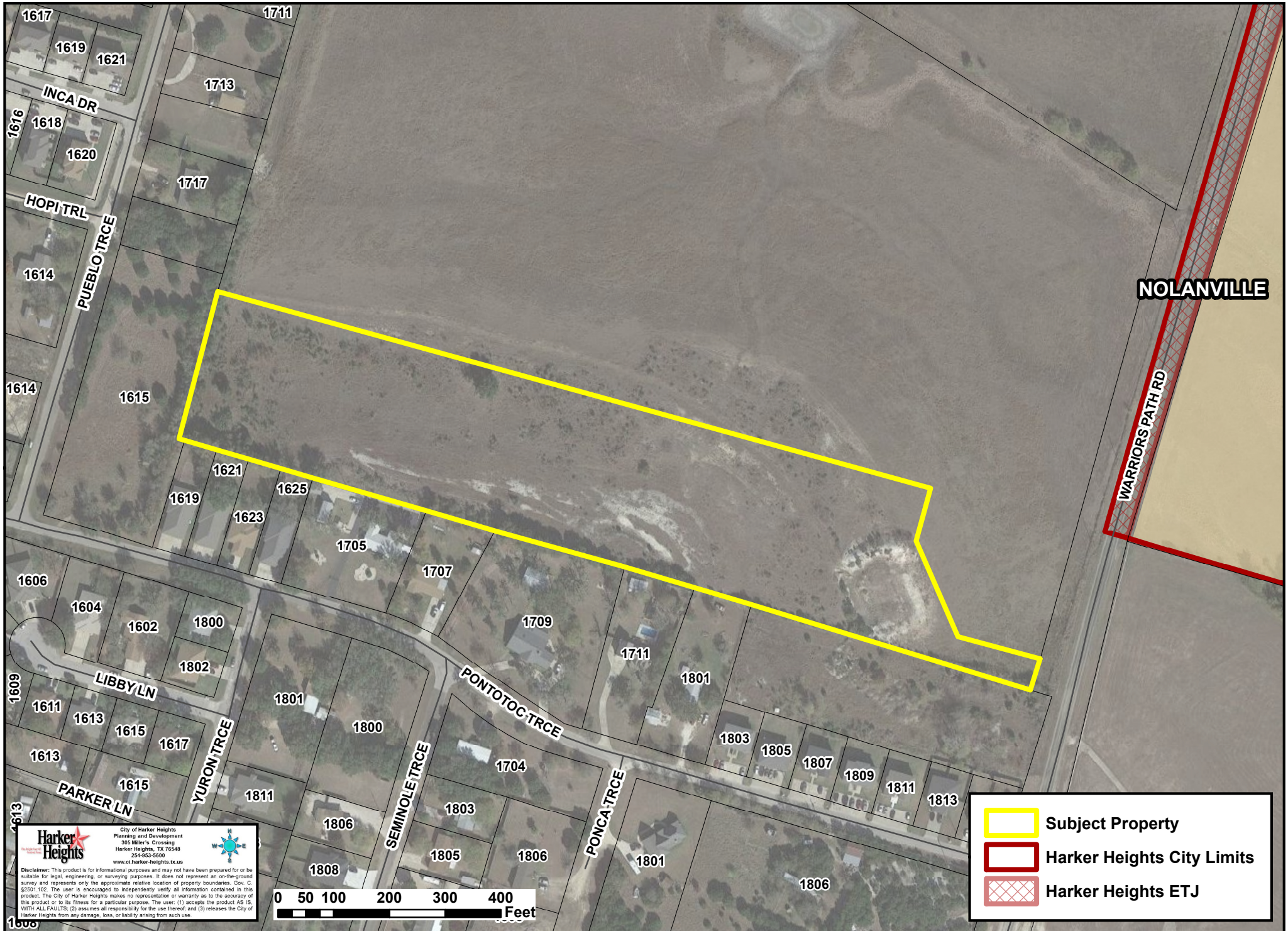
Received By: CPate

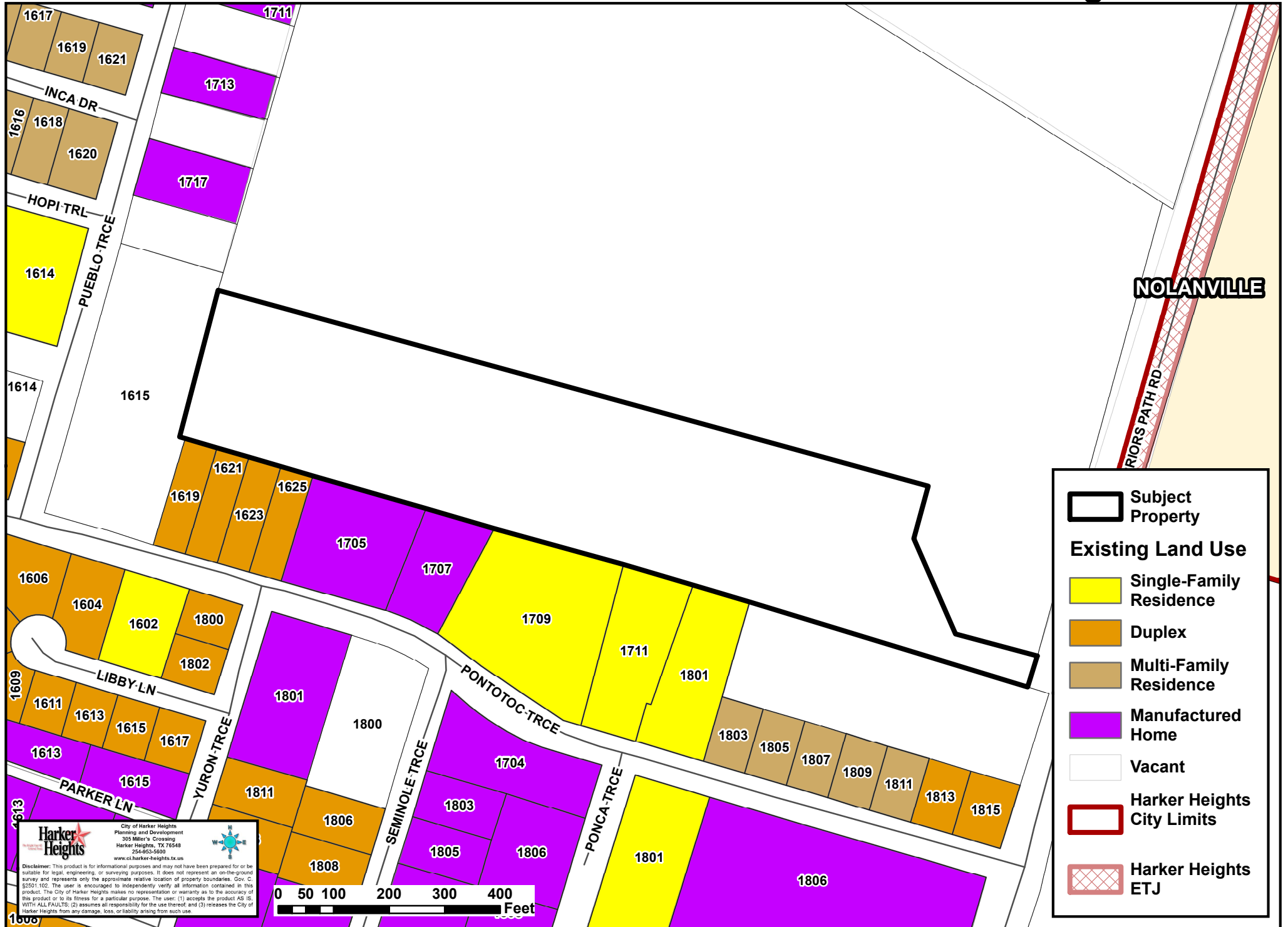
Pre-Application Meeting

Revised: 2/28/18

Receipt #: 01581003

Case #: 220-12

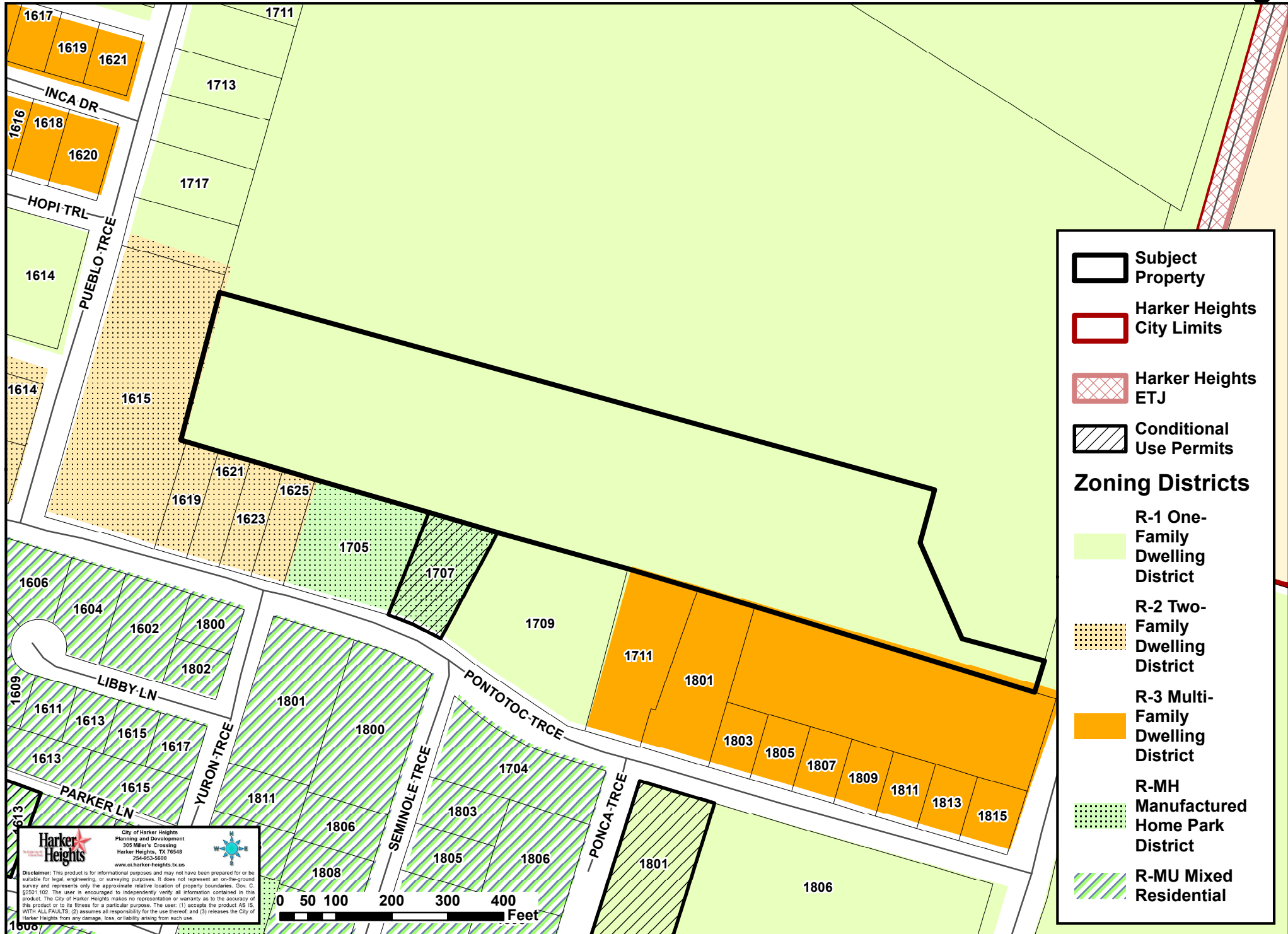




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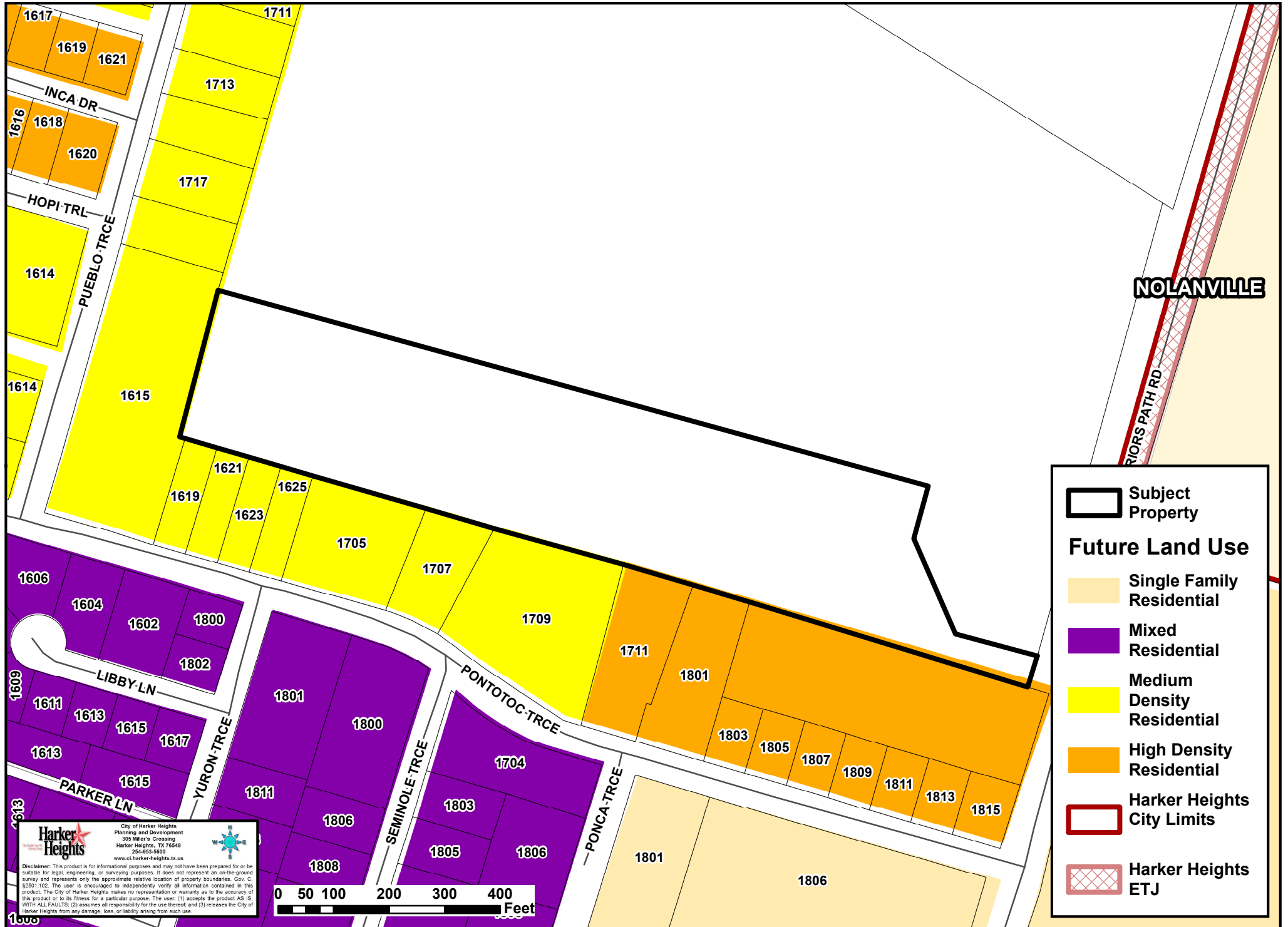
- Subject Property
- Harker Heights City Limits
- Harker Heights ETJ
- Conditional Use Permits

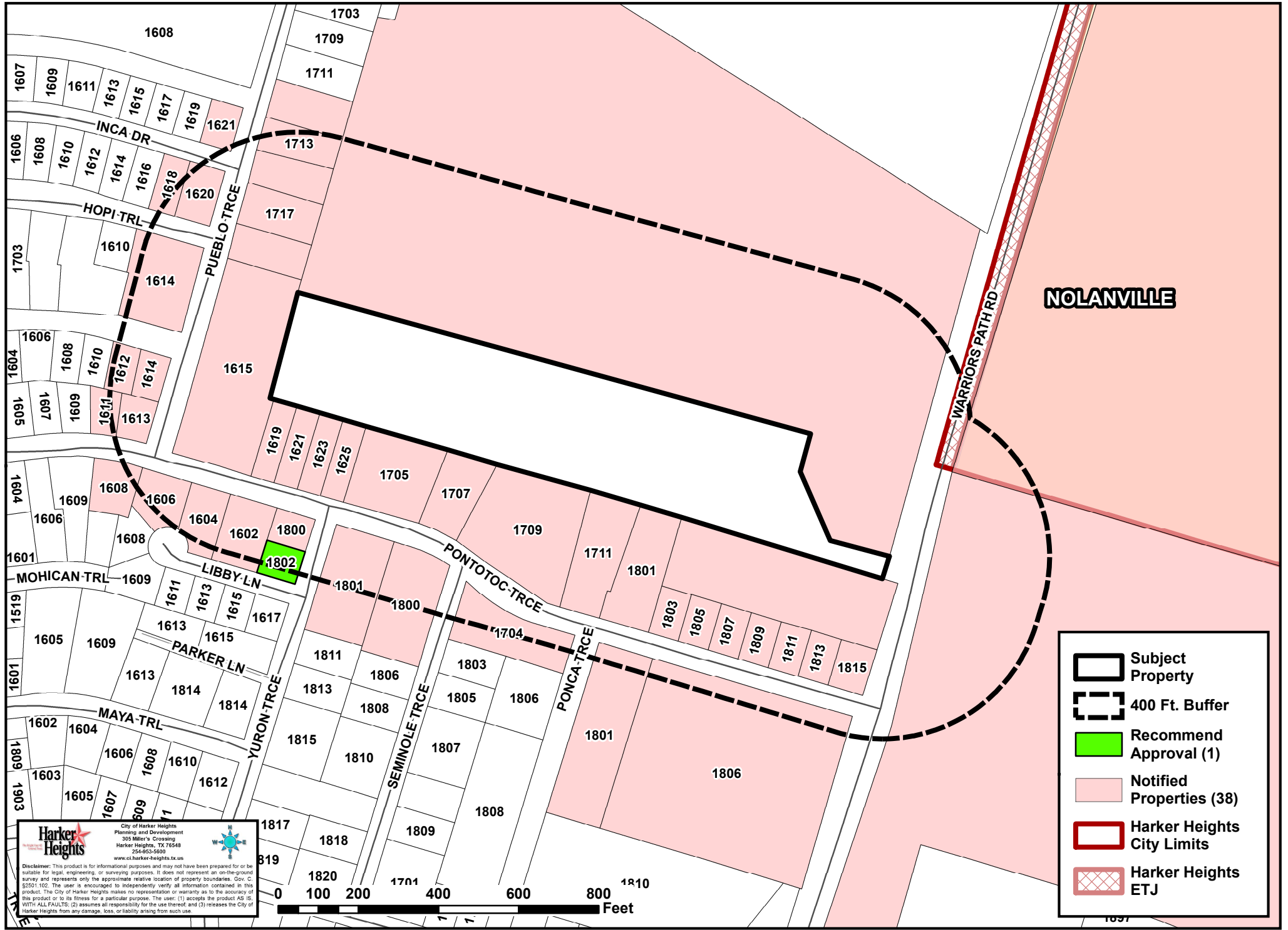
- ### Zoning Districts
- R-1 One-Family Dwelling District
 - R-2 Two-Family Dwelling District
 - R-3 Multi-Family Dwelling District
 - R-MH Manufactured Home Park District
 - R-MU Mixed Residential

Harker Heights
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-693-5900
www.ci.harker-heights.tx.us

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

FROM: **JADL Family Holdings LLC**
1802 YUPOON TRACT, H.H. TX
(Address of Your Property that Could Be **Impacted** by this Request)

RE: An application has been made to consider a rezoning request R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as 9.10 acres out of the H.B. Littlefield Survey, Abstract 511, generally located within the 1700 block of Warriors Path, Harker Heights, Bell County, Texas (see attached notification map).

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

Comments:
 * My biggest concern is only 1 road in and 1 road out for the size of this development

If you desire follow-up regarding this case please provide the best means to contact you (phone, e-mail etc.) below.

JOAN REID
Printed Name


Signature

JUNE 12 2020
Date

Received
JUN 17 2020
Planning & Development



PLANNING AND ZONING COMMISSION MEMORANDUM

Z20-13

AGENDA ITEM VI-4

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: JUNE 24, 2020

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE FAMILY DWELLING DISTRICT) TO PD-B (PLANNED DEVELOPMENT BUSINESS DISTRICT) ON PROPERTY DESCRIBED AS A 14.908 ACRE TRACT OF LAND LOCATED IN THE J.M. CROSS SURVEY, ABSTRACT NO. 179, GENERALLY LOCATED AT 12025 E. KNIGHTS WAY (E. FM 2410), HARKER HEIGHTS, BELL COUNTY, TEXAS.

EXPLANATION:

The applicant, TEMBEL Developments LLC, has requested consideration of a Planned Development – Business (PD-B) rezoning to allow a Recreational Vehicle (RV) Park use in place of a previously existing Mobile Home Park. The Planned Development-Business (PD-B) is located along East Knights Way (E. FM 2410) and falls within the city limits of Harker Heights. The subject location is generally located at 12025 E. Knights Way (E. FM 2410) and is within a rural developing area of the City and consists of approximately 14.908 acres. The PD-B is planned for the creation of a recreational vehicle park with related commercial amenities.

The applicant is the current owner of Basin RV Resort located just beyond Harker Heights City Limits at 10502 E. FM 2410. The owner's intention is to open a second RV Resort location within the Harker Heights city limits and provide additional recreational vehicle camping, vacation cabin rentals, and various amenities.

Zoning: Planned Development – Business

The Planned Development District accommodates planned associations of uses developed as integral land use units such as industrial districts, offices, commercial or service centers, shopping centers, residential developments of multiple or mixed housing including attached single-family dwellings or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A Planned Development District may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this chapter. While greater flexibility is given to allow special conditions or restrictions which would not otherwise allow the development to occur, procedures are established herein to insure against misuse of increased flexibility (City of Harker Heights (COHH) Code §155.036).

COHH Code §155.036 (B) (2) Permitted Uses:

Planned Development - Business (PD-B). All uses permitted in the B-1 through B-5 zoning districts (except sexually-oriented businesses) are permitted in a PD-B development. Alcoholic beverages sale and service are allowed in the wet area only, subject to applicable regulations.

ANALYSIS:

Service Availability

Streets – The property will be served by access onto East Knights Way (East Farm-to-Market 2410) a TXDOT maintained roadway designated as a Principal Arterial street in the City of Harker Heights (per Mobility 2030 –Thoroughfare Plan).

Utilities – The location of the RV Resort within the City Limits of Harker Heights is a predominately rural location with intermittent utility connections. Various public utilities are immediately available to serve the subject property. A summary of these services is as follows:

- Sanitary Sewer – A 10" sanitary sewer line and manhole is located roughly 290 feet west of the most western property line boundary along the frontage of E. Knights Way.
- Water – A 16" water line is located along E. Knights Way and extends the entire property frontage (roughly 1,000 feet).
- Electricity, Telephone, and other Utilities – Electricity, telephone, and other utility services are available adjacent to the subject property.

Fire Protection

Fire protection is provided by the City of Harker Heights Fire Department with the nearest station being Station #2 located at 3207 Stillhouse Lake Road. Three (3) Fire Hydrants are located along the south side of E. Knights Way and are located immediately beyond the subject property parcel boundaries. Additional fire requirements will be determined during the permitting phase of the project.

Knights Way Overlay

The subject property falls within the District One Overlay – The Knights Way Overlay and shall comply with all applicable commercial design goals and guidelines as stated in The Knights Way Overlay manual.

Land Use Regulations

Harker Heights Comprehensive Plan 2007 identifies the future land use plan and projects the subject parcel to be Commercial along the frontage of E. Knights Way for approximately 260 feet into the property and the land use identifies the property is designated as Single Family Residential for the remainder of the property to the south.

Surrounding Land Uses

Adjacent land uses include:

	Existing Land Use	Future Land Use	Zoning
North	Extraterritorial Jurisdiction (ETJ) - Residential	ETJ	ETJ
South	ETJ - Residential	ETJ	ETJ
East	Vacant	Single Family	R-1 (One Family Dwelling District)
West	Vacant	Commercial/Single Family	R-1

According to the Future Land Use Map within the 2007 Comprehensive Plan, the property is designated as Commercial along the frontage of E. Knights Way and Single Family Residential towards the rear of the property. The zoning classification as PD-B will require that the development consist of at least 5 acres, provide an open space landscape or screening buffer between land uses, and be located along an arterial street. The development complies with all minimum requirements for a Planned Development Business district. The development falls within the Knights Way Overlay District and must comply with all regulations as outline in the Overlay manual. The proposed use will maintain the character, appearance and zoning of commercial property and does not conflict with the 2007 Comprehensive Plan.

Flood Damage Prevention:

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

NOTICES:

Staff sent out seven (7) notices to property owners within the 400-foot notification area. Zero (0) responses were received in favor of the request, one (1) response was received providing comments, and one (1) response was received in opposition of the request.

RECOMMENDATION:

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

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

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

Staff therefore recommends approval of an ordinance to allow the Planned Development – Business (PD-B) on property described R-1 (One Family Dwelling District) to PD-B (Planned Development Business District) on property described as a 14.908 acre tract of land located in the J.M. Cross Survey, Abstract No. 179, generally located at 12025 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas, subject to the following conditions:

1. Recreation vehicle housing shall be so harbored on each lot that there shall be at least a forty-two (42) foot distance between recreational vehicles, measured from utility pedestal to utility pedestal.
2. No recreation vehicle or accessory building shall be located closer than ten (10) feet from any building, roadway, lot line, or from any property bounding the parcel.

3. A minimum of one (1) parking space constructed of one (1) inch compacted stone or decomposed/crushed granite will be provided for off-street parking for each recreational vehicle.
4. All park lots shall abut upon an internal roadway of not less than twenty-four (24) feet in width, which shall have unobstructed access to any public street, alley, or highway.
5. All internal roadways shall be well marked for visibility in the daytime and all sites will have downward-shielded lighting no higher than six (6) feet off the ground.
6. All streets and internal roadways within the parks will be a minimum of two-inch (2") HMAC on a six-inch (6") road base.
7. Any interior roadway not connected to a public street on both ends must have a turn around with a minimum radius of eighty (80) feet.
8. Requests for occupancy for any period exceeding six (6) months shall be submitted in writing to the Harker Heights Building Official. Recreational vehicles are permitted to occupy the park for no more than twelve (12) months.
9. A recreational vehicle must be placed on not less than a two-thousand one hundred (2,100) square foot lot.
10. The planned development will have full-time, onsite management.
11. The planned development must screen their waste collection facilities from view along E. Knights Way (E. FM 2410).
12. No on-street parking will be allowed along E. Knights Way (E. FM 2410). Additional parking shall be provided in the park consisting of at least five (5) recreational vehicle parking spaces for the purpose of check-in only.
13. The planned development shall maintain a vegetative buffer and screening fence along all property lines adjacent to occupied residential properties.
14. The planned development shall have all the rights and uses of an RV park and the B-3 (Local Business District) zoning district as regulated in the Harker Heights Code of Ordinances.
15. The planned development shall adhere to all other commercial requirements as directed from the City of Harker Heights Code of Ordinances, The Knights Way Overlay, and all current, adopted Building Codes.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to recommend approval/disapproval of an ordinance to change zoning designation from R-1 (One Family Dwelling District) to PD-B (Planned Development Business District) on property described as a 14.908 acre tract of land located in the J.M. Cross Survey, Abstract No. 179, generally located at 12025 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas, with the attached conditions based on staff's facts and findings.
2. Any other action desired.

ATTACHMENTS:

1. Application
2. Site Plan
3. Basin RV Resort Presentation
4. PD-B Proposed Conditions
5. Location Map
6. Existing Land Use Map
7. Zoning Map
8. Future Land Use Map
9. Notification Map
10. Citizen Responses



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 of \$200.00 to the City of Harker Heights

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

Property Owner(s) Name: TEMBEL DEVELOPMENTS LLC Date: 5-26-2020

Address: 1084 FREDERICK LN.

City/State/Zip: TEMPLE, TX 76502

Phone: [Redacted] E-mail: [Redacted]

Legal Description of Property:

Location of Property (Address if available): 12025 KNIGHTS WAY, BELTON, TX 76513

Lot: _____ Block: _____ Subdivision: _____

Acres: 14.908 Property ID: 125458 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: RV RESORT

Current Zoning Classification: MHP Proposed Zoning: PD-13

Current Land Use: VACANT Proposed Land Use: RV RESORT

Applicant's Representative (if applicable):

Applicant's Representative: KEN EMERY

Phone: [Redacted] E-Mail: [Redacted]

I, being the undersigned applicant of the property herein described, hereby 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.

TEMBEL DEVELOPMENTS LLC
Printed Name of Property Owner

[Signature]
Signature of Property Owner

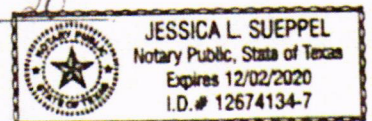
KEN EMERY
Printed Name of Representative

[Signature]
Signature of Representative

SWORN AND SUBSCRIBED BEFORE ME ON THIS 27th DAY OF May, 2020

Jessica L. Sueppel
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-2-2020



Date Submitted: 5/29/20

STAFF ONLY - DO NOT FILL OUT BELOW

Receipt #: 01582050

Received By: [Signature]

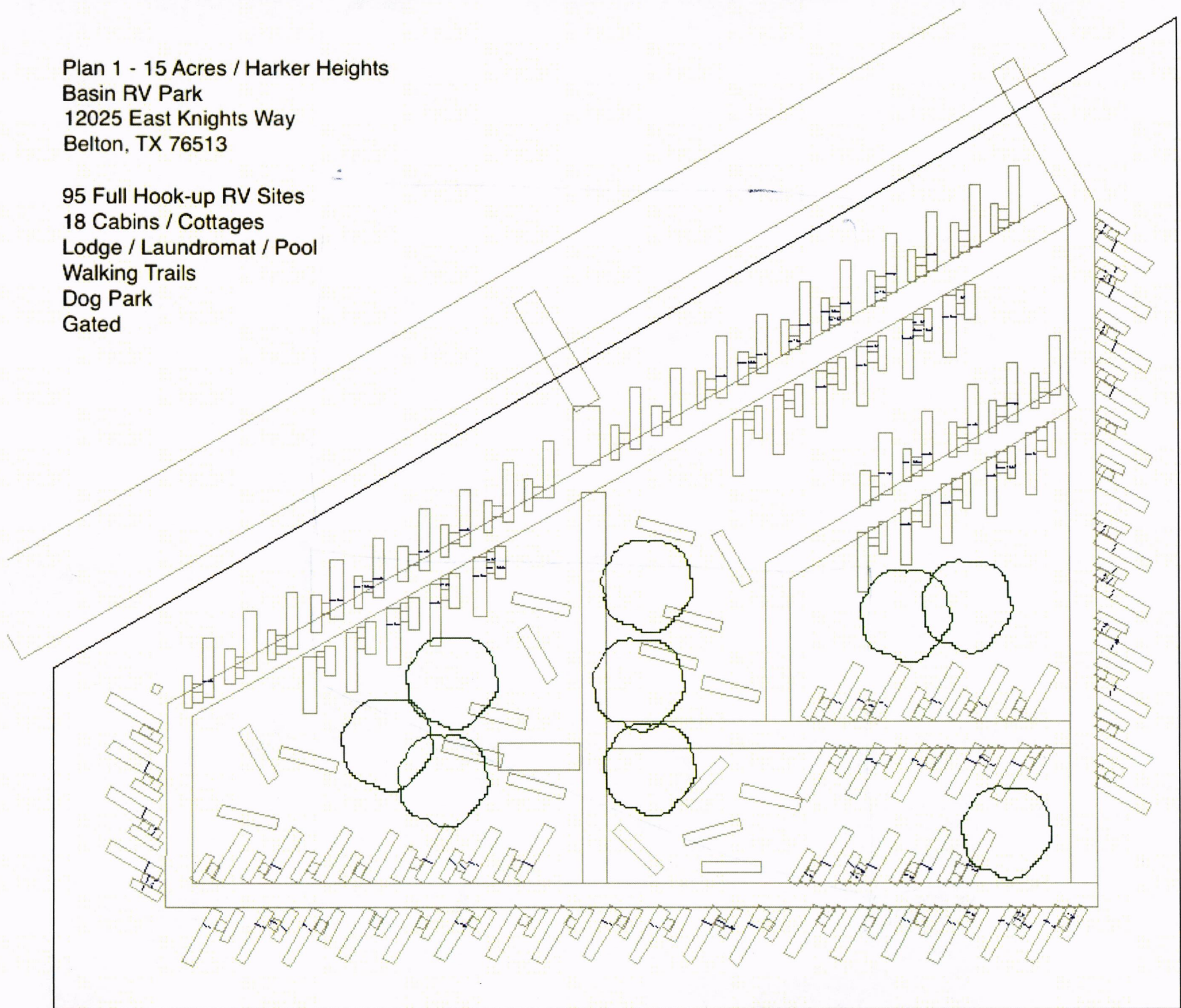
Pre-Application Meeting

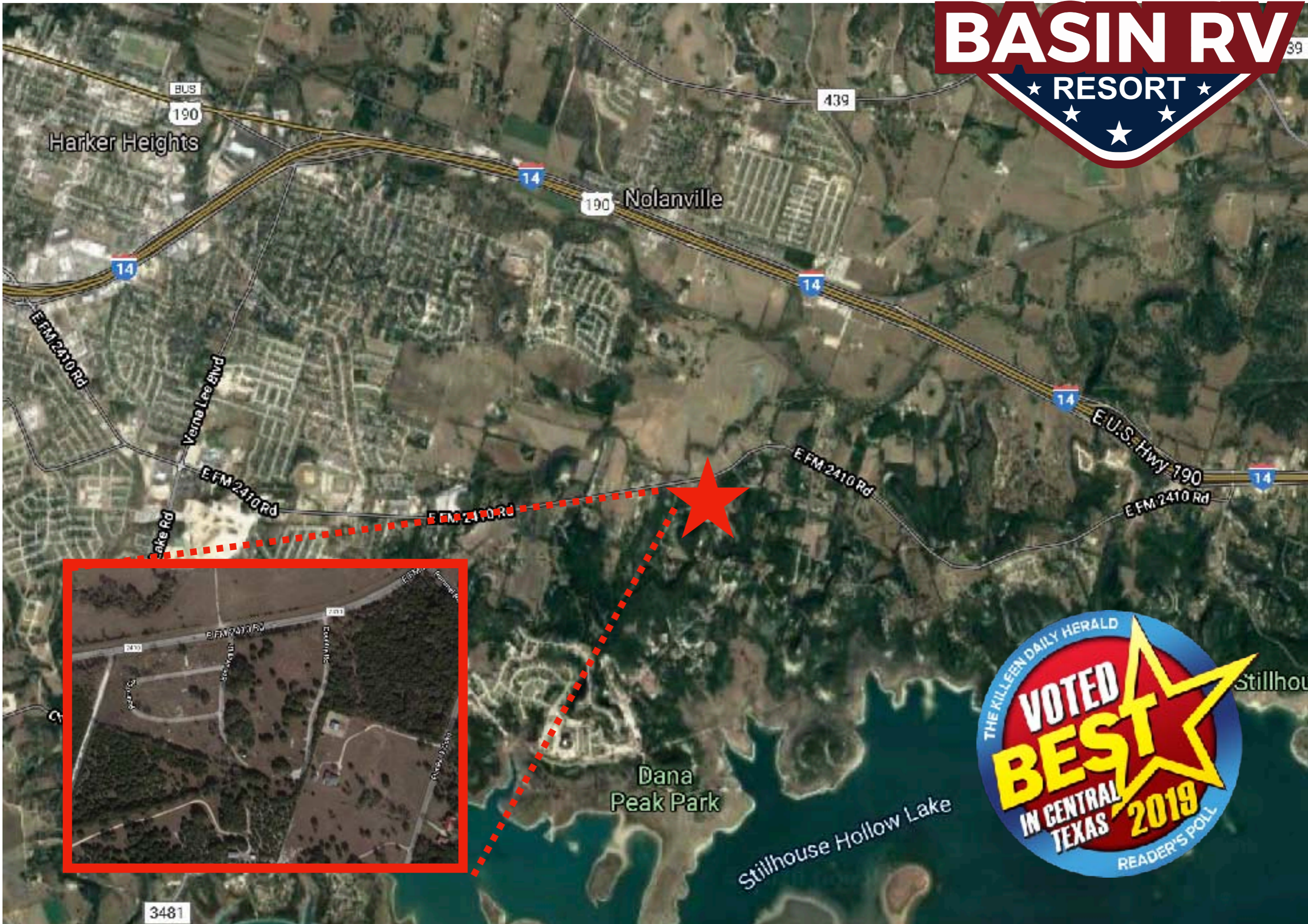
Case #: 220-13

Revised: 5/2020

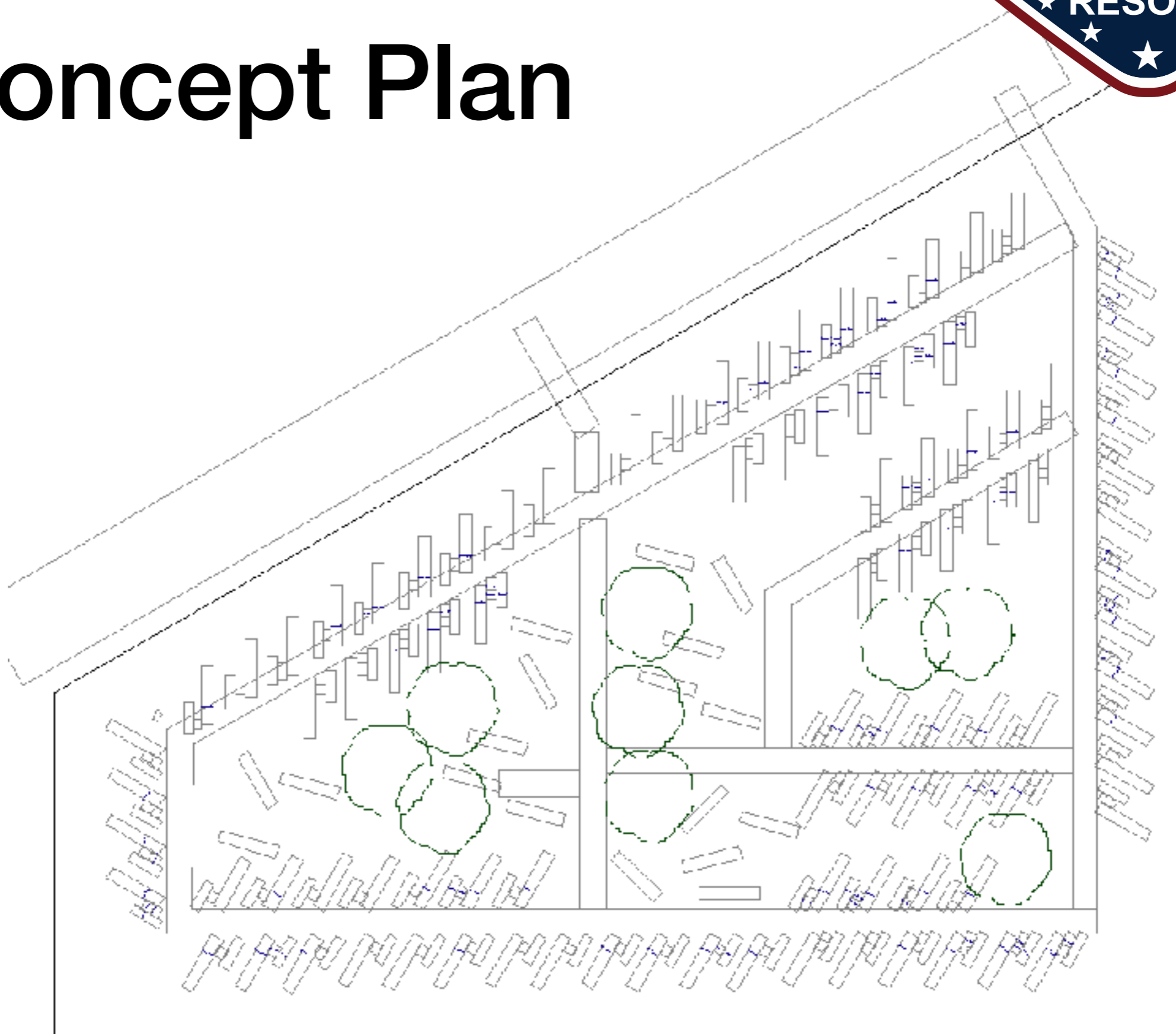
Plan 1 - 15 Acres / Harker Heights
Basin RV Park
12025 East Knights Way
Belton, TX 76513

95 Full Hook-up RV Sites
18 Cabins / Cottages
Lodge / Laundromat / Pool
Walking Trails
Dog Park
Gated



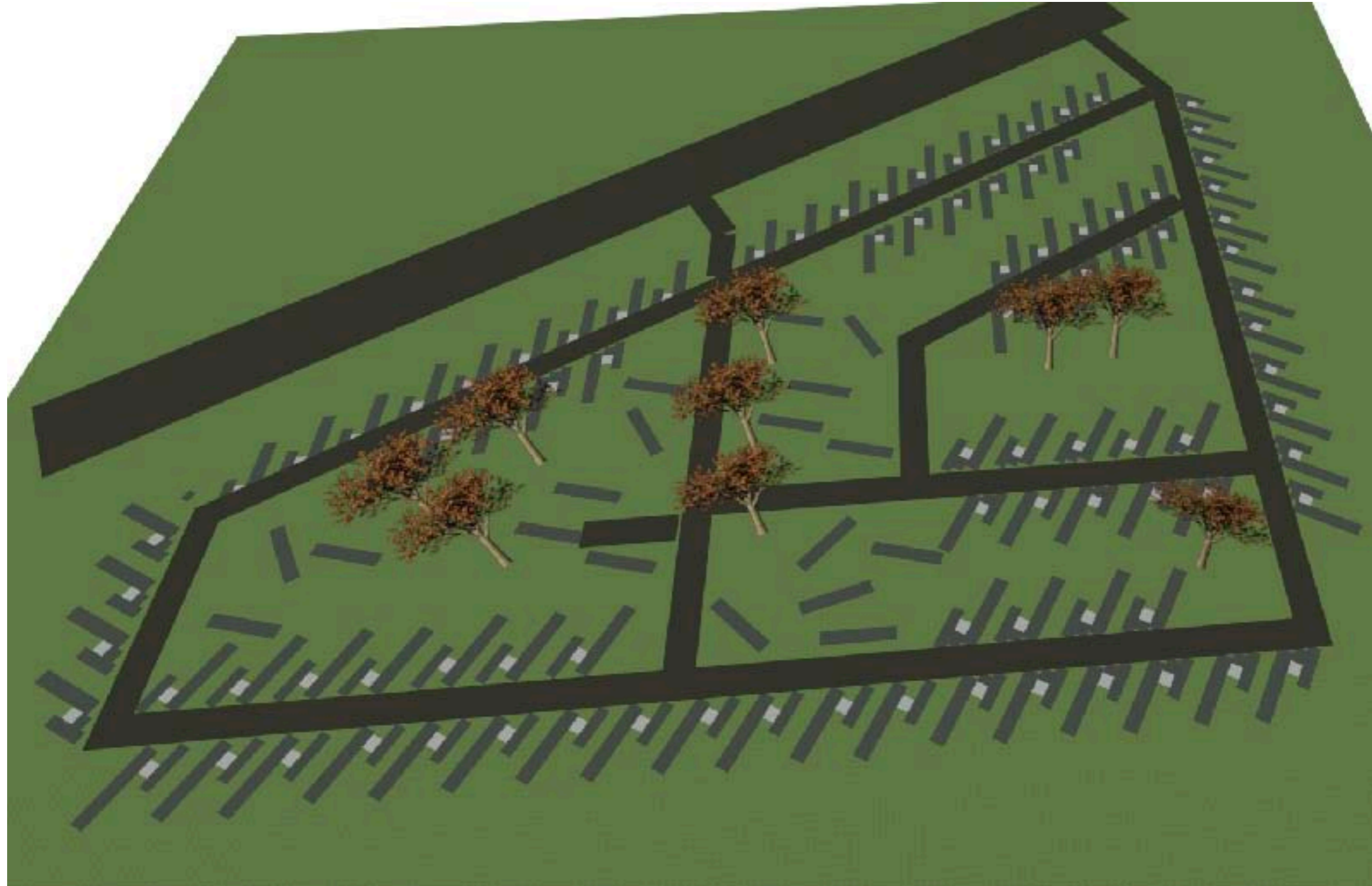


Basin Concept Plan



Concept Plan

93 RV / 13 Cottages





Basin RV Resort - Harker Heights

Park Features

- Gated / Secure
- Walking Trails
- Indoor Heated Pool
- Outdoor Pool
- 24 Hour Video Surveillance
- Asphalt Roads
- Bark Park
- Overflow Parking Area
- Full-time Staff
 - Manager
 - Housekeeping
 - Park Maintenance
- Daily / Weekly / Monthly
- Convenience Store / Vending
- ADA Restrooms
- 24 hour Rec Room
- 24 hour Laundry Facility



Site Features

- Back in Sites / Pull thru Sites
- Concrete Patio and Picnic Tables
- 2 car parking
- Grass / Trees - All Sites
- LED Photocell lights at sites
- Full Hookup

Cottage Features

- Furnished efficiency cabins
- 2 car parking
- Kitchen / Living / Bath / Patio
-

FM 2410 - Belton



Gated Entry



The Lodge



Around the Lodge





Reception

**Rec
Room**



Private ADA Restrooms



24 Hour Laundry





Bark Park



Frontage



RV Sites



Trees & Shade



Ribbon Cutting

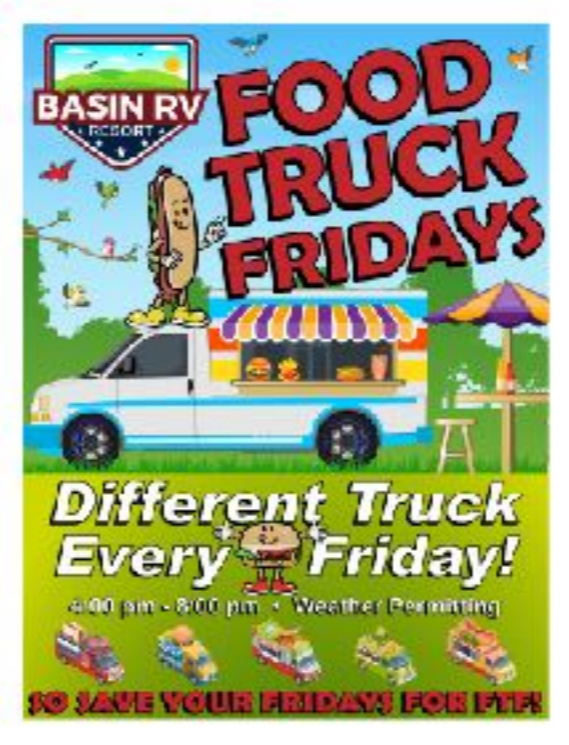


Hark Heights / Belton Chamber





Social - Friends



Park Host





- **Retirees**
- **Visitors/Family**
- **Project Talent**
- **Students**
- **Military**
- **Vacationers**
- **Lifestyle Choice**



Basin RV Resort

10502 FM 2410

Belton, TX 76513

info@basinrv-park.com

254-393-1450

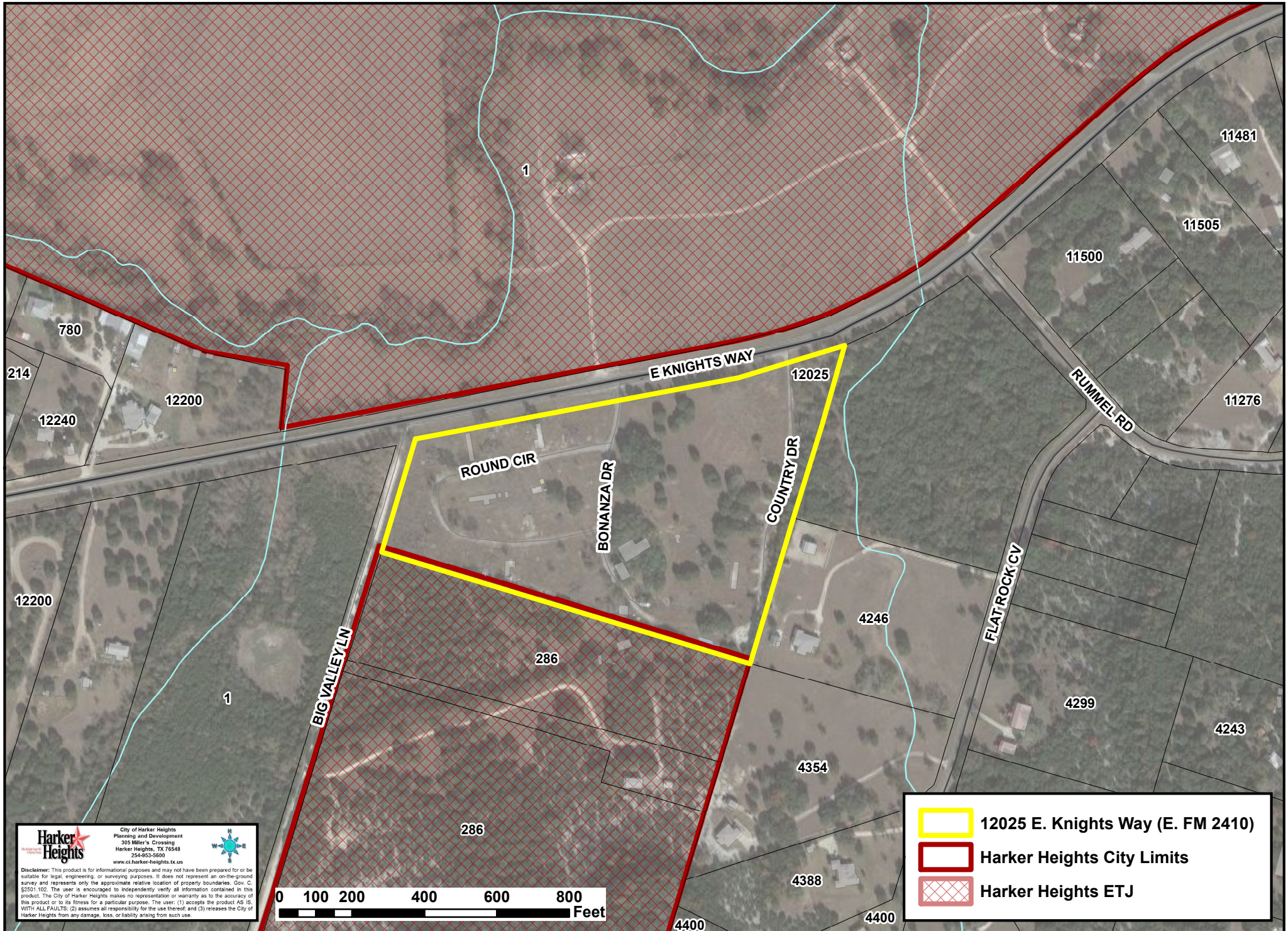
www.basinrv-park.com

Conditions for PD-B

12025 E. Knights Way (E. FM 2410)

Case No.: Z20-13

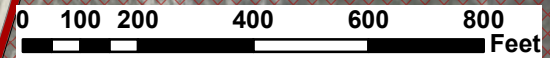
1. Recreation vehicle housing shall be so harbored on each lot that there shall be at least a forty-two (42) foot distance between recreational vehicles, measured from utility pedestal to utility pedestal.
2. No recreation vehicle or accessory building shall be located closer than ten (10) feet from any building, roadway, lot line, or from any property bounding the parcel.
3. A minimum of one (1) parking space constructed of one (1) inch compacted stone or decomposed/crushed granite will be provided for off-street parking for each recreational vehicle.
4. All park lots shall abut upon an internal roadway of not less than twenty-four (24) feet in width, which shall have unobstructed access to any public street, alley, or highway.
5. All internal roadways shall be well marked for visibility in the daytime and all sites will have downward-shielded lighting no higher than six (6) feet off the ground.
6. All streets and internal roadways within the parks will be a minimum of two-inch (2") HMAC on a six-inch (6") road base.
7. Any interior roadway not connected to a public street on both ends must have a turn around with a minimum radius of eighty (80) feet.
8. Requests for occupancy for any period exceeding six (6) months shall be submitted in writing to the Harker Heights Building Official. Recreational vehicles are permitted to occupy the park for no more than twelve (12) months.
9. A recreational vehicle must be placed on not less than a two-thousand one hundred (2,100) square foot lot.
10. The planned development will have full-time, onsite management.
11. The planned development must screen their waste collection facilities from view along E. Knights Way (E. FM 2410).
12. No on-street parking will be allowed along E. Knights Way (E. FM 2410). Additional parking shall be provided in the park consisting of at least five (5) recreational vehicle parking spaces for the purpose of check-in only.
13. The planned development shall maintain a vegetative buffer and screening fence along all property lines adjacent to occupied residential properties.
14. The planned development shall have all the rights and uses of an RV park and the B-3 (Local Business District) zoning district as regulated in the Harker Heights Code of Ordinances.
15. The planned development shall adhere to all other commercial requirements as directed from the City of Harker Heights Code of Ordinances, The Knights Way Overlay, and all current, adopted Building Codes.

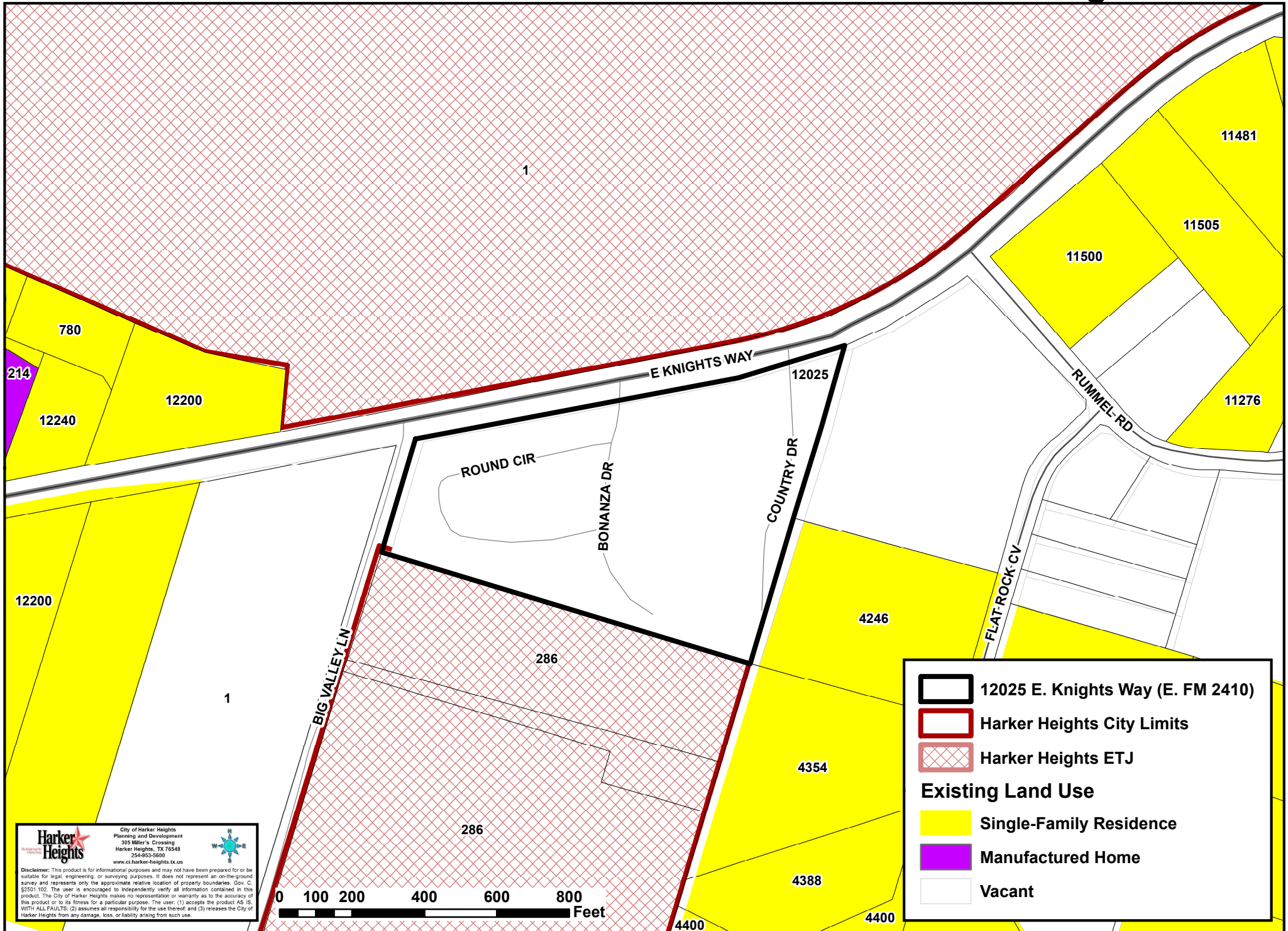


Harker Heights
City of Harker Heights
Planning and Development
305 Miller's Crossing
Harker Heights, TX 76548
254-663-5000
www.ci.harker-heights.tx.us

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-  12025 E. Knights Way (E. FM 2410)
-  Harker Heights City Limits
-  Harker Heights ETJ

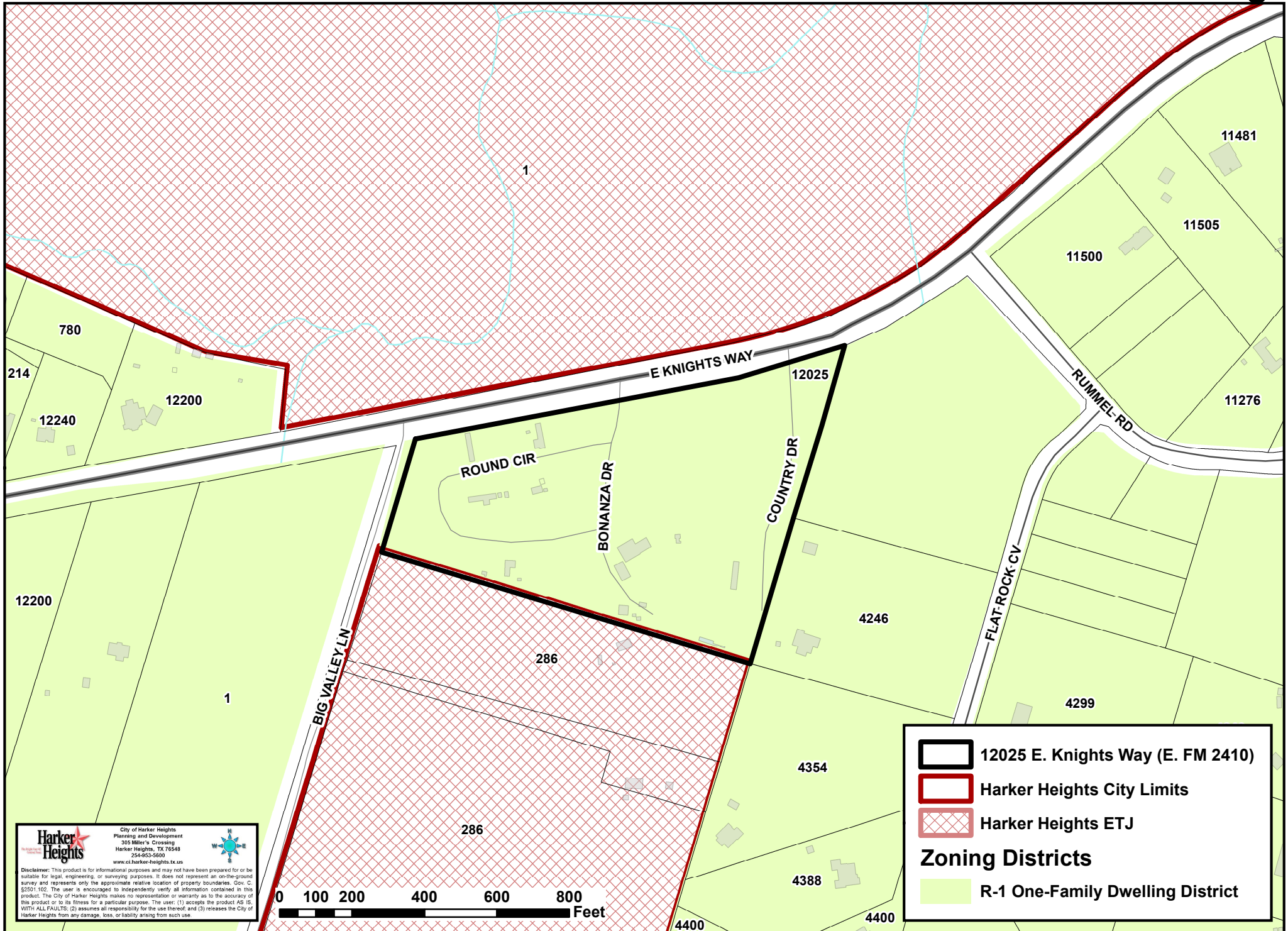




	12025 E. Knights Way (E. FM 2410)
	Harker Heights City Limits
	Harker Heights ETJ
Existing Land Use	
	Single-Family Residence
	Manufactured Home
	Vacant

Harker Heights
City of Harker Heights
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305 Miller's Crossing
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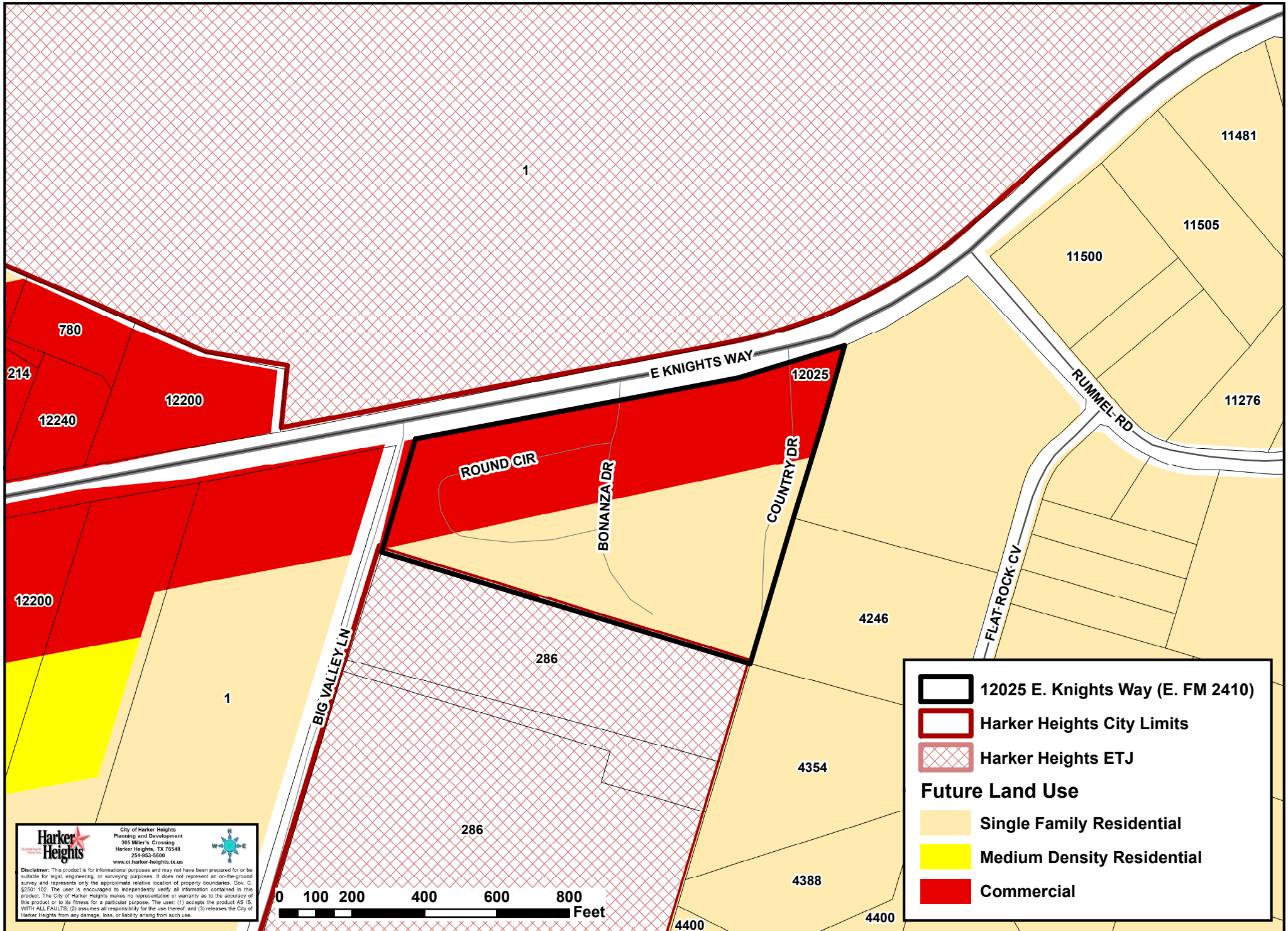
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12025 E. Knights Way (E. FM 2410)

Harker Heights City Limits

Harker Heights ETJ

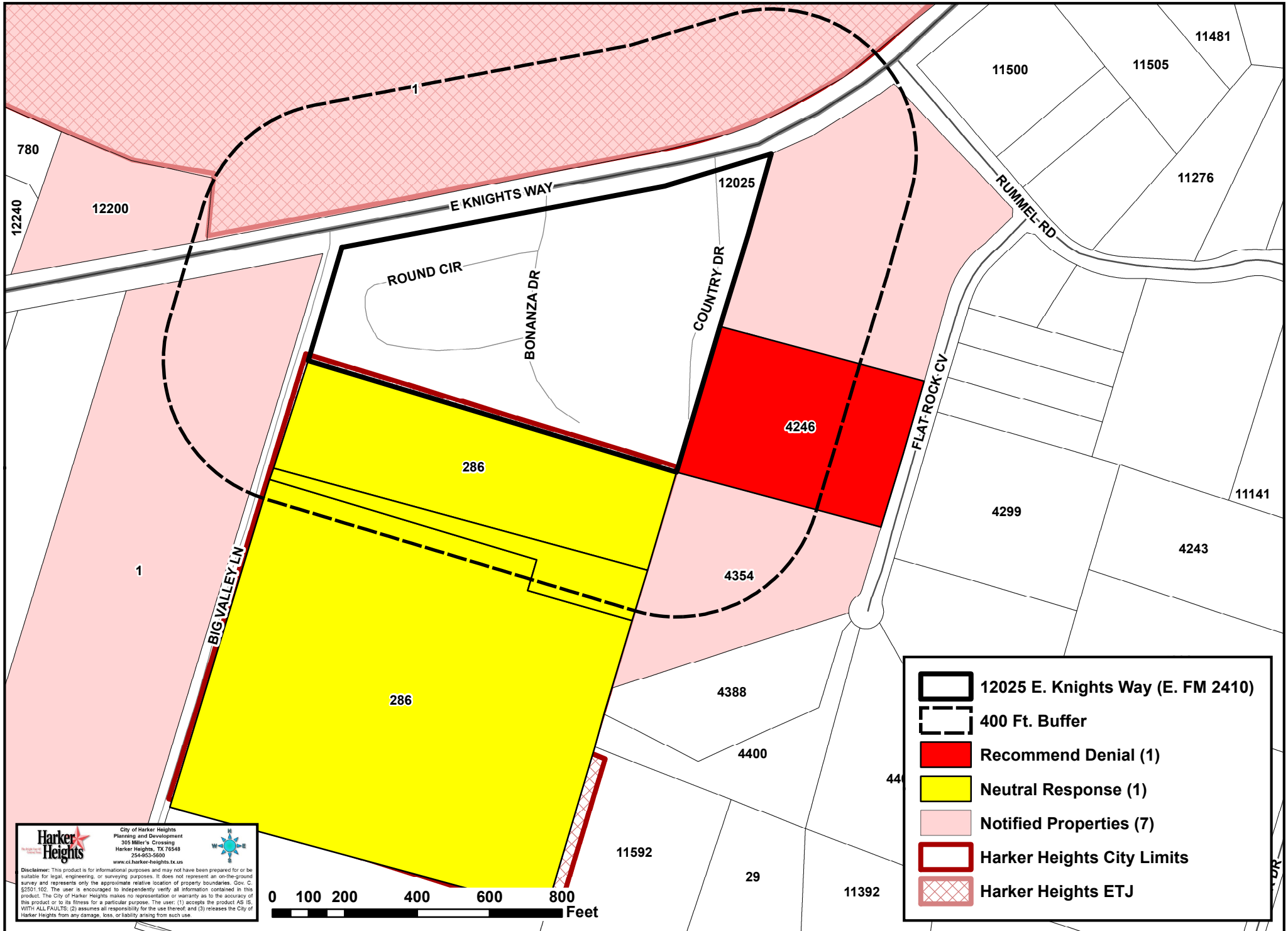
Future Land Use

- Single Family Residential
- Medium Density Residential
- Commercial

Harker Heights

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- 12025 E. Knights Way (E. FM 2410)
- 400 Ft. Buffer
- Recommend Denial (1)
- Neutral Response (1)
- Notified Properties (7)
- Harker Heights City Limits
- Harker Heights ETJ

TO: City of Harker Heights
Planning & Development Department

FROM:

Carlene Weaver
24246 Flat Rock Cove

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

RE: An application has been made to consider a rezoning request from R-1 (One Family Dwelling District) to PD-B (Planned Development Business District) on property described as a 14.908 acre tract of land located in the J.M. Cross Survey, Abstract No. 179, generally located at 12025 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas (see attached notification map).

I RECOMMEND APPROVAL OF THE REQUEST

I RECOMMEND DENIAL OF THE REQUEST

Comments:

Absolutely NO! PLEASE NO!

*This is a safe area for families to grow - establish new families
in a safe, healthy environment
A business would only invite unwanted guest/crimes -*

If you desire follow-up regarding this case please provide the best means to contact you (phone, e-mail etc.) below.

254-702-0681 - or 903-602-0868

Comiles139@aol.com

Carlene Weaver

Printed Name

[Signature]

Signature

06.15.20

Date

Received

JUN 15 2020

Planning & Development

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

FROM: Beverly Brunson
286 Big Valley
(Address of Your Property that Could
Be **Impacted** by this Request)

RE: An application has been made to consider a rezoning request from R-1 (One Family Dwelling District) to PD-B (Planned Development Business District) on property described as a 14.908 acre tract of land located in the J.M. Cross Survey, Abstract No. 179, generally located at 12025 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas (see attached notification map).

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

Comments:

I am concerned with the fencing for this rezoning request.

Thank you.

If you desire follow-up regarding this case please provide the best means to contact you (phone, e-mail etc.) below.

254-681-6374 padbrunson@gmail.com

Beverly Brunson
Printed Name

Beverly Brunson
Signature

June 14, 2020
Date

Received

JUN 19 2020

Planning & Development



PLANNING AND ZONING COMMISSION MEMORANDUM

CP20-01

AGENDA ITEM VII-1

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: JUNE 24, 2020

DISCUSS AND CONSIDER A REQUEST BY REBECCA SLENTZ FOR CONCEPT PLAN APPROVAL ON PROPERTY DESCRIBED AS A 2.32 ACRE TRACT OF LAND BEING PART OF THE H.B. LITTLEFIELD SURVEY, ABSTRACT NO. 511, THE LAND HEREIN DESCRIBED BEING ALL OF A CALLED 0.31 ACRES PARCEL DESIGNATED AS TRACT 1 AND A 2.018 ACRE PARCEL DESIGNATED AS TRACT 2, GENERALLY LOCATED NEAR THE INTERSECTION OF PUEBLO TRACE AND PONTOTOC TRACE, HARKER HEIGHTS, BELL COUNTY, TEXAS.

PROJECT DESCRIPTION:

The applicant, Rebecca Slentz, and her representative, Jerome Gomer, have submitted an application for concept plan approval for approximately 2.33 acres of land currently zoned R-2 (Two Family Dwelling District) located near the intersection of Pontotoc and Pueblo Trace. The concept plan called Abooha Toklo outlines three phases of development showing to currently consist of six (6) duplex lots and an extension of Tejas Trail.

Staff has reviewed the submitted concept plan, and have made comments to address utility locations, connectivity, and other pertinent requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

RECOMMENDATION

The comments provided by Staff have been addressed or will be resolved during the platting process, and the submitted concept plan meets the standards and ordinances of the City of Harker Heights. Staff recommends approval of the concept plan request by Rebecca Slentz for Concept Plan approval on property described as a 2.32 acre tract of land being part of the H.B. Littlefield Survey, Abstract No. 511, the land herein described being all of a called 0.31 acres parcel designated as Tract 1 and a 2.018 acre parcel designated as Tract 2, generally located near the intersection of Pueblo Trace and Pontotoc Trace, Harker Heights, Bell County, Texas.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to approve/disapprove a request for Concept Plan approval on property described as a 2.32 acre tract of land being part of the H.B. Littlefield Survey, Abstract No. 511, the land herein described being all of a called 0.31 acres parcel designated as Tract 1 and a

2.018 acre parcel designated as Tract 2, generally located near the intersection of Pueblo Trace and Pontotoc Trace, Harker Heights, Bell County, Texas.

2. Any other action desired.

ATTACHMENTS:

1. Application
2. Concept Plan
3. Staff Comments (comments addressed 6/16/2020)
4. Location Map



Concept Plan Application

Requirements - MUST BE COMPLETED OF WILL NOT BE ACCEPTED

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

- 1. Pre-Application Meeting Scheduled
- 2. Payment of \$50.00 to the City of Harker Heights

The Concept Plan is the initial project layout that provides an opportunity to review and evaluate the impact of a proposed development on the character of the surrounding area in which it is proposed to be located. The process takes into consideration the general form of the land before and after development, as well as the spatial relationship of the proposed structures, open space, landscape areas, parking, and general access and circulation patterns as they relate to the proposed development and the surrounding areas.

Property Information:

Subdivision Name: Arcoha TOKIO Addition Date Submitted: 6/3/2020

Site Address or General Location: 1615 Pontotoc, HH, TX 76548

Zoning: R2 Acreage: 2.332 Proposed # of Lots: 3

Owner Information/Authorization:

Property Owner: Rebecca S. Slentz

Address: 6 W. Aztec Lane, Belton, TX 76513

Phone: [REDACTED] E-Mail: _____

Developer: Jerome Gomez

Address: 1524 Indian Trail

Phone: [REDACTED] E-Mail: [REDACTED]

Engineer/Surveyor: Mitchell & Associates, Inc.

Address: 102 N. College / P.O. Box 1088 Killeen, TX 76540

Phone: [REDACTED] E-Mail: [REDACTED]

CHECK ONE OF THE FOLLOWING:

- I will represent the application myself.
- I hereby designate Jerome Gomez (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application.

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

OWNER SIGNATURE: [Signature]

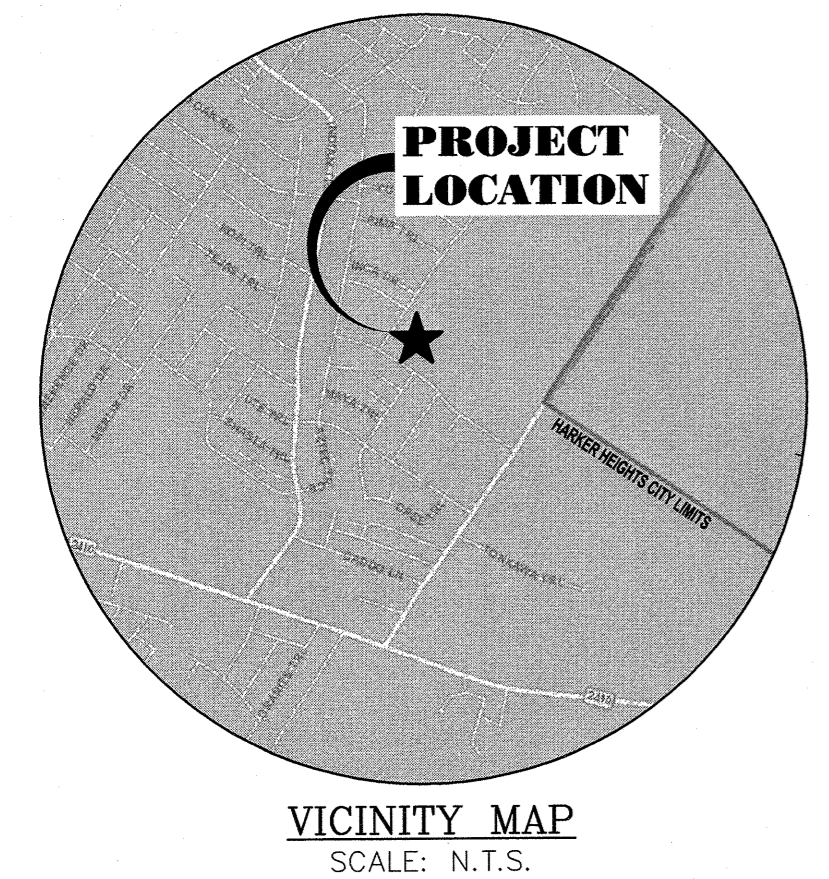
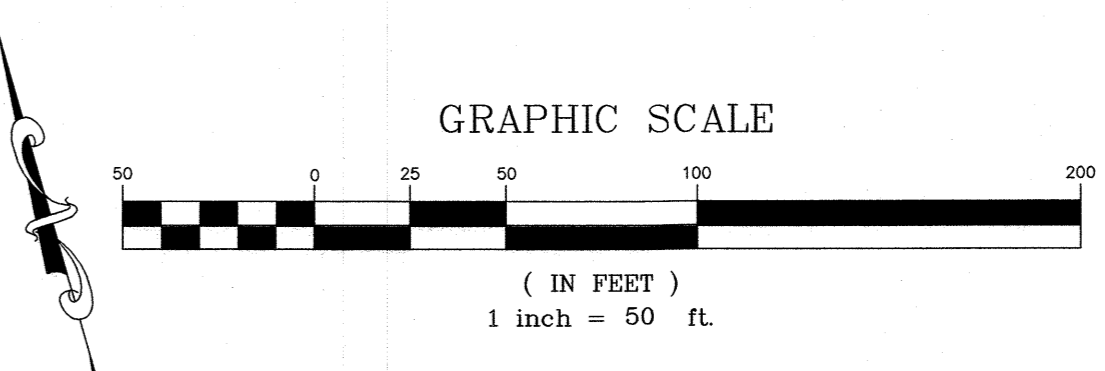
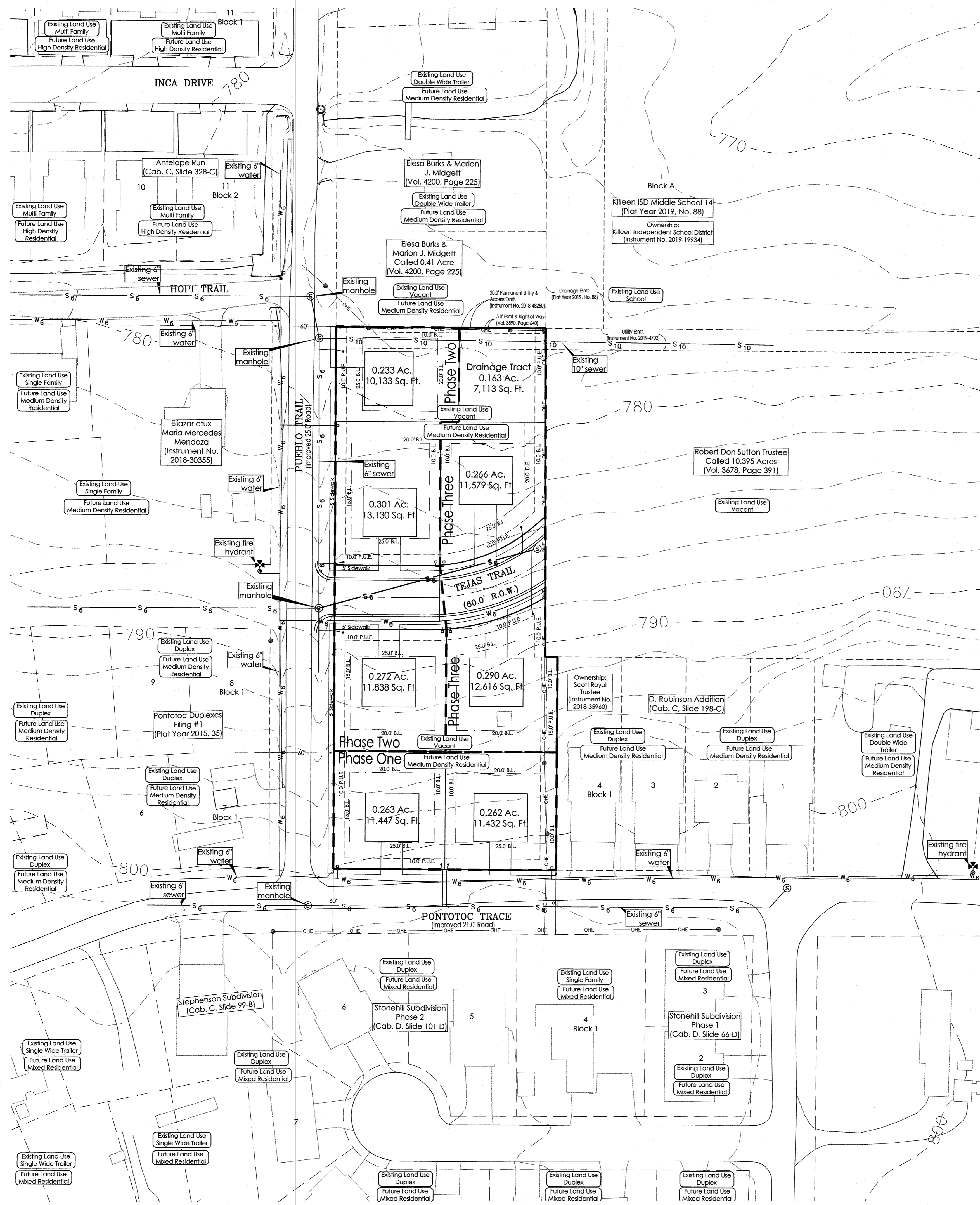
SWORN AND SUBSCRIBED BEFORE ME THIS 3rd DAY OF June, 2020.

Jessica M Kriegel
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: 10/17/21



Date Submitted: 6/3/2020 **STAFF ONLY -- DO NOT FILL OUT BELOW** Receipt #: _____

Received By: [Signature] Pre-Application Meeting Case #: CP20-01



No.	DATE	REVISIONS
1	6/16/2020	CITY OF HARKER HEIGHTS COMMENTS

ABOHA TOKLO ADDITION
HARKER HEIGHTS, BELL COUNTY, TEXAS
CONCEPT PLAN



PROPERTY OWNER:
 Rebecca S. Slentz
 6 W Aztec Ln
 Belton, TX 76513

SURVEYOR/ENGINEER:
 Mitchell & Associates, Inc.
 P.O. Box 1088
 Killeen, TX 76540

- NOTES:**
- Existing Land Use: Vacant
Proposed Land Use: Multi Family Residential (7 Lots)
 - Topography shown is based upon City of Harker Heights Aerial Topography (2012).
 - Sidewalks to be installed along lot frontages at the time of structure construction.
 - Phase 3 shall not be constructed without a code compliant vehicle turnaround.

MITCHELL & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 KILLEEN, TEXAS 76541
 PHONE: (254) 634-3541
 FAX: (254) 634-2141

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3541
 E. P. L. S. FIRM REGISTRATION NO. 10284-00

DWG No.	DATE	SCALE	FEET/INCH	AS SHOWN	1957/14	3 BLOCKS	AREA
20-048-D-S	JUNE 2020	AS SHOWN	1957/14	3 BLOCKS	AREA	2.332 AC.	

SHEET P1

S:\SIB\BIBSONS\20-048-D-S (Aboha Toklo Addition) - Concept Plan - HHI.dwg 20-048-D-S Aboha Toklo Concept Plan.dwg 6/16/2020 11:04 AM

ABOOHA TOKLO ADDITION

CP20-01 – Concept Plan

Plat Distributed to HH Staff: June 3, 2020

Comments Returned to Mitchell & Associates: June 10, 2020

Comments Response: June 16, 2020

Planning & Development

1. Revise Pontotoc Trail to Pontotoc Trace
[Street name has been revised.](#)
2. Phases One and Two – side yards abutting side streets may have a 15’ side street setback.
[Side yards abutting Pueblo Trail have been revised.](#)
3. Please align the proposed street with Tejas Trail.
[The conceptual alignment of Tejas Trail has been revised.](#)

Public Works, Mark Hyde

1. Public Per section 154.20(2)(d)(3), the applicant shall site the source of contours depicted and label the elevations.
[Source of contour information has been provided.](#)
2. Per section 154.20(2)(d)(5), the applicant shall identify the land use for the proposed development and adjoining properties for a distance of 300 feet.
[Land use for a distance of 300 feet has been provided.](#)
3. Per section 154.20(2)(d)(10), the applicant shall provide public utility easements (connectivity for non-municipal utilities) for the entire development.
[Additional public utility easement have been provided.](#)
4. Per section 154.20(2)(d)(11), the applicant shall provide proposed stormwater drainage easements or onsite detention plan for the entire tract.
[A possible drainage tract has been shown. The applicability will be evaluated in future phases.](#)
5. Per section 154.20(2)(d)(12), the applicant shall identify the locations of proposed sidewalks.
[Location of sidewalks have been provided.](#)
6. Per section 154.20(2)(d)(13), the applicant’s proposed connectivity plan does not meet current standards for spacing of intersections (greater than 200 feet between the outermost edges of right of way for non-aligned intersections). Applicant shall align the proposed road ROW with the existing Tejas Trail at the intersection with Pueblo.
[The conceptual alignment of Tejas Trail has been revised.](#)
7. Per section 154.20(2)(d)(15), the applicant shall identify all existing and proposed fire hydrants servicing the proposed development.
[All existing fire hydrants have been shown.](#)

Works, Kristina Ramirez

Consulting Engineer, Otto Wiederhold

Fire Marshal, Brad Alley

1. Tejas does not add up
The conceptual alignment of Tejas Trail has been revised.

Building Official, Mike Beard

ONCOR, Derex Spencer

1. Oncor to maintain current easements and facilities

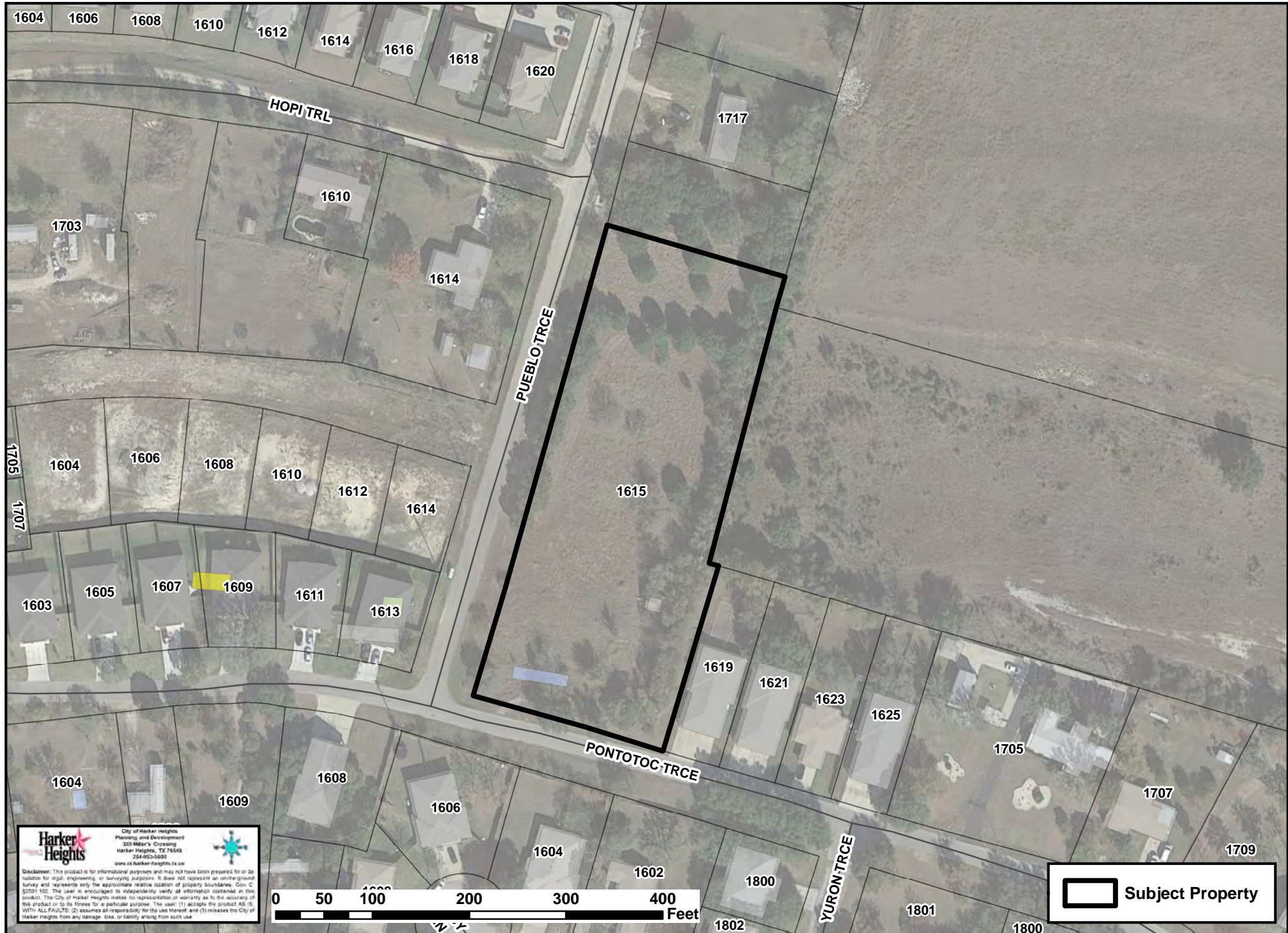
Century Link, Chris McGuire

Charter/Spectrum, Shaun Whitehead

ATMOS, Shawn Kelley


Atmos Energy does NOT have gas facilities/mains near this property plat.

Atmos cannot warrant the accuracy of these locations without field verification of our assets relative to the property. Final verification of gas main locations can best be obtained through the Statewide One Call System at 1-800-545-6005.



Harker Heights
City of Harker Heights
Planning and Development
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www.ci.harker-heights.tx.us

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 Subject Property