



*Minutes of the Teleconference Meeting
of the Harker Heights Planning & Zoning Commission
June 24, 2020*

Present:

Larry Robison	Chairman
Robert Robinson III	Vice Chair
Adam Parker	Secretary
Noel Webster	Commissioner
Joshua McCann	Commissioner
Rodney Shine	Commissioner
Mike Stegmeyer	Alternate Commissioner
Christopher Albus	Alternate Commissioner

Absent:

Kay Carey	Commissioner
Jan Anderson	Commissioner
Stephen Watford	Commissioner
Nuala Taylor	Alternate Commissioner
Dustin Hallmark	Alternate Commissioner

Staff:

Joseph Molis	Director of Planning & Development
Mark Hyde	Public Works Director
Kristina Ramirez	Assistant Public Works Director
Courtney Peres	Senior Planner
Mike Beard	Building Official
Brad Alley	Fire Marshal
Tiffany Dake	Planning & Development Administrative Assistant

A quorum was established, and the teleconference meeting was called to order at 6:47 PM.

Agenda Item II: Approval of minutes from the May 27, 2020 regular Planning and Zoning Commission meeting. Commissioner Shine made the motion to approve the minutes and Commissioner Webster seconded the motion. **The motion passed unanimously (6-0).**

Agenda Item III: Mr. Molis made a report on City Council actions regarding recommendations resulting from the May 27, 2020 Planning & Zoning meeting.

Agenda Item IV: Mr. Molis addressed any affidavits for Conflict-of-Interest. Mr. Molis stated that staff received one affidavit from Secretary, Adam Parker. Mr. Parker would step down during case Z20-12.

Agenda Item V: The fifth item was Public Comments. There was no one present who wished to speak.

Agenda Item 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.

Mr. Molis explained the applicant's request to rezone the property to R-2 would enable them to construct duplexes. Vice Chairman Robinson asked about off-street parking and if it was under consideration at all by the city. Mr. Molis said that off-street parking was not currently under consideration at the time and that there is regulation about residential parking and traffic flow that all citizens must adhere to. The applicant, Mrs. Enka Cole of 1493 Niagara Heights, Belton, Texas, was not present to speak about the rezone request. 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 recommend 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 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. Commissioner Shine seconded the motion. **The motion passed unanimously (6-0).**

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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.

Mr. Molis explained the applicant's request to rezone the property to R1-R was to build a single-family residence and have an accessory building and fencing for horses in the future. The applicant, Kyle Cheadle, of 2530 Comanche Gap Road, Harker Heights, Texas, was present to speak to his rezoning request. Mr. Cheadle stated he bought the property six (6) years ago and has spent his weekends cleaning off the property when he is not working as a Killeen Fire Fighter. Mr. Cheadle would like to reside on the property and keep horses on the property. Commission Webster asked Mr. Cheadle how many

horses he would have on his property. Mr. Cheadle stated that he would only have one (1) horse on the property.

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 recommend approval of an ordinance to 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. Commissioner Robinson seconded the motion. **The motion passed unanimously (6-0).**

3. **Z20-12** – Secretary Parker was asked to step down from the dais due to his conflict of interest with the case. Mr. Molis presented **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.

Mr. Molis presented the applicant's request to rezone their property to R-2 in order to enable a duplex development at a later date.

Vice Chairman Robinson stated that it appears that there is only one road in and out off of Warriors Path and how many duplex units would that allow them to have. Mr. Molis stated 15 duplexes; a total of 30 dwelling units would be allowed per the Fire Code.

The representative, Jerome Gomer, of 1524 Indian Trail, Harker Heights, TX was present to speak on behalf of the property owner about the rezone request. Mr. Gomer stated he would like to build duplexes.

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 Shine to recommend 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. Chairman McCann seconded the motion. Secretary Parker recused himself from this vote due to a conflict of interest. **The motion passed unanimously (5-0).**

4. Mr. Molis presented **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.

Mr. Molis explained the applicant's request to rezone the property to PD-B to host a Recreational Vehicle (RV) Resort Park.

Vice Chairman Robinson asked in there has been any mention about deceleration/acceleration lanes on E. Knights Way. Mr. Molis said that there were not at this time and that if it would happen it would occur during the permitting phase. Vice Chairman Robinson asked what type of income the City will see from the development. Mr. Molis stated he was not sure but thought sales taxes, property taxes and possibly hotel/motel occupancy taxes as well. Vice Chairman Robinson asked about the type of screening around the property Mr. Molis said that the applicant has proposed a solid fence as opposed to a chain link fence. Mr. Molis continued to state that they did not specify the type of material the fence would be constructed out of and Mr. Molis suggested that if the Commission feels the need to specify they can do so as an amendment to condition 13. Mr. Molis elaborated to state that the applicant's intent is to construct an eight (8) foot metal fence along the property line that abuts the residential property.

Secretary Parker reiterated that the applicant is requesting the resort accommodate 93 RV spots and 13 cabins which will be over one hundred (100) units on the property backing up to residential properties. Secretary Parker asked for clarification on the duration a guest could stay at the RV Park based on condition eight (8). Secretary Parker stated that he felt that a year seemed more permanent. Chairman Robison interjected to state that high end RV parks are in high demand for traveling nurses, and military. Secretary Parker agreed with Chairman Robison but is still concerned with the location of this due to its proximity to an existing rural residential neighborhood. Commissioner Webster asked if the Commissioners would need to make an amendment to the proposed conditions to require an eight (8) foot fence.

The representative, Ken Emery, of 3602 Elk Trail, Belton, Texas, was present to speak about the rezone request. Mr. Emery stated that the endeavor was an expansion to their current location of Basin RV Park just beyond the city limits. Mr. Emery said the park is in high demand with people who are transitioning for various reasons. Mr. Emery stated that the park will have an RV screening process and that if the RV is 10 years old, they would need a picture of the RV and that they are not letting trailer trash into the RV Park. Commissioner Shine asked Mr. Emery how long they have been at their current location and Mr. Emery stated they have been in business since April 2019. Commissioner Shine then asked how many police and ambulance calls they have had at the existing location in Belton. Mr. Emery stated they have had one police call and one ambulance call. Mr. Emery stated that they will pay property taxes and that the cottages will have hospitality taxes associated with their rates. Mr. Emery did say there was a plan for fences being

gated and eight (8) feet high and a combination of wood fence and masonry along the front of the park much like their current site. Mr. Emery stated that it is a private park that will have the gates shut on the weekends and you can only get in with an access code after hours. Mr. Emery stated that they also have cameras that will record 24/7 and a staff that will be onsite 24/7.

Chairman Robison then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. There were two (2) people to speak against this item. Dr. Carlene Weaver, of 4246 Flat Rock Cove, Harker Heights, Texas, stated this was a neighborhood for families and she was concerned about the welfare of the families if this was allowed at this location. She said they all have found safety and stability here. She stated that they seldom have police or fire because it is so safe in the area.

Mr. Robert McLemore, of 4354 Flat Rock Cove, Harker Heights, Texas, was concerned there would be the potential for more accidents on E. Knights Way and Rummel Road with an increase in traffic. Mr. McLemore also felt like this would be an eye sore to look at from his property.

Mr. Emery stated he did understand their concern with the traffic issue and said they had already talked to the Texas Department of Transportation about a possible turn lane and a traffic impact analysis.

A motion was made by Commissioner Shine to recommend approval of 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. Commissioner McCann seconded the motion. **The motion failed (2-4).**

Agenda Item 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.

Mr. Molis explained the applicant has submitted a concept plan proposal of their property in order to subdivide and develop the land into seven (7) lots for duplexes.

Secretary Parker asked why the drainage was located in phase three (3) versus being in phase two (2). Mr. Molis replied that staff does not necessarily go into full detail that much in a concept plan and that the concept plan is just to make the applicant understand they need to think about drainage. Commissioner Shine asked if this would intersect into the property that was just recommended for approval by the P&Z. Mr. Molis said that it does have the ability to join the property from case Z20-12.

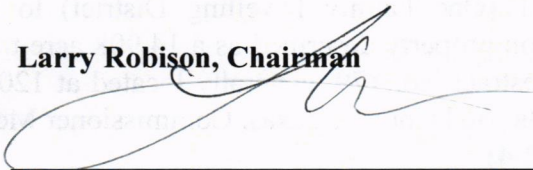
The representative, Jerome Gomer, of 1524 Indian Trail, Harker Heights, Texas, was present to speak about the concept plan request. Mr. Gomer stated he would like to build duplexes within phases of the development as proposed and then depending on what is decided about the property from Z20-12 there could be a connection from Tejas Trail east towards Warriors Path.

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 Commission Webster to recommend approval 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. Secretary Parker seconded the motion. **The motion unanimously passed (6-0).**

Chairman Robison then adjourned the teleconference meeting of the Planning and Zoning Commission at 8:07 P.M.

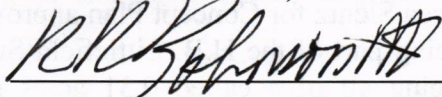
Larry Robison, Chairman



DATE:

7-29-2020

Robert Robinson III, Vice Chairman



DATE:

wed 29 Jul 20