



**Harker  
Heights**

The Heart of Central Texas

**Harker Heights  
Planning and Zoning  
Commission Meeting**

**Wednesday  
6:00 P.M.**

**July 27, 2016**



# AGENDA

**PLANNING AND ZONING COMMISSION WORKSHOP  
WEDNESDAY, JULY 27, 2016  
6:00 P.M.  
COUNCIL CHAMBERS  
305 MILLER'S CROSSING**

**I. Convene and establish a quorum:**

**II. Review and Discuss:**

- A. Discuss and consider a schedule for future P&Z meetings and workshops
- B. Discuss the proposed new zoning district R1 – I (Single Family Infill Dwelling District)

**III. Adjourn:**

**Posted: July 22, 2016**

**Time: 10:00 a.m.**

  
\_\_\_\_\_  
**Courtney Peres**  
**Planner/GIS Coordinator – City of Harker Heights**



**PLANNING & ZONING COMMISSION AGENDA**  
**HARKER HEIGHTS CITY HALL**  
**WEDNESDAY, JULY 27, 2016 - 6:00 P.M.**

- I. Convene and establish a quorum.
- II. Approval of minutes from regular meeting held on June 29, 2016.
- III. Recognition of Affidavits for Conflict-of-Interest.
- IV. Report on City Council action regarding recommendations resulting from the July 12, 2016 meeting.
- V. Report on Development Activity.
- VI. Public Hearings:
  1. **Z16-12** Conduct a public hearing to consider rezoning property described as A0115BC I T Bean, Lot 1 Block 51 Comanche Lands UnDed Acres 0.34, Bell County Texas, with Property ID#124333, also known as 1600 Aztec Trace, Harker Heights, Texas, from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District).
  2. **CP16-01** Discuss and consider a request by Luree Inc. for Concept Plan approval of a 45 acre tract of land to accommodate Single Family Residences in a R-1 Zone (One Family Dwelling District) within the Oakridge Terrace Subdivision, also known as, 1901 Valley Oaks Drive, Harker Heights, Bell County, Texas.
- VII. Citizens to be heard
- VIII. Staff Comments
- IX. Adjournment

**Posted: July 22, 2016**

**Time: 10:00 A.M.**

*Courtney Peres*

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***Courtney Peres***  
***Planner/GIS Coordinator – City of Harker Heights***



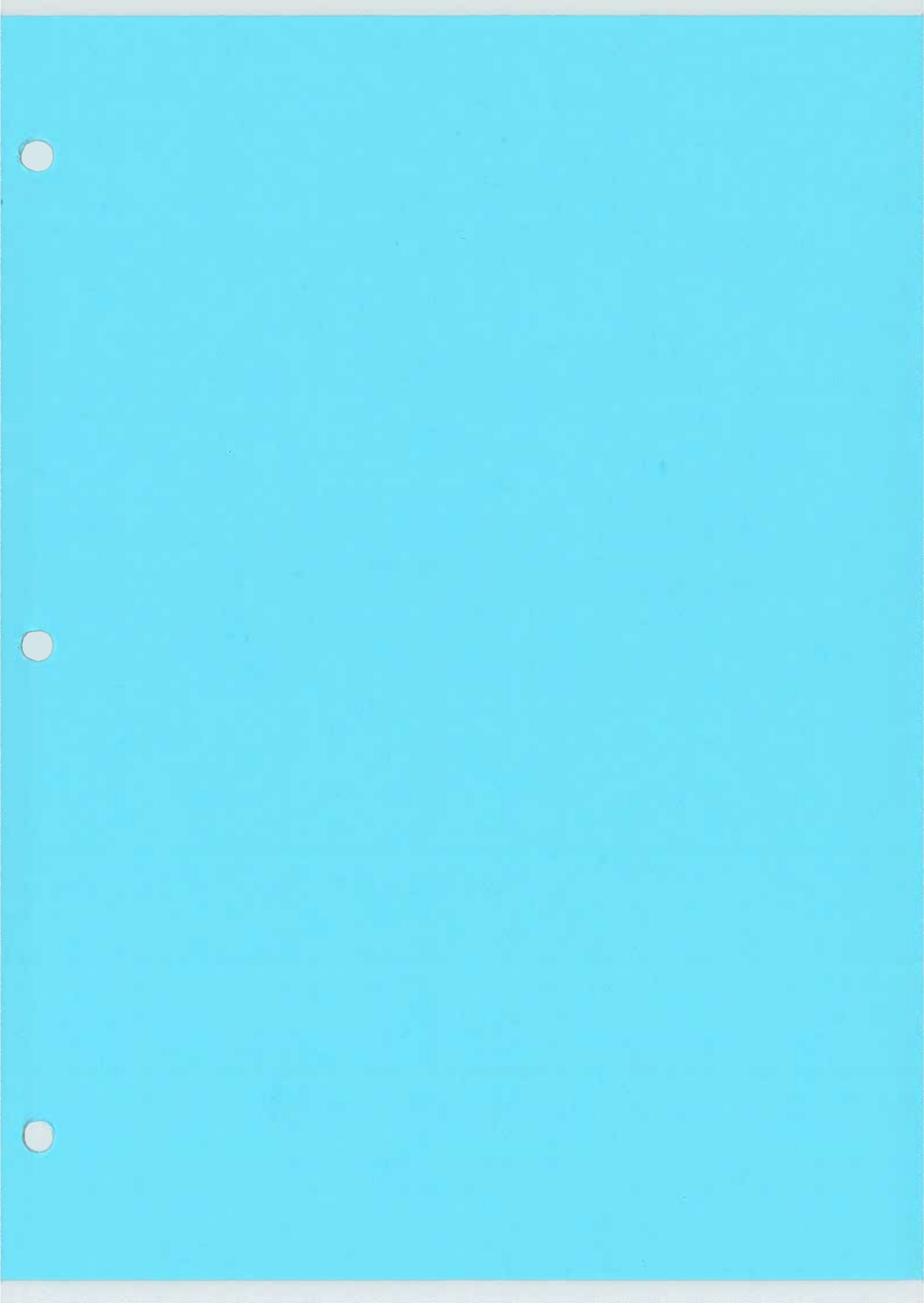
**PLANNING AND ZONING  
COMMISSION MEMORANDUM**

**AGENDA ITEM #V**

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**FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT**  
**DATE: JULY 27, 2016**

**Report on Development Activity – Courtney Peres**





## PLANNING AND ZONING COMMISSION MEMORANDUM

### Z16-12 AGENDA ITEM VI-1

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: JULY 27, 2016

DISCUSS AND CONSIDER AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (ONE FAMILY DWELLING DISTRICT) TO R-2 (TWO FAMILY DWELLING DISTRICT), ON PROPERTY DESCRIBED AS, A0115BC I T BEAN, LOT 1 BLOCK 51 COMANCHE LANDS UNDED ACRES .34, BELL COUNTY TEXAS, WITH PROPERTY ID#124333, ALSO KNOWN AS 1600 AZTEC TRACE, HARKER HEIGHTS, 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 located at 1600 Aztec Trace. This request is to enable the applicant to construct a two-family residence (duplex) on the lot. ✓

#### Existing Use:

The property currently has a manufactured home on it. Surrounding land uses include duplexes to the east and west; multifamily residences (fourplex) to the south and single family residences to the north of the property. Generally the area comprises mixed residential uses of duplexes, fourplexes and single family dwellings. Staff believes the proposed duplex will be of greater value for the land and neighborhood. There are existing duplexes and other multifamily buildings in the neighborhood and as such the proposed use will be compatible. ✓

#### Zoning:

Current zoning for the property is R-1 (One-Family Dwelling District). Adjacent and surrounding zoning includes R-2 (Two Family Dwelling District) to the north, east and west, The south side of the property is zoned R-1 (One-Family Dwelling District) but is occupied by existing, non-conforming multifamily residences. Due to the presence of existing R-2 zones surrounding the property, the proposed rezoning from R-1 to R-2 district will be compatible with the neighborhood, and will therefore not likely have any adverse effects on surrounding residential zoning districts. ✓

#### Future Land Use:

Per the City's Future Land Use Map, the subject property is currently located in an area designated as Medium Density Residential (MDR). All surrounding properties are designated as Medium Density Residential (MDR). Per the 2007 Comprehensive Plan the MDR is an acceptable replacement for aging manufactured housing or for new development in areas zoned appropriately for such within the City. The proposed ✓

rezoning from R-1 to R-2 will allow for the construction of a duplex which will be a new development and is considered a medium density residential use. Hence the proposed rezoning and intended use 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 thirty nine (39) 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 zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as, A0115BC I T Bean, Lot 1 Block 51 Comanche Lands UNDED Acres .34, Bell County Texas, with Property ID#124333, also known as 1600 Aztec Trace, Harker Heights, Texas, based on the following; ✓

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

**ACTION BY PLANNING AND ZONING COMMISSION:**

1. Motion to approve/disapprove an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as, A0115BC I T Bean, Lot 1 Block 51 Comanche Lands UNDED Acres .34, Bell County Texas, with Property ID#124333, also known as 1600 Aztec Trace, Harker Heights, Texas, based on staff's recommendation and findings. ✓
2. Any other action deemed necessary.

**ATTACHMENTS:**

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



**Application Fee \$ 200.00**  
**CITY OF HARKER HEIGHTS**  
**RE-ZONING REQUEST APPLICATION**

City of Harker Heights  
 Planning & Development  
 305 Millers Crossing  
 Harker Heights, TX 76548  
 Phone: 254-953-5600

PROPERTY OWNER'S NAME: Duane Cameron  
 ADDRESS: 912 Elmwood Custom Homes  
PO Box 12235  
 CITY/STATE/ZIP: Ellena TX 76854 PHONE: 512-944-4870  
 LOCATION OF PROPERTY: 1600 Astec Trace

**LEGAL DESCRIPTION OF PROPERTY:**

PARCEL #: 124235  
 LOT: 1 BLOCK: 51 SUBDIVISION: Comanche Lands  
 NUMBER OF ACRES: \_\_\_\_\_ SURVEY: \_\_\_\_\_

**For properties not in a recorded subdivision, submit a copy of a current survey or plat showing the properties proposed to be changed, and/or a complete legal field note description.**

PROPOSED USE: Duplex  
 CURRENT ZONING: R1 PROPOSED ZONING: R-2  
 CURRENT LAND USE: Residential PROPOSED LAND USE IN PLAN: Medium Density Residential

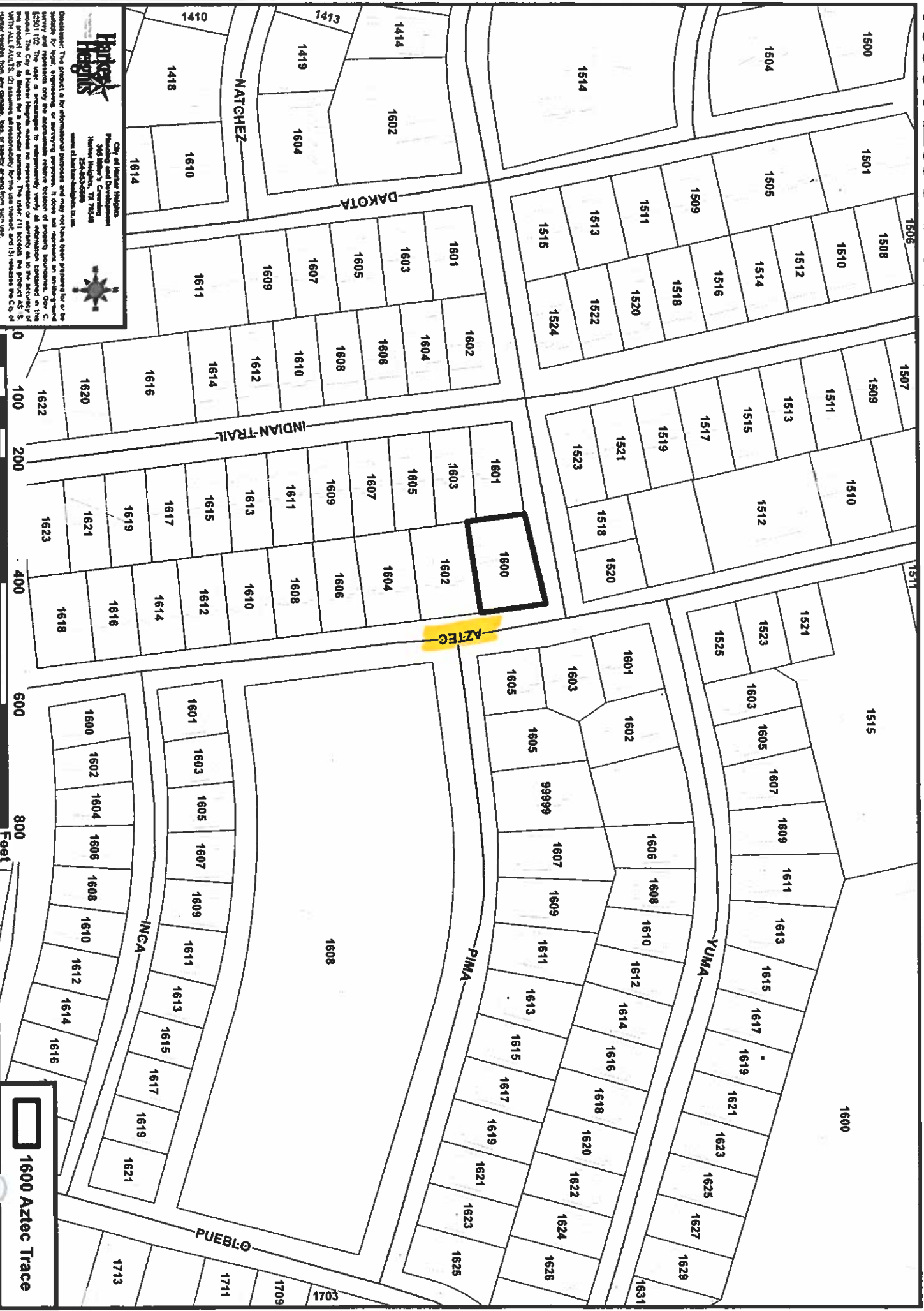
I, being the undersigned applicant, understand that failure to appear to represent a request shall be deemed a request to withdraw the proposal, or Duane Cameron will represent the owner.

Duane E Cameron  
 Printed Name

[Signature]  
 Signature

6-29-16  
 Date





City of Lincoln Heights  
 Planning and Development  
 3000 Bluff's Crossing  
 Lincoln, Nebraska, NE 68504  
 402-442-5888  
 www.ci.lincolnheights.ne.us



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Map Date: 7/21/20

1 inch equals 200 feet

0 100 200 400 600 800 Feet

1600 Aztec Trace

I U U N E W I U U U

U U U U



City of Maricopa  
 Planning Department  
 200 West 7th Avenue  
 Maricopa, AZ 85138  
 520-433-2888

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Map Date: 7/21/20

1 inch equals 100 feet

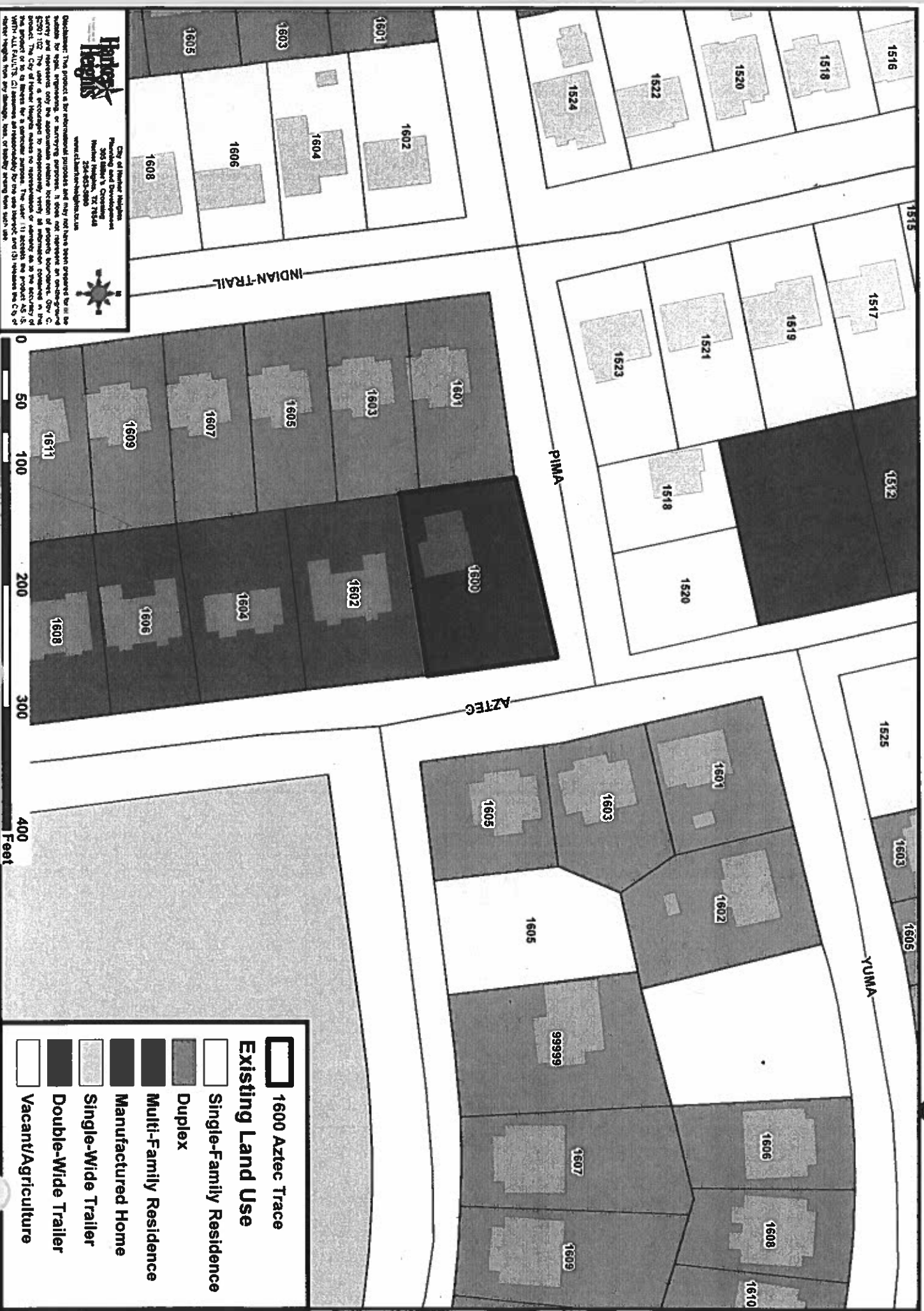
**Zoning Districts**









 1600 Aztec Trace

 R-2 Two-Family Dwelling District

 R-3 Multi-Family Dwelling District

 R-1 One-Family Dwelling District



-  1600 Aztec Trace
- Existing Land Use**
-  Single-Family Residence
-  Duplex
-  Multi-Family Residence
-  Manufactured Home
-  Single-Wide Trailer
-  Double-Wide Trailer
-  Vacant/Agriculture



**Hartge & Hegins**

City of Maricopa  
Planning and Development  
1000 North Phoenix, 2nd Floor  
Phoenix, AZ 85004  
352-463-0800  
www.ci.maricopa.az.us

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Map Date: 7/21/20

1 inch equals 100 feet





**Hortek**  
**Heritage**

City of Tucson Planning and Development  
 200 N. Main Ave., Suite 200  
 Tucson, AZ 85704  
 520-435-2000  
 www.ci.tucson-az.gov



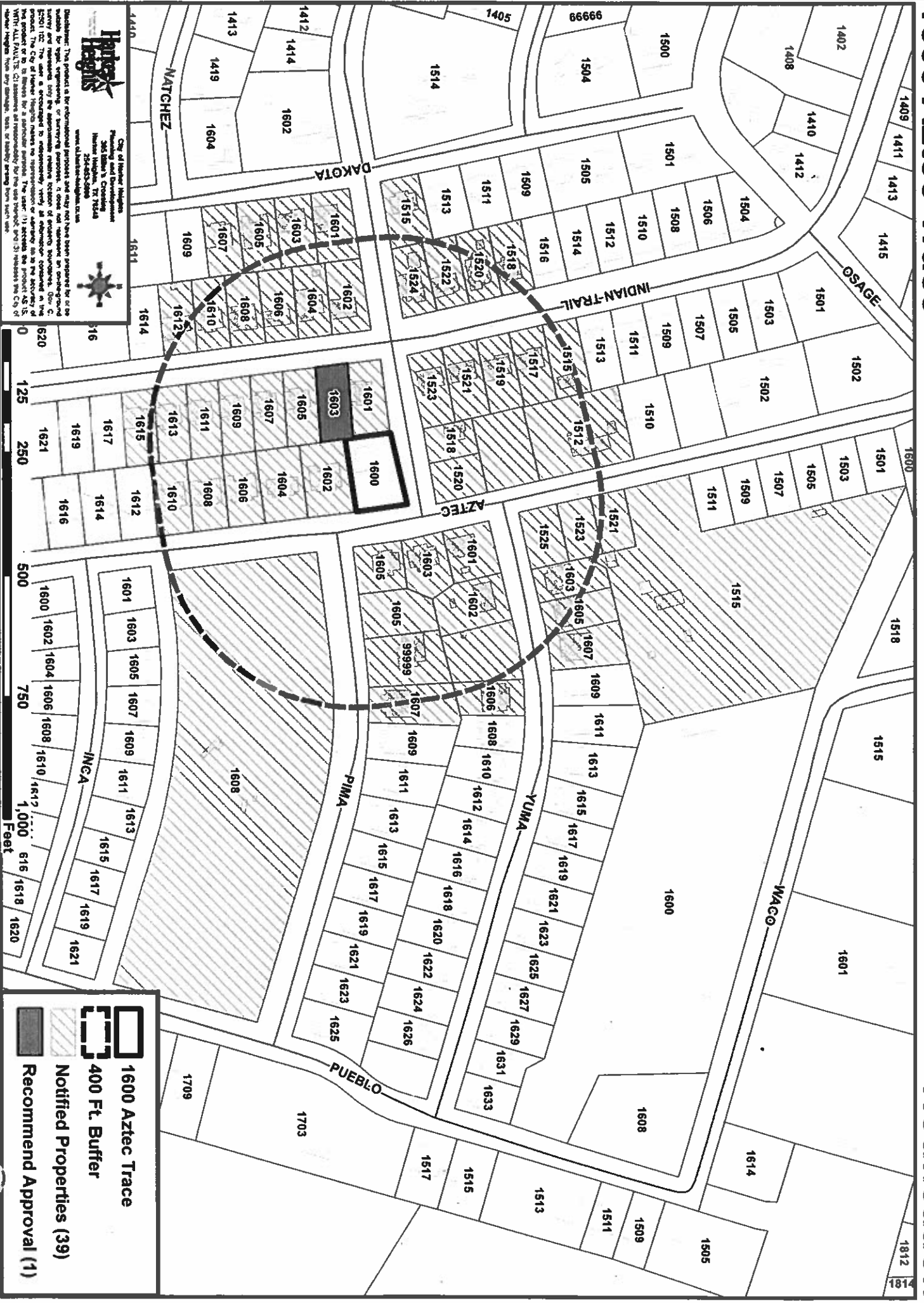
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Map Date: 7/21/20

1 inch equals 100 feet



1600 Aztec Trace  
 Future Land Use  
 Medium Density Residential



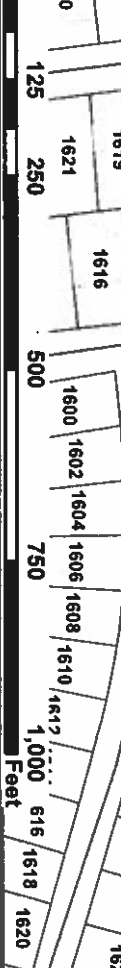
City of Harpers Heights  
 Planning Department  
 300 Main St., Cleveland  
 Harpers Heights, TN 37644  
 256-483-0966  
 www.cityofharpersheights.com



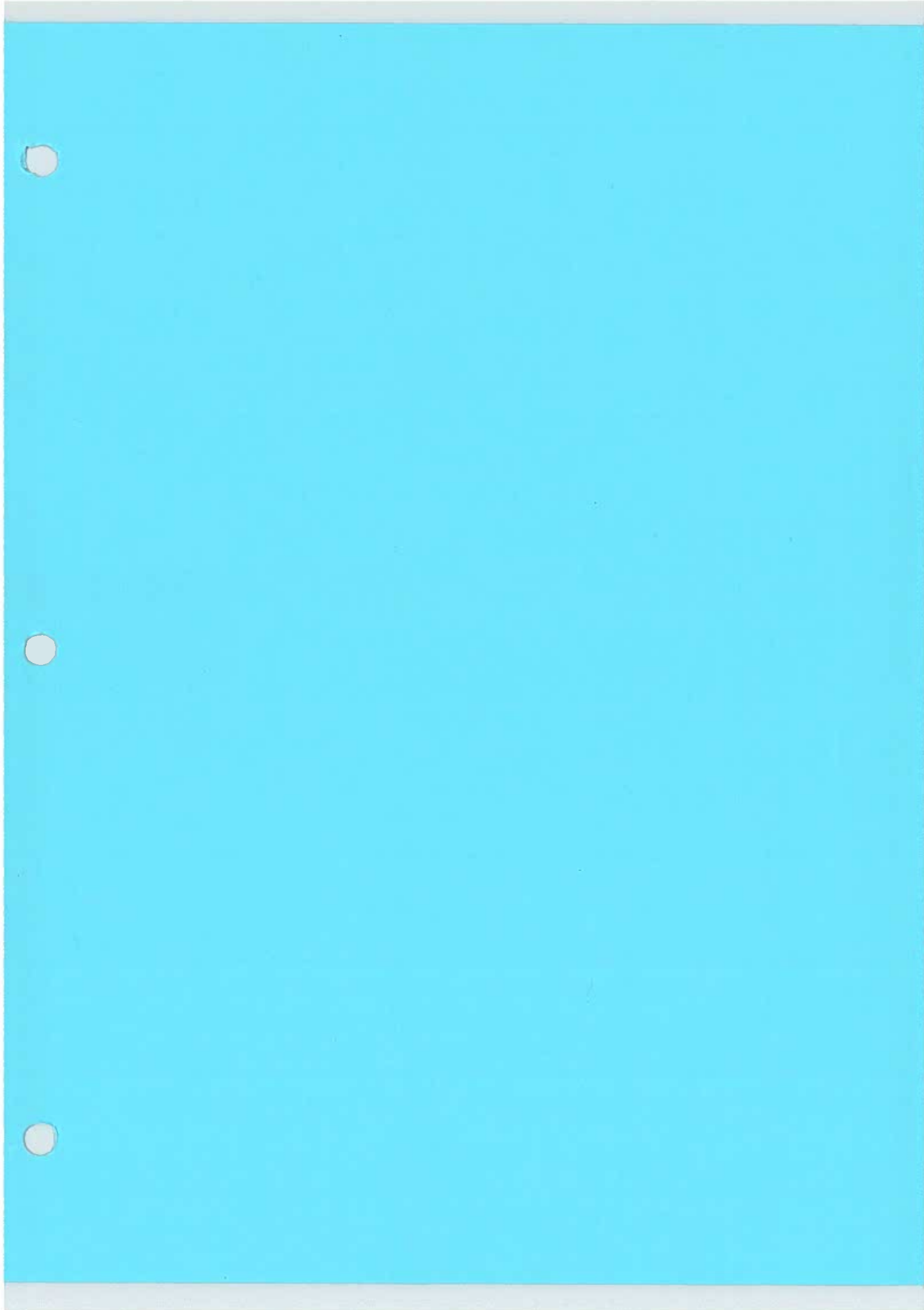
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Map Date: 7/21/20

1 inch equals 250 feet



	1600 Aztec Trace
	400 Ft. Buffer
	Notified Properties (39)
	Recommend Approval (1)





## PLANNING AND ZONING COMMISSION MEMORANDUM

### AGENDA ITEM VI-2

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: JULY 27, 2016

DISCUSS AND CONSIDER A REQUEST BY LUREE INC. FOR CONCEPT PLAN APPROVAL OF A 45 ACRE TRACT OF LAND TO ACCOMMODATE SINGLE FAMILY RESIDENCES IN AN R-1 ZONE (ONE FAMILY DWELLING DISTRICT) WITHIN THE OAKRIDGE TERRACE SUBDIVISION, ALSO KNOWN AS 1901 VALLEY OAKS DRIVE, HARKER HEIGHTS, BELL COUNTY, TEXAS.

#### EXPLANATION:

Luree Inc. has made an application for concept plan approval for approximately 45 acres of land zoned R-1 (One Family Dwelling District) located within the Oakridge Terrace Subdivision. The tract is currently addressed as 1901 Valley Oaks Drive and is proposed to be subdivided into 59 lots for single family residences. Per the concept plan the minimum lot size is one-half acre (0.5 acres or 21,780 sqft.)

The property at 1901 Valley Oaks was an active golf course in the past. The golf course later ceased to function, and the property has been vacant since then. The proposed single family dwellings will be a compatible use for the area since there are existing single family residences surrounding the property. The concept plan submitted shows the proposed single family dwellings will likely not affect connectivity in the area. The zoning of the property is for single family residences and as such there will be no zoning or subdivision violation to that effect. Per the Future Land Use Map of the city, the area has been designated for Single Family Residences; hence the proposed use is consistent with the City of Harker Heights 2007 Comprehensive Plan.

Staff have reviewed the submitted concept plan, and have made comments to address safety, connectivity, drainage and other pertinent requirements, and will also ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to, if this proposed plan moves on to the next stage in the development process.

Typically, Concept Plan approval has been a "New Business" action item in the Planning and Zoning Commission Agenda, but due to outstanding citizen interest, Staff has decided to make this agenda item a Public Hearing. As such, this agenda item was advertised in the local newspaper of common circulation, as outlined by State requirements. However, Staff did not place signs on the property nor mail comment forms, as this is not a rezoning case. Staff has received and attached comments from citizens regarding this development, and has also received and attached a deed restriction document for your review and discussion.

While these attachments should be reviewed, please note you are considering approval of a concept plan for development. This is not a plat, nor is it a zoning case. The property is currently zoned for single-family use and has been reviewed in the most general of terms, as required for concept plans. Specific engineering and technical reviews will happen during the platting phase of development.

RECOMMENDATIONS

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 Height. Staff recommends approval of the concept plan request by LUREE INC. for Concept Plan approval on a 45 acre tract of land to accommodate Single Family Residences in an R-1 Zone (One Family Dwelling District) within the Oakridge Terrace Subdivision, also Known As 1901 Valley Oaks Drive, Harker Heights, Bell County, Texas. ✓

ACTION BY PLANNING AND ZONING COMMISSION:

1. Motion to approve/disapprove a request by LUREE INC. for Concept Plan approval on a 45 acre tract of land to accommodate Single Family Residences in an R-1 Zone (One Family Dwelling District) within the Oakridge Terrace Subdivision, also known as 1901 Valley Oaks Drive, Harker Heights, Bell County, Texas. ✓
2. Any other action desired.

ATTACHMENTS:

1. Staff Comments
2. Application
3. Location Map
4. Concept Plan
5. Received Deed Restrictions
6. Received Citizen Comments



# Staff Comments

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## Concept Plan

Oakridge Terrace

07/22/16

### **Planning and Development**

1. Comments have been addressed – Approve. ✓

### **Public Works, Mark Hyde**

1. A word of caution on all of the cul-de-sacs. When the water distribution system is laid out, all of the cul-de-sacs will be required to be looped. We want to avoid dead end water lines. ✓

### **Consulting Engineer, Otto Wiederhold**

1. My concern is how drainage will be handled in general. Only one site is shown for detention and it has very little of the proper area of the development draining to it! A much larger area will be draining to existing lots. ✓
2. Recommend an evaluation for area of lots for on-site SS.

### **Bell County Health, Michael Jahns**

1. The Health District has begun the review of this property. In evaluating the proposal, it has become apparent that some of the existing residences located adjacent to the old golf course have their drainfields installed on the old golf course. This concern needs to be further evaluated by the developer. The Health District will review our files to provide any information associated with the OSSF's serving the residences. Once our evaluation is completed, we will provide a more detailed evaluation. The time frame of June 8 may be difficult to meet for the final evaluation as this process will take more time. ✓
2. City of Harker Heights Staff will make any further comments from Bell County available as soon as we receive them. ✓

### **Fire Marshall, Brad Alley**

1. The proposed hydrant on Inkberry (Lot 4, Block 1) needs to be moved to the corner of Inkberry and Logwood (Lot 50, Block 2). ✓
2. Consideration should be given to renaming Acacia Dr. to something more easily recognizable to 911 dispatchers.

3. The proposed hydrant on Logwood (Lot 35, Block 2) needs to be moved to the corner of Logwood and Sparkleberry (Lot 33, Block 2). ✓
4. The proposed hydrant located at the corner of Logwood and Yellowbark (Lot 27, Block 2) needs to be moved to the corner of Yellowbark and Buttonball (Lot 21, Block 2). ✓
5. The street and water line on Buttonball Dr. should connect with Chinaberry Dr. ✓
  - Please see illustration below.

**Building Official, Steve Philen**

1. No Comments – Approval. ✓

**ONCOR, Greg Wade** ✓

**Century Link, Janice Strickland**

1. No Comments – Approval ✓

**Time Warner Cable – Johnny Tindle** ✓

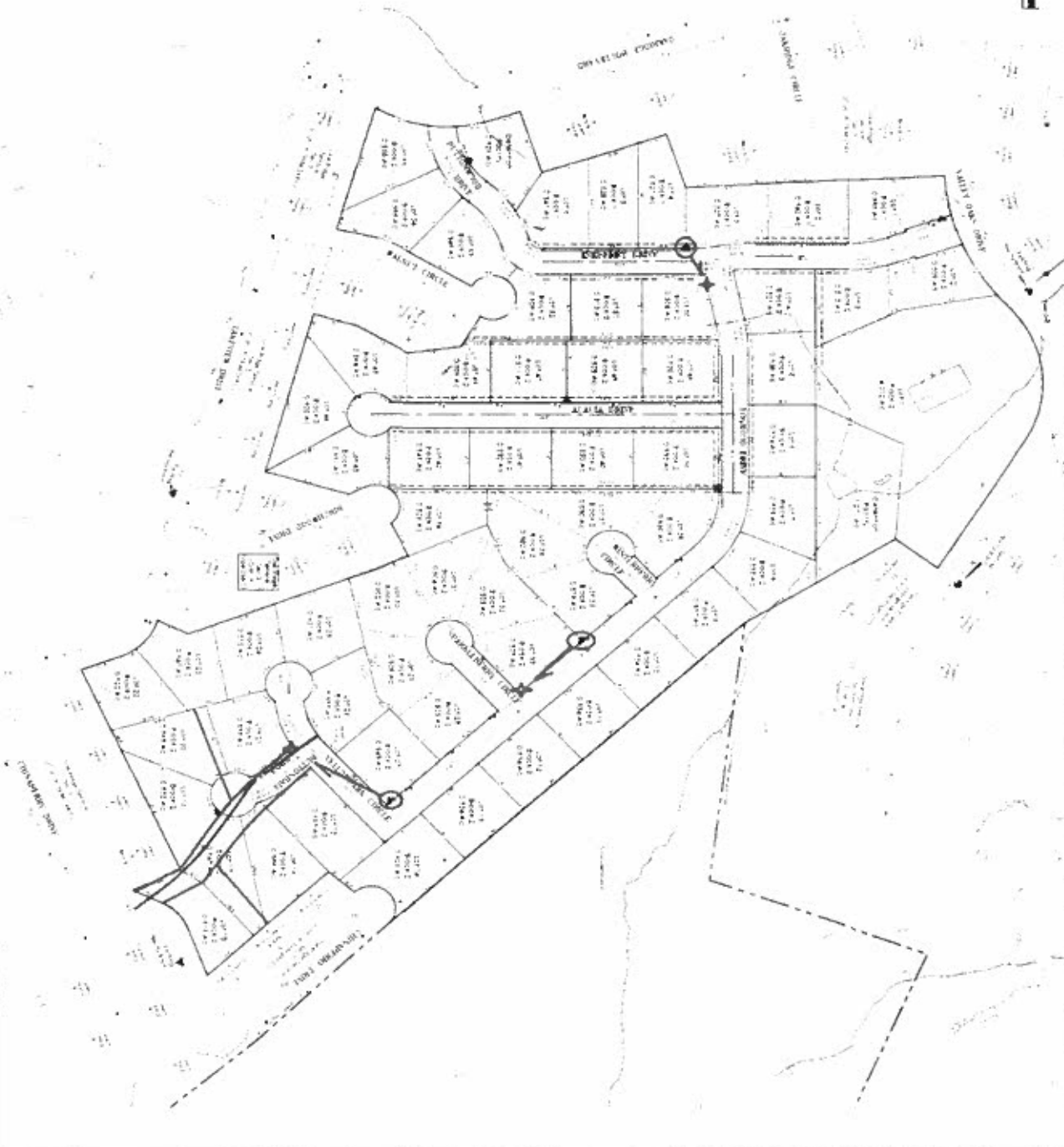
**TxDOT, Billy Tweedle** ✓



**NOTES**

1. This drawing is prepared in accordance with the provisions of the Uniform Land Use Planning Act, Chapter 216, I.C.S., and the provisions of the Uniform Subdivision Map Act, Chapter 36, I.C.S.
2. The boundaries shown on this drawing are based on the most recent available survey data.
3. The boundaries shown on this drawing are based on the most recent available survey data.
4. The boundaries shown on this drawing are based on the most recent available survey data.

**PROJECT OWNER**  
 Mr. & Mrs. J. J. ...  
 1234 ...  
 ...



MICHAEL & ASSOCIATES, INC. OAKRIDGE TERRACE SECTION FOUR



APPLICATION FOR DEVELOPMENT CONCEPT PLAN APPROVAL
Application Fee \$ 50.00

City of Harker Heights
Planning & Development
305 Millers Crossing
Harker Heights, TX 76548
Phone: 254-953-5600

SUBDIVISION NAME: Oakridge Terrace Section Four

NUMBER OF LOTS: (if known) 61 NUMBER OF ACRES 45

PROPERTY OWNER: Luree, Inc.

ADDRESS: Rt. 2, Box 84 Killeen, TX 76542
PHONE: 512-783-3805

DEVELOPER:

ADDRESS:
PHONE:

SURVEYOR/ENG: Mitchell & Associates, Inc.

ADDRESS: 102 N. College/ P.O. Box 1088
PHONE: 254-634-5541

THIS IS TO CERTIFY THAT I/WE, THE UNDERSIGNED, AM/ARE THE SOLE OWNER(S) OF THE PROPERTY COMBINED WITH THE ABOVE DESCRIBED PLAT

NAME (PRINT) SIGNATURE

ADDRESS

NAME (PRINT) SIGNATURE

ADDRESS

TO BE USED FOR CORPORATION/PARTNERSHIP

Jeff Smien Luree, Inc.

NAME (PRINT) CORP/PARTNERSHIP

Rt. 2, Box 84 Killeen, TX 76542

ADDRESS

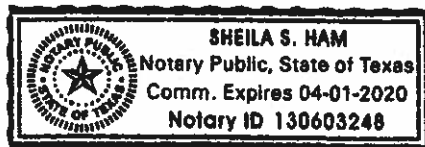
BY: [Signature] AUTHORIZED AGENT 423-3500
254-350-9701 TELEPHONE NO.

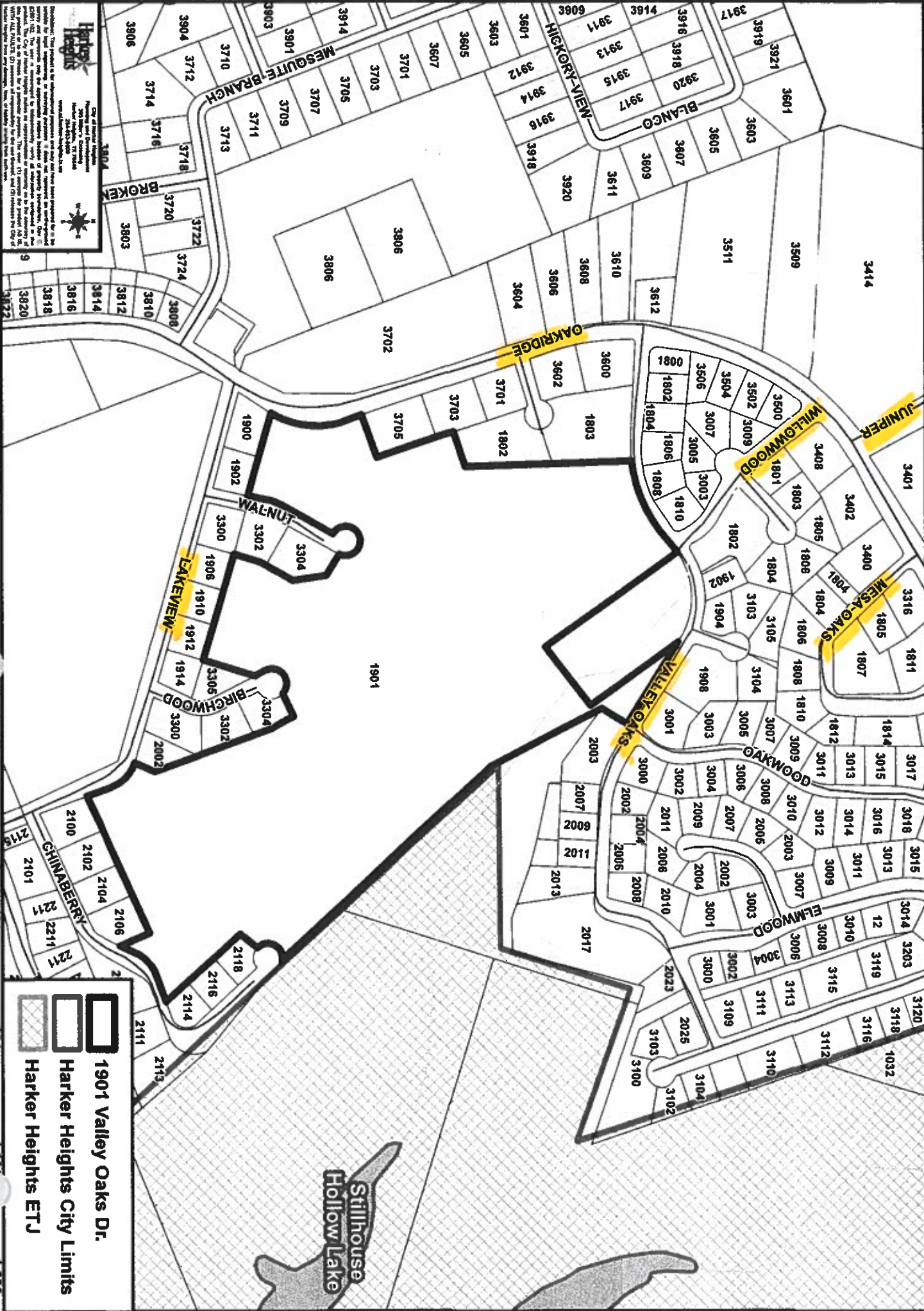
- THE DEVELOPER, THROUGH HIS ENGINEER OR AUTHORIZED REPRESENTATIVE, SHALL ACQUIRE ALL REQUIRED NATIONWIDE PERMITS, SUCH AS 401, 402 AND/OR 404, AS APPROPRIATE FROM ENVIRONMENTAL PROTECTIVE AGENCY, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND/OR THE U.S ARMY CORPS OF ENGINEERS.
The developer or their 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 before the Planning and Zoning Commission or City Council during a meeting on which the plan or plat is on the agenda for discussion or action may be deemed a withdrawal of the plat or plan.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1st DAY OF June, 2016.

[Signature] MY COMMISSION EXPIRES: 04-01-2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





-  1901 Valley Oaks Dr.
-  Harker Heights City Limits
-  Harker Heights ETJ

Map Date: 6/22/2016 1:5,000

0 200 400 800 1,200 1,500 Feet

**Harker Heights**  
 City of Harker Heights  
 Planning and Development  
 2000 Valley Oaks Dr.  
 Harker Heights, TX 76033  
 254-332-2222



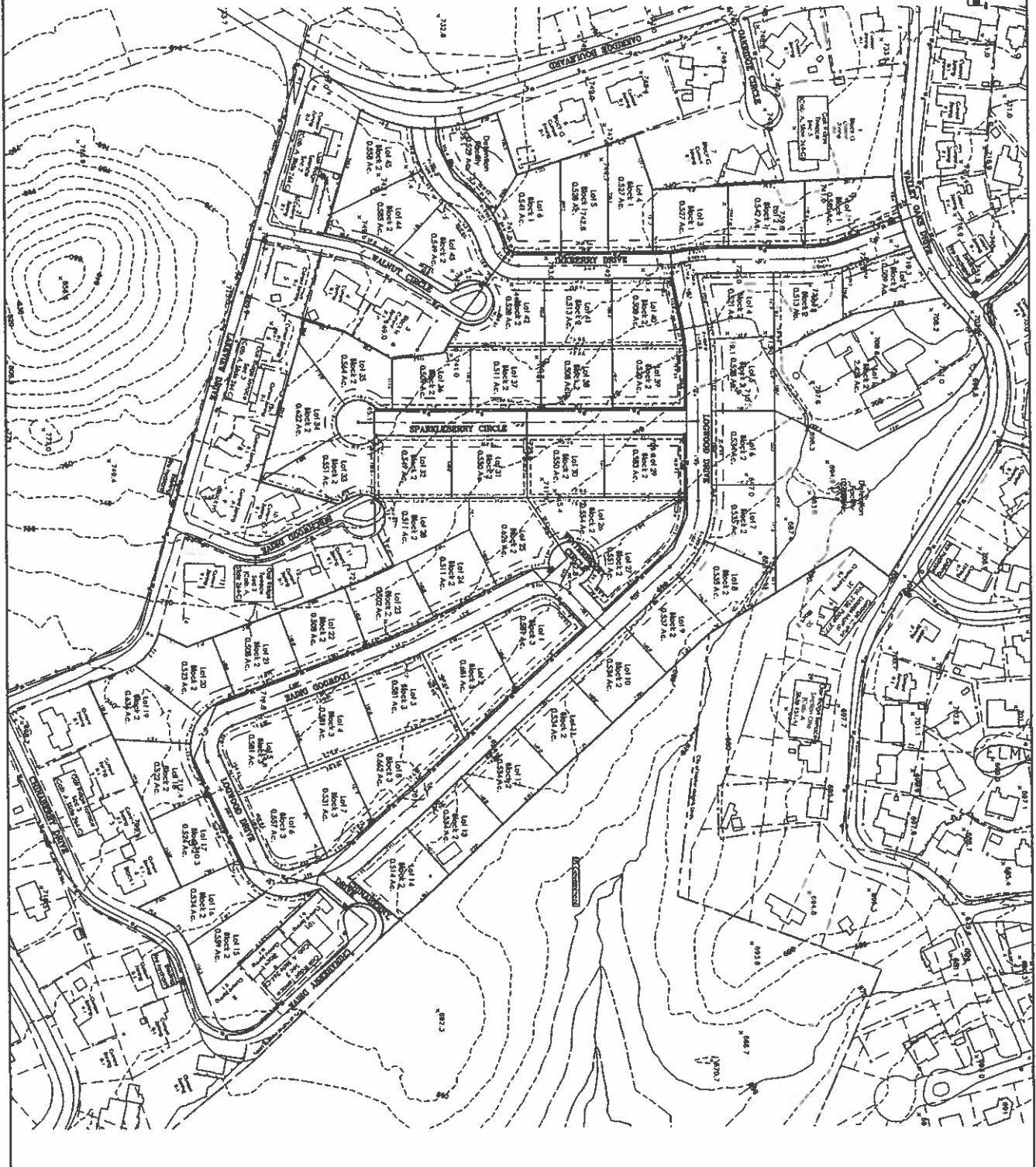
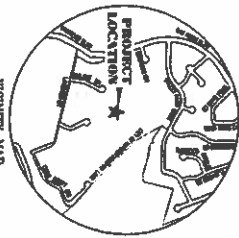
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- NOTES**
1. All dimensions are given in feet and inches.
  2. All lot boundaries are shown with double lines.
  3. All lot areas are given in acres.
  4. All lot dimensions are given in feet and inches.
  5. All lot dimensions are given in feet and inches.

**PROPERTY OWNER**  
 R. J. BORD  
 12345 E. HIGHWAY 17  
 KILGORE, TX 75142

**SURVEYOR/ENGINEER**  
 MITCHELL & ASSOCIATES, INC.  
 P.O. Box 1088  
 Kilgore, TX 75142



**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING & SURVEYING  
 102 N. COLLIER  
 KILGORE, TEXAS 75141  
 PHONE: (254) 634-3941  
 FAX: (254) 634-2141

STATE BOARD OF ARCHITECTURE LICENSE NO. 00000-00  
 STATE BOARD OF SURVEYING LICENSE NO. 00000-00  
 S. E. P. L. S. 2000

**OAKRIDGE TERRACE  
 SECTION FOUR  
 HARKER HEIGHTS, BELL COUNTY, TEXAS**

**CONCEPT PLAN**

DATE	BY	CHKD	APP'D
11-20-00	JWB	JWB	JWB
11-20-00	JWB	JWB	JWB
11-20-00	JWB	JWB	JWB

SHEET 1

STATE OF TEXAS

COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS:

That OAKRIDGE DEVELOPMENT CORPORATION, a Texas corporation, being the sole and only owner of all lots and blocks in OAKRIDGE TERRACE, SECTION THREE (3), Bell County, Texas, does adopt the following restrictions, protective covenants and conditions which are to run with the land and shall be binding on all parties and all persons claiming under it until January 1, 1990, at which time said restrictions, protective covenants and conditions shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then land owners of the lots in said addition has been recorded agreeing to change said covenants in whole or in part:

1. No lot shall be used except for residential purposes. No building shall be altered, placed, erected or permitted to remain on any lot other than one detached single-family dwelling, not to exceed two and one-half stories in height.

2. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to the street than the minimum building set back line unless similarly approved. Approval shall be as provided in paragraphs (9) and (10).

3. No dwelling shall be permitted on any lot in Block G, H, and I unless the ground floor area of the main structure exclusive of open porches and garages, if a single story dwelling, be at least 2,000 square feet. If more than a single story dwelling, the ground floor area shall be at least 1,500 square feet with a total of at least 2,000 square feet in all floors of the structure.

4. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. In any event no building shall be located on any lot nearer than twenty-five (25) feet to the front line or nearer than fifteen (15) feet to any side street line, and no building shall be located nearer than ten (10) feet to any interior line, except that no side yard shall be required for a garage or other permitted accessory building located more than fifty (50) feet from the minimum building setback line. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on any lot to encroach upon another lot.

5. No dwelling shall be erected or placed on any lot having a width of less than fifty-five (55) feet at the minimum setback building line nor shall any dwelling be erected or placed on any lot having an area of less than 6,500 square feet.

CERTIFIED COPY  
DOCUMENT ATTACHED IS A  
TRUE AND CORRECT COPY  
OF THE ORIGINAL ON FILE

JUN 21 2016



*Shelley Costen*  
CO. CLERK, BELL CO. TX

6. Alleys and easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. No buildings or growths shall be constructed or placed upon, over or across the easement strips as shown on the attached map. Said easements are hereby set apart for and reserved to the mutual use and accomodation of public utilities desiring to use same. All or any public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, shrubs, trees, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on those easement strips, and all public utilities shall at all times have the full right of ingress and egress to and from and upon said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, adding to or removing all or part of its respective system, without the necessity of at any time procuring the permission of anyone. However, not more than one (1) row of above ground poles may be placed on any one easement strip, such one row of poles to serve for both telephone and electric lines.

7. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

8. No structure of a temporary character, house-trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently, and no house trailer shall be kept or allowed on any lot at any time and no completed or partially completed structure of any type shall be moved on to any lot and used as a residence, either temporarily or permanently.

9. The architectural control committee is composed of Harry S. Jenkins, Jr., Ella Jenkins, and Allan Hamilton. A majority of the committee may designate a representative to act for it. In the event of the death or resignation of any member of the committee, the remaining members of the committee shall have full authority to designate a successor. Neither the members of the committee nor its designated successors or representatives shall be entitled to any compensation for services performed pursuant to this covenant. At any time the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its power and duties.

10. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representatives fail to approve or disapprove within thirty (30) days after the plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

11. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than five (5) square feet advertising the property for sale or rent or signs used by a builder or developer to advertise the property during the constructing or sales period.

12. No animals, livestock, poultry, or stock of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept, provided they are not kept, bred or maintained on any lot for any commercial purposes.

13. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the disposal or storage of such material shall be kept in a clean and sanitary condition.

14. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations of between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded corner from the intersection of the street property lines extended. The same sight lines limitations shall apply to any lot within ten (10) feet from the intersection of a street property line with the edge of driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such lines.

CERTIFIED COPY  
DOCUMENT ATTACHED IS A  
TRUE AND CORRECT COPY  
OF THE ORIGINAL ON FILE

JUN 21 2016



*Amelia Costan*  
CO. CLERK BELL CO. TX.




15. Enforcement shall be legal proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

16. Violation or failure to comply with the foregoing restrictions, covenants and conditons shall in no way affect the validity of any mortgage, loan or bona fide lien, which may in good faith then be existing upon the above-mentioned property or any lot therein.

17. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

EXECUTED this 29th day of April, 1972.

ATTEST:  
  
Ella Jenkins  
Ella Jenkins, Secretary

OAKRIDGE DEVELOPMENT CORPORATION

By Harry S. Jenkins, Jr.  
Harry S. Jenkins, Jr., President

PIAT BOOK 2  
Page 153

CERTIFIED COPY  
DOCUMENT ATTACHED IS A  
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OF THE ORIGINAL ON FILE  
JUN 21 2016



Audrey Costan  
CO. CLERK: BELL CO., TX

STATE OF TEXAS  
COUNTY OF BELL

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared **Harry W. Jenkins, Jr.**, president of **OAKRIDGE DEVELOPMENT CORPORATION**, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said corporation, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of April, 1972.

*Arthur L. Fowler*  
Notary Public, Bell County, Texas



STATE OF TEXAS  
COUNTY OF BELL

IN THE COMMISSIONERS' COURT  
OF BELL COUNTY, TEXAS

ORDER

The attached and foregoing dedication of OAKRIDGE TERRACE, SECTION NO. 3, subdivision in Bell County, Texas, was presented to the Commissioners' Court in Bell County, Texas, and having been examined and considered by the said Court, the said dedication and the plat of said subdivision attached to and made a part of said dedication is hereby approved save and except the roads thereon which were not accepted as county roads, and subject to this exception, plat was ordered filed in the deed and plat records of Bell County, Texas.

SIGNED AND ENTERED this 29th day of April, 1972.

*H. Harris*  
County Judge, Bell County, Texas

See Plat Book 2  
Page 453 for Plat.

CERTIFIED COPY  
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JUN 21 2016



*Amelley Costan*  
CO. CLERK, BELL CO. TX

STATE OF TEXAS  
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS:

That we, **LUIS M. MORTON, JR.** and **MARI MORTON**, being the owners of the following described property:

Being an easement out of and a part of a tract of land conveyed to Luis M. Morton, Jr. et ux, by Monte R. Fuller, et al, as described in a deed recorded in Vol. 1001, Page 916, Deed Records of Bell County, Texas;

BEGINNING at the northeast corner of the above described tract, said corner being the most northwest corner of the Oakridge Terrace Section #3 Subdivision to Bell County, Texas;

THENCE along the west line of the said subdivision, being the center-line of Lakeview Drive, S. 73° 39' 29" E., 1323.36 feet to a point;

THENCE S. 20° 13' 49" E., 31.12 feet to a point;

THENCE N. 73° 39' 29" W., 1349.91 feet to a point in the south margin of Oakridge Boulevard;

THENCE N. 34° 06' 20" E., 26.25 feet with the south margin of Oakridge Boulevard to the place of beginning, containing 0.767 acres of land;

have caused the above portion of the land to be surveyed and we do declare that this road as above described by metes and bounds is hereby dedicated to the general public, and these lands are hereby dedicated to the general public forever, to be so used as a public road.

EXECUTED this 2nd day of May, 1972.

Witness my hand and the seal of my office this 2nd day of May, 1972, at the city of Bell County, Texas.

Witness my hand and the seal of my office this 2nd day of May, 1972, at the city of Bell County, Texas.

*Luis M. Morton, Jr.*  
Luis M. Morton, Jr.

*Mari Morton*  
Mari Morton

SUBSCRIBED AND SWORN to before me by the said LUIS M. MORTON, JR. and MARI MORTON, on this 2nd day of May, 1972, to certify which witness my hand and seal of office.

Witness my hand and the seal of my office this 2nd day of May, 1972, at the city of Bell County, Texas.

*[Signature]*  
Notary Public, Bell County, Texas

Witness my hand and the seal of my office this 2nd day of May, 1972, at the city of Bell County, Texas.

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JUN 21 2016

FIELD NOTES for a tract of land in Bell County, Texas for Harry S. Jenkins out of and a part of the C. F. W. Bailey Survey, Abstract No. 1021, and the land herein described is a part of that certain tract described as 65.4 acres in a deed from Tom Simmons to Harry S. Jenkins said deed being of record in Vol. 936, Page 444, Deed Records of Bell County, Texas.

BEGINNING at a point in the south line of Valley Oaks Drive an iron pipe therein for the most northerly northeast corner of this.

THENCE S 32° 16' 10" W., 114.93 feet to an iron pipe.

THENCE S. 31° 29' 45" E., 371.31 feet to an iron pipe.

THENCE S. 42° 25' 24" E., 411.29 feet to an iron pipe.

THENCE S. 42° 17' 24" E., 1649.86 feet to an iron pipe for the most easterly southeast corner of this.

THENCE S. 69° 14' 58" W., 628.51 feet to an iron pipe in the south line of Maplewood Drive.

THENCE S 69° 41' 47" W., 423.38 feet along the south margin of Maplewood Drive to an iron pipe for the most southerly corner of this.

THENCE N. 20° 13' 49" W., 379.65 feet to an iron pipe for an ell corner of this, said iron pipe being in the centerline of Lakeview Drive.

THENCE N. 73° 39' 29" W., 1323.36 feet along the centerline of Lakeview Drive to an iron pipe for the most southerly southwest corner of this, said iron pipe being in the east margin of Oakridge Boulevard.

THENCE N. 34° 06' 20" E., 132.90 feet along the east margin of Oakridge Boulevard to the beginning of a curve to the left.

THENCE with the said curve R= 301.71 feet and L= 274.76 feet to the end of the said curve.

THENCE N. 18° 05' 18" W., 727.78 feet along the east margin of Oakridge Boulevard to an iron pipe and the the beginning of a curve to the right.

THENCE along the said curve to the right R= 902.61 feet and L=287.81 feet to the end of the said curve and the beginning of a curve to the right.

THENCE along the said curve to the right R= 12.38 feet and L= 20.95 feet to a point for the end of the said curve, said point being in the south margin of Valley Oaks Drive.

THENCE S 82° 55' 13" E., 303.35 feet along the south margin of Valley Oaks Drive to an iron pipe and the beginning of a curve to the left.

THENCE with the said curve to the left R= 453.38 feet and L= 414.56 feet to the end of the said curve and the beginning of a curve to the right.

THENCE with the said curve to the right R= 245.818 feet and L= 333.46 feet to the end of the said curve.

THENCE S. 57° 35' 11" E., 345.17 feet along the south line of Valley Oaks Drive to the place of beginning, containing 65.4 acres of land.

(certificate attached)

CARRELL WILLIAMS, REGISTERED PUBLIC SURVEYOR NO. 149

GALE E. MITCHELL, REGISTERED PUBLIC SURVEYOR NO. 1802

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JUN 21 2016



Shelley Coston  
CO. CLERK, BELL CO., TX

STATE OF TEXAS 0  
COUNTY OF BELL 0

KNOW ALL MEN BY THESE PRESENTS,  
that I, Roy L. Dunlap, Registered Professional  
Engineer, do hereby certify that I did cause to  
be surveyed on the ground the above described

tract and to the best of my knowledge and belief the said description is true and  
correct.

IN WITNESS THEREOF, my hand and seal, this the 18th day of April, A. D.  
1972.



*Roy L. Dunlap*

Registered Professional Engineer

Plat Book 2  
Page 153

FILED FOR RECORD THIS THE 9 DAY OF MAY, 1972 AT 930, A M.

MRS. RUBY MCKEE, COUNTY CLERK  
BELL COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

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DOCUMENT ATTACHED IS A  
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OF THE ORIGINAL ON FILE

JUN 21 2016



Charley Coston  
CO. CLERK, BELL CO., TX

*Heather Ables* Deputy Clerk

June 28, 2016

To Whom It May Concern:

We are disgusted that the old Oakridge golf course is to be divided into 50 home sites. To squeeze that many homes into such a small acreage is terrible. All this is telling us is that the city is more concerned about potential property revenue than addressing issues and concerns that already exist in this area. This area has been annexed for years but absolutely no improvements have been made to bring it up to city code.

The water system is antiquated, falling apart, and already taxed to its limits. Water pressure is always an issue in the Oakridge subdivision. With the addition of Quail Ridge and now this new housing site the water pressure and overload on the entire system makes it even more deplorable.

There is no viable sewer system. What type will the new homes have? Septic systems with leach fields are illegal and Aerator systems don't work properly, plus they are so smelly.

Rubbish collection has declined due to the size of the area it already services. I am sure with all the new home sites already going into the area plus the addition of the one in Oakridge, we will certainly see changes. Will service and costs remain the same? We have already seen illegal dumping in the area. With the addition of so many homes, this will only get worse.

Harker Heights has always been a desirable area to live and work, especially for families. Our schools, commuting areas, public parks, and low crime are natural attractions. We are quickly losing this quality with such staggering growth. We have already seen a huge climb in traffic congestion, crowding in classroom size and activities, unsafe travel areas for public foot traffic (especially children), police and fire department extended response time (and very limited coverage), plus over-populated parks and play areas. Why wasn't the Oakridge golf course purchase by the city and turned into a public park with hiking trails, or a substation area for police and fire? The only law enforcement out in the subdivision is an occasional daily drive-thru. An emergency call to police requires a 10 to 15 minute response time.

The addition of 50 homes will overburden the area with traffic congestion, speeders, unsafe walking/hiking/riding, and potential crime. What will happen to the wildlife in the area? It is already over-populated and compressed. We are seeing more traffic accidents due to the compression, traffic, and increased speeding (which goes uncontrolled). We live in a 25 mph speed limit area and it is observed by very little vehicular traffic. The addition of low speed bumps or traffic rumble strips might be helpful. Because there is such minimal police coverage, speed limits are continually violated. It is dangerous to both wildlife, children, and human foot traffic. The entire

Oakridge area is devoid of natural trails and/or sidewalks. This is disgraceful and very poor planning.

Traffic flow on Oakridge Boulevard is overburdened, excessive, and congested at present. What will be the flow pattern of 50 homes from the Oakridge golf site? Hopefully, it would have at least 3 exits. Even more, would be better.

This is a small, isolated, and relatively quiet community of predominantly custom built homes with high property values. We would like to see it remain that way.

Respectfully,

Michael, Linda and Jessica (Gegris) Rowell  
3602 Oakridge Blvd  
Harker Hights, TX 76548  
(254) 698-4897

## Leonard Mantey

---

**From:** lightburns@aol.com  
**Sent:** Wednesday, June 29, 2016 11:13 AM  
**To:** Leonard Mantey  
**Subject:** Oakridge Golf Course Development

Dear Mr. Mantey,

When we spoke you told me that the old golf course is zoned residential and new houses could be constructed there.

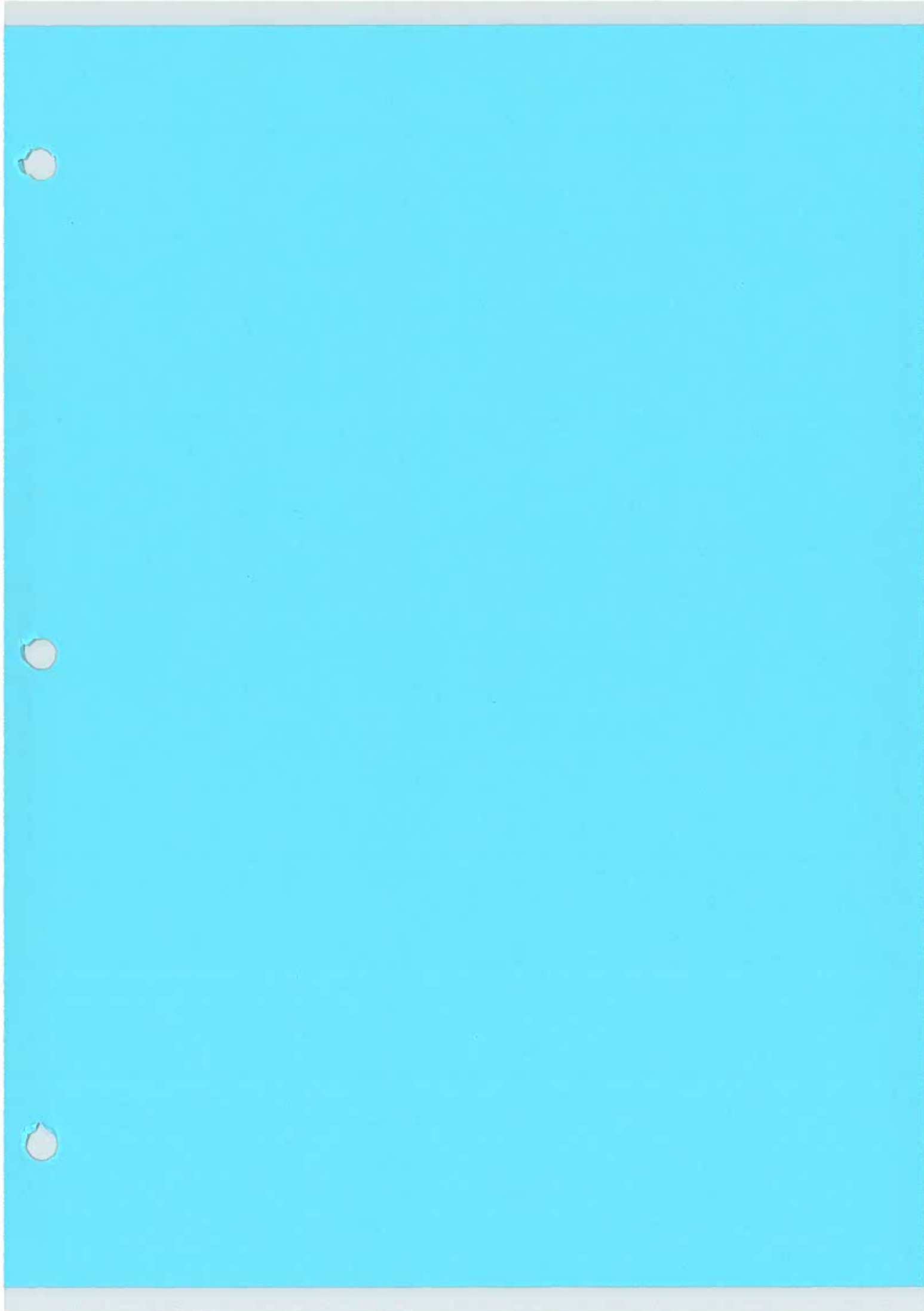
I have some concerns that I would like to have addressed:

- 1) When it rains the area located at the southwest corner of the golf course drains directly through the middle of my back yard, around my house to the front yard and eventually drains through the drainage culvert under Chinaberry Circle. When the water pipe breaks on Birchwood Circle, which happens every year or so, it also drains into my yard. With new homes requiring septic systems I do not want this draining through my yard!
- 2) It seems that in Harker Heights new homes are allowed without the thought of increased traffic. I would like this addressed before building is allowed--especially the congestion that this will create at Fuller Lane and Stillhouse Lake Road.
- 3) Has any one contacted KISD concerning the possible influx on students at Skipsha Elementary, Union Grove Middle School, and Harker Heights High School?
- 4) Although it is never a consideration of elected officials--there is a lot of wildlife in this area (fox, owls, hawks, squirrels, jack rabbits, deer, etc.). When Tuscan Meadows was built there were many animals killed due to increase traffic. I would like to know who is going to come out and remove the dead animals. Will this be Harker Heights Animal Control?
- 5) There is a neighborhood covenant for Oakridge Terrace that was executed on April, 29, 1972. It was signed by Judge Harris, a then county judge on this date. It sets forth the requirement for building in our subdivision. To the best of my and my neighbors knowledge, this covenant is still in force and should be followed. It was filed for record on May 9, 1972 at the Bell County Courthouse with an automatic renewal for successive 10 year periods.

Respectfully submitted,

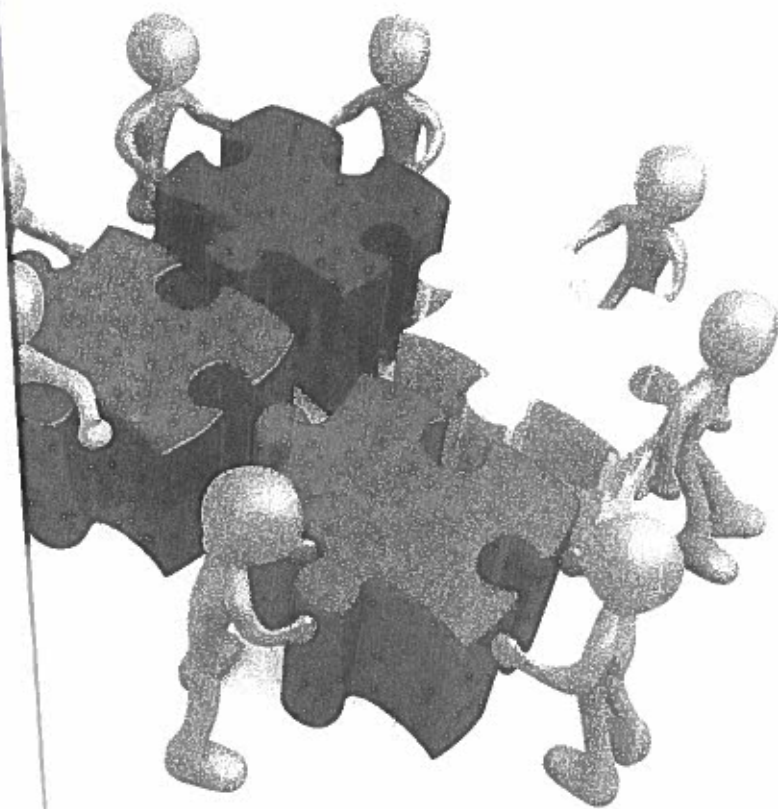
Joyce Burns  
Homeowner  
2100 Chinaberry Circle  
Oakridge Terrace  
Harker Heights, TX  
254-698-6892





*The Bright Star Of  
Central Texas*

# Harker Heights



**P & WORKSHOP**

**WEDNESDAY**

**JULY 27, 2016**



REQUEST TO ADDRESS AN ITEM ON THE AGENDA  
AT THE PLANNING AND ZONING MEETING OF THE  
CITY OF HARKER HEIGHTS

DATE: 7/27/16

AGENDA ITEM: Golf course construction

Print Name Edward Freeman

Address 3100 Oakridge Blvd  
Harker Heights Texas 76548

Phone Number 256-529-1145

Cell Phone Number same

E-Mail Address lled256@gmail.com

Comments: 51% to change subdivision  
deeds & restrictions of Bell country

Edward Freeman

Signature

*Please give this completed form to the Secretary (prior to the meeting, if possible).  
Responses will be limited to three (3) minutes.*

REQUEST TO ADDRESS AN ITEM ON THE AGENDA  
AT THE PLANNING AND ZONING MEETING OF THE  
CITY OF HARKER HEIGHTS

DATE: 7-27-2016

AGENDA ITEM: CP16-01

Print Name Ryan Turck

Address 1902 Lake View Dr.

Phone Number 254 681 8780

Cell Phone Number Same

E-Mail Address ryan.turck@yachar.com

Comments: Drainage

Houses not sold

community

Why people moved to HH in the first place-

No sign

Ryan C. Turck

Signature

**Please give this completed form to the Secretary (prior to the meeting, if possible).  
Responses will be limited to three (3) minutes.**

REQUEST TO ADDRESS AN ITEM ON THE AGENDA  
AT THE PLANNING AND ZONING MEETING OF THE  
CITY OF HARKER HEIGHTS

DATE: 7-27-16

AGENDA ITEM: Golf Course Re-zoning

Print Name Patrick Turck

Address 1902 Lakeview Dr.  
HHTX

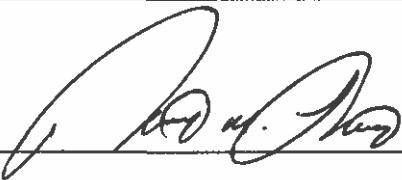
Phone Number 254-681-2224

Cell Phone Number \_\_\_\_\_

E-Mail Address patrickturck@yahoo.com

Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_

Signature

*Please give this completed form to the Secretary (prior to the meeting, if possible).  
Responses will be limited to three (3) minutes.*

REQUEST TO ADDRESS AN ITEM ON THE AGENDA  
AT THE PLANNING AND ZONING MEETING OF THE  
CITY OF HARKER HEIGHTS

DATE: 7-27-16

AGENDA ITEM: CP 16-01

Print Name Teresa Anderson

Address 3511 Oakridge Blvd  
Harker Heights

Phone Number 254-220-3734

Cell Phone Number Same

E-Mail Address TLanderson@era.com

Comments: property value, water

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Teresa Anderson

Signature

**Please give this completed form to the Secretary (prior to the meeting, if possible).  
Responses will be limited to three (3) minutes.**

REQUEST TO ADDRESS AN ITEM ON THE AGENDA  
AT THE PLANNING AND ZONING MEETING OF THE  
CITY OF HARKER HEIGHTS

DATE: 27 Jul 2016

AGENDA ITEM: CE 16-01

Print Name Boore, LeeAnn

Address 4314 Tahuaya Dr  
Harker Hgts

Phone Number 254-423-2058

Cell Phone Number 254-698-4099

E-Mail Address lboore2@hotmail.com

Comments:  
\* Water Pressure \*  
\* Fire hazards  
\* Access  
\* Property value

A Boore

Signature

*Please give this completed form to the Secretary (prior to the meeting, if possible).  
Responses will be limited to three (3) minutes.*



REQUEST TO ADDRESS AN ITEM ON THE AGENDA  
AT THE PLANNING AND ZONING MEETING OF THE  
CITY OF HARKER HEIGHTS

DATE: \_\_\_\_\_

AGENDA ITEM: CP 1601

Print Name KEVIN OBRIEN

Address 1808 VALLEY OAKS

Phone Number 698-7056

Cell Phone Number \_\_\_\_\_

E-Mail Address kobrien1@hof.mt.com

Comments: question about promises

Kevin O'Brien

Signature

*Please give this completed form to the Secretary (prior to the meeting, if possible).  
Responses will be limited to three (3) minutes.*

REQUEST TO ADDRESS AN ITEM ON THE AGENDA  
AT THE PLANNING AND ZONING MEETING OF THE  
CITY OF HARKER HEIGHTS

DATE: 6-27-16

AGENDA ITEM: CP 16-01

Print Name John Smallwood

Address 2113 Chimney Circle  
Harker Heights TX

Phone Number 6984003

Cell Phone Number \_\_\_\_\_

E-Mail Address JSmallwood13@gmail.com

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature

*Please give this completed form to the Secretary (prior to the meeting, if possible).  
Responses will be limited to three (3) minutes.*

REQUEST TO ADDRESS AN ITEM ON THE AGENDA  
AT THE PLANNING AND ZONING MEETING OF THE  
CITY OF HARKER HEIGHTS

DATE: 7/27/16

AGENDA ITEM: OakRidge Subdivision

Print Name Kim Van Riper

Address 3414 Juniper Dr.  
Harker Heights

Phone Number 254-681-5686

Cell Phone Number \_\_\_\_\_

E-Mail Address Kimberlyvanriper@yahoo.com

Comments: Have a print out of petition signatures

Kim Van Riper

Signature

**Please give this completed form to the Secretary (prior to the meeting, if possible).  
Responses will be limited to three (3) minutes.**

REQUEST TO ADDRESS AN ITEM ON THE AGENDA  
AT THE PLANNING AND ZONING MEETING OF THE  
CITY OF HARKER HEIGHTS

DATE: 27 July 2016

AGENDA ITEM: NEW HOMES IN OAKENIDGE

Print Name GREGORY COOK

Address 3009 WILLOWOOD DR

Phone Number 254-247-1892

Cell Phone Number 254-702-2680

E-Mail Address GCOOKIE16@YAHOO.COM

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

  
Signature

*Please give this completed form to the Secretary (prior to the meeting, if possible).  
Responses will be limited to three (3) minutes.*

REQUEST TO ADDRESS AN ITEM ON THE AGENDA  
AT THE PLANNING AND ZONING MEETING OF THE  
CITY OF HARKER HEIGHTS

DATE: 8-27-2016

AGENDA ITEM: Golf Course

Print Name Rick Robinson

Address 3022 Oakwood Dr

Phone Number 254-368-6252

Cell Phone Number same

E-Mail Address oborski2@msn.com

Comments: water, city promises, roadways etc.

Rick Robinson

Signature

**Please give this completed form to the Secretary (prior to the meeting, if possible).  
Responses will be limited to three (3) minutes.**