



**JULY 7, 2020**

**3:00 P.M.**

**CITY COUNCIL  
WORKSHOP AGENDA**





**NOTICE OF WORKSHOP OF THE CITY COUNCIL OF  
THE CITY OF HARKER HEIGHTS, TEXAS  
VIA TELECONFERENCE**

*The City of Harker Heights*  
305 Miller's Crossing  
Harker Heights, Texas 76548  
Phone 254/953-5600  
Fax 254/953-5614

Notice is hereby given that, beginning at 3:00 p.m. on Tuesday, July 7, 2020, and continuing from day to day thereafter if necessary, the City Council of the City of Harker Heights, Texas, will conduct a telephonic workshop meeting 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**

**Mayor**  
Spencer H. Smith

**Mayor Protem**  
Michael Blomquist

**City Council**  
Jennifer McCann  
Jackeline Soriano Fountain  
John Reider  
Jody Nicholas

**I. Roll Call:**

**II. Presentations by Citizens:**

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

**III. New Business:**

1. Receive and discuss a presentation by Fort Hood Area Habitat for Humanity regarding the proposed partnership to build a new community in the north-west area of Harker Heights, Texas. (City Manager)
2. Receive and discuss a presentation by Tembel Developments, LLC regarding the development of an RV Resort located at 12025 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas. (Planning and Development Director).

**IV. Adjournment:**

I hereby certify that the above notice of meeting was posted on the window board of City Hall, City of Harker Heights, Texas, a place readily accessible to the general public at all times, on the 2<sup>nd</sup> day of July 2020 by 2:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Juliette Helsham  
City Secretary

**The public may participate remotely in this meeting by dialing-in using the toll-free number: (866) 899-4679 and use Access Code: 459-066-301.**

**To join the meeting from your computer, tablet or smartphone, use the following meeting link: <https://global.gotomeeting.com/join/459066301>**

**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 City Secretary's Office. When submitting your written questions or comments, you must include your Name and Address. Agenda packet and recording of the telephonic meeting will be available on the City of Harker Heights website at [www.ci.harker-heights.tx.us](http://www.ci.harker-heights.tx.us).**

*"This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 254-953-5600, or FAX 254-953-5614, or email [jhelsham@harkerheights.gov](mailto:jhelsham@harkerheights.gov) for further information."*

*"Pursuant to Chapter 551 of the Government Code the City Council reserves the right to go into Closed Meeting on any item listed above if deemed necessary."*





## COUNCIL MEMORANDUM

# AGENDA ITEM # III-1

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FROM: THE OFFICE OF THE CITY MANAGER

DATE: JULY 7, 2020

**RECEIVE AND DISCUSS A PRESENTATION BY FORT HOOD AREA HABITAT FOR HUMANITY REGARDING THE PROPOSED PARTNERSHIP TO BUILD A NEW COMMUNITY IN THE NORTH-WEST AREA OF HARKER HEIGHTS, TEXAS.**

**EXPLANATION:**

The Fort Hood Area Habitat for Humanity has developed a plan to build a community in the north-west area of Harker Heights on undeveloped land owned by the City of Harker Heights to serve disabled and homeless Veterans.

The proposed Harker Heights community will be 16-19 single family homes (1 Bed/1 Bath up to 4 Bed/2.5 Bath) with the plan to include a neighborhood park with a small playground and community pavilion for residents. Curb and sidewalks along the street will also be included in the community plan.

The Fort Hood Area Habitat for Humanity is requesting the City of Harker Heights consider the following project cost reduction by waiving the following fees:

- Building permit estimated fees = \$6,500
- Water and sewer tap estimated fees = \$23,000

The proposed project reduction represents a total estimated value of \$29,500 which equates to approximately \$1,840 per unit based on 16 homes.

**RECOMMENDATION:**

None.

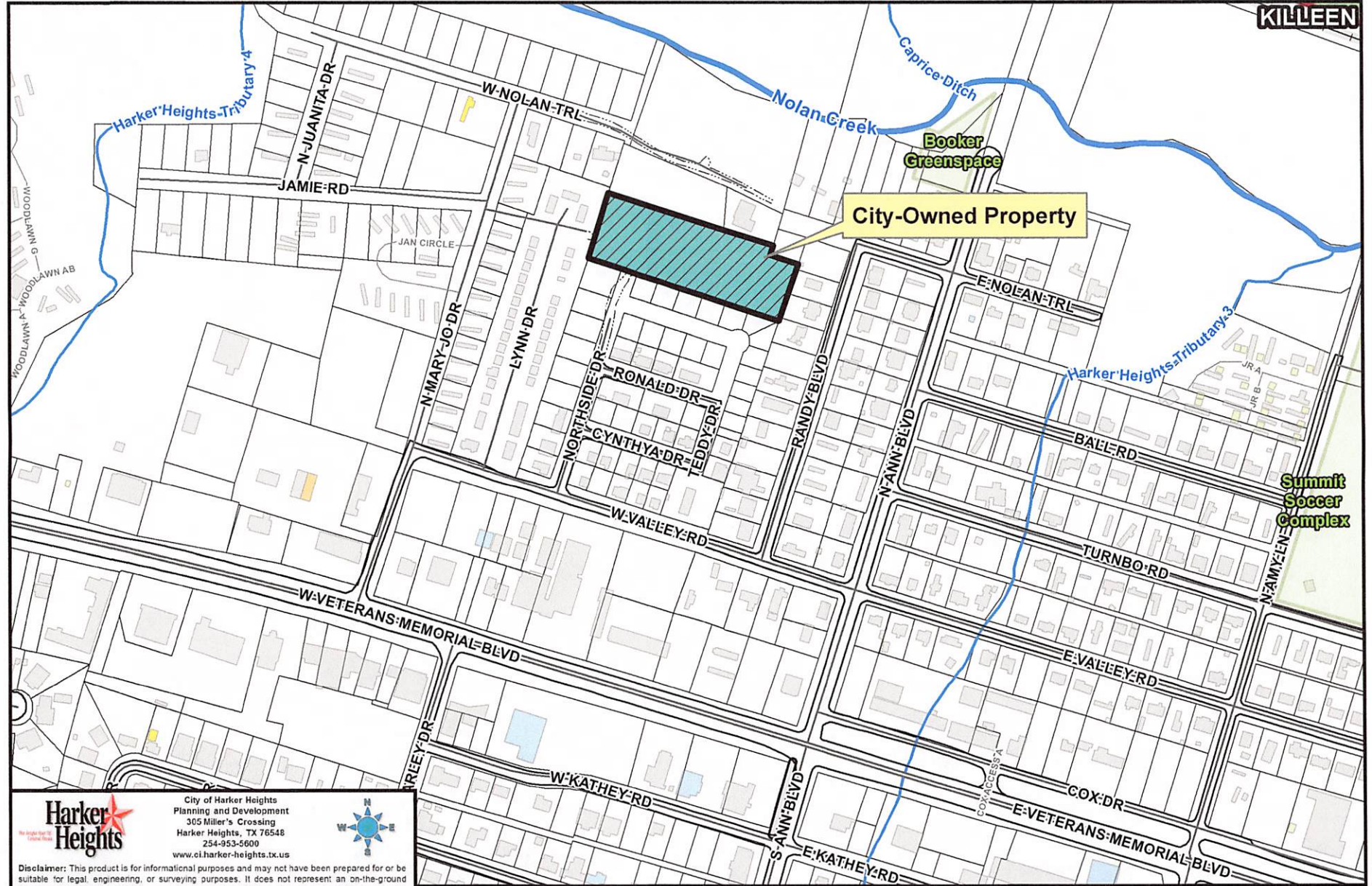
**ATTACHMENTS:**

1. Map of City Owned Property
2. PowerPoint



Map Date: 6/30/2020

# City-Owned Property



City of Harker Heights  
Planning and Development  
305 Miller's Crossing  
Harker Heights, TX 76548  
254-953-5600  
[www.ci.harker-heights.tx.us](http://www.ci.harker-heights.tx.us)

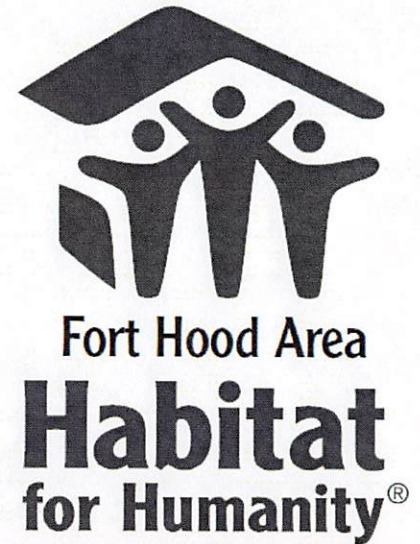


Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user 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.

0 200 400 800 1,200 1,600 Feet



# PROPOSED PARTNERSHIP TO BUILD NEW COMMUNITY IN NORTH-WEST HARKER HEIGHTS



**BUILDING  
STRENGTH,  
STABILITY,  
SELF-RELIANCE  
AND SHELTER  
FOR CENTRAL  
TEXANS**

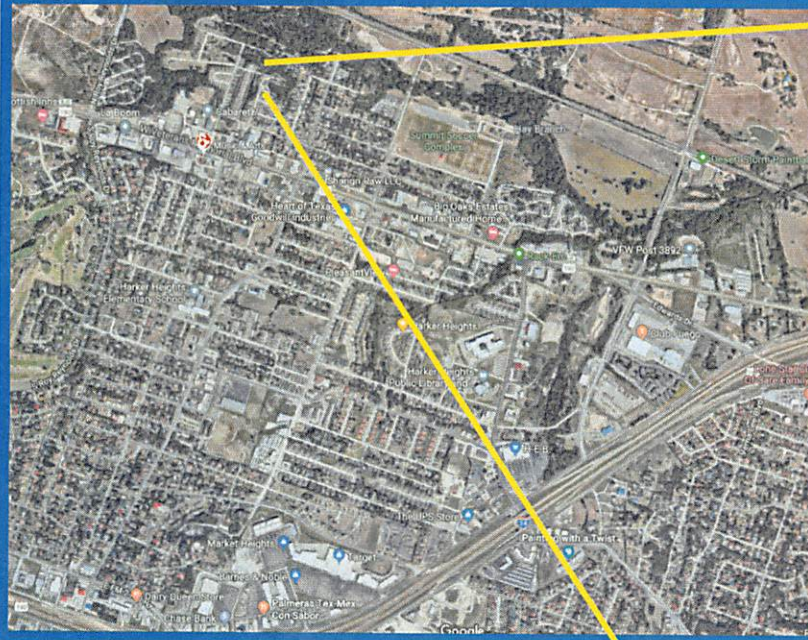


# PURPOSE OF COMMUNITY

- This Habitat community provides a model for public/private and non-profit partners to come together and build extremely affordable homes for citizens and veterans.
- Opportunities are available for cities to use public and private funds to provide a homeownership opportunity to revitalize their community and facilitate a new community.
- Sponsors, volunteers, and donated materials/labor will come together to produce an extremely affordable home that Central Texans can own and live in the remainder of their lives.



# PROPOSED LOCATION IN HARKER HEIGHTS



Northwest Harker Heights







Current status of empty lot owned by City of Harker Heights



Proposed future of empty lot  
Single Family Homes



Together  
we can  
revitalize  
Harker  
Heights,  
one street  
at a time.

Building  
Strength,  
Stability, and  
Self-Reliance  
for Central  
Texans



**Artist rendition of the Temple Community Recently completed  
by FHA Habitat for Humanity**



LEE CROSSLEY VETERANS COMMUNITY  
HONOR LANE



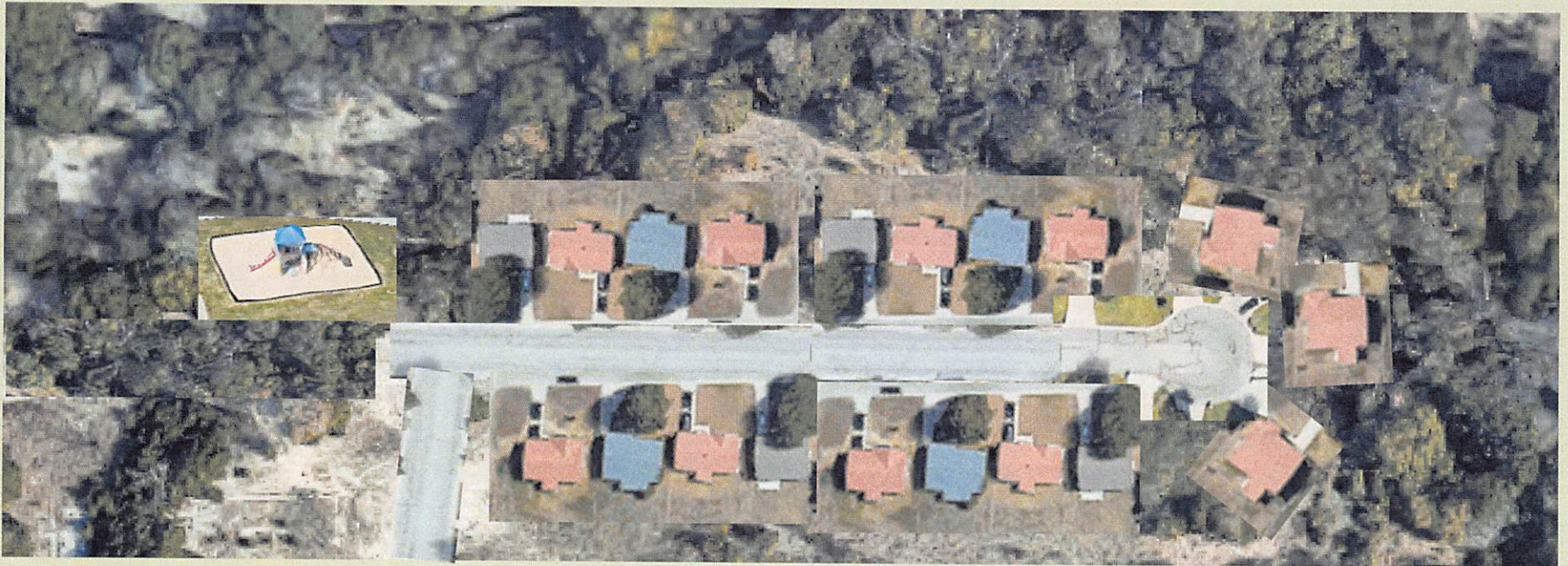
Each home is platted  
for ownership, with a  
shared wall  
agreement

**Serving disabled and homeless Veterans. 2.5 acre lot**

**Unlike the Lee Crossley Community above, this Harker Heights community will be single family homes, instead of duplexes. We will also be able to build a small playground/community pavilion for the residents**



# ROUGH DRAFT OF SKYVIEW



Shown are 19 homes with a single road & cul-de-sac. On the east end of the road there is a small playground for the community. Actual neighborhood will be based on a site visit. Main road of entrance will connect to Northside Drive in from the south.



# COMMUNITY COSTS

- This project cost, including infrastructure, is approximately \$1.3 million
- Habitat for Humanity will use a construction loan to facilitate moving forward with the construction
- Mixing volunteers with contractors, the project will build ahead of traditional Habitat build timeframes
- Habitat is requesting partnership through FHLBank Dallas and partner bank (Extraco or First National Bank Texas) to facilitate up to \$500,000 funding grant
- FHA Habitat has already received a pledge of \$150,000 grant for our next community from a national bank



# COMMUNITY FEATURES & SUSTAINABILITY

- Vinyl double pane window with half screen
- Energy Star efficiency water heater
- Water saving commode design
- Prewired for phone/TV
- Open concept with double front windows for natural light
- Energy-Star efficient appliances
- Turn back vents to allow heat escape
- Flood lights on exterior for safety
- Built with Aging in Place concepts
- This community revitalization would spark others to continue
- Community mailbox system
- Concrete based siding (hardi-plank)  
Mixed with brick or limestone
- Central air & heat (Energy Star)
- Ceiling fans, living and bedrooms
- Community playground (HH)
- Sheathing and house wrap behind thick/siding
- R-38 blown insulation in attic
- Curbs and sidewalk along street
- Site will allow 16 - 19 Single family homes (1 bed/1 bath up to 4 bed/ 2.5 bath)



# BENEFITS TO PARTNERING WITH HABITAT FOR HUMANITY

- Empty lot currently provides \$0 in tax income, new homes will generate additional tax income with 16-19 new homeowners
- Several families experience decrease in debt
- Over 90% of Habitat homeowners become first-time voters
- Habitat families enjoy improved physical and mental health as well as improved grades in school, thanks to a much improved living situation



# Request your Consideration:

## ✂ Request Harker Heights City Council Support

- ✂ Request City to donate the 2.8 acre land for this project
  - ✂ Increases grant requests through “matching”
- ✂ Request a Resolution, supporting this Community Project
  - ✂ Strengthens Habitat for Humanity’s grant requests
  - ✂ Shows support of project when proposal is provided to TDHCA (TX Dept. of Housing & Community Affairs)
- ✂ Request City Staff pledge to process expedited final plat for completion
- ✂ City Community Development assist in Grant writing

# **Request additional Consideration:**

**FHAHFH humbly requests the City of Harker Heights  
consider the following project cost reduction:**

**Waiver of the following fees:**

**Building permit fees (total estimated in the amount of \$6,500)**

**Water and sewer tap fees (total estimated in the amount of \$23,000)**

**The above proposed project reduction represents a total estimated value of \$29,500  
or approximately \$1,840 per unit (based on 16 homes).**

**This cost reduction (forgiven/donated fees) will also be used in grant requests to  
match these funds further.**



■ Questions/Comments?



Fort Hood Area  
**Habitat**  
for Humanity®



**TWENTY-FIVE**  
YEARS OF  
STRENGTH • STABILITY  
& SELF-RELIANCE





## COUNCIL MEMORANDUM

**Z20-13**

**AGENDA ITEM # III-2**

FROM: THE OFFICE OF THE CITY MANAGER

DATE: JULY 7, 2020

RECEIVE AND DISCUSS A PRESENTATION BY TEMBEL DEVELOPMENTS, LLC REGARDING THE DEVELOPMENT OF AN RV RESORT LOCATED AT 12025 E. KNIGHTS WAY (E. FM 2410), HARKER HEIGHTS, BELL COUNTY, TEXAS.

**EXPLANATION:**

Tembel Developments, LLC, the current owners of the Basin RV Resort located along E. FM 2410 within the city's ETJ are seeking to open a second resort in the city limits. The proposed location is a 14.908-acre tract of land at 12025 E. Knights Way (E. FM 2410), the site of a former manufactured home park. The developer wishes to build an upscale RV resort which would provide recreational vehicle camping, vacation cabin rentals, and various amenities, such as an indoor heated pool. Currently, the site is zoned R-1 (One Family Dwelling District), and the applicants are seeking to rezone the property to PD-B (Planned Development – Business District).

This development would be the second proposed RV resort in the city, as a PD-B (Planned Development – Business District) rezoning of the Woodlawn Mobile Home Park was approved on June 11, 2019. The 2019 PD-B rezoning of the Woodlawn Mobile Home site was approved unanimously by both the Planning & Zoning Commission (P&Z) and the City Council.

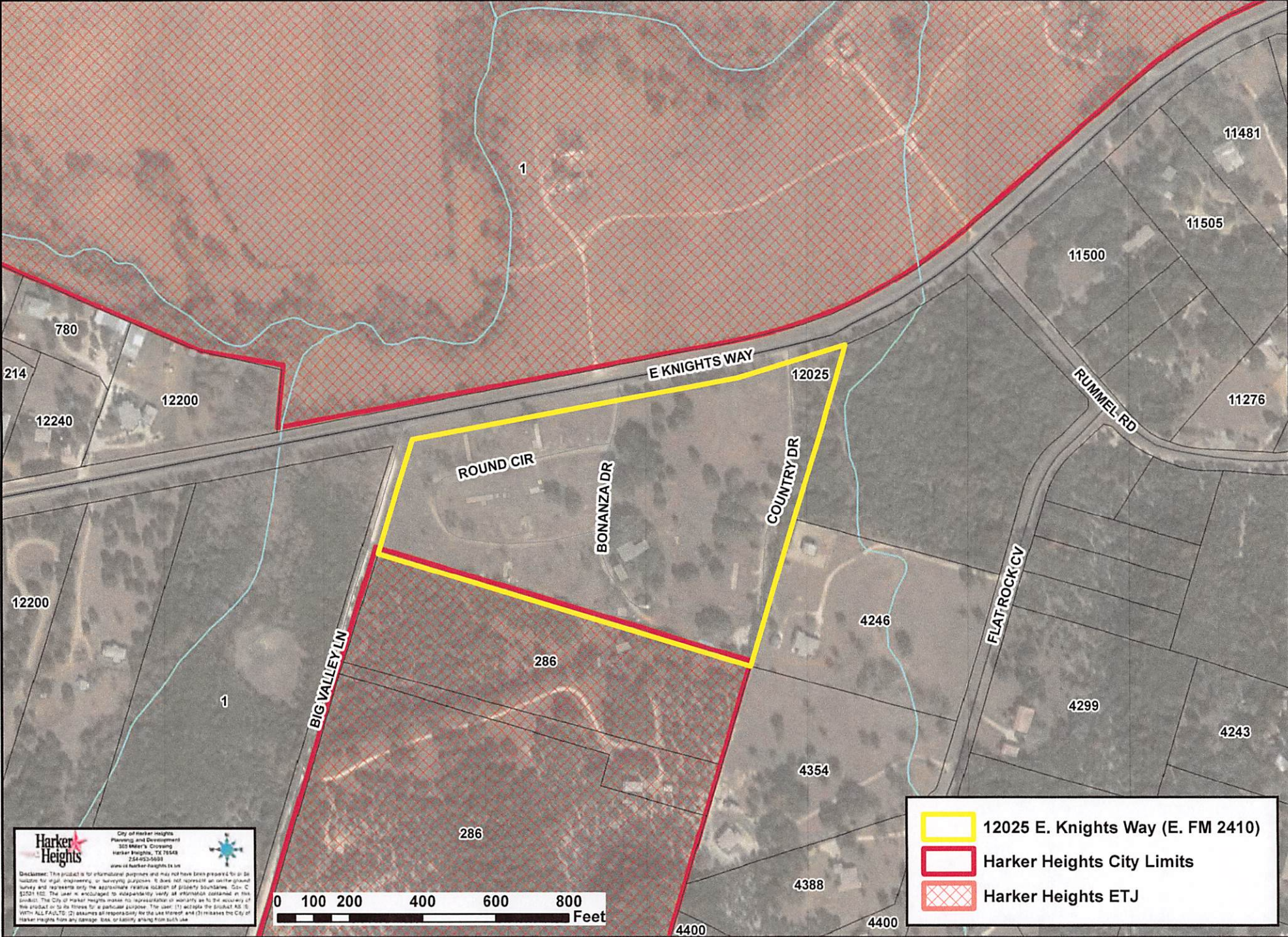
Following a public hearing held on June 24, 2020, the Planning and Zoning Commission's motion to recommend approval to change the zoning designation from R-1 (One Family Dwelling District) to PD-B (Planned Development Business District) on property generally located at 12025 E. Knights Way (E. FM 2410) failed approval by a vote of 2-4. Because the recommendation to change the zoning of the property was not approved by the P&Z, per §155.212(D)(2) of the City of Harker Heights Code of Ordinances, a zoning district change will require a three-fourths (super-majority) approval vote from the City Council.

The applicant is therefore requesting an opportunity to workshop this development with the Council before it comes before a public hearing on July 14, 2020 for a final decision.

**ATTACHMENTS:**

1. Location Map
2. Site Plan
3. Proposed PD-B Conditions
4. PowerPoint

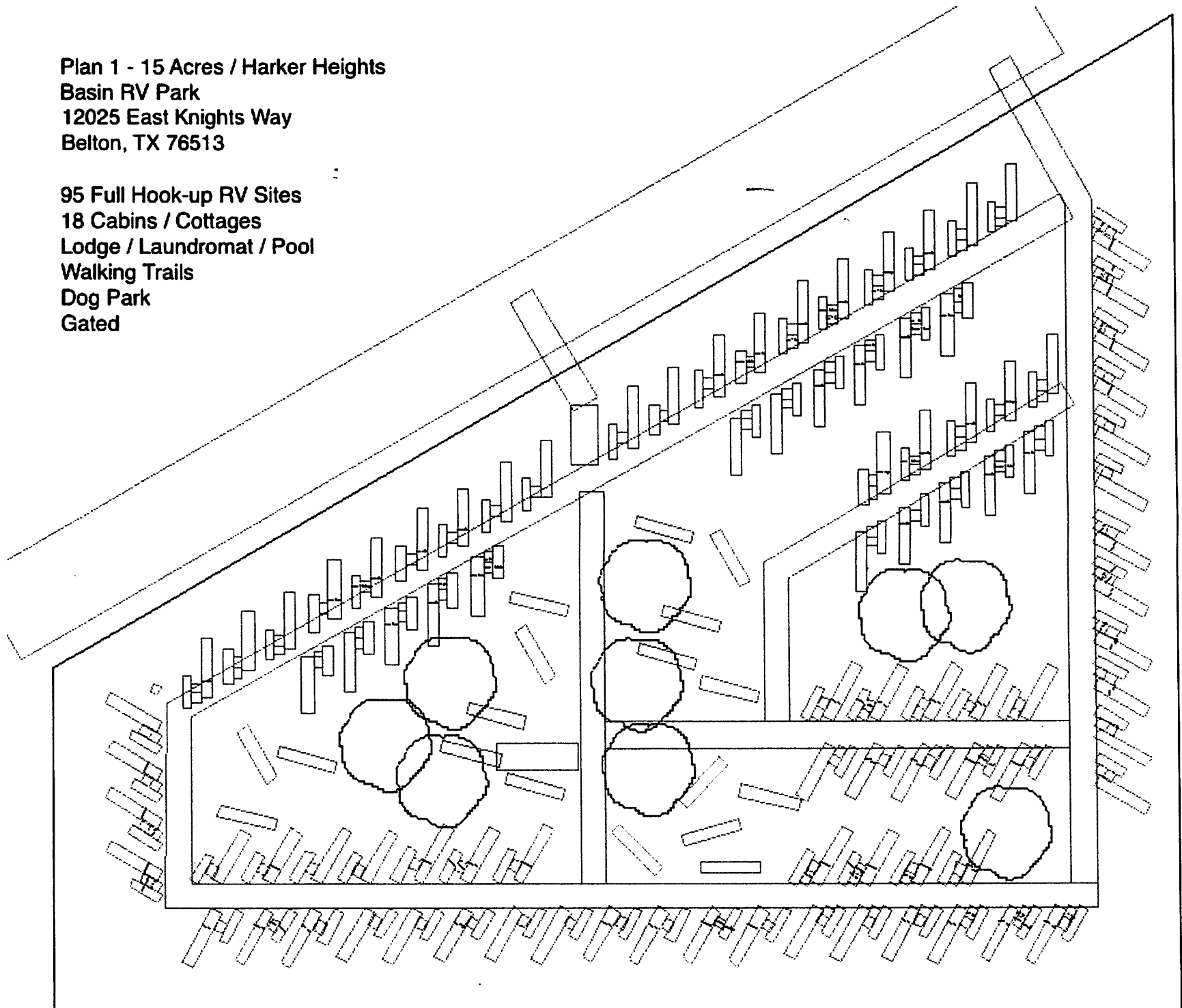






**Plan 1 - 15 Acres / Harker Heights**  
**Basin RV Park**  
12025 East Knights Way  
Belton, TX 76513

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





# 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.





# Workshop Topics

- 15 Acres - Location - 12025 E. Knights Way / FM 2410
- Purpose - Development of RV Resort with permanent structured lodging and premium RV sites.
- Resort amenities include: Indoor/outdoor pools, onsite convenience store, walking trails, dog park, recreation facility, gated 24 hour security, full bath and laundry facilities.
- Taxes include: Property, sales, and hospitality
- Increasing market demand for high-end RV resorts
- RV ownership increasing faster than accommodation availability





Located at the Edge of City Limits

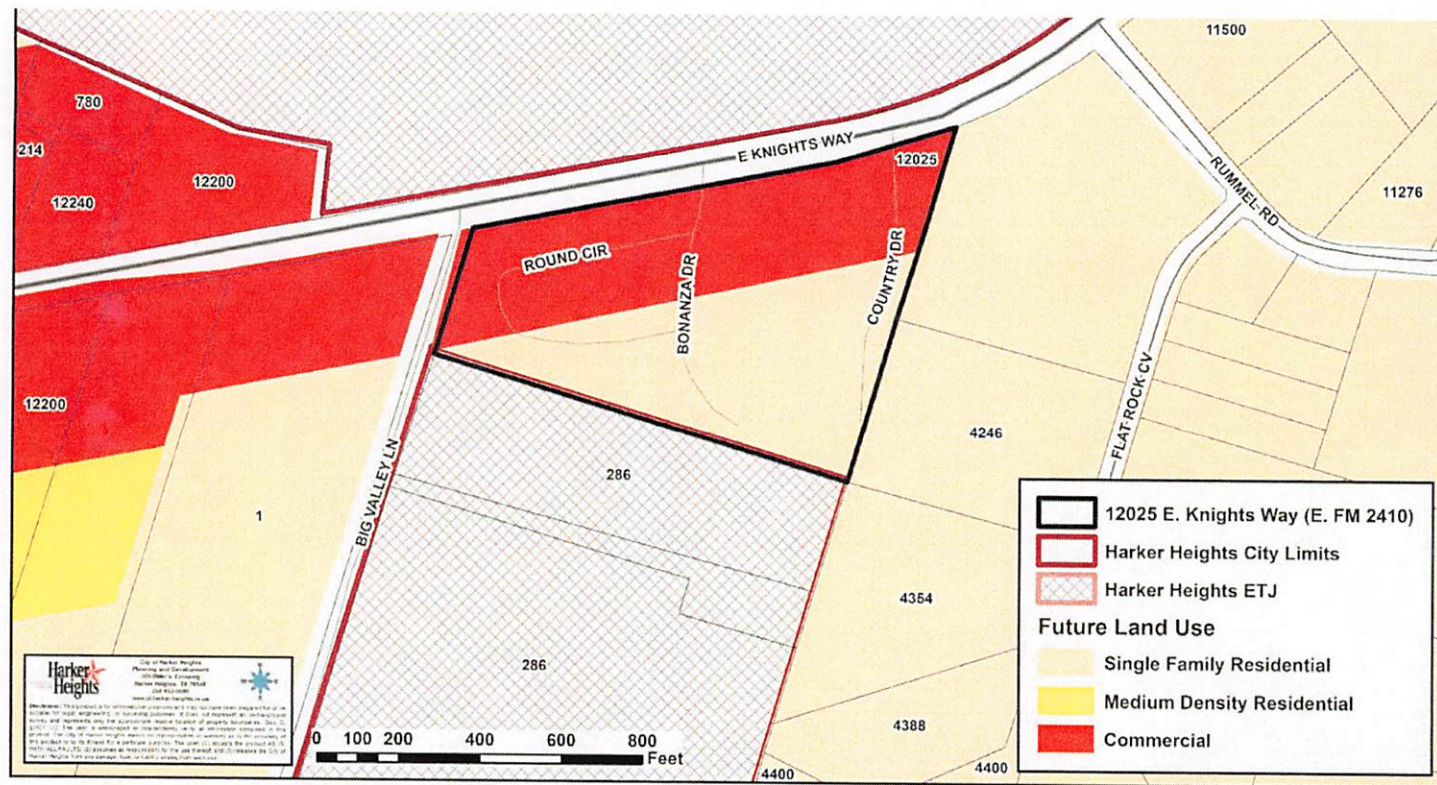




# Land Use



- Prior land use: Mobile home park
- Current Zoning: R1 (Annexed at this rating)
- Future Use Plan: Commercial and residential





# Desirability



- Landscape with views, mature oaks, and seclusion at base of surrounding hills
- Vacationers require clean, safe, and quiet space
- Eastern edge of city limits offering a countryside experience
- Close proximity to Commerce: Retail, Restaurants, Attractions
- Close proximity to Lakes and Surrounding Parks
- Sewer, Water, and Electric available<sup>4</sup>



# Property Value Impact



- Surrounding Land Values not negatively impacted
- All properties around Basin RV Resort have increased in value since development of park
- Basin construction began in 2018 and opened April 2019



# Basin RV Resort



- Located on FM 2410
- 9.9 Acres
- Assessed Value up over \$500,000

## Property Details

Account	
Property ID:	127180
Legal Description:	A0379BC J HUGHS, 22, ACRES 9.984
Geographic ID:	0523820001
Agent:	
Type:	Real
Location	
Address:	10502 FM 2410 BELL COUNTY RURAL, TX
Map ID:	44B04
Neighborhood CD:	CKIL01QRP

## Property Roll Value History

[↑ Back to Top](#)

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	\$450,638	\$134,800	\$0	\$585,438	\$0	\$585,438
2019	\$184,988	\$84,000	\$0	\$268,988	\$0	\$268,988
2018	\$0	\$42,545	\$0	\$42,545	\$0	\$42,545
2017	\$0	\$41,992	\$0	\$41,992	\$0	\$41,992



# Property to West



- Property Adjacent to the west
- 9.4 Acres
- Assessed Value up 63%

## Property Details

### Account

Property ID:	123146
Legal Description:	A0379BC J HUGHS, 22, ACRES 10.000
Geographic ID:	0523820000
Agent:	
Type:	Real

### Location

Address:	10578 FM 2410 BELL COUNTY RURAL, TX
Map ID:	44B04 A07
Neighborhood CD:	LKILHHRURC

## Property Roll Value History

[↑ Back to Top](#)

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	\$0	\$135,000	\$0	\$135,000	\$0	\$135,000
2019	\$0	\$92,000	\$0	\$92,000	\$0	\$92,000
2018	\$0	\$83,000	\$0	\$83,000	\$0	\$83,000
2017	\$0	\$83,000	\$0	\$83,000	\$0	\$83,000



# Property to East



- Property Adjacent to the East
- 10 Acres
- Assessed Value up 410%

## Property Details

### Account

Property ID:	127181
Legal Description:	A0379BC J HUGHS, 22-2, ACRES 9.39
Geographic ID:	0523820201
Agent:	
Type:	Real

### Location

Address:	FM 2410 BELL COUNTY RURAL, TX
Map ID:	44B04 A46
Neighborhood CD:	RKILHHRUR1

## Property Roll Value History

[↑ Back to Top](#)

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	\$1,600	\$127,338	\$0	\$128,938	\$0	\$128,938
2019	\$1,760	\$79,678	\$0	\$81,438	\$0	\$81,438
2018	\$1,600	\$39,950	\$0	\$41,550	\$0	\$41,550
2017	\$1,600	\$39,950	\$0	\$41,550	\$0	\$41,550



# Property to North



- Property Adjacent to the North
- 207 Acres
- Land Value up over 100%

Property Details	
Account	
Property ID:	21976
Legal Description:	A0379BC J HUGHS, 23, ACRES 207.37
Geographic ID:	0523750000
Agent:	
Type:	Real
Location	
Address:	HWY 190 BELL COUNTY RURAL, TX
Map ID:	44B02 A26
Neighborhood CD:	LKILNORURL

Property Roll Value History							<a href="#">↑ Back to Top</a>
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed	
2020	\$0	\$1,340,263	\$12,857	\$12,857	\$0	\$12,857	
2019	\$0	\$647,867	\$25,507	\$25,507	\$0	\$25,507	
2018	\$0	\$578,452	\$23,640	\$23,640	\$0	\$23,640	
2017	\$0	\$578,452	\$23,848	\$23,848	\$0	\$23,848	



# Property To South



- Property across street to the South
- 3.7 Acres
- Land Value up over 100%

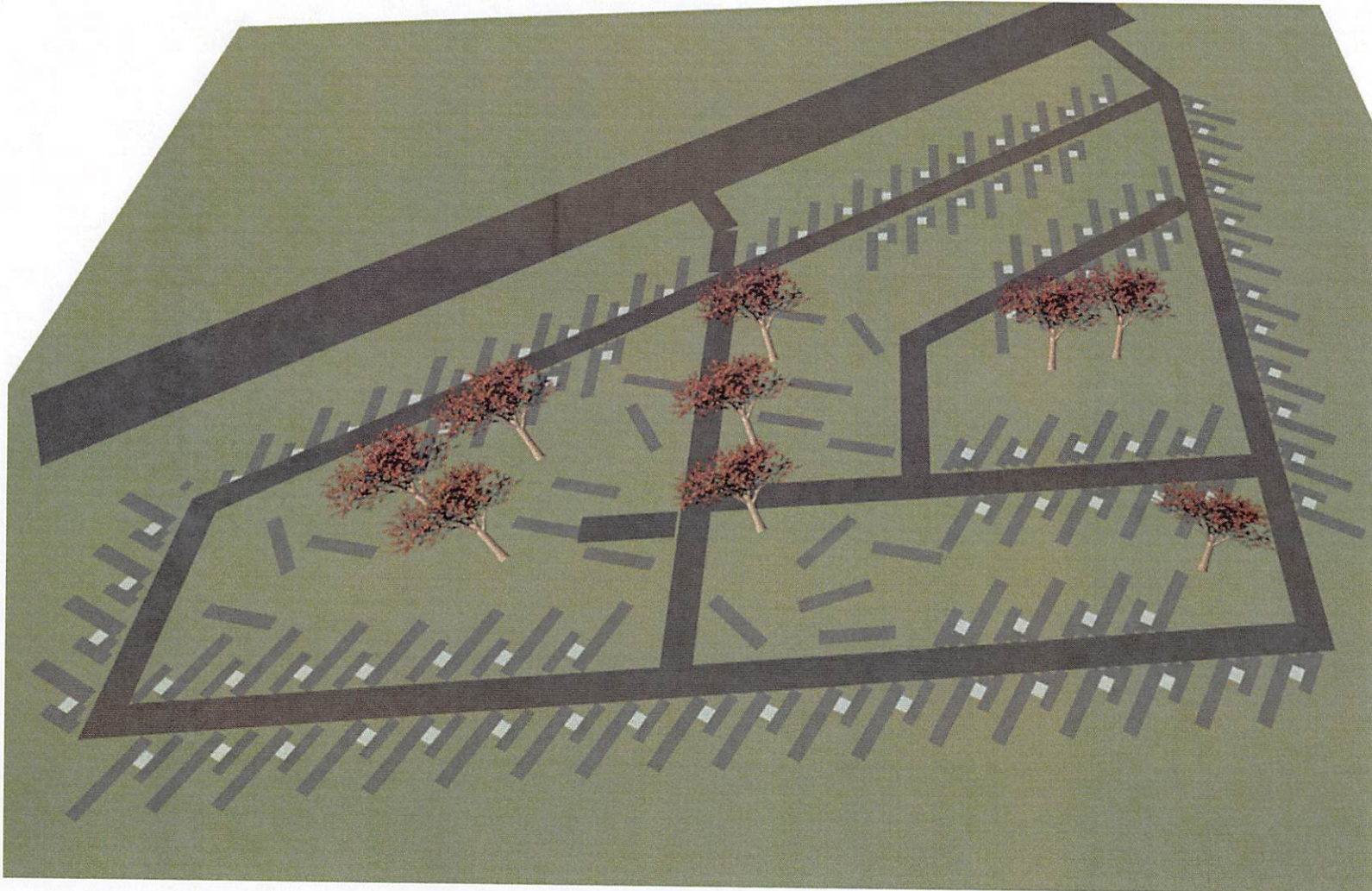
Property Details	
Account	
Property ID:	77933
Legal Description:	A0379BC J HUGHS, 36-2, ACRES 3.7
Geographic ID:	0523830000
Agent:	
Type:	Real
Location	
Address:	10465 FM 2410 BELL COUNTY RURAL, TX
Map ID:	44B04 A23
Neighborhood CD:	RKILHHRUR1

Property Roll Value History							<a href="#">↑ Back to Top</a>
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed	
2020	\$2,176	\$28,782	\$0	\$30,958	\$0	\$30,958	
2019	\$0	\$13,902	\$0	\$13,902	\$0	\$13,902	
2018	\$0	\$12,412	\$0	\$12,412	\$0	\$12,412	
2017	\$0	\$12,412	\$0	\$12,412	\$0	\$12,412	



# 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
- Full-time Staff
- 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



# Summary

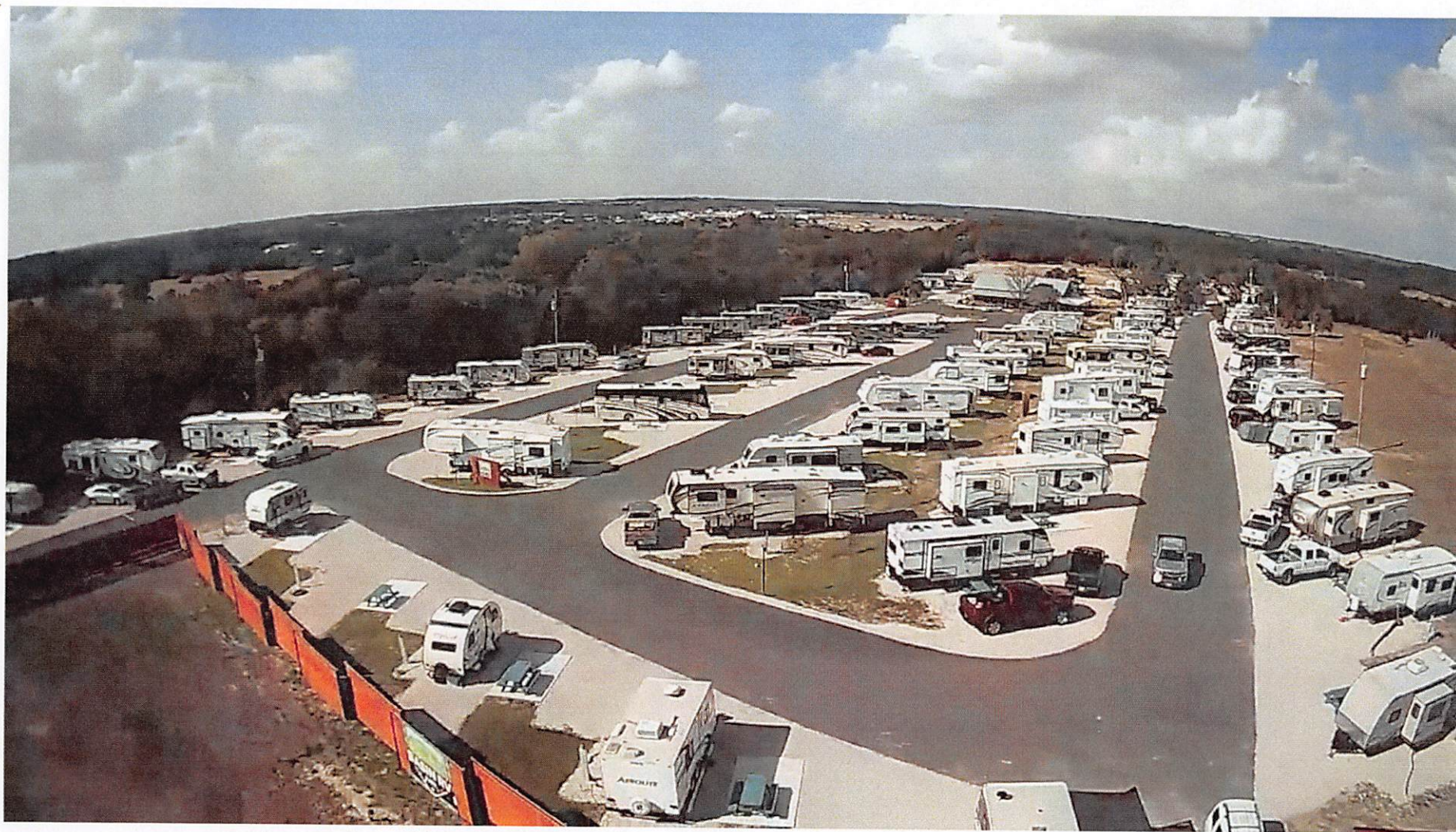


A development like Basin RV Resort will provide higher assessed property values and sales taxes paid to the city of Harker Heights, as guests will utilize the retail and resources businesses have to offer. Visitors to the area provide an influx of revenue to the local surrounding community.

The vision of Basin RV Resort is to create a mobile community that offers visitors a serene, secure, and welcoming environment that allows convenience to city attractions and amenities while enjoying the outdoors and peace of the natural surroundings of Central Texas.



# FM 2410 - Belton





# Gated Entry

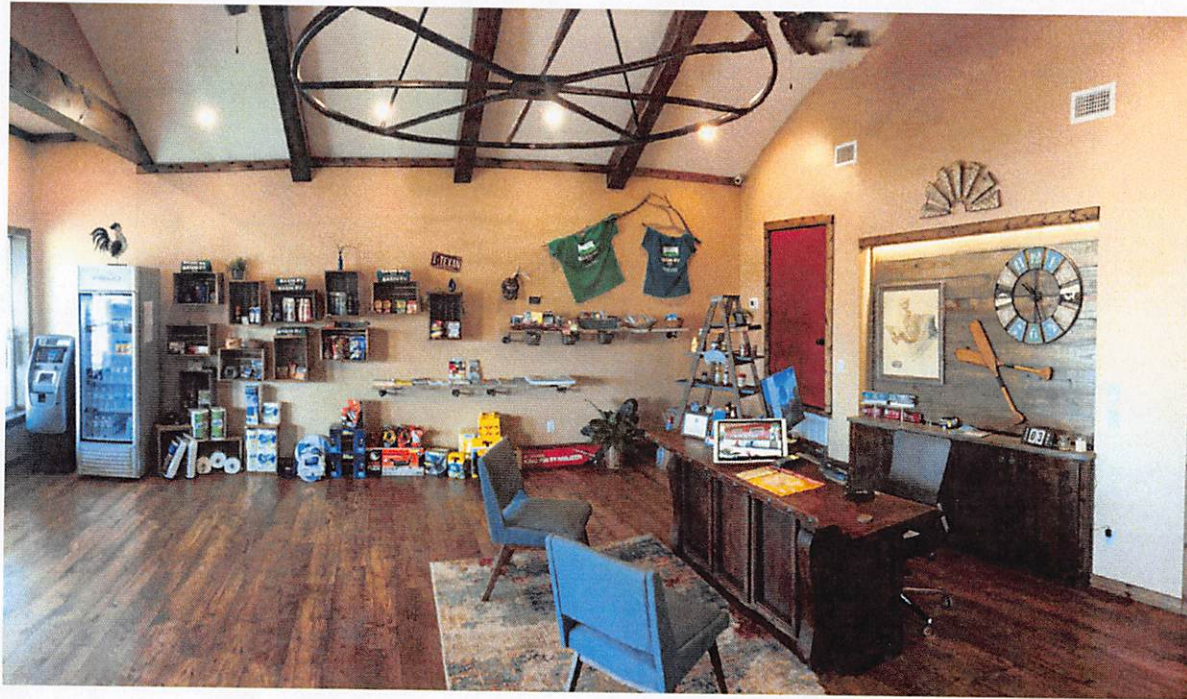




# The Lodge







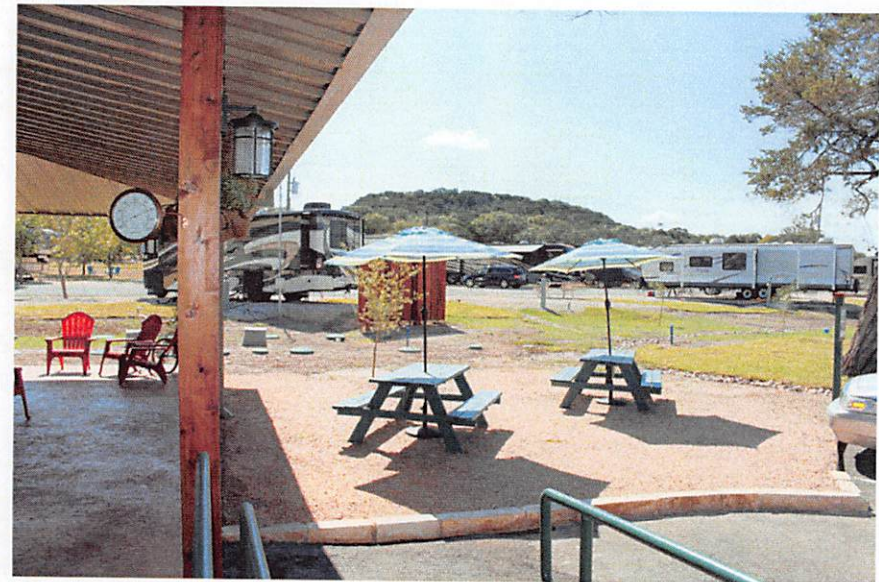
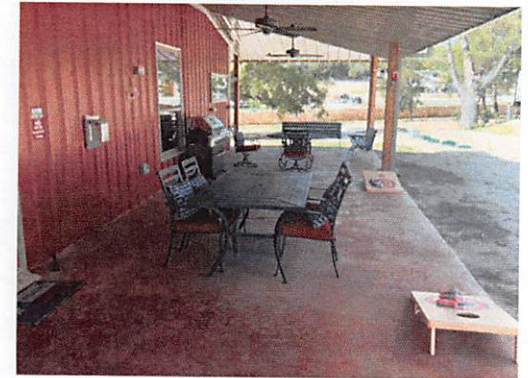
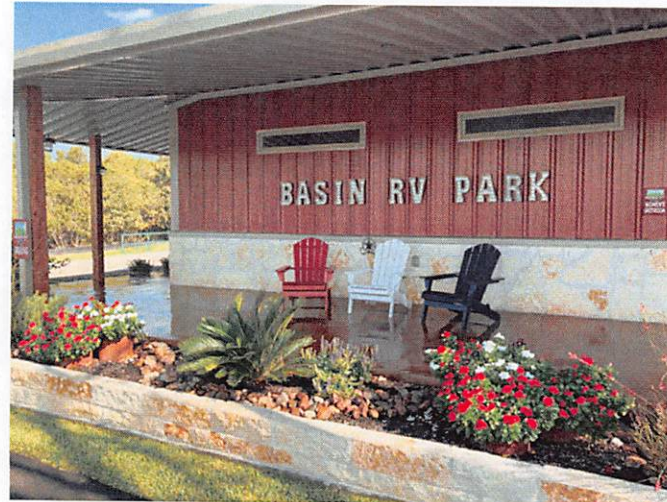
# Reception

# Rec Room



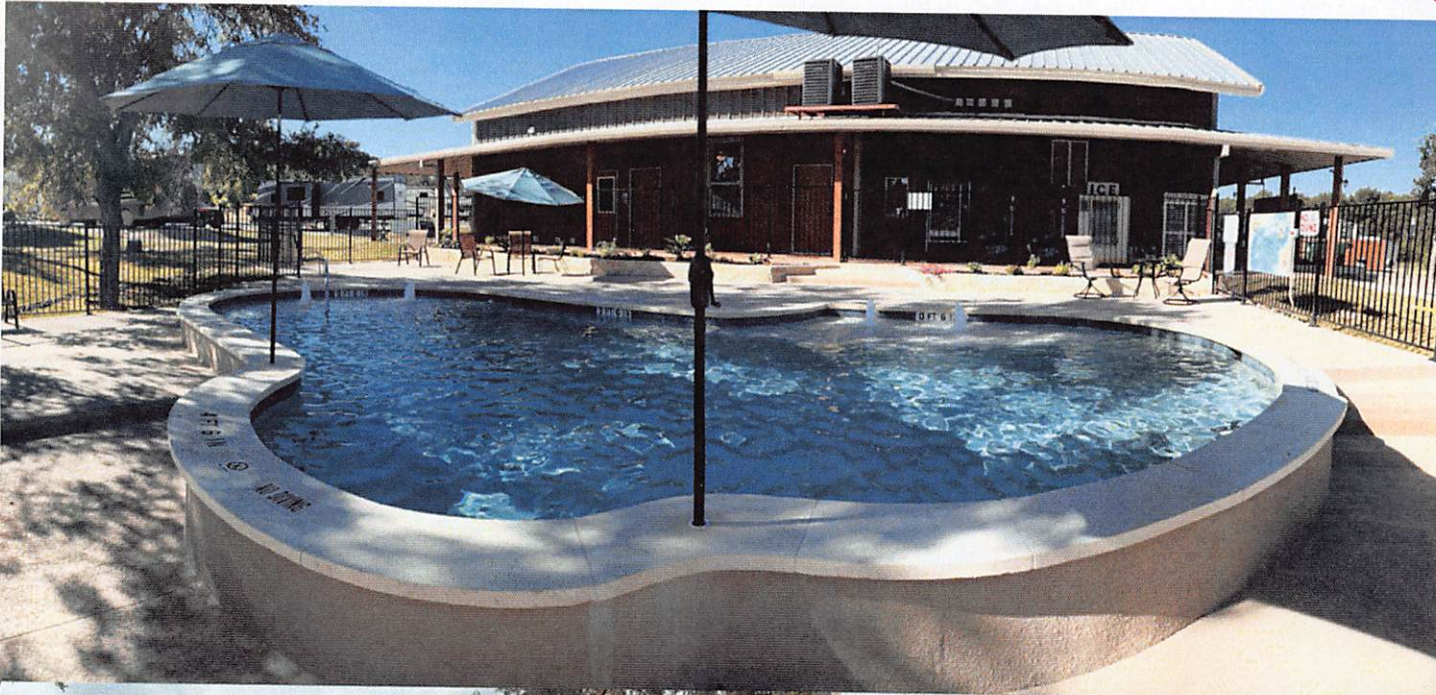


# Around the Lodge



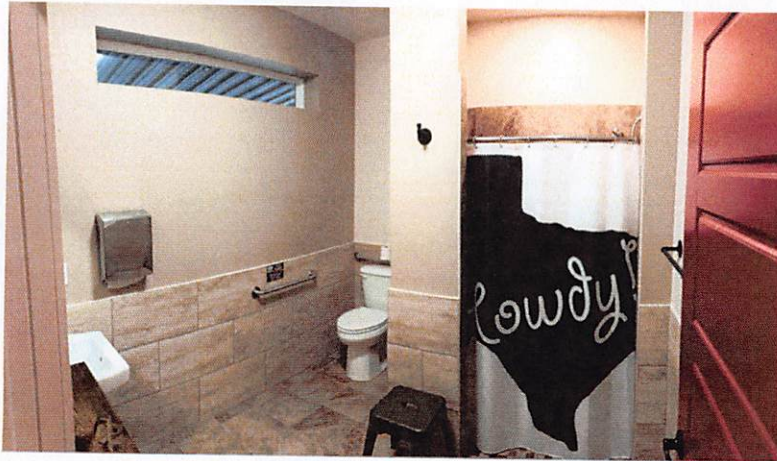


# Pool & Fire Pit





# Private ADA Restrooms





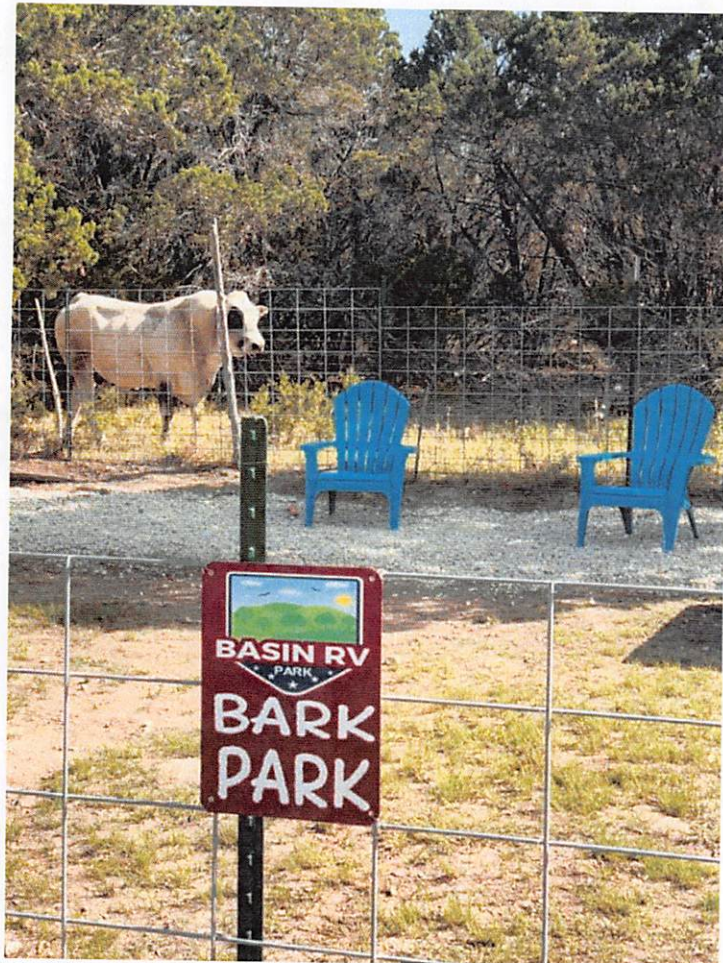
# 24 Hour Laundry







# Bark Park

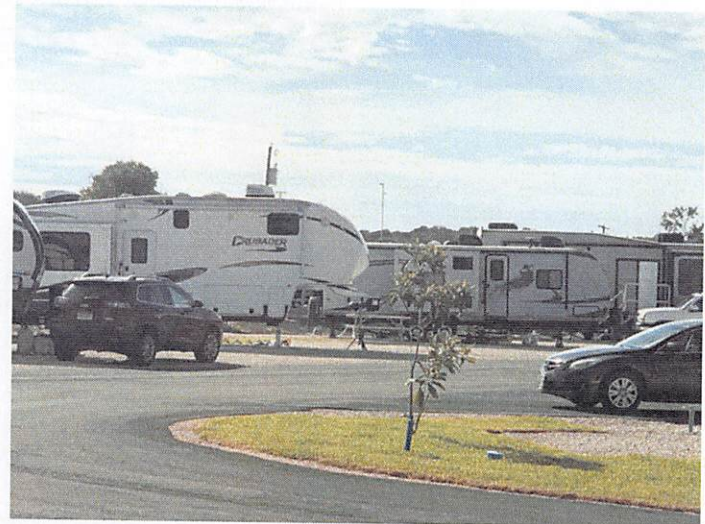
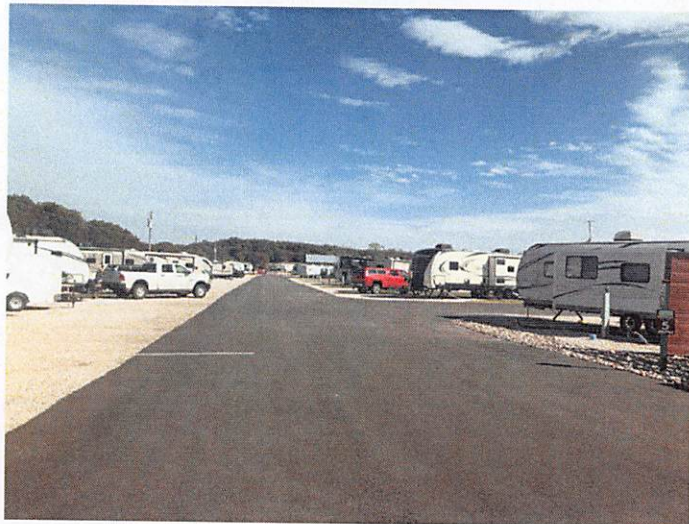


# Frontage



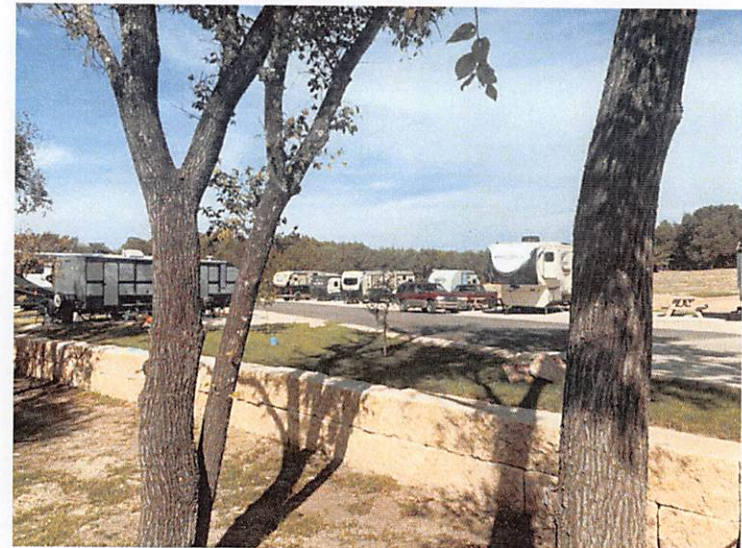
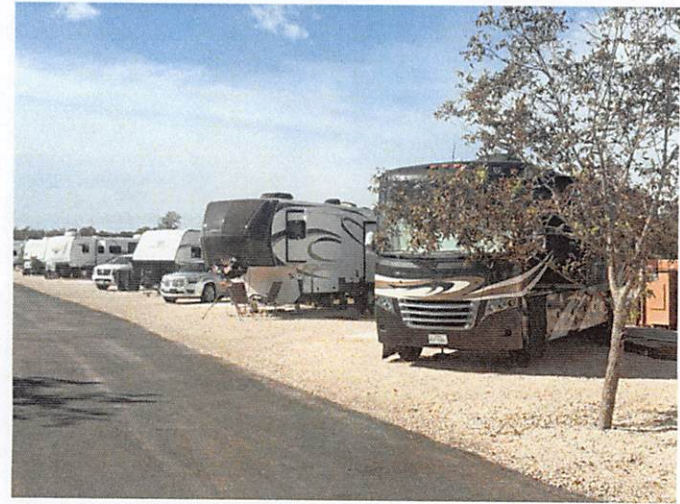


# RV Sites





# Trees & Shade





# Ribbon Cutting

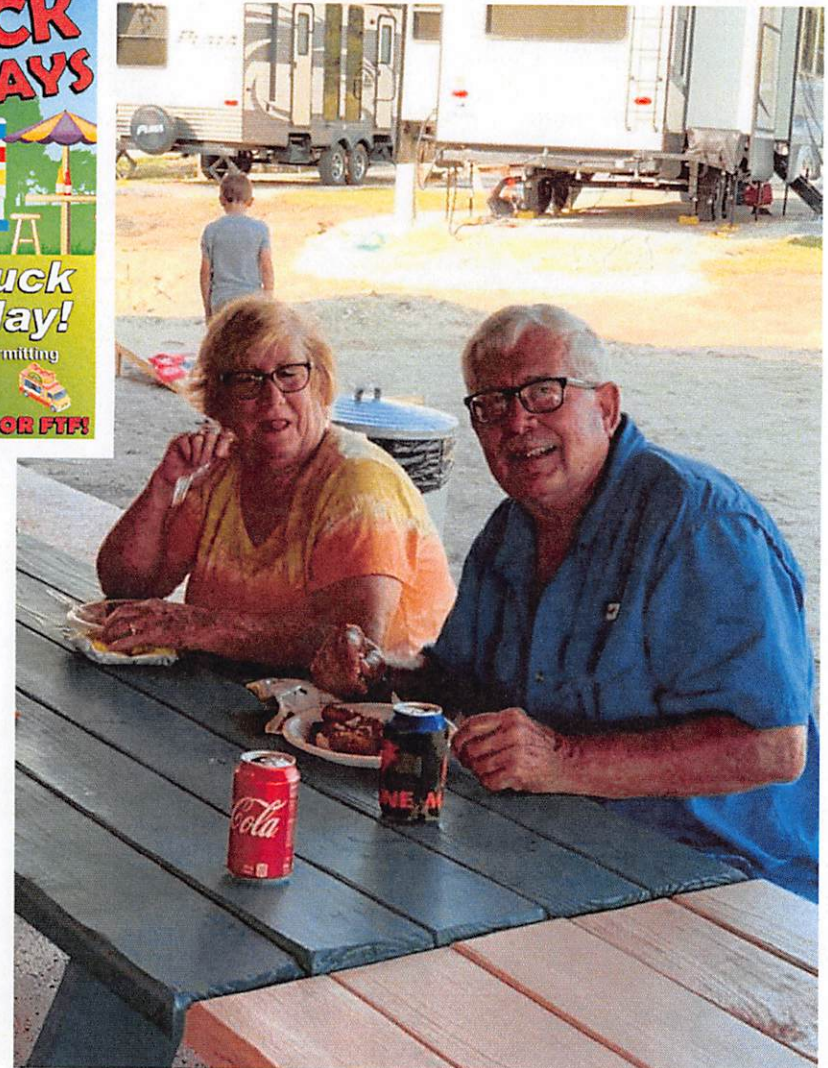


## Harker Heights / Belton Chamber





# Social - Friends





# Park Host







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





Basin RV Resort

10502 FM 2410

Belton, TX 76513

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