

Minutes of the Regular Meeting of the Harker Heights  
Planning & Zoning Commission held at the City Hall Building,  
December 21, 2016

Present:	Michael Schulte	Chairman
	Jeffery Petzke	Vice Chairman
	Jeff Orlando	Secretary
	David Kingsley	Commissioner
	Noel Webster	Commissioner
	Darrel Charlton	Commissioner
	Jan Anderson	Commissioner
Staff:	Joseph Molis	Planning & Development Director
	Randy Ray	Fire Inspector
	Mark Hyde	Public Works Director
	Ty Hendrick	Planning & Development Administrative Assistant
Absent:	Leo Mantey	City Planner
	Courtney Peres	GIS Coordinator/City Planner

A quorum was established and the meeting was called to order at 6:30 P.M.

The first item on the agenda was the approval of the minutes from the November 30, 2016, regular meeting. Commissioner Charlton made a motion to revise the minutes and Commissioner Anderson seconded the motion. The motion passed in favor (7-0).

The next item on the agenda was to recognize affidavits for Conflict-of-Interest. Mr. Molis stated that Commissioner Orlando was going to step down for a conflict of interest.

Mr. Molis reported the actions from the City Council meeting which was held on Dec 13<sup>th</sup>, 2016. City Council voted in favor (3-0) to change zoning designation from PD-R (Planned Development District-Residential) to PD-R (Planned Development District-Residential) on 114.18 acres of land in Bell County, Texas, out of the H.R. Morrell survey, abstract NO. 579, Lucy O'Dell Survey, abstract NO. 644, and the J.T.W.J. Hallmark survey, abstract NO 413, and also being a portion of the tract described as 490.1 acres in a deed to James Dennis Magill dated May 23, 1972 and recorded in volume 1177, page 145 of the Bell County deed records and laying east of F.M. 3481, and further described as property ID#433992 and property ID#67413. Also, Mr. Molis stated that the City council voted in favor (3-0) granting a conditional use permit (CUP) to allow an accessory dwelling unit for a relative on property described as Summer Glen, Block 001, Lot 0004, Property ID#318084, also known as 1407 Summer Glen Dr., Harker Heights, Bell County, Texas.

Next, Mr. Molis presented the update on development activity for the City. He stated the City issued (0) zero commercial construction permits for the month of December 1<sup>st</sup> to December 20<sup>th</sup>. Six (6) single-family residential construction permits had been issued the month of December.

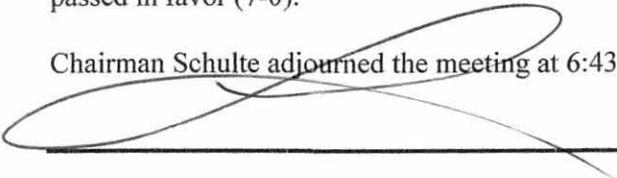
Under Public Hearings, Mr. Molis presented Z16-20 to discuss and consider an ordinance to change zoning designation R-1 (Single Family Dwelling District) to R-2 (Two-Family Dwelling

District) for the property described as Wildwood Acres, Block 002, Lot 008, & 10' strip adj on South, Bell County Property ID#30401 also known as 914 Ramblewood.

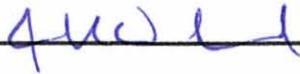
Mr. Molis stated that the property currently has a single-wide trailer on it. Surrounding land uses include double-wide and single-wide trailers to the north, south, east and west of the property. Generally the area is comprised of mixed residential uses of duplexes, trailer homes, vacant lands and few single family dwellings. Staff believes the proposed duplex will be of greater value for the land and neighborhood. There are existing duplexes in the area, and as such, the proposed use will be compatible with existing land uses in the neighborhood. Due to the presence of existing R-2 zones in general vicinity of the property, the proposed rezoning from R-1 to R-2 district will be compatible with the neighborhood, holds consistent with the future land use map and will likely not have any adverse impacts on surrounding residential zoning districts. Mr. Molis stated that no portion of this property lies within the 100 year or 500 year flood hazard areas. Mr. Molis stated that staff sent out forty-seven (47) notices to property owners within the 400 foot notification area. There were two (2) responses received in favor of the request, and zero (0) responses received in opposition of the request. Mr. Schulte asked the applicant to step forward and give his name and address. Raymond Hamden from 1103 Lambrusco Dr. stated that he was there to represent the request. The commissioners then spoke with Mr. Hamden in reference to his request. Chairman Schulte then opened the public hearing and asked if there was anyone present to speak in favor or against the request. There was no one to speak in favor or against the request. Chairman Schulte then closed the public hearing. Members of the commission then discussed the Rezone Request with Mr. Molis.

Chairman Schulte asked for a motion to approve or disapprove agenda item Z16-19. Commissioner Petzke made a motion for conditional approval based upon staff's recommendations and Commissioner Kingsley seconded the motion to approve. The motion passed in favor (7-0).

Chairman Schulte adjourned the meeting at 6:43 pm.

  
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Chairman

ATTEST:

  
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Secretary