

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

Present:

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

Absent:

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

Staff:

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

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

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

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

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

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

Agenda Item VI Public Hearings:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

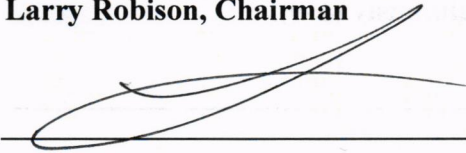
The applicant, Mark Mayoras, of 709 Hays Street, Fayetteville, NC 28301 was present to answer any questions. Chairman Robison asked when they would begin construction. Mr. Mayors said he would like to start construction as soon as possible but no later than December 31, 2020.

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

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

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

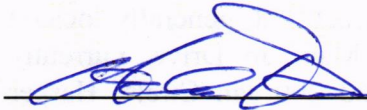
Larry Robison, Chairman



DATE:

6-24-2020

Adam Parker, Secretary



DATE:

6/24/20