



Minutes of the Regular Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
April 27, 2016

Present:	Michael Schulte	Chairman
	Jeffery Petzke	Vice Chairman
	Jeff Orlando	Secretary
	Joseph Clever III	Commissioner
	Noel Webster	Commissioner
	Anthony Triola	Commissioner
	David Kingsley	Commissioner
	Neal Wendele	Commissioner
	Jan Anderson	Commissioner
Absent:	Darrel Charlton	Alternate
Staff:	Joseph Molis	Planning & Development Director
	Leo Mantey	City Planner
	Courtney Peres	Planner/GIS Coordinator
	Brad Alley	Fire Inspector
	Mark Hyde	Public Works Director
	Kim Dugger	Planning & Development Administrative Assistant

A quorum was established and the meeting was called to order at 6:01 p.m.

The first item on the agenda was the approval of the minutes from the March 30, 2016, regular meeting. Chairman Kingsley made a motion to approve the minutes and Commissioner Triola seconded the motion. The motion passed in favor (9-0).

The next item on the agenda was to recognize affidavits for Conflict-of-Interest. Mr. Molis stated Chairman Schulte had a conflict of interest and would be removing himself for the hearing of Z16-06.

Mr. Molis reported the actions from the City Council meeting which was held on April 12, 2016. City Council voted in favor (4-0) on approving an ordinance granting a Conditional Use Permit (CUP) for Seton Medical Center Harker Heights (SMCHH) to allow for a modular building on property located on Savannah Commercial Addition, Block 001, Lot PT 1, (1, less PT out of E side), Acres 19.306 at 850 W. Central Texas Expressway, described as Property ID# 44667.

Next, Courtney Peres presented the update on the development activity for the City. She stated the City issued 11 single-family residential construction permits through April 27, 2016, 1 permit for a two-family (duplex) residential construction and 1 commercial construction permit for the month of April.

Under Public Hearings, Mr. Leo Mantey presented Z16-06 to consider rezoning Lots Thirteen (13) and Fourteen (14), Block Three (3), WILDEWOOD ACRES, an addition to the City of Harker Heights, Bell County, Texas, according to the map or plat of record in Cabinet A, Slide 306-B, Plat Records of Bell County, Texas, TOGETHER WITH: a ten-foot (10') adjacent strip abandoned alley per ordinance in Volume 2313, Page 391, Deed Records of Bell County, Texas, also known as 925 Lemonwood, Property ID#40470 and 927 Lemonwood, Property ID#40471

from R-1 (One Family Dwelling) to R-2 (Two Family Dwelling). Chairman Schulte excused himself from this hearing as he had a conflict of interest. There was no one wishing to speak for the request and no one wishing to speak in opposition of the request. Chairman Webster made a motion to approve the request and Commissioner Anderson seconded the motion. The vote was unanimous (8-0) with Chairman Schulte abstaining from the vote.

Next, Mr. Leo Mantey presented Z16-05 to consider rezoning Lot Twenty (20) and Lot Twenty-one (21), Block One (1), COMANCHE GAP ESTATES, a subdivision in Harker Heights, Bell County, Texas, according to the map or plat of record in Cabinet A, Slide 192-D, Plat Records of Bell County, Texas, also known as 2934 Apache Loop, Property ID#117892 and Lot Nineteen (19), Block One (1), COMANCHE GAP ESTATES, a subdivision in Harker Heights, Bell County, Texas, according to the map or plat of record in Cabinet A, Slide 192-D, Plat Records of Bell County, Texas, also known as 2940 Apache Loop, Property ID#74361 from R-1 (One Family Dwelling) to R-1R (Rural One Family Dwelling). Representing the request was Mr. Jim Miller, 2940 Apache Loop, Harker Heights, Texas. Ms. Cindy Baumgartner spoke in favor of the request and there was no one wishing to speak in opposition of the request. Commissioner Clever made a motion to approve the request and Commissioner Kingsley seconded the motion. The vote was unanimous. (9-0)

Last under Public Hearings, Mr. Joseph Molis presented Z16-07 to consider recommending an ordinance granting a Conditional Use Permit (CUP) for conducting a business on Lot Twenty-nine (29), Block One (1), TANGLEWOOD NORTH UNIT ELEVEN REPLAT, in the City of Harker Heights, Bell County, Texas, according to the plat of record in Cabinet A, Slide 336-C, Plat Records of Bell County, Texas also known as 129 Wind Ridge Drive, Property ID#75251. Representing the request was Isabel Northington. Speaking in favor of the request was: Monica Lopez-Meleisea, 118 Wind Ridge, Harker Heights, Texas, Kimberly Aponte, 3900 Jack Barnes Ave., Killeen, Texas, Karin Smith, 4401 Paintbrush Drive, Killeen, Texas, Crysten Pomeroy, 201 Ponderosa Drive, Harker Heights, Texas, John McQuilliams, 120 Wind Ridge Drive, Harker Heights, Texas, Brian Nicholls, 2214 Delaware Drive, Harker Heights, Texas, Ronald Meyer, 880 CR 229, Florence, Texas, Ernesto Servan, 8012 Ridgeway Ct., Nolanville, Texas, Amanda Bermudez, 8012 Ridgeway Ct., Nolanville, Texas, Kristen Allen, 1806 Tru Trail #B, Harker Heights, Texas, Christopher Lillibridge, 980 Quail Ridge Road, Salado, Texas, Tasha Baker, 322 Timber Ridge Drive, Nolanville, Texas, Dr. Elizabeth Jennings, 117 Turtle Creek Drive, Killeen, Texas, and Shannon Reyes, 14921 Purse Lane, Austin, Texas. Speaking in opposition to the request was Michael T. Johnson, 116 Wind Ridge Drive, Harker Heights, Texas and Thomas Moore, 114 Wind Ridge Drive, Harker Heights, Texas. Commissioner Kingsley made a motion to approve the request and Commissioner Webster seconded the motion. After a brief discussion, vote was (8-1) in favor of the request. Voting in favor were Chairman Schulte, Vice Chairman Petzke, Secretary Orlando, Commissioner Webster, Commissioner Anderson, Commissioner Kingsley, Commissioner Wendele, and Commissioner Triola. Voting in opposition was Commissioner Clever.

Under New Business, Courtney Peres presented PP16-02 to consider a request by SGSB Land Holdings LLC, to approve a preliminary plat for Dillard Development described as 10.275 acres located at SE corner of Nola Ruth Boulevard and Old Nolanville Road, Harker Heights, Bell County Texas. Representing the request was Gary Dillard, 144 Turkey Run, Meadowlakes, Texas. Commissioner Triola made a motion to approve the request and Commissioner Kingsley seconded the motion. The vote was unanimous. (9-0)

Chairman Schulte asked if there were any citizens to be heard and there were none.

The next item for discussion was staff comments. Mr. Molis stated there would be an APA Workshop on June 24, 2016 at CTCOG Building, Belton, Texas and encouraged the commissioners to attend.

Chairman Schulte adjourned the meeting at 8:14 p.m.

Mike Schulte, Chairman

ATTEST:

Jeff Orlando, Secretary