



Minutes of the Harker Heights Planning & Zoning Commission Meeting
February 23, 2022

Present:

Commission

Larry Robison	Chairman
Robert Robinson III	Vice Chairman
Michael Stegmeyer	Secretary
Rodney Shine	Commissioner
Joshua McCann	Commissioner
Stephen Watford	Commissioner
Natalie Austin	Commissioner
Bary Heidtbrink	Commissioner
Jerry Bess	Commissioner
Allen Strickland	Alternate Commissioner
Elizabeth McDaniel	Alternate Commissioner

Staff

Kristina Ramirez	Planning and Development Director
Yvonne K. Spell	City Planner
Daniel Phillips	GIS Analyst/ Planner
Michael Beard	Building Official
Brad Alley	Fire Marshal
Courtney Fye	Building Official Secretary

Absent:

Monica Washington	Alternate Commissioner (unexcused absence)
Wilson Everett	Planning and Development Administrative Assistant

Meeting Agenda:

Agenda Item I: A quorum was established, and the regular meeting for the Planning and Zoning Commission was called to order at 5:30 P.M.

Agenda Item II: Invocation

Agenda Item III: Pledge of Allegiance

Agenda Item IV: The next agenda item was approval of the agenda from the regular Planning and Zoning Meeting for February 23, 2022. Commissioner Heidtbrink made a motion to approve the agenda, and Commissioner Shine seconded the motion. **The motion was approved (9-0).**

Agenda Item V: The next agenda item was approval of the meeting minutes from the regular Planning and Zoning Meeting held on January 26, 2022. Vice Chairman Robinson made a motion to approve the meeting minutes. Commissioner Bess seconded the motion. **The motion was approved (9-0).**

Agenda Item VI: Mrs. Spell provided a summary of the City Council results from meetings and workshops between December 14, 2021 and February 22, 2022.

Agenda Item VII: Recognition of Affidavits for Conflict of Interest.

Agenda Item VIII: Public Comments:

Agenda Item IX: Public Hearing:

1. Z22-01 Conduct a public hearing to discuss and consider a request for a Conditional Use Permit (CUP) to allow for modifications to adjust design requirements for an existing storage business on property designated as B-5 (General Business District), on property described as J P T C Addition, Block 001, Lot 4, PT 3, 5.394AC, generally located at 1174 S. Amy Ln., Harker Heights, Bell County, Texas

Mrs. Spell explained the applicants request for a Conditional Use Permit (CUP) to allow for modifications to adjust design requirements for an existing storage business on property designated as B-5 (General Business District).

Tiffany Townsend of 1009 Patriotic St. Killeen, TX 76543 was present to represent the case.

Vice Chairman Robinson made a motion to recommend approval of a request for a Conditional Use Permit (CUP) to allow for modifications to adjust design requirements for an existing storage business on property designated as B-5 (General Business District), on property described as J P T C Addition, Block 001, Lot 4, PT 3, 5.394AC, generally located at 1174 S. Amy Ln., Harker Heights, Bell County, Texas, with conditions. Commissioner Heidtbrink seconded the motion. **The motion was approved (9-0).** Conditions are as follows:

1. One Additional Structure shall be allowed to be constructed and shall be consistent with the existing storage facility structures.
2. With the exception of the screening materials and architectural feature requirements, the new structure built on site must meet all other requirements within the Harker Heights Code of Ordinances at the time the Conditional Use Permit is approved.
3. Screening wall shall be allowed at a maximum height of 9ft., 6 in. (9' 6"), and be constructed of metal wall panels with stucco finish.

2. Z22-02 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from PD-R (Planned Development Residential District) with an underlying R-1 (One-Family Dwelling District) to B-2 (Neighborhood Retail District) on property described as Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas

Mrs. Spell explained the applicants request for a change from the current zoning of PD-R (Planned Development Residential District) with an underlying R-1 (One-Family Dwelling District) to B-2 (Neighborhood Retail District).

No one was present to represent this case.

Commissioner Heidtbrink made a motion to recommend denial of an ordinance to change zoning designation from PD-R (Planned Development Residential District) with an underlying R-1 (One-Family Dwelling District) to B-2 (Neighborhood Retail District) on property described as Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas. Commissioner Watford seconded the motion. Explanation for the denial was provided as: the proposed zoning is substantially inconsistent with the zoning of neighboring lands. **The motion to recommend denial was passed (9-0).**

3. Z22-02-F Conduct a public hearing to discuss and consider recommending an ordinance to change land use designation from Low Density Residential to Community Center on property described as Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicants request to change from the current land use designation of Low Density Residential to Community Center.

No one was present to represent this case.

Secretary Stegmeyer made a motion to recommend denial of an ordinance to change the current land use designation of Low Density Residential to Community Center on property described as Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas. Commissioner Heidtbrink seconded the motion. Explanation for the denial is as follows:

1. The proposed use is not compatible with the current Comprehensive Plan and Land Use Plan.
2. The proposed use may have an adverse impact on adjoining uses and zoning districts.
3. The proposed use is not compatible with existing uses and zoning in the neighborhood.

The motion to recommend denial passed (9-0).

Agenda Item X: New Business:

1. P22-01 Discuss and consider a request for a Preliminary Plat for the subdivision referred to as Pat Kern Subdivision Replat 1, on property described as being all of that certain 2.29 acre tract of land situated in the W.E. Hall Survey, Abstract No. 1086, Bell County, Texas, being all of the called Lot 1, Block 1, Pat Kern Subdivision, an addition to the City of Harker Heights, recorded in Cabinet D, Slide 185-A, Plat Records of Bell County, Texas, and all of the called 1.127 acre tract, described in a deed to Moothing K, LTD., recorded in Instrument No. 2013-00048060, Deed Records of Bell County, Texas

Mrs. Spell explained the applicant's request for preliminary plat approval for approximately 3.56 acres of vacant land located near the southeast corner of Indian Trail/FM 3423 and Veterans Memorial Boulevard.

The applicant was not present to represent this case.

Vice Chairman Robinson made a motion to recommend approval of a Preliminary Plat for the subdivision referred to as Pat Kern Subdivision Replat 1, on property described as being all of

that certain 2.29 acre tract of land situated in the W.E. Hall Survey, Abstract No. 1086, Bell County, Texas, being all of the called Lot 1, Block 1, Pat Kern Subdivision, an addition to the City of Harker Heights, recorded in Cabinet D, Slide 185-A, Plat Records of Bell County, Texas, and all of the called 1.127 acre tract, described in a deed to Mooching K, LTD., recorded in Instrument No. 2013-00048060, Deed Records of Bell County, Texas. Commissioner McCann seconded the motion. **The motion was approved (9-0).**

2. P22-02 Discuss and consider a request for a Final Plat for the subdivision referred to as Pat Kern Subdivision Replat 1, on property described as being all of that certain 2.29 acre tract of land situated in the W.E. Hall Survey, Abstract No. 1086, Bell County, Texas, being all of the called Lot 1, Block 1, Pat Kern Subdivision, an addition to the City of Harker Heights, recorded in Cabinet D, Slide 185-A, Plat Records of Bell County, Texas, and all of the called 1.127 acre tract, described in a deed to Mooching K, LTD., recorded in Instrument No. 2013-00048060, Deed Records of Bell County, Texas

Mrs. Spell explained the applicant's request for final plat approval for approximately 3.56 acres of vacant land located near the southeast corner of Indian Trail/FM 3423 and Veterans Memorial Boulevard.

No one was present to represent this case.

Commissioner Heidtbrink made a motion to recommend approval with conditions of a Final Plat for the subdivision referred to as Pat Kern Subdivision Replat 1, on property described as being all of that certain 2.29 acre tract of land situated in the W.E. Hall Survey, Abstract No. 1086, Bell County, Texas, being all of the called Lot 1, Block 1, Pat Kern Subdivision, an addition to the City of Harker Heights, recorded in Cabinet D, Slide 185-A, Plat Records of Bell County, Texas, and all of the called 1.127 acre tract, described in a deed to Mooching K, LTD., recorded in Instrument No. 2013-00048060, Deed Records of Bell County, Texas. Secretary Stegmeyer seconded the motion. **The motion was approved (9-0).** The conditions are listed as follows:

1. A Guarantee of Performance (bond/letter of credit) shall be provided for 100% of the public infrastructure that has not been constructed as of the date of approval of the final plat by City Council. Said bond shall be vetted and approved by the City Engineer. Additionally, the final plat shall not be filed for record and no permits issued until the executed Guarantee of Performance is provided to the City.
2. Remaining comments to be adequately addressed per city staff.

3. P22-03 Discuss and consider a request for a Final Plat for the subdivision referred to as Savannah Commercial Addition, Replat 2, Phase 2, on property described as a 3.833 acre tract of land situated in the Daniel J. Keiger Survey, Abstract No. 491, Bell County, Texas, and being all of the remnant portion of Lot 2R, Block 1, Final Plat of Lot 2R, 3R, and 4R, Block 1, Savannah Commercial Addition Replat, recorded in Cabinet D, Slide 381-B of the plat records of Bell County, Texas.

Mrs. Spell explained the applicant's request for final plat approval for approximately 3.833 acres of undeveloped land located between Seton Medical Center and Sam's Club on W. Central Texas Expressway. The proposed development will consist of two (2) lots that are currently

zoned B-5 (General Business District). The 2021 Land Use Plan indicates this parcel to be designated as a Community Center land use. This plat is a subdivision of Lot 2 from the 2021 Savannah Commercial Addition Replat 2 Preliminary Plat.

Michael Hatcher of 9410 Springhollow Drive, Austin, Texas 78750 was present to represent this case.

Commissioner McCann made a motion to recommend approval with conditions of a Final Plat referred to as Savannah Commercial Addition, Replat 2, Phase 2, on property described as a 3.833 acre tract of land situated in the Daniel J. Keiger Survey, Abstract No. 491, Bell County, Texas, and being all of the remnant portion of Lot 2R, Block 1, Final Plat of Lot 2R, 3R, and 4R, Block 1, Savannah Commercial Addition Replat, recorded in Cabinet D, Slide 381-B of the plat records of Bell County, Texas. Commissioner Austin seconded the motion. **The motion was approved (9-0).** The conditions are listed as follows:

1. A Guarantee of Performance (bond/letter of credit) shall be provided for 100% of the public infrastructure that has not been constructed as of the date of approval of the final plat by City Council and is required to service the lots of this subdivision. Said bond shall be vetted and approved by the City Engineer. Additionally, the final plat shall not be filed for record and no permits issued until the executed Guarantee of Performance is provided to the City.
2. Remaining comments to be adequately addressed per staff.

4. P22-04 Discuss and consider a request for a Minor Plat referred to as Turnbo Addition, on property described as a 0.464 acre tract of land in Bell County, Texas, being part of the V. L. Evans Survey, Abstract No. 88, the land herein being the east 25 feet of Lot 12 and all of Lots 13 & 14, Block 11, Valley View Third Extension, an addition to the City of Harker Heights, Texas, being of record in Cabinet A, Slide 300-C, Plat Records of Bell County, Texas (P.R.B.C.T.), and also being part of those certain tracts of land conveyed in an Administrator's Deed to Purchasers to Lee Patrick, Jr. and wife Kyong Hui Patrick being described of record in Volume 2185, Page 333, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.).

This case was withdrawn in writing by the applicant.

Agenda Item XI: Reports from commissioners

Agenda Item XII: Staff comments

Agenda Item XIII: Adjournment of P&Z Meeting. **Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 6:52 P.M.**

Larry Robison, Chairman

DATE:

3-30-2022

Michael Stegmeyer, Secretary

DATE:

03-30-2022