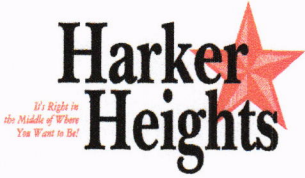


A detailed map of Harker Heights, Texas, showing a grid of streets, a major road (likely Loop 121), and various landmarks. The map is rendered in black and white with some grey shading for parks or undeveloped areas. The text of the event is overlaid on the map.

**Harker Heights
Planning and Zoning
Commission
Workshop and Meeting**

**Wednesday,
May 30, 2018
5:30 P.M.**



**PLANNING & ZONING COMMISSION
WORKSHOP AND MEETING AGENDA
HARKER HEIGHTS CITY HALL
WEDNESDAY, MAY 30, 2018 - 5:30 P.M.**

Notice is hereby given that, beginning at 5:30 P.M. on May 30, 2018, the Planning and Zoning Commission (P&Z) of the City of Harker Heights, Texas, will hold a Workshop; then, beginning at 6:30 P.M. on May 30, 2018, and continuing from day to day thereafter if necessary the Planning and Zoning Commission (P&Z) of the City of Harker Heights, Texas, will hold a Meeting in the Kitty Young Council Chambers of the Harker Heights City Hall at 305 Millers Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following agenda:

WORKSHOP AGENDA

- I.** Convene Workshop at 5:30 P.M.
- II.** New Business:
 1. Receive & discuss a presentation by Staff regarding the Veteran's Memorial Boulevard Overlay District.
- III.** Adjourn Workshop.

MEETING AGENDA

- I.** Convene Regular Meeting of the Planning and Zoning Commission and establish a quorum.
- II.** Approval of Minutes from the Regular Planning and Zoning Meeting held on April 25, 2018.
- III.** Recognition of Affidavits for Conflict-of Interest.
- IV.** Report on Development Activity.
- V.** Report on City Council actions results of the May 8, 2018 meeting.
- VI.** Public Hearings:
 1. **Z18-07** Conduct a public hearing to discuss and consider a rezoning request from R-1 (One Family Dwelling District) to R1-R (One Family Rural Dwelling District) on properties described as WITHERS WAY, BLOCK 001, LOT 0001, 3.391AC, identified as Property ID# 467874 generally located at 3200 Comanche Gap Road and property described as A1049BC W H RUSSELL, 2, ACRES 3.3, identified as Property ID# 424038, generally located at 3202 Comanche Gap Road, Harker Heights, Bell County, Texas.

VII. New Business:

1. **P18-107** Discuss and consider a request for Preliminary/Final Plat approval for the purpose of extending City infrastructure on property described as A1086BC W E HALL, ACRES 1.033, further identified with Property ID# 130894, generally located at 331 Indian Trail, Harker Heights, Bell County, Texas.

VIII. Citizens to be heard.

IX. Reports from Commissioners.

X. Staff Comments.

XI. Adjournment.

Posted: May 25, 2018

Time: 10:00 A.M.

Ty Hendrick

Ty Hendrick

Planning & Development Administrative Assistant – City of Harker Heights



Minutes of the Regular Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
April 25, 2018

Present:	Larry Robison	Chairman
	Darrel Charlton	Vice-Chair
	Noel Webster	Secretary
	Stephen Watford	Commissioner
	Colen Wilson	Commissioner
	Joseph Welch	Commissioner
	Joshua McCann	Commissioner
	Jan Anderson	Commissioner
Absent:	Kendall Cox	Alternate-Commissioner
	Kay Carey	Commissioner
Staff:	Joseph Molis	Director of Planning & Development
	Ty Hendrick	Planning Administrative Assistant
	Courtney Peres	Senior Planner
	Brad Alley	Fire Marshal
	Mark Hyde	Public Works Director

A quorum was established and the meeting was called to order at 6:36 P.M.

The First item on the agenda was the approval of the minutes from the March 28, 2018 meeting. Commissioner Welch made the motion to approve the minutes and Commissioner Wilson seconded the motion. The motion passed unanimously (8-0).

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

Next, Ms. Peres presented the update on development activity for the City. She stated the City issued (0) zero commercial construction permits, fourteen (14) single-family residential construction permits, and zero (0) duplex permits have been issued for the month of April.

Next was the report on City Council action regarding recommendations resulting from the March 28, 2018 Planning and Zoning Commission meeting.

Under Public Hearings, Ms. Peres presented Z18-05; Conduct a public hearing to discuss and consider a rezoning request from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as WILDEWOOD ACRES, BLOCK 001, LOT 0009, & 20' STRIP ADJ ON N, identified as Property ID# 32902, generally located at 917 Ramblewood Drive and property described as WILDEWOOD ACRES, BLOCK 001, LOT 0008, & 20' STRIP ADJ ON N, identified as Property ID # 32901, generally located at 915 Ramblewood Drive, Harker Heights, Bell County, Texas.

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 request.

Chairman Robison then closed the public meeting. Members of the commission then discussed the request with City Staff. Chairman Robison asked for a motion to approve or disapprove agenda item Z18-05. Commissioner Wilson made a motion for approval based upon staff's recommendations. Commissioner Charlton seconded the motion. The motion passed (7-1) with Commissioner Webster recommending denial.

Under Public Hearings, Mr. Molis presented Z18-06; Conduct a public hearing to discuss and consider a Conditional Use Permit (CUP) request to allow an accessory dwelling unit on property described as Whitten Place, Block 001, and Lot 0009, Property ID #90800, generally located at 1107 Old Oak Road, Harker Heights, Bell County, Texas.

Chairman Robison asked if there was anyone present to represent the request. The applicant Jackeline Fountain, from 1107 Old Oak Road was present to answer any questions. No one was present to speak for or against the request.

Chairman Robison and members of the commission then discussed the request with the applicant and Mr. Molis. Chairman Robison asked for a motion to approve or disapprove agenda item Z18-06. Commissioner Anderson made a motion to approve the agenda item. Commissioner Watford seconded the motion. The motion passed unanimously (8-0).

Chairman Robison asked if there were any staff comments. Mr. Molis stated that there were no staff comments.

Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 7:16 P.M.

Chairman

ATTEST:



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

AGENDA ITEM #III

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: MAY 30, 2018

Recognize Affidavits for Conflict-of-Interest – Joseph Molis, Director of Planning & Development



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

AGENDA ITEM #IV

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: MAY 30, 2018

Report on Development Activity – Courtney Peres.



PLANNING AND ZONING COMMISSION MEMORANDUM

AGENDA ITEM #V

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: May 30, 2018

At the regular called meeting of the Planning and Zoning Commission held April 25, 2018, the Commission forwarded the items below to the City Council at their regular meeting on May 8, 2018.

Z18-05 Conduct a public hearing to discuss and consider a rezoning request from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as WILDEWOOD ACRES, BLOCK 001, LOT 0009, & 20' STRIP ADJ ON N, identified as Property ID# 32902, generally located at 917 Ramblewood Drive and property described as WILDEWOOD ACRES, BLOCK 001, LOT 0008, & 20' STRIP ADJ ON N, identified as Property ID # 32901, generally located at 915 Ramblewood Drive, Harker Heights, Bell County, Texas.

Planning and Zoning Commission – Approved (7-1)
City Council – Approved (5-0)

Z18-06 Conduct a public hearing to discuss and consider a Conditional Use Permit (CUP) request to allow an accessory dwelling unit on property described as Whitten Place, Block 001, and Lot 0009, Property ID #90800, generally located at 1107 Old Oak Road, Harker Heights, Bell County, Texas.

Planning and Zoning Commission – Approved (8-0)
City Council – Approved (4-0)