

The background of the entire page is a map of Harker Heights. The map shows a network of streets, with some areas shaded in light gray to indicate different zoning districts. The map is framed by a thick black border.

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

**Wednesday,
June 27, 2018
5:30 P.M.**



**PLANNING & ZONING COMMISSION
WORKSHOP AND MEETING AGENDA
HARKER HEIGHTS CITY HALL
WEDNESDAY, JUNE 27, 2018 - 5:30 P.M.**

Notice is hereby given that, beginning at 5:30 P.M. on June 27, 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 June 27, 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 May 30, 2018.
- III.** Recognition of Affidavits for Conflict-of Interest.
- IV.** Report on Development Activity.
- V.** Report on City Council actions results of the June 12, 2018 meeting.
- VI.** Public Hearings:
 - 1.** **Z18-08** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow a small animal veterinarian hospital and indoor boarding facility on properties described as A0838BC R W TOM, 2-4, ACRES .551, Property ID# 126104, generally located at 111 Mountain Lion Drive, Harker Heights, Bell County, Texas and property

described as JAYLINN ADDITION, BLOCK 001, LOT 0001, ACRES .827, Property ID#385000 generally located at 109 Mountain Lion Drive, Harker Heights, Bell County, Texas.

2. **Z18-09** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-4 (Secondary and Highway Business District) on property described as A0258BC E DAWSON, 4, ACRES 3.007, identified as Property ID# 393005, generally located on Cedar Knob Road between Loblolly Drive and E. Knights Way, Harker Heights, Bell County, Texas.

VII. Citizens to be heard.

VIII. Reports from Commissioners.

IX. Staff Comments.

X. Adjournment.

Posted: June 22, 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,
May 30, 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
	Kay Carey	Commissioner
Absent:	Kendall Cox	Alternate-Commissioner
Staff:	Joseph Molis	Director of Planning & Development
	Ty Hendrick	Planning Administrative Assistant
	Courtney Peres	Senior Planner
	Dan Phillips	GIS Analyst/Planner
	Brad Alley	Fire Marshal
	Mark Hyde	Public Works Director

A quorum was established and the meeting was called to order at 6:31 P.M.

The First item on the agenda was the approval of the minutes from the April 25, 2018 meeting. Commissioner Welch made the motion to approve the minutes and Commissioner Wilson seconded the motion. The motion passed unanimously (9-0).

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, twenty three (23) single-family residential construction permits, and two (2) duplex permits had been issued for the month of May.

Next was the report on City Council action regarding recommendations resulting from the April 25, 2018 Planning and Zoning Commission meeting.

Under Public Hearings, Ms. Peres presented Z18-07; Conduct a public hearing to discuss and consider a rezoning request from R-1 (One-Family Dwelling District) to R1-R (Rural One-Family 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.

Chairman Robison then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. Donald Mathes from 3204 Comanche Gap Road spoke in favor of the request. The applicant Mr. Withers was present to answer any questions.

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 Z18-07. Commissioner Wilson made a motion for approval based upon staff's recommendations. Commissioner Watford seconded the motion. The motion passed unanimously (9-0).

Under New Business, Mr. Molis presented 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.

Chairman Robison asked if there was anyone present to represent the request. The applicant Mike Miller, from 331 Indian Trail and Engineer Michelle Lee was present to answer any questions.

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 P18-107. Commissioner Welch made a motion to approve the agenda item. Commissioner Carey seconded the motion. The motion passed unanimously (9-0).

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 7:06 P.M.

Chairman

ATTEST:



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

AGENDA ITEM #III

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: June 27, 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: June 27, 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: June 27, 2018

At the regular called meeting of the Planning and Zoning Commission held May 30, 2018, the Commission forwarded the items below to the City Council at their regular meeting on June 12, 2018.

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.

Planning and Zoning Commission – Approved (9-0)

City Council – Approved (5-0)

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.

Planning and Zoning Commission – Approved (9-0)

City Council – Approved (5-0)