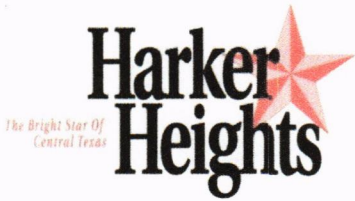
A detailed map of Harker Heights, Texas, showing a complex street grid. Different areas of the city are shaded with various patterns: a cross-hatch pattern, a diagonal line pattern, and a solid light green color. The map is overlaid with large, bold, black text.

Harker Heights
Planning and Zoning
Commission
Workshop and Meeting
Wednesday,
September 11, 2019
5:30 P.M.



**PLANNING & ZONING COMMISSION
MEETING AGENDA
HARKER HEIGHTS CITY HALL
WEDNESDAY, SEPTEMBER 11, 2019 – 5:30 P.M.**

Notice is hereby given that, the Planning and Zoning Commission (P&Z) of the City of Harker Heights will hold a special meeting beginning at 5:30 P.M. on September 11, 2019, 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 their Meeting in the Kitty Young Council Chambers of the Harker Heights City Hall located at 305 Millers Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following Agenda:

MEETING AGENDA

- I. CALL TO ORDER** – Convene Regular Meeting of the Planning and Zoning Commission and establish a quorum.
- II. INVOCATION**
- III. PLEDGE OF ALLEGIANCE:**

I Pledge Allegiance to the Flag of the United States of America and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

Honor the Texas Flag. I pledge allegiance to thee Texas; one state under God, one and indivisible.
- IV. CONSENT AGENDA**
 1. Approval of Minutes from the Regular Planning and Zoning Meeting held on August 28, 2019.
- V. Recognition of Affidavits for Conflict of Interest.**
- VI. PUBLIC COMMENTS:**
 1. At this time, comments will be taken from the audience on non-agenda related topics, for a length of time not to exceed three minutes per person. To address the Planning and Zoning Commission, please submit a Citizen’s Comment Form to the Planning & Development Administrative Assistant prior to the start of the meeting. *No action may be taken by the Planning and Zoning Commission during Public Comments.*

VII. PUBLIC HEARINGS:

Z19-19 Conduct a public hearing to discuss and consider recommending an ordinance to amend conditions of the PD-B (Planned Development Business) zoning district to allow additional parking arrangements on the property located at 107 Mountain Lion Road, described as 2.930 acres (previously called 2.925 acres) out of the R.W. Tom Survey, Abstract No. 838, being the same tract conveyed to Armed Services YMCA of the USA, Killeen, recorded in Instrument No. 2014-00021525, Real Property Records of Bell County, Texas.

VIII. REPORTS FROM COMMISSIONERS

IX. STAFF COMMENTS

X. ADJOURNMENT

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Harker Heights, Texas, was posted at the Harker Heights Municipal Building, which is readily accessible to the public at all times, by **10:00 A.M. on Friday, September 6, 2019.**

Tiffany Dake

Tiffany Dake
Planning and Development Administrative Assistant



Minutes of the Regular Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
August 28, 2019

Present:

Larry Robison	Chairman
Robert Robinson III	Vice Chair
Kay Carey	Commissioner
Joshua McCann	Commissioner
Darrel Charlton	Commissioner
Jan Anderson	Commissioner
Noel Webster	Commissioner
Stephen Watford	Commissioner
Dustin Hallmark	Alternate Commissioner
Nuala Taylor	Alternate Commissioner

Absent:

Rodney Shine	Alternate Commissioner
Kendall Cox	Alternate Commissioner

Staff:

Joseph Molis	Director Planning&Development
Courtney Pate	Senior Planner/GIS Coordinator
Dan Phillips	GIS Analyst/Planner
Mike Beard	Building Official
Brad Alley	Fire Marshal
Tiffany Dake	Planning Admin. Assistant

Absent:

Mark Hyde	Director Public Works
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A quorum was established and the meeting was called to order at 6:38 P.M.

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

Next, Mrs. Pate presented the update on development activity for the City.

Next was the report on City Council actions regarding recommendations resulting from the July 9, 2019 meeting.

Next was citizens to be heard. Mr. Richard Simons of 10654 Meadow Dr., Harker Heights, TX 76548 came to the meeting because he had a concern about the Conditional Use Permit and felt like the letter he received from the city on this item did not give enough information to the residents so he had to come to the P&Z meeting tonight.

Next under Public Hearings, Mrs. Pate presented **Z19-18** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit

(CUP) to allow an accessory dwelling unit on property described as Lot Thirty-Two (32), Lakeside Hills Section Two (2), Harker Heights, according to the plat of record in Cabinet A, Slide 43-C, Plat Records of Bell County, Texas, generally located at 4650 High Oak Drive.

Mr. Danny Huber of 612 Totem Trail, Harker Heights, TX 76548 was present to speak about the Conditional Use Permit. Mr. Huber stated that the accessory dwelling unit will be used for his parents who are 83 and 85 years old and his youngest sister who is 54, has MS and is disabled. Mr. Huber has owned the property since 2005 and has five (5) acres. Mr. Huber did not know this was zoned R1 when it was annexed by the city. Chairman Robison did ask if they could move the accessory dwelling unit back more and Mr. Huber stated they could not due to the hill.

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 this item.

Chairman Robison then closed the public hearing. A motion was made by Commissioner Parker to approve a Conditional Use Permit (CUP) for this property. Commissioner Robinson seconded the motion. The motion passed unanimously (9-0).

Next under Public Hearings, Mr. Molis presented **Z19-15** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) and R-MH (Manufactured Home Park District) to R-3 (Multi-Family 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.

The applicant, Mr. Henry Moore of 268 D N Watts Lane, Belton, TX 76513 stated he did not want to saturate the area with more duplexes so they would like to do apartments. Mr. Moore stated they will be doing modular apartments. Chairman Robison asked how many apartments will there be and Mr. Moore state one hundred (100) to one hundred and fifty (150) apartments. Mr. Moore explained that these apartments are pre fab and can be completed in about seven (7) days. Commissioner Webster was concerned about more apartments in that area and if there is more than one way out. Mr. Molis did state that yes there is more than one way in and out.

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 this item.

Chairman Robison then closed the public hearing. A motion was made by Commissioner Parker to approve the rezoning of this property. Commissioner Watford seconded the motion. The motion passed unanimously (9-0).

Next under Public Hearings, **Z19-17** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R2-I (Two Family Infill Dwelling District) on property described as 4.216 acres out of the V.L. Evans Survey, Abstract 288, being the same property described in field notes attached to a General Warranty Deed recorded under Instrument Number 2010-00016917, Real Property Records of Bell County, Texas, generally located at Lynn Drive, Harker Heights, Bell County, Texas.

The applicant, Mr. Henry Moore of 268 D N Watts Lane, Belton, TX 76513 stated he wanted to fix land locked areas up. Mr. Moore would like to expand and build duplexes in this area. Mr. Moore also asked Mr. Molis if they could give the private road to the city. Mr. Molis stated as part of the plat you can dedicate it to the city however it has to be built to city standards.

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 this item.

Chairman Robison then closed the public hearing. A motion was made by Commissioner McCann to approve the rezoning of this property. Commissioner Anderson seconded the motion. Commissioner Charlton was not present at the time of the vote. The motion passed unanimously (8-0).

Next under Public Hearings, Mr. Molis presented **Z19-16/P19-10** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-MH (Manufactured Home Park District) to R2-I (Two Family Infill Dwelling District), and Preliminary/Final Plat approval on property described as Yandell Mobile Home Park, being 1.446 Acres out of the V.L. Evans Survey, Abstract 288, generally located at 201 N. Mary Jo Drive, Harker Heights, Bell County, Texas.

Commissioner Webster and Chairman Robison were concerned about the width of the street. Commissioner Webster stated part of the street is really thin what will the parking and yard be like? Mr. Molis stated there will not be much of a backyard but they will have to meet parking per code.

The applicant, Mr. Henry Moore of 268 D N Watts Lane, Belton, TX 76513 stated that the duplexes will be stretched out with a two (2) car garage and a little parking slab per unit. The Fire Marshal was asked by Chairman Robison if vehicles can park on the road. The Fire Marshal stated the street will be like Arlo, if needed they could look at a no parking on one side of the road, but he is not concerned.

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 this item.

A motion was made by Commissioner Parker to approve the rezoning of this property. Commissioner Robinson seconded the motion. The motion passed unanimously (9-0).

A motion was made by Commissioner McCann to approve the preliminary/final plat. Commissioner Watford seconded the motion. The motion passed unanimously (9-0).

Next under New Business, Mrs. Pate presented **P19-09** Discuss and consider a request for Preliminary Plat approval on property described as a 4.149 acre tract of land in Bell County, Texas, being part of the Francis Hughes Survey, Abstract No. 396, and the land herein described being all of a called 0.725 acre tract conveyed to Will Properties, Inc., of record in Volume 5168, Page 659, Official Public Records of Real Property, Bell County, Texas, all of a called 1.017 acre tract conveyed to Will Properties, Inc., of record in Volume 5168, Page 730, and all of a called 2.407 acre tract conveyed to Will Properties, Inc., of record in Volume 5168, Page 708, Official Public Records of Real Property, Bell County, Texas, generally located within the peninsula between E. Veterans Memorial Boulevard and Edwards Drive, approximate address of 1212 E. Veterans Memorial Boulevard, Harker Heights, Bell County, Texas.

Commissioner Robinson did ask about the ingress/egress being up in the air with TXDOT and is it still feasible? Mrs. Pate did say TXDOT comments were on the updated comments sheets give to the commission.

Mr. Ace Reneau with Mitchell & Associates of 102 N. College St., Killeen, TX 76541 spoke on behalf of the applicant. Mr. Reneau said that he has not spoken directly with TXDOT at this time but did believe they would be on board with a single driveway on each side. Mr. Reneau did state he thought they could get in two (2) driveways on both sides but will go with a single driveway on both sides. Commissioner Webster did ask about the number of parking spaces. Mr. Reneau did not have the number of parking spaces and said the potential owner would need to address the number of parking spaces.

Chairman Robison asked if there was anyone to speak in favor or against the agenda item. There was no one present to speak for or against this item.

A motion was made by Commissioner Anderson to approve the preliminary plat. Commissioner Carey seconded the motion. The motion passed unanimously (9-0).

Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 7:44 P.M.

Larry Robison, Chairman

DATE:

Adam Parker, Secretary

DATE:
