



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

**Wednesday,
September 26, 2018
5:30 P.M.**



**PLANNING & ZONING COMMISSION
WORKSHOP & MEETING AGENDA
HARKER HEIGHTS CITY HALL
WEDNESDAY, SEPTEMBER 26, 2018 - 5:30 P.M.**

Notice is hereby given that, beginning at 5:30 P.M. on September 26, 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 September 26, 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: Receive and discuss a presentation regarding an update to the Sign Ordinance for the City of Harker Heights.
- 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 August 29, 2018.
- III.** Recognition of Affidavits for Conflict-of Interest.
- IV.** Report on Development Activity.
- V.** Report on City Council actions results of the September 11, 2018 meeting.
- VI.** Public Hearings:
 - 1.** **Z18-13** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to adjust design requirements for an existing storage business on property designated as B-5 (General Business District), on property described as P T C Addition, Block One (1), Lot Four (4), PT 3, 5.394 acres, Property ID# 234364, generally located at 1174 S. Amy Lane, Harker Heights, Bell County, Texas.

2. **Z18-14** Conduct a public hearing to discuss and consider recommending an ordinance to modify the Planned Development – Mixed Use (PD-M) Conditions from a base residential zoning of R-2 (Two Family Dwelling District) and R-3 (Multi-Family Dwelling District) to PD-M to allow R-1 (One-Family Dwelling District), on properties described as A0179BC J M CROSS, 3-3-1, ACRES 1.504, Property ID# 127920, A0179BC J M CROSS, ACRES 2.097, Property ID# 198358, A0179BC J M CROSS, 3-3, ACRES 9.469, Property ID# 38947, and A0179BC J M CROSS, 3-3-2, ACRES 6.949, Property ID# 127921, generally located at 12590 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas.

VII. Citizens to be heard.

VIII. Reports from Commissioners.

IX. Staff Comments.

1. Discuss Holiday Schedule for Fiscal Year 2018-2019.

X. Adjournment.

Posted: September 21, 2018

Time: 10:00 A.M.

Ty Hendrick

Ty Hendrick
Planning and Development Administrative Assistant



Minutes of the Regular Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
August 29, 2018

Present:	Larry Robison	Chairman
	Darrel Charlton	Vice-Chair
	Noel Webster	Secretary
	Stephen Watford	Commissioner
	Jan Anderson	Commissioner
	Kay Carey	Commissioner
	Joshua McCann	Commissioner
Absent:	Joseph Welch	Commissioner
	Colen Wilson	Commissioner
	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

A quorum was established and the meeting was called to order at 6:30 P.M.

The First item on the agenda was the approval of the minutes from the July 25, 2018 meeting. Commissioner Anderson made the motion to approve the minutes and Commissioner Charlton seconded the motion. The motion passed unanimously (6-0).

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, thirty-eight (38) single-family residential construction permits, and zero (0) duplex permits had been issued for the month of August.

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

Under Public Hearings, Ms. Peres presented Z18-12; Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-1M (One-Family Manufactured Dwelling District) on property described as FIVE FEATHERS ADDITION, BLOCK 001, LOT 0002,

identified as Property ID# 185944, generally located at 2004 Warriors Path , 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 agenda item. The applicant's representative, Larry Pilkey of 1102 Doubles Ct., Harker Heights TX, 76548 was present to answer any questions.

Chairman Robison then closed the public meeting. Members of the commission then discussed the request with City Staff and the applicant. Chairman Robison asked for a motion to approve or disapprove agenda item Z18-12. Commissioner Charlton made a motion for approval based upon staff's recommendations. Commissioner McCann seconded the motion. The motion passed unanimously (6-0).

Next under Old Business, Ms. Peres presented Z18-11; 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 a 5.5 acre tract of land in Bell County, Texas, being part of the Uriah Hunt Survey, Abstract No. 401, and the land herein described being part of a called 44.337 acre tract conveyed to Anderson Ortega, Jr. and wife, Janie J. Ortega, of record in Volume 1985, Page 253, Deed Records of Bell County, Texas, identified as Property ID# 81043, generally located at 13950 E. Knights Way, 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 agenda item. The applicant, Jerry Herald, of 7702 Pyrite Dr., Killeen TX, 76542 and the applicant's representative, Ace Reneau, with Mitchell & Associates 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 Z18-11. Commissioner Anderson made a motion to approve the agenda item based on staff's recommendations. Commissioner Watford seconded the motion. The motion passed unanimously (6-0).

The second item under Old Business, Ms. Peres presented P18-120; Discuss and consider a request for Preliminary Plat approval on property described as 5.5 Acre tract of land in Bell County, Texas, being part of the Uriah Hunt Survey, Abstract No. 401, and the land herein described being part of a called 44.337 acre tract conveyed to Anderson Ortega, Jr. and wife, Janie J. Ortega, of record in Volume 1985, Page 253, Deed Records of Bell County, Texas, identified as Property ID# 81043, generally located at 13950 E. Knights Way, 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 agenda item. The applicant, Jerry Herald, of 7702 Pyrate Dr., Killeen TX, 76542 and the

applicant's representative, Ace Reneau, with Mitchell & Associates was present to answer any questions.

Chairman Robison asked for a motion to approve or disapprove agenda item P18-120. Commissioner Anderson made a motion to approve the agenda item based on staff's recommendations. Commissioner McCann seconded the motion. The motion passed unanimously (6-0).

Chairman Robison asked if there were any staff comments. Ms. Peres stated that there needed to be discussion pertaining to the Fall 2018 holiday schedule.

Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 7:06 P.M.

CHAIRMAN:

DATE:

ATTEST:

DATE:



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

AGENDA ITEM #III

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: SEPTEMBER 26, 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: SEPTEMBER 26, 2018

Report on Development Activity – Courtney Peres.