



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

**Wednesday
5:30 P.M.
August 30, 2017.**



**PLANNING & ZONING COMMISSION WORKSHOP
AND MEETING AGENDA
HARKER HEIGHTS CITY HALL
WEDNESDAY, AUGUST 30, 2017 - 6:30 P.M.**

Notice is hereby given that, beginning at 5:30 P.M. on August 30, 2017, the Planning & Zoning Commission (P&Z) of the City of Harker Heights, Texas, will hold a Workshop; then, beginning at 6:30 P.M. on August 30, 2017, and continuing from day to day thereafter if necessary the Planning & 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:

- I.** Convene Workshop at 5:30 P.M.
- II.** Discuss R2-I Zoning District
- III.** Discuss the Annexation Process
- IV.** Adjournment of Workshop
- V.** Convene regular meeting and establish a quorum
- VI.** Approval of minutes from regular Planning and Zoning meeting held on July 26, 2017.
- VII.** Recognition of Affidavits for Conflict-of-Interest.
- VIII.** Report on Development Activity.
- IX.** Report on City Council action regarding recommendations resulting from the August 8, 2017 City Council Meeting.
- X.** Public Hearings:
 1. **Z17-14** Conduct a public hearing to discuss and consider a rezoning request from PD-R to PD-R (Planned Development Residential) to PD-R (Planned Development Residential), on property described as A0220BC F D Cox, Acres 10.275, located at the SE corner of Nola Ruth Boulevard and Old Nolanville Rd. Harker Heights, Bell County, Texas.
- XI.** Citizens to be heard
- XII.** Staff Comments
- XIII.** Adjournment

Posted: August 25, 2017

Time: 10:00 A.M.

Ty Hendrick
Planning and Development Administrative Assistant – City of Harker Heights



Minutes of the Regular Workshop and Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
July 26, 2017

Present:	Larry Robison	Chairman
	Jeffery Petzke	Vice Chairman
	Jan Anderson	Commissioner
	Stephen Watford	Commissioner
	Darrel Charlton	Commissioner
	Noel Webster	Commissioner
	David Kingsley	Commissioner
	Jeff Orlando	Secretary
Absent:	Dustin King	Alternate Commissioner
	Austin Ruiz	Commissioner
	Daniel Northington	Alternate-Commissioner
	Kendall Cox	Alternate-Commissioner
	Klint Dailey	Alternate-Commissioner
	Ty Hendrick	Planning and Development Administrative Assistant
Staff:	Joseph Molis	Director of Planning & Development
	Leo Mantey	City Planner
	Brad Alley	Fire Marshal
	Courtney Peres	City Planner/GIS Coordinator
	Yvonne Spell	Customer Relations Supervisor
	Wilson Everett	Building Official Secretary

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 June 28, 2017 meeting. Mr. Petzke made the motion to approve the minutes and Mr. Kingsley 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 informed the Commission that Commissioner Orlando had conflicts of interest with case numbers Z17-09, Z17-10, Z17-11 and Z17-12, and he would be recused from voting on those agenda items.

Next was the report on City Council action regarding recommendations resulting from the June 28, 2017 Planning and Zoning Commission meeting.

Next, Ms. Peres presented the update on development activity for the City. She stated the City issued (1) one commercial construction permits for the month of July 1st to July 26. Eleven (11) single-family residential construction permits, zero (0) permits for mobile home additions and four (4) duplex permit have been issued for the month of July.

Under Public Hearings, Mr. Molis presented Z17-04; conduct a public hearing to discuss and consider a rezoning request from R-1 (One-Family Dwelling District) to PD-M (Planned Development Mixed Use), on properties described as A0179BC J M CROSS, 3-3-1, ACRES

1.504, with Property ID# 127920, A0179BC J M CROSS, ACRES 2.097, with Property ID# 198358, A0179BC J M CROSS, 3-3, ACRES 9.469, with Property ID# 38947, A0179BC J M CROSS, 3-3-2, ACRES 6.949 with Property ID# 127921, generally located at 12590 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas. The applicant, Bobby Whitson from 12590 E. Knights Way answered questions from the commissioners.

Chairman Robison then opened the public meeting and asked if there was anyone to speak in favor or against the agenda item. Dinna Hamilton from 12411 E. FM 2410 voiced concerns about water pressure but was not against the rezone request.

Steve Costa at 12680 E. FM 2410 expressed concern of flooding at the rear of the property and recommended the applicant help to mitigate the flooding before putting more houses in the area.

Chairman Robison then closed the public meeting. Members of the commission then discussed the conditional use permit with Mr. Molis. Chairman Robison asked for a motion to approve or disapprove agenda item Z17-06. Commissioner Anderson made a motion for approval based upon staff's recommendations. Commissioner Kingsley seconded the motion. The motion passed in favor (8-0).

Ms. Molis then presented Z17-12; conduct a public hearing to discuss and consider a Conditional Use Permit (CUP) to allow a real estate office on property described as Forest Hills, Block 015, Lot 0008, with Property ID# 92864, generally located at 105 E. Knights Way (E. FM 2410) Harker Heights, Bell County, Texas. The representative, Raymond Hamden from 1118 Preswick Dr., answered questions from the commissioners.

Chairman Robison then opened the public meeting and asked if there was anyone to speak in favor or against the agenda item. Chairman Robison then closed the public meeting. Members of the commission then discussed the conditional use permit with Mr. Molis.

Chairman Robison asked for a motion to approve or disapprove agenda item Z17-12. Commissioner Petzke made a motion for approval based upon staff's recommendations. Commissioner Kingsley seconded the motion but added an additional condition, stating that he wanted the drainage on site issue to be corrected. The motion passed in favor (7-0) with Commissioner Orlando recused from voting.

Ms. Peres presented Z17-10; 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 Kern Acres 1st Extension & Revision, Block 001, Lot 0009, with Property ID# 122966, generally located at 308 Bonnie Drive, Harker Heights, Bell County, Texas.

The representative, Raymond Hamden from 1118 Preswick Dr. answered questions from the commissioners.

Chairman Robison then opened the public meeting and asked if there was anyone to speak in favor or against the agenda item. There was no one to speak for or against the agenda item. Chairman Robison closed the public hearing. Members of the commission then discussed the rezoning with Ms. Peres.

Chairman Robison asked for a motion to approve or disapprove agenda item Z17-10. Commissioner Webster made a motion for approval based upon staff's recommendations. Commissioner Anderson seconded the motion. The motion passed in favor (7-0) with Commissioner Orlando recused from voting.

Ms. Peres presented Z17-11 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 Kern Acres 1st Extension & Revision, Block 001, Lot 0008, with Property ID# 80146, generally located at 402 Bonnie Drive, Harker Heights, Bell County, Texas. The representative, Raymond Hamden from 1118 Preswick Dr. answered questions from the commissioners.

Chairman Robison then opened the public meeting and asked if there was anyone to speak in favor or against the agenda item. There was no one to speak for or against the agenda item. Chairman Robison closed the public hearing. Members of the commission then discussed the rezoning with Ms. Peres.

Chairman Robison asked for a motion to approve or disapprove agenda item Z17-11. Commissioner Kingsley made a motion for approval based upon staff's recommendations. Commissioner Watford seconded the motion. The motion passed in favor (7-0) with Commissioner Orlando recused from voting.

Mr. Mantey presented Z17-09; conduct a public hearing to discuss and consider a rezoning request from R-1(M) (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District), on property described as Wildewood Acres, Block 008, Lot 8, 9, & 10' Strip Adjacent on South, with Property ID# 124750, generally located at 914 Maplewood Drive, Harker Heights, Bell County, Texas. The applicant, Raymond Hamden from 1118 Preswick Dr. answered questions from the commissioners.

Chairman Robison then opened the public meeting and asked if there was anyone to speak in favor or against the agenda item. There was no one to speak for or against the agenda item. Chairman Robison closed the public hearing. Members of the commission then discussed the rezoning with Mr. Mantey.

Chairman Robison asked for a motion to approve or disapprove agenda item Z17-09. Commissioner Anderson made a motion for approval based upon staff's recommendations. Commissioner Kingsley seconded the motion. The motion passed in favor (7-0) with Commissioner Orlando recused from voting. .

In the absence of any Staff comments and citizens to be heard, Chairman Robison then adjourned the meeting at 8:00 pm.

Chairman

ATTEST:



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

AGENDA ITEM #VII

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: AUGUST 30, 2017

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



**PLANNING AND ZONING
COMMISSION MEMORANDUM**

AGENDA ITEM #VIII

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: AUGUST 30, 2017

Report on Development Activity – Courtney Peres