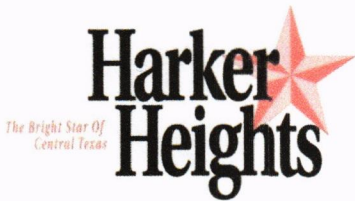


**Harker Heights
Planning and Zoning
Commission
Meeting
Wednesday,
September 25, 2019
6:00 P.M.**



**PLANNING & ZONING COMMISSION
WORKSHOP AND MEETING AGENDA
HARKER HEIGHTS CITY HALL
WEDNESDAY, SEPTEMBER 25, 2019 – 6:00 P.M.**

Notice is hereby given that the Planning and Zoning Commission (P&Z) of the City of Harker Heights will hold a regular meeting beginning at 6:00 P.M. on September 25, 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 Special Planning and Zoning Meeting held on September 11, 2019.
- V. Report on City Council results from September 10, 2019 meeting.**
- VI. Recognition of Affidavits for Conflict of Interest.**
- VII. Report on Development Activity.**
- VIII. 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.*

IX. NEW BUSINESS:

1. **CP19-03** Discuss and consider a request by Jerome and Rachel Gomer for concept plan approval on property described as 1.442 acres of land, more or less, described in a General Warranty Deed recorded under Instrument Number 2019-00021233 in the Real Property Records of Bell County, Texas, generally located at 1808 Ponca Trace, Harker Heights, Bell County, Texas.
2. **P19-11** Discuss and consider a request by Jerome and Rachel Gomer for preliminary plat approval for the proposed Sapiah Plains Phase Two, on 3.397 acres being part of the H.B. Littlefield Survey, Abstract No. 511, being part of a called 5.44 acre tract of record in Volume 1380, Page 255, Deed Records of Bell County, Texas, generally located at the corner of Ute Trail and Warriors Path, Harker Heights, Bell County, Texas.

X. REPORTS FROM COMMISSIONERS

XI. STAFF COMMENTS

XII. 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 20, 2019.**

Tiffany Dake

Tiffany Dake
Planning and Development Administrative Assistant



Minutes of the Special Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
September 11, 2019

Present:

Larry Robison	Chairman
Robert Robinson III	Vice Chair
Kay Carey	Commissioner
Darrel Charlton	Commissioner
Noel Webster	Commissioner
Stephen Watford	Commissioner

Absent:

Joshua McCann	Commissioner
Adam Parker	Commissioner
Jan Anderson	Commissioner
Rodney Shine	Alternate Commissioner
Dustin Hallmark	Alternate Commissioner
Nuala Taylor	Alternate Commissioner
Kendall Cox	Alternate Commissioner

Staff:

Joseph Molis	Director Planning&Development
Courtney Pate	Senior Planner/GIS Coordinator
Dan Phillips	GIS Analyst/Planner
Tiffany Dake	Planning Admin. Assistant

Absent:

Mark Hyde	Director Public Works
Brad Alley	Fire Marshal

A quorum was established and the meeting was called to order at 5:30 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 was the report on City Council actions regarding recommendations resulting from the August 28, 2019 Planning and Zoning meeting.

Next was citizens to be heard. There was no one present to speak.

Next under Public Hearings, Mr. Molis presented **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.

Commissioner Charlton asked who was responsible for maintaining the parking lot at 107 Mountain Lion Rd. Mr. Molis said it is owned and maintained by ASYMCA. Commissioner Webster asked how many vehicles will be with the church and what about trash or lines fading in the parking lot. Mr. Molis stated it would be ASYMCA responsibility to maintain the parking lot and enforce the lease agreement with the church to hold them accountable if need be. Chairman Robison asked Mr. Molis if there is a parking issue and Mr. Molis stated there was on Saturdays. Commissioner Webster asked if they were redoing and rebuilding at 111 Mountain Lion Rd. Mr. Molis said the church at 111 Mountain Lion Rd. will be making modifications to the house with a possible building to house 150 members. With that number they will only need 50 parking spaces from the parking lot at 107 Mountain Lion Rd. The church would park at the back half of the parking lot. Commissioner Webster commented that he wanted a more concrete end time for the church's use of the parking lot.

Mr. Steven Watson of 4811 Creekside Dr., Killeen, TX 76543 was present to speak about the amendment to the ordinance to allow parking arrangements on the property at 107 Mountain Lion Rd. Mr. Watson is the assistant pastor at Grace Bible Church in Killeen and they are expanding their church to Harker Heights. They currently have about 50-60 adults and 30-40 children. He stated that the church wants to be a blessing to the city and volunteer in programs the city already has going on, such as coaching at the ASYMCA. Commissioner Charlton asked if there was an intent for a childcare facility. Mr. Watson said there is no intent for a childcare facility. Commissioner Webster asked who owned the property at 111 Mountain Lion Rd. Mr. Watson said someone else in the church owns the property. Commissioner Carey was concerned about having a cut off time for the church to use the parking lot. Mr. Watson said they would take more time if made available to them but they will comply with requirements set by the zoning. Commissioner Watford asked if they will expand. Mr. Watson said they can add additional services if needed and plant another church in Nolanville or North/West Killeen for additional growth.

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 Carey that they recommended approval of an ordinance to amend conditions of the PD-B zoning to add number thirteen (13) to read the Armed Services YMCA located at 110 Mountain Lion Rd shall allow 111 Mountain Lion Rd to share the use of its parking facilities at 107 Mountain Lion Rd, amending the proposed amendment by eliminating time restrictions. Commissioner Watford seconded the motion. Commissioner Webster wanted to amend the motion to include a written lease between the two parties. There was not a second so it failed. The original motion passed (4-2) with Commissioners Carey, Watford, Robison and Charlton in favor of the motion and Commissioners Robinson and Webster against the motion. Commissioner Robinson clarified his vote by explaining he was in favor of sharing the parking lot but wanted time restrictions.

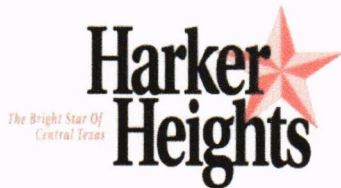
Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 6:23 P.M.

Larry Robison, Chairman

DATE:

Adam Parker, Secretary

DATE:



PLANNING AND ZONING COMMISSION MEMORANDUM

CP19-03

AGENDA ITEM IX-1

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: SEPTEMBER 25, 2019

DISCUSS AND CONSIDER A REQUEST BY JEROME AND RACHEL GOMER FOR CONCEPT PLAN APPROVAL ON PROPERTY DESCRIBED AS 1.442 ACRES OF LAND, MORE OR LESS, DESCRIBED IN A GENERAL WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 2019-00021233 IN THE REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS, GENERALLY LOCATED AT 1808 PONCA TRACE, HARKER HEIGHTS, BELL COUNTY, TEXAS

PROJECT DESCRIPTION:

The applicants, Jerome and Rachel Gomer, have submitted an application for concept plan approval for approximately 1.40 acres of land currently zoned R-MU (Mixed Use Residential District) located along Ponca Trace, an unimproved road running perpendicular to Ute Trail and Pontotoc Trace. The concept plan called Sapiah Plains Phase Three outlines a single phase development consisting of six (6) duplex lots with an average of 9,980 square feet per lot.

Staff has reviewed the submitted concept plan, and have made comments to address utility locations, connectivity, and other pertinent requirements to ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to.

RECOMMENDATION

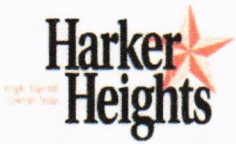
The comments provided by Staff have been addressed or will be resolved during the platting process, and the submitted concept plan meets the standards and ordinances of the City of Harker Heights. Staff recommends approval of the concept plan request by Jerome and Rachel Gomer for Concept Plan approval on property described as 1.442 acres of land, more or less, described in a general warranty deed recorded under instrument number 2019-00021233 in the Real Property Records of Bell County, Texas, generally located at 1808 Ponca Trace, Harker Heights, Bell County, Texas.

ACTION BY THE PLANNING AND ZONING COMMISSION:

1. Motion to approve/disapprove a request for Concept Plan approval on property as 1.442 acres of land, more or less, described in a general warranty deed recorded under instrument number 2019-00021233 in the Real Property Records of Bell County, Texas, generally located at 1808 Ponca Trace, Harker Heights, Bell County, Texas.
2. Any other action desired.

ATTACHMENTS:

1. Application
2. Concept Plan
3. Staff Comments (comments addressed 9/18/19)
4. Location Map



APPLICATION FOR DEVELOPMENT CONCEPT PLAN APPROVAL
Application Fee \$ 50.00

City of Harker Heights
Planning & Development
305 Millers Crossing
Harker Heights, TX 76548
Phone: 254-953-5600

SUBDIVISION NAME: Sapiah Plains Ph. 3

NUMBER OF LOTS: (if known) 6 NUMBER OF ACRES 1.4

PROPERTY OWNER: Jerome Gomer and Rachel Gomer

ADDRESS: 1524 Indian Trail, Harker Heights, Bell County, Texas 76548
PHONE: 254-289-8282

DEVELOPER: Jerome Gomer

ADDRESS: 1524 Indian Trail, Harker heights, Bell County, Texas 76548
PHONE: 254-289-8282

SURVEYOR/ENG: Ace Reneau

ADDRESS: 102 N. College/ P.O. Box 1088, Killeen, Bell County, Texas 76541
PHONE: 254-634-5541

THIS IS TO CERTIFY THAT I/WE, THE UNDERSIGNED, AM/ARE THE SOLE OWNER(S) OF THE PROPERTY COMBINED WITH THE ABOVE DESCRIBED PLAT

Jerome Gomer
NAME (PRINT) SIGNATURE
1524 Indian Trail, Harker Heights, Bell County, Texas 76548
ADDRESS

Rachel Gomer
NAME (PRINT) SIGNATURE
1524 Indian Trail, Harker Heights, Bell County, Texas 76548
ADDRESS

TO BE USED FOR CORPORATION/PARTNERSHIP

NAME (PRINT) CORP/PARTNERSHIP
ADDRESS

BY: AUTHORIZED AGENT TELEPHONE NO.

- THE DEVELOPER, THROUGH HIS ENGINEER OR AUTHORIZED REPRESENTATIVE, SHALL ACQUIRE ALL REQUIRED NATIONWIDE PERMITS, SUCH AS 401, 402 AND/OR 404, AS APPROPRIATE FROM ENVIRONMENTAL PROTECTIVE AGENCY, THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION AND/OR THE U.S ARMY CORPS OF ENGINEERS.
The developer or their authorized representative must be present at all Planning and Zoning Commission Meetings and City Council Meetings at which their plan or plat is on the agenda for discussion or action. Failure of the developer or their authorized representative to appear before the Planning and Zoning Commission or City Council during a meeting on which the plan or plat is on the agenda for discussion or action may be deemed a withdrawal of the plat or plan.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th DAY OF August, 2019.

Jessica M Kriegel MY COMMISSION EXPIRES: 10/17/21
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

