



Workshop minutes of the Regular Meeting of the Harker Heights  
Planning & Zoning Commission held at the City Hall Building,  
September 28, 2016

Present:	Michael Schulte	Chairman
	Jeffery Petzke	Vice Chairman
	Jeff Orlando	Secretary
	Noel Webster	Commissioner
	Anthony Triola	Commissioner
	David Kingsley	Commissioner
	Neal Wendele	Commissioner
	Jan Anderson	Commissioner
	Darrel Charlton	Commissioner
	Jeffery Petzke	Vice Chairman
Staff:	Joseph Molis	Planning & Development Director
	Leo Mantey	City Planner
	Courtney Peres	Planner/GIS Coordinator
	Brad Alley	Fire Inspector
	Mark Hyde	Public Works Director
	Ty Hendrick	Planning & Zoning Administrative Assistant

Chairman Schulte reconvened the workshop following the P&Z meeting on July 28, 2016 at 5:38pm.

Mr. Molis discussed the proposed a possible overlay district for Veterans Memorial Blvd. The City Council and the citizens have expressed a great interest in improvements to the appearance of many areas of the City. They recognize the potential for redevelopment of the older areas of the City, especially along Veterans Memorial Blvd. They visualize attractively landscaped roadways and pleasant places to walk. Successful retail and office areas that appeal to shoppers are high on their lists of desires. Mr. Molis commented that staff believes having this overlay district will help beautify the city as well as bring in new commercial development along Veterans Memorial Blvd.

Chairman Schulte adjourned the meeting at 6:28 pm.



Minutes of the Regular Meeting of the Harker Heights  
Planning & Zoning Commission held at the City Hall Building,  
August 31, 2016

Present:	Michael Schulte	Chairman
	Jeffery Petzke	Vice Chairman
	Jeff Orlando	Secretary
	Anthony Triola	Commissioner
	David Kingsley	Commissioner
	Neal Wendele	Commissioner
	Jan Anderson	Commissioner
	Darrel Charlton	Commissioner
Absent:	Noel Webster	Commissioner
Staff:	Joseph Molis	Planning & Development Director
	Leo Mantey	City Planner
	Courtney Peres	Planner/GIS Coordinator
	Brad Alley	Fire Marshall
	Mark Hyde	Public Works Director
	Ty Hendrick	Planning Administrative Assistant

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 27, 2016, regular meeting. Commissioner Kingsley made a motion to approve the minutes and Commissioner Triola seconded the motion. The motion passed in favor (8-0).

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

Mr. Molis reported the actions from the City Council meeting which was held on August 9, 2016. City Council voted in favor (5-0) to approve an ordinance to change the zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two Family Dwelling District) on the property described as A0115BC I T Bean, Lot 1 Block 51 Comanche Lands UnDed Acres 0.34, Bell County Texas, with Property ID#124333, also known as 1600 Aztec Trace, Harker Heights, Texas.

Next, Courtney Peres presented the update on development activity for the City. She stated the City issued zero commercial construction permits for the month of August 1<sup>st</sup> to August 31<sup>st</sup>. Six (6) single-family residential construction permits had been issued and zero (0) permits were issued for a two-family (duplex) for the month of August.

Under Public Hearings, Mr. Mantey presented Z16-13 to discuss and consider an ordinance to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District) for the property described as Wildewood Acres Replat (Lts 15-16 Blk 8), Block 008, Lot 015A, Bell County, Texas, Property ID# 60206 also known as 930 Maplewood Drive. Mr. Mantey stated that rezoning the property would not have any adverse effect on the surrounding zoning districts. He also stated that the rezoning would be consistent with the 2007 City of Harker Heights Comprehensive Plan. Staff sent out forty-four (44) notices to property owners within the 400 foot notification area. There were (2) responses received in

favor of the request, and zero (0) responses received in opposition of the request. Staff recommended approval of an ordinance to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District) for the property described as WILDEWOOD ACRES REPLAT (LTS 15-16 BLK 8), BLOCK 008, LOT 015A, Bell County, Texas, Property ID# 60206 also known as 930 Maplewood Drive.

Chairman Schulte opened and closed the public hearing. There was no one to speak for or against the case. Chairman Schulte asked for a motion to approve or disapprove agenda item Z16-13. Commissioner Kingsley made a motion for approval and Commissioner Petzke seconded the motion to approve. The motion passed (8-0).

Next under Public Hearings, Ms. Courtney Peres presented Z16-14 to discuss and consider an ordinance to change the zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) to R-MU (Mixed Use Residential District) for the property described as Kern Acres 1<sup>st</sup> Extension & Revision, Block 003, Lot 0005, Bell County, Texas, Property ID# 131803 also known as 401 Bonnie Drive. Ms. Peres stated that rezoning the property would not likely have any adverse effects on the surrounding zoning districts. She also stated that the rezoning would hold consistent with the 2007 City of Harker Heights Comprehensive Plan. Staff sent out sixty-one (61) notices to property owners within the 400 foot notification area. There were (2) responses received in favor of the request, and zero (0) responses received in opposition of the request. Staff recommended approval of an ordinance to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) to R-MU (Mixed Use Residential District) on property described as Kern Acres 1st Extension & Revision, Block 003, Lot 0005, Bell County, Texas, Property ID# 131803 also known as 401 Bonne Drive.

Chairman Schulte opened the public hearing.

Rayman Hamden, spoke in favor of the rezoning of the property.

No one spoke against the case. Public hearing was closed.

Commissioners discussed questions with Mr. Molis

Chairman Schulte asked for a motion to approve or disapprove agenda item Z16-14, Commissioner Triola made a motion for approval and Commissioner Kingsley seconded the motion to approve. The motion passed (7-1). Voting in favor was Commissioner Charlton, Commissioner Wendele, Commissioner Triola, Chairman Schulte, Secretary Orlando, Commissioner Kingsley and Commissioner Anderson. Voting against was Vice Chairman Petzke.

Next under Public Hearings, Ms. Courtney Peres presented Z16-15 to discuss and consider an ordinance to change the zoning designation from R-1 (One-Family Home Dwelling District) to R-MU (Mixed Use Residential District) on property described as Kern Acres 1<sup>st</sup> Extension & Revision, Block 005, Lot 0014, Bell County, Texas Property ID# 10560 also known as 304 Harley Drive. Ms. Peres stated that rezoning the property would not likely have any adverse effects on the surrounding zoning districts. She also stated that the rezoning would hold consistent with the 2007 City of Harker Heights Comprehensive Plan. Staff sent out fifty-one (51) notices to property owners within the 400 foot notification area. There were three (3) responses received in favor of the request, and one (1) response received in opposition of the request. Staff recommended approval of an ordinance to change zoning designation from R-1 (One-Family

Dwelling District) to R-MU (Mixed Use Residential District) on property described as Kern Acres 1st Extension and Revision, Block 005, Lot 0014, Bell County, Texas, Property ID# 10560 also known as 304 Harley Drive.

Chairman Schulte opened the public hearing. There was no one to speak for or against the case.

Chairman Schulte closed the public hearing.

Commissioners discussed questions with Ms. Peres.

Chairman Schulte asked for a motion to approve or disapprove agenda item Z16-15. Commissioner Orlando made a motion for approval and Commissioner Anderson seconded the motion to approve. The motion passed (6-2). Voting in favor was Commissioner Charlton, Commissioner Wendele, Commissioner Triola, Chairman Schulte, Secretary Orlando and Commissioner Anderson. Voting against were Vice Chairman Petzke and Commissioner Kingsley.

Last under Public Hearings, Mr. Leo Mantey presented case Z16-16 to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) for a telecommunication tower on property described as Heights Commercial Subdivision, Block 002, Lot 003, in the City of Harker Heights, Bell County, Texas, Property ID# 47731 also known as the Extraco Bank Building located at 100 W. Central Texas Expressway. Mr. Mantey stated that the proposed development, if approved, would not violate the zoning regulations of the B-5 District. He also stated that it would not alter the use and zoning of the property and will therefore not likely have any adverse impacts on the surrounding zones. Mr. Mantey stated that the proposed use would maintain the character, appearance and zoning of the property and does not conflict with the intent of the Commercial designation for the property as stipulated in the 2007 Comprehensive Plan. Staff sent out twenty-four (24) notices to property owners within the 400 foot notification area. There were zero (0) responses received in favor of the request and three (3) responses received in opposition of the request. Mr. Mantey stated that staff had no recommendation for an ordinance granting a Conditional Use Permit for a telecommunication tower on property described as Heights Commercial Subdivision, Block 002, Lot 003, in the City of Harker Heights, Bell County, Texas, Property ID# 47731 also known as the Extraco Bank Building located at 100 W. Central Texas Expressway, except that if approved, all development regulations in the Code of Ordinances will apply to include: 1. The maximum height of the building and tower combined should not exceed 75 feet and 2. No sign can be placed on the antenna.

Chairman Schulte opened the public hearing.

Mr. Ronald Grace of 5501 Shawn Dr., Killeen TX represented the case.

Mr. Grace discussed the process of the construction of the tower as well as answered the questions that were asked of him.

Chairman Schulte closed the public hearing.

Commissioners discussed questions with Mr. Molis and Mr. Mantey.

Chairman Schulte asked for a motion to approve or disapprove of the agenda item Z16-16. Commissioner Kingsley made a motion for approval and Commissioner Wendele seconded the motion to approve. The motion passed (8-0).

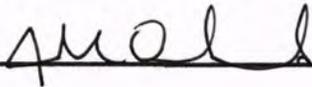
Chairman Schulte adjourned the meeting at 7:48 pm.



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Mike Schulte, Chairman

ATTEST:



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Jeff Orlando, Secretary