



Minutes of the Regular Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
December 5, 2018

Present:

Larry Robison	Chairman
Darrel Charlton	Vice Chair
Noel Webster	Secretary
Stephen Watford	Commissioner
Kay Carey	Commissioner
Jan Anderson	Commissioner
Joshua McCann	Commissioner

Absent:

Kendall Cox	Alternate-Commissioner
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Staff:

Joseph Molis	Director of Planning & Development
Wilson Everett	Building Official Secretary
Courtney Peres	Senior 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 October 31, 2018 Commissioner Anderson made the motion to approve meeting minutes and Commissioner Webster seconded the motion. The motion passed unanimously (7-0).

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, Mrs. Pate presented the update on development activity for the City. She stated the City issued zero (0) commercial construction permits, five (5) single-family residential construction permits, and zero (0) duplex for the month of November.

Next was the report on the November 13, 2018 City Council actions regarding recommendations resulting from the October 31, 2018 Planning and Zoning Commission meeting.

Next under Public Hearings, Mr. Molis presented **Z18-17**; Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from B-1 (Office District) to PD-B (Planned Development – Business) on a 6.730 acre tract of land situated in the E.M. Sprott Survey, Abstract No. 772, the R.W. Tom Survey, Abstract No. 837, all in Bell County, Texas and being a part or portion of that certain called 46.849 acre tract of land described in Deeds to 2410 Real Estate LP, generally located near the

intersection of Hudson Boulevard and Prospector Trail in 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. Mike Beevers of 5101 FM 439, Belton, Texas presented himself as the representative for the applicant and answered questions posed by the Commissions. Mike Stegmeyer of 715 Black Hills Trail, Harker Heights, Texas presented himself to speak in opposition of the request. Mr. Stegmeyer's main concerns were sound trespass from the storage facility, and potential flooding that would effect the neighborhood once the site at Hudson and Prospector was developed.

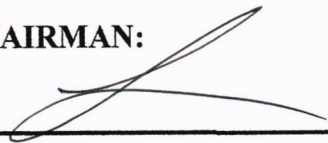
Chairman Robison then closed the public hearing. Members of the commission then discussed the request with City Staff and the applicant. Chairman Robison asked for a motion to recommend approval or disapproval for agenda item **Z18-17**. Commissioner Anderson made a motion for approval based upon staff's recommendations and conditions to include an additional condition to provide shrubbery along the western property line of the storage facility. Commissioner McCann seconded the motion. Commissioner Karey motion to amend the motion on the floor to instead require an eight (8') foot masonry fence along the western property line of the storage facility in replace of the additional shrubbery. Commissioner Watford seconded the amended motion. The amended motion passed with a vote of (4-3). The Commission then returned to the main motion on the table. The motion passed (6-1) (Commissioner Webster voted in opposition).

Chairman Robison asked if there were any citizens to be heard. There were not any citizens to present to the Commission.

Chairman Robison asked if there were any staff comments. Mr. Molis stated that there will not be a meeting in December and that the next meeting will be held January 30, 2019. Mr. Molis also mentioned that there is a current vacancy in the Planning Department as the previous Administrative Assistant has left the City.

Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 7:49 P.M.

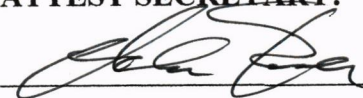
CHAIRMAN:



DATE:

1-30-19

ATTEST SECRETARY:



DATE:

1/30/19