



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:**

9-25-19

**Adam Parker, Secretary**

**DATE:**

9/25/19