

**Minutes of the Harker Heights Planning & Zoning Commission Meeting &  
Workshop  
March 30, 2022**

Present:

**Commission**

Larry Robison	Chairman
Robert Robinson III	Vice Chairman
Michael Stegmeyer	Secretary
Joshua McCann	Commissioner
Stephen Watford	Commissioner
Natalie Austin	Commissioner
Bary Heidtbrink	Commissioner
Jerry Bess	Commissioner
Allen Strickland	Alternate Commissioner
Elizabeth McDaniel	Alternate Commissioner

**Staff**

David Mitchell	City Manager
Kristina Ramirez	Planning and Development Director
Mark Hyde	Public Works Director
Yvonne K. Spell	City Planner
Daniel Phillips	GIS Analyst/Planner
Brad Alley	Fire Marshal
Raelin Fiscus	Planning & Development Administrative Assistant

Absent:

Rodney Shine	Commissioner
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**Meeting Agenda:**

Agenda Item I: A quorum was established, and the regular meeting for the Planning and Zoning Commission was called to order at 5:30 P.M.

Agenda Item II: Invocation

Agenda Item III: Pledge of Allegiance

Agenda Item IV: The next agenda item was approval of the agenda from the regular Planning and Zoning Meeting for March 30, 2022. Secretary Stegmeyer made a motion to approve the agenda, and Commissioner Watford seconded the motion. **The motion was approved (8-0).**

Agenda Item V: The next agenda item was approval of the meeting minutes from the regular Planning and Zoning Meeting held on February 23, 2022. Commissioner Heidtbrink made a motion to approve the meeting minutes, and Commissioner Bess seconded the motion. **The motion was approved (8-0).**

Agenda Item VI: Mrs. Spell provided a summary of the City Council results from meetings and workshops between February 23, 2022 and March 29, 2022.

Agenda Item VII: Mrs. Ramirez presented a report regarding land use designations and zoning districts for properties on the FM 2410 Corridor located within the Knight's Way Overlay District.

Agenda Item VIII: Recognition of Affidavits for Conflict of Interest.

Agenda Item IX: Public Comments:

Leon Charpentier of 1800 Quarry Trail, Harker Heights, Texas 76548 spoke at the podium regarding the Knight's Way Corridor.

Agenda Item X: Public Hearing:

**1. Z22-03 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-3 (Local Business District) on property described as Fawn Valley, Block 006, Lot 0001, generally located at 1702 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas**

Mrs. Ramirez explained the applicants request for consider a change in zoning designation from R-1 (One-Family Dwelling District) to B-3 (Local Business District).

Raymond Hamden P.O. Box 2008, Harker Heights, Texas 76548 was present to represent the case.

Leon Charpentier of 1800 Quarry Trail, Harker Heights, Texas 76548 spoke in opposition to this request.

Robin Batt of 2404 Limestone & 1700 FM 2410, Harker Heights, Texas 76548 spoke in opposition to this request.

John Shatto of 2502 Quartz Trail, Harker Heights, Texas 76548 spoke in opposition to this request.

Loretta Shatto of 2502 Quartz Trail, Harker Heights, Texas 76548 spoke in opposition to this request.

Kristine Dillon of 2509 Quartz Trail, Harker Heights, Texas 76548 spoke in opposition to this request.

Michael Nitti of 2517 Granite Trail, Harker Heights, Texas 76548 spoke in opposition to this request.

Commissioner McCann made a motion to recommend approval of recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-3 (Local Business District) on property described as Fawn Valley, Block 006, Lot 0001, generally located at 1702 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas. Commissioner Watford seconded the motion. **The motion to recommend approval passed (6-2).** Vice Chairman Robinson and Secretary Stegmeyer denied the motion based on the proposed zoning being substantially inconsistent with the zoning of neighboring lands.

**2. Z22-03-F Conduct a public hearing to discuss and consider recommending an ordinance to change land use designation from Medium Density Residential to Community Center on**

**property described as Fawn Valley, Block 006, Lot 0001, generally located at 1702 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas.**

Mrs. Spell explained the applicants request for a change in land use designation from Medium Density Residential to Community Center.

Raymond Hamden of P.O. Box 2008, Harker Heights, Texas 76548 was present to represent this case.

Leon Charpentier of 1800 Quarry Trail, Harker Heights, Texas 76548 spoke in opposition to this request.

Robin Batt of 2404 Limestone & 1700 FM 2410, Harker Heights, Texas 76548 spoke in opposition to this request.

Kristine Dillon of 2509 Quartz Trail, Harker Heights, Texas 76548 spoke in opposition to this request.

Michael Nitti of 2517 Granite Trail, Harker Heights, Texas 76548 spoke in opposition to this request.

Commissioner Heidtbrink made a motion to recommend approval of an ordinance to change land use designation from Medium Density Residential to Community Center on property described as Fawn Valley, Block 006, Lot 0001, generally located at 1702 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas. Commissioner McCann seconded the motion. **The motion to recommend approval passed (6-2).** Vice Chairman Robinson and Secretary Stegmeyer denied the motion based on the proposed zoning being substantially inconsistent with the zoning of neighboring lands.

**3. Z22-06 Conduct a public hearing to discuss and consider a change in zoning designation from R1-R (Rural One-Family Dwelling District) to R-1 (One-Family Dwelling District) on property described as a portion of A1049BC W H Russell, 2, Acres 3.3, generally located at 3202 Comanche Gap Road, Harker Heights, Bell County, Texas.**

Mrs. Spell explained the applicants request for a change in zoning designation from R1-R (Rural One-Family Dwelling District) to R-1 (One-Family Dwelling District) on property described as a portion of A1049BC W H Russell, 2, Acres 3.3, generally located at 3202 Comanche Gap Road, Harker Heights, TX.

Michael Withers of 3200 Comanche Gap Road, Harker Heights, Texas 76548 was present to represent this case.

Commissioner Bess made a motion to recommend approval of an ordinance to change the zoning designation from R1-R (Rural One-Family Dwelling District) to R-1 (One-Family Dwelling District) on property described as a portion of A1049BC W H Russell, 2, Acres 3.3, generally located at 3202 Comanche Gap Road, Harker Heights, Bell County, Texas. Secretary Stegmeyer seconded the motion. **The motion to recommend approval passed (8-0).**

**4. Z22-04 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling District) with a Conditional Use Permit (CUP) on property described as**

**being all that certain 51.13 acre tract of land situated in the Uriah Hunt Survey, Abstract No. 401, and being all of the called 6.271 acre tract of land recorded in Volume 2840, Page 342, all of the called 2 acre tract of land recorded in Volume 3867, Page 611, all of the called 33.867 acre tract of land recorded in Volume 4132, Page 628, all of the called 1 acre tract of land recorded in Volume 5885, Page 918, all of the called 2.0 acre tract of land recorded in Instrument No. 202000014838, all of the Deed Records of Bell County, Texas and all belonging to Jordanna D. Packwood, and all of the called 5.989 acre tract of land described in deeds to Jordanna Packwood 2011 Trust, recorded in Instrument No. 201900047413, Deed Records of Bell County, Texas, generally located at 1833 Tonkawa Trail**

Mrs. Spell explained the applicants request for a change in zoning designation from R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling District) with a Conditional Use Permit (CUP).

Jordanna Packwood Larson of 1833 Tonkawa Trail, Harker Heights, Texas 76548 was present to represent this case.

Commissioner McCann made a motion to recommend approval of an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling District) with a Conditional Use Permit (CUP) on property described as being all that certain 51.13 acre tract of land situated in the Uriah Hunt Survey, Abstract No. 401, and being all of the called 6.271 acre tract of land recorded in Volume 2840, Page 342, all of the called 2 acre tract of land recorded in Volume 3867, Page 611, all of the called 33.867 acre tract of land recorded in Volume 4132, Page 628, all of the called 1 acre tract of land recorded in Volume 5885, Page 918, all of the called 2.0 acre tract of land recorded in Instrument No. 202000014838, all of the Deed Records of Bell County, Texas and all belonging to Jordanna D. Packwood, and all of the called 5.989 acre tract of land described in deeds to Jordanna Packwood 2011 Trust, recorded in Instrument No. 201900047413, Deed Records of Bell County, Texas, generally located at 1833 Tonkawa Trail with conditions. Secretary Stegmeyer seconded the motion. **The motion to recommend approval passed (8-0).** The conditions are as follows:

1. The approximate 5,200 square foot existing accessory structure, located on parcel 81615, is permitted to remain.
2. The maximum number of accessory buildings shall be allowed to exceed one per acre on parcels 25586, 81612, and 90539 provided that the aggregate number of all existing accessory buildings plus residence structures as shown in Exhibit 1 for those parcels is not exceeded.
3. The maximum aggregate square footage of accessory buildings shall be allowed to exceed 1,000 square feet per acre on parcels 25586, 81612, and 90539 provided that the cumulative square footage on those three parcels does not exceed 13,000 square feet.
4. The maximum aggregate square footage of accessory buildings shall be allowed to exceed 10,000 square feet on parcels 25586, 81612, and 90539 provided that the cumulative square footage for those three parcels does not exceed 13,000 square feet.
5. Multiple residences to be allowed on the property for a temporary period as requested by the owner in Exhibit 2. The two existing residences shown in Exhibit 1 shall be

demolished and removed from the property no later than 30 months from the date of approval.

**5. Z22-05 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as A0115BC I T BEAN, BLK 49 COMANCHE LAND, UNDEDICATED, ACRES 6.58, generally located at 1608 Pima Trail, Harker Heights, Bell County, Texas.**

Mrs. Spell explained the applicants request for a change in zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District).

Ace Reneau of Mitchell & Associates, offices located at 102 North College Street, Killeen, TX 76541 was present to represent this case.

Secretary Stegmeyer made a motion to recommend approval of a change in zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as A0115BC I T BEAN, BLK 49 COMANCHE LAND, UNDEDICATED, ACRES 6.58 generally located at 1608 Pima Trail, Harker Heights, TX. Commissioner Heidtbrink seconded the motion. **The motion to recommend approval passed (8-0).**

**6. Z22-07 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from PD-R (Planned Development Residential District) with an underlying R-1 (One-Family Dwelling District) to B-2 (Neighborhood Retail District) on property described as Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas.**

Mrs. Spell explained the applicants request for a change in zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District).

Michael Aycock of 1818 Mesa Oaks Circle, Harker Heights, Texas 76548 was present to represent this case.

Commissioner Heidtbrink made a motion to recommend approval of an ordinance to change zoning designation from PD-R (Planned Development Residential District) with an underlying R-1 (One-Family Dwelling District) to B-2 (Neighborhood Retail District) on property described as Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas. Commissioner Watford seconded the motion. **The motion to recommend approval passed. (8-0)**

**7. Z22-07-F Conduct a public hearing to discuss and consider recommending an ordinance to change land use designation from Low Density Residential to Community Center on property described as Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas.**

Mrs. Spell explained the applicants request for a change in land use designation from Low Density Residential to Community Center.

Michael Aycock of 1818 Mesa Oaks Circle, Harker Heights, Texas 76548 was present to represent this case.

Commissioner Bess made a motion to recommend approval of an ordinance to change land use designation from Low Density Residential to Community Center on property described as Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas. Commissioner McCann seconded the motion. **The motion to recommend approval passed. (8-0)**

Agenda Item XI: New Business:

**1. P22-05 Discuss and consider a request for a Minor Plat referred to as Dunyasha Place, on property described as 5.806 acres, situated in the W.H. Russell Survey, Abstract 1019, Bell County, Texas, embracing all of Lot 1, Block 1, Withers Way, an addition within the City of Harker Heights, Bell County, Texas, according to the plat of record in Plat Year 2016, Plat #20, Plat Records of Bell County, Texas, and embracing all of a called 3.30 acre tract conveyed to Michael Withers and Dunyasha Withers in Document No. 2016-00036332, Official Public Records of Real Property, Bell County, Texas.**

Mrs. Spell explained the applicant's request for a Minor Plat referred to as Dunyasha Place.

Michael Withers 3200 Comanche Gap Road, Harker Heights, Texas 76548 was present to represent this case.

Secretary Stegmeyer made a motion to recommend approval of a Minor Plat referred to as Dunyasha Place, on property described as 5.806 acres, situated in the W.H. Russell Survey, Abstract 1019, Bell County, Texas, embracing all of Lot 1, Block 1, Withers Way, an addition within the City of Harker Heights, Bell County, Texas, according to the plat of record in Plat Year 2016, Plat #20, Plat Records of Bell County, Texas, and embracing all of a called 3.30 acre tract conveyed to Michael Withers and Dunyasha Withers in Document No. 2016-00036332, Official Public Records of Real Property, Bell County, Texas. Commissioner Heidtbrink seconded the motion. **The motion to recommend approval passed (8-0).**

**2. P22-08 Discuss and consider a request for a Minor Plat referred to as Casas Addition, on property described as being a 0.18 acre tract of land out of the I.T. Bean Survey, Abstract No. 115, Bell County, Texas, and being the same tract of land conveyed to Daria Casas De Mendez and Jose Casas-Rodriguez as recorded in Instrument No. 2019-00039451, Official Public Records of Real Property of Bell County, Texas.**

Mrs. Spell explained the applicant's request for a Minor Plat review for Casas Addition.

Michelle Lee of Killeen Engineering & Surveying, offices located at 2901 E. Stan Schlueter Loop, Killeen, Texas 76542 was present to represent this case.

Secretary Stegmeyer made a motion to recommend approval of a Minor Plat referred to as Casas Addition, on property described as being a 0.18 acre tract of land out of the I.T. Bean Survey, Abstract No. 115, Bell County, Texas, and being the same tract of land conveyed to Daria Casas De Mendez and Jose Casas-Rodriguez as recorded in Instrument No. 2019-00039451, Official Public Records of Real Property of Bell County, Texas. Commissioner Austin seconded the motion. **The motion to recommend approval with conditions passed (8-0).** The condition is as follows:

1. Revise the dedication language on the face of the plat and the signatory blocks per the City's Code of Ordinances and as directed by City staff.

**3. CP22-01 Discuss and consider a request for a Concept Plan referred to as McLaughlin Way, on property described as being a 4.80 acre tract of land being Lot 1, Block 1 of McLaughlin Way as recorded in Cabinet C, Slide 348-B, Plat Records of Bell County, Texas and being a tract of land conveyed to Thomas and Stacie Guice as recorded in Instrument No. 2021058830, Deed Records of Bell County, Texas.**

Mrs. Spell explained the applicant's request for a Concept Plan referred to as McLaughlin Way.

Michelle Lee of Killeen Engineering & Surveying, offices located at 2901 E. Stan Schlueter Loop, Killeen, Texas 76542 was present to represent this case.

Secretary Stegmeyer made a motion to recommend approval of a Concept Plan referred to as McLaughlin Way, on property described as being a 4.80 acre tract of land being Lot 1, Block 1 of McLaughlin Way as recorded in Cabinet C, Slide 348-B, Plat Records of Bell County, Texas and being a tract of land conveyed to Thomas and Stacie Guice as recorded in Instrument No. 2021058830, Deed Records of Bell County, Texas. Commissioner Watford seconded the motion. **The motion to recommend approval passed (8-0).**

Agenda Item XI: Reports from commissioners

Agenda Item XII: Staff comments

Agenda Item XIII: Adjournment of P&Z Meeting. **Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 8:22 P.M.**

Larry Robison, Chairman

DATE:

4/27/22

Michael Stegmeyer, Secretary

DATE:

04/27/2022