



**Minutes of the Harker Heights Planning & Zoning Commission Meeting
May 25, 2022**

Present:

Commission

Larry Robison	Chairman
Robert Robinson III	Vice Chairman
Joshua McCann	Commissioner
Stephen Watford	Commissioner
Natalie Austin	Commissioner
Bary Heidtbrink	Commissioner
Rodney Shine	Commissioner

Staff

Yvonne K. Spell	City Planner
Michael Beard	Building Official
Daniel Phillips	GIS Analyst/ Planner
Brad Alley	Fire Marshal
Courtney Fye	Building Official Secretary
Raelin Fiscus	Planning & Development Administrative Assistant

Absent:

Michael Stegmeyer	Secretary
Jerry Bess	Commissioner
Allen Strickland	Alternate Commissioner
Elizabeth McDaniel	Alternate Commissioner
Kristina Ramirez	Planning and Development Director

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 May 25, 2022. Commissioner Heidtbrink made a motion to approve the agenda, and Commissioner Austin seconded the motion. **The motion was approved (7-0).**

Agenda Item V: The next agenda item was approval of the meeting minutes from the regular Planning and Zoning Meeting held on April 27, 2022. Commissioner McCann made a motion to approve the meeting minutes, and Commissioner Watford seconded the motion. **The motion was approved (7-0).**

Agenda Item VI: Mrs. Spell provided a summary of the City Council results from meetings and workshops between April 27, 2022 and May 24, 2022.

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

Agenda Item VIII: Public Comments: There was no one present who wished to address the Planning & Zoning Commission at this time.

Agenda Item IX: Public Hearing:

1. Z22-12 Conduct a public hearing to discuss and consider recommending an ordinance for a Conditional Use Permit to allow for a pet grooming business to operate as a Home Occupation on property described as Highland Oaks Estates Section 1, Block 00F, Lot 14, PT 15, (W 1/2 of 15), Acres 0.441, generally located at 100 E. Woodlawn Drive, Harker Heights, Bell County, TX.

Mrs. Spell explained the applicants request a Conditional Use Permit to allow for a pet grooming business to operate as a Home Occupation.

Sylvia and Frank Acevedo of 100 E. Woodlawn Drive, Harker Heights, Texas 76548 were present to represent this case.

Mari Meyer of 303 Highland Oaks Drive, Harker Heights, Texas 76548 spoke in opposition of this request.

Mike Acosta of 103 E Woodlawn Drive, Harker Heights, Texas 76548 spoke in opposition of this request.

Kristi Dominguez of 208 Highland Oaks Drive, Harker Heights, Texas 76548 spoke in approval of this request.

Ruby Waymon of 110 E Woodlawn Drive, Harker Heights, Texas 76548 spoke in approval of this request.

Elizabeth Ramirez of 607 Cagle Lane, Harker Heights, Texas 76548 spoke in approval of this request.

Vice Chairman Robinson made a motion to recommend approval of an ordinance for a Conditional Use Permit to allow for a pet grooming business to operate as a Home Occupation on property described as Highland Oaks Estates Section 1, Block 00F, Lot 14, PT 15, (W 1/2 of 15), Acres 0.441, generally located at 100 E. Woodlawn Drive, Harker Heights, Bell County, TX. The motion did not have a second. Commissioner McCann made a motion to recommend denial of an ordinance for a Conditional Use Permit to allow for a pet grooming business to operate as a Home Occupation on property described as Highland Oaks Estates Section 1, Block 00F, Lot 14, PT 15, (W 1/2 of 15), Acres 0.441, generally located at 100 E. Woodlawn Drive, Harker Heights, Bell County, TX based on the proposed rezoning being substantially inconsistent with the zoning of neighboring lands. Commissioner Heidtbrink seconded the motion. **The motion to recommend denial passed (6-1).**

2. Z22-11 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 Valley View, Block 002, Lot 0009, generally located at 117 E. Valley Rd., Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicants request for a change 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 N. College Street, Killeen, Texas 76548, was present to represent this case.

Commissioner Austin made a motion to recommend approval of an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Valley View, Block 002, Lot 0009, generally located at 117 E. Valley Rd., Harker Heights, Bell County, Texas. Commissioner Heidtbrink seconded the motion. **The motion to recommend approval passed (7-0).**

3. Z22-13 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation R-1 (One-Family Dwelling District) to R-1 (M) (One-Family Manufactured Home Dwelling District) on a portion of the property described as McLaughlin Way, Block 001, Lot 0001, Acres 4.46, generally located at 1517 Waco Trace, Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicants request for a change in zoning designation R-1 (One-Family Dwelling District) to R-1 (M) (One-Family Manufactured Home Dwelling District).

Staci Guice of 1601 Waco Trace, Harker Heights, Texas 76548 was present to represent this case.

Abel and Jennifer Trevino of 1900 Rocky Mountain Trail, Harker Heights, Texas 76548 spoke in opposition of this request.

Trisha Ratliff of 1802 McGinnis Court, Harker Heights, Texas 76548 spoke in opposition of this request.

Evan Hodson of 1102 Mountain View Drive, Harker Heights, Texas 76548 spoke in opposition of this request.

Raphael Baumgartel of 1806 Rocky Mountain Trail, Harker Heights, Texas 76548 spoke in opposition of this request.

Ronald Deshotel of 1103 Mountain View Drive, Harker Heights, Texas 76548 spoke in opposition of this request.

Cathleen Binion of 1807 McGinnis Court, Harker Heights, Texas 76548 spoke in opposition of this request.

Jennifer Ellison of 1800 McGinnis Court, Harker Heights, Texas 76548 spoke in opposition of this request.

Warren and Stephanie Gauer of 1801 Meagan Court, Harker Heights, Texas 76548 spoke in opposition of this request.

Spencer Smith of 1805 Meagan Court, Harker Heights, Texas 76548 spoke in opposition of this request.

Commissioner McCann made a motion to recommend denial of an ordinance to change the zoning designation R-1 (One-Family Dwelling District) to R-1 (M) (One-Family Manufactured

Home Dwelling District) on a portion of the property described as McLaughlin Way, Block 001, Lot 0001, Acres 4.46, generally located at 1517 Waco Trace, Harker Heights, Bell County, Texas based on the proposed zoning being substantially inconsistent with the zoning of neighboring lands. Commissioner Heidtbrink seconded the motion. **The motion to recommend denial passed (7-0).**

4. Z22-14 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-3 (Multi-Family Dwelling District) to R2-I (Two-Family Infill Dwelling District) on properties described as Meadow Acres, Block 005, Lot PT 2, (E 1/2 of 2), generally located at 214 W. Bob White Lane, Harker Heights, Bell County, Texas, and Meadow Acres, Block 005, Lot PT 2 (W 1/2 of 2), generally located at 216 W. Bob White Lane, Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicants request for a change in zoning designation from R-3 (Multi-Family Dwelling District) to R2-I (Two-Family Infill Dwelling District) with a Conditional Use Permit (CUP).

Ace Reneau of Mitchell & Associates offices located at 102 N. College Street, Killeen, Texas, 76548, was present to represent this case.

Commissioner Heidtbrink made a motion to recommend approval of an ordinance to change zoning designation from R-3 (Multi-Family Dwelling District) to R2-I (Two-Family Infill Dwelling District) on properties described as Meadow Acres, Block 005, Lot PT 2, (E 1/2 of 2), generally located at 214 W. Bob White Lane, Harker Heights, Bell County, Texas, and Meadow Acres, Block 005, Lot PT 2 (W 1/2 of 2), generally located at 216 W. Bob White Lane, Harker Heights, Bell County, Texas. Commissioner McCann seconded the motion. **The motion to recommend approval passed (7-0).**

Agenda Item XI: New Business:

1. P22-14 Discuss and consider a request for a Final Plat review for FilmTech Addition, on property described as a 1.454 acre tract of land in Bell County, Texas, being part of the Uriah Hunt Survey, Abstract No. 401, the land herein being all of a called 1.455 acre tract of land conveyed in a Warranty Deed with Vendor's Lien to Filmtech.com, LLC, being described in Exhibit "A" of record in Instrument No. 2020027121, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.).

Mrs. Spell explained the applicant's request for a Final Plat referred to as FilmTech Addition.

Ace Reneau of Mitchell & Associates offices located at 102 N. College Street, Killeen, Texas 76548, was present to represent this case.

Commissioner Heidtbrink made a motion to recommend approval with conditions as presented of a Final Plat referred to as FilmTech Addition, on property described as a 1.454 acre tract of land in Bell County, Texas, being part of the Uriah Hunt Survey, Abstract No. 401, the land herein being all of a called 1.455 acre tract of land conveyed in a Warranty Deed with Vendor's Lien to Filmtech.com, LLC, being described in Exhibit "A" of record in Instrument No. 2020027121, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.)

with conditions. Commissioner Shine seconded the motion. **The motion to recommend approval with conditions passed (7-0).** The conditions are as follows:

1. Delineate the location of the proposed driveway and provide a 1' non-access easement along the remaining frontage of FM 2410.
2. Dedicate a 30' passage/access easement to property on east side of this platted area, to plan for future development. Access only need be dedicated at this point, applicant will not be required to install an improved surface for this easement at this time.

2 P22-15 Discuss and consider a request for a Final Plat review for Fireside Heights Addition, on property described as a 0.799 acre tract of land in Bell County, Texas, being part of the Elizabeth Dawson Survey, Abstract No. 258, the land herein being part of Lot 1, Block 1, Fireside Addition, an addition to the City of Harker Heights, Texas, being of record in Cabinet C, Slide 199-D, Plat Records of Bell County, Texas (P.R.B.C.T.), and being a called 0.80 acre tract of land conveyed in a General Warranty Deed to J & U Properties, LLC, being described in Exhibit "A" of record Instrument No. 2015-00008355, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.).

Mrs. Spell explained the applicant's request for a Final Plat review for Fireside Heights Addition.

Ace Reneau of Mitchell & Associates offices located at 102 N. College Street, Killeen, Texas 76548, was present to represent this case.

Commissioner McCann made a motion to recommend approval with conditions of a Final Plat referred to as Fireside Heights Addition, on property described as a 0.799 acre tract of land in Bell County, Texas, being part of the Elizabeth Dawson Survey, Abstract No. 258, the land herein being part of Lot 1, Block 1, Fireside Addition, an addition to the City of Harker Heights, Texas, being of record in Cabinet C, Slide 199-D, Plat Records of Bell County, Texas (P.R.B.C.T.), and being a called 0.80 acre tract of land conveyed in a General Warranty Deed to J & U Properties, LLC, being described in Exhibit "A" of record Instrument No. 2015-00008355, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.) with conditions. Commissioner Austin seconded the motion. **The motion to recommend approval with conditions passed (7-0).** The condition are as follows:

1. Delineate the location of the proposed driveway and provide a 1' non-access easement along the remaining portion of FM 2410.

P22-16 Discuss and consider a request for a Minor Plat review for Comanche Land Third Unit Amending, on property described as all that certain 0.77 acre tract of land situated in the H.B. Littlefield Survey, A-511, Bell County, Texas, being all of Lots 1 and 18, Block 37, Comanche Land Third Unit, an un-recorded subdivision in the City of Harker Heights, Bell County, Texas, said lots being described in a deed to Monica Kankelfitz, recorded in Volume 3757, Page 245, Deed Records of Bell County, Texas, and said Lots being further described as "Tract I" called 0.346 acre tract and "Tract III" called 0.42 acre tract in a deed to James L. Dahm & Wife, Paola Dahm, recorded in Volume 1312, Page 582, Deed Records of Bell County, Texas.

Mrs. Spell explained the applicant's request for a Minor Plat referred to as Comanche Land Third Unit Amending.

Gorge Meza of Quintero Engineering 1501 W Stan Schlueter Loop, Killeen, Texas 76542 was present to represent this case.

Commissioner Heidtbrink made a motion to recommend approval of a Minor Plat referred to as Comanche Land Third Unit Amending, on property described as all that certain 0.77 acre tract of land situated in the H.B. Littlefield Survey, A-511, Bell County, Texas, being all of Lots 1 and 18, Block 37, Comanche Land Third Unit, an un-recorded subdivision in the City of Harker Heights, Bell County, Texas, said lots being described in a deed to Monica Kankelfitz, recorded in Volume 3757, Page 245, Deed Records of Bell County, Texas, and said Lots being further described as "Tract I" called 0.346 acre tract and "Tract III" called 0.42 acre tract in a deed to James L. Dahm & Wife, Paola Dahm, recorded in Volume 1312, Page 582, Deed Records of Bell County, Texas. Commissioner Watford seconded the motion. **The motion to recommend approval passed (7-0).**

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 7:35 P.M.**

Larry Robison, Chairman

DATE:

6-29-2022

Michael Stegmeyer, Secretary

DATE:

06-29-2022