



*Minutes of the Teleconference Meeting  
of the Harker Heights Planning & Zoning Commission  
April 29, 2020*

Present:

Larry Robison	Chairman
Robert Robinson III	Vice Chair
Noel Webster	Commissioner
Stephen Watford	Commissioner
Joshua McCann	Commissioner
Rodney Shine	Commissioner
Nuala Taylor	Alternate Commissioner
Mike Stegmeyer	Alternate Commissioner

Absent:

Adam Parker	Secretary
Kay Carey	Commissioner
Jan Anderson	Commissioner
Dustin Hallmark	Alternate Commissioner
Christopher Albus	Alternate Commissioner

Staff:

Joseph Molis	Director of Planning & Development
Courtney Peres	Senior Planner
Brad Alley	Fire Marshal
Tiffany Dake	Planning & Development Administrative Assistant

A quorum was established, and the teleconference meeting was called to order at 10:00 A. M.

Agenda Item II: Approval of minutes from the January 8, 2020 regular P & Z meeting. Commissioner Shine made the motion to approve the minutes and Commissioner Webster seconded the motion. The motion passed unanimously (6-0).

Next was the report on City Council actions regarding recommendations resulting from the January 14, 2020 Planning & Zoning meeting.

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

The next item was citizens to be heard. There was no one present who wished to speak.

Agenda Item VI Public Hearings:

Mr. Joseph Molis presented **Z20-06** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow a four (4) story hotel not to exceed 60 feet in height within a B-4 zoning district on property described as a 2.200 acre tract of land in Harker Heights, Bell County, Texas, being all of Lot Seven (7), and part of Lot Three (3), Block One (1), ACTG Addition, being a replat of Lot Two (2), Block One (1), Union State Bank Addition, Phase Three as recorded in Cabinet D, Slide 200-D, generally located behind 335 E. Knights Way Harker Heights, Bell County, Texas.

Mr. Molis explained to the Commissioners that the applicant would like a Conditional Use Permit to allow a four (4) story hotel not to exceed 60 feet in height within a B-4 zoning district. Mr. Molis stated that in a B-4 zoning district a hotel can only be three and a half (3 ½) stories or 45 feet in height.

Commissioner Webster asked if there was only one (1) entrance and exit on the property and if the developers had thought about putting a second entrance of the other road, Millers Crossing. Mr. Molis stated there are three (3) approaches to this property.

Commissioner Shine asked if the narrow entrance off FM 2410 would require any improvements to the road or will it remain its current width. Mr. Molis said there is not a plan at this time to expand the road and it currently meets fire lane requirements of the city.

Vice Chairman Robinson questioned that since this is a triangular lay out and they want eighty-eight (88) units plus staff would there be adequate space for parking? Mr. Molis said yes there is enough parking provided. Vice Chairman Robinson did want to clarify how many actual entrances from streets to the property and Mr. Molis stated three (3) entrances from the East (Millers Crossing), West (Knights Way) and North (Central Texas Expressway). Vice Chairman Robinson restated his question and asked about actual driveway entrances and Mr. Molis said there are two (2) entrances to the hotel property.

The applicant, Mr. Sandip Patel, of 398 Rolling Hills Drive, Killeen, TX 76543 was present to speak about their request for Conditional Use Permit. Mr. Patel stated they would be building an eighty-eight (88) unit Hampton Inn Hotel.

Chairman Robison asked the Mr. Patel when they thought they would start construction. Mr. Patel said probably within the next three (3) months.

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 the item.

A motion was made by Commissioner Webster to recommend ordinance granting a Conditional Use Permit (CUP) to allow a four (4) story hotel not to exceed 60 feet in height within a B-4 zoning district on property described as a 2.200 acre tract of land in Harker Heights, Bell County, Texas, being all of Lot Seven (7), and part of Lot Three (3), Block One (1), ACTG Addition, being a replat of Lot Two (2), Block One (1), Union State Bank Addition, Phase Three as recorded in Cabinet D, Slide 200-D, generally located behind 335 E. Knights Way Harker Heights, Bell County, Texas. Commissioner Shine seconded the motion. The motion passed unanimously (6-0).

Mr. Molis presented **Z20-07** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R1-R (One Family Rural Dwelling District) on property described as Tract 89, Lakeside Hills, Section Three, a subdivision in Bell County, according to the plat thereof of record in Plat Book A, Slide 43-D, plat records of Bell County, Texas, and containing 8.02 acres, generally located at 11365 Orlan Drive Harker Heights, Bell County, Texas.

Mr. Molis explained the applicant's request to rezone the property to R1-R (One Family Rural Dwelling District) in order to build a large accessory structure on their property.

Commissioner Webster asked if changing the zoning to rural would allow them to have animals on the property. Mr. Molis stated that any residential lot in Harker Heights can have livestock on their property if they have a 250' separation distance from where the livestock is housed and the neighboring residents. Mr. Molis explained that if a resident does want livestock the City encourages them to rezone to R1-R. Mr. Molis said the representative for this rezone would be able to answer the question about livestock on the property.

The applicant's representative, Tiffany DeBolt-Haas, of 6317 Pathfinder Drive, Austin, TX 78759 was present to speak about the rezone. Mrs. DeBolt-Haas said her parents have owned the property since 1980 and purchased it to build their retirement home. Mrs. DeBolt-Haas stated her father would like to put a metal building on the property for a shop and that they do not plan to have any livestock on the property. Chairman Robison asked what the shop would be used for and Mrs. DeBolt-Haas said small projects.

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 the item.

A motion was made by Commissioner Shine to consider recommending an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R1-R (One Family Rural Dwelling District) on property described as Tract 89, Lakeside Hills, Section Three, a subdivision in Bell County, according to the plat thereof of record in Plat Book A, Slide 43-D, plat records of Bell County, Texas, and containing 8.02 acres, generally located at 11365 Orlan Drive Harker Heights, Bell County, Texas. Commissioner Watford seconded the motion. The motion passed unanimously (6-0).

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Mr. Molis presented agenda item VII New Business; **P20-01** Discuss and consider Preliminary/Final Plat approval for property described as 1.470 acres of the I.T. Bean Survey, Abstract No. 115, Bell County, Texas and being the remainder of that tract of land conveyed to Patrick Curry and Kimberly Curry as recorded in Instrument No. 2016-00032581, Official Records of Real Property of Bell County, Texas, generally located at 1703 Pueblo Trace, Harker Heights, Bell County, Texas

Mr. Molis explained that the applicant would like plat approval of their property to subdivide the property into nine (9) separate lots. They would like three (3) duplexes on the north along Pueblo Trace and three (3) single-family infill dwelling units on the Pima Trail extension to the south.

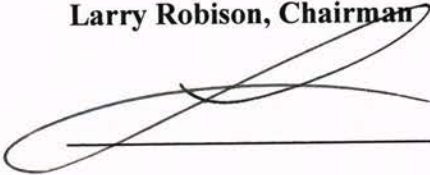
The applicant, Patrick Curry, of 6114 Stillwood Drive, Killeen, TX 76543 was present to answer any questions.

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 the item.

A motion was made by Commissioner Shine to discuss and consider Preliminary/Final Plat approval for property described as 1.470 acres of the I.T. Bean Survey, Abstract No. 115, Bell County, Texas and being the remainder of that tract of land conveyed to Patrick Curry and Kimberly Curry as recorded in Instrument No. 2016-00032581, Official Records of Real Property of Bell County, Texas, generally located at 1703 Pueblo Trace, Harker Heights, Bell County, Texas. Commissioner Watford seconded the motion. The motion unanimously passed (6-0).

**Chairman Robison then adjourned the teleconference meeting of the Planning and Zoning Commission at 10:55 A.M.**

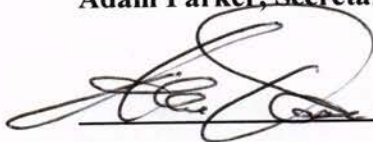
Larry Robison, Chairman



DATE:

5-27-2020

Adam Parker, Secretary



DATE:

5/27/20