



**Minutes of the Harker Heights Planning & Zoning Commission Meeting
September 29, 2021**

Present:

Commission

Larry Robison	Chairman
Adam Parker	Secretary
Noel Webster	Commissioner
Joshua McCann	Commissioner
Stephen Watford	Commissioner
Rodney Shine	Commissioner
Kay Carey	Commissioner

Michael Stegmeyer	Alternate Commissioner
Bary Heidtbrink	Alternate Commissioner
Natalie Austin	Alternate Commissioner

Staff

Kristina Ramirez	Planning and Development Director
Yvonne Spell	City Planner
Michael Beard	Building Official
Dan Phillips	GIS Analyst/ Planner
Wilson Everett	Planning and Development Administrative Assistant
Brad Alley	Fire Marshal

Absent:

Robert Robinson III	Vice Chairman
Nuala Taylor	Commissioner

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: The next agenda item was approval of the Agenda for the regular Planning and Zoning Meeting for September 29, 2021. Commissioner Webster made a motion to approve the Agenda. Commissioner Shine seconded the motion. **The motion was approved (7-0).**

Agenda Item III: The next agenda item was approval of the meeting minutes from the regular Planning and Zoning Meeting held on August 25, 2021. Commissioner Shine made a motion to approve the meeting minutes. Commissioner Carey seconded the motion. **The motion was approved (5-0).** It was noted Secretary Parker and Commissioner Watford abstained from voting on the motion.

Agenda Item IV: Mrs. Spell provided a summary of the City Council results from the September 14, 2021 meeting.

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

Agenda Item VI: Public Comments: There was no one present who wished to address the Planning and Zoning Commission during this meeting.

Agenda Item VII: Public Hearing:

1. Z21-24 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from B-3 (Local Business District) to B-4 (Secondary and Highway Business District) on property described as Meadow Acres, Block 006, Lot PT 7, 8, (E 14.5' of N 130' of 7 & W 85.5 of N 130' of 8), generally located at 808, 810 & 812 S. Ann Blvd., Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicant's request for the zoning change from the current zoning of B-3 (Local Business District) to B-4 (Secondary and Highway Business District). She noted that Staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood and would be consistent with the 2007 City of Harker Heights Comprehensive Plan.

Jessica Tolbert, 509 S 58th Street, Killeen, Texas 76543 was present to represent the case.

Secretary Parker made a motion to deny an ordinance to change zoning designation from B-3 (Local Business District) to B-4 (Secondary and Highway Business District) on property described as Meadow Acres, Block 006, Lot PT 7, 8, (E 14.5' of N 130' of 7 & W 85.5 of N 130' of 8), generally located at 808, 810 & 812 S. Ann Blvd., Harker Heights, Bell County, Texas. Commissioner McCann seconded the motion. **The motion for denial was approved (6-1).** Commissioner Webster disapproved the motion.

Agenda Item VIII: New Business:

1. P21-26 Discuss and consider a request for a preliminary plat referred to as Stillhouse Road Addition on property described as R.W. Tom survey, abstract No. 837, and the Lucy O'Dell Survey, Abstract No. 644, and the land herein described being all of that certain called 1.50 acre tract of land conveyed to Star Stillhouse Properties, LLC, a Texas Limited Liability Company, by Correction Special Warranty Deed with Vendor's Lien recorded in Document 2021000947, Official Public Records of Bell County, Texas, generally located on the east side of Stillhouse Lake Road and north of Nevaeh Road, Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicant's request for a preliminary plat for approximately 1.50 acres of vacant land located on Stillhouse Lake Road. She noted that the proposed development will consist of 1 (one) lot that is currently zoned Secondary and Highway Business District (B-4) and that the 2007 Future Land Use Map shows the future use of this property to be Commercial. She explained the applicant indicated that the proposed use for this parcel is as a Convenience Store/Gas Station.

There was no one present to represent the request.

Commissioner Shine made a motion to withdraw a request for a preliminary plat referred to as Stillhouse Road Addition on property described as R.W. Tom survey, abstract No. 837, and the Lucy O'Dell Survey, Abstract No. 644, and the land herein described being all of that certain called 1.50 acre tract of land conveyed to Star Stillhouse Properties, LLC, a Texas Limited Liability Company, by Correction Special Warranty Deed with Vendor's Lien recorded in Document 2021000947, Official Public Records of Bell County, Texas, generally located on the east side of Stillhouse Lake Road and north of Nevaeh Road, Harker Heights, Bell County, Texas. Commissioner Webster seconded the motion. **The motion to withdraw the plat was approved (7-0).**

2. P21-27 Discuss and consider a request for a preliminary plat referred to as Chaparral Road Addition on property described as Peter Williamson Survey, Abstract No. 1099 and the land herein described being a portion of that certain 3.79 acre tract conveyed to Rena Chang Hoot by Gift Deed recorded in Volume 3475, Page 616, Official Public Records of Bell County, Texas, generally located at the intersection of Chaparral Road and F.M. 3481 (Stillhouse Lake Road), Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicant's request for a preliminary plat approval for approximately 1.73 acres of vacant land located on at the intersection of Chaparral Road and Stillhouse Lake Road. She noted the proposed development will consist of 1 (one) lot that is currently zoned Secondary and Highway Business District (B-4) and that the 2007 Future Land Use Map shows the future use of this property to be Single Family Residential. She explained the applicant indicated that the proposed use for this parcel is a Convenience Store/Gas Station.

There was no one present to represent the request.

Secretary Parker made a motion to withdraw a request for a preliminary plat referred to as Chaparral Road Addition on property described as Peter Williamson Survey, Abstract No. 1099 and the land herein described being a portion of that certain 3.79 acre tract conveyed to Rena Chang Hoot by Gift Deed recorded in Volume 3475, Page 616, Official Public Records of Bell County, Texas, generally located at the intersection of Chaparral Road and F.M. 3481 (Stillhouse Lake Road), Harker Heights, Bell County, Texas. Commissioner Watford seconded the motion. **The motion to withdraw the plat was approved (7-0).**

Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 6:36 P.M.

Larry Robison, Chairman



DATE:

10-27-21

Adam Parker, Secretary



DATE:

10/27/21