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*Minutes of the Teleconference Meeting
of the Harker Heights Planning & Zoning Commission
December 2, 2020*

Present:

Larry Robison	Chairman
Robert Robinson III	Vice Chair
Adam Parker	Secretary
Noel Webster	Commissioner
Nuala Taylor	Commissioner
Rodney Shine	Commissioner
Stephen Watford	Commissioner
Joshua McCann	Commissioner
Kay Carey	Commissioner
Michael Stegmeyer	Alternate Commissioner

Absent:

Chris Albus	Alternate Commissioner
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Staff:

Kristina Ramirez	Planning & Development Director
Michael Beard	Building Official
Courtney Peres	City Planner
Brad Alley	Fire Marshal
Wilson Everett	Planning & Development Administrative Assistant
Daniel Phillips	GIS Analyst/ Planner

Agenda Item I: A quorum was established, and the teleconference meeting was called to order at 6:00 PM.

Agenda Item II: Approval of minutes from the October 28, 2020 regular Planning and Zoning Commission meeting. Secretary Parker made the motion to approve the minutes and Commissioner Webster seconded the motion. **The motion passed unanimously (9-0).**

Agenda Item III: Ms. Peres made a report from the November 10, 2020 City Council meeting.

Agenda Item IV: Ms. Peres addressed any affidavits for Conflict-of-Interest and stated that there were no conflicts of interest.

Agenda Item V: Public Comments. There was no one present who wished to speak.

Agenda Item M1 Public Hearings:

1. Z20-27 Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to B-4 (Secondary and Highway Business District) on property described as Kern Acres Second Extension and Revision, Block Three (3), Lot Twelve (12), generally located at 106 W. Kathey Road, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicant's request for the rezoning of the lot located at 106 W. Kathey from R-1 to B-4 for an accessory structure to be placed on the property for additional storage. She mentioned the applicant also owns the property located at 104 W Veterans Memorial Boulevard, which is used for their HVAC business. The business is needing additional storage for parts and supplies for the business at 104 W Veterans Memorial Boulevard. There was a height concern brought up by one of the council members and Ms. Peres noted the applicant would be able allowed to build a structure up to three and a half stories tall if the rezone request were to be approved.

The applicant and owner of the property, Mr. Tim Kropp of 106 W Kathey, Harker Heights, Texas, was present to represent his case. He explained the goal of the structure is to be used strictly as an excess storage for his HVAC business. He included the proposed height of the structure would not exceed 12 feet in height, the square footage of the structure should not exceed 3,000 square feet, and that the façade of the accessory structure would remain consistent with the HVAC business located at 104 W Veterans Memorial Boulevard. Mr. Kropp noted he would agree to construct any screening necessary to comply with code and ordinances, and to prevent any potential noise nuisances to the neighboring properties.

Chairman Robison opened the public hearing and asked if there was anyone present to speak in favor or against the agenda item. There was no one present to speak about this agenda item.

Chairman Robinson closed the public hearing.

A motion was made by Commissioner Shine to recommend approval for an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to B-4 (Secondary and Highway Business District) on property described as Kern Acres Second Extension and Revision, Block Three (3), Lot Twelve (12), generally located at 106 W. Kathey Road, Harker Heights, Bell County, Texas. Commissioner Watford seconded the motion. **The motion passed (9-0).**

2. Z20-28 Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-3 (Multi Family Dwelling District) to R-1(M) (One Family Manufactured Home Dwelling District) on property described as Comanche Land First Unit, Block Four (4), Lot Four (4), generally located at 1408 Yuma Trail, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicants request for a rezone.

Ms. Michelle Simpson of 1410 Yuma Trail, Harker Heights, Texas, was present to represent her rezone request. She stated she would like to place a manufactured home on the property

located at 1408 Yuma Trail. Ms. Simpson explained her intention is to purchase a two-bedroom, two bath home. She included that the home would be new and modern and meet city code as needed.

Chairman Robison then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item.

A motion was made by Vice Chairman Robinson to recommend approval for an ordinance to change the zoning designation from R-3 (Multi Family Dwelling District) to R-1(M) (One Family Manufactured Home Dwelling District) on property described as Comanche Land First Unit, Block Four (4), Lot Four (4), generally located at 1408 Yuma Trail, Harker Heights, Bell County, Texas. Secretary Parker seconded the motion. **The motion passed (7-2).** Commissioners Webster and Shine voting against approval of the request.

3. **Z20-29** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as 6.51 acres out of a 47.626 acre tract of land in Bell County, Texas, being part of the H.B. Littlefield Survey, Abstract No. 511, the land herein described being part of a called 113.5 acre tract of land conveyed to Robert Don Sutton, Trustee, generally located north of Killeen ISD Middle School No. 14 along Warriors Path, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicant's request. She described the how the applicant is requesting to construct approximately 20 duplexes with the 6.51 acres and then use the remaining 40 acres for single family homes. Ms. Peres stated that staff recommended approval as the request for rezone as the request is compatible with existing uses within the surrounding areas and it would not likely have any adverse impact on adjoining uses in districts.

Commissioner Webster and Vice Chairman Robinson presented their concerns with Warriors Path being a high traffic area and mentioned if the Commission were to approve the request, the traffic could increase. The Commission also presented a safety concern for children walking to the newly built school middle school on Warriors Path. Planning Director, Kristina Ramirez informed the members that there is a plan in place to expand Warriors Path and that KISD, Bell County, and The City of Nolanville were working together with the City of Harker Heights on this project.

Mr. Dustin King of 8305 Dorset Drive, Killeen, Texas 765452 was present to represent his request. Mr. King explained his plan of the proposed duplexes and that the façade of the homes will consist of brick and be aesthetically pleasing to the City. He noted he does not have any plans to sell the duplexes; to include, he will be the property management and will be responsible for the upkeep.

Chairman Robison then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item.

A motion was made by Secretary Parker to deny the request of an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as 6.51 acres out of a 47.626 acre tract of land in Bell County, Texas, being part of the H.B. Littlefield Survey, Abstract No. 511, the land herein described being part of a called 113.5 acre tract of land conveyed to Robert Don Sutton, Trustee, generally located north of Killeen ISD Middle School No. 14 along Warriors Path, Harker Heights, Bell County, Texas. Commissioner Taylor seconded the motion. **The motion to deny the request passed 9-0. All Commissioners voted to deny the request.**

4. **Z20-30** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as 34 acres out of a 100.14 acre tract of land situated in the Uriah Hunt Survey, Abstract No. 401, Bell County, Texas, being the remainder of a called 390 acre tract described in a deed to Alfred Lynn Moore, recorded in Volume 1179, Page 2338, Deed Records of Bell County, Texas, generally located at 13436 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas.

The case's representative provided staff with a formal request in writing to table case Z20-30 until a later date.

Agenda Item VII New Business:

1. **CP20-04** Discuss and consider approving a request for Concept Plan of The Village at Nolan Heights on property described as a 47.626 acre tract of land in Bell County, Texas, being part of the H.B. Littlefield Survey, Abstract No. 511, the land herein described being part of a called 113.5 acre tract of land conveyed to Robert Don Sutton, Trustee, generally located north of Killeen Independent School No. 14 along Warriors Path, Harker Heights, Bell County, Texas.

The applicant, Dustin King of 8305 Dorset, Killeen, Texas, was present via teleconference and verbally requested to withdraw his submission for concept plan.

2. **CP20-05** Discuss and consider approving a request for Concept Plan of Abooha Toklo Addition Section Two on property described as 12.64 acres out of the H.B. Littlefield Survey, Abstract 511, generally located within the 1700 block of Warriors Path, and property described as the Marley Addition Amended, Block One (1), Lot Eight (8), 2.257 acres, generally located within the 1700 block of Warriors Path, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicants request for a concept plan. She explained the plan for 43 duplex lots; each lot being a minimum of 8,400 square feet. The concept plan includes the extension of Tejas Trail from Pueblo Trace to Warriors Path. The developer would also be required extend water and wastewater utilities; pending the completion of Cities engineering study to determine the capacity of sanitary sewer in the area, as well as five-foot sidewalks proposed along Tejas Trail.

Ace Reneau with Mitchell and Associates, office located at 102 N College Street, Killeen, Texas, was present to represent the Concept Plan. He explained that the owner had intentions of leaving the existing classification of zoning as R-3 because duplexes are allowed within this zoning district by right.

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 McCann to approve the proposed Preliminary Plat, Abooha Toklo Addition Phase Two, on property described as 1.807 acres of land being all of Lot Three (3), Block One (1), Abooha Toklo Addition Phase One, of record in Plat No. 2020-38421, generally located near the intersection of Pueblo Trace and Pontotoc Trace, Harker Heights, Bell County, Texas. Secretary Parker seconded the motion. **The motion unanimously approved (9-0).**

3. **P20-18** Discuss and consider a request by Jerome Gomer for Preliminary Plat approval for the proposed plat, Abooha Toklo Addition Phase Two, on property described as 1.807 acres of land being all of Lot Three (3), Block One (1), Abooha Toklo Addition Phase One, of record in Plat No. 2020-38421, generally located near the intersection of Pueblo Trace and Pontotoc Trace, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicant request for second phase of development of Abooha Toklo. She noted that all comments that were provided by staff had been adequately addressed and the submitted Preliminary Plat does meet the standards of the ordinances for the City.


Ace Reneau with Mitchell and Associates, 102 N College Street, Killeen, Texas, was present to represent the case.

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 Secretary Parker to approve the proposed Preliminary Plat, Abooha Toklo Addition Phase Two, on property described as 1.807 acres of land being all of Lot Three (3), Block One (1), Abooha Toklo Addition Phase One, of record in Plat No. 2020-38421, generally located near the intersection of Pueblo Trace and Pontotoc Trace, Harker Heights, Bell County, Texas. Commissioner Taylor seconded the motion. **The motion unanimously passed (9-0).**

Chairman Robison then adjourned the teleconference meeting of the Planning and Zoning Commission at 7:50 P.M.

Larry Robison, Chairman



DATE:

1/6/2021

Adam Parker, Secretary



DATE:

1/6/21