



Minutes of the Regular Meeting of the Harker Heights  
Planning & Zoning Commission held at the City Hall Building,  
June 27, 2018

Present:	Larry Robison	Chairman
	Darrel Charlton	Vice-Chair
	Stephen Watford	Commissioner
	Colen Wilson	Commissioner
	Joseph Welch	Commissioner
	Joshua McCann	Commissioner
	Jan Anderson	Commissioner
	Kay Carey	Commissioner
Absent:	Kendall Cox	Alternate-Commissioner
	Noel Webster	Secretary
Staff:	Joseph Molis	Director of Planning & Development
	Ty Hendrick	Planning Administrative Assistant
	Courtney Peres	Senior Planner
	Dan Phillips	GIS Analyst/Planner
	Brad Alley	Fire Marshal
	Taylor Williams	Planning Intern

A quorum was established and the meeting was called to order at 6:32 P.M.

The First item on the agenda was the approval of the minutes from the May 30, 2018 meeting. Commissioner Charlton made the motion to approve the minutes and Commissioner Welch seconded the motion. The motion passed unanimously (8-0).

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

Next, Ms. Peres presented the update on development activity for the City. She stated the City issued (0) zero commercial construction permits, two (2) single-family residential construction permits, and zero (0) duplex permits had been issued for the month of June.

Next was the report on City Council action regarding recommendations resulting from the May 30, 2018 Planning and Zoning Commission meeting.

Under Public Hearings, Mr. Molis presented Z18-08; Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow a small animal veterinarian hospital and indoor boarding facility on properties described as A0838BC R W TOM, 2-4, ACRES .551, Property ID# 126104, generally located at 111 Mountain Lion Drive, Harker Heights, Bell County, Texas and property

described as JAYLINN ADDITION, BLOCK 001, LOT 0001, ACRES .827, Property ID#385000 generally located at 109 Mountain Lion Drive, Harker Heights, Bell County, Texas.

Chairman Robison then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. James Mobley from 115 Mountain Lion spoke in opposition of the request. Jeanne Marcelle from 113 Mountain Lion did not speak for or against the request. She requested that a partition and possible signage be added to avoid confusion and to keep people from entering into her driveway. The applicant, Mr. Beene, from 913 South Ridge, Salado TX, 76571 was present to answer any questions.

Chairman Robison then closed the public meeting. Members of the commission then discussed the request with City Staff. Chairman Robison asked for a motion to approve or disapprove agenda item Z18-08. Commissioner Anderson made a motion for approval based upon staff's recommendations. Commissioner Watford seconded the motion. The motion passed unanimously (8-0).

The second item under Public Hearings, Ms. Peres presented P18-109; Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-4 (Secondary and Highway Business District) on property described as A0258BC E DAWSON, 4, ACRES 3.007, identified as Property ID# 393005, generally located on Cedar Knob Road between Loblolly Drive and E. Knights Way, Harker Heights, Bell County, Texas.

Chairman Robison asked if there was anyone present to represent the request. The applicant Justin Muller, from 215 N. Main, Temple TX, 76501 was present to answer any questions. Renee Morrison from 2515 Boxwood spoke against the request.

Chairman Robison and members of the commission then discussed the request with the applicant and Mr. Molis. Chairman Robison asked for a motion to approve or disapprove agenda item P18-109. Commissioner Carey made a motion to approve the agenda item. Commissioner Charlton seconded the motion. The motion passed unanimously (8-0).

Chairman Robison asked if there were any staff comments. Mr. Molis stated that there were no staff comments.

Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 7:57 P.M.

**CHAIRMAN:**

**DATE:**

7-25-18

**ATTEST:**

**DATE:**

7-25-18