



Minutes of the Regular Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
July 25, 2018

Present:	Larry Robison	Chairman
	Darrel Charlton	Vice-Chair
	Noel Webster	Secretary
	Stephen Watford	Commissioner
	Joseph Welch	Commissioner
	Jan Anderson	Commissioner
	Kay Carey	Commissioner
Absent:	Kendall Cox	Alternate-Commissioner
	Colen Wilson	Commissioner
	Joshua McCann	Commissioner
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

A quorum was established and the meeting was called to order at 6:31 P.M.

The First item on the agenda was the approval of the minutes from the June 27, 2018 meeting. Commissioner Welch made the motion to approve the minutes and Commissioner Charlton seconded the motion. The motion passed unanimously (7-0).

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, four (4) single-family residential construction permits, and two (2) duplex permits had been issued for the month of July.

Next was the report on City Council action regarding recommendations resulting from the June 27, 2018 Planning and Zoning Commission meeting.

Under Public Hearings, Mr. Molis presented Z18-10; Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to adjust design requirements for an air conditioning and heating repair company on property designated as B-4 (Secondary and Highway Business District), described as Kern Acres Second Extension and Revision Amended (L 7-8, 17-18, B1), Block 001, Lot

007A, Acres .65, identified as Property ID# 118033, generally located at 104 West Veterans Memorial Boulevard, 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. There was no one present to speak for or against the agenda item. The applicant, Tim Kropp, of 256 N. HWY 95, Bartlett TX, 76511 was present to answer any questions.

Chairman Robison then closed the public meeting. Members of the commission then discussed the request with City Staff and the applicant. Chairman Robison asked for a motion to approve or disapprove agenda item Z18-10. Commissioner Welch made a motion for approval based upon staff's recommendations. Commissioner Watford seconded the motion. The motion passed unanimously (7-0).

The second item under Public Hearings, Ms. Peres presented Z18-11; 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 a 5.5 acre tract of land in Bell County, Texas, being part of the Uriah Hunt Survey, Abstract No. 401, and the land herein described being part of a called 44.337 acre tract conveyed to Anderson Ortega, Jr. and wife, Janie J. Ortega, of record in Volume 1985, Page 253, Deed Records of Bell County, Texas, identified as Property ID# 81043, generally located at 13950 E. Knights Way, Harker Heights, Bell County, Texas.

Chairman Robison asked if there was anyone present to represent the request. The applicant or the applicant's representatives were not 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 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 Z18-11. Commissioner Carey made a motion to table the agenda item based on the fact the applicant or the applicant's representatives were not present to answer any questions. Commissioner Welch seconded the motion. The motion passed unanimously (7-0).

Under New Business, Ms. Peres presented P18-120; Discuss and consider a request for Preliminary Plat approval on property described as 5.5 Acre tract of land in Bell County, Texas, being part of the Uriah Hunt Survey, Abstract No. 401, and the land herein described being part of a called 44.337 acre tract conveyed to Anderson Ortega, Jr. and wife, Janie J. Ortega, of record in Volume 1985, Page 253, Deed Records of Bell County, Texas, identified as Property ID# 81043, generally located at 13950 E. Knights Way, Harker Heights, Bell County, Texas.

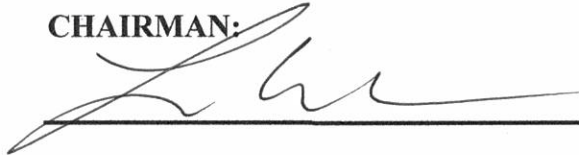
Chairman Robison asked if there was anyone present to represent the request. The applicant or the applicant's representatives were not present to answer any questions.

Chairman Robison asked for a motion to approve or disapprove agenda item P18-120. Commissioner Welch made a motion to disapprove the agenda item based on the fact the applicant or the applicant's representatives were not present to answer any questions. Commissioner Anderson seconded the motion. The motion passed unanimously (7-0).

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 7:40 P.M.

CHAIRMAN:



DATE:

8-29-18

ATTEST:



DATE:

8-29-18