



Minutes of the Regular Meeting of the Harker Heights  
Planning & Zoning Commission held at the City Hall Building,  
August 29, 2018

Present:	Larry Robison	Chairman
	Darrel Charlton	Vice-Chair
	Noel Webster	Secretary
	Stephen Watford	Commissioner
	Jan Anderson	Commissioner
	Kay Carey	Commissioner
	Joshua McCann	Commissioner
Absent:	Joseph Welch	Commissioner
	Colen Wilson	Commissioner
	Kendall Cox	Alternate-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 6:30 P.M.

The First item on the agenda was the approval of the minutes from the July 25, 2018 meeting. Commissioner Anderson made the motion to approve the minutes and Commissioner Charlton seconded the motion. The motion passed unanimously (6-0).

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, thirty-eight (38) single-family residential construction permits, and zero (0) duplex permits had been issued for the month of August.

Next was the report on City Council action regarding recommendations resulting from the July 25, 2018 Planning and Zoning Commission meeting.

Under Public Hearings, Ms. Peres presented Z18-12; Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-1M (One-Family Manufactured Dwelling District) on property described as FIVE FEATHERS ADDITION, BLOCK 001, LOT 0002,

identified as Property ID# 185944, generally located at 2004 Warriors Path , 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's representative, Larry Pilkey of 1102 Doubles Ct., Harker Heights TX, 76548 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 Z18-12. Commissioner Charlton made a motion for approval based upon staff's recommendations. Commissioner McCann seconded the motion. The motion passed unanimously (6-0).

Next under Old Business, 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 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, Jerry Herald, of 7702 Pyrite Dr., Killeen TX, 76542 and the applicant's representative, Ace Reneau, with Mitchell & Associates was present to answer any questions.

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 Anderson made a motion to approve the agenda item based on staff's recommendations. Commissioner Watford seconded the motion. The motion passed unanimously (6-0).

The second item under Old 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 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, Jerry Herald, of 7702 Pyrate Dr., Killeen TX, 76542 and the

applicant's representative, Ace Reneau, with Mitchell & Associates was present to answer any questions.

Chairman Robison asked for a motion to approve or disapprove agenda item P18-120. Commissioner Anderson made a motion to approve the agenda item based on staff's recommendations. Commissioner McCann seconded the motion. The motion passed unanimously (6-0).

Chairman Robison asked if there were any staff comments. Ms. Peres stated that there needed to be discussion pertaining to the Fall 2018 holiday schedule.

Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 7:06 P.M.

**CHAIRMAN:**



**DATE:**

10-31-18

**ATTEST:**



**DATE:**

10-31-18

