



Minutes of the Regular Meeting of the Harker Heights  
Planning & Zoning Commission held at the City Hall Building,  
February 27, 2019

Present:

Larry Robison	Chairman
Robert Robinson III	Vice Chair
Adam Parker	Secretary
Stephen Watford	Commissioner
Kay Carey	Commissioner
Jan Anderson	Commissioner
Joshua McCann	Commissioner
Noel Webster	Commissioner
Darrel Charlton	Commissioner
Dustin Hallmark	Alternate Commissioner
Rodney Shine	Alternate Commissioner

Absent:

Nuala Taylor	Alternate Commissioner
Kendall Cox	Alternate-Commissioner

Staff:

Joseph Molis	Director of Planning & Development
Tiffany Dake	Planning Admin. Assistant
Dan Phillips	GIS Analyst/Planner
Brad Alley	Fire Marshal

A quorum was established and the meeting was called to order at 6:36 P.M.

The first item on the agenda was the approval of the minutes from the January 30, 2019 meeting. Commissioner Parker made the motion to approve the meeting minutes and Commissioner Watford seconded the motion. The motion passed (9-0).

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, Mr. Molis presented the update on development activity for the City. He stated the City issued three (3) commercial construction permits, nine (9) single-family residential construction permits, and two (2) duplex permits for the month of January.

Next was the report on City Council actions regarding recommendations resulting from the January 30, 2019 Planning and Zoning Commission meeting.

Next under Public Hearings, Mr. Molis presented **Z19-06**; Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as Lot Twelve A (12-A), Block Eight (8), of the REPLAT OF LOTS 12-14, BLOCK 8, WILDEWOOD ACRES, Harker Heights, Bell County, Texas, according to the plat of record in Cabinet B, Slide 76-A, Plat Records of Bell County, Texas, and 10' adjacent strip on South, generally located at 926 Maplewood Dr., Harker Heights, Bell County, Texas.

Mr. Wayne Key Jr. of 3004 Veterans Ave. Copperas Cove, TX 76522 spoke on behalf of the applicant. Mr. Key did state the rezone was for duplexes. They would do two (2) duplexes at this time with a third (3) in the future. Mr. Key was asked how long they had owned the property and he stated about 20 years. There is currently a trailer on the property and when asked about it Mr. Key stated that no one lives in it anymore, it had been vacant for about 6 months.

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."

Chairman Robison then closed the public hearing. A motion to approve was made by Commissioner Paker and a second by Commissioner Anderson. The motion passed unanimously (9-0).

Next under Public Hearings, Mr. Molis presented **Z19-07**; Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-3 (Local Business District) on property described as Lots Eight (8) and Nine (9), Block B, Kern Valley First Extension, according to the plat of record in Cabinet A, Slide 229-C, Plat Records of Bell County, Texas, generally located at 514 and 516 Clore Road, Harker Heights, Bell County, Texas.

Mr. Jack Tarver of 3707 Buffalo Trail, Temple, TX 76504 was the attorney speaking for the Estate of Edna Wolfrum. Mr. Tarver was asked about the single wide manufactured home currently on the property and if it would be moved by the estate and he stated no.

Then Chairman Robison opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. To speak in favor of the rezone was an HEB real estate department representative who would be purchasing the property, Mr. Jared O'Brien as well as Ms. Kathy Strumple. Present also with the HEB representatives was Mr. Mark Johnson, an engineer with Stan Tech. Mr. Jared O'Brien of 1911 Madison Ave Austin, TX 78757 stated that HEB would move the single wide manufactured home when the time comes. Mr. O'Brien also stated at this time the property would most likely be used for employee parking. Mr. Steven Barnes of 508 Clore Rd. Harker Heights, TX 76548 he asked if there would be a noise abatement wall or chain link fence put between the residential property that his wife has the deed to the empty lot (512 Clore Rd) and the commercial property. Mr. Molis stated when the time came yes there would be a required privacy fence.



Chairman Robison closed the Public Hearing. A motion to approve was made by Commissioner Parker and second motion was made by Commissioner Robinson. The motion passed unanimously (9-0).

**Old Business**, Mr. Molis presented **Z19-01**; Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow an accessory dwelling unit on property described as part of Lot Eight (8) and all of Lot Nine (9) and Lot Ten (10), Block Four (4), Hidden Valley Estates, an addition in Bell County, Texas, recorded in Cabinet A, Slide 212-A, Plat Records of Bell County, Texas, generally located at 2223 Fuller Lane, Harker Heights, Bell County, Texas.

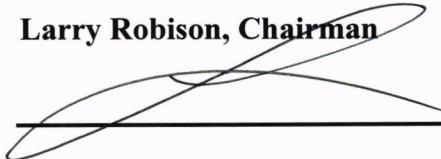
Ms. Tara Ortiz of 2223 Fuller Lane Harker Heights, TX 76548 was present to represent herself. Ms. Ortiz stated she was using her camper as an accessory dwelling while she personally renovated her home. Ms. Ortiz stated she would be doing all of the renovations herself and felt like they could be completed with in 12 months. Once renovations were complete Ms. Ortiz stated the camper would be moved somewhere else. Ms. Ortiz also stated when renovations were complete she would be moving her mother and grandmother in from North Carolina. Ms. Ortiz answered the question about whether or not the camper had a bathroom. Ms. Ortiz said yes and it had just been tied into her septic system. Ms. Ortiz also explained why the camper had been moved from the side of her property to the front driveway and it was due to the fire break being built on the side/back of her property where the camper had been previously. Ms. Ortiz was asked when she purchased the camper and she stated 2017. Ms. Ortiz was asked when she bought the property, she responded in September of 2018. When asked if she could live in the house during renovations she stated yes however between the dust and piles of debris it would be easier to live in the camper. Ms. Ortiz was asked if the camper had power and she stated it was plugged into the house.

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." However Mr. Molis did state Mr. Krieger had called him and wanted to know if he should come to the P&Z meeting to state his approval of this CUP and Mr. Molis stated he would let the commission know.

Chairman Robison then closed the public hearing and a motion was made by Commissioner Parker and a second was made by Commissioner Watford. The motion passed unanimously (9-0).

Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 7:13 P.M.

**Larry Robison, Chairman**



**DATE:**

4-24-19

**Adam Parker, Secretary**



**DATE:**

4/24/19