



**Minutes of the Harker Heights Planning & Zoning Commission Meeting & Workshop
April 27, 2022**

Present:

Commission

Larry Robison	Chairman
Robert Robinson III	Vice Chairman
Michael Stegmeyer	Secretary
Joshua McCann	Commissioner
Stephen Watford	Commissioner
Natalie Austin	Commissioner
Bary Heidtbrink	Commissioner
Jerry Bess	Commissioner
Allen Strickland	Alternate Commissioner
Elizabeth McDaniel	Alternate Commissioner

Staff

Yvonne K. Spell	City Planner
Daniel Phillips	GIS Analyst/ Planner
Brad Alley	Fire Marshal
Raelin Fiscus	Planning & Development Administrative Assistant
Courtney Fye	Building Official Secretary

Absent:

Kristina Ramirez	Planning and Development Director
Michael Beard	Building Official
Rodney Shine	Commissioner

Meeting Agenda:

Agenda Item I: A quorum was established, and the regular meeting for the Planning and Zoning Commission was called to order at 5:30 P.M.

Agenda Item II: Invocation

Agenda Item III: Pledge of Allegiance

Agenda Item IV: The next agenda item was approval of the amended agenda from the regular Planning and Zoning Meeting for April 27, 2022. Commissioner Heidtbrink made a motion to approve the agenda, and Commissioner Bess seconded the motion. **The motion was approved as amended (8-0).**

Agenda Item V: The next agenda item was approval of the meeting minutes from the regular Planning and Zoning Meeting held on March 30, 2022. Commissioner Heidtbrink made a motion to approve the meeting minutes, and Commissioner Watford seconded the motion. **The motion was approved (8-0).**

Agenda Item VI: Mrs. Spell provided a summary of the City Council results from meetings and workshops between March 30, 2022 and April 26, 2022.

Agenda Item VII: Recognition of Affidavits for Conflict of Interest.

Agenda Item VIII: Public Comments:

Agenda Item X: Public Hearing:

1. Z22-08 Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1(M) (Manufactured One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Valley View Third Ext, Block 011, Lot 13, PT 12, (E 25' of 12), generally located at 224 E. Turnbo Rd., Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicants request for consider a change in zoning designation from R-1 (M) (Manufactured One-Family Dwelling District) to R-2 (Two-Family Dwelling District).

Lee Patrick Jr. 5019 Birmingham Cir, Killeen, Texas 76543 was present to represent this case

Secretary Stegmeyer made a motion to recommend approval of recommending an ordinance to change zoning from R-1(M) (Manufactured One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Valley View Third Ext, Block 011, Lot 13, PT 12, (E 25' of 12), generally located at 224 E. Turnbo Rd., Harker Heights, Bell County, Texas.

Commissioner Austin seconded the motion. **The motion was approved (8-0).**

2. Z22-09 Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Skipcha Mountain Estates, Phase Six, Section One, Block 007, Lot 0042, and Skipcha Mountain Estates, Phase Six, Section One, Block 007, Lot PT 43, (TRI of 43 (8.50' X 9.21' X 3.25')), generally located at 518 Chinook Circle, Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicants request for an ordinance granting a Conditional Use Permit (CUP) to allow for an accessory dwelling unit.

There was no one present to represent this case.

Commissioner Heidtbrink made a motion to recommend approval, with conditions, of an ordinance granting a Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Skipcha Mountain Estates, Phase Six, Section One, Block 007, Lot 0042, and Skipcha Mountain Estates, Phase Six, Section One, Block 007, Lot PT 43, (TRI of 43 (8.50' X 9.21' X 3.25')), generally located at 518 Chinook Circle, Harker Heights, Bell County, Texas. Vice Chairman Robinson seconded the motion. **The motion was approved (8-0).** The conditions are as follows:

1. The accessory dwelling unit shall be used as a living space for a relative (not for rent).

2. The accessory dwelling unit will be located behind the front façade of the primary structure.
3. The accessory dwelling unit will gain access from the existing private driveway.
4. The accessory dwelling unit will have a maximum gross foundation footprint of 600 square feet.

3. Z22-10 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 A0115BC IT Bean, S 5' of 5 & N 85' of 6, Blk 48, Pueblo Trace, Comm Land, Acres 0.4, generally located at 1711 Pueblo Trace, Unit 2, Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicants request for a change in zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District)

Jeff Lackmeyer of Lackmeyer Homes, offices located at 1201 S WS Young Dr, Killeen, Texas 76543 was present to represent this case

Commissioner McCann made a motion to recommend approval 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 A0115BC IT Bean, S 5' of 5 & N 85' of 6, Blk 48, Pueblo Trace, Comm Land, Acres 0.4, generally located at 1711 Pueblo Trace, Harker Heights, Bell County, Texas. Secretary Stegmeyer seconded the motion. **The motion was approved (8-0).**

Agenda Item XI: New Business:

1. P22-09 Discuss and consider a request for a Minor Plat review for FilmTech Addition, on property described as a 1.454 acre tract of land in Bell County, Texas, being part of the Uriah Hunt Survey, Abstract No. 401, the land herein being all of a called 1.455 acre tract of land conveyed in a Warranty Deed with Vendor's Lien to Filmtech.com, LLC, being described in Exhibit "A" of record in Instrument No. 2020027121, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.).

This case was withdrawn by the applicant.

2. P22-10 Discuss and consider a request for a Final Plat review for The Ridge Phase Three, Eighth Amendment, on property described as a 1.05 acre tract of land situated in the W.C. Biles Survey, A-1364, and the A. Gee Survey, A-1028, both of Bell County, Texas, being all of Lots 53 and 54, Block 10, The Ridge Phase Three, recorded in Cabinet D, Slides 201-D, 202-A, and 202-B, Plat Records of Bell County, Texas, and being described in a deed to Arvind Karthikeyan and Wife, Divya Ganesh, recorded in Instrument No. 2022017268, Deed Records of Bell County, Texas.

Mrs. Spell explained the applicant's request for a Final Plat review for The Ridge Phase Three, Eighth Amendment.

Gorge Meza of Quintero Engineering, offices located at 1501 W. Stan Schlueter Loop, Killeen, Texas, 76542, was present to represent this case.

Commissioner McCann made a motion to recommend approval of a Final Plat referred to as The Ridge Phase Three, Eighth Amendment, on property described as a 1.05 acre tract of land situated in the W.C. Biles Survey, A-1364, and the A. Gee Survey, A-1028, both of Bell County, Texas, being all of Lots 53 and 54, Block 10, The Ridge Phase Three, recorded in Cabinet D, Slides 201-D, 202-A, and 202-B, Plat Records of Bell County, Texas, and being described in a deed to Arvind Karthikeyan and Wife, Divya Ganesh, recorded in Instrument No. 2022017268, Deed Records of Bell County, Texas. Commissioner Bess seconded the motion. **The motion was approved (8-0).**

3. P22-11 Discuss and consider a request for a Final Plat review for Corona De Vida, on property described as a 9.997 acre tract of land in Bell County, Texas, being part of the Uriah Hunt Survey, Abstract No. 401, the land herein being all of a called 9.99 acre tract of land conveyed in a Warranty Deed to CORONA DE VIDA, a nonprofit corporation, being described of record in Document No. 2020021660, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.).

Mrs. Spell explained the applicant's request for a Final Plat referred to as Corona De Vida.

Ace Reneau of Mitchell & Associates, offices located at 102 N College St., Killeen, Texas, 76541, was present to represent this case.

Commissioner Heidtbrink made a motion to recommend approval with conditions of a Final Plat referred to as Corona De Vida, on property described as a 9.997 acre tract of land in Bell County, Texas, being part of the Uriah Hunt Survey, Abstract No. 401, the land herein being all of a called 9.99 acre tract of land conveyed in a Warranty Deed to CORONA DE VIDA, a nonprofit corporation, being described of record in Document No. 2020021660, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.). Commissioner Watford seconded the motion. **The motion was approved (8-0).** The conditions are as follows:

1. All outstanding comments will be addressed per staff recommendation prior to filing of plat with Bell County Public Records.

4. P22-12 Discuss and consider a request for a Final Plat review for Fireside Heights Addition, on property described as a 0.799 acre tract of land in Bell County, Texas, being part of the Elizabeth Dawson Survey, Abstract No. 258, the land herein being part of Lot 1, Block 1, Fireside Addition, an addition to the City of Harker Heights, Texas, being of record in Cabinet C, Slide 199-D, Plat Records of Bell County, Texas (P.R.B.C.T.), and being a called 0.80 acre tract of land conveyed in a General Warranty Deed to J & U Properties, LLC, being described in Exhibit "A" of record Instrument No. 2015-00008355, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.).

This case was withdrawn by the applicant.

5. P22-13 Discuss and consider a request for a Final Plat review for Fuller Heights Addition, on property described as a 6.494 acre tract of land in Bell County, Texas, being part of the J.W. Renick Survey, Abstract No. 704 and part of the R.Y. Renick Survey, Abstract No. 722, the land herein being all of a called 6.497 acre tract of land conveyed in a General Warranty Deed to John Reider and Danya Reider, described in Exhibit "A" of record in Instrument No. 2021062073, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.).

Mrs. Spell explained the applicant's request for a Final Plat referred to as Fireside Heights Addition.

Ace Reneau of Mitchell & Associates, offices located at 102 N College St. Killeen, Texas 76541 was present to represent this case.

Commissioner Austin made a motion to recommend approval with conditions of a Final Plat referred to as Fuller Heights Addition, on property described as a 6.494 acre tract of land in Bell County, Texas, being part of the J.W. Renick Survey, Abstract No. 704 and part of the R.Y. Renick Survey, Abstract No. 722, the land herein being all of a called 6.497 acre tract of land conveyed in a General Warranty Deed to John Reider and Danya Reider, described in Exhibit "A" of record in Instrument No. 2021062073, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.). Commissioner McCann seconded the motion. **The motion was approved (8-0).** The conditions are as follows:

1. All outstanding comments have been addressed per staff recommendation prior to filing of plat with Bell County Public Records.

Agenda Item XI: Reports from commissioners

Agenda Item XII: Staff comments

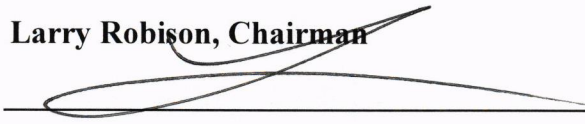
Agenda Item XIII: Adjournment of P&Z Meeting. **Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 6:15 P.M.**

MEETING WORKSHOP

- I.** Convene Workshop immediately following the Planning and Zoning Commission (P&Z) Meeting.
- II.** Presentations by Staff:
 - 1.** Receive proposed updates to the Mobility 2030 Plan for discussion at a future workshop.
- III.** Adjournment of Workshop at 6:16 p.m.

Larry Robison, Chairman

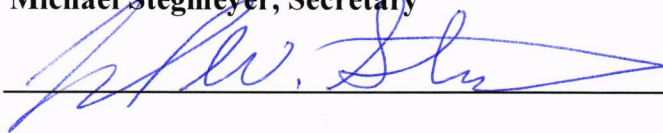
DATE:



5-25-2022

Michael Stegmeyer, Secretary

DATE:



05-25-2022