



Minutes of the Regular Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
March 30, 2016

Present:	Michael Schulte	Chairman	
	Jeffery Petzke	Vice Chairman	
	Jeff Orlando	Secretary	
	Joseph Clever III	Commissioner	
	Noel Webster	Commissioner	
	Anthony Triola	Commissioner	
Absent:	David Kingsley	Commissioner	
	Neal Wendele	Commissioner	
	Jan Anderson	Commissioner	
	Staff:	Joseph Molis	Planning & Development Director
		Leo Mantey	City Planner
		Courtney Peres	Planner/GIS Coordinator
Brad Alley		Fire Inspector	
Mark Hyde		Public Works Director	
Kim Dugger		Planning & Development Administrative Assistant	

A quorum was established and the meeting was called to order at 6:01 p.m.

The first item on the agenda was the approval of the minutes from the February 24, 2016, regular meeting. Chairman Clever made a motion to approve the minutes and Commissioner Kingsley seconded the motion. The motion passed in favor (7-0).

The next item on the agenda was to recognize affidavits for Conflict-of-Interest. Mr. Molis stated there were none.

Mr. Molis reported the actions from the City Council meeting which was held on March 8, 2016. City Council voted in favor 5-0) on approving an ordinance granting zoning designation from R-1 (One-Family Dwelling District) to B-3 (Local Business District) with a Conditional Use Permit on 2.9 acres of land, described as A0343BC J Goslin, 1-1-1 & A1099BC P Williamson 14-9, acres 2.996, with Property ID #73390, generally located at the southeastern corner of the intersection of Stillhouse Lake Road (FM 3481) and Fuller Lane, Harker Heights, Texas. City Council also voted in favor (4-1) to approve an ordinance granting zoning designation from B-4 (Secondary and Highway Business District) to B-4 (Secondary and Highway Business District) with a Conditional Use Permit for the property located at 1901 FM 2410, Harker Heights, Texas, described as Property ID#434691, Guys With Green Shoes Addition, Block 1, Lot 1, Acres 4.92, Harker Heights, Bell County Texas. City Council voted in favor (4-0) to approve an ordinance granting an ordinance to rezone the following three parcels: Parcel 5, known as a parcel of land in Bell County, Texas, part of the W.E. Hall Survey, Abstract No. 1086 and the J.M. Roberts Survey, Abstract No. 723, also known as Property ID#453977, from R-2 (Two-Family Dwelling District) to PDR (Planned Development - Residential), Parcel 1, known as a parcel of land in Bell County, Texas, part of the W.E. Hall Survey, Abstract No. 1086 and the land herein

described being part of that certain 178.6 acre parcel of land described in deed from L.L. Chafin to Pat Harvey Hern, also known as Property ID#133469, from M-1 (Light Manufacturing District) to PDR (Planned Development - Residential), Parcel 2, known as a parcel of land in Bell County, Texas, part of the S.H. Osborne Survey, Abstract No. 646 and the W.E. Hall Survey, Abstract No. 1086, and the land herein described being part of that certain 50 acre parcel of land described in deed from L.L. Chafin to Pat Harvey Hern, also known as Property ID#453933, from R-2 (Two-Family Dwelling District) to PDR (Planned Development - Residential). City Council also voted in favor (4-0) to approve a request by Central-West Development LLC, for a Preliminary Plat approval for Dakota Trace Duplexes described as Lots 6, 7, part of 8, Block 3, Comanche Land First Unit, also known as 1514 Dakota Trace, Harker Heights, Bell County, Texas.

Next, Courtney Peres presented the update on the development activity for the City. She stated the City issued 19 single-family residential construction permits through March 30, 2016, 2 permits for a two-family (duplex) residential construction and 1 commercial construction permit for the month of March.

Under Public Hearings, Ms. Peres presented Z16-04 to consider recommending an ordinance granting a Conditional Use Permit (CUP) with conditions for Seton Medical Center Harker Heights (SMCHH) to allow for a modular building on property located on Savannah Commercial Addition, Block 001, Lot PT 1, (1, less PT out of E side), Acres 19.306 at 850 W. Central Texas Expressway, described as Property ID#44667. Representing the request was Matt Maxfield, 850 W CTE, Harker Heights, Texas. There was no one wishing to speak for the request and no one wishing to speak in opposition of the request. Chairman Clever made a motion to approve the request and Secretary Orlando seconded the motion. The vote was unanimous. (7-0)

Under New Business, Mr. Molis stated there was none.

Chairman Schulte asked if there were any citizens to be heard and there were none.

The next item for discussion was staff comments which there were none.

Chairman Schulte adjourned the meeting at 6:16 p.m.



Mike Schulte, Chairman

ATTEST:


Jeff Orlando, Secretary