



Minutes of the Regular Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
October 31, 2018

Present:	Larry Robison	Chairman
	Darrel Charlton	Vice-Chair
	Stephen Watford	Commissioner
	Kay Carey	Commissioner
	Jan Anderson	Commissioner
	Noel Webster	Secretary
Absent:	Kendall Cox	Alternate-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 6:00 P.M.

The first item on the agenda was the approval of the minutes from the August 29, 2018 and September 26, 2018 meetings. Commissioner Webster made the motion to approve both meeting 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, Mr. Molis presented the update on development activity for the City. He stated the City issued two (2) commercial construction permits, seven (7) single-family residential construction permits, and zero (0) duplex for the month of October.

Next was the report on City Council actions regarding recommendations resulting from the August 29, 2018 Planning and Zoning Commission meeting.

Next under Public Hearings, Mr. Molis presented **Z18-13**; Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to adjust design requirements for an existing storage business on property designated as B-5 (General Business District), on property described as P T C Addition, Block One (1), Lot Four (4), PT 3, 5.394 acres, Property ID# 234364, generally located at 1174 S. Amy Lane, 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, Shanna Komperda, of 1220 Pawnee Dr., Killeen TX, 76541 was present to answer any questions.

Chairman Robison then closed the public hearing. Members of the commission then discussed the request with City Staff and the applicant. Chairman Robison asked for a motion to recommend approval or disapproval for agenda item Z18-13. Commissioner Anderson made a motion for approval based upon staff's recommendations. Commissioner Watford seconded the motion. The motion passed unanimously (6-0).

The second item under Public Hearing, Mr. Molis presented **Z18-14**; Conduct a public hearing to discuss and consider recommending an ordinance to modify the Planned Development – Mixed Use (PD-M) Conditions from a base residential zoning of R-2 (Two Family Dwelling District) and R-3 (Multi-Family Dwelling District) to PD-M to allow R-1 (One-Family Dwelling District), on properties described as A0179BC J M CROSS, 3-3-1, ACRES 1.504, Property ID# 127920, A0179BC J M CROSS, ACRES 2.097, Property ID# 198358, A0179BC J M CROSS, 3-3, ACRES 9.469, Property ID# 38947, and A0179BC J M CROSS, 3-3-2, ACRES 6.949, Property ID# 127921, generally located at 12590 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas.

Chairman Robison then opened the public hearing and asked if there was anyone present to speak in favor or against the agenda item. Steve Costa of 12680 FM 2410 Harker Heights, Texas, spoke out against the request. Rob Robinson of 921 Rattlesnake Rd. Harker Heights, TX, asked several questions of the commissioners. The applicant, Bobby Whitson, was present to answer any questions that were posed. Chairman Robison closed the public hearing.

Chairman Robison and members of the commission then discussed the request with the applicant and Mr. Molis. Chairman Robison asked for a motion to recommend approval or disapproval of agenda item Z18-14. Commissioner Anderson made a motion to approve the agenda item based on staff's recommendations. Commissioner Carey seconded the motion. The motion passed unanimously (6-0).

The third item under Public Hearing, Mr. Molis presented **Z18-15**; Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow an Accessory Dwelling Unit to be occupied by a relative, on property described as Leasure Addition, Block One (1), Lot One (1), Acres 1.432, Property ID# 408903, generally located at 1801 Ponca Trace, Harker Heights, Bell County, Texas.

Chairman Robison then opened the public hearing and asked if there was anyone present 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, Ace Reneau, with Mitchell &

Associates was present to answer any questions. Chairman Robison then closed the public hearing.

Chairman Robison asked for a motion to recommend approval or disapproval for agenda item Z18-15. Commissioner Watford made a motion to approve the agenda item based on staff's recommendations. Commissioner Charlton seconded the motion. The motion passed unanimously (6-0).

The fourth item under Public Hearing Mr. Molis presented **Z18-16**; Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow a masonry clad manufactured home on property described as Five Feathers Addition, Block One (1), Lot Two (2), 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 present 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 806 Doubles Court, Harker Heights, Texas, was present to answer any questions. Chairman Robison then closed the public hearing.

Chairman Robison asked for a motion to recommend approval or disapproval for agenda item Z18-16. Commissioner Charlton made a motion to approve the agenda item based on staff's recommendations. Commissioner Anderson seconded the motion. The motion passed unanimously (6-0).

Under New Business, Mr. Molis presented **P18-122**; Discuss and consider a request for Preliminary Plat approval on property described as A0511BC H B LITTLEFIELD, 2, ACRES 32.302, Property ID# 457537, generally located north of Pontotoc Trace to the west of Warriors Path in Harker Heights, Bell County, Texas.

Chairman Robison then opened the public hearing and asked if there was anyone present 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, Adam Rich, of Killeen ISD and the applicant's representative, Elias Hidad, with Cunningham & Allen Civil Engineers were both present to answer any questions.


Chairman Robison asked for a motion to recommend approval or disapproval agenda item P18-122. Commissioner Carey made a motion to approve the agenda item based on staff's recommendations. Commissioner Webster seconded the motion. The motion passed unanimously (6-0).

Chairman Robison asked if there were any Citizens to be heard. Ms. Nancy Sweet from 96-B Gehler Circle, Nolanville, TX 76559 spoke.

Chairman Robison asked if there were any staff comments. Mr. Molis 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 7:25 P.M.

CHAIRMAN:



DATE:

12-5-18

ATTEST SECRETARY:



DATE:

12-5-18