



Minutes of the Regular Meeting of the Harker Heights  
Planning & Zoning Commission held at the City Hall Building,  
June 29, 2016

Present:	Michael Schulte	Chairman
	Jeff Orlando	Secretary
	Joseph Clever III	Commissioner
	Noel Webster	Commissioner
	Anthony Triola	Commissioner
	David Kingsley	Commissioner
	Neal Wendele	Commissioner
	Jan Anderson	Commissioner
Absent:	Darrel Charlton	Commissioner
	Jeffery Petzke	Vice Chairman
Staff:	Joseph Molis	Planning & Development Director
	Leo Mantey	City Planner
	Courtney Peres	Planner/GIS Coordinator
	Brad Alley	Fire Inspector
	Mark Hyde	Public Works Director
	Yvonne Spell	Public Works 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 April 27, 2016, regular meeting. Chairman Kingsley made a motion to approve the minutes and Commissioner Triola seconded the motion. The motion passed in favor (8-0)

The next item on the agenda was to recognize affidavits for Conflict-of-Interest. Mr. Molis stated Commissioner Orlando had a conflict of interest and would be removing himself for the hearing of PP16-03.

Mr. Molis reported the actions from the City Council meeting which was held on May 10, 2016. City Council voted (4-1) to disapprove an ordinance granting a Conditional Use Permit (CUP) for conducting a business on Lot Twenty-nine (29), Block One (1), TANGLEWOOD NORTH UNIT ELEVEN REPLAT, in the City of Harker Heights, Bell County, Texas, according to the plat of record in Cabinet A, Slide 336-C, Plat Records of Bell County, Texas also known as 129 Wind Ridge Drive, Property ID#75251.

City Council voted unanimously (5-0) to approve an ordinance granting rezone on Lot Twenty (20) and Lot Twenty-one (21), Block One (1), COMANCHE GAP ESTATES, a subdivision in Harker Heights, Bell County, Texas, according to the map or plat of record in Cabinet A, Slide 192-D, Plat Records of Bell County, Texas, also known as 2934 Apache Loop, Property ID#117892 and Lot Nineteen (19), Block One (1), COMANCHE GAP ESTATES, a subdivision in Harker Heights, Bell County, Texas, according to the map or plat of record in Cabinet A, Slide 192-D, Plat Records of Bell County, Texas, also known as 2940 Apache Loop, Property ID#74361 from R-1 (One Family Dwelling) to R-1R (Rural One Family Dwelling).

City Council voted unanimously (5-0) to approve an ordinance granting rezone on rezoning Lots Thirteen (13) and Fourteen (14), Block Three (3), WILDEWOOD ACRES, an addition to the City of Harker Heights, Bell County, Texas, according to the map or plat of record in Cabinet A, Slide 306-B, Plat Records of Bell County, Texas, TOGETHER WITH: a ten-foot (10') adjacent

strip abandoned alley per ordinance in Volume 2313, Page 391, Deed Records of Bell County, Texas, also known as 925 Lemonwood, Property ID#40470 and 927 Lemonwood, Property ID#40471 from R-1 (One Family Dwelling) to R-2 (Two Family Dwelling).

Next, Courtney Peres presented the update on the development activity for the City. She stated the City issued four (4) single-family residential construction permits through June 29, 2016, 9 permits for a two-family (duplex) residential construction and zero commercial construction permit for the month of June.

Under Public Hearings, Ms. Courtney Peres presented Z16-09 to consider rezoning property described as A0722BC R Y Renick, 2-3, Acres 8.91, in the City of Harker Heights, Bell County, Texas, Property ID#70961, located at the north eastern corner of Broken Arrow Drive and Hanna Hawk Circle, from R-1 (One Family Dwelling District) to R1-R (Rural One Family Dwelling District). Ms. Peres stated that the applicant is wishing to keep horses on the property. Staff sent out twenty-three (23) notices to surrounding properties within 400 feet and three were sent back in support of the rezone. Ms. Peres mentioned that the applicant would have to house and feed all animals towards the rear of property as it would not be within 250 feet of a residence and therefore acceptable by the Code of Ordinances Chapter 90. Commissioner Kingsley and Chairman Shulte requested verification that the applicant was made aware of that animals are to be house and fed 250 feet away from neighboring residences. Representing the case was LeeAnn Boore of 4314 Tahuaya Drive, Harker Heights, Texas. Ms. Boore explained that she would like to keep her horses on the property described and that she has spoke to her neighbors and made them aware of her intentions with the property. Commissioner Kingsley asked Ms. Boore if there was an existing home on the property. Ms. Boore stated that there was not a home existing but that she does plan to put a barn on the property at a later date. Ms. Alice Schlessiger of 4308 Iroquois Drive asked if there was any possibility if any of the animals would be use for any commercial reason. Mr. Molis stated that the requirements for the R1-R zoning do say that they cannot be used for commercial purposes. Ms. Teresa Anderson of 3511 Oakridge Boulevard stated that Ms. Boore's plans for the property is to keep with the integrity of the neighborhood and that she is another one of the horse owners and takes Ms. Boore's horses out to Peaceable Kingdom often. There was no one wishing to speak in opposition of the request. Commissioner Kingsley made a motion to approve the request and Commissioner Triola seconded the motion. The vote was unanimous (8-0) to approve the rezone request.

Next, Mr. Leo Mantey presented Z16-10 to consider rezoning Lot Six (6), Block Four (4), Kern Terrace, MH Label #PFS0962097, SN1 TXFL686A07181LS11, in the City of Harker Heights, Bell County, Texas, Property ID#102944, also known as 108 N. Ann Blvd., from R-1 (One Family Dwelling District) to R-1(M) (One Family Manufactured Dwelling District). Mr. Mantey stated that the applicant is wishing to place a manufactured home on the property where a manufactured home existed previously before it was burned down. Mr. Mantey mentioned that staff sent out thirty-three (33) notices within the 400 foot notification area and four (4) were sent back in approval and one (1) recommending disapproval of the rezone. Mr. Mantey mentioned that staff does not have a recommendation for the rezone primarily due to the property's proximity to B-4 zoning along Vetarans Memorial Boulevard warrants more intense buffering between uses and staff requests guidance from the commission. Representing the request was Ms. Laverne Miller, 204 N. Randy, Harker Heights, Texas. There was no one wishing to speak for the request and no one wishing to speak in opposition of the request. Commissioner Orlando made a motion to approve the request and Commissioner Anderson seconded the motion. The vote was (5-3) to approve the rezone request. Voting in favor were Commissioner Orlando, Commissioner Anderson, Commissioner Triola and Commissioner Clever. Voting in opposition was Commisoner Wendele, Commisisoner Kingsley and Commisisoner Webster.

Last under Public Hearings, Mr. Leo Mantey presented Z16-11 to consider rezoning property described as A1032BC, D. R. Hughes Survey, 2, Acres 9.339, in the City of Harker Heights, Bell County, Texas, Property ID#459261, also known as 3401 Oakridge Blvd., from R-1 (One Family Dwelling District) to PD-R (Planned Development Residential District). Mr. Mantey explained that the applicant intends to construct one residential accessory with a maximum of 4,000 square feet in size. Mr. Mantey mentioned that staff sent out seventeen (17) notices within the 400 foot notification area and one (1) was sent back recommending approval and none were sent back in disapproval of the rezone. Representing the request was Teresa Anderson, 3511 Oakridge Boulevard. Speaking in favor of the request was: LeeAnn Boore, 4314 Tahuaya Drive. Citizen, Pat Kerr, 1811 Mesa Oaks Circle asked a question about the ability for the applicant to place more structures on the property. There was no one wishing to speak in opposition of the request. Commissioner Anderson made a motion to approve the request and Commissioner Triola seconded the motion. The vote was unanimous (8-0) to approve the rezone request.

Under New Business, Courtney Peres presented PP16-03 to consider a request by Terra Azul Development, LLC, for preliminary plat approval for The Enclave at Harker Heights described as 19.827 acres of the W.E. Hall Survey, Abstract No. 1086 and the J.M. Roberts Survey, Abstract No. 723, between Indian Trail Drive and Lookout Ridge, directly behind Fire Station No. 1. Commissioner Orlando stepped down due to a conflict of interest. Representing the request was Chris Doose, 616 Algerita Drive, Georgetown, Texas. Commissioner Triola made a motion to approve the request and Commissioner Kingsley seconded the motion. The vote was unanimous (8-0)

Chairman Schulte asked if there were any citizens to be heard. Citizen Michael Blomquist of 3100 Oakridge Boulevard presented a request to the committee that the notification map for all notified properties include all of the Oakridge Terrace properties that were platted under the deeds and restrictions which were recorded in Bell County on March 3, 1973. Mr. Blomquist further explained that many citizens had concerns about development in their neighborhood and he wishes for the citizens of his community (Oakridge Terrace) be adequately notified. Citizen Pat Kerr of 1811 Mesa Oaks mentioned that if there was a sign out on the Oakridge Terrace property that it may provide more information to the community.

The next item for discussion was staff comments. Mr. Molis stated that the Concept Plan that was tabled should come back at a later date and will notify the commissioners of when the applicant decides to bring it back for recommendation. Mr. Molis also stated that Kim Dugger is no longer with the City of Harker Heights and that staff is in the process of hiring a new planning secretary. Mr. Molis thanked Yvonne Spell (Public Works Administrative Assistant) for filling in and taking on the responsibilities of planning secretary temporarily. Mr. Molis mentioned that Mr. Clever will be leaving the Commission and that there will be an alternate taking his place.

Chairman Schulte adjourned the meeting at 7:22 p.m.

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Mike Schulte, Chairman

ATTEST:

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Jeff Orlando, Secretary