



Minutes of the Regular Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
October 26, 2016

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| Present: | Michael Schulte | Chairman |
| | Jeffery Petzke | Vice Chairman |
| | Jeff Orlando | Secretary |
| | David Kingsley | Commissioner |
| | Noel Webster | Commissioner |
| | Darrel Charlton | Commissioner |
| Absent: | Jan Anderson | Commissioner |
| Staff: | Joseph Molis | Planning & Development Director |
| | Leo Mantey | City Planner |
| | Courtney Peres | Planner/GIS Coordinator |
| | Brad Alley | Fire Marshal |
| | Mark Hyde | Public Works Director |
| | Ty Hendrick | Planning Administrative Assistant |

A quorum was established and the meeting was called to order at 6:33 P.M.

The first item on the agenda was the approval of the minutes from the September 28, 2016, regular meeting. Commissioner Petzke made a motion to approve the minutes and Commissioner Kingsley seconded the motion. The motion passed in favor (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.

Mr. Molis reported the actions from the City Council meeting which was held on October 11, 2016. City Council voted in favor (5-0) to approve an ordinance to change the zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) for the property described as A0115BC I T BEAN, LOT 1-4 BLK 48 COMANCHE LAND UNDED ACRES 1.8, Harker Heights, Bell County, Texas, Property ID#13103 also known as 1703 Pueblo Trace. The City Council also voted in favor (5-0) to approve an ordinance amending the zoning ordinance to establish the R1-I (Single Family Infill Dwelling District) zone, to conditionally allow R1-I lots in certain other zones, to modify the R-MU district to require larger setbacks and lot sizes, and to provide preliminary R1-R zoning for newly-annexed tracts.

Next, Courtney Peres presented the update on development activity for the City. She stated the City issued zero commercial construction permits for the month of October 1st to October 25th. Nine (9) single-family residential construction permits had been issued and one (1) permit was issued for a two-family (duplex) for the month of October.

Under Public Hearings, Mr. Molis presented CP16-01 to discuss and consider a request by Luree Inc. for Concept Plan approval of a 45 acre tract of land to accommodate Single Family Residences in an R-1 Zone (One Family Dwelling District) within the Oakridge Terrace Subdivision, also known as 1901 Valley Oaks Drive, Harker Heights, Bell County, Texas. Mr. Molis presented the case and also educated the public on the development process of the city. Jeff