



**Minutes of the Harker Heights Planning & Zoning Commission Meeting
July 28, 2021**

Present:

Commission

Larry Robison	Chairman
Robert Robinson III	Vice Chairman
Adam Parker	Secretary
Noel Webster	Commissioner
Nuala Taylor	Commissioner
Rodney Shine	Commissioner
Stephen Watford	Commissioner
Kay Carey	Commissioner

Bary Heidtbrink	Alternate Commissioner
Natalie Austin	Alternate Commissioner

Staff

Kristina Ramirez	Planning and Development Director
Dan Phillips	GIS Analyst/ Planner
Wilson Everett	Planning and Development Administrative Assistant
Brad Alley	Fire Marshal

Absent:

Joshua McCann	Commissioner
Michael Stegmeyer	Alternate 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: The next agenda item was approval of the Agenda for the regular Planning and Zoning Meeting for July 28, 2021. Commissioner Shine made a motion to approve the Agenda. Secretary Parker seconded the motion. **The motion was approved (8-0).**

Agenda Item III: The next agenda item was approval of the meeting minutes from the regular Planning and Zoning Meeting held on June 30, 2021. Commissioner Webster made a motion to approve the meeting minutes. Secretary Parker seconded the motion. **The motion was approved (8-0).**

Agenda Item IV: Mrs. Ramirez provided a summary of the City Council results from the July 6, 2021 meeting.

Agenda Item V: Recognition of Affidavits for Conflict of Interest. There were no conflicts of interest submitted.

Agenda Item VI: Public Comments: There was no one present who wished to address the Planning and Zoning Commission during this meeting.

Agenda Item VII: Public Hearing:

1. Z21-11 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to B-3 (Local Business District) on property described as Fawn Valley, Lot One (1), Block Six (6), generally located at 1702 E. FM 2410 (E. Knight's Way), Harker Heights, Bell County, Texas.

Case Z21-11 was withdrawn in writing.

2. Z21-12 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as Meadow Acres 1st Extension, Lot Eighteen (18), Block Eight (8), generally located at 209 W. Robin Lane, Harker Heights, Bell County, Texas.

Mrs. Ramirez explained the applicant's request for the zoning change from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District). She noted the property consists of approximately 9,821 square feet and that the request will enable the applicant to construct a two-family dwelling house on the property.

Raymond Hamden, P.O. Box 2008, Harker Heights, Texas 76548, was present to represent the case.

Commissioner Taylor made a motion to approve an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as Meadow Acres 1st Extension, Lot Eighteen (18), Block Eight (8), generally located at 209 W. Robin Lane, Harker Heights, Bell County, Texas. Commissioner Watford Seconded the motion. **The motion was approved (6-2).** Commissioner Webster and Commissioner Carey made a motion for disapproval.

3. Z21-13 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District), R1-M (One Family Manufactured Home Dwelling District) and B-4 (Secondary and Highway Business District) to PD (Planned Development) with R-2 (Two Family Dwelling District) on property described as all land located within Mobile Manor Estates Section One (1), generally located near the intersection of Indian Oaks and S. Amy Lane, Harker Heights, Bell County, Texas.

Mrs. Ramirez explained the applicant's request for the zoning change from R-1 (One Family Dwelling District), R1-M (One Family Manufactured Home Dwelling District) and B-4 (Secondary and Highway Business District) to PD (Planned Development) with R-2 (Two Family Dwelling District). She noted that the property consists of approximately 19.578 acres and that the request will enable the applicant to construct two-family dwelling houses.

Jerome Gomer, 1524 Indian Trail, Harker Heights, Texas 76548, was present to represent the case.

Secretary Parker made a motion to deny an ordinance to change zoning designation from R-1 (One Family Dwelling District), R1-M (One Family Manufactured Home Dwelling District) and B-4 (Secondary and Highway Business District) to PD (Planned Development) with R-2 (Two Family Dwelling District) on property described as all land located within Mobile Manor Estates Section One (1), generally located near the intersection of Indian Oaks and S. Amy Lane, Harker Heights, Bell County, Texas. Commissioner Webster seconded the motion. **The motion was disapproved (8-0).**

4. Z21-14 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as Comanche Land 1st Unit, Lot Eight (8), Block Six (6), generally located at 1515 Indian Trail Dr., Harker Heights, Bell County, Texas.

Mrs. Ramirez explained the applicant's request for the zoning change from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District). She stated the property consists of approximately 10,661 square feet and that the request will enable the applicant to construct a two-family dwelling house on the property.

Jerome Gomer, 1524 Indian Trail, Harker Heights, Texas 76548, was present to represent the case.

Secretary Parker made a motion to approve an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as Comanche Land 1st Unit, Lot Eight (8), Block Six (6), generally located at 1515 Indian Trail Dr., Harker Heights, Bell County, Texas. Commissioner Taylor seconded the motion. **The motion was approved (8-0).**

5. Z21-15 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as Comanche Land 1st Unit, Lots Eighteen (18), Nineteen (19), and Twenty (20), Block Seven (7), generally located at 1403 Natchez Trail and 1405 Natchez Trail, Harker Heights, Bell County, Texas.

Mrs. Ramirez explained the applicant's request for the zoning change from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District). She mentioned that each addressed parcel consists of approximately 16,000 square feet. To include, the request will enable the applicant to construct a two-family dwelling house on each parcel.

Jerome Gomer, 1524 Indian Trail, Harker Heights, Texas 76548, was present to represent the case.

Secretary Parker made a motion to approve an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as Comanche Land 1st Unit, Lots Eighteen (18), Nineteen (19), and Twenty (20), Block Seven (7), generally located at 1403 Natchez Trail and 1405 Natchez Trail, Harker Heights, Bell County, Texas. Commissioner Shine seconded the motion. **The motion was approved (8-0).**

6. Z21-16 Conduct a public hearing to discuss and consider recommending an amendment to Ordinance 2018-29, granting a Conditional Use Permit (CUP) to allow for a 1,850 square foot accessory dwelling unit to be occupied by a relative, on property described as Leasure Addition, Block One (1), Lot One (1), Acres 1.432, generally located at 1801 Ponca Trace, Harker Heights, Bell County, Texas.

Mrs. Ramirez explained the applicant's request for the ordinance amendment. She explained that the applicant previously received a Conditional Use Permit (Ordinance 2018-29) to allow for an 1,850 square foot accessory dwelling unit (ADU) for a relative (not for rent) at 1801 Ponca Trace. In the City's Code of Ordinances, square footage for residential units is tied to the entire structure. During construction inspections, it was found that there were differences in square footages between the zoning case recommendations, the submitted permit items and what was actually constructed. Staff's investigation into this case found the following discrepancies:

1. The current square footage of the ADU exceeds the 1,850 sq. ft. allowed in the existing Conditional Use Permit (CUP);
2. The driveway connection is different than presented in the original public hearings; and
4. The amount of the square footage for the constructed ADU (3,737 square feet) exceeds that of the primary residential structure (2,747 square feet).

Some of the discrepancies are believed to be due to the inconsistent references to area of the structure. The applicant is requesting that the previous CUP be amended to allow for the constructed a dwelling with a gross foundation footprint of 3,737 square feet.

Ace Reneau with Mitchell and Associates, office located at 102 N College St, Killeen, Texas 76541, Chrystal Leasure, 1801 Ponca Trace, Harker Heights, Texas 76548, and Dawn Moreno, 3903 London Lane, Killeen, Texas 76543 were present to represent the request.

Commissioner Shine made a motion to approve an amendment to Ordinance 2018-29, granting a Conditional Use Permit (CUP) to allow for a 1,850 square foot accessory dwelling unit to be occupied by a relative, on property described as Leasure Addition, Block One (1), Lot One (1), Acres 1.432, generally located at 1801 Ponca Trace, Harker Heights, Bell County, Texas. Commissioner Carey seconded the motion. **The motion was approved (8-0).**

It was noted that Secretary Parker left the meeting after Public Hearing Item #6 Z21-16.

7. Z21-17 Pursuant to Section 155.084(E) of the Harker Heights Code of Ordinances, conduct a public hearing to discuss and consider recommending allowance of Harker Heights Ceramic Coatings, LLC to conduct a car detailing business as a Home Occupation on Stonewall Ridge Phase II, Lot Four (4), Block Three (3), generally located at 1206 Stonewall Ridge, Harker Heights, Bell County, Texas.

Mrs. Ramirez explained the applicant applied for a Home Occupation license to conduct a car detailing business located at their residence. She mentioned that the applicant indicated that said car detailing will be by appointment only, conducted inside his garage, and will not have any runoff into the public right-of-way. The applicant is requesting this allowance pursuant to Section 155.084(E) of the Harker Heights Code of Ordinances.

Matthew Jones, 1206 Stonewall Ridge, Harker Heights, Texas 76548, was present to represent the case.

Commissioner Webster made a motion to approve the allowance of Harker Heights Ceramic Coatings, LLC to conduct a car detailing business as a Home Occupation on Stonewall Ridge Phase II, Lot Four (4), Block Three (3), generally located at 1206 Stonewall Ridge, Harker Heights, Bell County, Texas. Vice Chairman Robinson seconded the motion. **The motion was approved (7-0).**

Agenda Item VIII: New Business:

1.P21-24 Discuss and consider a request for a Minor Plat approval for the subdivision referred to as Krohn Valley Addition, on property described as a 0.322 acre tract of land in Bell County, Texas, being part of the Peter Williamson Survey, Abstract No. 1099, the land herein described being all of a called 0.322 acre tract of land conveyed to Angel K. Krohn, being of record in Volume 5172, Page 415, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), generally located at 3910 Hilltop Drive, Harker Heights, Bell County, Texas.

Mrs. Ramirez explained the request for minor plat application for approximately 0.322 acres of occupied land west of Hilltop Rd. The proposed development will consist of 1 lot that is currently zoned One Family Dwelling District (R-1). She noted the applicant indicated that the proposed use for this parcel is to install a new manufactured home.

Ace Reneau with Mitchell and Associates, office located at 102 N College St, Killeen, Texas 76541, was present to represent the request.

Commissioner Taylor made a motion to approve a Minor Plat approval for the subdivision referred to as Krohn Valley Addition, on property described as a 0.322 acre tract of land in Bell County, Texas, being part of the Peter Williamson Survey, Abstract No. 1099, the land herein described being all of a called 0.322 acre tract of land conveyed to Angel K. Krohn, being of record in Volume 5172, Page 415, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), generally located at 3910 Hilltop Drive, Harker Heights, Bell County, Texas **with the following conditions:**

- 1. All outstanding comments from Bell County Public Health shall be resolved prior to issuance of any building permits or placement of a manufactured home on this parcel.**

Vice Chairman Robinson seconded the motion. **The motion was approved (7-0).**

Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 7:47 P.M.

Larry Robisen, Chairman



DATE:

8/25/2021

Adam Parker, Secretary



DATE:

8/25/21