



Minutes of the Regular Meeting of the Harker Heights  
Planning & Zoning Commission held at the City Hall Building,  
April 24, 2019

Present:

Larry Robison	Chairman
Robert Robinson III	Vice Chair
Adam Parker	Secretary
Stephen Watford	Commissioner
Kay Carey	Commissioner
Jan Anderson	Commissioner
Joshua McCann	Commissioner
Noel Webster	Commissioner
Darrel Charlton	Commissioner
Nuala Taylor	Alternate Commissioner
Rodney Shine	Alternate Commissioner

Absent:

Jan Anderson	Commissioner
Kendall Cox	Alternate Commissioner
Dustin Hallmark	Alternate Commissioner

Staff:

Joseph Molis	Director Planning&Development
Courtney Pate	Senior Planner/GIS Coordinator
Dan Phillips	GIS Analyst/Planner
Mike Beard	Building Inspector
Brad Alley	Fire Marshal
Tiffany Dake	Planning Admin. Assistant

A quorum was established and the meeting was called to order at 6:32 P.M.

The first item on the agenda was the approval of the minutes from the February 27, 2019 meeting. Commissioner Parker made the motion to approve the meeting minutes and Commissioner Watford seconded the motion. The motion passed (8-0).

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, Mrs. Pate presented the update on development activity for the City.

Next was the report on City Council actions regarding recommendations resulting from the February 27, 2019 Planning and Zoning Commission meeting.

Next under Public Hearings, Mr. Molis presented **Z19-08** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R-3 (Multi-Family Dwelling District) on property described as Lot Sixteen (16), Block Twelve (12), Kern Acres, Second Extension and Revision, according to a map or plat of record in Cabinet A, Slide 224-B, Plat Records of Bell County, Texas, generally located at 132 E. Ruby, Harker Heights, Bell County, Texas.

The applicant, Mr. Eddie Bass, of 106 Concho Court, Harker Heights, TX 76548 spoke. Mr. Bass did state the rezone was for a four-plex. He has owned the property across the street for fourteen (14) years and 132 E. Ruby for about ten (10) years. Mr. Bass stated he did want to build a six-plex however he did not have the lot size to do so. He said the four-plex would face Ruby, parking would face Ruby and Amy would be left as a landscaped area.

Chairman Robison then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. There were two (2) people to speak against the agenda item.

Mrs. Melvina Hart of 121 E. Ruby Rd., Harker Heights, TX 76548 asked for denial of this zoning, she said she expected it to be a one family dwelling. "This is a family area with kids that walk to and from school and it would make an already busy street busier." She asked why the owner cannot build a single family home instead. When asked how long she had lived at her property she stated about 50 years, since 1972.

Mr. Burl Lewis of 115 E. Ruby Rd., Harker Heights, TX 76548 also asked for denial of this zoning. He stated the east end of Amy to Ruby is zoned R-1 if you allowed this to be rezoned it would diminish the integrity of the east end of the street. 129 Ruby is a vacant lot, if bought then it could be rezoned as well. Mr. Lewis is afraid that by allowing this it would create a domino effect on the street and then you would start seeing rezonings for duplexes.

Mrs. Dierdre Bass of 106 Concho Court, Harker Heights, TX 76548 did ask about lot 700 the apartment complex and wanted to know how it was zoned since they are apartments. Chairman Robison stated they could not answer that since it was done a long time ago.

Chairman Robison then closed the public hearing. A motion was made by Commissioner Robinson to deny the rezoning of this property. Commissioner Carey seconded the motion. The motion passed unanimously (8-0).

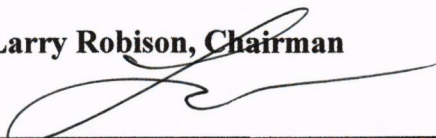
Next under Public Hearings, Mrs. Pate presented **Z19-09** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R2-I (Two Family Infill Dwelling District) on property described as Lot Twenty-Two (22), Block Three (3), Kern Acres, First Extension and Revision, according to a map or plat of record in Cabinet A, Slide 223-D, Plat Records of Bell County, Texas, generally located at 504 S. Juanita Drive, Harker Heights, Bell County, Texas.

The applicant Mr. Tim Boose of P.O. Box 2434, Harker Heights, TX 76548 was present to answer questions. He was asked if he would cut down the tree in the yard. He stated he did not know, he is not a "tree killer" but would remove if it became a problem.

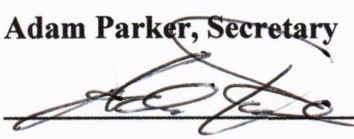
Then Chairman Robison opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. There was no one present to speak for or against the agenda item.

Chairman Robison closed the Public Hearing. A motion to approve was made by Commissioner Parker and second motion was made by Commissioner Watford. The motion passed (7-1), with Commission Webster voting against.

Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 7:13 P.M.

**Larry Robison, Chairman**  


**DATE:**  
5-29-19

**Adam Parker, Secretary**  


**DATE:**  
5/29/19