



Minutes of the Regular Workshop and Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
May 31, 2017

Present:	Larry Robison	Chairman
	Jeffery Petzke	Vice Chairman
	Jeff Orlando	Secretary
	David Kingsley	Commissioner
	Stephen Watford	Commissioner
	Daniel Northington	Alternate-Commissioner
	Kendall Cox	Alternate-Commissioner
	Klint Dailey	Alternate-Commissioner
Absent:	Darrel Charlton	Commissioner
	Austin Ruiz	Commissioner
	Noel Webster	Commissioner
	Jan Anderson	Commissioner
	Dustin King	Alternate Commissioner
Staff:	Joseph Molis	Director of Planning and Development
	Brad Alley	Fire Marshal
	Ty Hendrick	Planning & Development Administrative Assistant
	Leo Mantey	Senior Planner
	Courtney Peres	City Planner/GIS Coordinator

The workshop was called to order at 5:30 P.M.

Staff, Commissioners and representatives from Killeen and Nolanville discussed possible Overlay District for Veterans Memorial Boulevard.

Chairman Robison adjourned the workshop at 6:29 P.M.

A quorum was established and the meeting was called to order at 6:35 P.M.

The First item on the agenda was the approval of the minutes from the March 29, 2017 meeting. Mr. Petzke made the motion to approve the minutes and Mr. Kingsley seconded the motion. The motion passed unanimously (5-0).

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 was the report on City Council action regarding recommendations resulting from the March 29, 2017 Planning and Zoning meeting; including an item that was tabled by the City Council from a previous Planning and Zoning meeting.

Next, Ms. Peres presented the update on development activity for the City. She stated the City issued (1) one commercial construction permits for the month of May 1st to May 31st. Six (6)

single-family residential construction permits, three (3) permits for mobile home additions and three (3) duplex permits have been issued for the month of May.

Under Public Hearings, Ms. Peres presented Z17-06 to discuss and consider recommending an ordinance granting a Conditional Use Permit to modify existing conditions on property described as Forest Hills, Block 017, Lot 0005, with property ID#106793, and generally located at 1909 Forest Hills, Harker Heights, Bell County, Texas.

Chairman Robison then opened the public meeting and asked if there was anyone to speak in favor or against the agenda item.

Ralph and Mary Gauer from 206 Arrowhead raised some concerns and spoke out against the agenda item.

Chairman Robison then closed the public meeting. Members of the commission then discussed the conditional use permit with Ms. Peres and Mr. Molis.

Chairman Robison asked for a motion to approve or disapprove agenda item Z17-06. Commissioner Kingsley made a motion for approval based upon staff's recommendations. There was not a second to the motion. The motion failed. Commissioner Kinglsey then made a motion to amend the conditions to allow two (2) business rather than three (3) business to operate at the proposed property. Commissioner Watford seconded the motion to approve. The motion passed in favor (5-0).

Chairman Robison then adjourned the meeting at 7:55pm.

Chairman

ATTEST:
