



Minutes of the Regular Workshop and Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
November 29, 2017

Present:	Larry Robison	Chairman
	Stephen Watford	Commissioner
	Darrel Charlton	Commissioner
	Noel Webster	Commissioner
	Jeff Orlando	Secretary
	Jan Anderson	Commissioner
Absent:	Jeffrey Petzke	Vice Chairman
	Austin Ruiz	Commissioner
	Daniel Northington	Alternate-Commissioner
	Kendall Cox	Alternate-Commissioner
	Klint Dailey	Alternate-Commissioner
	Dustin King	Alternate Commissioner
Staff:	Joseph Molis	Director of Planning & Development
	Ty Hendrick	Planning Admin Assistant
	Leo Mantey	City Planner
	Brad Alley	Fire Marshal

A quorum was established and the meeting was called to order at 6:40 P.M.

The First item on the agenda was the approval of the minutes from the October 25, 2017 meeting. Mr. Orlando made the motion to approve the minutes and Mr. Charlton seconded the motion. The motion passed unanimously (6-0).

The next item on the agenda was to recognize affidavits for Conflict-of-Interest. Mr. Molis informed the Commission that there were no conflicts of interest.

Next was the report on City Council action regarding recommendations resulting from the October 25, 2017 Planning and Zoning Commission meeting.

Next, Mr. Molis presented the update on development activity for the City. He stated the City issued (2) two commercial construction permits for the month of October. Eleven (11) single-family residential construction permits, and two (2) duplex permit have been issued for the month of October.

Under Public Hearings, Mr. Mantey Presented Z17-17; Conduct a public hearing to discuss and consider a rezoning request from R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling District), on property described as Lakeside Hills Section Three, Lot Tract Pt 88, -Life Estate, Acres 3, with Property ID# 72014, generally located at 11361 Orland Drive. The applicant, Ms. Keulen, was there to answer any questions.

Chairman Robison then opened the public meeting 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 request.

Chairman Robison then closed the public meeting. Members of the commission then discussed the request with Mr. Mantey and the applicant. Chairman Robison asked for a motion to approve or disapprove agenda item Z17-17. Commissioner Anderson made a motion for approval based upon staff's recommendations. Commissioner Watford seconded the motion. The motion passed unanimously (6-0).

Next Mr. Molis presented Z17-16; Conduct a public hearing to discuss and consider a CUP (Conditional Use Permit) request to develop Single Family Garden Homes in a R-1 zoning district, on property described as Briarwood Estates Phase IV, Block 001, Pt of 2740 AC Tract, Acres 2.683, with Property ID# 334238, generally located east of Preswick Circle, 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. The resident from 604 Yucca Circle., Constance Duffey voiced some concerns about the agenda item but ultimately did not say that she was for or against the agenda item. The applicant was not present to answer questions.

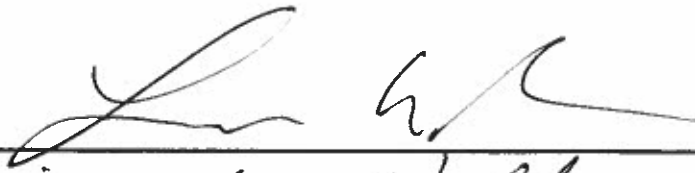
Chairman Robison then closed the public meeting. Members of the commission then discussed the request with Mr. Molis. Chairman Robison asked for a motion to approve or disapprove agenda item Z17-16. Commissioner Charlton made a motion to table the agenda item due to the fact that the applicant was not there to answer questions about the project. Commissioner Webster seconded the motion. The motion passed unanimously (6-0).

Under new business Mr. Molis stated that request by John Robert Whitson for Preliminary Plat approval for Pecan Meadows Subdivision described as A0179BC J M Cross, 3-3-1, Acres 1.504, With Property ID# 127920, A0179BC J M Cross, Acres 2.097, with Property ID# 198358, A0179BC J M Cross, 3-3, Acres 9.469, with Property ID# 38947, A0179BC J M Cross, 3-3-2, Acres 6.949 with Property ID# 127921, generally located at 12590 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas had been tabled until the next Planning & Zoning meeting.

Chairman Robison asked for a motion and vote to table the item. Commissioner Webster made a motion to table the agenda item due to the absence of the applicant who was not present to answer questions about the project. Commissioner Charlton seconded the motion. The motion passed unanimously (6-0).

In the absence of any Staff comments and citizens to be heard, Chairman Robison then adjourned the meeting at 7:40 P.M.

Chairman



ATTEST:

