



Minutes of the Regular Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
January 27, 2016

Present:	Michael Schulte	Chairman
	Jeffery Petzke	Vice Chairman
	Jeff Orlando	Secretary
	Joseph Clever III	Commissioner
	Neal Wendele	Commissioner
	Noel Webster	Commissioner
	David Kingsley	Commissioner
	Anthony Triola	Commissioner
Absent:	Jan Anderson	Commissioner
Staff:	Joseph Molis	Planning & Development Director
	Leo Mantey	City Planner
	Courtney Peres	Planner/GIS Coordinator
	Brad Alley	Fire Inspector
	Steve Philen	Building Official
	Mike Beard	Building Inspector
	Mark Hyde	Public Works Director
	Calvin Fleming	Code Enforcement
	Eric Moree	Code Enforcement
	Kim Dugger	Planning & Development Administrative Assistant

Mrs. Dugger administered the Oath of Office by swearing in the Commissioners before the meeting. Elections for positions were voted on. Commissioner Clever nominated Commissioner Schulte as Chairman. Seconded by Commissioner Petzke. Vote passed (7-0). Chairman Schulte nominated Commissioner Petzke as Vice Chairman. Seconded by Commissioner Kingsley. Vote passed unanimously. Chairman Schulte nominated Commissioner Orlando as Secretary. Seconded by Commissioner Kingsley. Nominations were approved unanimously.

A quorum was established and the meeting was called to order at 6:00 p.m.

The first item on the agenda was the approval of the minutes from the December 2, 2015, regular meeting. Commissioner Webster made a motion to approve the minutes and Vice Chairman Petzke seconded the motion. The motion passed unanimously in favor (8-0).

The next item on the agenda was to recognize affidavits for Conflict-of-Interest. Mr. Molis stated there were none.

Mr. Molis reported the actions from the City Council meeting which was held on December 8, 2015. City Council voted in favor (4-0) on approving an ordinance granting a Conditional Use Permit to allow a private art school in a single family residence on property located at 103 Mountain Lion Road, described as Property ID#90579, AO838BC R W Tom, 2-7, Acres 1.378, Harker Heights, Bell County, Texas. City Council also voted in favor (4-0)

to approve a Concept Plan and Preliminary Plat for property described as L D Odell, 6, Acres 2.755, Abstract No. 644, Bell County, Texas.

Next, Courtney Peres presented the update on the development activity for the City. She stated the City issued 4 single-family residential construction permits through January 27, 2016, 0 permits for a two-family (duplex) residential construction and 1 commercial construction permit for the month of January.

Under Public Hearings, Mr. Molis presented Z16-01 to discuss and consider an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-3 (Local Business District), on 2.9 acres of land, described as A0343BC J Goslin, 1-1-1 & A1099BC P Williamson 14-9, acres 2.996, with Property ID #73390, generally located at the southeastern corner of the intersection of Stillhouse Lake Road (FM 3481) and Fuller Lane, Harker Heights, Texas. Mr. Molis stated that he would be representing the applicant which was present at the hearing. There was no one wishing to speak for the request. Speaking against the request was Hector and Janet Valencia, 3901 Del Rey, Sheryl Calderon, 2212 Tye Valley and John Smallwood, 2113 Chinaberry Circle. Public Hearing was then closed. Commissioner Kingsley made a motion to approve the request and Vice Chairman Petzke seconded the motion. The vote was 4 for the request and 4 against the request. Commissioners voting for the request were Vice Chairman Petzke, Commissioner Clever, Commissioner Kingsley and Commissioner Triola. Voting against the request was Chairman Schulte, Secretary Orlando, Commissioner Webster and Commissioner Wendele. After further discussion, Commissioner Kingsley made the motion again to approve the request but there was no seconding the motion. Request was tabled for the February Planning & Zoning meeting.

There was no New Business for discussion.

Chairman Schulte asked if there were any citizens to be heard and there were none.

The next item for discussion was staff comments. Mr. Molis introduced the City staff and asked the Commissioners to introduce themselves as well.

Chairman Schulte adjourned the meeting at 6:37 p.m.



Mike Schulte, Chairman

ATTEST:



Jeff Orlando, Secretary