



Minutes of the Regular Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
February 24, 2016

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

A quorum was established and the meeting was called to order at 6:03 p.m.

The first item on the agenda was the approval of the minutes from the January 27, 2016, regular meeting. Vice Chairman Petzke made a motion to approve the minutes and Commissioner Webster seconded the motion. The motion passed in favor (7-0). Commissioner Triola arrived at 6:07 p.m., after the motion to approve the January minutes.

The next item on the agenda was to recognize affidavits for Conflict-of-Interest. Mr. Molis stated Secretary Orlando would be stepping down for Z16-03, Indian Trail Enclave and PP16-01, Preliminary Plat for 1514 Dakota Trace due to a conflict of interest.

Mr. Molis stated there were no actions to report from the City Council meeting which was held on February 9, 2016.

Next, Courtney Peres presented the update on the development activity for the City. She stated the City issued 15 single-family residential construction permits through February 24, 2016, 0 permits for a two-family (duplex) residential construction and 1 commercial construction permit for the month of February.

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) with a Conditional Use Permit, 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. Representing the request was Mari Meyer, 303 Highland Oaks Drive, Harker Heights, Texas. There was no one wishing to speak for the request. Speaking against the request was Hector and Janet Valencia, 3901 Del Rey, Harker Heights, Texas and Patricia

Roberts, 1803 Willowood Circle, Harker Heights, Texas. Public Hearing was then closed. Vice Chairman Petzke made a motion to approve the request and Secretary Orlando seconded the motion. The vote was 3 for the request and 5 against the request. Commissioners voting for the request were Chairman Schulte, Secretary Orlando and Commissioner Clever. Voting against the request was Vice Chairman Petzke, Commissioner Webster, Commissioner Triola, Commissioner Anderson and Commissioner Wendele. Request was denied (5-3).

Next under Public Hearings Courtney Peres presented Z16-02, to discuss and consider an ordinance to change zoning designation from B-4 (Secondary and Highway Business District) to B-4 (Secondary and Highway Business District) with a Conditional Use Permit for the property located at 1901 FM 2410, Harker Heights, Texas, described as Property ID#434691, Guys With Green Shoes Addition, Block 1, Lot 1, Acres 4.92, Harker Heights, Bell County Texas. Representing the request was Craig Hanna, 126 North East Street, Belton, Texas. There was no one wishing to speak for the request and there was no one wishing to speak against the request. Public Hearing was then closed. Commissioner Clever made a motion to approve the request with the addendum of training with blanks and smoke be limited to 9:00 a.m to 5:00 p.m. and Commissioner Anderson seconded the motion. Chairman Schulte made a motion to amend Commissioner's Clever motion to add a condition for a sanitation policy and Commissioner Triola seconded the amended motion. Commissioners all voted in favor of the amended motion and voted all in favor of the original motion. Vote passed (8-0).

Commissioner Orlando then stepped down for the next two items to be heard.

Last on Public Hearings, Leo presented Z16-03 to discuss and consider an ordinance to rezone the following three parcels: Parcel 5, known as a parcel of land in Bell County, Texas, part of the W.E. Hall Survey, Abstract No. 1086 and the J.M. Roberts Survey, Abstract No. 723, also known as Property ID#453977, from R-2 (Two-Family Dwelling District) to PDR (Planned Development - Residential), Parcel 1, known as a parcel of land in Bell County, Texas, part of the W.E. Hall Survey, Abstract No. 1086 and the land herein described being part of that certain 178.6 acre parcel of land described in deed from L.L. Chafin to Pat Harvey Hern, also known as Property ID#133469, from M-1 (Light Manufacturing District) to PDR (Planned Development - Residential), Parcel 2, known as a parcel of land in Bell County, Texas, part of the S.H. Osborne Survey, Abstract No. 646 and the W.E. Hall Survey, Abstract No. 1086, and the land herein described being part of that certain 50 acre parcel of land described in deed from L.L. Chafin to Pat Harvey Hern, also known as Property ID#453933, from R-2 (Two-Family Dwelling District) to PDR (Planned Development - Residential). Mr. Mantey also presented a list of staff conditions for the rezoning of all 3 parcels. Representing the request was Chris Doose, 800 Navigator, Austin, Texas. There was no one wishing to speak for the request and there was no one wishing to speak against the request. Public Hearing was then closed. Commissioner Clever made a motion to approve all of the rezone requests along with the staff conditions and Commissioner Triola seconded the motion. Vote passed (7-0).

Under New Business, Mr. Mantey presented a Preliminary Plat to discuss and consider a request by Central-West Development LLC, for approval for Dakota Trace Duplexes described as Lots 6, 7, part of 8, Block 3, Comanche Land First Unit, also known as 1514 Dakota Trace, Harker Heights, Bell County, Texas. Representing the request was Chris Doose, 800 Navigator, Austin, Texas. Commissioner Triola made the motion to approve the request and was seconded by Commissioner Anderson. Vote passed (7-0).

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 thanked Chairman Schulte for the Annual Report by P&Z that was presented on February 23, 2016 at the City Council Meeting. Chairman Schulte mentioned he would like to possibly start looking at changing the lot sizes in the future for some particular areas in the city. Mr. Molis suggested having a workshop to discuss the lot sizes. Also, Mr. Molis reminded everyone of the Volunteer Appreciation Reception that was being held on February 25, 2016. He also encouraged everyone to be sure to vote and that early voting was currently going on in the Parks & Recreation.

Chairman Schulte adjourned the meeting at 7:58 p.m.



Mike Schulte, Chairman

ATTEST:



Jeff Orlando, Secretary