



Minutes of the Regular Meeting of the Harker Heights  
Planning & Zoning Commission held at the City Hall Building,  
October 26, 2016

|          |                 |                                   |
|----------|-----------------|-----------------------------------|
| Present: | Michael Schulte | Chairman                          |
|          | Jeffery Petzke  | Vice Chairman                     |
|          | Jeff Orlando    | Secretary                         |
|          | David Kingsley  | Commissioner                      |
|          | Noel Webster    | Commissioner                      |
|          | Darrel Charlton | Commissioner                      |
| Absent:  | Jan Anderson    | Commissioner                      |
| Staff:   | Joseph Molis    | Planning & Development Director   |
|          | Leo Mantey      | City Planner                      |
|          | Courtney Peres  | Planner/GIS Coordinator           |
|          | Brad Alley      | Fire Marshal                      |
|          | Mark Hyde       | Public Works Director             |
|          | Ty Hendrick     | Planning Administrative Assistant |

A quorum was established and the meeting was called to order at 6:33 P.M.

The first item on the agenda was the approval of the minutes from the September 28, 2016, regular meeting. Commissioner Petzke made a motion to approve the minutes and Commissioner Kingsley seconded the motion. The motion passed in favor (6-0).

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

Mr. Molis reported the actions from the City Council meeting which was held on October 11, 2016. City Council voted in favor (5-0) to approve an ordinance to change the zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) for the property described as A0115BC I T BEAN, LOT 1-4 BLK 48 COMANCHE LAND UNDED ACRES 1.8, Harker Heights, Bell County, Texas, Property ID#13103 also known as 1703 Pueblo Trace. The City Council also voted in favor (5-0) to approve an ordinance amending the zoning ordinance to establish the R1-I (Single Family Infill Dwelling District) zone, to conditionally allow R1-I lots in certain other zones, to modify the R-MU district to require larger setbacks and lot sizes, and to provide preliminary R1-R zoning for newly-annexed tracts.

Next, Courtney Peres presented the update on development activity for the City. She stated the City issued zero commercial construction permits for the month of October 1<sup>st</sup> to October 25<sup>th</sup>. Nine (9) single-family residential construction permits had been issued and one (1) permit was issued for a two-family (duplex) for the month of October.

Under Public Hearings, Mr. Molis presented CP16-01 to discuss and consider a request by Luree Inc. for Concept Plan approval of a 45 acre tract of land to accommodate Single Family Residences in an R-1 Zone (One Family Dwelling District) within the Oakridge Terrace Subdivision, also known as 1901 Valley Oaks Drive, Harker Heights, Bell County, Texas. Mr. Molis presented the case and also educated the public on the development process of the city. Jeff

Smien introduced himself as the individual representing the request. The following citizens spoke in opposition to the concept plan during the public hearing:

1. Patrick Kerr, 1811 Mesa Oaks Cir. opposed the new development. Stated that the citizens as tax payers should have a right in helping decide what goes in on the proposed property. Mr. Keur urged the city to listen to its citizens.
2. Michael Blomquist, 3100 Oakridge Blvd stated that he had concerns about how the development would affect the environment. He also voiced concerns about drainage and stated that the city was not in compliance with ordinance section 154.62.
3. Scott Clark, 3206 Oakridge Blvd. voiced concerns about the current infrastructures capability to support the additional housing.
4. Marilyn Newkirk, 3401 Oakridge Blvd voiced concerns about how the development would impact the uniqueness of the neighborhood and the environment.
5. Laura McCarthy, 1804 Willowwood Cir. stated that the development would cause additional traffic and would raise potential safety concerns as well as possibly affect the wildlife in the surrounding area.
6. Joyce Burns, 2100 Chinaberry Cir. voiced concerns about the drainage and current infrastructure.
7. Laurie Mcelhiney, 1807 Mesa Oaks Cir. stated that the property owner and current residence should find a "bridge," some way to work together. She also stated that the city should focus on its existing residents.
8. Patricia Roberts, 1803 Willowwood Dr. voiced concerns about how the subdivision would affect the lake and environment. She also stated that drainage was a concern that needed to be addressed.
9. Paul Russel-White, 3600 Oakridge Dr. voiced concerns about how the development would affect the atmosphere of the neighborhood and how it would affect the environment. He also stated that the existing infrastructure needs to be upgraded.
10. Mike Aycock, 1818 Mesa Oaks stated that he wanted the new subdivision to match the existing neighborhood.

Next, Chairman Schulte asked if there was any rebuttal from the applicant. The applicant did not have a rebuttal. However, he did sympathize with the crowd and offered an explanation as to why he was selling the property. Mr. Molis then briefly spoke about the history of the annexation and explained how the golf course zoning went from being commercial to being zoned R-1 residential. He also addressed a several of the questions and comments that were stated by the citizens, including clarifying HH Code of Ordinances section 154.62.

Chairman Schulte closed the public hearing.

Chairman Schulte asked for a motion to approve or disapprove agenda item C16-01. Commissioner Kingsley made a motion for approval and Commissioner Petzke seconded the motion to approve. The motion passed in favor (6-0)

Chairman Schulte announced a five minute intermission.

Chairman Schulte reconvened the meeting at 8:07 pm.

Under new business, Mr. Molis presented PP15-04 to discuss and to consider a request for preliminary plat approval for Tuscany Meadows II described as 114.18 acres of land in Bell County, Texas, out of the H.R. Morrell survey, abstract NO. 579, Lucy O'Dell Survey, abstract NO. 644, and the J.T.W.J. Hallmark survey, abstract NO 413, and also being a portion of the tract

described as 490.1 acres in a deed to James Dennis Magill dated May 23, 1972 and recorded in volume 1177, page 145 of the Bell County deed records and laying east of F.M. 3481, and further described as property ID#433992 and property ID#67413.

Mr. Molis stated that the preliminary plat consists of ten (10) blocks with 460 residential lots. The development of the lots will be constructed in three (3) phases. The development will access City water and wastewater utilities and will be required to extend utilities to accommodate development. The subdivision will be developed in phases to allow for the proper development of drainage features within the FEMA flood hazard areas.

Finally, Mr. Molis stated that the engineer has resubmitted updated plans addressing most of staff's comments. Staff believes the Preliminary Plat as presented with its PD-R zoning conditions will address all developmental issues relating to safety, health, connectivity, environmental preservation and aesthetics. Staff therefore recommends a conditional approval of a preliminary plat with the condition that all staff comments are addressed before the proposed Preliminary Plat goes before the City Council on November 8<sup>th</sup>, 2016.

Members of the commission then discussed the preliminary plat with Mr. Molis.

Chairman Schulte asked for a motion to approve or disapprove agenda item PP15-04. Commissioner Webster made a motion for conditional approval based upon staffs recommendations and Commissioner Kingsley seconded the motion to approve. The motion passed in favor (6-0)

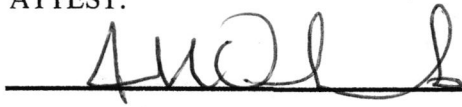
Chairman Schulte adjourned the meeting at 8:30 pm.



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Mike Schulte, Chairman

ATTEST:



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Jeff Orlando, Secretary