



*Minutes of the Teleconference Meeting  
of the Harker Heights Planning & Zoning Commission  
March 31, 2021*

Present:

**Commission**

Larry Robison	Chairman
Robert Robinson III	Vice Chairman
Adam Parker	Secretary
Noel Webster	Commissioner
Nuala Taylor	Commissioner
Rodney Shine	Commissioner
Joshua McCann	Commissioner
Stephen Watford	Commissioner
Kay Carey	Commissioner

Michael Stegmeyer	Alternate Commissioner
Bary Heidtbrink	Alternate Commissioner
Natalie Austin	Alternate Commissioner

**Staff**

Kristina Ramirez	Planning and Development Director
Courtney Peres	City Planner
Michael Beard	Building Official
Brad Alley	Fire Marshal
Wilson Everett	Planning and Development Administrative Assistant
Courtney Fye	Building Official Secretary

Absent:

Christopher Albus	Alternate Commissioner
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**Meeting Agenda:**

**Agenda Item I:** A quorum was established, and the teleconference meeting for the Planning and Zoning Commission was called to order at 6:31 P.M.

**Agenda Item II:** The next agenda item was approval of the agenda for the Regular Planning and Zoning Meeting for March 31, 2021. Courtney Peres noted that under **New Business VIII-I CP21-05** had been withdrawn from the meeting agenda per written request from the applicant. Secretary Parker made a motion to approve the agenda with Agenda Item VIII-I being removed for discussion. Commissioner Shine seconded the motion. **The motion was approved (8-0).** It was noted that Vice Chairman Robinson was absent from this motion.

Agenda Item III: The next agenda item was approval of the meeting minutes from the Regular Planning and Zoning Meeting held on February 24, 2021. Secretary Parker made a motion to approve the meeting minutes. Commissioner Watford seconded the motion. **The motion was approved (8-0).** It was noted that Vice Chairman Robinson was absent from this motion.

Agenda Item IV: Ms. Peres went over the City Council results from the March 9, 2021 meeting.

Agenda Item V: Recognition of Affidavits for Conflict of Interest. There were no conflicts of interest submitted.

Agenda Item VI: Public Comments: There was no one present in person or attending virtually who wished to address the Planning and Zoning Commission.

**Public Hearing:**

Agenda Item VII:

1. **Z21-07** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from PD-R (Planned Development Residential) to B-4 (Secondary and Highway Business District) on property described as Stonewall Ridge Phase I, Lot Tract A, (Future Development), Acres 1.466, generally located near the intersection of Nola Ruth Blvd. and Old Nolanville Road, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicant's request to change from the current zoning of PD-R (Planned Development Residential) with a base zoning of R1-A (Single Family Garden Home Residential District) to B-4 (Secondary and Highway Business District) for the purpose of commercial development with the intent to utilize zoning classes up to B-4. She noted that the property had previously been granted a PD-R classification by the City Council on February 10, 2015. The plats referred to as Stonewall Ridge Phases One and Two took advantage of the PD-R zoning and developed the existing forty (40) single family homes. The remaining 1.466 acres of undeveloped land was then identified as "Future Development".

Ashfaq Abbasi of 2004 Harvest Dr, Nolanville, Texas 76559 was present to represent his zoning request. Mr. Abbasi explained he would like to develop the property for multiple commercial uses; to include, a bowling alley, a dance studio, and a trade school.

Chairman Robison opened the public hearing. There was no one in the audience or attending virtually who wanted to address the case for rezoning. Chairman Robison closed the public hearing.

Commissioner Webster made a motion to disapprove an ordinance to change the zoning designation from PD-R (Planned Development Residential) to B-4 (Secondary and Highway Business District) on property described as Stonewall Ridge Phase I, Lot Tract A, (Future Development), Acres 1.466, generally located near the intersection of Nola Ruth Blvd. and Old Nolanville Road, Harker Heights, Bell County, Texas. Webster stated that his motion for denial was due to the inconsistency with the request per the 2015 site amendment (Ordinance 2015-02) to the 2007 Future Land Use Plan and concerns with vehicular and pedestrian safety as it exists to date. Commissioner Taylor seconded the motion. **The motion was approved to deny the request (9-0).**

**2. Z21-08** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Valley View Second Ext, Block Seven (7), Lot Six (6), Acres 0.20, generally located at 122 E. Turnbo Road, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicant's request to rezone the property from R-1 to R-2 for the purpose of constructing one (1) duplex on the property.

The applicant for this zoning request was not present in person or attending virtually to represent the request.

Chairman Robison opened the public hearing. There was no one in the audience or attending virtually who wanted to address the case for rezoning. Chairman Robison closed the public hearing.

Secretary Parker made a motion to approve an ordinance to change the zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Valley View Second Ext, Block Seven (7), Lot Six (6), Acres 0.20, generally located at 122 E. Turnbo Road, Harker Heights, Bell County, Texas. Commissioner Watford seconded the motion. **The motion was approved (9-0).**

**3. Z21-09** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1 (One-Family Dwelling District) to R-1(M) (One Family Manufactured Home Dwelling District) on property described as Meadow Acres Retreat Addition AKA Retreat Addition, Lot Thirteen (13), Acres 0.16, generally located at 117 Bybee Ct, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicant's request to change from the current zoning of R-1 (One Family Dwelling District) to R1-(M) (One Family Manufactured Home Dwelling District) for the purpose of installing a manufactured home on the property. She noted that the property had previously been taken to the Building and Standards Commission in 2018 and was determined that a site-built structure on the property was unsafe, substandard, dangerous, and in violation of the minimum standards set forth in §160.04. The case was ordered by the Commission to be demolish or removed from the property. On March 19, 20218 a demolition permit was pulled to remove the structure and all debris including foundation and sidewalks. All work was adequately completed, and the lot has remained vacant to date.

Mauricio Tinajero Resendiz of 118 Holmstrom St, Hutto, Texas 78634 was present to represent his zoning request.

Chairman Robison opened the public hearing. There was no one in the audience or attending virtually who wanted to address the case for rezoning. Chairman Robison closed the public hearing.

Secretary Parker made a motion to disapprove an ordinance to change the zoning designation from R-1 (One-Family Dwelling District) to R-1(M) (One Family Manufactured Home Dwelling District) on property described as Meadow Acres Retreat Addition AKA Retreat Addition, Lot Thirteen (13), Acres 0.16, generally located at 117 Bybee Ct, Harker Heights, Bell County, Texas. Secretary Parker stated that his motion for denial was due to the inconsistency of the request with the Future Land Use Plan and in the adopted 2007 Comprehensive Plan, and that the proposed use and rezoning are inconsistent with the site-built homes along Bybee Court..

Commissioner McCann seconded the motion. **The motion was approved to deny the request (9-0).**

**4. Z21-10** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Wildewood Acres, Block Seven (7), Lot Nine (9), & 10 foot strip adjacent on North, Acres 0.17, generally located at 917 Maplewood Drive, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicant's request to rezone the property from R-1 to R-2 for the purpose of constructing one (1) duplex on the property. She noted the property was platted to its current configuration in 1972 and therefore is permitted the specified setback and area requirements as outlined in the R-2 zoning district. The lots in the Wildewood Subdivision, and duplex lots platted prior to November 8, 2006, shall have six-foot-minimum side setbacks, except when siding on a street such setback shall be a minimum of 15 feet and lot area shall be a minimum of 7,800 square feet.

Raymond Hamden of P.O. Box 2008, Harker Heights, Texas 76548 was present to represent his zoning request. He noted that the duplex will consist of a three-bedroom, two-bathroom, one car garage configuration.

Chairman Robison opened the public hearing. There was no one in the audience but one (1) citizen attending virtually who wanted to address the case for rezoning. Hector Gomez of 919 Maplewood Dr., Harker Heights, Texas 76548 was present to speak in opposition of the rezone request.

Chairman Robison closed the public hearing.

Secretary Parker made a motion to approve an ordinance to change the zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Wildewood Acres, Block Seven (7), Lot Nine (9), & 10 foot strip adjacent on North, Acres 0.17, generally located at 917 Maplewood Drive, Harker Heights, Bell County, Texas. Commissioner McCann seconded the motion. **The motion was approved (6-3).** Vice Chairman Robinson, Commissioner Taylor, and Commissioner Watford disapproved the motion.

**New Business:**

**Agenda Item IX:**

**1. CP21-05** Discuss and consider a request for Concept Plan referred to as The Hills of Stillhouse Hollow Phase Two (2) on property described as A0223BC W B Cross, 2-3, Acres 5.676, generally located east of 12965 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas.

***The applicant requested in writing to withdraw their application.***

2. **P21-13** Discuss and consider a request for Preliminary Plat approval for the subdivision referred to as Abooha Toklo Phase Three, on property described as a 13.740 acre tract of land in Bell County, Texas, being part of the H.B. Littlefield Survey, Abstract No. 511, the land herein described being all of Lot eight (8), Block one (1), Amended Plat of Marley Addition, an addition to the City of Harker Heights, Texas, being of record in Cabinet C, Slide 123-A, also being the remainder of Lot three (3), Block one (1), Abooha Toklo Addition, Phase One, generally located south of KISD Middle School #14, AKA Nolan Middle School, on properties between Pueblo and Warriors Path, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicants request for the plat. She noted that plat consists of two (2) blocks and a total of forty-seven (47) residential lots. To include, the subject properties are all currently zoned as R-2 (Two Family Dwelling District) and are proposed to be developed in accordance with the existing zoning classification.

Ace Reneau with Mitchell and Associates, offices located at 102 N College St, Killeen, Texas 76541, was present to represent the case.

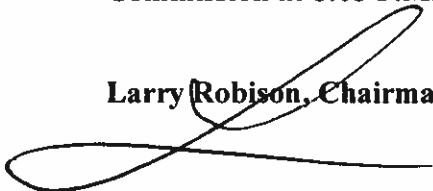
Commissioner Shine made a motion to conditionally approve the Preliminary Plat approval for the subdivision referred to as Abooha Toklo Phase Three, on property described as a 13.740 acre tract of land in Bell County, Texas, being part of the H.B. Littlefield Survey, Abstract No. 511, the land herein described being all of Lot eight (8), Block one (1), Amended plat of Marley Addition, an addition to the City of Harker Heights, Texas, being of record in Cabinet C, Slide 123-A, also being the remainder of Lot three (3), Block one (1), Abooha Toklo Addition, Phase One, generally located south of KISD Middle School #14, AKA Nolan Middle School, on properties between Pueblo and Warriors Path, Harker Heights, Bell County, Texas.

Per Section 154.21(D)(4) of the City of Harker Heights' Code of Ordinances, the following shall be addressed prior to approval of the final plat: a. Provide for the required minor arterial right-of-way width along Warrior's Path (Lot 24, Block 1 shall be in line with Lot 23, Block 2). b. Place a note on the plat dedication page indicating that no access will be granted onto Warrior's Path from the following lots: Lot 24, Block 2 and Lot 23, Block 2.

Commissioner Watford seconded the motion. **The motion was approved (7-2).** Vice Chairman Robinson and Commissioner Webster disapproved the motion.

**Chairman Robison then adjourned the teleconference meeting of the Planning and Zoning Commission at 8:05 P.M.**

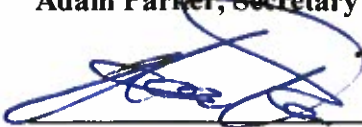
Larry Robison, Chairman



DATE:

4-28-2021

Adam Parker, Secretary



DATE:

4/28/21