



*Minutes of the Teleconference Meeting
of the Harker Heights Planning & Zoning Commission
August 26, 2020*

Present:

Larry Robison	Chairman
Robert Robinson III	Vice Chair
Noel Webster	Commissioner
Joshua McCann	Commissioner
Rodney Shine	Commissioner
Stephen Watford	Commissioner
Mike Stegmeyer	Alternate Commissioner

Absent:

Adam Parker	Secretary
Kay Carey	Commissioner
Nuala Taylor	Alternate Commissioner
Chris Albus	Alternate Commissioner

Staff:

Courtney Peres	Senior Planner
Mike Beard	Building Official
Dan Phillips	GIS Analyst/Planner
Tiffany Dake	Planning & Development Administrative Assistant

Absent: Joseph Molis Director of Planning & Development

A quorum was established, and the teleconference meeting was called to order at 6:30 PM.

Agenda Item II: Approval of minutes from the July 29, 2020 regular Planning and Zoning Commission meeting. Commissioner Shine made the motion to approve the minutes and Vice Chair Robinson seconded the motion. **The motion passed unanimously (6-0).**

Agenda Item III: Ms. Peres made a report from the August 11th City Council actions regarding recommendations resulting from the July 29, 2020 Planning & Zoning meeting.

Agenda Item IV: Ms. Peres addressed any affidavits for Conflict-of-Interest and stated that there were no conflicts of interest.

Agenda Item V: Public Comments. There was no one present who wished to speak.

Agenda Item VI Public Hearings:

1. **Z20-17** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from B-3 (Local Business District) to B-4 (Secondary and Highway Business District), on property described as 1.26 Acres of land more or less out of the D. Houston Survey, Abstract No. 393, generally located at 126 E. Beeline Lane, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicant's request to change the zoning designation of their property from B-3 to B-4 to use the back part of their property for boat and RV storage.

Chairman Robison asked if they will be required to have concrete or asphalt and Ms. Peres said yes it will need to be an approved surface. Chairman Robison wanted to know if they will be keeping the store and Ms. Peres said yes. Commissioner Webster said this is a good idea and there is enough space.

Chairman Robison then opened the public hearing and asked if there was anyone present to speak in favor or against the agenda item. There was no one present to speak for or against the item.

The applicant was not present to represent the request.

A motion was made by Commissioner Watford to recommend approval of an ordinance to change the zoning designation from B-3 (Local Business District) to B-4 (Secondary and Highway Business District), on property described as 1.26 Acres of land more or less out of the D. Houston Survey, Abstract No. 393, generally located at 126 E. Beeline Lane, Harker Heights, Bell County, Texas. Commissioner Shine seconded the motion. **The motion unanimously passed (6-0).**

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2. **Z20-18** 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 Kern Terrace, Block Two (2), Lot Five (5), generally located at 308 Randy Blvd., Harker Heights, Bell County, Texas.

Ms. Peres explained the applicant's request to change the zoning designation of their property from R-1 to R-2. The applicant would like to build duplexes.

Chairman Robison then opened the public hearing 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 item.

The applicant was not present to represent the request.

A motion was made by Commissioner McCann to recommend approval of 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 Kern Terrace, Block Two (2), Lot Five (5), generally located at 308 Randy Blvd., Harker Heights, Bell County, Texas. Commissioner Shine seconded the motion. **The motion passed unanimously (6-0).**

3. **Z20-19** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R1-R (Rural One Family Dwelling District), on property described as Lot Eighty-Seven A (87A) of Lakeside Hills Section Three Replat, generally located 11539 Orlan Drive, Harker Heights, Bell County, Texas.

Ms. Peres presented the applicant's request to change the zoning designation from R-1 to R1-R. The applicant would like to replace existing out buildings and have a larger building.

Chairman Robison then opened the public hearing 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 item.

The applicant, Mr. Dustin Mann, of 10539 Orlan Drive, Harker Heights, TX 76548 was present to speak about his request. Mr. Mann would like to consolidate several outbuildings and build a shop with covered parking to house items that are currently out in the elements like his tractor. Chairman Robison asked Mr. Mann how long he had been living in the home; Mr. Mann stated five (5) years.

A motion was made by Vice Chair Robinson to recommend approval of an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R1-R (Rural One Family Dwelling District), on property described as Lot Eighty-Seven A (87A) of Lakeside Hills Section Three Replat, generally located 11539 Orlan Drive, Harker Heights, Bell County, Texas. Commissioner Watford seconded the motion. **The motion unanimously passed (6-0).**

4. **Z20-20** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R1-I (One Family Infill Dwelling District), on property described as Kern Acres Second Extension and Revision, Block Eleven (11), Lot One (1), generally located at 605 S. Harley Dr., Harker Heights, Bell County, Texas.

Ms. Peres presented the applicant's request to change the zoning designation from R-1 to R1-I. The applicant would like to have his property rezoned in order to replat his property into two (2) separate lots and then build a single-family home on each lot.

Vice Chair Robinson asked about the two (2) houses on one lot and Ms. Peres elaborated on that, stating the intent of the applicant is to submit a minor plat which will then subdivide the property into two (2) R1-I lots. Commissioner Shine asked if there were

any other infill lots in the neighborhood. Ms. Peres said she did not believe there were any infill lots in this immediate area. However, within the whole city there may be a total of twelve (12) to fifteen (15) infill lots. Chairman Robison stated that there are infill lots on the south side of Valley and one on Juanita and asked what the lot size was of the subject property. Ms. Peres stated that the subject property is approximately 8,945 square feet in size. Commissioner Shine asked if the R1-I designation was designed for someone to take an existing lot and break it in two lots or was it designed to take a lot that might have been the spoils or leftover from other smaller properties. Mr. Shine continued to ask if that was what the designation was for or was it for someone to divide an R-1 (single family) lot and now call it R1-I (single family infill). Ms. Peres stated that it could be used for both designations. Chairman Robison felt like this lot should stay zoned for a single-family. Vice Chair Robinson clarified that the R1-I (single family infill) designation was used for lots that did not meet the square footage requirement for a normal R-1(single family) lot and it was designed to upgrade and put housing in to an area where there were manufactured home or vacant lots. Vice Chair Robinson stated that this was the first time he had heard of splitting one (1) lot into two (2) for an R1-I (single family infill) zoning designation.

The applicant, Bernard Mathews, P.O. Box 1495, Pflugerville, TX 78961 was present to speak about his request. Mr. Mathews stated they had owned this property since the early 90's and it has been a single-family home that was an investment property. Mr. Mathews stated that their plan was to make optimal use of the subject property and after working with Mitchell and Associates they determined they could split the property into two (2) 30 x 40 lots. The configuration would be one (1) home located towards Ruby and one would be on Harley. Chairman Robison asked if they had considered just building one (1) single family home. Mr. Mathews said they did not desire to build just one (1) home because they are looking towards the optimal use of the property. Commissioner Shine asked what happened to the original house. Mr. Mathews stated it had been vacant for a while it ultimately started degrading and the roof failed so they chose to demolish it. Chairman Robison asked when it was last occupied, and Mr. Mathews said their last tenant was in 2008. Chairman Robison asked when the house was demolished, and Mr. Mathews said it was demolished late 2019 or early 2020. Chairman Robison was not sure the subject property could be considered an infill lot. Commissioner Webster stated that he was concerned about safety at the intersection at Harley and West Ruby.

Chairman Robison then opened the public hearing 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 item.

Alternate Commissioner Stegmeyer stated that his concerns about the lot and it being smaller than what was shown. Chairman Robison explained that the outline on the map is not necessarily correct and we do have confirmation on the lot size being 8,945 square feet. Chairman Robison stated that using the infill designation for him was to be used for when a lot had no other choice.

A motion was made by Vice Chair Robinson to recommend approval of an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R1-I (One Family Infill Dwelling District), on property described as Kern Acres Second Extension

and Revision, Block Eleven (11), Lot One (1), generally located at 605 S. Harley Drive, Harker Heights, Bell County, Texas. Chairman McCann seconded the motion. **The motion failed (2-4). Vice Chairman Robinson and Commissioner Watford voting for the motion and Chairman Robison, Commissioner Webster, Commissioner Shine, and Commissioner McCann voting against the motion.**

Chairman Robison then adjourned the teleconference meeting of the Planning and Zoning Commission at 7:22 P.M.

Larry Robison, Chairman



DATE:

9-30-2020

Adam Parker, Secretary



DATE:

9/30/20