



Minutes of the Regular Workshop and Meeting of the Harker Heights  
Planning & Zoning Commission held at the City Hall Building,  
January 03, 2018

Present:	Larry Robison	Chairman
	Stephen Watford	Commissioner
	Darrel Charlton	Commissioner
	Noel Webster	Commissioner
	Jeff Orlando	Secretary
	Jan Anderson	Commissioner
	Austin Ruiz	Commissioner
	Lana Carey	Commissioner
	Colen Wilson	Alternate-Commissioner
	Joseph Welch	Alternate Commissioner
Joshua McCann	Alternate Commissioner	
Absent:	Kendall Cox	Alternate-Commissioner
	Daniel Northington	Commissioner
Staff:	Joseph Molis	Director of Planning & Development
	Mark Hyde	Public Works Director
	Ty Hendrick	Planning Admin Assistant
	Leo Mantey	City Planner
	Courtney Peres	GIS Cordinator/City Planner
	Brad Alley	Fire Marshal
	Calvin Fleming	Code Enforcement Officer
Eric Moree	Code Enforcement Officer	

A quorum was established and the meeting was called to order at 6:30 P.M.

Commissioner Carey made a motion to appoint Larry Robison as Chairman of the Planning & Zoning Commission. The motion was seconded by Commissioner Anderson. The motion passed unanimously (8-0). Chairman Robison made a motion to appoint Jeff Orlando as the Vice-Chairman. The motion was seconded by Commissioner Watford. The motion passed unanimously (8-0). Vice-Chairman Orlando made a motion to appoint Commissioner Webster as the Secretary of the Planning & Zoning Commission. The motion was seconded by Commissioner Ruiz. The motion passed unanimously (8-0).

The First item on the agenda was the approval of the minutes from the November 29, 2017 meeting. Mr. Orlando made the motion to approve the minutes and Mr. Ruiz seconded the motion. The motion passed unanimously (8-0).

The next item on the agenda was to recognize affidavits for Conflict-of-Interest. Mr. Molis informed the Commission that Commissioner Orlando would be stepping down for case Z17-20.

Next, Ms. Peres presented the update on development activity for the City. She stated the City issued (0) zero commercial construction permits for the month of December. Five (5) single-family residential construction permits, and zero (0) duplex permit have been issued for the month of December.

Next was the report on City Council action regarding recommendations resulting from the November 29, 2017 Planning and Zoning Commission meeting.

Under Public Hearings, Ms. Peres presented **Z17-19**; Conduct a public hearing to discuss and consider a rezone request from R-1 (One-Family Dwelling District) to R2-I (Two-Family Infill Dwelling District) on property described as Kern Acres 1st Extension and Revision, Block 005, Lot 0014, Property ID# 10560, generally located at 304 Harley Drive, Harker Heights, Bell County, Texas. The applicant, Mr. Schulte, was there to answer any questions.

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 request.

Chairman Robison then closed the public meeting. Members of the commission then discussed the request with Ms. Peres and the applicant. Chairman Robison asked for a motion to approve or disapprove agenda item Z17-19. Commissioner Webster made a motion for approval based upon staff's recommendations. Commissioner Ruiz seconded the motion. The motion passed unanimously (8-0).

Next Mr. Mantey presented **Z17-20**; Conduct a public hearing to discuss and consider a rezone request from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Wildwood Acres Replat (Lts 3-4 Blk5), Block 005, Lot 003A, Property ID# 3256, generally located at 905 Rosewood Drive, Harker Heights, Bell County, Texas.

Commissioner Orlando stepped down due to a conflict-of-interest.

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 request. The applicant Mr. Hamden was present to answer questions.

Chairman Robison then closed the public hearing. Members of the commission then discussed the request with the applicant and Mr. Mantey. Chairman Robison asked for a motion to approve or disapprove agenda item Z17-20. Commissioner Anderson made a motion to approve the agenda item. Commissioner Webster seconded the motion. The motion passed unanimously (7-0).

Under Old Business Mr. Molis presented **Z17-16**; Conduct a public hearing to discuss and consider a CUP (Conditional Use Permit) request to develop Single Family Garden Homes in a R-1 zoning district, on property described as Briarwood Estates Phase IV, Block 001, Pt of 2,740 AC Tract, Acres 2.683, with Property ID# 334238, generally located east of Preswick Circle, Harker Heights, Bell County, Texas.

Chairman Robison then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. Michael Schulte, resident of 2107 Civet spoke in favor of the request. Raymond Hamden, resident of 1111 Preswick Dr. spoke in favor of the request. There was no one present to speak against the request. The applicant Mr. Lackmeyer was present to answer questions.

Chairman Robison then closed the public hearing. Members of the commission then discussed the request with the applicant and Mr. Molis. Chairman Robison asked for a motion to approve or disapprove agenda item Z17-16. Commissioner Ruiz made a motion to approve the agenda item. Commissioner Watford seconded the motion. The motion passed unanimously (8-0).

Next under Old Business Mr. Molis presented **P17-119**; Discuss and consider a request by John Robert Whitson for Preliminary Plat approval for Pecan Meadows Subdivision described as A0179BC J M Cross, 3-3-1, Acres 1.504, With Property ID# 127920, A0179BC J M Cross, Acres 2.097, with Property ID# 198358, A0179BC J M Cross, 3-3, Acres 9.469, with Property ID# 38947, A0179BC J M Cross, 3-3-2, Acres 6.949 with Property ID# 127921, generally located at 12590 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas

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 request. The applicant Mr. Whitson was present to answer questions.

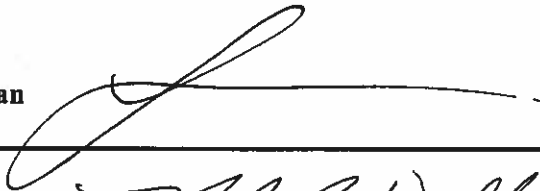
Chairman Robison then closed the public hearing. Members of the commission then discussed the request with the applicant and Mr. Molis. Chairman Robison asked for a motion to approve or disapprove agenda item P17-119. Commissioner Anderson made a motion to approve the agenda item. Commissioner Carey seconded the motion. The motion passed unanimously (8-0).

Next under New Business Mr. Molis presented **P17-120**; Discuss and consider a request by Ampler Development, LLC. for Preliminary/Final Plat approval for Charvick Addition Replat described as Charvick Addition Lots 1R and 2, Block 2, being a replat of Charvick Addition Lot 1, Block 1, recorded in Volume 2013, Page 49, P.R.C.T., W.F. Hunt Survey, Abstract No. 458, property ID# 453651, generally located at 680 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas.

The applicant Mr. Boyle was there to answer any questions. Members of the commission then discussed the request with the applicant and Mr. Molis. Chairman Robison asked for a motion to approve or disapprove agenda item P17-120. Commissioner Webster made a motion to approve the agenda item. Commissioner Watford seconded the motion. The motion passed unanimously (8-0).

In the absence of any Staff comments and citizens to be heard, Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 8:08 P.M..

**Chairman**



**ATTEST:**

