



Minutes of the Regular Workshop and Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
June 28, 2017

Present:	Larry Robison	Chairman
	Jeffery Petzke	Vice Chairman
	Jan Anderson	Commissioner
	Stephen Watford	Commissioner
	Darrel Charlton	Commissioner
	Noel Webster	Commissioner
	Dustin King	Alternate Commissioner

Absent:	Jeff Orlando	Secretary
	Austin Ruiz	Commissioner
	David Kingsley	Commissioner
	Daniel Northington	Alternate-Commissioner
	Kendall Cox	Alternate-Commissioner
	Klint Dailey	Alternate-Commissioner

Staff:	Leo Mantey	Senior Planner
	Brad Alley	Fire Marshal
	Ty Hendrick	Planning & Development Administrative Assistant
	Courtney Peres	City Planner/GIS Coordinator
	Yvonne Spell	Customer Relations Supervisor
	Wilson Everett	Building Official Secretary

A quorum was established and the meeting was called to order at 6:35 P.M.

The First item on the agenda was the approval of the minutes from the May 31, 2017 meeting. Mr. Petzke made the motion to approve the minutes and Ms. Anderson seconded the motion. The motion passed unanimously (6-0).

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

Next was the report on City Council action regarding recommendations resulting from the May 31, 2017 Planning and Zoning meeting.

Next, Ms. Peres presented the update on development activity for the City. She stated the City issued (1) one commercial construction permits for the month of June 1st to June 30st. Five (5) single-family residential construction permits, zero (0) permits for mobile home additions and one (1) duplex permit have been issued for the month of June.

Under Public Hearings, Mr. Mantey presented Z17-05 a hearing to discuss and consider a Conditional Use Permit (CUP) for a Micro Educational Farm, on property described as A1032BC

D R HUGHES, 2, ACRES 18.498 with Property ID# 16734, generally located at Oakridge Blvd and Mesa Oaks Cir, Harker Heights, Bell County, Texas

The applicants Lee Ann Boore from 3903 Broken Arrow and Teresa Anderson 3401 Oakridge Blvd gave a presentation and answered commissioners questions in reference to their C.U.P.

Chairman Robison then opened the public meeting and asked if there was anyone to speak in favor or against the agenda item.

Patrick Kerr from 1811 Mesa Oaks spoke out against the C.U.P.

Chairman Robison then closed the public meeting. Members of the commission then discussed the conditional use permit with Mr. Mantey and Ms. Peres.

Chairman Robison asked for a motion to approve or disapprove agenda item Z17-06. Commissioner Anderson made a motion for approval based upon staff's recommendations. Commissioner Charlton seconded the motion. The motion passed in favor (6-0).

Ms. Peres then presented Z17-08, conduct a hearing to discuss a Conditional Use Permit (CUP) to modify existing conditions on property described as FOREST HILLS, BLOCK 015, LOT 0007 with Property ID# 28517, generally located at 103 E. Knights Way (E. FM 2410) Harker Heights, Bell County, Texas.

The applicant, Brad Drago, from 1420 Bottoms East Rd, Troy, TX 76579 answered questions from commissioners.

Chairman Robison then opened the public meeting and asked if there was anyone to speak in favor or against the agenda item.

Ms. Judy Michelson from 1905 S. Ann spoke out and asked for the drainage that was coming from 103 E. FM 2410 to be addressed.

Teresa Anderson from 3401 Oakridge Blvd spoke in favor of the C.U.P.

Chris Doose from 616 Algerita Dr, Georgetown Texas 78628 spoke in favor of the request.

Chairman Robison then closed the public meeting. Members of the commission then discussed the conditional use permit with Mr. Mantey and Ms. Peres.

Chairman Robison asked for a motion to approve or disapprove agenda item Z17-08. Commissioner Anderson made a motion for approval based upon staff's recommendations. Commissioner Petzke seconded the motion but added an additional condition, stating that he wanted the drainage issue to be corrected. The motion passed in favor (6-0).

Mr. Mantey presented Z17-07 Conduct a public hearing to discuss and consider a rezoning request from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District), on property described as Comanche Land First Unit Amended (Lt 11-13 Blk 7), Block 007, Lot 011A with Property ID# 52686, generally located at 1604 Dakota Trace, Harker Heights, Bell County, Texas.

The applicant, Raymond Hamden from 1118 Preswick Dr. answered questions from the commissioners.

Chairman Robison then opened the public meeting and asked if there was anyone to speak in favor or against the agenda item. There was no one to speak for or against the agenda item. Chairman Robison closed the public hearing. Members of the commission then discussed the rezoning with Mr. Mantey.

Chairman Robison asked for a motion to approve or disapprove agenda item Z17-07. Commissioner Anderson made a motion for approval based upon staff's recommendations. Commissioner Watford seconded the motion. The motion passed in favor (6-0).

Chairman Robison then adjourned the meeting at 8:41 pm.

Chairman



ATTEST:

