



**Minutes of the Harker Heights Planning & Zoning Commission Meeting
June 29, 2022**

Present:

Commission

Larry Robison	Chairman
Robert Robinson III	Vice Chairman
Michael Stegmeyer	Secretary
Natalie Austin	Commissioner
Bary Heidtbrink	Commissioner
Rodney Shine	Commissioner
Jerry Bess	Commissioner

Staff

Kristina Ramirez	Planning and Development Director
Yvonne K. Spell	City Planner
Michael Beard	Building Official
Brad Alley	Fire Marshal
Johnny Caraway	Deputy Fire Marshal
Courtney Fye	Building Official Secretary
Raelin Fiscus	Planning & Development Administrative Assistant

Absent:

Joshua McCann	Commissioner
Stephen Watford	Commissioner
Daniel Phillips	GIS Analyst/ Planner

Meeting Agenda:

Agenda Item I: A quorum was established, and the regular meeting for the Planning and Zoning Commission was called to order at 6:18 P.M.

Agenda Item II: Invocation (conducted at Building and Standards Commission meeting)

Agenda Item III: Pledge of Allegiance (conducted at Building and Standards Commission meeting)

Agenda Item IV: The next agenda item was approval of the agenda from the regular Planning and Zoning Meeting for June 29, 2022. Commissioner Austin made a motion to approve the agenda, and Secretary Stegmeyer seconded the motion. **The motion was approved (7-0).**

Agenda Item V: The next agenda item was approval of the meeting minutes from the regular Planning and Zoning Meeting held on May 25, 2022. Commissioner Austin made a motion to approve the meeting minutes, and Commissioner Bess seconded the motion. **The motion was approved (7-0).**

Agenda Item VI: Mrs. Spell provided a summary of the City Council results from meetings and workshops between May 25, 2022 and June 26, 2022.

Agenda Item VII: Recognition of Affidavits for Conflict of Interest.

Agenda Item VIII: Public Comments: There was no one present who wished to address the Planning & Zoning Commission at this time.

Agenda Item IX: Public Hearing:

1. Z22-18 Conduct a public hearing to discuss and consider a change in zoning designation from R-1 (One-Family Dwelling District) to R-3 (Multi-Family Dwelling District) on property described as Kern Acres 2nd Extension & Revision, Block 012, Lot 0016, (TOD Deed), generally located at 132 E. Ruby Road, Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicants request to change zoning designation from R-1 to R-3.

Mr. Eddie Bass of 106 Concho Court, Harker Heights, Texas, was present to represent the request.

Melvina Hart of 121 E. Ruby Road, Harker Heights, Texas 76548 spoke in opposition of this request.

Secretary Stegmeyer made a motion to recommend denial of an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-3 (Multi-Family Dwelling District) on property described as Kern Acres 2nd Extension & Revision, Block 012, Lot 0016, (TOD Deed), generally located at 132 E. Ruby Road, Harker Heights, Bell County, Texas, based proposed zoning request not being compatible with existing uses in the neighborhood. Commissioner Heidtbrink seconded the motion. **The motion to recommend disapproval passed (7-0).**

2. Z22-18-F Conduct a public hearing to discuss and consider a change in land use designation from Low Density Residential to High Density Residential on property described as Kern Acres 2nd Extension & Revision, Block 012, Lot 0016, (TOD Deed), generally located at 132 E. Ruby Road, Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicants request for a change in land use designation from Low Density Residential to High Density Residential

Mr. Eddie Bass of 106 Concho Court, Harker Heights, Texas, was present to represent the request.

Commissioner Bess made a motion to recommend denial of an ordinance to change land use designation from Low Density Residential to High Density Residential on property described as Kern Acres 2nd Extension & Revision, Block 012, Lot 0016, (TOD Deed), generally located at 132 E. Ruby Road, Harker Heights, Bell County, Texas, based on the lack of compliance with the current Comprehensive Plan and the Land Use Plan. Commissioner Shine seconded the motion. **The motion to recommend disapproval passed (7-0).**

3. Z22-14-F Conduct a public hearing to discuss and consider a change in land use designation from Low Density Residential to Medium Density Residential on properties described as Meadow Acres, Block 005, Lot PT 2, (E 1/2 of 2), generally located at 214 W. Bob White Lane, Harker Heights, Bell County, Texas, and Meadow Acres, Block 005, Lot PT 2 (W 1/2 of 2), generally located at 216 W. Bob White Lane, Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicants request for a change in land use designation from Low Density Residential to Medium Density Residential.

Staff represented this case on behalf of the applicant because the case was not concurrently advertised as a public hearing case when the zoning case was considered due to a staff error.

Commissioner Austin made a motion to recommend approval of an ordinance to change the land use designation from Low Density Residential to Medium Density Residential on properties described as Meadow Acres, Block 005, Lot PT 2, (E 1/2 of 2), generally located at 214 W. Bob White Lane, Harker Heights, Bell County, Texas, and Meadow Acres, Block 005, Lot PT 2 (W 1/2 of 2), generally located at 216 W. Bob White Lane, Harker Heights, Bell County, Texas. Secretary Stegmeyer seconded the motion. **The motion to recommend approval passed (7-0).**

4. Z22-15 Conduct a public hearing to discuss and consider a request for a Conditional Use Permit (CUP) to allow for an Accessory Dwelling Unit (ADU) on property described as Lakeside Hills Section One, Lot Tract 15, Acres 5.3 generally located at 4001 High Oak Drive, Harker Heights, Bell County, Texas and locally known as 4001 High Oak Drive, Belton, Bell County, Texas.

Mrs. Spell explained the applicants request for a Conditional Use Permit (CUP) to allow for an Accessory Dwelling Unit (ADU).

Amy Mason of 4001 High Oak Drive was present to represent this case.

Commissioner Shine made a motion to recommend approval of an ordinance for a Conditional Use Permit (CUP) to allow for an Accessory Dwelling Unit (ADU) on property described as Lakeside Hills Section One, Lot Tract 15, Acres 5.3 generally located at 4001 High Oak Drive, Harker Heights, Bell County, Texas and locally known as 4001 High Oak Drive, Belton, Bell County, Texas, with the following conditions:

1. The accessory dwelling unit shall be used as a living space for a relative (not for rent).
2. The accessory dwelling unit will be located behind the front façade of the primary structure.
3. The accessory dwelling unit will gain access from the existing private driveway.
4. The accessory dwelling unit will have a maximum dwelling area footprint of 1,700 square feet.

Commissioner Heidtbrink seconded the motion. **The motion to recommend approval passed (7-0).**

5. Z22-15-F Conduct a public hearing to discuss and consider a change in land use designation from Medium Density Residential and Residential Estate to Residential Estate on property described as Lakeside Hills Section One, Lot Tract 15, Acres 5.3 generally located at 4001 High Oak Drive, Harker Heights, Bell County, Texas and locally known as 4001 High Oak Drive, Belton, Bell County, Texas.

Mrs. Spell explained the request to change land use designation from Medium Density Residential and Residential Estate to Residential Estate.

Amy Mason of 4001 High Oak Drive was present to represent this case.

Secretary Stegmeyer made a motion to recommend approval of an ordinance to change land use designation from Medium Density Residential and Residential Estate to Residential Estate on property described as Lakeside Hills Section One, Lot Tract 15, Acres 5.3 generally located at 4001 High Oak Drive, Harker Heights, Bell County, Texas and locally known as 4001 High Oak Drive, Belton, Bell County, Texas. Commissioner Heidtbrink seconded the motion. **The motion to recommend approval passed (7-0).**

6. Z22-16 Conduct a public hearing to discuss and consider a change in zoning designation from R1-M (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District) on property described as A0288BC VL Evans, Acres .78, Property ID #77900, generally located northwest of the intersection of N. Mary Jo Drive and W. Valley Road, Harker Heights, Bell County, Texas.

Mrs. Spell explained the request to change zoning designation from R1-M (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District).

Andrea Thompson of 3310 E. Central Texas Expressway, Killeen, TX 76543 was present to represent the request.

Commissioner Heidtbrink made a motion to recommend approval of an ordinance to change zoning designation from R1-M (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District) on property described as A0288BC VL Evans, Acres .78, Property ID #77900, generally located northwest of the intersection of N. Mary Jo Drive and W. Valley Road, Harker Heights, Bell County, Texas. Commissioner Bess seconded the motion. **The motion to recommend approval passed (7-0).**

7. Z22-16-F Conduct a public hearing to discuss and consider a change in land use designation from Regional Commercial Center to Medium Density Residential on property described as A0288BC VL Evans, Acres .78, Property ID #77900, generally located northwest of the intersection of N. Mary Jo Drive and W. Valley Road, Harker Heights, Bell County, Texas.

Mrs. Spell explained the request to change land use designation from Regional Commercial Center to Medium Density Residential.

Andrea Thompson of 3310 E. Central Texas Expressway, Killeen, TX 76543 was present to represent the request.

Commissioner Shine made a motion to recommend approval of an ordinance to change land use designation from Regional Commercial Center to Medium Density Residential on property described as A0288BC VL Evans, Acres .78, Property ID #77900, generally located northwest of the intersection of N. Mary Jo Drive and W. Valley Road, Harker Heights, Bell County, Texas. Vice-Chairman Robinson seconded the motion. **The motion to recommend approval passed (7-0).**

8. Z22-17 Conduct a public hearing to discuss and consider a change in zoning designation from B-4 (Secondary and Highway Business District), R-1 (One-Family Dwelling District), and R1-M (One-Family Manufactured Home Dwelling District) to R-3 (Multi-Family Dwelling District) on properties described as all land located within Mobile Manor Estates Section One, generally located at the northeast corner of the intersection of Indian Oaks Drive and S. Amy Lane, Harker Heights, Bell County, Texas.

Mrs. Spell explained the request to change zoning designation from B-4 (Secondary and Highway Business District), R-1 (One-Family Dwelling District) and R1-M (One-Family Manufactured Home Dwelling District) to R-3 (Multi-Family Dwelling District).

Mr. Prudhvi Chowdary Chekuri was present to represent the request.

Commissioner Heidtbrink made a motion to recommend disapproval of an ordinance to change zoning designation from B-4 (Secondary and Highway Business District), R-1 (One-Family Dwelling District), and R1-M (One-Family Manufactured Home Dwelling District) to R-3 (Multi-Family Dwelling District) on properties described as all land located within Mobile Manor Estates Section One, generally located at the northeast corner of the intersection of Indian Oaks Drive and S. Amy Lane, Harker Heights, Bell County, Texas, based on the unsuitability of this zoning district for the present location. Secretary Stegmeyer seconded the motion. **The motion to recommend disapproval passed (7-0).**

Agenda Item XI: New Business:

1. P22-17 Discuss and consider a request for a Final Plat review for The Enclave at Indian Trail, on property described as being all that certain 16.55 acre tract of land situated in the W.E. Hall Survey, Abstract No. 1086, and the J. M. Roberts Survey, Abstract No. 723, and being all of the called 2.980 acre tract of land described in a deed to Terra Azul Developments, LLC, recorded in Instrument No. 201300048431, Deed Records of Bell County, Texas, all of the called 7.971 acre tract of land described in a deed to Terra Azul Developments, LLC, recorded in Instrument No. 201300048422, Deed Records of Bell County, Texas, all of the "Parcel 1" called 3.003 acre tract of land described in a deed to Terra Azul Developments, LLC, recorded in Instrument No. 201300048429, Deed Records of Bell County, Texas, all of the "Parcel 2" called 2.649 acre tract of land described in a deed to Terra Azul Developments, LLC, recorded in Instrument No. 201300048429, Deed Records of Bell County, Texas.

Mrs. Spell explained the applicant's request for a Final Plat referred to as The Enclave at Indian Trail

Gorge Meza of Quintero Engineering, 1501 W. Stan Schlueter loop, Killeen, TX, was present to represent this case.

Secretary Stegmeyer made a motion to recommend approval with conditions as presented of a Final Plat referred to as The Enclave at Indian Trail, on property described as being all that certain 16.55 acre tract of land situated in the W.E. Hall Survey, Abstract No. 1086, and the J. M. Roberts Survey, Abstract No. 723, and being all of the called 2.980 acre tract of land described in a deed to Terra Azul Developments, LLC, recorded in Instrument No. 201300048431, Deed Records of Bell County, Texas, all of the called 7.971 acre tract of land described in a deed to Terra Azul Developments, LLC, recorded in Instrument No. 201300048422, Deed Records of Bell County, Texas, all of the "Parcel 1" called 3.003 acre tract of land described in a deed to Terra Azul Developments, LLC, recorded in Instrument No. 201300048429, Deed Records of Bell County, Texas, all of the "Parcel 2" called 2.649 acre tract of land described in a deed to Terra Azul Developments, LLC, recorded in Instrument No. 201300048429, Deed Records of Bell County, Texas. Commissioner Bess seconded the motion. **The motion to recommend approval with conditions passed (7-0).** The conditions are as follows:

1. The applicant will provide a performance bond in an amount equal to the estimated costs of completion of required improvements verified by the City Engineer, prior to the plat being filed for record with Bell County.
2. The applicant will provide a maintenance bond for all public infrastructure improvements within the subdivision, with the exception of Enclave Blvd, prior to the plat being filed for record with Bell County.
3. Address outstanding comments regarding linework of drainage easement and required signature blocks on face of plat prior to the plat being filed for record with Bell County.

Agenda Item XI: Reports from commissioners

Agenda Item XII: Staff comments

Agenda Item XIII: Adjournment of P&Z Meeting. **Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 7:59 P.M.**

Larry Robison, Chairman

DATE:

7/27/2022

Michael Stegmeyer, Secretary

DATE:

07/27/2022