



Minutes of the Regular Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
May 29, 2019

Present:

Larry Robison	Chairman
Robert Robinson III	Vice Chair
Adam Parker	Secretary
Stephen Watford	Commissioner
Kay Carey	Commissioner
Joshua McCann	Commissioner
Noel Webster	Commissioner
Darrel Charlton	Commissioner
Dustin Hallmark	Alternate Commissioner

Absent:

Jan Anderson	Commissioner
Kendall Cox	Alternate Commissioner
Nuala Taylor	Alternate Commissioner
Rodney Shine	Alternate Commissioner

Staff:

Joseph Molis	Director Planning&Development
Mark Hyde	Director Public Works
Courtney Pate	Senior Planner/GIS Coordinator
Dan Phillips	GIS Analyst/Planner
Mike Beard	Building Inspector
Brad Alley	Fire Marshal
Tiffany Dake	Planning Admin. Assistant

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

The first item on the agenda was the approval of the minutes from the April 24, 2019 meeting. Commissioner Parker made the motion to approve the meeting minutes and Commissioner Webster seconded the motion. The motion passed (8-0).

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

Next, Mrs. Pate presented the update on development activity for the City.

Next was the report on City Council actions regarding recommendations resulting from the April 24, 2019 Planning and Zoning Commission meeting.

Next under Public Hearings, Mr. Molis presented **Z19-10** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) to R2-I (Two-Family Infill Dwelling District) on properties described as Kern Terrace 2nd Extension Block 2, Lots 1-8, 11; Block 3, Lots 6-7; Block 3 Lots 8-14 & Strips Adjacent 70'x30'; and Block 4, Lots 1-16; generally located at 205, 207, 209, 210, 214, 216, 218, 219, 220, 221, 222, 224, 226, 227 Jamie Road; 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411 N Juanita Drive; and 504, 506, 508 W Nolan Trail, Harker Heights, Bell County, Texas.

The applicant, Mr. Henry Moore, of 268 D N Watts Ln., Belton, TX 76513 was present to speak about the rezoning of this property for duplexes. Mr. Moore stated thanks to Donald Trump's Economic Plan this is a long term investment. Mr. Moore also stated he would like to do a big cleanup of the area and is trying to purchase commercial property in this area as well. Mr. Moore did state they will be putting in a new water line. They will also move the rest of the mobile homes all at one time instead of the ten (10) a month they had worked out with the Planning Department.

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 agenda item.

Chairman Robison then closed the public hearing. A motion was made by Commissioner Parker to approve the rezoning of the properties. Commissioner Robinson seconded the motion. The motion passed unanimously (8-0).

Next under Public Hearings, Mr. Molis presented **Z19-12** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as 5.461 acres, being part of the H.B. Littlefield Survey, Abstract No. 511, being all of a called 5.44 acre tract of record in Volume 1380, Page 255, Deed Records of Bell County, Texas, also being known as all of Lots 6 thru 13, Block 35, all of Lots 6 thru 13, Block 36, and a portion of Kiowa Trace, of Comanche Land, an unrecorded subdivision in Bell County, Texas, generally located at the corner of Ute Trail and Warriors Path Road, Harker Heights, Bell County, Texas.

The applicant, Mr. Jerome Gomer of 1524 Indian Trail, Harker Heights, TX 76548 was present to answer questions. Mr. Gomer stated he would like to turn the five (5) acres into duplex lots just like he did on Yuma and Pima. Mr. Gomer was asked what size the duplexes would be and he stated three (3) bedrooms with garage and all brick. Commissioner Webster did ask about widening of Warrior's Path Rd and the Right-of-way. Mr. Molis did state this was all part of Regional KTMPO Funding through 2025.

Then Chairman Robison 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 agenda item.

Chairman Robison closed the Public Hearing. A motion to approve was made by Commissioner Parker and second motion was made by Commissioner Watford. The motion passed unanimously (8-0).

Next under New Business, Mrs. Pate presented **CP19-01** Discuss and consider a request by Jerome and Rachel Gomer for concept plan approval of 5.461 acre tract of land to accommodate single family residences in a R-1 (One Family Residential Dwelling District) on property described as 5.461 acres, being part of the H.B. Littlefield Survey, Abstract No. 511, being all of a called 5.44 acre tract of record in Volume 1380, Page 255, Deed Records of Bell County, Texas, also being known as all of Lots 6 thru 13, Block 35, all of Lots 6 thru 13, Block 36, and a portion of Kiowa Trace, of Comanche Land, an unrecorded subdivision in Bell County, Texas, generally located at the corner of Ute Trail and Warriors Path Road, Harker Heights, Bell County, Texas.

Chairman Robison then 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 agenda item. The applicant Mr. Jerome Gomer, was present to answer any questions.

Commissioner Carey stated her concern with the number of approvals that had been made for duplexes within the city. Commissioner Carey did not want to see the city turned into a "duplex city." Commissioner Webster was concerned about the width of the road and the sidewalk that will be along the fence on the property line. Mr. Hyde was asked to look at the sidewalk and a possible pedestrian easement if needed.

Chairman Robison asked for a motion to recommend approval of agenda item CP19-01. Commissioner Parker made a motion to approve the agenda item based on staff's recommendations. Commissioner McCann seconded the motion. The motion passed unanimously (8-0).

Next under New Business, Mrs. Pate presented **P19-03** Discuss and consider a request by Jerome and Rachel Gomer for preliminary plat approval for the proposed Sapiah Plains Addition, on property described as 5.461 acres, being part of the H.B. Littlefield Survey, Abstract No. 511, being all of a called 5.44 acre tract of record in Volume 1380, Page 255, Deed Records of Bell County, Texas, also being known as all of Lots 6 thru 13, Block 35, all of Lots 6 thru 13, Block 36, and a portion of Kiowa Trace, of Comanche Land, an unrecorded subdivision in Bell County, Texas, generally located at the corner of Ute Trail and Warriors Path Road, Harker Heights, Bell County, Texas.

Chairman Robison then 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 agenda item. The applicant Mr. Jerome Gomer, was present to answer any questions.

Chairman Robison asked for a motion to recommend approval of agenda item P19-03. Commissioner Webster made a motion to table this agenda item and Mr. Molis explained that they could not table this item but they could make a motion to deny. Commissioner Webster made a motion to deny this agenda item and Commissioner Charlton seconded the motion. The motion failed four (4) to four (4). Commissioner Parker made an amended motion to approve but remove Lot 9 and Commissioner McCann seconded the motion. The motion passed unanimously (8-0).

Next under New Business, Mrs. Pate presented **P19-04** Discuss and consider a request by UBET Investments, LLC for preliminary plat approval for a proposed replat of property

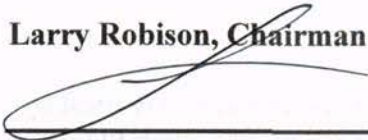
described as Lot One (1), Block Fifteen (15), and Lot One (1) and part of Lot Two (2), Block Twenty-One (21), an addition to the City of Harker Heights in Bell County, Texas, as it appears upon the map recorded in Cabinet A, Slide 184-A of the Bell County Plat Records, and embracing the tract described to UBET Investments, LLC, Series 102, Property #2, recorded in Document Number 2018-00031165 of the Bell County Official Public Records, generally located at 1300 Chiricahua Trace and 1416 Shoshoni Trail, Harker Heights, Bell County, Texas.

Chairman Robison then 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 agenda item. The applicant Mr. Jeff Lackmeyer, of 1201 WS Young Drive, Killeen, TX 76543 was present to answer any questions. Mr. Lackmeyer was asked what size the duplexes would be and he stated two (2) bedroom, two (2) bath with a single car garage.

Chairman Robison asked for a motion to recommend approval of agenda item P19-04. Commissioner McCann made a motion to approve the agenda item based on staff's recommendations. Commissioner Carey seconded the motion. The motion passed unanimously (8-0).

Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 8:03 P.M.

Larry Robison, Chairman



DATE:

8-28-19

Adam Parke, Secretary



DATE:

8/28/19