



**Minutes of the Harker Heights Planning & Zoning Commission Meeting
August 25, 2021**

Present:

Commission

Larry Robison	Chairman
Robert Robinson III	Vice Chairman
Noel Webster	Commissioner
Joshua McCann	Commissioner
Rodney Shine	Commissioner
Kay Carey	Commissioner

Michael Stegmeyer	Alternate Commissioner
Bary Heidtbrink	Alternate Commissioner
Natalie Austin	Alternate Commissioner

Staff

Kristina Ramirez	Planning and Development Director
Yvonne Spell	City Planner
Dan Phillips	GIS Analyst/ Planner
Wilson Everett	Planning and Development Administrative Assistant
Brad Alley	Fire Marshal

Absent:

Adam Parker	Secretary
Nuala Taylor	Commissioner
Stephen Watford	Commissioner

Meeting Agenda:

Agenda Item I: A quorum was established, and the regular meeting for the Planning and Zoning Commission was called to order at 5:30 P.M.

Agenda Item II: The next agenda item was approval of the Agenda for the regular Planning and Zoning Meeting for August 25, 2021. Commissioner Shine made a motion to approve the Agenda. Commissioner Carey seconded the motion. **The motion was approved (6-0).**

Agenda Item III: The next agenda item was approval of the meeting minutes from the regular Planning and Zoning Meeting held on July 28, 2021. Commissioner Webster made a motion to approve the meeting minutes. Commissioner Shine seconded the motion. **The motion was approved (6-0).**

Agenda Item IV: Mrs. Ramirez provided a summary of the City Council results from the August 10, 2021 meeting.

Agenda Item V: Recognition of Affidavits for Conflict of Interest. There was one conflict of interest form submitted from Vice Chairman Robert Robinson for Case Z21-19.

Agenda Item VI: Public Comments: There was no one present who wished to address the Planning and Zoning Commission during this meeting.

Agenda Item VII: Public Hearing:

1. Z21-18 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-1 (One-Family Dwelling District) and R1-A (Single-Family Garden Home Residential District) on property described as Uriah Hunt Survey, Abstract No. 401 and the land herein described being a portion of the remainder tract, of an overall called 390 acre tract (comprising of what was formerly four tracts of land, of 80 acres, 80 acres, 100 acres, and 130 acres) conveyed to Susan K. Wilson and Gary L. Moore by Affidavit of Heirship recorded in Document No. 2017-00025863, Official Public Records of Bell County, Texas, generally located at 13436 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas and locally known as 13436 FM 2410, Belton, Bell County, Texas.

Mrs. Ramirez explained the applicant's request for the zoning change from R-1 (One-Family Dwelling District) to R1 (One-Family Dwelling District) and R1-A (Single-Family Garden Home Residential District). She noted that Staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood and would be consistent with the 2007 City of Harker Heights Comprehensive Plan.

Lina Chtay with Belton Engineering, office located at 106 N East Street, Belton, Texas 76513, was present to represent the case.

Commissioner McCann made a motion to approve an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-1 (One-Family Dwelling District) and R1-A (Single-Family Garden Home Residential District) on property described as Uriah Hunt Survey, Abstract No. 401 and the land herein described being a portion of the remainder tract, of an overall called 390 acre tract (comprising of what was formerly four tracts of land, of 80 acres, 80 acres, 100 acres, and 130 acres) conveyed to Susan K. Wilson and Gary L. Moore by Affidavit of Heirship recorded in Document No. 2017-00025863, Official Public Records of Bell County, Texas, generally located at 13436 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas and locally known as 13436 FM 2410, Belton, Bell County, Texas. Commissioner Carey seconded the motion. **The motion was approved (6-0).**

It was noted that Vice Chairman Robinson stepped down for Z21-19 and Natalie Austin was brought up as a voting member during this agenda item.

2. Z21-19 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R1-R (Rural One-Family Dwelling District) with a CUP (Conditional Use Permit) on property described as 12.477 acres, Abstract No. A0223BC W B Cross, 2-4,3-1,4, Lot 9-10, Block E, generally located at 12560 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas and locally known as 12560 FM 2410, Belton, Bell County, Texas.

Mrs. Ramirez explained the applicant's request for the zoning change from current zoning of R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling District) with a CUP (Conditional Use Permit). She noted the Bell County Tax Records, the property consists of

approximately 12.477 acres and has an existing house (1,280 square feet) with two covered decks (979 square feet) and eight existing accessory buildings (1,753 square feet) on the parcel. She explained that the applicant is proposing to expand her state permitted wildlife rehabilitation center at this location. Additionally, the applicant is requesting a Conditional Use Permit to place five additional pavilions, one intake center, and one quarantine shelter on this parcel. The total requested additional square footage for accessory buildings is 3,024. The placement of the proposed additional accessory buildings is in the center of the parcel just north of the house.

Susan Franz, 12560 FM 2410, Belton, Texas 76548, was present to represent the request.

Commissioner Shine made a motion to approve an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R1-R (Rural One-Family Dwelling District) with a CUP (Conditional Use Permit) on property described as 12.477 acres, Abstract No. A0223BC W B Cross, 2-4,3-1,4, Lot 9-10, Block E, generally located at 12560 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas and locally known as 12560 FM 2410, Belton, Bell County, Texas. Commissioner Webster seconded the motion. **The motion was approved (6-0).**

It was noted that Vice Chairman Robinson stepped back up as a voting member for the remainder of the meeting after case Z21-19 and Natalie Austin stepped down as an alternate member for the remainder of the meeting.

3. Z21-20 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation R-1 (One Family Dwelling District) to R-1 (One-Family Dwelling District) with a CUP (Conditional Use Permit) on property described as Highland Oaks Estates Section Three (3), Block Thirteen (13), Lot Seven (7), generally located at 204 Evergreen Drive, Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicant's request for the of R-1 (One Family Dwelling District) to R-1 (One-Family Dwelling District) with a CUP (Conditional Use Permit). She noted the property consists of a single family residence, with 1,840 square feet of living space, an existing permanent accessory structure (workshop) consisting of 195 square feet, and an existing non-permanent accessory structure consisting of 99 square feet. She explained that the applicant intends to combine the two (2) existing accessory structures into one (1) accessory dwelling unit.

Leslie Linthicum, 204 Evergreen Drive, Harker Heights, Texas 76548, was present to represent the case.

Patricia Curry, 213 Evergreen Dr, Harker Heights, Texas 76548, James Livingston, 604 E Woodlawn, Harker Heights, Texas 76548, James Wall, 217 Evergreen, Harker Heights, Texas 76548, Ward Critz, 806 Cagle Lane, Harker Heights, Texas 76548, Jed Schappell, 209 Pin Oak, Harker Heights, Texas 76548, Sandra Rowell, 201 Redwood Circle, Harker Heights, Texas 76548, Lina Pellegrino, 202 Cottonwood, Harker Heights, Texas 76548, William Barada, 605 E. Woodlawn, Harker Heights, Texas 76548, Judith Rosten, 202 Evergreen, Harker Heights, Texas 76548, spoke in opposition of the request. Ann Denton, 303 Evergreen, Harker Heights, Texas 76548, spoke in favor of the request.

Commissioner Webster made a motion to deny an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R-1 (One-Family Dwelling District) with a CUP (Conditional Use Permit) on property described as Highland Oaks Estates Section Three (3), Block Thirteen (13), Lot Seven (7), generally located at 204 Evergreen Drive, Harker Heights, Bell County, Texas. Commissioner Shine seconded the motion. **The motion for denial was approved (6-0).**

4. Z21-21 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R-1 (One-Family Dwelling District) with a CUP (Conditional Use Permit) on property described as Hidden Valley Estates, Lot Twenty Three and Twenty Four (23-24), Block One (1), generally located at 2307 Tye Valley Road, Harker Heights, Bell County, Texas.

Mrs. Spell explained the applicant's request to change the current zoning from R-1 (One Family Dwelling District) to R-1 (One-Family Dwelling District) with a CUP (Conditional Use Permit). She explained that the property consists of a single-family residence, with 2,128 square feet of living space, an existing carport consisting of 400 square feet, and two existing porches consisting of a total of 144 square feet. She noted that the applicant intends to add additional living space and convert the existing carport into one (1) accessory dwelling unit.

Kenneth Wilson, 2307 Tye Valley, Harker Heights, Texas 76548, was present to represent the case.

Commissioner Shine made a motion to approve an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R-1 (One-Family Dwelling District) with a CUP (Conditional Use Permit) on property described as Hidden Valley Estates, Lot Twenty Three and Twenty Four (23-24), Block One (1), generally located at 2307 Tye Valley Road, Harker Heights, Bell County, Texas. Vice Chairman seconded the motion. **The motion was approved (6-0).**

5. Z21-23-F Conduct a public hearing to discuss and consider an ordinance amending Chapter 11 of the City's Code of Ordinances, establishing Section 11.1 Comprehensive Plan, and adopting the 2007 comprehensive plan and the 2021 land use plan for the City of Harker Heights, Texas pursuant to Chapter 213 of the Texas Local Government Code; establishing the relationship of the Land Use Plan and the development regulations; providing for the amendment of any existing comprehensive plan; and providing for the amendment of any existing land use plan.

Mrs. Ramirez stated that the City of Harker Heights Comprehensive Plan was approved in 2007 and included such components as the Thoroughfare Plan and Future Land Use Map (FLUM). The Planning and Development Staff in conjunction with the Planning and Zoning Commission (P&Z) began working towards an update to the Comprehensive Plan in November 2020. She noted that this update will occur in sections and ultimately culminate in an update to the entire Comprehensive Plan.

Commissioner McCann made a motion to approve an ordinance amending Chapter 11 of the City's Code of Ordinances, establishing Section 11.1 Comprehensive Plan, and adopting the

2007 comprehensive plan and the 2021 land use plan for the City of Harker Heights, Texas pursuant to Chapter 213 of the Texas Local Government Code; establishing the relationship of the Land Use Plan and the development regulations; providing for the amendment of any existing comprehensive plan; and providing for the amendment of any existing land use plan. Commissioner Carey seconded the motion. **The motion was approved (6-0).**

Agenda Item VIII: New Business:

No cases were submitted for new business.

Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 8:16 P.M.

Larry Robison, Chairman

DATE:

9-29-21

Adam Parker, Secretary

DATE:

9/29/21