



Minutes of the Regular Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
July 27, 2016

Present:	Michael Schulte	Chairman
	Jeffery Petzke	Vice Chairman
	Jeff Orlando	Secretary
	Noel Webster	Commissioner
	Anthony Triola	Commissioner
	David Kingsley	Commissioner
	Neal Wendele	Commissioner
	Jan Anderson	Commissioner
	Darrel Charlton	Commissioner
Staff:	Joseph Molis	Planning & Development Director
	Leo Mantey	City Planner
	Courtney Peres	Planner/GIS Coordinator
	Brad Alley	Fire Marshall
	Mark Hyde	Public Works Director
	Ty Hendrick	Planning & Zoning Administrative Assistant

A quorum was established and the meeting was called to order at 6:00 p.m.

The first item on the agenda was the approval of the minutes from the June 29, 2016, regular meeting. Commissioner Triola made a motion to approve the minutes and Commissioner Kingsley seconded the motion. The motion passed in favor (9-0).

Mr. Molis stated that there had been a change in the order of the public hearing. CP16-01 would go first to accommodate the Citizens and then Z16-12 rezoning R-1 to R-2 would be second.

The next item on the agenda was to recognize affidavits for Conflict-of-Interest. Mr. Molis stated Commissioner Orlando had a conflict of interest and would be removing himself for the hearing of Z16-12.

Mr. Molis reported the actions from the City Council meeting which was held on July 12, 2016. Three rezoning requests and one preliminary plat were sent to the City Council meeting for review.

The first item was recommended for approval by the Planning and Zoning commission (8-0) and approved (5-0) by the City Council. Z16-09 granted permission to change the ordinance in the zoning district from R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling District) on the property described as A0722BC R Y Renick, 2-3, Acres 8.91, in the City of Harker Heights, Bell County, Texas, Property ID#70961, located at the north eastern corner of Broken Arrow Drive and Hanna Hawk Circle.

The second item was recommended for approval by the Planning and Zoning commission (5-3) and disapproved (5-0) by the City Council. Z16-10 Conduct a public hearing to consider

rezoning Lot Six (6), Block Four (4), Kern Terrace, MH Label #PFS0962097, SN1 TXFL686A07181LS11, in the City of Harker Heights, Bell County, Texas, Property ID#102944, also known as 108 N. Ann Blvd., from R-1 (One Family Dwelling District) to R-1(M) (One Family Manufactured Dwelling District).

Third was the rezoning from R-1 (One-Family Dwelling District) to PDR (Planned Development Residential District) at 3401 Oakridge Blvd. Planning and Zoning commission recommended approval (8-0) and the City Council affirmed that (5-0).

Last was the preliminary plat approval for The Enclave at Harker Heights described as 19.827 acres of the W.E. Hall Survey, Abstract No. 1086 and the J.M. Roberts Survey, Abstract No. 723, between Indian Trail Drive and Lookout Ridge, directly behind Fire Station No. 1. Planning and Zoning recommended approval (7-0). Jeff Orlando stepped down for conflict of interest. The City Council affirmed that (4-0). John Reider stepped down for conflict of interest.

Next, Courtney Peres presented the update on the development activity for the City. She stated the City issued zero commercial construction permits for the month of July 1st to July 27th. One (1) single-family residential construction permit had been issued and two (2) permits were issued for a two-family (duplex) for the month of July.

Under Public Hearings, Mr. Molis presented CP16-01 to discuss and consider a request by Luree Inc. for Concept Plan approval of a 45 acre tract of land to accommodate Single Family Residences in an R-1 Zone (One Family Dwelling District) within the Oakridge Terrace Subdivision, also known as, 1901 Valley Oaks Dr, Harker Heights, Bell County, Texas. Mr. Molis presented the case and also educated the public on the development process of the city and introduced Bob Mitchell with Mitchell and Assoc. as the individual representing the request. The following citizens spoke in opposition to the concept plan during the public hearing:

1. Edward Freeman, 3100 Oakridge Blvd. stated that the golf course was zoned commercial in 1972.
2. Ryan Turk, 1902 Lakeview Dr. voiced concerns about drainage and flooding if new development was established.
3. Patrick Turk, 1902 Lakeview Dr. stated concerns about safety issues with heavy traffic, no curb and gutter or sidewalks and a loss in quality of life if subdivision was approved.
4. Teresa Anderson, 3511 Oakridge Blvd voiced concerns about inability to sell houses in Harker Heights, concerned if development comes in, houses will be harder to sell because they are not unique. She stated that owner wanted to sell to developer not a single individual.
5. Leeann Boore, 4314 Tahuaya Dr. stated that she had concerns about fire evacuations for people and animals as well as traffic on Fuller Lane and that infrastructure cannot support new housing. She stated that she has a two inch water main and cannot run sprinklers and washing machine at the same time.
6. Kevin O'Brien, 1808 Valley Oaks voiced concerns about the promises that were made in 1988 in reference to street lights, curbs and gutters as well as sewer and water upgrades.
7. John Smallwood, 2113 Chinaberry Circle voiced concerns about how property zoning changed from commercial to residential, drainage, fire protection, water utilities and road quality.
8. Kim Van Riper, 3414 Juniper Dr. stated that she was against the concept plan and stated that she had a petition that was comprised of 116 signatures of others that were against it. Also, she stated that she was concerned about how we were planning for the City of Harker Heights as a whole.

9. Gregory Cook, 3009 Willowood Dr. voiced concerns about road conditions, drainage and flooding.
10. Rick Robinson, 3022 Oakwood Dr. stated that the road conditions were terrible and that there are no streets lights so it is extremely dark. He also stated that he was unsatisfied with the City's response to replacing his mail box which had been moved to fix a water leak as well as his aggravation with the City for not fulfilling the promises that were made when the area was annexed in 1988.
11. Lance McElhiney, 1807 Mesa Oaks Circle, mentioned concerns about wildlife and exotic birds as well as the infrastructure of the surrounding neighborhood.
12. Terrance Ratcliffe, 3103 Oakridge Blvd. voiced concerns as to why previous owners had been denied a permit to build on lots around the golf course.
13. Randy Hudson, 2004 Valley Oaks expressed concerns about how the golf course was rezoned. He also stated that the infrastructure of the surrounding neighborhood was bad and needed to be upgraded and suggested that he thinks the City should buy the land and put in a park instead of letting the land be developed.
14. Mike Aycock, 1818 Mesa Oaks spoke about showing unity with the owner he also expressed that if the owner would come back with a different PD with more amenities for the surrounding subdivision, there might be a better response from the current citizens.

Next, Chairman Schulte asked if there was any rebuttal from the applicant. Mr. Bob Mitchell did not have a rebuttal. However, he stated that he was glad to hear the concerns of the citizens and would take those back and sit down with the owner and go through some ideas that would better fit the area and be more pleasing with the people. Mr. Molis then briefly spoke about the history of the annexation and explained how the golf course zoning went from being commercial to being zoned R-1 residential.

Chairman Schulte closed the public hearing.

Chairman Schulte asked for a motion to approve or disapprove of the agenda item CP16-01. Commissioner Webster made a motion for disapproval and Commissioner Wendele seconded the motion to disapprove. The motion passed (7-2). Voting in favor were Commissioner Charlton, Commissioner Wendele, Commissioner Triola, Commissioner Petzke, Chairman Schulte, Commissioner Anderson and Commissioner Webster. Voting against were Commissioner Orlando and Commissioner Kingsley.

Chairman Schulte dismissed everyone for a five minute intermission.

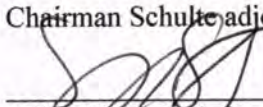
Chairman Schulte asked to resume the meeting.

Commissioner Orlando stepped down for conflict of interest.

Last under Public Hearing, Mr. Leo Mantey presented Z16-12 to consider rezoning property described as A0115BC I T Bean, Lot 1, Block 51 Comanche Lands UnDed Acres 0.34, Bell County Texas, with Property ID#124333, also known as 1600 Aztec Trace, Harker Heights, Texas, from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District). Mr. Mantey explained that the applicant intends on constructing one two family duplex on the property. Mr. Mantey stated that currently there is a manufactured home on the property and that the buildings surrounding the location have either duplexes to the east and west, to the south are four plexes and on the north there are single family homes. The new zoning will be compatible with uses in the surrounding area and with the future land use plans proposed by the City of Harker Heights. Mr. Mantey mentioned that staff sent out thirty-nine (39) notices and that they

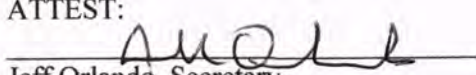
had received one (1) back in favor of the rezoning request and had received one (1) in opposition of the rezoning request. Representing the request was Chris Doose, 616 Algerita Dr, Georgetown TX. There was no one wishing g to speak in opposition of the request. Commissioner Kingsley made a motion to approve and Commissioner Petzke seconded the motion. The vote was unanimous (8-0) to approve the rezone request.

Chairman Schulte adjourned the meeting at 7:48 pm.



Mike Schulte, Chairman

ATTEST:



Jeff Orlando, Secretary