



Minutes of the Regular Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
September 25, 2019

Present:

Larry Robison	Chairman
Robert Robinson III	Vice Chair
Darrel Charlton	Commissioner
Noel Webster	Commissioner
Stephen Watford	Commissioner
Joshua McCann	Commissioner
Adam Parker	Commissioner
Jan Anderson	Commissioner

Absent:

Kay Carey	Commissioner
Rodney Shine	Alternate Commissioner
Dustin Hallmark	Alternate Commissioner
Nuala Taylor	Alternate Commissioner
Kendall Cox	Alternate Commissioner

Staff:

Joseph Molis	Director Planning&Development
Courtney Pate	Senior Planner/GIS Coordinator
Brad Alley	Fire Marshal
Tiffany Dake	Planning Admin. Assistant
Mike Beard	Building Official

Absent:

Mark Hyde	Director Public Works
Dan Phillips	GIS Analyst/Planner

A quorum was established and the meeting was called to order at 6:00 P.M.

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

Next was the report on City Council actions regarding recommendations resulting from the August 28, 2019 and September 11, 2019 Planning & Zoning meetings.

Next was citizens to be heard. There was no one present to speak.

Next under New Business, Mrs. Pate presented **CP19-03** Discuss and consider a request by Jerome and Rachel Gomer for concept plan approval on property described as 1.442 acres of land, more or less, described in a General Warranty Deed recorded under Instrument Number 2019-00021233 in the Real Property Records of Bell County, Texas, generally located at 1808 Ponca Trace, Harker Heights, Bell County, Texas.

Commissioner Robinson asked about all public works comments having nothing in light print under them. Mrs. Pate stated that unfortunately when copies are made in black and white you cannot see the updated comments. Mrs. Pate did state items have been addressed.

Mr. Ace Reneau with Mitchell and Associates of 102 College St., Killeen, TX 76541 was present to speak about the concept plan for Sapiah Plains Phase 3. This phase is a continuation with a vacant property and filling in that area. Mr. Gomer did speak with the owners to the North of Ponca Trace to see if would help with continuing the road and no one was interested in that. Chairman Robison asked if the drainage was there and good, Mr. Reneau said yes.

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 this item.

A motion was made by Commissioner Parker to approve the concept plan. Commissioner Anderson seconded the motion. The motion passed unanimously (8-0).

Next under New Business, Mrs. Pate presented **P19-11** Discuss and consider a request by Jerome and Rachel Gomer for preliminary plat approval for the proposed Sapiah Plains Phase Two, on 3.397 acres being part of the H.B. Littlefield Survey, Abstract No. 511, being part of a called 5.44 acre tract of record in Volume 1380, Page 255, Deed Records of Bell County, Texas, generally located at the corner of Ute Trail and Warriors Path, Harker Heights, Bell County, Texas.

Commissioner Robinson did ask about there being two (2) pieces on our sketches. Mrs. Pate stated that it is shows in Bell County Appraisal District as two separated pieces of land but Mr. Gomer does own both of them. Chairman Robison did ask about the sidewalk and asked how far in the future? Mrs. Pate said she wished she had the answer to that but did not know. She thought in the next two (2) years hopefully. Commissioner Charlton asked if there will be sidewalks on both sides of the road and Mrs. Pate said yes. Commissioner Parker asked if the there was a non-access easement along Warriors Path? Mrs. Pate said she did not believe there is one.

Mr. Ace Reneau with Mitchell and Associates of 102 College St., Killeen, TX 76541 was present to speak about the preliminary plat for Sapiah Plains Phase 2. Mr. Reneau stated we have continued with Phase 2 working in lots that would meet the standard sizing and spacing. The detention is included with Phase 1 construction and it should be started in the next two (2) weeks.

A motion by Commissioner Parker to amend his motion and approve as recommended as presented to include the condition that a one (1) foot non-access easement to be forwarded and approved by the Council. Commissioner Robinson seconded the motion. The motion passed unanimously (8-0).

Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 6:43 P.M.

Larry Robison, Chairman

DATE:

10-30-19

Adam Parker, Secretary

DATE:

10/30/19