

**Minutes of the Harker Heights Planning & Zoning Commission Meeting
October 26, 2022**

Present:

Commission

Larry Robison	Chairman
Robert Robinson III	Vice Chairman
Michael Stegmeyer	Secretary
Stephen Watford	Commissioner
Natalie Austin	Commissioner
Rodney Shine	Commissioner
Elizabeth McDaniel	Alternate Commissioner

Staff

Kristina Ramirez	Planning and Development Director
Yvonne K. Spell	City Planner
Daniel Phillips	GIS Analyst/ Planner
Johnny Caraway	Deputy Fire Marshall
Raelin Fiscus	Planning & Development Administrative Assistant

Absent:

Joshua McCann	Commissioner
Jerry Bess	Commissioner
Bary Heidtbrink	Commissioner
Michael Beard	Building Official
Brad Alley	Fire Marshall

Meeting Agenda:

Agenda Item I: A quorum was established, the regular meeting for the Planning and Zoning Commission was called to order at 5:30 P.M. Alternate Commissioner McDaniel was called upon by Chairman Robison to fill a vacancy on the Commission for this meeting.

Agenda Item II: Invocation

Agenda Item III: Pledge of Allegiance

Agenda Item IV: The next agenda item was approval of the agenda from the regular Planning and Zoning Meeting for October 26, 2022. Commissioner Shine made a motion to approve the agenda, and Commissioner Watford 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 September 28, 2022. Commissioner Shine made a motion to approve the meeting minutes, and Commissioner Austin seconded the motion. **The motion was approved (7-0).**

Agenda Item VI: Ms. Spell provided a summary of the City Council results from meetings and workshops between September 29, 2022 and October 25, 2022.

Agenda Item VII: Recognition of Affidavits for Conflict of Interest. None

Agenda Item VIII: Public Comments: None

Agenda Item X: Public Hearing:

1. Discuss and consider an ordinance of the City of Harker Heights, Texas amending §161.01 Section 2, Sidewalk Plan of the code of ordinances and Mobility 2030 Sidewalk Network Map; amending alignments; updating references and providing for an effective date of the amendment.

Ms. Ramirez explained the proposed changes to the City of Harker Heights Code of Ordinances §161.01 Section 2, Sidewalk Plan of the code of ordinances and Mobility 2030 Sidewalk Network Map.

Vice Chairman Robinson made a motion to recommend approval of recommending an ordinance of the City of Harker Heights, Texas amending §161.01 Section 2, Sidewalk Plan of the code of ordinances and Mobility 2030 Sidewalk Network Map; amending alignments; updating references and providing for an effective date of the amendment, based on staff's recommendations and findings. Secretary Stegmeyer seconded the motion. **The motion to recommend approval passed (7-0).**

2. Z22-27 Conduct a public hearing to discuss and consider an ordinance to change zoning designation from B-3 (Local Business District) to B-4 (Secondary and Highway Business District) on property described as Mountain Lion Business Park, Lot 0011, Acres 0.98, generally located at 901 Mountain Lion Circle, Harker Heights, Bell County, Texas.

Ms. Spell explained the applicant's request for a change in zoning designation from B-3 (Local Business District) to B-4 (Secondary and Highway Business District).

The applicant's engineer, Ms. Michelle Lee, was present to represent this case.

Commissioner Austin made a motion to recommend approval of an ordinance to change zoning designation from B-3 (Local Business District) to B-4 (Secondary and Highway Business District) on property described as Mountain Lion Business Park, Lot 0011, Acres 0.98, generally located at 901 Mountain Lion Circle, Harker Heights, Bell County, Texas, based on staff's recommendations and findings. Commissioner Shine seconded the motion. **The motion to recommend approval passed (7-0).**

3. Z22-28 Conduct a public hearing to discuss and consider an ordinance to change zoning designation from B-2 (Neighborhood Retail District) to B-3 (Local Business District) on property described as A0363BC A Gallatin, Acres 0.235, generally located at 1000 Indian Trail, Harker Heights, Bell County, Texas.

Ms. Spell explained the applicants request for a change in zoning designation from B-2 (Neighborhood Retail District) to B-3 (Local Business District).

The owner's representative, Mr. Richard Lefebvre, was present to represent this case.

Commissioner Shine made a motion to recommend approval of an ordinance to change zoning designation from B-2 (Neighborhood Retail District) to B-3 (Local Business District) on property described as A0363BC A Gallatin, Acres 0.235, generally located at 1000 Indian Trail, Harker Heights, Bell County, Texas, based on staff's recommendations and findings. Secretary Stegmeyer seconded the motion. **The motion to recommend approval passed (7-0).**

Agenda Item XI: New Business:

1. P22-29 Discuss and consider a request for a Minor Plat referred to as Mountain View Baptist Church Addition, on property described as being 4.02 acres of land out of the Lucy D. Odell Survey, Abstract No. 644, Bell County, Texas, and being all of a called 3.02 acre tract of land described in a deed to MOUNTAIN VIEW BAPTIST CHURCH, recorded in Volume 3547, Page 423, Deed Records of Bell County, Texas, and being all of a called 1.0 acre tract of land described in a deed to MOUNTAIN VIEW BAPTIST CHURCH, recorded in Volume 3809, Page 384, of said Deed Records.

Ms. Spell explained the applicant's request for a Minor Plat referred to as Mountain View Baptist Church Addition. The condition recommended by staff was:

1. All outstanding comments shall be addressed per staff recommendation prior to being presented to City Council.

The applicant's engineer, Mr. Tyler Freese, was present to represent this case.

Commissioner Shine made a motion to recommend approval with condition of a request for a Minor Plat referred to as Mountain View Baptist Church Addition, on property described as being 4.02 acres of land out of the Lucy D. Odell Survey, Abstract No. 644, Bell County, Texas, and being all of a called 3.02 acre tract of land described in a deed to MOUNTAIN VIEW BAPTIST CHURCH, recorded in Volume 3547, Page 423, Deed Records of Bell County, Texas, and being all of a called 1.0 acre tract of land described in a deed to MOUNTAIN VIEW BAPTIST CHURCH, recorded in Volume 3809, Page 384, of said Deed Records with the one condition as presented by staff, based on staff's recommendations and findings. Secretary Stegmeyer seconded the motion. **The motion to recommend approval passed (7-0).**

2. P22-30 Discuss and consider a request for a Preliminary Plat referred to as La Vista Subdivision, on property described as being 4.22 acres of land out of the Vincent L. Evans Survey, Abstract No. 288, Bell County, Texas, and being all of a called 4.216 acre tract of land described in a deed to YELLOW LILLY, INC, recorded in Document No. 2022-008375, Real Property Records in Bell County, Texas.

Ms. Spell explained the applicant's request for a Preliminary Plat review for La Vista Subdivision.

The applicant's engineer, Mr. Tyler Freese, was present to represent this case.

Secretary Stegmeyer made a motion to recommend approval of a Preliminary Plat referred to as La Vista Subdivision, on property described as being 4.22 acres of land out of the Vincent L. Evans Survey, Abstract No. 288, Bell County, Texas, and being all of a called 4.216 acre tract of land described in a deed to YELLOW LILLY, INC, recorded in Document No. 2022-008375, Real Property Records in Bell County, Texas, based on staff's recommendations and findings. Commissioner Watford seconded the motion. **The motion to recommend approval passed (7-0).**

3. P22-32 Discuss and consider a request for a Final Plat referred to as Texas Bound Addition, on property described as being a 0.795-acre tract of land out of the V. L. Evans Survey, Abstract No. 288, Bell County, Texas, and being the same tract of land conveyed to Andrea Thompson and Jack Thompson as recorded in Instrument No. 2022050816, Official Public Records of Real Property of Bell County, Texas.

Ms. Spell explained the applicant's request for a Final Plat review for Texas Bound Addition.

The applicant's engineer, Ms. Michelle Lee, was present to represent this case.

Secretary Stegmeyer made a motion to recommend approval of a Final Plat referred to as Texas Bound Addition, on property described as being a 0.795-acre tract of land out of the V. L. Evans Survey, Abstract No. 288, Bell County, Texas, and being the same tract of land conveyed to Andrea Thompson and Jack Thompson as recorded in Instrument No. 2022050816, Official Public Records of Real Property of Bell County, Texas, based on staff's recommendations and findings. Commissioner Watford seconded the motion. **The motion to recommend approval passed (7-0).**

4. P22-33 Discuss and consider a request for a Final Plat referred to as The Enclave at Indian Trail, Phase II, on property described as being all that certain 0.26 acre tract of land situated in the W. E. Hall Survey, A-1086, Bell County, Texas, being all of the called 0.26 acre tract of land described in a deed to C. A. Doose & Company, recorded in Instrument Number 2022049594, Deed Records of Bell County, Texas.

Ms. Spell explained the applicant's request for a Final Plat review for The Enclave at Indian Trail, Phase II. The condition recommended by staff was:

1. All outstanding comments shall be addressed per staff recommendation prior to being presented to City Council.

The project manager from the applicant's surveying company, Mr. George Mesa, was present to represent this case.

Secretary Stegmeyer made a motion to recommend approval with condition of a Final Plat referred to as The Enclave at Indian Trail, Phase II, on property described as being all that

certain 0.26 acre tract of land situated in the W. E. Hall Survey, A-1086, Bell County, Texas, being all of the called 0.26 acre tract of land described in a deed to C. A. Doose & Company, recorded in Instrument Number 2022049594, Deed Records of Bell County, Texas with the one condition as presented by staff, based on staff's recommendations and findings. Vice-Chairman Robinson seconded the motion. **The motion to recommend approval passed (7-0).**

Agenda Item XI: Reports from Commissioners.

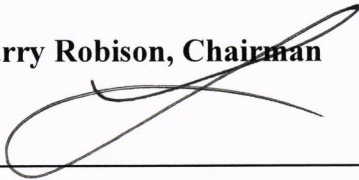
Chairman Robison thanked Alternate Commissioner McDaniel for being available to be pulled up to vote. Mr. Robison also thanked everyone for attending and spoke about the importance of being present at meetings

Agenda Item XII: Staff comments:

Ms. Ramirez reminded the Commissioners that there was a short workshop immediately after the Planning & Zoning meeting.

Agenda Item XIII: Adjournment of P&Z Meeting. **Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 6:41 P.M.**

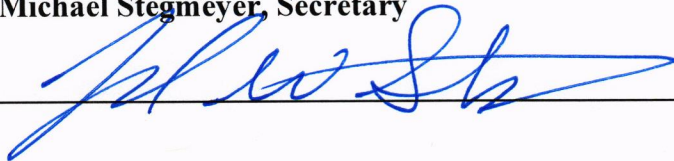
Larry Robison, Chairman



DATE:

11-30-22

Michael Stegmeyer, Secretary



DATE:

11-30-2022