



*Minutes of the Teleconference Meeting
of the Harker Heights Planning & Zoning Commission
January 27, 2021*

Present:

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

Michael Stegmeyer	Alternate Commissioner
Bary Heidbrink	Alternate Commissioner
Natalie Austin	Alternate Commissioner

Absent:

Adam Parker	Secretary
Christopher Albus	Alternate Commissioner

Staff:

Kristina Ramirez	Planning and Development Director
Courtney Peres	City Planner
Michael Beard	Building Official
Brad Alley	Fire Marshal
Wilson Everett	Planning and Development Administrative Assistant
Courtney Fye	Building Official Secretary

Meeting Workshop

Workshop Agenda Item I: A quorum was established, and the teleconference meeting for the workshop was called to order at 5:30 PM.

Workshop Agenda Item II: Presentations by Staff:

1. Building Department Overview.

2. Receive and discuss a presentation regarding the update process for the Future Land Use Map.

Workshop Agenda Item III: The workshop was adjourned at 6:25 P.M.

Meeting Agenda:

Agenda Item I: A quorum was established, and the teleconference meeting for the Planning and Zoning Commission was called to order at 6:32 PM.

Agenda Item II: The next agenda item was approval of minutes from the Regular Planning and Zoning Meeting held on January 6, 2021. Commissioner Webster made a motion to approve the minutes. Commissioner Shine seconded the motion. **The motion passed (8-0).**

Agenda Item III: Ms. Peres went over the City Council results from the January 12, 2021 meeting.

Agenda Item IV: Recognition of Affidavits for Conflict of Interest. There were no conflicts of interest submitted.

Agenda Item V: Public Comments: There was no one present in person or attending virtually who wished to address the Planning and Zoning Commission.

Agenda Item VI: Public Hearings - NONE

Agenda Item VII: New Business:

1. CP21-02 Discuss and consider action on a request for a Concept Plan referred to as the Morstatter Subdivision, on property described as Meadow Acres, Block Five (5), Lot Nine (9), McDonald's Mobile Home Park, generally located at 205 W. Beeline Lane, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicants request for a concept plan generally located at 205 W. Beeline Lane. She noted that the proposed plan includes a subdivision that consists of four (4) lots for the purpose of multi-family development in the future. To include, the property will require a rezoning request to R-2 (Two Family Dwelling District) to accommodate the duplexes as shown in the Concept Plan. She mentioned that as of January 21, 2021, staff comments had not been addressed. Therefore, the submitted concept plan does not meet the standards and ordinances of the City of Harker Heights.

Ace Reneau with Mitchell and Associates, office located at 102 N. College Street, Killeen, Texas 76541, was present via telephone to represent the request. Ace explained although he had not addressed staff comments, he would be able to by the City Council Meeting to be held on February 9, 2021 if the commission decided to approve the request.

There was discussion between the commissioners regarding the comments for the concept plan and how the surveying company had failed to address said comments sent by City Staff in a timely manner. The commissioners mentioned that they did not feel it best to forward the concept plan onto the City Council until Staff's comments were satisfied.

A motion was made by Vice Chairman Robinson to deny a request for a Concept Plan referred to as the Morstatter Subdivision, on property described as Meadow Acres, Block

Five (5), Lot Nine (9), McDonald's Mobile Home Park, generally located at 205 W. Beeline Lane, Harker Heights, Bell County, Texas. Commissioner McCann seconded the motion to deny. **The motion was approved to deny the request for the Morstatter Concept Plan with a vote of (8-0).**

2. P21-05 Discuss and consider action on a request for a Preliminary Plat referred to as the Magill Property, on property described as 3.731 acres of land situated in the Lucy D. O'Dell Survey, Abstract No. 644, and the H.R. Morrell Survey, Abstract No. 579, being a portion of the remainder of a called 490.1 acre tract conveyed to James Dennis Magill, in Volume 1177, Page 145, Deed Records of Bell County, Texas, generally located within the 3000 block of Stillhouse Lake Road, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicants request for a preliminary plat. The development will consist of two (2) lots with frontage along Stillhouse Lake Road. The property is currently zoned as B-4 (Secondary and Highway Business District) for commercial endeavors. She noted that as of January 21, 2021 Staff's comments had not been addressed; therefore, staff recommended denial due to the quantity and type of outstanding items.

Mike Smith with All County Surveying was present via telephone to represent the case.

A motion was made by commissioner Webster to the deny the Preliminary Plat referred to as the Magill Property, on property described as 3.731 acres of land situated in the Lucy D. O'Dell Survey, Abstract No. 644, and the H.R. Morrell Survey, Abstract No. 579, being a portion of the remainder of a called 490.1 acre tract conveyed to James Dennis Magill, in Volume 1177, Page 145, Deed Records of Bell County, Texas, generally located within the 3000 block of Stillhouse Lake Road, Harker Heights, Bell County, Texas, due to the outstanding comments by staff that had failed to be addressed in a timely manner and due to the lack of approval from the Texas Department of Transportation (TXDOT). Commissioner Watford seconded the motion to deny the Preliminary Plat. **The motion was approved to deny the request for Preliminary Plat referred to as Magill Property with a vote of (8-0).**

3. P21-07 Discuss and consider action on a request for Final Plat referred to as Open Air Resort, on property described as all of that certain tract or parcel of land situated in the Vincent L. Evans Survey, Abstract No. 288, Bell County, Texas, an being all of that 31.366 acre tract of land conveyed to OAR Harker Heights Real Estate Holdings, LLC, recorded in Document Number 2020023768 of the Official Public Records of Bell County, Texas, generally located at **101 N. Roy Reynolds Drive**, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicants request for a Final Plat for Open Air Resort. The property is zoned PD-B (Planned Development Business District) for the purpose of developing an RV resort on the property. She mentioned Staff had reviewed the submitted final plat and engineering plans and made comments to address safety, streets, drainage, water and wastewater utilities, and other pertinent requirements to ensure

adherence to all developmental regulations stipulated in the City of Harker Heights Code of Ordinances. She noted all comments provided by Staff had been addressed.

Joel Canfield of 706 Vanguard Street, Lakeway, Texas 78734, was present via telephone to represent his request.

A motion was made by Commissioner McCann to approve a request for a Final Plat referred to as Open Air Resort, on property described as all of that certain tract or parcel of land situated in the Vincent L. Evans Survey, Abstract No. 288, Bell County, Texas, an being all of that 31.366 acre tract of land conveyed to OAR Harker Heights Real Estate Holdings, LLC, recorded in Document Number 2020023768 of the Official Public Records of Bell County, Texas, generally located at **101 N. Roy Reynolds Drive**, Harker Heights, Bell County, Texas. Commissioner Carey seconded the motion. **The motion was approved (8-0).**

4. P21-08 Discuss and consider action on a request for Final Plat approval for the subdivision referred to as Sapiah Plains Phase Two, on property described as 3.397 acre tract of land in Bell County, Texas, being part of the H.B. Littlefield Survey, Abstract No. 511, and the land herein described being the remainder of a called 5.461 acre tract conveyed to Jerome Kenneth Gomer and Rachel R. Gomer, of record in Document Number 201911041, Official Public Records of Real Property, Bell County, Texas, generally located near the intersection of Ute Trail and Warriors Path, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicants request for a Final Plat for Sapiah Plains Phase Two. The plat consists of 3.397 acres of vacant land within a proposed improved cul-de-sac (Emma Naylor Court) consisting of twelve (12) duplex lots. To include, comments provided by Staff had been addressed and meets the standards and ordinances of the City of Harker Heights.

Ace Reneau with Mitchell and Associates, office located at 102 N. College Street, Killeen, Texas, 76541, was present via telephone to represent the request.

A motion was made by Commissioner Shine to approve a request for Final Plat approval for the subdivision referred to as Sapiah Plains Phase Two, on property described as 3.397 acre tract of land in Bell County, Texas, being part of the H.B. Littlefield Survey, Abstract No. 511, and the land herein described being the remainder of a called 5.461 acre tract conveyed to Jerome Kenneth Gomer and Rachel R. Gomer, of record in Document Number 201911041, Official Public Records of Real Property, Bell County, Texas, generally located near the intersection of Ute Trail and Warriors Path, Harker Heights, Bell County, Texas. Commissioner McCann seconded the request. **The motion was approved (8-0).**

5. P21-09 Discuss and consider action on a request for Final Plat approval for the subdivision referred to as Sapiah Plains Phase Three, on property described as 1.367 acre tract of land in Bell County, Texas, being part of the H.B. Littlefield Survey, Abstract No. 511, and the land herein described being the remainder of a called 3.397 acre tract

conveyed to Jerome Gomer, of record in Document Number 201958768, Official Public Records of Real Property, Bell County, Texas, generally located near the intersection of Ute Trail and Ponca Trace, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicants request for the Final Plat. She explained that the plat consists of 1.367 acres of vacant land within a proposed improved cul-de-sac (Ponca Trace) consisting of six (6) duplex lots; twelve (12) individual units. To include, comments provided by Staff had been addressed and meets the standards and ordinances of the City of Harker Heights.

Ace Reneau with Mitchell and Associates, office located at 102 N. College Street, Killeen, Texas, 76541, was present via telephone to represent the request.

A motion was made by Commissioner Shine to approve a request for Final Plat approval for the subdivision referred to as Sapiah Plains Phase Three, on property described as 1.367 acre tract of land in Bell County, Texas, being part of the H.B. Littlefield Survey, Abstract No. 511, and the land herein described being the remainder of a called 3.397 acre tract conveyed to Jerome Gomer, of record in Document Number 201958768, Official Public Records of Real Property, Bell County, Texas, generally located near the intersection of Ute Trail and Ponca Trace, Harker Heights, Bell County, Texas. Commissioner McCann seconded the motion. **The motion was approved (7-0).**

It was noted Commissioner Taylor lost connect during the motion and was unable to vote on the agenda item.

6. P21-10 Discuss and consider action on a request for Final Plat approval for the subdivision referred to as Abooha Toklo Addition Phase Two A, on property described as an 0.233 acre tract of land in Bell County, Texas, the land herein described being part of a Lot 3, Block 1, Abooha Toklo Addition Phase One, an addition to the City of Harker Heights, Bell County, Texas, of record in Plat No. 202038421, Plat Records of Bell County, Texas, and also being that same tract of land conveyed to Jerome Gomer, of instrument No. 2020049770, Official Public Records of Real Property of Bell County, Texas, generally located within the 1800 block of Pueblo Trace, Harker Heights, Bell County, Texas.

It was noted Commissioner Carey had to leave the meeting at this time (7:30 P.M.) and would not be voting on any additional new business or agenda items.

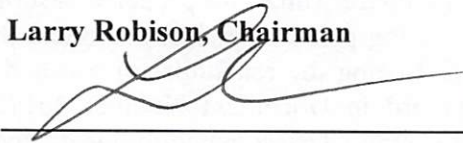
Courtney Peres explained the applicants request for a Final Plat. She explained the development would consist of approximately 0.233 acres (10,133 square feet) of vacant land along Pueblo Trace. This Final Plat is a part within the second phase of development as outlined in the Abooha Toklo Addition Concept Plan. As of January 21, 2021, the comments provided by Staff have not been addressed. Therefore, the submitted final plat does not meet the standards and ordinances of the City of Harker Heights.

Ace Reneau with Mitchell and Associates, office located at 102 N. College Street, Killeen, Texas, 76541, was present via telephone to represent the request.

Commissioner Webster made a motion to approve a request for Final Plat approval for the subdivision referred to as Abooha Toklo Addition Phase Two A, on property described as an 0.233 acre tract of land in Bell County, Texas, the land herein described being part of a Lot 3, Block 1, Abooha Toklo Addition Phase One, an addition to the City of Harker Heights, Bell County, Texas, of record in Plat No. 202038421, Plat Records of Bell County, Texas, and also being that same tract of land conveyed to Jerome Gomer, of instrument No. 2020049770, Official Public Records of Real Property of Bell County, Texas, generally located within the 1800 block of Pueblo Trace, Harker Heights, Bell County, Texas. Commissioner Watford seconded the motion. **The motion was approved (7-0).**

Chairman Robison then adjourned the teleconference meeting of the Planning and Zoning Commission at 7:37 P.M.

Larry Robison, Chairman



DATE:

2-24-21

Adam Parker, Secretary



DATE:

2-24-21