

**Minutes of the Harker Heights Planning & Zoning Commission Meeting
June 30, 2021**

Present:

Commission

Larry Robison	Chairman
Robert Robinson III	Vice Chairman
Adam Parker	Secretary
Noel Webster	Commissioner
Nuala Taylor	Commissioner
Rodney Shine	Commissioner
Joshua McCann	Commissioner
Stephen Watford	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
Wilson Everett	Planning and Development Administrative Assistant
Courtney Fye	Building Official Secretary
Randy Ray	Deputy Fire Marshal

Absent:

Christopher Albus	Alternate Commissioner
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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 June 30, 2021. Commissioner Carey made a motion to approve the Agenda. Commissioner Shine seconded the motion. **The motion was approved (9-0).**

Agenda Item III: The next agenda item was approval of the meeting minutes from the regular Planning and Zoning Meeting held on May 26, 2021. Vice Chairman Robinson made a motion to approve the meeting minutes. Commissioner Taylor seconded the motion. **The motion was approved (9-0).**

Agenda Item IV: Mrs. Ramirez provided a summary of the City Council results from the June 8, 2021 meeting.

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

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

Agenda Item VII: Public Hearing:

None.

Agenda Item VIII: New Business:

1. P21-17 Discuss and consider a request for Preliminary Plat approval for the subdivision referred to as Stone Lake Trails, on property described as a certain tract of land located in the John Hughes Survey, A-379, located in Bell County, Texas; subject tract being all of the following:

1. A called "28.68 Acres" conveyed in a Warranty deed from Monica Martin, et al to Emmons General Investments, LTD dated 6-19-2018 and recorded in Document No. 2018-00025884 of the Official Public Records of Bell County (OPRBC)

2. A called "53.70 Acres" conveyed in an Assumption Special Warranty Deed from Unlimited Exchange II, Inc. to Emmons General Investments, LTD dated 2-28-2018 and recorded in Document No. 2018-00008312, OPRBC

3. A called "41.06 Acres" conveyed in a Warranty Deed from Ken Emery, et al to Emmons General Investments, LTD dated 8-13-2012 and recorded in Document No. 2012-00033701, OPRBC and

4. A called "11.326 Acres" conveyed in a Warranty Deed from Emmons Construction, LTD to Emmons General Investments, LTD dated 9-25-2013 and recorded in Document No. 2013-00042514, OPRBC

Generally located East of Warriors Path and South of Knight's Way (FM 2410), Harker Heights, Bell County, Texas.

Mrs. Ramirez presented the applicants request for the preliminary plat. She explained the proposed development will consist of 117 residential lots and 4 tracts. She included that the parcel is currently located in the City's ETJ and the 2007 Future Land Use Map (FLUM) does not include a recommendation for this parcel. However, the FLUM designates the area use immediately to the west of this development and inside the current city limits as Single Family Residential. She noted that the proposed subdivision is not located within the Knight's Way Overlay District. Mrs. Ramirez explained that as of June 24, 2021, some of staff's comments had not been adequately addressed. Due to the number and type of outstanding items that were not compliant with the City's Code of Ordinances, staff recommended denial of the Preliminary Plat for the subdivision referred to as Stone Lake Trails.

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

Secretary Parker made a motion to approve a Preliminary Plat **with conditions that all of Staffs comments be addressed prior to the July 6, 2021 City Council Meeting** for the subdivision referred to as Stone Lake Trails, on property described as a certain tract of land located in the John Hughes Survey, A-379, located in Bell County, Texas; subject tract being all of the following:

1. A called "28.68 Acres" conveyed in a Warranty deed from Monica Martin, et al to Emmons General Investments, LTD dated 6-19-2018 and recorded in Document No. 2018-00025884 of the Official Public Records of Bell County (OPRBC)
2. A called "53.70 Acres" conveyed in an Assumption Special Warranty Deed from Unlimited Exchange II, Inc. to Emmons General Investments, LTD dated 2-28-2018 and recorded in Document No. 2018-00008312, OPRBC
3. A called "41.06 Acres" conveyed in a Warranty Deed from Ken Emery, et al to Emmons General Investments, LTD dated 8-13-2012 and recorded in Document No. 2012-00033701, OPRBC and
4. A called "11.326 Acres" conveyed in a Warranty Deed from Emmons Construction, LTD to Emmons General Investments, LTD dated 9-25-2013 and recorded in Document No. 2013-00042514, OPRBC

Generally located East of Warriors Path and South of Knight's Way (FM 2410), Harker Heights, Bell County, Texas. Commissioner Shine seconded the motion. **The motion was approved (7-2).** Vice Chairman Robinson and Commissioner Webster disapproved the motion.

2. P21-18 Discuss and consider a request for Final Plat approval for the subdivision referred to as Espresso Addition, on property described as a 2.736 acre tract of land being part of the W.F. Hunt Survey, Abstract No. 458, Bell County, Texas, being part of that tract conveyed to Schoolgirl, LLC, a Texas Limited Liability Company, as recorded in Instrument No. 2017-001963, Official Public Records of Bell County, Texas, generally located South of Wampum Drive, Harker Heights, Bell County, Texas.

Mrs. Ramirez presented the applicants request for the final plat. She explained the proposed development will consist of 3 commercial lots. She noted the development will be located within the Knight's Way Overlay District, and any future construction will be required to comply with standards set forth in the Overlay District. She explained that as of June 23, 2021, the applicant had adequately addressed staff's comments and currently met the standards and ordinances of the City of Harker Heights. Staff therefore recommended approval of the Final Plat for the subdivision referred to as Espresso Addition.

Stephanie Magnani with Killeen Engineering and Surveying, office located at 2901 E. Stan Schlueter Loop, Killeen, Texas 76542, was present to represent the case.

Commissioner Shine made a motion to approve the final plat for the subdivision referred to as Espresso Addition, on property described as a 2.736 acre tract of land being part of the W.F. Hunt Survey, Abstract No. 458, Bell County, Texas, being part of that tract conveyed to Schoolgirl, LLC, a Texas Limited Liability Company, as recorded in Instrument No. 2017-001963, Official Public Records of Bell County, Texas, generally located South of Wampum Drive, Harker Heights, Bell County, Texas. Commissioner Carey seconded the motion. **The motion was approved (9-0).**

3. P21-20 Discuss and consider a request for Preliminary Plat approval for the subdivision referred to as Corona De Vida Addition, on property described as a 9.997 acre tract of land in Bell County, Texas, being part of the Uriah Hunt Survey, Abstract No. 401, the land

herein being all of a called 9.99 acre tract of land conveyed in a Warranty Deed to Corona De Vida, a nonprofit corporation, being described of record in Document No. 2020021660, Official Public Records of Real Property, Bell County, Texas, generally located East of Comanche Gap Road, Harker Heights, Bell County, Texas.

Mrs. Ramirez presented the applicants request for the preliminary plat. She explained that the proposed development will consist of 1 lot that is currently zoned One Family Dwelling District (R-1) and the 2007 Future Land Use Map shows the future use of this property to be Commercial, Medium Density Residential, and Single Family Residential. She mentioned the applicant indicated that the proposed use for this parcel is as a Church. To include, the proposed subdivision is located within the Knight's Way Overlay District, and any development within this subdivision will be required to comply with standards set forth in the Overlay District. She noted that on June 16, 2021, staff met with the applicant's engineer to discuss the outstanding comments. On June 23, 2021, the applicant submitted revisions based on the June 10th comments and the June 16th meeting. At the time of the memo, staff had not had an opportunity to review the June 23rd revisions and due to the number of outstanding items, staff recommended approval with conditions of the Preliminary Plat for the subdivision referred to as Corona De Vida. Staff recommended the following conditions:

1. All outstanding comments be resolved prior to the July 6, 2021 City Council Meeting on this application.
2. City Council approval of the preliminary plat would serve as approval for the Planning & Zoning Commission, so long as Condition 1 is satisfied.

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

Secretary Parker made a motion to approve the Preliminary Plat **with the mentioned conditions** for the subdivision referred to as Corona De Vida Addition, on property described as a 9.997 acre tract of land in Bell County, Texas, being part of the Uriah Hunt Survey, Abstract No. 401, the land herein being all of a called 9.99 acre tract of land conveyed in a Warranty Deed to Corona De Vida, a nonprofit corporation, being described of record in Document No. 2020021660, Official Public Records of Real Property, Bell County, Texas, generally located East of Comanche Gap Road, Harker Heights, Bell County, Texas. Commissioner McCann seconded the motion. **The motion was approved (9-0).**

Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 6:44 P.M.

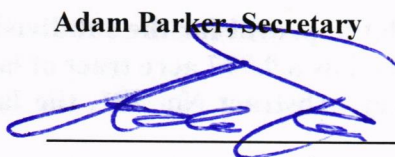
Larry Robison, Chairman



DATE:

7-28-21

Adam Parker, Secretary



DATE:

7-28-21