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*Minutes of the Teleconference Meeting  
of the Harker Heights Planning & Zoning Commission  
April 28, 2021*

Present:

**Commission**

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

Michael Stegmeyer	Alternate Commissioner
Bary Heidtbrink	Alternate Commissioner
Natalie Austin	Alternate Commissioner

**Staff**

Kristina Ramirez	Planning and Development Director
Courtney Peres	City Planner
Michael Beard	Building Official
Paul Sims	Fire Chief
Wilson Everett	Planning and Development Administrative Assistant
Courtney Fye	Building Official Secretary

Absent:

Adam Parker	Secretary
Kay Carey	Commissioner
Christopher Albus	Alternate Commissioner

It was noted that Commissioner Taylor was present via teleconference but did not get counted in the roll call as she experienced technical difficulties and could not be heard. Commissioner Shine, and Commissioner Watford also attended via teleconference. Alternate Commissioners Michael Stegmeyer, Bary Heidtbrink, and Natalie Austin were physically present and were brought forward by Chairman Robison as a voting member for this meeting.

**Meeting Agenda:**

Agenda Item I: A quorum was established, and the teleconference 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 April 28, 2021. Commissioner Webster made a motion to approve the

Agenda. Commissioner Stegmeyer seconded the motion. **The motion was approved (7-0).** It was noted that Commissioner Watford and Commissioner Shine were absent from this motion due to technical difficulties during the time of this motion.

Agenda Item III: The next agenda item was approval of the meeting minutes from the regular Planning and Zoning Meeting held on March 31, 2021. Commissioner McCann made a motion to approve the meeting minutes. Commissioner Stegmeyer seconded the motion. **The motion was approved (9-0).**

Agenda Item IV: Ms. Peres provided a summary of the City Council results from the April 13, 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. **P21-14** Discuss and consider a request for Preliminary Plat approval for the subdivision referred to as The Village at Nolan Heights, on property described as a 47.65 acre tract of land in Bell County, Texas, being part of the H.B. Littlefield Survey, Abstract No. 511, and being all of the called 47.626 acre tract of land described in a deed to Cactus Jack Development, Inc., recorded in Instrument No. 2020-064289, Deed Records of Bell County, Texas, generally located North of KISD Middle School No. 14, AKA Nolan Middle School along Warriors Path, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicant's request for the plat. She noted that the proposed development includes 150 residential lots consisting of 130 lots dedicated for single family homes and 20 lots dedicated for duplexes as stipulated within the development's approved Concept Plan.

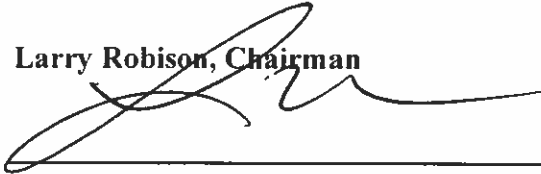
The applicant, Dustin King, office located at 1623 S. Fort Hood Street, Killeen, Texas 76542, was present to represent the case.

Commissioner Heidtbrink made a motion to approve the Preliminary Plat approval for the subdivision referred to as The Village at Nolan Heights, on property described as a 47.65 acre tract of land in Bell County, Texas, being part of the H.B. Littlefield Survey, Abstract No. 511, and being all of the called 47.626 acre tract of land described in a deed to Cactus Jack Development, Inc., recorded in Instrument No. 2020-064289, Deed Records of Bell County, Texas, generally located North of KISD Middle School No. 14, AKA Nolan Middle School along Warriors Path, Harker Heights, Bell County, Texas.

Commissioner Stegmeyer seconded the motion. **The motion was approved (8-0).** It was noted that Commissioner Shine experienced technical difficulties during this motion and as a result did not vote on this motion.

**Chairman Robison then adjourned the teleconference meeting of the Planning and Zoning Commission at 6:25 P.M.**

Larry Robison, Chairman



DATE:

5.26.2021

Adam Parker, Secretary



DATE:

5/26/2021