



*Minutes of the Teleconference Meeting  
of the Harker Heights Planning & Zoning Commission  
May 26, 2021*

Present:

Commission

Larry Robison	Chairman
Robert Robinson III	Vice Chairman
Noel Webster	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
Wilson Everett	Planning and Development Administrative Assistant
Courtney Fye	Building Official Secretary
Yvonne Spell	Public Works Customer Relations Supervisor
Daniel Phillips	GIS Analyst/Planner

Absent:

Adam Parker	Secretary
Nuala Taylor	Commissioner
Christopher Albus	Alternate Commissioner

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 May 26, 2021. Commissioner McCann made a motion to approve the Agenda. Commissioner Carey seconded the motion. **The motion was approved (7-0).**

Agenda Item III: The next agenda item was approval of the meeting minutes from the regular Planning and Zoning Meeting held on April 28, 2021. Commissioner McCann made a motion to approve the meeting minutes. Commissioner Watford seconded the motion. **The motion was approved (7-0).**

Agenda Item IV: Mrs. Ramirez provided a summary of the City Council results from the May 11, 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. **P21-15** Discuss and consider a request for Preliminary Plat approval for the subdivision referred to as The Enclave at Indian Trail, on property described as a 16.92 acre tract of land situated in the W. E. Hall Survey, Abstract No. 1086, and the J. M. Roberts Survey, Abstract No. 723, and being all of the called 2.980 acre tract of land described in a deed to Terra Azul Developments, LLC., recorded in Instrument No. 201300048431, Deed Records of Bell County, Texas, all of the called 7.971 acre tract of land described in a deed to Terra Azul Developments, LLC., recorded in Instrument No. 201300048422, Deed Records of Bell County, Texas, all of the "Parcel 1" called 3.003 acre tract of land described in a deed to Terra Azul Developments, LLC., recorded in Instrument No. 201300048429, Deed Records of Bell County, Texas, all of the "Parcel 2" called 2.649 acre tract of land described in a deed to Terra Azul Developments, LLC., recorded in Instrument No. 201300048429, Deed Records of Bell County, Texas, and a part of Lot 1, Block 1, Pat Kern Subdivision, recorded in Cabinet D, Slide 185-A, Plat Records of Bell County, Texas, generally located East of Indian Trail (FM 3423) directly behind Harker Heights Central Fire Station, Harker Heights, Bell County, Texas.

Mrs. Ramirez presented the applicants request for the preliminary plat. She explained the proposed development will consist of 37 residential duplex lots. As illustrated within the development's approved Concept Plan – The Enclave at Indian Trail approved by City Council on March 9, 2021, and stipulated within the approved PD-R (Planned Development Residential District) also approved on March 9, 2021, the plat must conform to an additional 18 conditions per ordinance 2021-09.

Joseph Theriot with Republic Engineering and Development Services, 3803 Canyon Heights, Belton, Texas 76513, was present to represent the case.

Commissioner Carey made a motion to approve the Preliminary Plat approval for the subdivision referred to as The Enclave at Indian Trail, on property described as a 16.92 acre tract of land situated in the W. E. Hall Survey, Abstract No. 1086, and the J. M. Roberts Survey, Abstract No. 3, and being all of the called 2.980 acre tract of land described in a deed to Terra Azul Developments, LLC., recorded in Instrument No. 201300048431, Deed Records of Bell County, Texas, all of the called 7.971 acre tract of land described in a deed to Terra Azul Developments, LLC., recorded in Instrument No. 201300048422, Deed Records of Bell County, Texas, all of the "Parcel 1" called 3.003 acre tract of land described in a deed to Terra Azul Developments, LLC., recorded in Instrument No. 201300048429, Deed Records of Bell County, Texas, all of the "Parcel 2" called 2.649 acre tract of land described in a deed to Terra Azul Developments, LLC., recorded in Instrument No. 201300048429, Deed Records of Bell County, Texas, and a part of Lot 1, Block 1, Pat Kern Subdivision, recorded in Cabinet D, Slide 185-A, Plat Records of Bell County, Texas, generally located East of Indian Trail (FM 3423) directly behind Harker Heights Central Fire Station, 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 5:58 P.M.**

**Larry Robison, Chairman**



**DATE:**

6-30-2021

---

**Adam Parker, Secretary**



**DATE:**

6-30-2021

---

