

Minutes of the City of Harker Heights Council Meeting that was called to order on Tuesday, April 12, 2022, at 5:00 p.m., in the Kitty Young Council Chamber at the Harker Heights City Hall at 305 Miller's Crossing, Harker Heights, Texas 76548, with the following members present:

ROLL CALL: Mayor Spencer H Smith
Mayor Pro Tem Jennifer McCann
Councilmember Michael Blomquist
Councilmember Jackeline Soriano Fountain
Councilmember Lynda Nash
Councilmember Sam Halabi

City Manager David Mitchell
City Secretary Julie Helsham

INVOCATION AND PLEDGE OF ALLEGIANCE:

The invocation was given by Councilmember Fountain. The Pledge of Allegiance to the U.S. Flag and to the Texas State Flag was led by Councilmember Nash.

CONSENT ITEMS:

1. Council discussed and considered approving the minutes of the meetings held on March 22, 2022, and April 5, 2022.

Councilmember Blomquist made a motion to approve the minutes of the meetings held on March 22, 2022, and April 5, 2022. Councilmember Fountain seconded the motion. Carried unanimously.

REGULAR BUSINESS:

4. Council discussed and considered approving a Resolution of the City Council of the City of Harker Heights, Texas, awarding the bank depository services contract to BancorpSouth Bank, a division of Cadence Bank; Authorizing the City Manager to sign the contract on behalf of the City. Ayesha Lealiiee, Finance Director, Susan Crawley, Finance Analyst, and Tom Pinon, Valley View Consulting Banking Team, made the presentation.

Mayor Pro Tem McCann made a motion to approve a Resolution awarding the bank depository services contract to BancorpSouth Bank, a division of Cadence Bank, and authorizing the City Manager to sign the contract on behalf of the City. Councilmember Nash seconded the motion. Carried unanimously.

PUBLIC HEARINGS:

1. Council conducted a public hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, to change zoning designation from R-1 (One-Family Dwelling District) to B-3 (Local Business District) on property described as Fawn Valley, Lot One (1), Block Six (6), generally located at 1702 E. FM 2410 (E. Knight's Way), Harker Heights, Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation.

The following citizens spoke on this item:

- John Reider, 2017 Caribou Trail, Harker Heights, Texas
- Kristie Dillon, 2509 Quartz Trail, Harker Heights, Texas
- Sherry Kay Morgan, 2513 Limestone Trail, Harker Heights, Texas
- Michael Nitti, 2517 Granite Trail, Harker Heights, Texas
- John Shatto, 2502 Quartz Trail, Harker Heights, Texas
- Loretta Shatto, 2502 Quartz Trail, Harker Heights, Texas
- Leon Charpentier, 1800 Quarry Trail, Harker Heights, Texas
- Debra Dugger, 2505 Limestone Trail, Harker Heights, Texas
- Jose Rivera, 2500 Quartz Trail, Harker Heights, Texas

At 6:31 p.m. Mayor Smith called for a short break due to severe storm causing loss of power.

Mayor Smith reconvened the meeting at 6:46 p.m.

- Ayesha Lealiiee, 2504 Limestone Trail, Harker Heights, Texas
- Samantha Cantu, 2573 Quartz Trail, Harker Heights, Texas
- Darryl Lynce, 2509 Granite Trail, Harker Heights, Texas

Mayor Pro Tem McCann made a motion to approve an Ordinance to change the zoning designation from R-1 (One Family Dwelling District) to B-3 (Local Business District) on property described as Fawn Valley, Block Six (6), Lot One (1), generally located at 1702 E. FM 2410 (E. Knight's Way), Harker Heights, Bell County, Texas, based on staff's recommendation and findings. Councilmember Halabi seconded the motion. Carried 4-1 (opposed: Councilmember Blomquist).

2. Council conducted a public hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, to change land use designation from 'Medium Density Residential' to 'Community Center' on property described as Fawn Valley, Block 006, Lot 0001, generally located at 1702 E. FM 2410 (E. Knight's Way), Harker Heights, Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation.

Mayor Pro Tem McCann made a motion to approve an Ordinance to change land use designation from Medium Density Residential to Community Center on property described as Fawn Valley, Block Six (6), Lot One (1), generally located at 1702 E. FM 2410 (E. Knight's Way), Harker Heights, Bell County, Texas, based on staff's recommendation and findings. Councilmember Fountain seconded the motion. Carried 4-1 (opposed: Councilmember Blomquist).

3. Council conducted a public hearing to discuss and consider approving a change in zoning designation from R1-R (Rural One-Family Dwelling District) to R-1 (One Family Dwelling District) on property described as a portion of A1049BC W H Russell, 2, Acres 3.3, generally located at 3202 Comanche Gap Road, Harker Heights, Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation. Anthony Rodriguez, Real Estate Broker, was present to represent the request.

Councilmember Blomquist made a motion to approve an Ordinance to change zoning designation from R1-R (Rural One-Family Dwelling District) to R-1 (One-Family Dwelling District) on property described as a portion of A1049BC W H Russell, 2, Acres 3.3, Property ID #424038 generally located at 3202 Comanche Gap Road, Harker Heights, Texas, as shown in the attached Exhibit 1 - Site Plan and based on staff's recommendation and findings. Councilmember Nash seconded the motion. Carried unanimously.

4. Council conducted a public hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, to change zoning designation from R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling District) with a Conditional Use Permit (CUP) on property described as being all that certain 51.13 acre tract of land situated in the Uriah Hunt Survey, Abstract No. 401, and being all of the called 6.271 acre tract of land recorded in Volume 2840, Page 342, all of the called 2 acre tract of land recorded in Volume 3867, Page 611, all of the called 33.867 acre tract of land recorded in Volume 4132, Page 628, all of the called 1 acre tract of land recorded in Volume 5885, Page 918, all of the called 2.0 acre tract of land recorded in Instrument No. 202000014838, all of the Deed Records of Bell County, Texas and all belonging to Jordanna D. Packwood, and all of the called 5.989 acre tract of land described in deeds to Jordanna Packwood 2011 Trust, recorded in Instrument No. 201900047413, Deed Records of Bell County, Texas, generally located at 1833 Tonkawa Trail, Harker Heights, Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation.

Mayor Pro Tem McCann made a motion to approve an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling District) with a Conditional Use Permit (CUP) on property described as being all that certain 51.13 acre tract of land situated in the Uriah Hunt Survey, Abstract No. 401, and being all of the called 6.271 acre tract of land recorded in Volume 2840, Page 342, all of the called 2 acre tract of land recorded in Volume 3867, Page 611, all of the called 33.867 acre tract of land recorded in Volume 4132, Page 628, all of the called 1 acre tract of land recorded in Volume 5885, Page 918, all of the called 2.0 acre tract of land recorded in Instrument No. 202000014838, all of the Deed Records of Bell County, Texas and all belonging to Jordanna D. Packwood, and all of the called 5.989 acre tract of land described in deeds to Jordanna Packwood 2011 Trust, recorded in Instrument No. 201900047413, Deed Records of Bell County, Texas, generally located at 1833 Tonkawa Trail, Harker Heights, Bell County, Texas with the five (5) conditions presented and based on staff's recommendation and findings.

The five (5) conditions are as follows:

- 1) The approximate 5,200 square foot existing accessory structure, located on parcel 81615, is permitted to remain.
- 2) The maximum number of accessory buildings shall be allowed to exceed one per acre on parcels 25586, 81612, and 90539 provided that the aggregate number of all existing accessory buildings plus residence structures as shown in Exhibit 1 for those parcels is not exceeded.
- 3) The maximum aggregate square footage of accessory buildings shall be allowed to exceed 1,000 square feet per acre on parcels 25586, 81612, and 90539 provided that the cumulative square footage for those three parcels does not exceed 13,000 square feet.
- 4) The maximum aggregate square footage of accessory buildings shall be allowed to exceed 10,000 square feet on parcels 25586, 81612, and 90539 provided that the cumulative square footage for those three parcels does not exceed 13,000 square feet.
- 5) Multiple residences to be allowed on the property for a temporary period as requested by the owner in Exhibit 2. The two existing residences shown in Exhibit 1 shall be demolished and removed from the property no later than 30 months from the date of approval.

Councilmember Halabi seconded the motion. Carried unanimously.

5. Council conducted a public hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, to change zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as A0115BC I T BEAN, BLK 49 Comanche Land, Undedicated, Acres 6.58, generally located at 1608 Pima Trail, Harker Heights, Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation.

Councilmember Nash made a motion to approve of an Ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as A0115BC I T BEAN, BLK 49 Comanche Land, Undedicated, Acres 6.58, generally located at 1608 Pima Trail, Harker Heights, Bell County, Texas, based on staff's recommendation and findings. Councilmember Fountain seconded the motion. Carried unanimously.

6. Council conducted a public hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, to change zoning designation from PD-R (Planned Development Residential District) with an underlying R-1 (One-Family Dwelling District) to B-2 (Neighborhood Retail District) on property described as Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation.

Councilmember Blomquist made a motion to approve an Ordinance to change zoning designation from PD-R (Planned Development Residential District) with an underlying R-1 (One-Family Dwelling District) to B-2 (Neighborhood Retail District) on property described as Cedarbrook Ridge Phase II, Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas, based on staff's recommendation and findings. Councilmember Nash seconded the motion. Carried unanimously.

7. Council conducted a public hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, to change land use designation from Low Density Residential to Community Center on property described as Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation.

Councilmember Fountain made a motion to approve an Ordinance to change land use designation from 'Low Density Residential' to 'Community Center' on property described as Cedarbrook Ridge Phase II, Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas, based on staff's recommendation and findings. Councilmember Halabi seconded the motion. Carried unanimously.

REGULAR BUSINESS:

1. Council discussed and considered approval of a Minor Plat referred to as Dunyasha Place on property described as 5.806 Acres, situated in the W.H. Russell Survey, Abstract 1019, Bell County, Texas, embracing all of Lot 1, Block 1, Withers Way, an addition within the City of Harker Heights, Bell County, Texas, according to the plat of record in Plat Year 2016, Plat #20, Plat Records of Bell County, Texas, and embracing all of a called 3.30 acre tract conveyed to Michael Withers and Dunyasha Withers in Document No. 2016-00036332, Official Public Records of Real Property, Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation. Anthony Rodriguez, the applicant's Real Estate Broker, was present to represent the request.

Mayor Pro Tem McCann made a motion to approve a request for a minor plat referred to as Dunyasha Place on property described as 5.806 acres, situated in the W.H. Russell Survey, Abstract 1019, Bell County, Texas, embracing all of Lot 1, Block 1, Withers Way, an addition within the City of Harker Heights, Bell County, Texas, according to the plat of record in Plat Year 2016, Plat #20, Plat Records of Bell County, Texas, and embracing all of a called 3.30 acre tract conveyed to Michael Withers and Dunyasha Withers in Document No. 2016-00036332, Official Public Records of Real Property, Bell County, Texas. Councilmember Nash seconded the motion. Carried unanimously.

2. Council discussed and considered approval of a Final Plat referred to as Casas Addition on property described as a 0.18 Acres tract of land out of the I.T. Bean Survey, Abstract No. 115, Bell County, Texas, and being the same tract of land conveyed to Daria Casas De Mendez and Jose Casas-Rodriguez as recorded in instrument No. 2019-00039451, Official Public Records of Real Property, Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation. Michelle E. Lee, RPLS, Killeen Engineering & Surveying, LTD., was present to represent the request.

Councilmember Fountain made a motion to approve a request for a Final Plat referred to as Casas Addition on property described as a 0.18 acres tract of land out of the I.T. Bean Survey, Abstract No. 115, Bell County, Texas, and being the same tract of land conveyed to Daria Casas De Mendez and Jose Casas-Rodriguez as recorded in Instrument No. 2019-00039451, Official Public Records of Real Property, Bell County, Texas. Councilmember Nash seconded the motion. Carried unanimously.

3. Council discussed and considered approving a concept plan referred to as McLaughlin Way, on property described as bring a 4.80 acre tract of land being Lot 1, Block 1 of McLaughlin Way as recorded in Cabinet C, Slide 348-B, Plat Records of Bell County, Texas, and being a tract of land conveyed to Thomas and Stacie Guice as recorded in Instrument No.2021058830, Deed Records of Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation. Michelle E. Lee, RPLS, Killeen Engineering & Surveying, LTD., was present to represent the request.

Councilmember Fountain made a motion to approve a request for a Concept Plan referred to as McLaughlin Way, on property described as being a 4.80 acre tract of land being Lot 1, Block 1 of McLaughlin Way as recorded in Cabinet C, Slide 348-B, Plat Records of Bell County, Texas and being a tract of land conveyed to Thomas and Stacie Guice as recorded in Instrument No. 2021058830, Deed Records of Bell County, Texas with the two (2) conditions as presented by staff and based on staff's recommendations and findings.

The two (2) conditions are as follows:

- 1) Revise the dedication language on the face of the plat per the City's Code of Ordinances and as directed by City staff.
- 2) Revise the Utility Plan to include the proposed sewer connections as per staff's comments.

Councilmember Halabi seconded the motion. Carried unanimously.

5. Council received and discussed the City Manager's Report. David Mitchell, City Manager, made the presentation. No action taken.

ITEMS FROM COUNCIL AND ANNOUNCEMENTS:

1. Councilmember closing statements.

Jackeline Soriano Fountain stated that she attended the following events:

- April 1st – Harker Heights Chamber of Commerce Ribbon-Cutting Ceremony at the Kendra Scott store in Market Heights.
- April - Harker Heights Police Department Ride-along with Officer Bambi Basinger.
- April 2nd – Guest speaker at the Women 2 Women Foundation for Women History Month Event.
- April 4th – Harker Heights Chamber of Commerce 2022 Community Celebration Achieving New Heights.
- April 5th – Tour of the Cove Clinic with Executive Director Brian Hawkins and Clinic Director Liza White.
- April 9th – Kathleen Footman Tree Dedication Ceremony.
- April 9th – Harker Heights Art in the Park event at Carl Levin Park.

Michael Blomquist stated that he attended the following events:

- March 28th – Harker Heights Chamber of Commerce Vision XXI 2021 Clock Dedication Ceremony at City Hall.
- March 29th – Harker Heights Business Network Event.
- April 1st - Harker Heights Chamber of Commerce Ribbon-Cutting Ceremony at the Kendra Scott store in Market Heights.
- April 4th - Harker Heights Chamber of Commerce 2022 Community Celebration Achieving New Heights.
- April 8th – Harker Heights Library Guest Reader “Old Rock Is Not Boring” by Deb Pilutti.

Michael Blomquist invited everyone to attend the Susan Kelley Hendrick Bench Dedication and Tree Planting on April 22nd at Carl Levin Park at the top of the hill behind the pond and stated that it is only 24 days and a wake-up until the Harker Heights Farmers' Market opens on May 7th.

2. Updates and announcements from the Mayor.

Mayor Smith stated that he attended the following events:

- March 23rd – Fort Hood Community Service Council Meeting at Lone Star Conference Center.
- March 24th – Workforce Solutions Summit at Texas A & M University, Central Texas with speaker Dr. Lloyd Potter, Texas State Demographer.
- March 24th – III Corps Commanding General and Mayor’s Engagement Luncheon at the Feed Mill in Gatesville.
- March 25th – Phantom Honors Retirement Ceremony at the Lone Star Conference Center, Fort Hood.
- March 26th – Harker Heights Paws in the Park at Purser Park.
- March 28th – Harker Heights Chamber of Commerce Clock Dedication Ceremony at City Hall.
- March 28th – Shirley Hemingway Memorial Service at the Central Texas State Veterans’ Cemetery.
- March 29th – Central Texas Housing Summit 2022 at the Temple Mayborn Center.
- April 1st – Harker Heights Chamber of Commerce Ribbon-Cutting Ceremony at the Kendra Scott store in Market Heights.
- April 4th – Harker Heights Chamber of Commerce Annual Awards Banquet at the Killeen Conference and Convention Center.
- April 5th – Harker Heights City Council Special Meeting and Workshop.
- April 6th – Guest Book Reading at the Stewart C. Meyer Public Library.
- April 9th – Nolanville Monarch Fest.
- April 9th – Harker Heights Art in the Park at Carl Levin Park.

ADJOURNMENT:

There being no further business the City of Harker Heights City Council Meeting was adjourned at 8:17 p.m.

CITY OF HARKER HEIGHTS, TEXAS:

Spencer H. Smith, Mayor

ATTEST:

Julie Helsham, City Secretary

City Council
April 12, 2022