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*Minutes of the Teleconference Meeting
of the Harker Heights Planning & Zoning Commission
February 24, 2021*

Present:

Commission

Larry Robison	Chairman
Robert Robinson III	Vice Chairman
Adam Parker	Secretary
Noel Webster	Commissioner
Nuala Taylor	Commissioner
Rodney Shine	Commissioner
Stephen Watford	Commissioner
Kay Carey	Commissioner

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

Absent:

Joshua McCann	Commissioner
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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 P.M. It was noted that Alternate Commissioner, Michael Stegmeyer, would step up from an alternate position to a voting commissioner for the meeting.

Agenda Item II: The next agenda item was approval of the agenda for the Regular Planning and Zoning Meeting for February 24, 2021. Courtney Peres noted that under **New Business IX - Agenda Item 2 case CP21-04** had been withdrawn from the meeting agenda per written request from the applicant. Secretary Parker made a motion to approve the agenda. Commissioner Carey seconded the motion. **The motion was approved (9-0).**

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Agenda Item III: The next agenda item was approval of the meeting minutes from the Regular Planning and Zoning Meeting held on January 27, 2021. Vice Chairman Robinson made a motion to approve the meeting minutes. Secretary Parker seconded the motion. **The motion was approved (9-0).**

Agenda Item IV: Ms. Peres went over the City Council results from the February 9, 2021 meeting.

Agenda Item V: Receive and discuss updates regarding the process for the Future Land Use Map. It was noted that the commissioners were interested in either starting with revising Zone 1 or 4 first for the future land use map.

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

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

Public Hearing:

Agenda Item VIII:

1. Z21-05 Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from M-1 (Light Manufacturing District) and R-2 (Two Family Dwelling District) to PD-R (Planned Development Residential) on property described as A1086BC W.E. Hall, Acres 2.649, A0723BC J.M. Roberts, & A-1086 W.E. Hall, Acres 3.003, A1086BC W.E. Hall, Acres 7.917, and Centex Waste Management Development Phase Two, Block 001, Lot Pt 4, (SW Pt of 4), Acres 2.980, generally located East of Indian Trail (FM 3423) directly behind Harker Heights Central Fire Station, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicant's request for the consideration of a Planned Development – Residential (PD-R) rezoning to allow R-2 (Two Family Dwelling District) as the base zoning for the purpose of duplex development. She noted that the property had previously been granted a PD-R classification by City Council on March 8, 2016 for the purpose of utilizing the R1-A (One Family Garden Home Dwelling District) as the base zoning class for the development. She explained that the developer had not commenced any construction or development within 12 months of the City Council's approval and the property ultimately reverted to its original zoning designation.

Chris Doose of 616 Algerita Dr. Georgetown, Texas 78628 was present to represent his request.

Chairman Robison opened the public hearing. There was no one in the audience or attending virtually who wanted to address the case for rezoning. Chairman Robison closed the public hearing.

Secretary Parker made a motion to approve an ordinance to change the zoning designation from M-1 (Light Manufacturing District) and R-2 (Two Family Dwelling District) to PD-R (Planned Development Residential) on property described as A1086BC W.E. Hall, Acres 2.649, A0723BC J.M. Roberts, & A-1086 W.E. Hall, Acres 3.003, A1086BC W.E. Hall, Acres 7.917, and Centex Waste Management Development Phase Two, Block 001, Lot Pt 4, (SW Pt of 4), Acres 2.980, generally located East of Indian Trail (FM 3423) directly behind Harker Heights Central Fire Station, Harker Heights, Bell County, Texas, with conditions presented by staff and the applicant. Commissioner Shine seconded the motion. **The motion was approved (8-1).** Commissioner Webster voted to disapprove the motion.

2. **Z21-06** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from PD-B (Planned Development Business) to PD-B with a T-Overlay (Tavern Overlay) on property described as A0288BC V.L. Evans, Acres 30.47, generally located at 101 N. Roy Reynolds Drive, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicant's request to sell beer and wine (with the appropriate TABC license) from within their on-site clubhouse as a part of their offered amenities. Ms. Peres stated that since this is a one lot subdivision the T-Overlay is requested for the entire subdivision area.

The applicant, Joel Canfield of 706 Vanguard Street, Lakeway, Texas 78734, was present via telephone to represent his request. Mr. Canfield explained that the clubhouse is accessible to the public. However, based on his experience with other RV parks he has developed, he has not seen a lot of traffic coming into the park from the public because the park tends to increase the prices on beverages.

Chairman Robison opened the public hearing. There was no one in the audience or attending virtually who wanted to address the case for rezoning. Chairman Robison closed the public hearing.

Secretary Parker made a motion to approve an ordinance to change the zoning designation from PD-B (Planned Development Business) to PD-B with a T-Overlay (Tavern Overlay) on property described as A0288BC V.L. Evans, Acres 30.47, generally located at 101 N. Roy Reynolds Drive, Harker Heights, Bell County, Texas. Commissioner Taylor seconded the motion. **The motion was approved (6-3).** The motion was disapproved by Chairman Robison, Commissioner Carey, and Commissioner Stegmeyer.

New Business:

Agenda Item IX:

1. **CP21-03** Discuss and consider a request for Concept Plan referred to as The Enclave at Indian Trail on property described as, A1086BC W.E. Hall, Acres 2.649, A0723BC J.M. Roberts, & A-1086 W.E. Hall, Acres 3.003, A1086BC W.E. Hall, Acres 7.917, and Centex Waste Management Development Phase Two, Block 001, Lot Pt 4, (SW Pt of 4), Acres 2.980, generally located East of Indian Trail (FM 3423) directly behind Harker Heights Central Fire Station, Harker Heights, Bell County, Texas.

Ms. Peres explained the applicant's request for the Concept Plan. She explained that the concept plan referred to as, The Enclave at Indian Trail, outlines a single-phase duplex development consisting of thirty-six (36) two-family residential lots resulting in a total of 72 dwelling units.

Chris Doose of 616 Algerita Dr, Georgetown, Texas 78628 was present to represent his request.

Commissioner Taylor made a motion to approve the Concept Plan referred to as The Enclave at Indian Trail on property described as, A1086BC W.E. Hall, Acres 2.649, A0723BC J.M. Roberts, & A-1086 W.E. Hall, Acres 3.003, A1086BC W.E. Hall, Acres 7.917, and Centex Waste Management Development Phase Two, Block 001, Lot Pt 4, (SW Pt of 4), Acres 2.980, generally located East of Indian Trail (FM 3423) directly behind Harker Heights Central Fire Station, Harker Heights, Bell County, Texas, with the condition to have all outstanding comments be addressed by Staff prior to the March 9, 2021 City Council Meeting. Secretary Parker seconded the motion. **The motion was approved (8-1).** Commissioner Webster disapproved the motion.

2. CP21-04 Discuss and consider a request for Concept Plan referred to as The Hills of Stillhouse Hollow on property described as, A1016BC W.H. Webb, 2-5, Acres 14.916, Part of A1016BC W.H. Webb, 1, A0179BC J.M. Cross, 3, Acres 72.452, A0179BC J.M. Cross, 2-3, A1016BC W.H. Webb, 2-3, Acres 20.0, A1016BC W.H. Webb, 2-6, Z-4, Acres 32.88, generally located near 12411 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas.

The applicant requested in writing to withdraw their application.

3. P21-11 Discuss and consider a request for Final Plat approval for the subdivision referred to as Escapology Addition, on property described as 7.07 acre tract of land situated in the Lucy O'Dell Survey, Abstract No. 644, generally located north east at the intersection of E. Knights Way (E. FM 2410) and Cedar Knob Road, Harker Heights, Bell County, Texas.

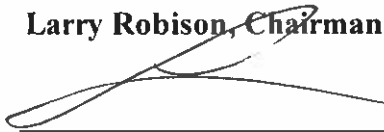
Ms. Peres explained the applicant's request for a final plat. She noted that the site is currently adequately serviced by city sewer. However, the bore beneath the TXDOT maintained roadway, E. Knights Way (E. FM 2410), to gain access to city water services have not yet been constructed. She included a section of the City Code of Ordinances that states "the final plat and final engineering drawings shall not be approved, conditionally approved or filed for record and no permits shall be issued until the applicant posts with the city a letter of credit/performance bond for any infrastructure construction remaining" (Section 154.22 (C) (4)).

Gorge Meza with Quintero Engineering, office located at 1501 W Stan Schlueter Loop, Killeen, Texas 76549, was present via telephone to represent the case.

Commissioner Webster made a motion to disapprove the request for a Final Plat for the subdivision referred to as Escapology Addition, on property described as 7.07 acre tract of land situated in the Lucy O'Dell Survey, Abstract No. 644, generally located north east at the intersection of E. Knights Way (E. FM 2410) and Cedar Knob Road, Harker Heights, Bell County, Texas, based on non-compliance with Harker Heights Code Section 154.22 (C) (3-4), specifically requirements for Bond documentation for water infrastructure and full drainage analysis for the entire lot in question. Commissioner Stegmeyer seconded the motion. **The motion was approved to deny the request for the Escapology Addition Final Plat with a vote of (9-0).**

Chairman Robison then adjourned the teleconference meeting of the Planning and Zoning Commission at 8:37 P.M.

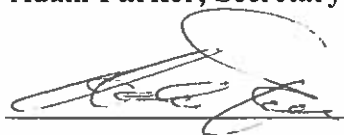
Larry Robison, Chairman



DATE:

3/31/2021

Adam Parker, Secretary



DATE:

3/31/2021