

**Minutes of the Harker Heights Planning & Zoning Commission Meeting
July 27, 2022**

Present:

Commission

Larry Robison	Chairman
Robert Robinson III	Vice Chairman
Michael Stegmeyer	Secretary
Jerry Bess	Commissioner
Joshua McCann	Commissioner
Stephen Watford	Commissioner
Natalie Austin	Commissioner
Bary Heidtbrink	Commissioner
Rodney Shine	Commissioner
Elizabeth McDaniel	Alternate Commissioner

Staff

Yvonne K. Spell	City Planner
Mark Hyde	Public Works Director
Daniel Phillips	GIS Analyst/ Planner
Brad Alley	Fire Marshal
Courtney Fye	Building Official Secretary
Raelin Fiscus	Planning & Development Administrative Assistant

Absent:

Kristina Ramirez	Planning and Development Director
Michael Beard	Building Official

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: Invocation

Agenda Item III: Pledge of Allegiance

Agenda Item IV: The next agenda item was approval of the agenda from the regular Planning and Zoning Meeting for July 27, 2022. Agenda Item IX-2 (P22-19) was withdrawn by the applicant prior to the meeting and removed from the agenda. Commissioner Shine made a motion to approve the agenda as amended, and Commissioner Bess seconded the motion. **The motion was approved as amended (9-0).**

Agenda Item V: The next agenda item was approval of the meeting minutes from the regular Planning and Zoning Meeting held on June 29, 2022. Commissioner Heidtbrink made a motion to approve the meeting minutes, and Commissioner Shine seconded the motion. **The motion was approved (9-0).**

Agenda Item VI: Mrs. Spell provided a summary of the City Council results from meetings and workshops between July 27, 2022 and August 30, 2022.

Agenda Item VII: Recognition of Affidavits for Conflict of Interest.

Agenda Item VIII: Public Comments:

LeeAnn Boore of 3401 Oak Ridge Blvd., Harker Heights, TX, 76548, spoke in opposition of Agenda Item IX-1 P22-18 Evergreen Subdivision Phase XI.

Scott Clark of 3206 Oak Ridge Blvd., Harker Heights, TX ,76548, spoke in opposition of Agenda Item IX-1 P22-18 Evergreen Subdivision Phase XI.

Mark Boore of 3401 Oak Ridge Blvd., Harker Heights, TX ,76548, spoke in opposition of Agenda Item IX-1 P22-18 Evergreen Subdivision Phase XI.

Agenda Item IX: **New Business:**

1. P22-18 Discuss and consider a request for Preliminary Plat review for Evergreen Subdivision Phase XI, on property described as 113.917 Acres, situated in the James Williamson Survey, Abstract No. 1003, the M. D. O'Dell Survey, Abstract no. 994, the E. Dawson Survey, Abstract No., 258 and the T.L. O'dell Survey, Abstract No. 1043, Bell County Texas, being a portion of a called 277.369 tract of land conveyed to Heights Evergreen Developers, LTD in Volume 5940, Page 885, Official Public Records of Real Property, Bell County, Texas

Mrs. Spell explained the applicant's request for a Preliminary Plat referred to as Evergreen Subdivision Phase XI.

Garrett Nordyke of TCG Engineering, Inc., offices located at 16 E Ave A. Ste 203A, Temple, Texas, 76501, was present to represent this request.

Commissioner Heidtbrink made a motion to recommend approval with conditions as presented of a Preliminary Plat for Evergreen Subdivision Phase XI, on property described as 113.917 Acres, situated in the James Williamson Survey, Abstract No. 1003, the M. D. O'Dell Survey, Abstract no. 994, the E. Dawson Survey, Abstract No., 258 and the T.L. O'dell Survey, Abstract No. 1043, Bell County Texas, being a portion of a called 277.369 tract of land conveyed to Heights Evergreen Developers, LTD in Volume 5940, Page 885, Official Public Records of Real Property, Bell County, Texas. Commissioner McCann seconded the motion. **The motion to recommend approval with conditions passed (8-1).** Chairman Robison voted to recommend disapproval of the motion. The conditions are as follows:

1. Provide dedicated ROW on B3 L 17 & B3 L16 as requested in pre-development meetings and as shown on Concept Plan (to connect with Oakridge Blvd.) on face of plat.
2. Adequately address access to Property ID #73397, west of Douglas Fir, south of Bristle Cone in accordance with staff requests.
3. Applicant shall adequately address comments regarding new point discharges, sheet flows, Base Flood Elevation/Finished Floor Elevation in accordance with staff requests.

4. Sanitary sewer discharge to offsite facility/facilities shall be designed to satisfactorily meet staff requirements.

Agenda Item X: Reports from commissioners

Agenda Item XI: Staff comments

Agenda Item XII: Adjournment of P&Z Meeting. **Chairman Robison then adjourned the meeting of the Planning and Zoning Commission at 6:45 P.M.**

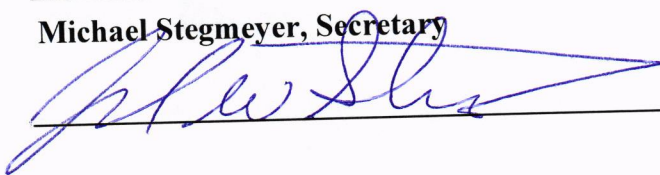
Larry Robison, Chairman



DATE:

8/31/2022

Michael Stegmeyer, Secretary



DATE:

08/31/2022