

Minutes of the City of Harker Heights Council Meeting that was called to order on Tuesday, May 10, 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 Tony Canterino
Councilmember Lynda Nash
Councilmember Sam Halabi

City Manager David Mitchell
City Secretary Julie Helsham

EXCUSED: None

MAYORAL PROCLAMATIONS AND PRESENTATIONS:

1. Mayor Smith presented Lisa Youngblood, Library Director and Staff, with the 2022 Achievement of Library Excellence Award from the Texas Municipal Library Directors Association. (TMLDA)
2. Mayor Smith presented a Proclamation to Jeff Achee, Parks and Recreation Director and Jonathan Hanson, Recreation Manager, declaring the month of May 2022, as "Water Safety Month".
3. Mayor Smith presented a Proclamation to Michael Beard, Building Official, and Eric Moree, Building Inspector, declaring the month of May 2022, as "Building Safety Month".
4. Mayor Smith presented a Proclamation to Mark Hyde, Public Works Director, declaring the week of May 15th - 21st, 2022, as "National Public Works Week".
5. Mayor Smith presented a Proclamation to Police Chief Phil Gadd and Staff, declaring the week of May 15th - 21st, 2022, as "National Police Week".
6. Mayor Smith presented a Proclamation to Fire Chief Paul Sims and Staff, declaring the week of May 15th - 21st, 2022, as "Emergency Services Week".

CONSENT ITEMS:

1. Council discussed and considered approving the minutes of the meeting held on April 26, 2022.

Councilmember Blomquist made a motion to approve the minutes of the meeting held on April 26, 2022. Councilmember Nash seconded the motion. Carried unanimously.

PRESENTATIONS BY CITIZENS:

1. Howard Arey, 2027 Sandy Point Road, Harker Heights, Texas, made a presentation.

PUBLIC HEARINGS:

1. Council conducted a public hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas to amend §150.02(j) of the Harker Heights Code of Ordinances, adopting and amending the 2021 International Fire Code. Paul Sims, Fire Chief, made the presentation.

Mayor Pro Tem McCann made a motion to approve an amendment to § 150.02(J) of the Harker Heights Code of Ordinances to amend the 2021 International Fire Code, based upon staff's recommendation. Councilmember Halabi seconded the motion. Carried unanimously.

2. 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(M) (Manufactured one-family dwelling district) to R-2 (Two-family dwelling district) on property described as Valley View third Ext, Block 011, Lot 13, PT 12, (E 25' of 12), generally located at 224 E. Turnbo Road., Harker Heights, Bell County, Texas. Yvonne Spell, City Planner, made the presentation.

Mayor Pro Tem McCann made a motion to approve an Ordinance to change the zoning designation from R-1(M) (Manufactured One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Valley View Third Ext, Block 011, Lot 13, PT 12, (E 25' of 12), generally located at 224 E. Turnbo Rd., Harker Heights, Bell County, Texas, based on staff's recommendation. Councilmember Blomquist seconded the motion. Carried unanimously.

3. Council conducted a public hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, granting a Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Skipcha Estates, Phase Six, Section One, Block 007, Lot PT 43, (TRI of 43 (8.50' x 9.21' x 3.25')), generally located at 518 Chinook Circle, Harker Heights, Bell County, Texas. Yvonne Spell, City Planner, made the presentation. Michele Alvarez-Childs, requestor, was present to represent the request.

Councilmember Nash made a motion to approve with conditions an Ordinance granting a Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Skipcha Mountain Estates, Phase Six, Section One, Block 007, Lot 0042, and Skipcha Mountain Estates, Phase Six, Section One, Block 007, Lot PT 43, (TRI of 43 (8.50' X 9.21' X 3.25')), generally located at 518 Chinook Circle, Harker Heights, Bell County, Texas based on staff's recommendation and findings, with the four conditions being as follows:

1. The accessory dwelling unit shall be used as a living space for a relative (not for rent).
2. The accessory dwelling unit will be located behind the front façade of the primary structure.
3. The accessory dwelling unit will gain access from the existing private driveway.
4. The accessory dwelling unit will have a maximum gross foundation footprint of 600 square feet. Councilmember Halabi 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 R-2 (Two-family dwelling district) on property described as A0115BC IT Bean, S 5' of 5 & N 85' of 6, Blk 48, Pueblo Trace, Comm Land, Acres 0.4, generally located at 1711 Pueblo Trace, Unit 2, Harker Heights, Bell County, Texas. Yvonne Spell, City Planner, made the presentation.

Councilmember Nash made a motion to approve 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 IT Bean, S 5' of 5 & N 85' of 6, Blk 48, Pueblo Trace, Comm Land, Acres 0.4, generally located at 1711 Pueblo Trace, Unit 2, Harker Heights, Bell County, Texas, based on staff's recommendation and findings. Mayor Pro Tem McCann seconded the motion. Carried unanimously.

REGULAR BUSINESS:

1. Council discussed and considered approving a Final Plat referred to as the Ridge Phase Three, Eighth Amendment, on property described as a 1.05 acre tract of land situated in the W.C. Biles Survey, A-1364, and the A. Gee Survey, A-1028, both of Bell County, Texas, being all of Lots 53 and 54, Block 10, the Ridge Phase Three, recorded in Cabinet D, Slides 201-D, 202-A, and 202-B, plat records of Bell County, Texas, and being described in a deed to Arvind Karthikeyan and wife, Divya Ganesh, recorded in instrument no. 2022017268, deed records of Bell County, Texas. Yvonne Spell, City Planner, made the presentation.

Councilmember Nash made a motion to approve a request for a Final Plat referred to as The Ridge Phase Three, Eighth Amendment, on property described as a 1.05 acre tract of land situated in the W.C. Biles Survey, A-1364, and the A. Gee Survey, A-1028, both of Bell County, Texas, being all of Lots 53 and 54, Block 10, The Ridge Phase Three, recorded in Cabinet D, Slides 201-D, 202-A, and 202-B, Plat Records of Bell County, Texas, and being described in a deed to Arvind Karthikeyan and Wife, Divya Ganesh, recorded in Instrument No. 2022017268, Deed Records of Bell County, Texas, with the condition as presented by staff and based on staff's recommendations and findings, with the condition being as follows:

Plat type be identified as "Final Plat" on all required documents prior to filing with Bell County Public Records. Councilmember Halabi seconded the motion. Carried unanimously.

2. Council discussed and considered approving a Final Plat referred to as Corona De Vida, on property described as a 9.997 acre tract of land in Bell County, Texas, being part of the Uriah Hunt Survey, Abstract no. 401, the land herein being all of a called 9.99 acre tract of land conveyed in a warranty deed to Corona De Vida, a nonprofit corporation, being described of record in document no. 2020021660, official public records of real property, Bell County, Texas, (O.P.R.R.P.B.C.T.). Yvonne Spell, City Planner, made the presentation.

Mayor Pro Tem McCann made a motion to approve a request for a Final Plat referred to as Corona De Vida, on property described as a 9.997 acre tract of land in Bell County, Texas, being part of the Uriah Hunt Survey, Abstract No. 401, the land herein being all of a called 9.99 acre tract of land conveyed in a Warranty Deed to CORONA DE VIDA, a nonprofit corporation, being described of record in Document No. 2020021660, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), with the one condition as presented by staff and based on staff's recommendations, with the condition being as follows:

1. All outstanding comments will be addressed per staff recommendation prior to filing of plat with Bell County Public Records. Councilmember Blomquist seconded the motion. Carried unanimously.

3. Council discussed and considered approving a Final Plat referred to as Fuller Heights Addition, on property described as a 6.494 acre tract of land in Bell County, Texas, being part of the J.W. Renick Survey, Abstract no. 704 and part of the R.Y. Renick Survey, Abstract no. 722, the land herein being all of a called 6.497 acre tract of land conveyed in a general warranty deed to John Reider and Danya Reider, described in Exhibit "A" of record in instrument no. 2021062073, official public records of real property, Bell County, Texas (O.P.R.R.P.B.C.T.). Yvonne Spell, City Planner, made the presentation.

Councilmember Blomquist made a motion to approve with conditions a request for a Final Plat referred to as Fuller Heights Addition, on property described as a 6.494 acre tract of land in Bell County, Texas, being part of the J.W. Renick Survey, Abstract No. 704 and part of the R.Y. Renick Survey, Abstract No. 722, the land herein being all of a called 6.497 acre tract of land conveyed in a General Warranty Deed to John Reider and Danya Reider, described in Exhibit "A" of record in Instrument No. 2021062073, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), with the one condition as presented by staff, with the condition being as follows:

1. All outstanding comments will be addressed per staff recommendation prior to filing of plat with Bell County Public Records. Councilmember Halabi seconded the motion. Carried unanimously.

4. Council received and discussed the Fiscal Year 2021-2022 Second Quarter Unaudited Financial Report. Ayesha Lealiiie, Finance Director, made the presentation.

At 6:21 p.m. Mayor Smith called for a short break.

Mayor Smith reconvened the meeting at 6:30 p.m.

Ayesha Lealiiie, Finance Director, continued with her presentation. No action taken.

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.

Councilmember Blomquist stated that he attended the following events:

- April 29th – Met with citizens at Black Rifle Coffee Company in Harker Heights to welcome new citizens to the City.
- May 6th – Harker Heights Chamber of Commerce Ribbon Cutting welcoming Express Chiropractic to Harker Heights.
- May 6th – Killeen Independent School District Candidate meet and greet at the Tap Tap Art School in Harker Heights.
- May 7th – Harker Heights Farmer's Market kickoff.
- May 7th – Star Wars Day at the Stewart C. Meyer Harker Heights Public Library Activities Center.

2. Updates and announcements from the Mayor.

Mayor Smith stated that he attended the following events:

- April 27th – Fort Hood Community Services Council at Lone Star Conference Center.
- April 27th – Lieutenant Randy Ray Farewell Reception at Harker Heights Fire Department.
- April 27th – Harker Heights City Hall Meeting with Chief Appraiser, Tax Appraisal District of Bell County and City Staff.
- April 29th – Phantom Honors Retirement Ceremony at Lone Star Conference Center.
- April 29th – Friends of the Library Book Sale.
- May 2nd – Meeting with Scout Pack 255 at St. Paul Chong Husang Church.
- May 3rd – Phantom Warrior Award Ceremony and Luncheon at Lone Star Conference Center.
- May 4th – Harker Heights City Hall Meeting with City Staff and a concerned citizen.
- May 5th – “Our Community Salutes Central Texas” Ceremony at the Harker Heights Activities Center.
- May 7th – Harker Heights Farmer’s Market.
- May 7th – Congressman John Carter United States Service Academy Salute 2022 at Texas A&M Central Texas.
- May 9th – Harker Heights City Hall Meeting with City Staff.
- May 10th – Bell County Police Officer’s Memorial at the Killeen Police Department Headquarters.

ADJOURNMENT:

There being no further business the City of Harker Heights City Council Meeting was adjourned at 7:05 p.m.

CITY OF HARKER HEIGHTS, TEXAS:

Spencer H. Smith, Mayor

ATTEST:

Julie Helsham, City Secretary