



**PLANNING & ZONING COMMISSION  
WORKSHOP AND MEETING AGENDA  
HARKER HEIGHTS CITY HALL  
WEDNESDAY, JUNE 26, 2019 – 5:30 P.M.**

Notice is hereby given that, beginning at 5:30 P.M. on June 26, 2019, the Planning and Zoning Commission (P&Z) of the City of Harker Heights will hold a Workshop; then, beginning at 6:30 P.M. on June 26, 2019, and continuing from day to day thereafter if necessary the Planning and Zoning Commission (P&Z) of the City of Harker Heights, Texas will hold a Meeting, both being in the Kitty Young Council Chambers of the Harker Heights City Hall at 305 Millers Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following Agenda:

**WORKSHOP AGENDA**

- I.** Convene Workshop at 5:30 P.M.
- II.** Discuss impacts of State Legislation on the City of Harker Heights.
- III.** Discuss the Residential Development History of the City of Harker Heights.
- IV.** Discuss the Revised Sign Code.
- V.** Adjournment of Workshop.

**MEETING AGENDA**

- I. CALL TO ORDER** – Convene Regular Meeting of the Planning and Zoning Commission and establish a quorum.
- II. INVOCATION**
- III. PLEDGE OF ALLEGIANCE:**

I Pledge Allegiance to the Flag of the United States of America and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

Honor the Texas Flag. I pledge allegiance to thee Texas; one state under God, one and indivisible.

**IV. CONSENT AGENDA**

- 1.** Approval of Minutes from the Regular Planning and Zoning Meeting held on May 29, 2019 and the Special Planning and Zoning Meeting held on June 6, 2019.
- V.** Report on City Council actions results from the June 11, 2019 meeting.
- VI.** Recognition of Affidavits for Conflict of Interest.

**VII.** Report on Development Activity.

**VIII. PUBLIC COMMENTS:**

1. At this time, comments will be taken from the audience on non-agenda related topics, for a length of time not to exceed three minutes per person. To address the Planning and Zoning Commission, please submit a Citizen's Comment Form to the Planning & Development Administrative Assistant prior to the start of the meeting. *No action may be taken by the Planning and Zoning Commission during Public Comments.*

**IX. PUBLIC HEARINGS:**

1. **Z19-13** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow uses associated with a B-1 zoning district or a real estate office on property described as Lot Four (4), Block Ten (10), Highland Oaks Estates Section Three (3), a subdivision in the City of Harker Heights according to the plat in Cabinet A, Slide 215-C, Plat Records of Bell County, Texas, and Lot One A (1A), Block One (1), Replat of Lot 4, Block B, Highland Oaks Estates, Section One, and Lots 1 & 5, Block 10, Highland Oaks Estates, Section Three, an addition to the City of Harker Heights, according to the plat of record in Cabinet C, Slide 339-C, Plat Records of Bell County, Texas, generally located at 703 W. Knights Way (W. FM 2410), Harker Heights, Bell County, Texas.
2. **Z19-14** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to adjust design requirements for 4C Headstart Program on property described as a 0.294 acre tract of land in Bell County Texas and the land herein described being part of Lot One (1), Block One (1), City of Harker Heights Harley Drive Addition, of record in Plat Year 2018, Number 119, Plat Records of Bell County, Texas, generally located at 120 Harley Drive, Harker Heights, Bell County, Texas.
3. **MC19-01** Discuss and consider a request by Mike Garcia for a home based business described as Waggy Tails, a professional K9 training and behavioral modification business within a R-1 (One Family Dwelling District) district, on property described as Evergreen Phase One (1), Block Eight (8), Lot Eleven (11), generally located at 2520 Jackson Drive, Harker Heights, Bell County, Texas.

**X. NEW BUSINESS:**

1. **CP19-02** Discuss and consider a request by Will Properties, Inc. and Adonias Frias for Concept Plan approval of a semi-truck parking facility on property described as a 4.149 acre tract of land in Bell County, Texas, being part of the Francis Hughes Survey, Abstract No. 396, and the land herein described being all of a called 0.725 acre tract conveyed to Will Properties, Inc., of record in Volume 5168, Page 659, Official Public Records of Real Property, Bell County, Texas, all of a called 1.017 acre tract conveyed to Will Properties, Inc., of record in Volume 5168, Page 730, and all of a called 2.407 acre tract conveyed to Will Properties, Inc., of record in Volume 5168, Page 708, Official Public Records of Real Property, Bell County, Texas, generally located within the peninsula between E.

Veterans Memorial Boulevard and Edwards Drive, approximate address of 1212  
E. Veterans Memorial Boulevard, Harker Heights, Bell County, Texas.

**XI. REPORTS FROM COMMISSIONERS**

**XII. STAFF COMMENTS**

**XIII. ADJOURNMENT**

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Harker Heights, Texas, was posted at the Harker Heights Municipal Building, which is readily accessible to the public at all times, by **10:00 A.M. on Friday, June 21, 2019.**

*Tiffany Dake*

*Tiffany Dake*  
*Planning and Development Administrative Assistant*