



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

Notice is hereby given that beginning at 5:30 P.M. on Wednesday, June 30, 2021, the Planning and Zoning Commission (P&Z) of the City of Harker Heights will conduct a regular meeting and then beginning immediately after the regular meeting will hold a P&Z workshop. Both the Meeting and the Workshop will be held in the Kitty Young Council Chambers of the Harker Heights City Hall located at 305 Millers Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following Agenda:

MEETING AGENDA

- I. CALL TO ORDER** - Convene Regular Meeting of the Planning and Zoning Commission and establish a quorum.
- II. APPROVAL OF AGENDA:**
 1. Consider approval of the agenda for the regular meeting of the Planning and Zoning Commission for June 30, 2021.
- III. CONSENT AGENDA:**
 1. Consider approval of Minutes from the Regular Planning and Zoning Meeting held on May 26, 2021.
- IV.** Report on City Council results from the June 8, 2021 meeting.
- V.** Recognition of Affidavits for Conflict of Interest.
- VI. 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 clearly state your name and address for the Planning & Development Administrative Assistant prior to making a comment. *No action may be taken by the Planning and Zoning Commission during Public Comments.*
- VII. PUBLIC HEARING:**

None
- VIII. NEW BUSINESS:**
 1. **P21-17** Discuss and consider a request for Preliminary Plat approval for the subdivision referred to as Stone Lake Trails, on property described as a certain tract

of land located in the John Hughes Survey, A-379, located in Bell County, Texas; subject tract being all of the following:

1. A called "28.68 Acres" conveyed in a Warranty deed from Monica Martin, et al to Emmons General Investments, LTD dated 6-19-2018 and recorded in Document No. 2018-00025884 of the Official Public Records of Bell County (OPRBC)
2. A called "53.70 Acres" conveyed in an Assumption Special Warranty Deed from Unlimited Exchange II, Inc. to Emmons General Investments, LTD dated 2-28-2018 and recorded in Document No. 2018-00008312, OPRBC
3. A called "41.06 Acres" conveyed in a Warranty Deed from Ken Emery, et al to Emmons General Investments, LTD dated 8-13-2012 and recorded in Document No. 2012-00033701, OPRBC and
4. A called "11.326 Acres" conveyed in a Warranty Deed from Emmons Construction, LTD to Emmons General Investments, LTD dated 9-25-2013 and recorded in Document No. 2013-00042514, OPRBC

Generally located East of Warriors Path and South of Knight's Way (FM 2410), Harker Heights, Bell County, Texas.

2. **P21-18** Discuss and consider a request for Final Plat approval for the subdivision referred to as Espresso Addition, on property described as a 2.736 acre tract of land being part of the W.F. Hunt Survey, Abstract No. 458, Bell County, Texas, being part of that tract conveyed to Schoolgirl, LLC, a Texas Limited Liability Company, as recorded in Instrument No. 2017-001963, Official Public Records of Bell County, Texas, generally located South of Wampum Drive, Harker Heights, Bell County, Texas.
3. **P21-20** Discuss and consider a request for Preliminary Plat approval for the subdivision referred to as Corona De Vida Addition, 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, generally located East of Comanche Gap Road, Harker Heights, Bell County, Texas.

IX. REPORTS FROM COMMISSIONERS

X. STAFF COMMENTS

XI. ADJOURNMENT OF P&Z MEETING

MEETING WORKSHOP

- I.* Convene a Planning & Zoning Commission Workshop.
- II.* Presentations by Staff:
 1. Receive & discuss an overview on technology changes for the Commission.
 2. Receive & discuss updates to Section 3 of the Future Land Use Map.
 3. Receive & discuss updates to Section 2 of the Future Land Use Map.
- III.* Adjournment of Workshop.

I, the undersigned authority, do hereby certify that pursuant to the Texas Open Meetings Act, 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, and the City of Harker Heights website which is readily accessible to the public at all times, by **10:00 A.M. on Friday, June 25, 2021**. Please contact the Planning and Development Department at (254) 953-5648 for further information.

Wilson Everett

Wilson Everett, Planning & Development Administrative Assistant