



**PLANNING & ZONING COMMISSION
MEETING & WORKSHOP
HARKER HEIGHTS CITY HALL
WEDNESDAY, JULY 28, 2021 – 5:30 P.M.**

Notice is hereby given that beginning at 5:30 P.M. on Wednesday, July 28, 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 Miller's 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 July 28, 2021.
- III. CONSENT AGENDA:**
 1. Consider approval of Minutes from the Regular Planning and Zoning Meeting held on June 30, 2021.
- IV.** Report on City Council results from the July 6, 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:**
 1. **Z21-11** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to B-3 (Local Business District) on property described as Fawn Valley, Lot One (1), Block Six (6), generally located at 1702 E. FM 2410 (E. Knight's Way), Harker Heights, Bell County, Texas.

2. **Z21-12** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as Meadow Acres 1st Extension, Lot Eighteen (18), Block Eight (8), generally located at 209 W. Robin Lane, Harker Heights, Bell County, Texas.
3. **Z21-13** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District), R1-M (One Family Manufactured Home Dwelling District) and B-4 (Secondary and Highway Business District) to PD (Planned Development) with R-2 (Two Family Dwelling District) on property described as all land located within Mobile Manor Estates Section One (1), generally located near the intersection of Indian Oaks and S. Amy Lane, Harker Heights, Bell County, Texas.
4. **Z21-14** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as Comanche Land 1st Unit, Lot Eight (8), Block Six (6), generally located at 1515 Indian Trail Dr., Harker Heights, Bell County, Texas.
5. **Z21-15** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as Comanche Land 1st Unit, Lots Eighteen (18), Nineteen (19), and Twenty (20), Block Seven (7), generally located at 1403 Natchez Trail and 1405 Natchez Trail, Harker Heights, Bell County, Texas.
6. **Z21-16** Conduct a public hearing to discuss and consider recommending an amendment to Ordinance 2018-29, granting a Conditional Use Permit (CUP) to allow for a 1,850 square foot accessory dwelling unit to be occupied by a relative, on property described as Leasure Addition, Block One (1), Lot One (1), Acres 1.432, generally located at 1801 Ponca Trace, Harker Heights, Bell County, Texas.
7. **Z21-17** Pursuant to Section 155.084(E) of the Harker Heights Code of Ordinances, conduct a public hearing to discuss and consider recommending allowance of Harker Heights Ceramic Coatings, LLC to conduct a car detailing business as a Home Occupation on Stonewall Ridge Phase II, Lot Four (4), Block Three (3), generally located at 1206 Stonewall Ridge, Harker Heights, Bell County, Texas.

VIII. NEW BUSINESS:

1. **P21-24** Discuss and consider a request for a Minor Plat approval for the subdivision referred to as Krohn Valley Addition, on property described as a 0.322 acre tract of land in Bell County, Texas, being part of the Peter Williamson Survey, Abstract No. 1099, the land herein described being all of a called 0.322 acre tract of land conveyed to Angel K. Krohn, being of record in Volume 5172, Page 415, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), generally located at 3910 Hilltop Drive, 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 immediately following the P&Z meeting.

II. Presentations by Staff:

1. Receive & discuss updates to Section 2 of the Future Land Use Map.
2. Receive & discuss updates to ETJ areas of the Future Land Use Map.
3. Receive & discuss Future Land Use Map update process and summary of recommendations to date.

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, July 23, 2021**. Please contact the Planning and Development Department at (254) 953-5648 for further information.

Wilson Everett

Wilson Everett, Planning & Development Administrative Assistant