



**PLANNING & ZONING COMMISSION  
MEETING & WORKSHOP  
HARKER HEIGHTS CITY HALL  
WEDNESDAY, SEPTEMBER 28, 2022**

Notice is hereby given that beginning at 5:30 P.M., on Wednesday, September 28, 2022, and continuing from day to day thereafter if necessary, the Planning and Zoning Commission (P&Z) of the City of Harker Heights will conduct a regular meeting, to be followed by a workshop. The Meeting and 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. Public Hearing items discussed at this meeting will be heard within 30 days hereafter by the City Council of the City of Harker Heights. 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. 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. APPROVAL OF AGENDA**

1. Consider approval of the agenda for the regular meeting of the Planning and Zoning Commission for September 28, 2022.

**V. CONSENT AGENDA**

1. Consider approval of Minutes from the Regular Planning and Zoning Meeting held on August 31, 2022.

**VI.** Report on planning & development related items from the City Council's meetings and workshops between September 1, 2022 and September 28, 2022.

**VII. Recognition of Affidavits for Conflict of Interest.**

**VIII. PUBLIC COMMENTS**

1. At this time, comments will be taken from the audience 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.***

**IX. PUBLIC HEARING**

1. Discuss and consider an ordinance of the City of Harker Heights, Texas amending §154.37 Streets, and §161.01 Section 1, Thoroughfare Plan of the Code of Ordinances and Mobility 2030 Thoroughfare Definitions; clarifying definitions; updating references and providing for an effective date of the amendment
2. Z22-23 Conduct a public hearing to discuss and consider an ordinance for a Conditional Use Permit (CUP) to allow for uses associated with a B-1 (Office District) zoning on property described as Forest Hills Addition, Block 016, Lot 0004, generally located at 203 E. Knights Way/E. FM 2410, Harker Heights, Bell County, Texas
3. Z22-24 Conduct a public hearing to discuss and consider an ordinance to change zoning designation from B-5 (General Business District) to R-1 (One-Family Dwelling District) on property described as Stillhouse Subdivision Replat (Blks 6-7, 11PT 8), Block 011, Lot PT Blk, (SW 82.37' X 161.68' X 137.88' TRI) Acres 0.13, generally located North of 1003 S. Roy Reynolds Drive, Harker Heights, Bell County, Texas
4. Z22-25 Conduct a public hearing to discuss and consider an ordinance to change zoning designation from R-2 (Two-Family Dwelling District) to R2-1 (Two-Family Infill Dwelling District) on property described as A0288BC VL Evans, Acres .78, Property ID #77900, generally located northwest of the intersection of N. Mary Jo Drive and W. Valley Road, Harker Heights, Bell County, Texas
5. Z22-26 Conduct a public hearing to discuss and consider an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R1-I (Single-Family Infill Dwelling District) and R-2I (Two-Family Infill Dwelling District) on property described as Kern Acres 2<sup>nd</sup> Extension & Revision, Block 012, Lot 0016, (TOD Deed), generally located at 132 E. Ruby Road, Harker Heights, Bell County, Texas
6. Z22-26-F Conduct a public hearing to discuss and consider an ordinance to change land use designation from Low Density Residential to Medium Density Residential on property described as Kern Acres 2<sup>nd</sup> Extension & Revision, Block 012, Lot 0016, (TOD Deed), generally located at 132 E. Ruby Road, Harker Heights, Bell County, Texas

**X. NEW BUSINESS**

1. P22-26 Discuss and consider a request for a Preliminary Plat referred to as Habitat for Humanity Addition on property described as a 2.797 acres of land, situated in the V.L. Evans Survey, Abstract 288, Bell County, Texas, being all of the called 2.80 acre tract conveyed to Fort Hood Area Habitat for Humanity, of record in Document Number 2020053778, Official Public Records of Real Property, Bell County, Texas.
2. P22-28 Discuss and consider a request for a Preliminary Plat referred to as Harker Heights Fuller Addition on property described as being part of the Peter Williamson Survey, Abstract No. 1099, Bell County, Texas and being part of that certain called 3.832 acre tract described in a deed from

**Ralph Frank Schlueter and Gail Schlueter to Scott Vernon and J. Michael Miller on April 6, 2006, recorded in Document No. 2007-00000521 of the Official Public Records of Bell County, Texas.**

**XI. REPORTS FROM COMMISSIONERS**

**XII. STAFF COMMENTS**

- 1. PIMA TRAIL ADDITION PRELIMINARY PLAT**
- 2. THE ENCLAVE AT INDIAN TRAIL FINAL PLAT**

**XIII. ADJOURNMENT OF PLANNING & ZONING COMMISSION MEETING**

**MEETING WORKSHOP**

- I. Convene Workshop immediately following the Planning and Zoning Commission (P&Z) Meeting**
- II. Presentations by Staff:**
  - 1. Receive and discuss a status update of roadway projects and KTMPO funding.**
  - 2. Receive and discuss a presentation on the Thoroughfare plan & maps.**

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 **3:00 P.M. on Friday, September 23, 2022**. Please contact the Planning and Development Department at (254) 953-5648 for further information.

Yvonne K. Spell

Yvonne K. Spell, City Planner

*This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 254-953-5600, or FAX 254-953-5605, or email [planning@harkerheights.gov](mailto:planning@harkerheights.gov) for further information.*