



**PLANNING & ZONING COMMISSION MEETING
HARKER HEIGHTS CITY HALL
WEDNESDAY, OCTOBER 27, 2021 – 5:30 P.M.**

Notice is hereby given that beginning at 5:30 P.M. on Wednesday, October 27, 2021, the Planning and Zoning Commission (P&Z) of the City of Harker Heights will conduct a regular meeting. The Meeting 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. 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 October 27, 2021.

V. CONSENT AGENDA

1. Consider approval of Minutes from the Regular Planning and Zoning Meeting held on September 29, 2021.

VI. Report on City Council results from the October 12, 2021 meeting.

VII. Recognition of Affidavits for Conflict of Interest.

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 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. **Z21-25** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Lakeside Hills Section Two, Lot Tract PT 63, (N PT of 63), Acres 0.608, Property ID #489292, generally located at 11511 Highview Drive, Harker Heights, Bell County, Texas, and locally known as 11511 Highview Drive, Belton, Texas.
2. **Z21-26** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R1-R (Rural One-Family Dwelling District) on property described as Lakeside Hills Section Three, Lot Tract 0066, Acres 7.72, Property ID #52206, generally located at 5140 Lakeside Drive, Harker Heights, Bell County, Texas and locally known as 5140 Lakeside Drive, Belton, Texas.
3. **Z21-27** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Arrowhead Estates Phase 3, Block 001, Lot 006A, Acres .5, Property ID #396612, generally located at 1411 Gomer Lane, Harker Heights, Bell County, Texas.
4. **Z21-28** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-3 (Multi-Family Dwelling District) to R-1 (M) (One Family Dwelling District with manufactured housing) on property described as Valley View Third Ext, Block 010, Lot 0015, Property ID #127376, generally located at 228 E. Valley Road, Harker Heights, Bell County, Texas.
5. **Z21-29** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from B-4 (Secondary and Highway Business District) to B-4 (Secondary and Highway Business District) with T District overlay on property described as Kern Acres 2nd Extension & Revision, Block 001, Lots 5-6, 15-16, Property ID #63808, generally located at 110 W. Veterans Memorial Boulevard, Harker Heights, Bell County, Texas.
6. **Z21-29-F** Conduct a public hearing to discuss and consider recommending an ordinance to amend the Comprehensive Plan's future land use map to change the 'Community Center' and 'Regional Center' designations to a 'Regional Center' designation on property described as Kern Acres 2nd Extension & Revision, Block 001, Lots 5-6, 15-16, Property ID #63808, generally located at 110 W. Veterans Memorial Boulevard, Harker Heights, Bell County, Texas.

X. NEW BUSINESS

1. **CP21-06** Discuss and consider a request for a Concept Plan referred to as Cedar Trails on property described as Uriah Hunt Survey, Abstract No. 401, Property ID #75765, generally located at 13436 E. Knight's Way (FM 2410), Harker Heights, Bell County Texas, and locally known as 13436 FM 2410, Belton, Bell County, Texas.
2. **P21-28** Discuss and consider a request for a Final Plat referred to as Pat Kern Subdivision, Replat No. 1, on property described as being all of that certain 2.29 acre tract of land situated in the W.E. Hall Survey, Abstract No. 1086, Bell County,

Texas, being all of the called Lot 1, Block 1, Pat Kern Subdivision, an addition to the City of Harker Heights, recorded in Cabinet D, Slide 185-A, Plat Records of Bell County, Texas, and all of the called 1.127 acre tract, described in a deed to Mooching K, LTD., recorded in instrument No. 2013-00048060, Deed Records of Bell County, Texas, generally located at 201 Indian Trail, Harker Heights, Bell County, Texas.

3. **P21-29** Discuss and consider a request for a Preliminary Plat referred to as Stillhouse Road Addition on property described as R.W. Tom survey, abstract No. 837, and the Lucy O'Dell Survey, Abstract No. 644, and the land herein described being all of that certain called 1.50 acre tract of land conveyed to Star Stillhouse Properties, LLC, a Texas Limited Liability Company, by Correction Special Warranty Deed with Vendor's Lien recorded in Document 2021000947, Official Public Records of Bell County, Texas, generally located on the east side of Stillhouse Lake Road and north of Nevaeh Road, Harker Heights, Bell County, Texas.
4. **P21-30** Discuss and consider a request for a Preliminary Plat referred to as Chaparral Road Addition on property described as Peter Williamson Survey, Abstract No. 1099 and the land herein described being a portion of that certain 3.79 acre tract conveyed to Rena Chang Hoot by Gift Deed recorded in Volume 3475, Page 616, Official Public Records of Bell County, Texas, generally located at the intersection of Chaparral Road and F.M. 3481 (Stillhouse Lake Road), Harker Heights, Bell County, Texas.
5. **P21-31** Discuss and consider a request for a Minor Plat referred to as Family Dollar Addition, 1st Amendment on property described as being all of Lot 1, Block a of the Family Dollar Addition recorded in Cabinet D, Slide 311D of the Plat Records of Bell County, Texas, generally located at 660 E. Knight's Way (E. FM 2410), Harker Heights, Bell County, Texas.
6. **P21-32** Discuss and consider a request for a Minor Plat referred to as Withers Addition on property described as 11.134 acres situated in the J. W. Renick Survey, Abstract No. 704, Bell County, Texas, being all of that called 11.134 acres of land conveyed to Michael Withers in Document No. 2021052995, Official Public Record of Real Property, Bell County, Texas, and generally located at the intersection of Mesquite Branch Road and Oakridge Boulevard, Harker Heights, Bell County, Texas.

XI. REPORTS FROM COMMISSIONERS

XII. STAFF COMMENTS

XIII. ADJOURNMENT OF P&Z MEETING

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, October 22, 2021**. Please contact the Planning and Development Department at (254) 953-5648 for further information.

Wilson Everett

Wilson Everett, Planning & Development Administrative Assistant

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 254-953-5614, or email jhelsham@harkerheights.gov for further information.