



**PLANNING & ZONING COMMISSION WORKSHOP & MEETING  
THE CITY OF HARKER HEIGHTS  
WEDNESDAY, OCTOBER 28, 2020 – 5:30 P.M.  
VIA TELECONFERENCE**

Notice is hereby given that beginning at beginning at 5:30 P.M. on Wednesday, October 28, 2020, the Planning and Zoning Commission (P&Z) of the City of Harker Heights will hold a Workshop; then beginning 6:30 P.M. on Wednesday, October 28, 2020, the Planning and Zoning Commission (P&Z) will conduct a telephonic meeting in order to contain the spread of COVID-19 in accordance with Governor Abbott’s declaration of the COVID-19 public health threat and action to temporarily suspend certain provisions of the Texas Open Meetings Act issued on March 16, 2020. The subjects to be discussed are listed in the following agenda:

**WORKSHOP AGENDA**

- I. CALL TO ORDER** – Convene a Workshop of the Planning and Zoning Commission.
- II. WORKSHOP:**
  - 1. Receive and discuss a presentation regarding the City of Harker Heights 2007 Comprehensive Plan, 2007 Future Land Use Map, and an update to the Future Land Use Map.
- III. ADJOURNMENT**

**MEETING AGENDA**

- I. CALL TO ORDER** – Convene Regular Meeting of the Planning and Zoning Commission and establish a quorum.
- II. CONSENT AGENDA:**
  - 1. Approval of Minutes from the Regular Planning and Zoning Meeting held on September 30, 2020.
- III.** Report on City Council results from October 13, 2020 meeting.
- IV.** Recognition of Affidavits for Conflict of Interest.
- V. 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.*

**VI. PUBLIC HEARINGS:**

1. **Z20-23** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow for a greenhouse on property described as Amaya Addition, Lot Two (2), Block One (1), 5.364 acres, generally located at 12696 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas.
2. **Z20-24** 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 Indian Trails Section One (1), Block Three (3), Lot Eleven (11), generally located at 1614 Beaver Trail, Harker Heights, Bell County, Texas.
3. **Z20-25** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow for a modular storage container business park and to change the zoning designation from B-4 (Secondary and Highway Business District) to B-4 with a Tavern Overlay on properties described as Kern Acres Second Extension and Revision, part of Block Two (2), and part of Lots Nine (9) and Twenty-one (21), according to the Plat of Record in Cabinet A, Slide 224-B, generally located at 126 E. Veterans Memorial Boulevard, and 0.692 acres of land out of the C. Keele Survey, Abstract No. 991, generally located at 128 E. Veterans Memorial Boulevard, Harker Heights, Bell County, Texas.
4. **Z20-26** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow for a salvage yard on property described as four individual tracts consisting of a total of 2.903 acres of land in Bell County, Texas, part of the J. T. W. J. Hallmark Survey, Abstract No. 413, recorded in Volume 5870, Page 734, Official Public Records of Real Property, Bell County, Texas, Instrument No. 2008-049474, generally located at 1100 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas.

**VII. NEW BUSINESS:**

1. **P20-18** Discuss and consider a request by Jerome Gomer for Preliminary Plat approval for the proposed plat, Abooha Toklo Addition Phase Two, on property described as 1.807 acres of land being all of Lot Three (3), Block One (1), Abooha Toklo Addition Phase One, of record in Plat No. 2020-38421, generally located near the intersection of Pueblo Trace and Pontotoc Trace, Harker Heights, Bell County, Texas.

**VIII. REPORTS FROM COMMISSIONERS**

**IX. STAFF COMMENTS**

**X. 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

---

**The public may participate remotely in this meeting by dialing-in using:**

**United States (Toll Free): 1 866-899-4679**

**United States: +1 (571) 317-3116**

**Access Code: 777-417-229**

**The public will be permitted to offer public comments telephonically as provided by the agenda. Written questions or comments may be submitted two hours before the meeting to the Planning and Development Department. When submitting your written questions or comments, you must include your Name and Address. Agenda packet and recording of the telephonic meeting will be posted on the City of Harker Heights website at [www.ci.harker-heights.tx.us](http://www.ci.harker-heights.tx.us).**

---

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 23, 2020.**

*Tiffany Dake*

*Tiffany Dake, Planning and Development Administrative Assistant*