



**PLANNING & ZONING COMMISSION WORKSHOP
THE CITY OF HARKER HEIGHTS
WEDNESDAY, DECEMBER 2, 2020 – 6:00 P.M.
VIA TELECONFERENCE**

Notice is hereby given that beginning at 6:00 P.M. on Wednesday, December 2, 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:

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 October 28, 2020.
- III.** Report on City Council results from November 10, 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. **Z20-27** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to B-4 (Secondary and Highway Business District) on property described as Kern Acres Second Extension and Revision, Block Three (3), Lot Twelve (12), generally located at 106 W. Kathey Road, Harker Heights, Bell County, Texas.
 2. **Z20-28** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-3 (Multi Family Dwelling District) to R-1(M) (One Family Manufactured Home Dwelling District) on property described as Comanche Land First Unit, Block Four (4), Lot Four (4), generally located at 1408 Yuma Trail, Harker Heights, Bell County, Texas.

3. **Z20-29** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as 6.51 acres out of a 47.626 acre tract of land in Bell County, Texas, being part of the H.B. Littlefield Survey, Abstract No. 511, the land herein described being part of a called 113.5 acre tract of land conveyed to Robert Don Sutton, Trustee, generally located north of Killeen ISD Middle School No. 14 along Warriors Path, Harker Heights, Bell County, Texas.
4. **Z20-30** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as 34 acres out of a 100.14 acre tract of land situated in the Uriah Hunt Survey, Abstract No. 401, Bell County, Texas, being the remainder of a called 390 acre tract described in a deed to Alfred Lynn Moore, recorded in Volume 1179, Page 2338, Deed Records of Bell County, Texas, generally located at 13436 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas.

VII. NEW BUSINESS:

1. **CP20-04** Discuss and consider approving a request for Concept Plan of The Village at Nolan Heights on property described as a 47.626 acre tract of land in Bell County, Texas, being part of the H.B. Littlefield Survey, Abstract No. 511, the land herein described being part of a called 113.5 acre tract of land conveyed to Robert Don Sutton, Trustee, generally located north of Killeen Independent School No. 14 along Warriors Path, Harker Heights, Bell County, Texas.
2. **CP20-05** Discuss and consider approving a request for Concept Plan of Abooha Toklo Addition Section Two on property described as 12.64 acres out of the H.B. Littlefield Survey, Abstract 511, generally located within the 1700 block of Warriors Path, and property described as the Marley Addition Amended, Block One (1), Lot Eight (8), 2.257 acres, generally located within the 1700 block of Warriors Path, Harker Heights, Bell County, Texas.
3. **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 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, November 27, 2020.**

Wilson Everett

Wilson Everett, Planning and Development Administrative Assistant

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

United States (Toll Free): 1 877-568-4106

Access Code: 884-718-461

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.
