



**PLANNING & ZONING COMMISSION MEETING & WORKSHOP
HARKER HEIGHTS CITY HALL
WEDNESDAY, FEBRUARY 23, 2022**

Notice is hereby given that beginning at 5:30 P.M. on Wednesday, February 23, 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 immediately followed by a workshop. 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 February 23, 2022.

V. CONSENT AGENDA

1. Consider approval of Minutes from the Regular Planning and Zoning Meeting held on January 26, 2022.

VI. Report on planning & development related items from the City Council's meetings and workshops between December 14, 2021 and February 22, 2022.

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. Z22-01** Conduct a public hearing to discuss and consider a request for a Conditional Use Permit (CUP) to allow for modifications to adjust design requirements for an existing storage business on property designated as B-5 (General Business District), on property described as J P T C Addition, Block 001, Lot 4, PT 3, 5.394AC, generally located at 1174 S. Amy Ln., Harker Heights, Bell County, Texas
- 2. Z22-02** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from PD-R (Planned Development Residential District) with an underlying R-1 (One-Family Dwelling District) to B-2 (Neighborhood Retail District) on property described as Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas
- 3. Z22-02-F** Conduct a public hearing to discuss and consider recommending an ordinance to change land use designation from Low Density Residential to Community Center on property described as Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas

X. NEW BUSINESS

- 1. P22-01** Discuss and consider a request for a **Preliminary Plat** for the subdivision referred to as **Pat Kern Subdivision Replat 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 Moothing K, LTD., recorded in Instrument No. 2013-00048060, Deed Records of Bell County, Texas
- 2. P22-02** Discuss and consider a request for a **Final Plat** for the subdivision referred to as **Pat Kern Subdivision Replat 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 Moothing K, LTD., recorded in Instrument No. 2013-00048060, Deed Records of Bell County, Texas
- 3. P22-03** Discuss and consider a request for a **Final Plat** for the subdivision referred to as **Savannah Commercial Addition, Replat 2, Phase 2**, on property described as a 3.833 acre tract of land situated in the Daniel J. Keiger Survey, Abstract No. 491, Bell County, Texas, and being all of the remnant portion of Lot 2R, Block 1, Final Plat of Lot 2R, 3R, and 4R, Block 1, Savannah Commercial Addition Replat, recorded in Cabinet D, Slide 381-B of the plat records of Bell County, Texas

4. **P22-04** Discuss and consider a request for a **Minor Plat** referred to as **Turnbo Addition**, on property described as a 0.464 acre tract of land in Bell County, Texas, being part of the V. L. Evans Survey, Abstract No. 88, the land herein being the east 25 feet of Lot 12 and all of Lots 13 & 14, Block 11, Valley View Third Extension, an addition to the City of Harker Heights, Texas, being of record in Cabinet A, Slide 300-C, Plat Records of Bell County, Texas (P.R.B.C.T.), and also being part of those certain tracts of land conveyed in an Administrator's Deed to Purchasers to Lee Patrick, Jr. and wife Kyong Hui Patrick being described of record in Volume 2185, Page 333, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.).

XI. REPORTS FROM COMMISSIONERS

XII. STAFF COMMENTS

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 & discuss update regarding the update to the Mobility 2030 Plan.
- 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, February 18, 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 254-953-5614, or email jhelsham@harkerheights.gov for further information.