



**PLANNING & ZONING COMMISSION MEETING  
HARKER HEIGHTS ACTIVITIES CENTER  
WEDNESDAY, MAY 25, 2022**

Notice is hereby given that beginning at 5:30 P.M. on Wednesday, May 25, 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. The Meeting will be held in the Room A of the City of Harker Heights Activities Center located at 400 Indian Trail Dr., 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 May 25, 2022.

**V. CONSENT AGENDA**

1. Consider approval of Minutes from the Regular Planning and Zoning Meeting held on April 27, 2022.

**VI. Report on planning & development related items from the City Council's meetings and workshops between April 27, 2022 and May 24, 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. Z22-12 Conduct a public hearing to discuss and consider recommending an ordinance for a Conditional Use Permit to allow for a pet grooming business to operate as a Home Occupation on property described as Highland Oaks Estates Section 1, Block 00F, Lot 14, PT 15, (W 1/2 of 15), Acres 0.441, generally located at 100 E. Woodlawn Drive, Harker Heights, Bell County, TX.**
- 2. Z22-11 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Valley View, Block 002, Lot 0009, generally located at 117 E. Valley Rd., Harker Heights, Bell County, Texas.**
- 3. Z22-13 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation R-1 (One-Family Dwelling District) to R-1 (M) (One-Family Manufactured Home Dwelling District) on a portion of the property described as McLaughlin Way, Block 001, Lot 0001, Acres 4.46, generally located at 1517 Waco Trace, Harker Heights, Bell County, Texas.**
- 4. Z22-14 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-3 (Multi-Family Dwelling District) to R2-I (Two-Family Infill Dwelling District) on properties described as Meadow Acres, Block 005, Lot PT 2, (E 1/2 of 2), generally located at 214 E. Bob White Lane, Harker Heights, Bell County, Texas, and Meadow Acres, Block 005, Lot PT 2 (W 1/2 of 2), generally located at 216 E. Bob White Lane, Harker Heights, Bell County, Texas.**

## **X. NEW BUSINESS**

- 1. P22-14 Discuss and consider a request for a Final Plat review for FilmTech Addition, on property described as a 1.454 acre tract of land in Bell County, Texas, being part of the Uriah Hunt Survey, Abstract No. 401, the land herein being all of a called 1.455 acre tract of land conveyed in a Warranty Deed with Vendor's Lien to Filmtech.com, LLC, being described in Exhibit "A" of record in Instrument No. 2020027121, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.).**
- 2. P22-15 Discuss and consider a request for a Final Plat review for Fireside Heights Addition, on property described as a 0.799 acre tract of land in Bell County, Texas, being part of the Elizabeth Dawson Survey, Abstract No. 258, the land herein being part of Lot 1, Block 1, Fireside Addition, an addition to the City of Harker Heights, Texas, being of record in Cabinet C, Slide 199-D, Plat Records of Bell County, Texas (P.R.B.C.T.), and being a called 0.80 acre tract of land conveyed in a General Warranty Deed to J & U Properties, LLC, being described in Exhibit "A" of record Instrument No. 2015-00008355, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.).**

3. **P22-16 Discuss and consider a request for a Minor Plat review for Comanche Land Third Unit Amending, on property described as all that certain 0.77 acre tract of land situated in the H.B. Littlefield Survey, A-511, Bell County, Texas, being all of Lots 1 and 18, Block 37, Comanche Land Third Unit, an unrecorded subdivision in the City of Harker Heights, Bell County, Texas, said lots being described in a deed to Monica Kankelfitz, recorded in Volume 3757, Page 245, Deed Records of Bell County, Texas, and said Lots being further described as “Tract I” called 0.346 acre tract and “Tract III” called 0.42 acre tract in a deed to James L. Dahm & Wife, Paola Dahm, recorded in Volume 1312, Page 582, Deed Records of Bell County, Texas.**

**XI. REPORTS FROM COMMISSIONERS**

**XII. STAFF COMMENTS**

**XIII. ADJOURNMENT OF PLANNING & ZONING COMMISSION 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, the Harker Heights Activities Center, and the City of Harker Heights website which is readily accessible to the public at all times, by **10:00 A.M. on Friday, May 20, 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](mailto:jhelsham@harkerheights.gov) for further information.*