



**PLANNING & ZONING COMMISSION
MEETING & WORKSHOP
HARKER HEIGHTS CITY HALL
WEDNESDAY, AUGUST 25, 2021 – 5:30 P.M.**

Notice is hereby given that beginning at 5:30 P.M. on Wednesday, August 25, 2021, the Planning and Zoning Commission (P&Z) of the City of Harker Heights will conduct a regular meeting and then beginning immediately after the regular meeting will hold a P&Z workshop. Both the Meeting and the Workshop 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. APPROVAL OF AGENDA**
 1. Consider approval of the agenda for the regular meeting of the Planning and Zoning Commission for August 25, 2021.
- III. CONSENT AGENDA**
 1. Consider approval of Minutes from the Regular Planning and Zoning Meeting held on July 28, 2021.
- IV. Report on City Council results from the August 10, 2021 meeting.**
- V. Recognition of Affidavits for Conflict of Interest.**
- VI. 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.*
- VII. PUBLIC HEARING**
 1. **Z21-18** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-1 (One-Family Dwelling District) and R1-A (Single-Family Garden Home Residential District) on property described as Uriah Hunt Survey, Abstract No. 401 and the land herein described being a portion of the remainder tract, of an overall called 390 acre tract (comprising of what was formerly four tracts of land, of 80 acres, 80 acres, 100 acres, and 130 acres) conveyed to Susan K. Wilson and Gary

L. Moore by Affidavit of Heirship recorded in Document No. 2017-00025863, Official Public Records of Bell County, Texas, generally located at 13436 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas and locally known as 13436 FM 2410, Belton, Bell County, Texas.

2. **Z21-19** 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) with a CUP (Conditional Use Permit) on property described as 12.477 acres, Abstract No. A0223BC W B Cross, 2-4,3-1,4, Lot 9-10, Block E, generally located at 12560 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas and locally known as 12560 FM 2410, Belton, Bell County, Texas.
3. **Z21-20** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation R-1 (One Family Dwelling District) to R-1 (One-Family Dwelling District) with a CUP (Conditional Use Permit) on property described as Highland Oaks Estates Section Three (3), Block Thirteen (13), Lot Seven (7), generally located at 204 Evergreen Drive, Harker Heights, Bell County, Texas
4. **Z21-21** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R-1 (One-Family Dwelling District) with a CUP (Conditional Use Permit) on property described as Hidden Valley Estates, Lot Twenty Three and Twenty Four (23-24), Block One (1), generally located at 2307 Tye Valley Road, Harker Heights, Bell County, Texas.
5. **Z21-23-F** Conduct a public hearing to discuss and consider an ordinance amending Chapter 11 of the City's Code of Ordinances, establishing Section 11.1 Comprehensive Plan, and adopting the 2007 comprehensive plan and the 2021 land use plan for the City of Harker Heights, Texas pursuant to Chapter 213 of the Texas Local Government Code; establishing the relationship of the Land Use Plan and the development regulations; providing for the amendment of any existing comprehensive plan; and providing for the amendment of any existing land use plan.

VIII. NEW BUSINESS

1. **None.**

IX. REPORTS FROM COMMISSIONERS

X. STAFF COMMENTS

XI. 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, August 20, 2021**. Please contact the Planning and Development Department at (254) 953-5648 for further information.

Wilson Everett

Wilson Everett, Planning & Development Administrative Assistant