



**PLANNING & ZONING COMMISSION AGENDA  
HARKER HEIGHTS CITY HALL  
WEDNESDAY, FEBRUARY 24, 2016 - 6:00 P.M.**

- I. Convene and establish a quorum.
- II. Approval of minutes from regular meeting held on January 27, 2016.
- III. Recognition of Affidavits for Conflict-of-Interest.
- IV. Report on City Council action regarding recommendations resulting from the February 9, 2016, meeting.
- V. Report on Development Activity.
- VI. Public Hearings:
  1. **Z16-01** Discuss and consider an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-3 (Local Business District) with a Conditional Use Permit on 2.9 acres of land, described as A0343BC J Goslin, 1-1-1 & A1099BC P Williamson 14-9, acres 2.996, with Property ID #73390, generally located at the southeastern corner of the intersection of Stillhouse Lake Road (FM 3481) and Fuller Lane, Harker Heights, Texas.
  2. **Z16-02** Discuss and consider an ordinance to change zoning designation from B-4 (Secondary and Highway Business District) to B-4 (Secondary and Highway Business District) with a Conditional Use Permit for the property located at 1901 FM 2410, Harker Heights, Texas, described as Property ID#434691, Guys With Green Shoes Addition, Block 1, Lot 1, Acres 4.92, Harker Heights, Bell County Texas.
  3. **Z16-03** Discuss and consider an ordinance to rezone the following three parcels: Parcel 5, known as a parcel of land in Bell County, Texas, part of the W.E. Hall Survey, Abstract No. 1086 and the J.M. Roberts Survey, Abstract No. 723, also known as Property ID#453977, from R-2 (Two-Family Dwelling District) to PDR (Planned Development - Residential), Parcel 1, known as a parcel of land in Bell County, Texas, part of the W.E. Hall Survey, Abstract No. 1086 and the land herein described being part of that certain 178.6 acre parcel of land described in deed from L.L. Chafin to Pat Harvey Hern, also known as Property ID#133469, from M-1 (Light Manufacturing District) to PDR (Planned Development - Residential), Parcel 2, known as a parcel of land in Bell County, Texas, part of the S.H. Osborne Survey, Abstract No. 646 and the W.E. Hall Survey, Abstract No. 1086, and the land herein described being part of that certain 50 acre parcel of land described in deed from L.L. Chafin to Pat Harvey Hern, also known as Property ID#453933, from R-2 (Two-Family Dwelling District) to PDR (Planned Development - Residential).

VII. New Business

1. Discuss and consider a request by Central-West Development LLC, for Preliminary Plat approval for Dakota Trace Duplexes described as Lots 6, 7, part of 8, Block 3, Comanche Land First Unit, also known as 1514 Dakota Trace, Harker Heights, Bell County, Texas.

VIII. Citizens to be heard

IX. Staff Comments – 2015 Summaries

X. Adjournment

**Posted: February 19, 2016**

**Time: 10:00 A.M.**

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*Kim Dugger*  
***Kim Dugger***  
***Administrative Assistant, Planning & Development***