



**PLANNING & ZONING COMMISSION WORKSHOP & MEETING  
THE CITY OF HARKER HEIGHTS  
WEDNESDAY, JANUARY 27, 2021 – 5:30 P.M.  
VIA TELECONFERENCE**

Notice is hereby given that beginning at beginning at 5:30 P.M. on Wednesday, January 27, 2021, the Planning and Zoning Commission (P&Z) of the City of Harker Heights will hold a Workshop; then beginning 6:30 P.M. on Wednesday, January 27, 2021, 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 WORKSHOP**

- I.*** Convene Workshop at 5:30 P.M.
- II.*** Presentations by Staff:
  - 1. Building Department Overview.
  - 2. Receive and discuss a presentation regarding the update process for the Future Land Use Map.
- III.*** Adjournment of Workshop.

**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 January 6, 2021.
- III.*** Report on City Council results from January 12, 2021 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 HEARING – NONE.**

**VII. NEW BUSINESS:**

- 1. CP21-02** Discuss and consider action on a request for a Concept Plan referred to as the Morstatter Subdivision, on property described as Meadow Acres, Block Five (5), Lot Nine (9), McDonald's Mobile Home Park, generally located at 205 W. Beeline Lane, Harker Heights, Bell County, Texas.
- 2. P21-05** Discuss and consider action on a request for a Preliminary Plat referred to as the Magill Property, on property described as 3.731 acres of land situated in the Lucy D. O'Dell Survey, Abstract No. 644, and the H.R. Morrell Survey, Abstract No. 579, being a portion of the remainder of a called 490.1 acre tract conveyed to James Dennis Magill, in Volume 1177, Page 145, Deed Records of Bell County, Texas, generally located within the 3000 block of Stillhouse Lake Road, Harker Heights, Bell County, Texas.
- 3. P21-07** Discuss and consider action on a request for Final Plat referred to as Open Air Resort, on property described as all of that certain tract or parcel of land situated in the Vincent L. Evans Survey, Abstract No. 288, Bell County, Texas, an being all of that 31.366 acre tract of land conveyed to OAR Harker Heights Real Estate Holdings, LLC, recorded in Document Number 2020023768 of the Official Public Records of Bell County, Texas, generally located at 101 N. Roy Reynolds Drive, Harker Heights, Bell County, Texas.
- 4. P21-08** Discuss and consider action on a request for Final Plat approval for the subdivision referred to as Sapiah Plains Phase Two, on property described as 3.397 acre tract of land in Bell County, Texas, being part of the H.B. Littlefield Survey, Abstract No. 511, and the land herein described being the remainder of a called 5.461 acre tract conveyed to Jerome Kenneth Gomer and Rachel R. Gomer, of record in Document Number 201911041, Official Public Records of Real Property, Bell County, Texas, generally located near the intersection of Ute Trail and Warriors Path, Harker Heights, Bell County, Texas.
- 5. P21-09** Discuss and consider action on a request for Final Plat approval for the subdivision referred to as Sapiah Plains Phase Three, on property described as 1.367 acre tract of land in Bell County, Texas, being part of the H.B. Littlefield Survey, Abstract No. 511, and the land herein described being the remainder of a called 3.397 acre tract conveyed to Jerome Gomer, of record in Document Number 201958768, Official Public Records of Real Property, Bell County, Texas, generally located near the intersection of Ute Trail and Ponca Trace, Harker Heights, Bell County, Texas.
- 6. P21-10** Discuss and consider action on a request for Final Plat approval for the subdivision referred to as Abooha Toklo Addition Phase Two A, on property described as an 0.233 acre tract of land in Bell County, Texas, the land herein described being part of a Lot 3, Block 1, Abooha Toklo Addition Phase One, an addition to the City of Harker Heights, Bell County, Texas, of record in Plat No.

202038421, Plat Records of Bell County, Texas, and also being that same tract of land conveyed to Jerome Gomer, of instrument No. 2020049770, Official Public Records of Real Property of Bell County, Texas, generally located within the 1800 block of Pueblo Trace, Harker Heights, Bell County, Texas.

**VIII. REPORTS FROM COMMISSIONERS**

**IX. STAFF COMMENTS**

**X. ADJOURNMENT**

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, January 22, 2021**. Please contact the Planning and Development Department at (254) 953-5648 for further information.

*Wilson Everett*

Wilson Everett, Planning & Development Administrative Assistant

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

**United States (Toll Free): 1 866-899-4679 or 1-571-317-3116**

**Access Code: 806-361-613**

**The public may participate remotely in this meeting from your computer, tablet, or smartphone by clicking on the link below:**

**<https://global.gotomeeting.com/join/806361613>**

**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.harkerheights.gov](http://www.harkerheights.gov)**

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