



**PLANNING & ZONING COMMISSION
MEETING & WORKSHOP
HARKER HEIGHTS CITY HALL
WEDNESDAY, AUGUST 31, 2022**

Notice is hereby given that on Wednesday, August 31, 2022, immediately following the Capital Improvements Advisory Committee meeting at 5:30 P.M, 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 followed by a workshop. The meeting and 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 31, 2022.
- III. CONSENT AGENDA**
 1. Consider approval of Minutes from the Regular Planning and Zoning Meeting held on July 27, 2022.
- IV.** Report on planning & development related items from the City Council's meetings and workshops between July 28, 2022 and August 30, 2022.
- V. Recognition of Affidavits for Conflict of Interest.**
- VI. PUBLIC COMMENTS**
 1. At this time, comments will be taken from the audience 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. **Discuss and consider an ordinance to amend City of Harker Heights Code of Ordinances §154.01 DEFINITIONS**
 2. **Z22-20 Conduct a public hearing to discuss and consider an ordinance for a Conditional Use Permit (CUP) to allow for a mobile food vendor court for one mobile food truck on property described as Meadow Acres, Block 006, Lot PT 7, 8, (E 14.5' of N 130' of 7 & W 85.5 of N 130' of 8), generally located at 808 S. Ann Blvd., Harker Heights, Bell County, Texas, 76548**
 3. **Z22-19 Conduct a public hearing to discuss and consider an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R1-I**

(Single-Family Infill Dwelling District) on property described as A0288BC V L Evans, Unit 11-Brad Mor Apts Acres 2.8, generally located North of Northside Dr. and East of Jamie Rd., Harker Heights, Bell County, Texas, 76548

4. Z22-21 Conduct a public hearing to discuss and consider an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R1-I (Single-Family Infill Dwelling District) on properties described as Kern Terrace 3rd Ext., Block 004, Lots 0005-0008, generally located at 208-214 Northside Drive, Harker Heights, Bell County, Texas, 76548
5. Z22-22 Conduct a public hearing to discuss and consider an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R1-I (Single-Family Infill Dwelling District) on property described as Kern Terrace 3rd Ext., Block 004, Lot 0009, generally located at 216 Northside Drive, Harker Heights, Bell County, Texas, 76548

VIII. NEW BUSINESS

1. P22-22 Discuss and consider a request for a Preliminary Plat referred to as Meadow White Addition, on property described as being a 1.021 acre tract of land in Bell County, Texas, being part of the John T. Tumlinson Survey, Abstract No. 831, the land herein being part of Lot 2, Block 5, Meadow Acres, an addition to the City of Harker Heights, Texas, being of record in Cabinet A, Slide 143-C, Plat Records of Bell County, Texas (P.R.B.C.T.), and being that all certain tract of land conveyed in a General Warrant Deed to BFF Construction, LLC, a Texas limited liability company, being described of record under Instrument No. 2022035043, Official Public Records of Real Property of Bell County, Texas (O.P.R.R.P.B.C.T.)
2. P22-23 Discuss and consider a request for a Final Plat referred to as Indian Land Addition, on property described as being a 1.312 acre tract of land in Bell County, Texas, being part of the E. Dawson Survey, Abstract No. 258 and the H.B. Littlefield Survey, Abstract No. 511, being all of Lots 11-14, Block 23, Comanche Land Second Land, an addition to the City of Harker Heights, Texas, being of record in Cabinet A, Slide 184-A, Plat Records of Bell County, Texas (P.R.B.C.T.), and being part of that certain tract of land conveyed in a Deed Reserving Life Estate to The Mary Jayrene Horn Revocable Living Trust Dated June 20, 2005, being described of record in Volume 5762, Page 289, Official Public Records of Real Property, Bell County, Texas
3. P22-24 Discuss and consider a request for a Final Plat referred to as Heights City Center, on property described as 3.496 Acres, situated in the Martin Smith Survey, Abstract 750, Bell County, Texas, embracing all of Lot 1, Block 4, Park Addition, an addition within the City of Harker Heights, Bell County, Texas, according to the plat of record in Cabinet C, Slide 178-B, Plat Records of Bell County, Texas and all of Lot 3, Block 1, Union State Bank Addition, Phase Two, an addition within the City of

Harker Heights, Bell County, Texas, according to the plat of record in
Cabinet D, Slide 67-C, of said plat records

IX. REPORTS FROM COMMISSIONERS

X. STAFF COMMENTS

XI. ADJOURNMENT OF PLANNING & ZONING COMMISSION MEETING

WORKSHOP AGENDA

I. Convene Workshop immediately following the Planning and Zoning Commission (P&Z) Meeting

II. Presentations by Staff:

- 1. Receive and discuss proposed updates to the Mobility 2030 plan.**
- 2. Receive and discuss a presentation covering the Planning & Zoning Commission responsibilities regarding the development process.**
- 3. Receive and discuss a presentation regarding the proposed January 2023 – January 2024 Planning & Zoning Commission Meeting Calendar.**
- 4. Receive and discuss a presentation regarding board applications for next Calendar Year.**

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 **3:00 P.M. on Friday, August 26, 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 254-953-5605, or email planning@harkerheights.gov for further information.