



**PLANNING & ZONING COMMISSION MEETING
HARKER HEIGHTS CITY HALL
WEDNESDAY, DECEMBER 8, 2021
IMMEDIATELY FOLLOWING THE 5:30 P.M. CAPITAL IMPROVEMENT
ADVISORY COMMITTEE MEETING**

Notice is hereby given that on Wednesday, December 8, 2021, beginning immediately after the 5:30 P.M. Capital Improvement Advisory Committee's Meeting 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 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. 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 December 8, 2021.
- V. CONSENT AGENDA**
 1. Consider approval of Minutes from the Regular Planning and Zoning Meeting held on October 27, 2021.
- VI. Report on City Council results from the November 9, 2021 meeting.**
- 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. **Z21-30** 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 A0401BC U Hunt, 1-8, Acres 10.0, Property ID #23915, generally located at 5130 Quanah Valley Road, Harker Heights, Texas, and locally known as 5130 Quanah Valley Road, Belton, Bell County, Texas
2. **Z21-30-F** Conduct a public hearing to discuss and consider recommending an ordinance to change land use designation from Low Density Residential to Medium Density Residential on property described as A0401BC U Hunt, 1-8, Acres 10.0, Property ID #23915, generally located at 5130 Quanah Valley Road, Harker Heights, Texas, and locally known as 5130 Quanah Valley Road, Belton, Bell County, Texas
3. **Z21-31** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow for a restaurant with drive-thru only services on property described as Market Heights Addition, Block 00A, Lot 0012, Acres 1.165, Property ID #403042, generally located at 201 E. Central Texas Expressway, Building 2000, Harker Heights, Texas
4. **Z21-32** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from B-3 (Local Business District) to R-2 (Two-Family Dwelling District) on property described as A1086BC W E Hall, Acres 3.517, Property ID #58974, generally located at 600 Water Course Dr., Harker Heights, Bell County, Texas
5. **Z21-32-F** Conduct a public hearing to discuss and consider recommending an ordinance to change land use designation from Community Center use to Medium Density Residential use (PD-R with R-2 (Two-Family Dwelling District)) on property described as A1086BC W E Hall, Acres 3.517, Property ID #58974, generally located at 600 Water Course Dr., Harker Heights, Bell County, Texas
6. **Z21-33** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to B-2 (Neighborhood Retail District) on property described as A0413BC J T & W J Hallmark, 8, Acres 3.296, Property ID #433988, generally located at 1340 E. Knight's Way (E. FM 2410), Harker Heights, Bell County, Texas
7. **Z21-34** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Lakeside Hills Section Two, Lot Tract PT 63, (N PT of 63), Acres 0.608, Property ID #489292, and Lakeside Hills Section Two, Lot Tract PT 63, (63, less N PT), Acres 4.982, Property ID #489291, generally located at 11511 Highview Drive, Harker Heights, Bell County, Texas, and locally known as 11511 Highview Drive, Belton, Texas

X. NEW BUSINESS

1. **P21-33** Discuss and consider a request for a Preliminary Plat referred to as Chaparral Road Addition on property described as Peter Williamson Survey, Abstract No. 1099 and the land herein described being a portion of that certain 3.79 acre tract conveyed to Rena Chang Hoot by Gift Deed recorded in Volume 3475, Page 616, Official Public Records of Bell County, Texas, generally located at the intersection of Chaparral Road and F.M. 3481 (Stillhouse Lake Road), Harker Heights, Bell County, Texas
2. **P21-34** Discuss and consider a request for a Preliminary Plat referred to as Cedar Trails on property described as lying and situated in the 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 (OPRBCT)
3. **P21-35** Discuss and consider a request for a Preliminary Plat referred to as Savannah Commercial Addition Replat 2 on property described as an 8.135 acre tract of land, being Lot 2R, Block 1, Lot 2R, 3R and 4R, Block 1 Savannah Commercial Addition, an addition to the City of Harker Heights, Bell County, Texas according to the plat recorded in Cabinet D, Slide 381-B of the Plat Records of Bell County, Texas; same being a portion of those tracts conveyed to WB Whitis Investments, LTD, a Texas limited partnership, recorded under Instrument Number 2008-00034660 of the Official Public Records of Bell County, Texas
4. **P21-36** Discuss and consider a request for a Final Plat referred to as Savannah Commercial Addition Replat 2 Phase 1, on property described as a 4.300 acre tract of land, being a portion of Lot 2R, Block 1, LOT 2R, 3R AND 4R, BLOCK 1 SAVANNAH COMMERCIAL ADDITION, an addition to the City of Harker Heights, Bell County, Texas, according to the plat recorded in Cabinet D, Slide 381-B of the Plat Records of Bell County, Texas; same being a portion of those tracts conveyed to WB Whitis Investments, LTD, a Texas limited partnership, recorded under Instrument Number 2008-000034660 of the Official Public Records of Bell County, Texas
5. **P21-37** Discuss and consider a request for a Minor Plat referred to as Broken Bow Addition, on property described as a 0.438-Acre tract of land in the City of Harker Heights, Texas, and being all of Lots 8 and 9, Block 6, Comanche Land First Unit as recorded in Cabinet A, Slide 183-D, Bell County Plat Records, and being the same land conveyed to Arrowhead Developers LLC by Deed as recorded in Instrument No. 2021048053, Real Property Records of Bell County
6. **P21-31** Discuss and consider a request for a Minor Plat referred to as Family Dollar Addition, 1st Amendment on property described as being all of Lot 1, Block a of the Family Dollar Addition recorded in Cabinet D, Slide 311D of the Plat Records of Bell County, Texas, generally located at 660 E. Knight's Way (E. FM 2410), Harker Heights, Bell County, Texas

XI. REPORTS FROM COMMISSIONERS

XII. STAFF COMMENTS

1. Mandatory training for Planning & Zoning Commission, Building and Standards Commission, and Capital Improvements Advisory Committee members to be held on January 12, 2022 (introduce city staff, discuss commission/board member positions/requirements, open meetings, public information, and training on city issued email accounts)

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, and the City of Harker Heights website which is readily accessible to the public at all times, by **10:00 A.M. on Friday, December 3, 2021**. Please contact the Planning and Development Department at (254) 953-5648 for further information.

Wilson Everett

Wilson Everett, Planning & Development Administrative Assistant

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 for further information.