



**PLANNING & ZONING COMMISSION
WORKSHOP AND MEETING AGENDA
HARKER HEIGHTS CITY HALL
WEDNESDAY, AUGUST 28, 2019 – 5:30 P.M.**

Notice is hereby given that, beginning at 5:30 P.M. on August 28, 2019, the Planning and Zoning Commission (P&Z) of the City of Harker Heights will hold a Workshop; then, beginning at 6:30 P.M. on August 28, 2019, and continuing from day to day thereafter if necessary the Planning and Zoning Commission (P&Z) of the City of Harker Heights, Texas will hold a Meeting, both being in the Kitty Young Council Chambers of the Harker Heights City Hall at 305 Millers Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following Agenda:

WORKSHOP AGENDA

- I.*** Convene Workshop at 5:30 P.M.
- II.*** Discuss Options to Address Legislative Acts.
- III.*** Settle the Calendar.
- IV.*** Discuss the Revised Sign Code.
- V.*** Adjournment of Workshop.

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. **CONSENT AGENDA**

- 1.*** Approval of Minutes from the Regular Planning and Zoning Meetings held on May 29, 2019, June 6, 2019 and June 26, 2019.
- V.*** Report on City Council actions results from the July 9, 2019 meeting.

VI. Recognition of Affidavits for Conflict of Interest.

VII. Report on Development Activity.

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 submit a Citizen's Comment Form to the Planning & Development Administrative Assistant prior to the start of the meeting. *No action may be taken by the Planning and Zoning Commission during Public Comments.*

IX. PUBLIC HEARINGS:

1. **Z19-18** Conduct a public hearing to discuss and consider recommending an ordinance granting a Conditional Use Permit (CUP) to allow an accessory dwelling unit on property described as Lot Thirty-Two (32), Lakeside Hills Section Two (2), Harker Heights, according to the plat of record in Cabinet A, Slide 43-C, Plat Records of Bell County, Texas, generally located at 4650 High Oak Drive.
2. **Z19-15** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) and R-MH (Manufactured Home Park District) to R-3 (Multi-Family Dwelling District) on property described as Lots One (1) through Five (5), Block Three (3), Kern Terrace Second Extension, Harker Heights, per plat of record in Cabinet A, Slide 225-A, Plat Records of Bell County, Texas, and 1.241 Acres out of the V.L. Evans Survey, Abstract 288, generally located southwest of the intersection of Jamie Road and North Mary Jo Drive, currently addressed as 200, 202, 204, 206, and 208 Jamie Road, and 200 Jan Circle, Harker Heights, Bell County, Texas.
3. **Z19-17** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to R2-I (Two Family Infill Dwelling District) on property described as 4.216 acres out of the V.L. Evans Survey, Abstract 288, being the same property described in field notes attached to a General Warranty Deed recorded under Instrument Number 2010-00016917, Real Property Records of Bell County, Texas, generally located at Lynn Drive, Harker Heights, Bell County, Texas.
4. **Z19-16/P19-10** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-MH (Manufactured Home Park District) to R2-I (Two Family Infill Dwelling District), and Preliminary/Final Plat approval on property described as Yandell Mobile Home Park, being 1.446 Acres out of the V.L. Evans Survey, Abstract 288, generally located at 201 N. Mary Jo Drive, Harker Heights, Bell County, Texas.

X. NEW BUSINESS:

1. **P19-09** Discuss and consider a request for Preliminary Plat approval on property described as a 4.149 acre tract of land in Bell County, Texas, being part of the

Francis Hughes Survey, Abstract No. 396, and the land herein described being all of a called 0.725 acre tract conveyed to Will Properties, Inc., of record in Volume 5168, Page 659, Official Public Records of Real Property, Bell County, Texas, all of a called 1.017 acre tract conveyed to Will Properties, Inc., of record in Volume 5168, Page 730, and all of a called 2.407 acre tract conveyed to Will Properties, Inc., of record in Volume 5168, Page 708, Official Public Records of Real Property, Bell County, Texas, generally located within the peninsula between E. Veterans Memorial Boulevard and Edwards Drive, approximate address of 1212 E. Veterans Memorial Boulevard, Harker Heights, Bell County, Texas.

XI. REPORTS FROM COMMISSIONERS

XII. STAFF COMMENTS

XIII. ADJOURNMENT

I, the undersigned authority, do hereby certify that 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, which is readily accessible to the public at all times, by **10:00 A.M. on Friday, August 23, 2019.**

Tiffany Dake

Tiffany Dake
Planning and Development Administrative Assistant