



**Minutes of the Harker Heights Planning & Zoning Commission Meeting
January 26, 2022**

Present:

Commission

Robert Robinson III	Vice Chairman
Michael Stegmeyer	Secretary
Rodney Shine	Commissioner
Joshua McCann	Commissioner
Jerry Bess	Commissioner
Natalie Austin	Commissioner
Bary Heidtbrink	Commissioner
Elizabeth McDaniel	Alternate Commissioner

Staff

Kristina Ramirez	Planning and Development Director
Yvonne K. Spell	City Planner
Daniel Phillips	GIS Analyst/ Planner
Michael Beard	Building Official
Brad Alley	Fire Marshal

Absent:

Larry Robison	Chairman (excused absence)
Stephen Watford	Commissioner (excused absence)
Monica Washington	Alternate Commissioner (unexcused absence)
Allen Strickland	Alternate Commissioner (excused absence)
Wilson Everett	Planning and Development Administrative Assistant

Meeting Agenda:

Agenda Item I: A quorum was established, and the regular meeting for the Planning and Zoning Commission was called to order at 5:30 P.M. Vice Chairman Robinson requested Alternate Commissioner Elizabeth McDaniel serve as a regular commission during the meeting.

Agenda Item II: Invocation

Agenda Item III: Pledge of Allegiance

Agenda Item IV: The next agenda item was approval of the agenda from the regular Planning and Zoning Meeting for January 26, 2022. Commissioner Shine made a motion to approve the agenda, and Commissioner Heidtbrink seconded the motion. **The motion was approved (8-0).**

Agenda Item V: The next agenda item was approval of the meeting minutes from the regular Planning and Zoning Meeting held on December 8, 2021 and January 12, 2022. Commissioner Stegmeyer made a motion to approve the meeting minutes. Commissioner Bess seconded the motion. **The motion was approved (8-0).**

Agenda Item VI: Mrs. Spell provided a summary of the City Council results from the December 14, 2021 meeting.

Agenda Item VII: Recognition of Affidavits for Conflict of Interest.

Agenda Item VIII: Public Comments:

Agenda Item IX: Public Hearing:

1. Z21-35 Conduct a public hearing to discuss and consider a request to amend conditions of Ordinance 2019-16, allowing for a Planned Development at property described as A0288BC, V.L. Evans, Woodlawn Mobile Home Park, Acres 28.867, generally located at 101 N. Roy Reynolds Dr., Harker Heights, Bell County, Texas

Mrs. Ramirez explained the applicants request to amend conditions of Ordinance 2019-16 to allow for a Planned Development (PD w/R-MH) on property generally located at 101 N. Roy Reynolds Dr. Conditions are described as:

1. Ordinance 2019-16 Condition #1 be amended to read as follows:
Recreational Vehicle Housing shall be so harbored on each lot that there shall be at least a thirty-three (33) foot distance between recreational vehicles, measured from utility pedestal to utility pedestal. The twenty-one (21) spaces indicated in the attached Exhibit 2 - Pedestal Exhibit are allowed to have less than thirty-three (33) foot distance between recreational vehicles as illustrated and annotated.
2. Ordinance 2019-16 Condition #11 be amended to read as follows:
At the time of the development a five (5) foot sidewalk must extend from the corner of Roy Reynolds Boulevard and Veterans Memorial Boulevard to the main entrance of the park.
3. Ordinance 2019-16 be amended to add Condition #14 as follows:
At the time of the development, the owner shall have a private backflow prevention assembly installed on the customer side of the meter.

Joel Canfield of 705 Vanguard Street, Lakeway, TX was present to represent the case.

Commissioner Austin made a motion to recommend approval of an ordinance to amend conditions of Ordinance 2019-16, allowing for a Planned Development at property described as A0288BC, V.L. Evans, Woodlawn Mobile Home Park, Acres 28.867, generally located at 101 N. Roy Reynolds Dr., Harker Heights, Bell County, Texas. Secretary Stegmeyer seconded the motion. **The motion was approved (8-0).**

2. Z21-36 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One Family Dwelling District) to B-1 (Office District) on property described as Forest Hills Addition, Block 016, Lot 0004, generally located at 203 E. Knight's Way/E. FM 2410, Harker Heights, Texas

Mrs. Spell explained the applicants request to change zoning designation from R-1 (One Family Dwelling District) to B-1 (Office District). She noted that the zoning request is consistent with

the 2021 Future Land Use Plan, identifying this area is designated for Community Center, and staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood.

Amanda Barton spoke on behalf of the applicant, Doksun Barton from 6002 Whispering Forest Circle, Killeen, TX.

Laura Gauer (518 Lobo Trail), Joel Hogan (1723 Forest Hills) and Mary Gauer (206 Arrowhead Drive) spoke in opposition of the request.

Vice Chairman Robinson made a motion to recommend denial of an ordinance to change zoning designation from R-1 (One Family Dwelling District) to B-1 (Office District) on property described as Forest Hills Addition, Block 016, Lot 0004, generally located at 203 E. Knight's Way/E. FM 2410, Harker Heights, Texas. Secretary Stegmeyer seconded the motion. Explanation for the denial was provided as: the request would cause substantial detriment to the surrounding areas, and the proposed zoning is substantially inconsistent with zoning of neighboring lands. **The motion to recommend denial was passed (7-1).** Commissioner Heidtbrink voted to recommend denial of the motion.

3. Z21-37 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from B-4 (Secondary and Highway Business District) to R-2 (Two-Family Dwelling District) on property described as Kern Acres 2nd Extension & Revision, Block 003, Lot 0012, Property ID 11455, generally located at 106 W. Kathey Rd., Harker Heights, Texas

Mrs. Spell explained the applicants request to change zoning designation from B-4 (Secondary and Highway Business District) to R-2 (Two-Family Dwelling District). The 2021 Land Use Plan identifies this area is designated for Community Center, and staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood.

Tim Kropp, applicant, P.O. Box 2910, Harker Heights, TX 76548 was present to represent the case.

Commissioner McCann made a motion to recommend approval of an ordinance to change zoning designation from B-4 (Secondary and Highway Business District) to R-2 (Two-Family Dwelling District) on property described as Kern Acres 2nd Extension & Revision, Block 003, Lot 0012, Property ID 11455, generally located at 106 W. Kathey Rd., Harker Heights, Texas. Commissioner Bess seconded the motion. **The motion to recommend approval passed (8-0).**

4. Z21-37-F Conduct a public hearing to discuss and consider recommending an ordinance to change land use designation from Community Center to Medium Density Residential on property described as Kern Acres 2nd Extension & Revision, Block 003, Lot 0012, Property ID 11455, generally located at 106 W. Kathey Rd., Harker Heights, Bell County, Texas

Mrs. Spell explained the applicants request to change land use designation from Community Center to Medium Density Residential. She explained the 2021 Future Land Use Plan identifies this area being designated as Community Center and will need to be amended to reflect the change in zoning designation that was approved in the previous case. Staff believes the proposed land use will likely not have any adverse impact on the neighborhood.

Tim Kropp, applicant, P.O. Box 2910, Harker Heights, TX 76548 was present to represent the case.

Secretary Stegmeyer made a motion to recommend approval of an ordinance to change land use designation from Community Center to Medium Density Residential on property described as Kern Acres 2nd Extension & Revision, Block 003, Lot 0012, Property ID 11455, generally located at 106 W. Kathey Rd., Harker Heights, Bell County, Texas. Commissioner McCann seconded the motion. **The motion to recommend approval passed (8-0).**

5. Z21-38 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 Kern Acres 2nd Extension & Revision, Block 003, Lot 0010, Property ID 11453, generally located at 110 W. Kathey Rd., Harker Heights, Bell County, Texas

Mrs. Spell explained the applicants request to change zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District). The 2021 Land Use Plan identifies this area is designated for Community Center, and staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood.

Tim Kropp, applicant, P.O. Box 2910, Harker Heights, TX 76548 was present to represent the case.

Commissioner Shine made a motion to recommend approval of an ordinance to change zoning designation from f R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Kern Acres 2nd Extension & Revision, Block 003, Lot 0010, Property ID 11453, generally located at 110 W. Kathey Rd., Harker Heights, Bell County, Texas. Secretary Stegmeyer seconded the motion. **The motion to recommend approval passed (8-0).**

6. Z21-38-F Conduct a public hearing to discuss and consider recommending an ordinance to change land use designation from Community Center to Medium Density Residential on property described as Kern Acres 2nd Extension & Revision, Block 003, Lot 0010, Property ID 11453, generally located at 110 W. Kathey Rd., Harker Heights, Bell County, Texas

Mrs. Spell explained the applicants request to change land use designation from Community Center to Medium Density Residential. She explained the 2021 Future Land Use Plan identifies this area being designated as Community Center and will need to be amended to reflect the change in zoning designation that was approved in the previous case. Staff believes the proposed land use will likely not have any adverse impact on the neighborhood.

Tim Kropp, applicant, P.O. Box 2910, Harker Heights, TX 76548 was present to represent the case.

Commissioner Heidtbrink made a motion to recommend approval of an ordinance to change land use designation from Community Center to Medium Density Residential on property described as Kern Acres 2nd Extension & Revision, Block 003, Lot 0010, Property ID 11453, generally located at 110 W. Kathey Rd., Harker Heights, Bell County, Texas. Commissioner Shine seconded the motion. **The motion to recommend approval passed (8-0).**

7. Z21-39 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling District) on property described as Lakeside Hills Section Two, Lot Tract 111, Acres 10.06, Property ID #38147, generally located at 10485 Highview Drive, Harker Heights, Texas and locally known as 10485 Highview Drive, Belton, Texas

Mrs. Spell explained the applicants request to change zoning designation from R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling District). The 2021 Land Use Plan identifies this area is designated for Residential Estate, and staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood.

Justin Haun, applicant, 1981 Mountain Ridge Dr., Belton, TX 76513 was present to represent the case.

Commissioner McCann made a motion to recommend approval of an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling District) on property described as Lakeside Hills Section Two, Lot Tract 111, Acres 10.06, Property ID #38147, generally located at 10485 Highview Drive, Harker Heights, Texas and locally known as 10485 Highview Drive, Belton, Texas. Secretary Stegmeyer seconded the motion. **The motion to recommend approval passed (8-0).**

8. Z21-40 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) to R-2 (Two-Family Dwelling District) on property described as Valley View Second Ext, Block 007, Lot 0003, Property ID #111315, generally located at 116 E. Turnbo Road, Harker Heights, Texas

Mrs. Spell explained the applicants request to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District). The 2021 Land Use Plan identifies this area is designated for Medium Density Residential, and staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood.

Raymond Hamden, applicant, P.O. Box 2008., Harker Heights, TX 76548 was present to represent the case.

Commissioner Shine made a motion to recommend approval of an ordinance to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Valley View Second Ext, Block 007, Lot 0003, Property ID #111315, generally located at 116 E. Turnbo Road, Harker Heights, Texas. Commissioner Heidtbrink seconded the motion. **The motion to recommend approval passed (8-0).**

9. Z21-41 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 Wildewood Acres, Block 001, Lot 0001, & 25' Strip ADJ on N, Property ID #60753, generally located at 901 Ramblewood Dr., Harker Heights, Texas

Mrs. Spell explained the applicants request to change zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District). The 2021 Land Use Plan identifies this area is designated for Medium Density Residential, and staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood.

Raymond Hamden, applicant, P.O. Box 2008., Harker Heights, TX 76548 was present to represent the case.

Kennedy Baptiste (904 Ramblewood Dr.) and Angelica Salazar (702 Pioneer Trail) spoke in opposition of the request.

Commissioner McCann made a motion to recommend approval of an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Wildewood Acres, Block 001, Lot 0001, & 25' Strip ADJ on N, Property ID #60753, generally located at 901 Ramblewood Dr., Harker Heights, Texas. Commissioner Bess seconded the motion. **The motion to recommend approval passed (8-0).**

10. Z21-42 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) to R-2 (Two-Family Dwelling District) on property described as Wildewood Acres, Block 002, Lot 0002, & 10' Strip ADJ on S, Property ID #17693, generally located at 902 Ramblewood Dr., Harker Heights, Texas

Mrs. Spell explained the applicants request to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District). The 2021 Land Use Plan identifies this area is designated for Medium Density Residential, and staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood.

Raymond Hamden, applicant, P.O. Box 2008., Harker Heights, TX 76548 was present to represent the case.

Kennedy Baptiste (904 Ramblewood Dr.) and Angelica Salazar (702 Pioneer Trail) spoke in opposition of the request.

Commissioner Austin made a motion to recommend approval of an ordinance to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Wildewood Acres, Block 002, Lot 0002, & 10' Strip ADJ on S, Property ID #17693, generally located at 902 Ramblewood Dr., Harker Heights, Texas. Commissioner McCann seconded the motion. **The motion to recommend approval passed (8-0).**

11. Z21-43 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R1-R (Rural One-Family Dwelling District) to R-1 (One-Family Dwelling District) on property described as a portion of A1049BC W H Russell, 2, Acres 3.3, Property ID #424038, generally located at 3202 Comanche Gap Road, Harker Heights, Texas

Mrs. Spell explained the applicants request to change zoning designation from R1-R (Rural One-Family Dwelling District) to R-1 (One-Family Dwelling District). The 2021 Land Use Plan identifies this area is designated for Residential Estate, and staff believes the proposed rezoning with its intended use will not likely have any adverse impact on the neighborhood.

The applicant was not present to represent their case.

Commissioner McCann made a motion to recommend the case considered withdrawn due to lack of representation for a request to change zoning designation from R1-R (Rural One-Family Dwelling District) to R-1 (One-Family Dwelling District) on property described as a portion of A1049BC W H Russell, 2, Acres 3.3, Property ID #424038, generally located at 3202 Comanche Gap Road, Harker Heights, Texas. Secretary Stegmeyer seconded the motion. **The motion to recommend the case considered withdrawn passed (8-0).**

Agenda Item X: New Business:

1. P21-40 Discuss and consider a request for a Minor Plat referred to as Dunyasha Place, on property described as 5.806 acres, situated in the W.H. Russell Survey, Abstract 1019, Bell County, Texas, embracing all of Lot 1, Block 1, Withers Way, an addition within the City of Harker Heights, Bell County, Texas, according to the plat of record in plat year 2016, plat #20, plat records of Bell County, Texas, and embracing all of a called 3.30 acre tract conveyed to Michael Withers and Dunyasha Withers in Document No. 2016-00036332, Official Public Records of Real Property, Bell County, Texas

Mrs. Ramirez explained the applicant's request for minor plat approval for approximately 5.806 acres of land generally located at 3200 and 3202 Comanche Gap Road. The proposed development will consist of two (2) lots, one consisting of approximately 4.806 acres, and the other lot consisting of approximately 1.0 acres. The applicant indicated that they intended to sell the 1.0 acre lot.

The applicant was not present to represent their case

Commissioner Heidtbrink made a motion to disapprove a Minor Plat referred to as Dunyasha Place, on property described as 5.806 acres, situated in the W.H. Russell Survey, Abstract 1019, Bell County, Texas, embracing all of Lot 1, Block 1, Withers Way, an addition within the City of Harker Heights, Bell County, Texas, according to the plat of record in plat year 2016, plat #20, plat records of Bell County, Texas, and embracing all of a called 3.30 acre tract conveyed to Michael Withers and Dunyasha Withers in Document No. 2016-00036332, Official Public Records of Real Property, Bell County, Texas. Commissioner Austin seconded the motion. **The motion was approved (8-0).**

2. P21-38 Discuss and consider a request for a Preliminary Plat referred to as Becca Ramos Addition, on property described as a 12.768 acre tract of land out of the Urial Hunt Survey, Abstract No. 401, Bell County, Texas, being that tract of land conveyed to Donna Wham as recorded in Instrument No. 2020-068934, Official Public Records of Bell County, Texas

Mrs. Spell explained the applicant's request for preliminary plat approval for approximately 12.768 acres of land located west of Warrior's Path Rd. on E. Knight's Way/E. FM 2410. The proposed development will consist of 2 (two) lots that are currently zoned R-1 (One-Family Dwelling District). The applicant indicated that currently the proposed use for both Lots is residential. The 2021 Land Use Plan indicates this parcel to be designated as a Low-Density Residential land use, which is appropriate for the current intended use.

Commissioner Austin made a motion to approve a Preliminary Plat referred to as Becca Ramos Addition, on property described as a 12.768 acre tract of land out of the Urial Hunt Survey, Abstract No. 401, Bell County, Texas, being that tract of land conveyed to Donna Wham as recorded in Instrument No. 2020-068934, Official Public Records of Bell County, Texas. Secretary Stegmeyer seconded the motion. **The motion was approved (8-0).**

3. P21-41 Discuss and consider a request for a Preliminary Plat for the subdivision referred to as referred to as Freedom Park Subdivision Phase 2, on property described as a 2.488 acre tract of land situated in the Vincent L. Evans Survey, Abstract No. 288, in Bell County, Texas, being all of Lots 1-5 in Block Three Of Kern Terrace Extension 2 as recorded in Cabinet A, Slide 225A of the plat records of Bell County, Texas and also being a part of a 51.161 acre tract, designated as Tract One in a deed to Roy Reynolds Estates, LLC in Document #2019-2238 of the Official Public Records Of Bell County, Texas, save and except Lot One (1), Block A, Lot Nine (9), Block B and Lot Eight (8), Block A, Freedom Park Subdivision, Phase 1, Harker Heights, Bell County, Texas, plat of record filed in Instrument Number 2020069308, Official Public Record Of Real Property Of Bell County, Texas

Mrs. Spell explained the applicant's request for preliminary plat approval for land on Jan Circle located west of N. Mary Jo and south of Jamie Road. The proposed development will consist of 8 (eight) lots of no less than 6,000 square feet as allowed by the R2-I district (Two Family Infill Dwelling District) and one Lot that will function as a private road (Jan Circle). This is the second phase of this proposed common plan of development. This phase will require the upsizing of all of the existing two (2") inch public water lines and the installation of a six (6") inch public sewer line within Jan Circle. The 2021 Land Use Plan indicates this parcel to be designated as a Medium-Density Residential land use, which is appropriate for the current intended use. Staff

recommended approval with conditions of this request for preliminary plat, subject to the following conditions:

1. Hard copies of the submission shall be provided prior to recordation.
2. The dedication language on the plat dedication page and in the separate dedication instrument shall be amended as stated by city staff.
3. All outstanding staff comments be addressed such that code requirements are met as determined by city staff.

Commissioner Bess made a motion to approve with conditions a Preliminary Plat referred to as Freedom Park Subdivision Phase 2, on property described as a 2.488 acre tract of land situated in the Vincent L. Evans Survey, Abstract No. 288, in Bell County, Texas, being all of Lots 1-5 in Block Three Of Kern Terrace Extension 2 as recorded in Cabinet A, Slide 225A of the plat records of Bell County, Texas and also being a part of a 51.161 acre tract, designated as Tract One in a deed to Roy Reynolds Estates, LLC in Document #2019-2238 of the Official Public Records Of Bell County, Texas, save and except Lot One (1), Block A, Lot Nine (9), Block B and Lot Eight (8), Block A, Freedom Park Subdivision, Phase 1, Harker Heights, Bell County, Texas, plat of record filed in Instrument Number 2020069308, Official Public Record Of Real Property Of Bell County, Texas. Commissioner McCann seconded the motion. **The motion was approved (7-1).** Commissioner Shine recommended disapproval of the motion.

4. P21-39 Discuss and consider a request for a Final Plat for the subdivision referred to as referred to as Freedom Park Subdivision Phase 2, on property described as a 2.488 acre tract of land situated in the Vincent L. Evans Survey, Abstract No. 288, in Bell County, Texas, being all of Lots 1-5 in Block Three Of Kern Terrace Extension 2 as recorded in Cabinet A, Slide 225A of the plat records of Bell County, Texas and also being a part of a 51.161 acre tract, designated as Tract One in a deed to Roy Reynolds Estates, LLC in Document #2019-2238 of the Official Public Records Of Bell County, Texas, save and except Lot One (1), Block A, Lot Nine (9), Block B and Lot Eight (8), Block A, Freedom Park Subdivision, Phase 1, Harker Heights, Bell County, Texas, plat of record filed in Instrument Number 2020069308, Official Public Record Of Real Property Of Bell County, Texas

Mrs. Spell explained the applicant's request for final plat approval for land on Jan Circle located west of N. Mary Jo and south of Jamie Road. The proposed development will consist of 8 (eight) lots of no less than 6,000 square feet as allowed by the R2-I district (Two Family Infill Dwelling District) and one Lot that will function as a private road (Jan Circle). This is the second phase of this proposed common plan of development. This phase will require the upsizing of all of the existing two (2") inch public water lines and the installation of a six (6") inch public sewer line within Jan Circle. The 2021 Land Use Plan indicates this parcel to be designated as a Medium-Density Residential land use, which is appropriate for the current intended use. Staff recommended approval with conditions of this request for final plat, subject to the following conditions:

1. Hard copies of the submission shall be provided prior to recordation.
2. A Guarantee of Performance (bond) shall be provided for 100% of the public infrastructure that has not been constructed as of the date of approval of the final plat by City Council. Said bond shall be vetted and approved by the City Engineer.

3. A Home Owners Association shall be established and the executed and recorded documentation provided to the City prior to release of a Certificate of Occupancy on any Lot within this subdivision.
4. The dedication language on the plat dedication page and in the separate dedication instrument shall be amended as stated by city staff.
5. All outstanding staff comments be addressed such that code requirements are met as determined by city staff.

Commissioner Bess made a motion to approve with conditions a Final Plat for the subdivision referred to as Freedom Park Subdivision Phase 2, on property described as a 2.488 acre tract of land situated in the Vincent L. Evans Survey, Abstract No. 288, in Bell County, Texas, being all of Lots 1-5 in Block Three Of Kern Terrace Extension 2 as recorded in Cabinet A, Slide 225A of the plat records of Bell County, Texas and also being a part of a 51.161 acre tract, designated as Tract One in a deed to Roy Reynolds Estates, LLC in Document #2019-2238 of the Official Public Records Of Bell County, Texas, save and except Lot One (1), Block A, Lot Nine (9), Block B and Lot Eight (8), Block A, Freedom Park Subdivision, Phase 1, Harker Heights, Bell County, Texas, plat of record filed in Instrument Number 2020069308, Official Public Record Of Real Property Of Bell County, Texas. Commissioner Austin seconded the motion. **The motion was approved (8-0).**

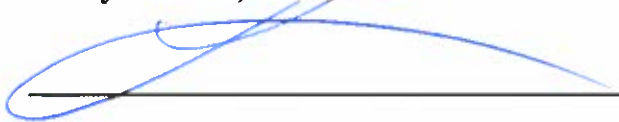
Agenda Item XI: Reports from commissioners

Agenda Item XII: Staff comments

Agenda Item XIII: Adjournment of P&Z Meeting. Vice Chairman Robinson then adjourned the meeting of the Planning and Zoning Commission at 8:29 P.M.

Larry Robison, Chairman

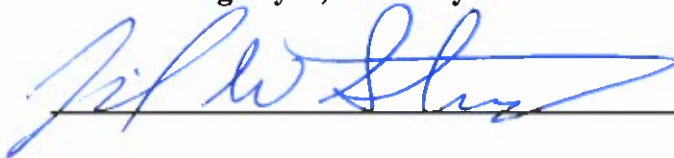
DATE:



2-25-22

Michael Stegmeyer, Secretary

DATE:



03-07-2022