



**PLANNING & ZONING COMMISSION WORKSHOP & MEETING
THE CITY OF HARKER HEIGHTS
WEDNESDAY, JANUARY 6, 2021 – 5:30 P.M.
VIA TELECONFERENCE**

Notice is hereby given that beginning at beginning at 5:30 P.M. on Wednesday, January 6, 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 6, 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.*** Swear in members and alternates of the Planning and Zoning Commission and Building and Standards Commission (as needed).
- III.*** Elect Planning and Zoning Commission Chairman, Vice Chairman, and Secretary.
- IV.*** Elect Building and Standards Commission Officers Chairman, Vice Chairman, and Secretary.
- V.*** Presentations by Staff:
 - 1.** Introductory: Becoming a Planning & Zoning Commissioner for the City of Harker Heights.
 - 2.** Geographic Information Systems (GIS) Overview.
 - 3.** Code Enforcement Overview.
 - 4.** Fire Code Overview
 - 5.** Public Works/Infrastructure Overview.
- VI.*** 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 December 2, 2020.

III. Report on City Council results from December 8, 2020 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 HEARINGS:

1. **Z21-01** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from M-1 (Light Manufacturing District) to R-1 (One Family Dwelling District) on property described as a part of the Francis Hughes Survey, Abstract No. 396, 2.02 acres, generally located at 1911 E. Veterans Memorial Boulevard, Harker Heights, Bell County, Texas.
2. **Z21-02** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as Lot Seven (7), Block One (1), Valley View Addition, an addition to the City of Harker Heights, Bell County, according to the plat of record in Cabinet A, Slide 161-B, Plat Records of Bell County, generally located at 114 E. Valley Road, Harker Heights, Bell County, Texas.
3. **Z21-03** Conduct a public hearing to discuss and consider recommending an ordinance to change the zoning designation from B-4 (Secondary and Highway Business District) to R-1 (One Family Dwelling District) on property described as Block Seven (7), Lot One (1), Stillforest Addition Replat, generally located at 1003 S. Roy Reynolds Drive, Harker Heights, Bell County, Texas.
4. **Z21-04** 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 Evergreen Subdivision Phase Four, Block One (1), Lot Eleven (11), generally located at 2536 Jubilation Drive, Harker Heights, Bell County, Texas.

VII. NEW BUSINESS:

1. **CP20-04** Discuss and consider approving a request for Concept Plan for the plan referred to as The Village at Nolan Heights on property described as a 47.626 acre tract of land in Bell County, Texas, being part of the H.B. Littlefield Survey, Abstract No. 511, the land herein described being part of a called 113.5 acre tract of land conveyed to Robert Don Sutton, Trustee, generally located north of Killeen Independent School No. 14 along Warriors Path, Harker Heights, Bell County, Texas.

2. **CP21-01** Discuss and consider approving a request for Concept Plan by Remco Properties, LLC for Concept Plan amendment of Amy Lane Addition Concept Plan, on property described as a 6.917 acres of land, more or less, part of the Cullendar Keele Survey, Abstract No. 991, and the J. Thomlinson Survey, Abstract No. 813, generally located within the 700 block of S. Amy Lane, Harker Heights, Bell County, Texas.
3. **P21-02** Discuss and consider a request for final plat approval for the subdivision referred to as Cedarbrook Ridge Phase Two, on property described 72.18 acres of land situated in the H.R. Morrell Survey, Abstract No. 579, the Lucy O'Dell Survey, Abstract No. 644, and the J.T.W. Hallmark Survey, Abstract No. 413, Bell County, Texas, and being a portion of a called 112.09 acre tract of land described as Tract II by a deed to WBW Land Investments, LP, recorded in Document No. 201100006237, Real Property Records of Bell County, Texas and also being all of a called 41.14 acre tract of land as described by a deed to WBW Land Investments, LP, recorded in Document No. 201100008134, Real Property Records of Bell County, generally located east of Stillhouse Lake Road (FM 3481) and west of Cedar Knob Road, Harker Heights, Bell County, Texas.
4. **P21-03** Discuss and consider a request for final plat approval for the subdivision referred to as Cedarbrook Ridge Phase Three, on property described as 12.02 acres of land situated in the H.R. Morrell Survey, Abstract No. 579, the Lucy O'Dell Survey, Abstract No. 644, the J.T.W. Hallmark Survey, Abstract No. 413, Bell County, Texas, and being a portion of a called 112.09 acre tract of land described as Tract II by a deed to WBW Land Investments, LP, recorded in Document No. 201100006237, Real Property Records of Bell County, generally located east of Stillhouse Lake Road (FM 3481) and west of Cedar Knob Road, Harker Heights, Bell County, Texas.
5. **P21-04** Discuss and consider a request for final plat approval for the subdivision referred to as Freedom Park Subdivision Phase Two, on property described as 1.679 acres of land situated in the V.L. Evans Survey, Abstract No. 288, and being all of lots three (3), four (4), and five (5) in Block Three (3) of Kern Terrace Extension Two as recorded in Cabinet A, Slide 225-A of Plat Records of Bell County, Texas and also being the remainder of a 2.488 acre tract of land conveyed to Advanced Specialty Services recorded in Document No. 20200025486 of the Official Public Records of Bell County, Texas, generally located along N. Mary Jo Drive within Jan Circle, a private drive in Harker Heights, Bell County, Texas.

VIII. REPORTS FROM COMMISSIONERS

IX. STAFF COMMENTS

X. 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, and the City of Harker Heights website which is readily accessible to the public at all times, by **10:00 A.M. on Wednesday, December 30, 2020.**

Courtney Peres

Courtney Peres, City Planner

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

United States (Toll Free): 1 (877) 568-4106

Access Code: 438-497-829

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
