



**PLANNING & ZONING COMMISSION MEETING & WORKSHOP  
HARKER HEIGHTS CITY HALL  
WEDNESDAY, MARCH 30, 2022**

Notice is hereby given that beginning at 5:30 P.M. on Wednesday, March 30, 2022, 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 immediately followed by a workshop. 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 March 30, 2022.

**V. CONSENT AGENDA**

1. Consider approval of Minutes from the Regular Planning and Zoning Meeting held on February 23, 2022.

**VI. Report on planning & development related items from the City Council's meetings and workshops between February 23, 2022, and March 29, 2022.**

**VII. Receive and discuss a report regarding land use designations and zoning districts for properties on the FM 2410 Corridor located within the Knight's Way Overlay District.**

**VIII. Recognition of Affidavits for Conflict of Interest.**

**IX. 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.*

**X. PUBLIC HEARING**

- 1. Z22-03 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to B-3 (Local Business District) on property described as Fawn Valley, Block 006, Lot 0001, generally located at 1702 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas**
- 2. Z22-03-F Conduct a public hearing to discuss and consider recommending an ordinance to change land use designation from Medium Density Residential to Community Center on property described as Fawn Valley, Block 006, Lot 0001, generally located at 1702 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas**
- 3. Z22-06 Conduct a public hearing to discuss and consider a change in 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, generally located at 3202 Comanche Gap Road, Harker Heights, Bell County, Texas.**
- 4. Z22-04 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) with a Conditional Use Permit (CUP) on property described as being all that certain 51.13 acre tract of land situated in the Uriah Hunt Survey, Abstract No. 401, and being all of the called 6.271 acre tract of land recorded in Volume 2840, Page 342, all of the called 2 acre tract of land recorded in Volume 3867, Page 611, all of the called 33.867 acre tract of land recorded in Volume 4132, Page 628, all of the called 1 acre tract of land recorded in Volume 5885, Page 918, all of the called 2.0 acre tract of land recorded in Instrument No. 202000014838, all of the Deed Records of Bell County, Texas and all belonging to Jordanna D. Packwood, and all of the called 5.989 acre tract of land described in deeds to Jordanna Packwood 2011 Trust, recorded in Instrument No. 201900047413, Deed Records of Bell County, Texas, generally located at 1833 Tonkawa Trail**
- 5. Z22-05 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 A0115BC I T BEAN, BLK 49 COMANCHE LAND, UNDEDICATED,**

ACRES 6.58, generally located at 1608 Pima Trail, Harker Heights, Bell County, Texas.

6. Z22-07 Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from PD-R (Planned Development Residential District) with an underlying R-1 (One-Family Dwelling District) to B-2 (Neighborhood Retail District) on property described as Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas.
7. Z22-07-F Conduct a public hearing to discuss and consider recommending an ordinance to change land use designation from Low Density Residential to Community Center on property described as Cedarbrook Ridge Phase II, Lot Tract H, Property ID 505020, generally located south of 1340 E. Knight's Way/E. FM 2410, Harker Heights, Bell County, Texas.

**XI. NEW BUSINESS**

1. P22-05 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.
2. P22-08 Discuss and consider a request for a Minor Plat referred to as Casas Addition, on property described as being a 0.18 acre tract of land out of the I.T. Bean Survey, Abstract No. 115, Bell County, Texas, and being the same tract of land conveyed to Daria Casas De Mendez and Jose Casas-Rodriguez as recorded in Instrument No. 2019-00039451, Official Public Records of Real Property of Bell County, Texas.
3. CP22-01 Discuss and consider a request for a Concept Plan referred to as McLaughlin Way, on property described as being a 4.80 acre tract of land being Lot 1, Block 1 of McLaughlin Way as recorded in Cabinet C, Slide 348-B, Plat Records of Bell County, Texas and being a tract of land conveyed to Thomas and Stacie Guice as recorded in Instrument No. 2021058830, Deed Records of Bell County, Texas.

**XII. REPORTS FROM COMMISSIONERS**

**XIII. STAFF COMMENTS**

**XIV. ADJOURNMENT OF PLANNING & ZONING COMMISSION MEETING**

## MEETING WORKSHOP

- I.** Convene Workshop immediately following the Planning and Zoning Commission (P&Z) Meeting.
- II.** Presentations by Staff:
  - 1.** Receive & discuss update regarding the update to the Mobility 2030 Plan.
- III.** Adjournment of Workshop.

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, March 25, 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 254-953-5614, or email [jhelsham@harkerheights.gov](mailto:jhelsham@harkerheights.gov) for further information.*