

A map of Harker Heights, Texas, showing various zoning districts and street layouts. The map is overlaid with large, bold text. The text reads: "Harker Heights", "Planning and Zoning", "Commission Workshop and", "Meeting".

**Harker Heights**  
**Planning and Zoning**  
**Commission Workshop and**  
**Meeting**

**Wednesday**  
**5:30 P.M.**

**October 25, 2017**





**PLANNING & ZONING COMMISSION WORKSHOP  
AND MEETING AGENDA  
HARKER HEIGHTS CITY HALL  
WEDNESDAY, OCTOBER 25, 2017 - 5:30 P.M.**

Notice is hereby given that, beginning at 5:30 P.M. on October 25, 2017, the Planning & Zoning Commission (P&Z) of the City of Harker Heights, Texas, will hold a Workshop; then, beginning at 6:30 P.M. on October 25, 2017, and continuing from day to day thereafter if necessary the Planning & Zoning Commission (P&Z) of the City of Harker Heights, Texas, will hold a Meeting 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:

- I.** Convene Workshop at 5:30 P.M.
- II.** Discuss creating an Overlay District along Veterans Memorial Boulevard
- III.** Adjournment of Workshop
- IV.** Convene regular meeting and establish a quorum
- V.** Approval of minutes from regular Planning and Zoning meeting held on August 30, 2017.
- VI.** Recognition of Affidavits for Conflict-of-Interest.
- VII.** Report on Development Activity.
- VIII.** Report on City Council action regarding recommendations resulting from the September 12, 2017 City Council Meeting.
- IX.** Public Hearings:
  1. **Z17-15** Conduct a public hearing to discuss and consider a rezoning request from R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling District), on property described as COMANCHE GAP ESTATES, BLOCK 001, LOT 0006, ACRES 2.58, with Property ID# 811, generally located at 2237 Apache Drive, Harker Heights, Bell County, Texas.
- X.** Citizens to be heard
- XI.** Staff Comments
- XII.** Adjournment

*Posted: October 20, 2017*

*Time: 10:00 A.M.*

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*Courtney Peres  
City Planner – Planning and Development Department*





Minutes of the Regular Workshop and Meeting of the Harker Heights  
Planning & Zoning Commission held at the City Hall Building,  
August 30, 2017

Present:	Larry Robison	Chairman
	Jeffery Petzke	Vice Chairman
	Stephen Watford	Commissioner
	Darrel Charlton	Commissioner
	Noel Webster	Commissioner
	David Kingsley	Commissioner
Absent:	Austin Ruiz	Commissioner
	Jan Anderson	Commissioner
	Jeff Orlando	Secretary
	Daniel Northington	Alternate-Commissioner
	Kendall Cox	Alternate-Commissioner
	Klint Dailey	Alternate-Commissioner
	Dustin King	Alternate Commissioner
Staff:	Joseph Molis	Director of Planning & Development
	Leo Mantey	City Planner
	Brad Alley	Fire Marshal
	Courtney Peres	City Planner/GIS Coordinator
	Ty Hendrick	Planning and Development Administrative Assistant

A quorum was established and the meeting was called to order at 7:49 P.M.

The First item on the agenda was the approval of the minutes from the July 26, 2017 meeting. Mr. Charlton made the motion to approve the minutes and Mr. Petzke seconded the motion. The motion passed unanimously (6-0).

The next item on the agenda was to recognize affidavits for Conflict-of-Interest. Mr. Molis informed the Commission that there were no conflicts of interest.

Next was the report on City Council action regarding recommendations resulting from the July 26, 2017 Planning and Zoning Commission meeting.

Next, Ms. Peres presented the update on development activity for the City. She stated the City issued (2) two commercial construction permits for the month of August. Twelve (12) single-family residential construction permits, and one (1) duplex permit have been issued for the month of August.

Under Public Hearings, Mr. Molis presented Z17-14; conduct a public hearing to discuss and consider a rezoning request from PD-R (Planned Development Residential) to PD-R (Planned Development Residential), on property described as A0220BC F D Cox, Acres 10.275, generally located at the SE corner of Nola Ruth Boulevard and Old Nolanville Road, Harker Heights, Bell County, Texas. The applicant, Gary Dillard, was present to answer questions from the Commission.



Chairman Robison then opened the public meeting and asked if there was anyone to speak in favor or against the agenda item. Darvin Thomas of 1206 Preswick Circle spoke in favor of the request. Sandra Gehler of 719 Coyote spoke in favor of the request.

Chairman Robison then closed the public meeting. Members of the commission then discussed the request with Mr. Molis and the applicant. Chairman Robison asked for a motion to approve or disapprove agenda item Z17-06. Commissioner Webster made a motion for approval based upon staff's recommendations. Commissioner Kingsley seconded the motion. The motion passed in favor (6-0).

In the absence of any Staff comments and citizens to be heard, Chairman Robison then adjourned the meeting at 8:27 P.M.

**Chairman**

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**ATTEST:**

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**PLANNING AND ZONING  
COMMISSION MEMORANDUM**

**AGENDA ITEM #VI**

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FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: OCTOBER 25, 2017

Recognize Affidavits for Conflict-of-Interest – Joseph Molis, Director of Planning & Development





**PLANNING AND ZONING  
COMMISSION MEMORANDUM**

**AGENDA ITEM #VII**

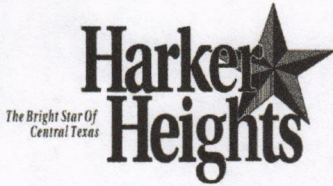
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FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: OCTOBER 25, 2017

Report on Development Activity – Courtney Peres.





PLANNING AND ZONING  
COMMISSION MEMORANDUM

AGENDA ITEM #VIII

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FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: OCTOBER 25, 2017

At the regular called meeting of the Planning and Zoning Commission held August 30, 2017, the Commission forwarded the items below to the City Council at their regular meeting on September 12, 2017.

Z17-14 Conduct a public hearing to discuss and consider a rezoning request from PD-R (Planned Development Residential) to PD-R (Planned Development Residential), on property described as A0220BC F D Cox, Acres 10.275, located at the SE corner of Nola Ruth Boulevard and Old Nolanville Rd. Harker Heights, Bell County, Texas.

**Planning and Zoning Commission – Approved (6-0)**

**City Council – Approved – (5-0)**

The City Council at their regular meeting on October 10, 2017 adopted the following:

An ordinance of the City of Harker Heights amending the zoning ordinance of the R1-I Single Family Infill Dwelling District to allow a one (1) year extension for zoning incentives for all R1-I lots platted or rezoned until September 30, 2018

**City Council – Approved – (3-0)**

An ordinance of the City of Harker Heights amending the Zoning Ordinance to establish the R2-I (Two Family Infill Dwelling District) district and to conditionally allow R2-I lots in certain other zoning districts

**City Council – Approved – (3-0)**





**PLANNING AND ZONING  
COMMISSION MEMORANDUM**

**AGENDA ITEM #IX-1**

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FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: OCTOBER 25, 2017

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER A REZONING REQUEST FROM R-1 (ONE-FAMILY DWELLING DISTRICT) TO R1-R (RURAL-ONE FAMILY DWELLING DISTRICT), ON PROPERTY DESCRIBED AS COMANCHE GAP ESTATES, BLOCK 001, LOT 0006, ACRES 2.58, WITH PROPERTY ID# 811, GENERALLY LOCATED AT 2237 APACHE DRIVE, HARKER HEIGHTS, BELL COUNTY, TEXAS.





## PLANNING AND ZONING COMMISSION MEMORANDUM Z17-15 AGENDA ITEM IX-1

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: OCTOBER 25, 2017

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER A REZONING REQUEST FROM R-1 (ONE-FAMILY DWELLING DISTRICT) TO R1-R (RURAL-ONE FAMILY DWELLING DISTRICT), ON PROPERTY DESCRIBED AS COMANCHE GAP ESTATES, BLOCK 001, LOT 0006, ACRES 2.58, WITH PROPERTY ID# 811, GENERALLY LOCATED AT 2237 APACHE DRIVE, HARKER HEIGHTS, BELL COUNTY, TEXAS.

### EXPLANATION:

The applicant is requesting a change from the current zoning of R-1 (One-Family Dwelling District) to R1-R (Rural One Family Dwelling) on property located at 2237 Apache Drive. This request is to enable the applicant to construct an accessory structure that is larger than permitted in the R-1 zoning district. The R1-R zoning district was created to allow residents in the rural portions of the City to develop their properties with livestock for non-commercial use and for construction and use of larger accessory structures. Per the City's Code of Ordinance Section 155.021 of the R1-R zoning district, the applicant must have a minimum of two acres which will allow for an accessory structure no greater than 5,000 square feet in size. The applicant has roughly 2.5 acres of land and wishes to use the accessory structure for storage/garage.

### Existing Use:

The property at 2237 Apache Drive has a single family residence with a small accessory structure. Surrounding properties include single family residences to the north, east, and south of the site. To the west of the property is a Double-Wide Manufactured Home. The proposed use will not alter the appearance and character of the existing single family residence and accessory structure on the property. A reconnaissance survey of the area shows that most of the properties in the neighborhood are larger lots with various sized accessory structures. Staff therefore believes the proposed rezoning with its intended use will not likely have any adverse impacts on the neighborhood.

### Zoning:

Current zoning for the property is R-1 (One-Family Dwelling District). Adjacent and surrounding properties are zoned R-1 (One-Family Dwelling District). The City zoning map shows existing R1-R zoned properties in the surrounding vicinity; hence this property, if rezoned, will not be the first R1-R zoned property in the area. It is therefore likely the proposed rezoning from R-1 to R-1 R will not have any adverse impacts on the surrounding zoning districts.

### Future Land Use:

The subject property is currently located in an area designated as Single Family Residential. The proposed use of the property will not affect the property's use as a single family residence. The rezoning, if approved, will also not alter the use of the property's



primary function as a residence. The proposed use and rezoning will therefore maintain the ideals of the neighborhood's designation as Single Family Residential. Therefore the proposed rezoning and intended use would be consistent with the 2007 City of Harker Heights Comprehensive Plan.

**Flood Damage Prevention:**

No portion of this property lies within the 100 year or 500 year flood hazard areas.

**Notices:**

Staff sent out thirteen (13) notices to property owners within the 400 foot notification area. One (1) response was received in favor of the request, and zero (0) responses were received in opposition of the request.

**RECOMMENDATION:**

Staff recommends approval of a rezoning request from R-1 (One-Family Dwelling District) to R1-R (Rural-One Family Dwelling District), on property described as Comanche Gap Estates, Block 001, Lot 0006, Acres 2.58, with Property ID# 811, generally located at 2237 Apache Drive, Harker Heights, Bell County, Texas based on the following;

1. The rezoning request is consistent with the Future Land Use Plan.
2. The proposed use would not likely have any adverse impacts on adjoining uses.
3. The property is in an area intended for R1-R zoning and uses.

**ACTION BY PLANNING AND ZONING COMMISSION:**

1. Motion to recommend approval/disapproval of a rezoning request from R-1 (One-Family Dwelling District) to R1-R (Rural-One Family Dwelling District), on property described as Comanche Gap Estates, Block 001, Lot 0006, Acres 2.58, with Property ID# 811, generally located at 2237 Apache Drive, Harker Heights, Bell County, Texas based on staff's recommendation and findings.
2. Any other action deemed necessary.

**ATTACHMENTS:**

1. Application and Survey
2. Location Map
3. Zoning Map
4. Existing Land Use Map
5. Future Land Use Map
6. Notification Area Map
7. Citizen Responses





Application Fee \$ 200.00

City of Harker Heights  
Planning & Development  
305 Millers Crossing  
Harker Heights, TX 76548  
Phone: 254-953-5600

# CITY OF HARKER HEIGHTS RE-ZONING REQUEST APPLICATION

PROPERTY OWNER'S NAME: Chet & Jennifer Jump

ADDRESS: 2237 Apache Dr.

CITY/STATE/ZIP: Harker Heights Tx. 76548 PHONE: (559) 908-8985

LOCATION OF PROPERTY: Bell County

### LEGAL DESCRIPTION OF PROPERTY:

PARCEL #: 811

LOT: 0006 BLOCK: 001 SUBDIVISION: Comanche Gap Estates Acres

NUMBER OF ACRES: 2.58 SURVEY: \_\_\_\_\_

**For properties not in a recorded subdivision, submit a copy of a current survey or plat showing the properties proposed to be changed, and/or a complete legal field note description.**

PROPOSED USE: R1R

CURRENT ZONING: R1 PROPOSED ZONING: R1R

CURRENT LAND USE: Residence PROPOSED LAND USE IN PLAN: Residence

I, being the undersigned applicant, understand that failure to appear to represent a request shall be deemed a request to withdraw the proposal, or \_\_\_\_\_ will represent the owner.

Chet S. Jump  
Printed Name of Property Owner

Chet S. Jump  
Signature of Property Owner

9-19-17  
Date

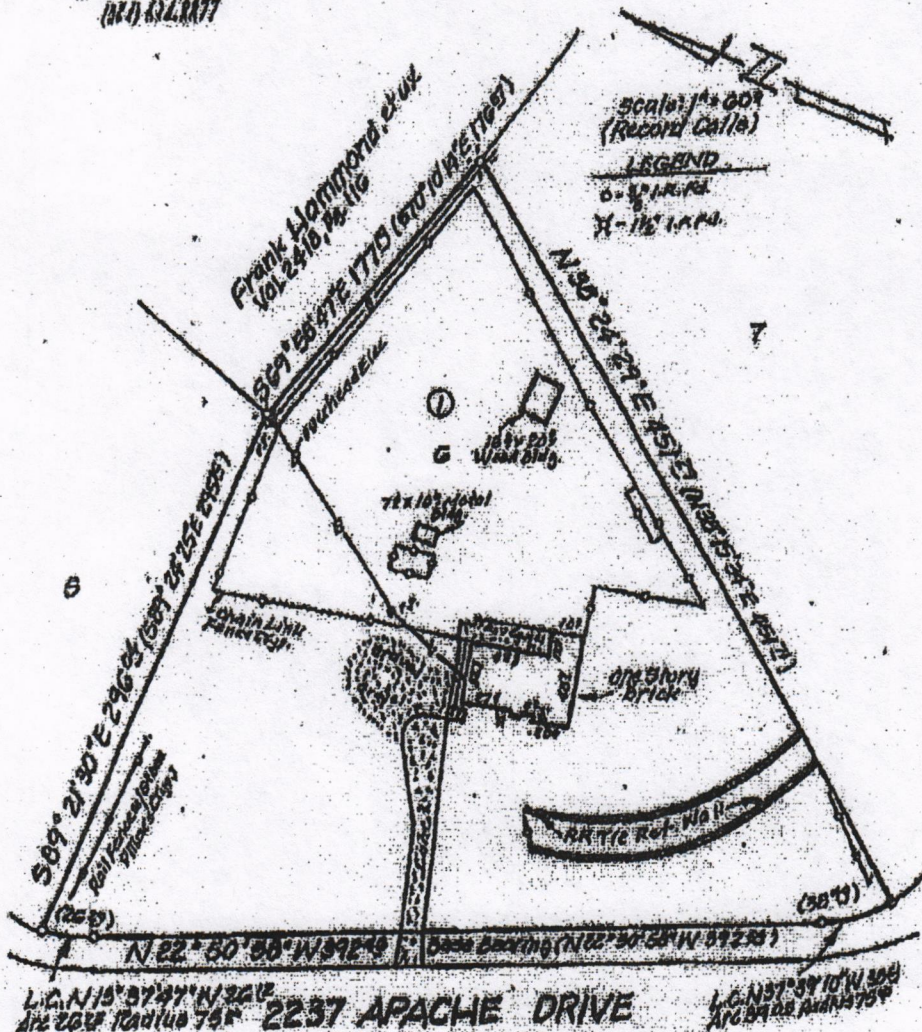


M 1-09-08 10:21

P 1/1

HARMON & ASSOCIATES  
103 W. Veterans Memorial Blvd,  
Hillcrest, Texas 76541  
(817) 834-2277

445/00



Lot 81k (6), Block One (1), COMANCHES GAP STATUES, Bell County, Texas, Recorded in  
Circuit A, 318-192-D, Plat Records of Bell County, Texas. Bearings are based on the recorded plat.

STATE OF TEXAS • KNOW ALL MEN BY THESE PRESENTS, that DRUCE M. HARMON,  
COUNTY OF BELL • Registered Professional Land Surveyor, do hereby certify that I did cause  
to be surveyed on the ground the best shown hereon. This document is not  
valid without an original signature.

IN WITNESS THEREOF, my hand and seal this 31<sup>st</sup> day of April, 2011.



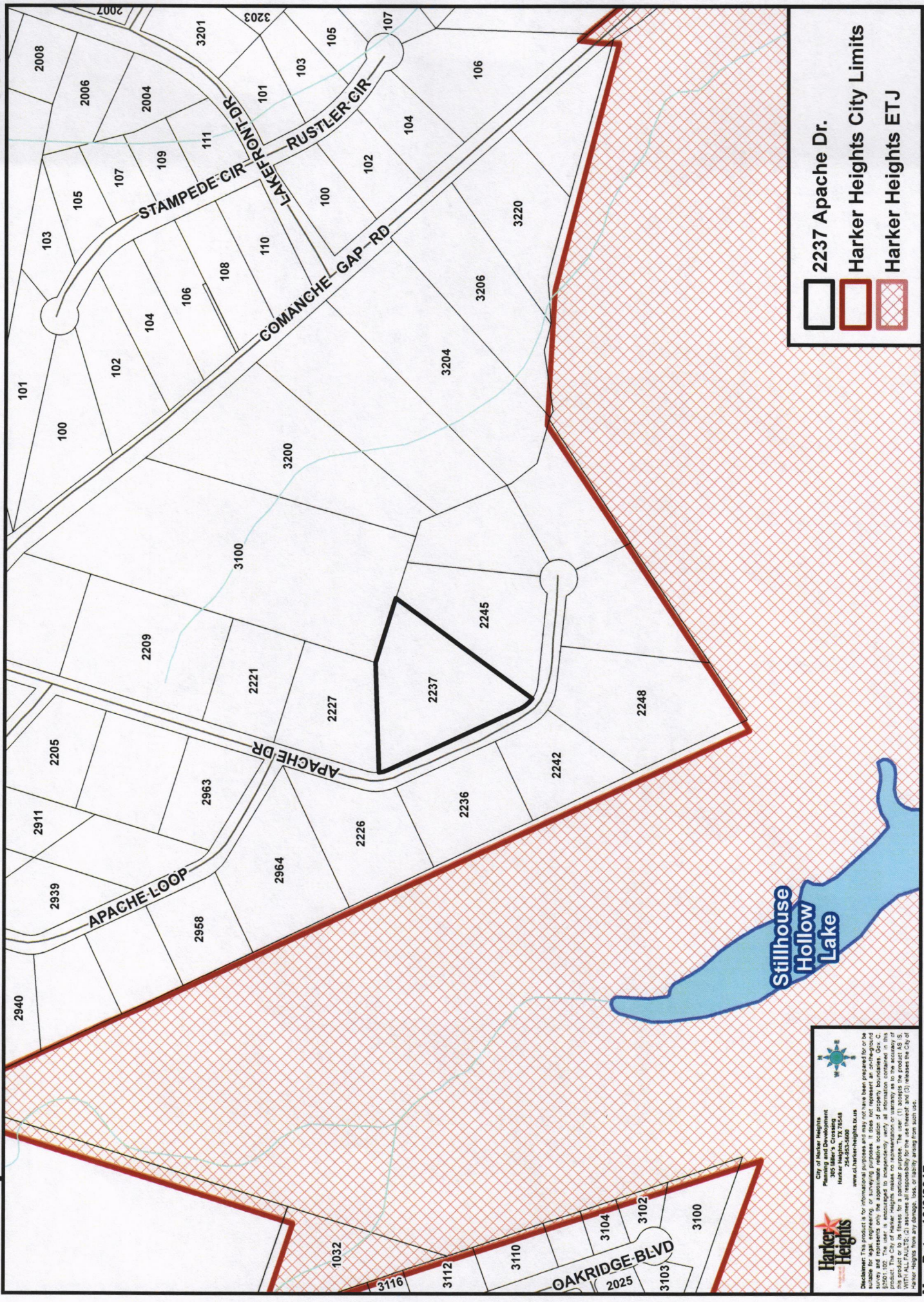
Druce M. Harmon  
Registered Professional Land Surveyor, No. 4412  
© Copyright

Joseph S. Hubing  
5/25/11



# 2237 Apache Drive

# Location



-  2237 Apache Dr.
-  Harker Heights City Limits
-  Harker Heights ETJ

**Harker Heights**

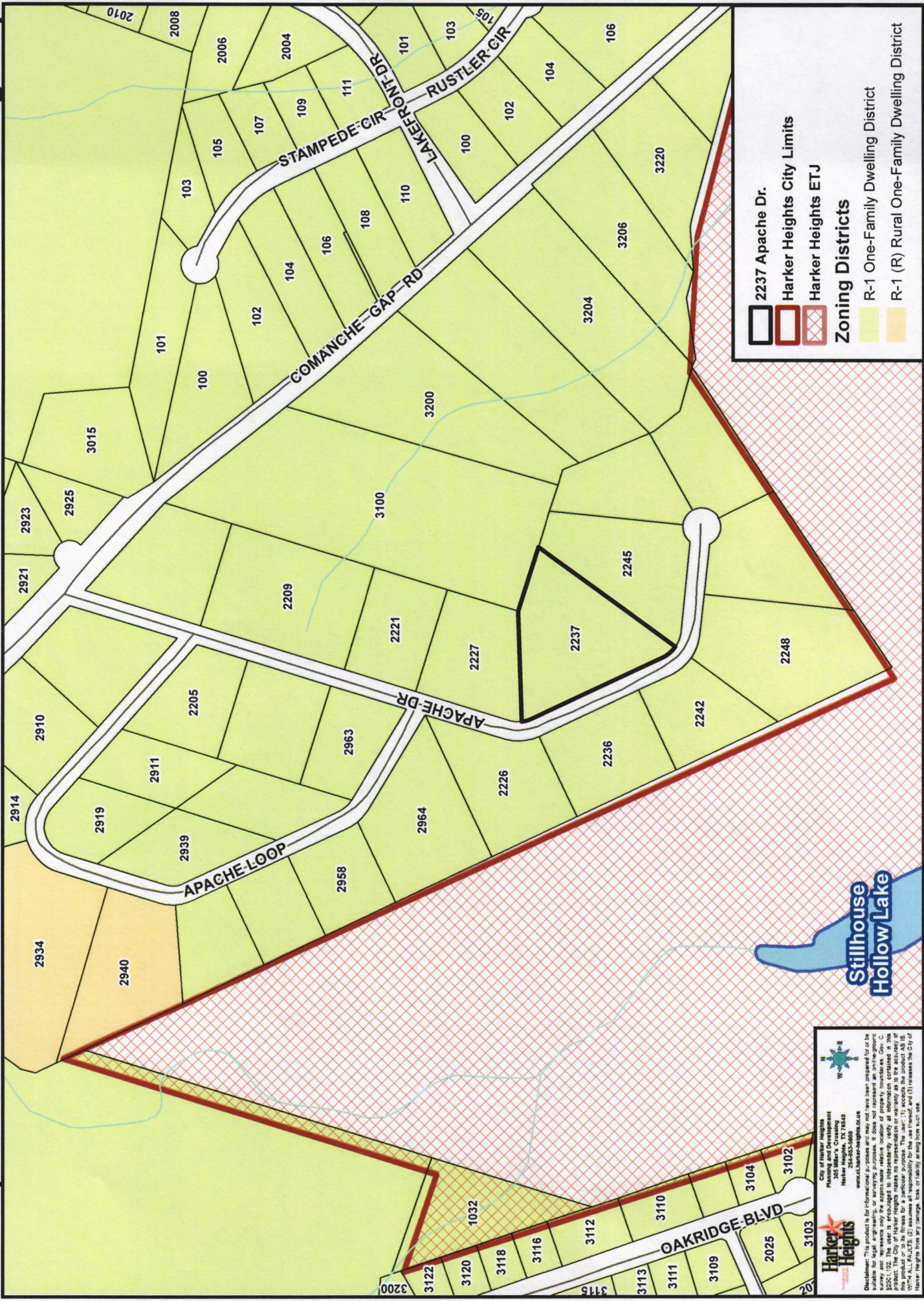
City of Harker Heights  
 302 Main Dr.  
 Harker Heights, TX 78648  
[www.ci.harker-heights.tx.us](http://www.ci.harker-heights.tx.us)

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# Zoning Map

# 2237 Apache Drive



**2237 Apache Dr.**

**Harker Heights City Limits**

**Harker Heights ETJ**

**Zoning Districts**

- R-1 One-Family Dwelling District
- R-1 (R) Rural One-Family Dwelling District

**Stillhouse Hollow Lake**

**Harker Heights**  
 City of Harker Heights  
 Planning and Development  
 305 Main Street  
 Harker Heights, TX 78749  
 254-853-5488  
 www.ci.harkerheights.tx.us

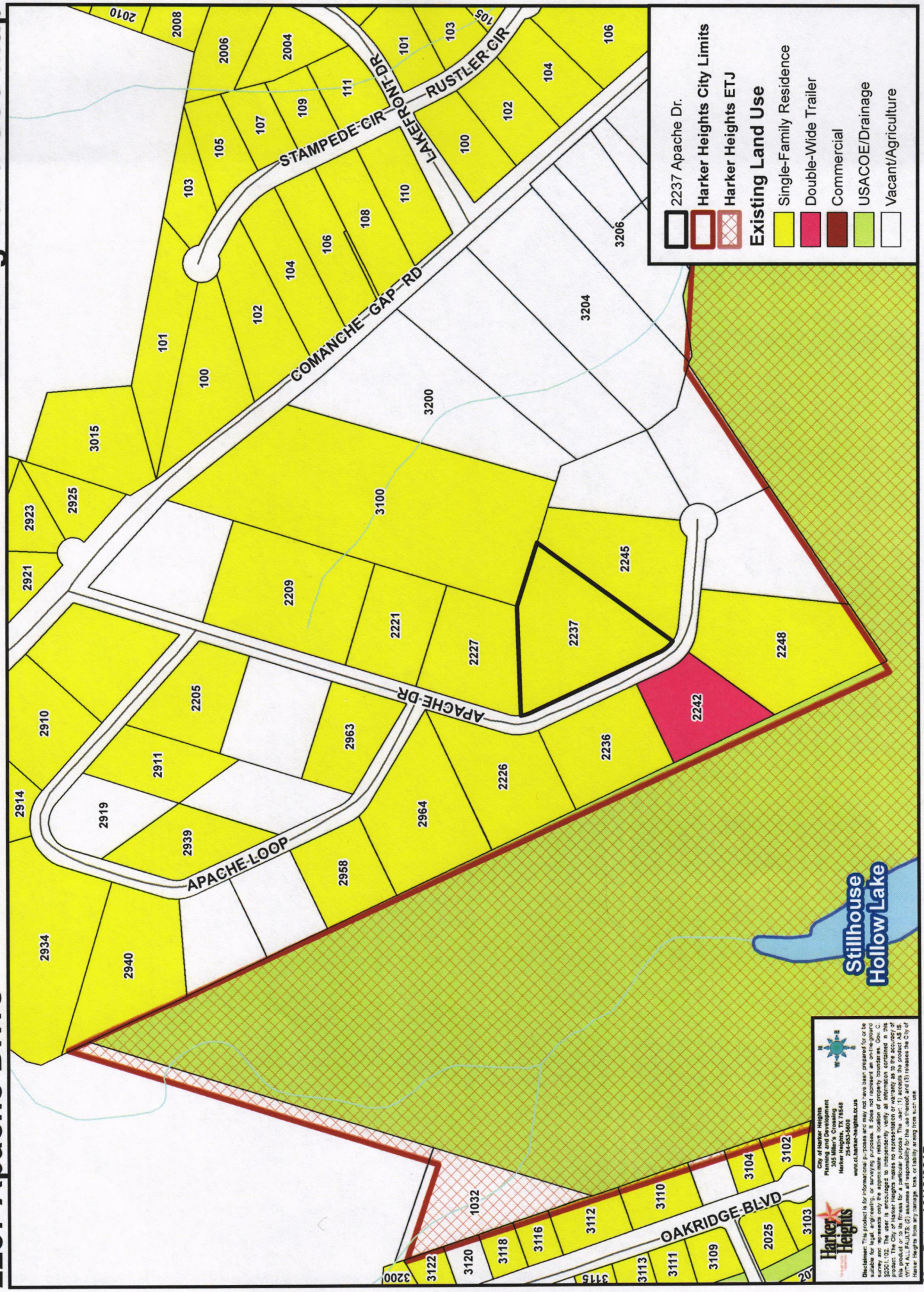
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Map Date: 10/18/2017



# Existing Land Use Map

# 2237 Apache Drive



**2237 Apache Dr.**

**Harker Heights City Limits**

**Harker Heights ETJ**

**Existing Land Use**

- Single-Family Residence
- Double-Wide Trailer
- Commercial
- USACOE/Drainage
- Vacant/Agriculture

**City of Harker Heights**  
 303 Miller's Crossing  
 Harker Heights, TX 78648  
[www.ci.harker-heights.tx.us](http://www.ci.harker-heights.tx.us)

**Stillhouse Hollow Lake**

**Harker Heights**

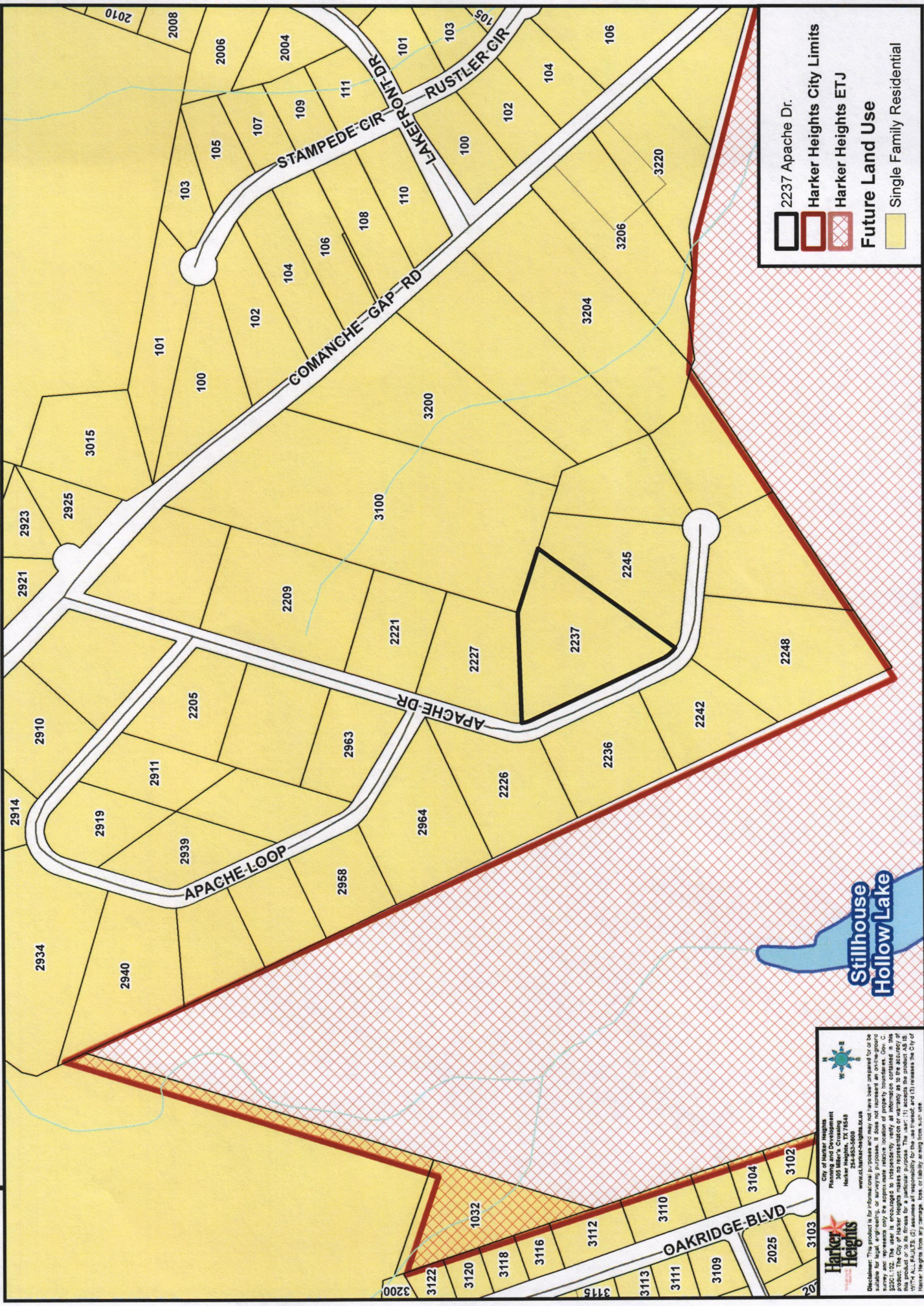
**Map Date: 10/18/2017**

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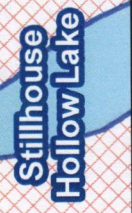
# Future Land Use Map

# 2237 Apache Drive



2237 Apache Dr.  
 Harker Heights City Limits  
 Harker Heights ETJ  
**Future Land Use**  
 Single Family Residential

  
**Harker Heights**  
 City of Harker Heights  
 Planning and Development  
 505 Millers Crossing  
 Harker Heights, TX 76788  
 254-825-5800  
[www.ci.harker-heights.tx.us](http://www.ci.harker-heights.tx.us)  
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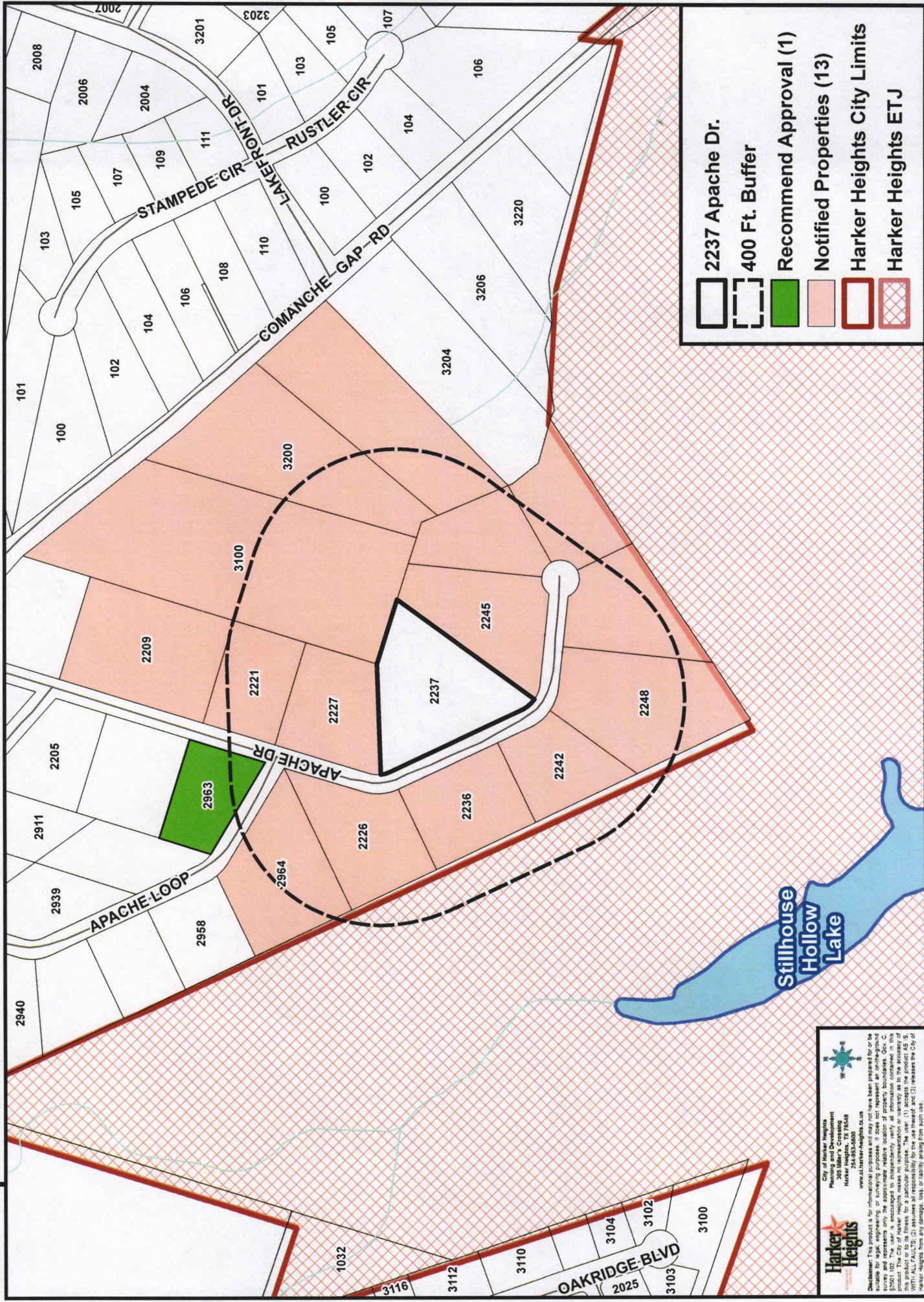


Map Date: 10/18/2017



# 2237 Apache Drive

# Notification



	2237 Apache Dr.
	400 Ft. Buffer
	Recommend Approval (1)
	Notified Properties (13)
	Harker Heights City Limits
	Harker Heights ETJ

City of Harker Heights
   
 Planning Department
   
 300 Miller's Crossing
   
 Harker Heights, TX 78548
   
[www.ci.harkerheights.tx.us](http://www.ci.harkerheights.tx.us)

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Map Date: 10/19/2017



Wednesday, October 11, 2017

**Received**

OCT 17 2017

**Planning & Development**

TO: **City of Harker Heights**

FROM: Jo Brister  
2963 Apache Loop  
(Address of Your Property that Could Be **Impacted** by this Request)

RE: An application has been made to discuss and consider a rezoning request from R-1 (One-Family Dwelling District) to R1-R (Rural One-Family Dwelling District), on property described as COMANCHE GAP ESTATES, BLOCK 001, LOT 0006, ACRES 2.58, with Property ID# 811, generally located at 2237 Apache Drive, Harker Heights, Bell County, Texas.

- I RECOMMEND APPROVAL OF THE REQUEST**
- I RECOMMEND DENIAL OF THE REQUEST**

Comments: AS long as it is not a  
community of trailer/mobile  
homes. I could care less.

Jo Brister  
Printed Name

Jo Brister  
Signature

10/14/17  
Date