



City of Harker Heights
Zoning Board of Adjustment Minutes
April 17, 2019

Present:	Thomas G. Wilson	Chairman
	David McClure	Vice Chairman
	Paul Perugini	Secretary
	Charles Sweeney	Board Member
	David Hermosillo	Board Member
	Edward Paul Loughran III	Alternate Member
Staff:	Joseph Molis	Director of Planning & Development
	Courtney Peres	City Planner
	Dan Phillips	GIS Analyst/Planner
	Mike Beard	Building Inspector
	Tiffany Dake	Administrative Assistant
		Planning & Development

A quorum was established, and the meeting was called to order at 6:02 p.m.

The first item on the agenda was the election of Officers for the Zoning Board of Adjustments. Thomas G. Wilson was elected Chairman, David McClure was elected as Vice Chairman and Paul Perugini was elected as Secretary.

The next item on the agenda was the approval of the minutes from the April 18, 2018 meeting. Mr. Sweeney made the motion to approve the minutes and Mr. McClure seconded the motion. The motion passed unanimously (5-0).

Mr. Molis presented, **ZBA19-01** Conduct a public hearing to discuss and consider a request for variance from the Harker Heights Code of Ordinances, Section 155.020 (5) Accessory Structure; to allow for a small accessory structure and a prefabricated covered storage for a motorhome on a non-permanent foundation, both located in front of the rear façade of the residence on property described as Lot Nineteen (19), Block Four (4), Broken Arrow Lake Estates, Second Section, in the City of Harker Heights, according to the plat of record in Cabinet A, Slide 173-C, Plat Records of Bell County, Texas, generally located at 4222 Broken Arrow Drive, Harker Heights, Bell County, Texas.

Mr. Molis stated that Section §155.22 (D) of the Code of Ordinances requires that every variance granted or denied by the Board shall be accompanied by a written findings of fact specifying the reason for granting or denying such variance. Staff has reviewed the request submitted by Mr. Coffell for a variance to allow for a small accessory structure and a prefabricated covered storage for a motorhome on a non-permanent foundation, both located in front of the rear façade of the residence on property described as Lot Nineteen (19), Block Four (4), Broken Arrow Lake Estates, Second Section, in the City of Harker Heights, according to the plat of record in Cabinet A, Slide 173-C, Plat Records of Bell County, Texas, generally located at 4222 Broken Arrow Drive, Harker Heights, Bell County, Texas.

Mr. Molis stated that staff believes there is hardship in this request. The hardship being presented by the applicant is an odd sized lot with no room for storage per city regulation. The applicant's

septic system, laterals, tank and washer drain prevent him from having a shed and motorhome cover in his back yard.

Chairman Wilson then asked the applicant to come forward to give their presentation.

Mr. Coffell of 4222 Broken Arrow Dr., Harker Heights, TX 76548 spoke about the small back yard and placement of the septic and laterals being the issue to being able to put an accessory building and motorhome in the back yard. Mr. Coffell spoke about wanting to make sure the motor home he purchased in 2004 was covered so it would not incur further weather damage. Mr. Coffell also stated he would like to have the motorhome cover on a permanent foundation but cannot due to the laterals of the septic. Mr. Coffell would like to put the accessory building on cut rock for drainage. Mr. Coffell stated he wants to continue to make improvements to his home/property like replacing the fence as well. There was concern about the length of the RV, the height of the motorhome cover and the tree on the side of the property where the RV is located and Mr. Coffell addressed those questions. The RV length is 38'6" the house is 40', so it should be flush with the house. The motorhome cover should be 13' 1/2" and the tree has been trimmed at this time and can be trimmed more if needed. There was concern about the subject property being a corner lot and the need for clear vision of the corner with the motorhome cover. The sight visibility angle should not be an issue, according to the applicant.

Chairman Wilson then opened the public hearing and asked if there was anyone to speak in favor or against the variance.

Ms. Alice Schlessinger of 4308 Iroquois Dr., Harker Heights, TX 76548 spoke against the variance for the motorhome port. Ms. Schlessinger was concerned about the S-curve and line of sight if the motorhome cover was put at the suggested location. She stated that she thought by allowing this we might be opening a "can of worms". When asked about the accessory building, Ms. Schlessinger was okay with that and approved the variance for the accessory building.

Chairman Wilson then asked if there was anyone else would like to speak in favor or against the variance. There was no one present to address the item. Chairman Wilson then closed the public hearing.

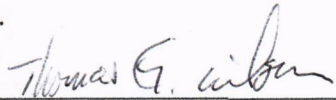
Chairman Wilson then asked for a rebuttal from the applicant. Mr. Coffell stated that he would prefer not to spend the \$5,000 - \$7,000 but his \$100,000 motor home is being damaged by the weather. He would like to protect the motorhome. Mr. Coffell apologized for his friend's black truck and stated he would have him move it. He purchased the RV before moving into the home and if he had thought about it he would have not purchased the house due to the lot size or configuration. He does not want to be a blemish on the neighborhood.

Chairman Wilson then asked if there was any discussion between the commissioners. There was concern about allowing the variance for the motorhome cover. Mr. Sweeney even stated that he would like to deny the variance for the motorhome cover.

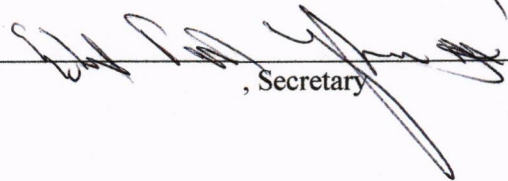
After the discussion Chairman Wilson asked if there was a motion to approve or disapprove a request for a variance for the motorhome cover and accessory building.

Mr. Sweeney made a motion to approve the variance for the accessory building but deny the variance for the motorhome cover. That motion was seconded by Mr. Perugini. Chairman Wilson then asked for a vote. The request for a variance for approval of the accessory building and denial

of the motorhome cover was unanimously approved (5-0). The meeting was adjourned at 6:45 pm.



Thomas G. Wilson, Chairman

ATTEST: Edward Paul Longhorn III


, Secretary