



City of Harker Heights
Zoning Board of Adjustment Minutes
September 16, 2021

Present:	Thomas G. Wilson	Chairman
	David Hermosillo	Board Member
	Anthony Canterino	Secretary
	William Mack	Alternate Board Member
Staff:	Kristina Ramirez	Planning & Development Director
	Michael Beard	Building Official
	Yvonne K. Spell	City Planner
	Eric Moree	Building Inspector
	Daniel Phillips	GIS Analyst/Planner
	Wilson Everett	Planning & Development Administrative Assistant
	Calvin Fleming	Code Enforcement Officer
Absent:	David McClure	Vice Chairman
	Jeffery K. Harris	Board Member

Agenda Item I: Call to Order- The Zoning Board of Adjustment established a quorum and called to order of the September 16, 2021 meeting at 6:14 P.M.

It was noted Alternate Board Member, William Mack was brought up as a regular voting member during this meeting.

Agenda Item II: Approval of Agenda – Consider approval of the agenda for the meeting of the Zoning Board of Adjustment for September 16, 2021.

Board Member Mack made a motion to approve the agenda. Secretary Canterino seconded the motion. **The motion passed (4-0).**

Agenda Item III: Consent Agenda - Approval of Minutes from the Zoning Board of Adjustment Meeting held on August 19, 2021.

Secretary Canterino made a motion to approve the minutes. Board Member Hermosillo seconded the motion. **The motion passed (4-0).**

Agenda Item IV: Public Comments- 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 Zoning Board of Adjustment, please clearly state your name and address prior to making a comment. No action may be taken by the Zoning Board of Adjustment during Public Comments.

There was no one in the audience who wished to address the Zoning Board of Adjustment.

Agenda Item V: Staff Presentation-

1. Receive and discuss a presentation on the H.B. 1475 updates to Texas Local Government Code.

No action was taken.

Agenda Item VI: Public Hearings-

1. **ZBA21-06 (A) - Conduct a public hearing to discuss and consider a request for variance from the City of Harker Heights Code of Ordinances Section 155.069 (A) Parking in yards in Residential Areas: to allow for a camper to be parked in the front yard of a residentially zoned property and to allow parking in the grass instead of on an all-weather surface on property described as A1032BC D R Hughes, 2-2-3, (212.10' & 131.78' along curve in Ridgeview Dr), acres .415, generally located at 3206 Oakridge Blvd., Harker Heights, Bell County, Texas.**

Kristina Ramirez explained that applicant was denied a permit for a concrete parking pad due to the lack of connection to a public street in accordance with §155.061 (A) of the City of Harker Heights Code of Ordinances (City's Code). Per the submitted variance application, the applicant is requesting to keep the area natural due to existing landscape, potential conflicts with future road construction, cost of improvements, water runoff from pad contributing to increased water flow into ROW instead of being absorbed by the natural ground, and that the connection to Oakridge Blvd. would change upstream water flow patterns.

Scott Clark, of 3206 Oakridge Blvd., Harker Heights, Texas 76548, was present in person to represent the request.

Chairman Wilson then opened the public hearing and asked if there was anyone to speak in favor or in opposition to the variance request. There was no one attending in person to speak in favor or against the variance. Chairman Wilson closed the public hearing.

Secretary Canterino made a motion to deny a request for variance from the City of Harker Heights Code of Ordinances Section 155.069 (A) Parking in yards in Residential Areas: to allow for a camper to be parked in the front yard of a residentially zoned property and to allow parking in the grass instead of on an all-weather surface on property described as A1032BC D R Hughes, 2-2-3, (212.10' & 131.78' along curve in Ridgeview Dr), acres .415, generally located at 3206 Oakridge Blvd., Harker Heights, Bell County, Texas. Board Member Hermosillo seconded the motion. **The motion to deny the variance request was passed (4-0).**

This decision was based on testimony and evidence presented during the public meeting and based upon the following findings:

Denial of Variance Request

1. Financial cost of compliance is not greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01, Tax Code.
 2. Compliance would not result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur.
 3. Compliance would result in the structure being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
 4. Compliance would not result in the unreasonable encroachment on an adjacent property or easement.
 5. Compliance would not result in a nonconforming structure.
 6. The applicant has not provided sufficient evidence to warrant the need for a variance from installing a hard-surfaced driveway connected to the public street.
 7. There is no established hardship or special circumstances particular to the land, structure, or building which necessitate such request.
 8. Denying this variance will not deprive the applicant of the rights enjoyed by others in the district.
 9. This variance if granted would confer upon the applicant special privilege, which is denied by the Ordinance to land, structure, or buildings in the district.
2. **ZBA21-06 (B) - Conduct a public hearing to discuss and consider a request for variance from the City of Harker Heights Code of Ordinances Section 155.061 (A) (1) General Standards to allow for a parking space to not be connected to a public street or alley on property described as A1032BC D R Hughes, 2-2-3, (212.10' & 131.78' along curve in Ridgeview Dr), acres .415, generally located at 3206 Oakridge Blvd., Harker Heights, Bell County, Texas.**

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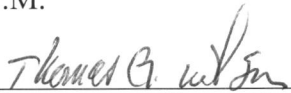
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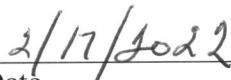
Agenda Item VII: New Business

1. Discuss and consider adoption of the October 2021 - January 2023 Board of Adjustment Calendar.

Chairman Wilson then adjourned the meeting of the Zoning Board of Adjustment at 7:28 P.M.



Thomas G. Wilson, Chairman

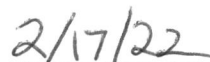


Date

ATTEST:



Tony Canterino, Secretary



Date