



**NOTICE OF MEETING OF THE
ZONING BOARD OF ADJUSTMENT
OF THE CITY OF HARKER HEIGHTS**

Notice is hereby given that, beginning at 5:30 P.M. on Thursday, February 17, 2022, the Zoning Board of Adjustment (ZBA) of the City of Harker Heights, Texas, will conduct a regular meeting to 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:

AGENDA

- I. **CALL TO ORDER** – Convene Meeting of the Zoning Board of Adjustment and establish a quorum.
- II. **APPROVAL OF AGENDA** – Consider approval of the agenda for the meeting of the Zoning Board of Adjustment for **February 17, 2022**.
- III. **CONSENT AGENDA:**
 1. Approval of Minutes from the Zoning Board of Adjustment Meeting held on September 16, 2021
 2. Approval of Minutes from the Zoning Board of Adjustment Meeting held on January 12, 2022
- IV. **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 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.*
- V. **STAFF PRESENTATION:**
 1. None
- VI. **PUBLIC HEARINGS:**
 1. **ZBA22-01 (A)** Conduct a public hearing to discuss and consider a request for variance from the City of Harker Heights Code of Ordinances Section 155.066 Number Of Parking Spaces Required 155.068 Private Or Personal Property Parking Areas For Persons With Disabilities Table 21-D: to allow for a reduction in required number of parking spaces from the required 61 parking spaces to accommodate a change in the drive-thru layout on site on property described as Market Heights Addition, Block 00A, Lot 0012, Acres 1.165, generally located at 201 E. Central Texas Expressway, Building 2000, Harker Heights, Bell County, Texas.

2. **ZBA22-01 (B)** Conduct a public hearing to discuss and consider a request for variance from the City of Harker Heights Code of Ordinances Section 150.02 (J) (37 and 43) to allow for portions of the fire lane to be utilized as queue space for the restaurant's drive-thru lane on property described as Market Heights Addition, Block 00A, Lot 0012, Acres 1.165, generally located at 201 E. Central Texas Expressway, Building 2000, Harker Heights, Bell County, Texas.

VII. Staff Comments.

VIII. Adjournment.

I, the undersigned authority, do hereby certify that pursuant to the Texas Open Meetings Act, the above Notice of Meeting of the Zoning Board of Adjustments 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, February 11, 2022**. Please contact the Planning and Development Department at (254) 953-5648 for further information.

Yvonne Spell

Yvonne Spell, City Planner
City of Harker Heights

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 for further information.