



City of Harker Heights
Zoning Board of Adjustment Minutes
April 18, 2018

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
	Leo Mantey	City Planner
	Ty Hendrick	Administrative Assistant
		Planning & Development

A quorum was established, and the meeting was called to order at 6:30 p.m.

The first item on the agenda was the approval of the minutes from the February 16, 2017, meeting. Mr. Sweeney made the motion to approve the minutes and Mr. Loughran III seconded the motion. The motion passed unanimously (5-0).

Mr. Molis presented, **ZBA-18-100** Discuss and consider a request for variance from the Development Overlay District 1 – The Knight’s Way Corridor sign regulations to allow for a free standing monopole sign, and allow a maximum height of 35’ and a maximum sign area of 133 square feet on property described ACTG ADDITION AMENDED (LTS 3-5, 7 BLK 1), BLOCK 001, LOT 003A, generally located at 335 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas.

Mr. Molis stated that Section §155.222 (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 Raising Canes for a variance from the Development Overlay District 1 – The Knight’s Way Corridor sign regulations, to allow for a free standing monopole sign, and allow a maximum height of 35’ and a maximum sign area of 133 SF on property described as ACTG ADDITION AMENDED (LTS 3-5, 7 BLK 1), BLOCK 001, LOT 003A, generally located at 335 E. Knights Way (E. FM 2410), Harker Heights, Bell County, Texas.

Mr. Molis stated that staff believes there is no established undue hardship in this request. The hardship being presented by the applicant is self-imposed and can be avoided. The applicant has the option to utilize architectural designs and site plan to mitigate their established hardship. Also recent development along FM 2410 has conformed to the design manual since its inception. Lastly, the applicant has the option to utilize other signs like roof or wall signs to better advertise the business. Therefore staff recommends that the board deny a request for a variance from the Development Overlay District 1 – The Knight’s Way Corridor sign regulations, to allow for a free standing monopole sign, and allow a maximum height of 35’ and a maximum sign area of 155 SF, on property described as ACTG ADDITION AMENDED (LTS 3-5, 7 BLK 1), BLOCK 001,