



**City of Harker Heights**  
**Zoning Board of Adjustment Minutes**  
**July 29, 2019**

Present:	Thomas G. Wilson	Chairman
	David McClure	Vice Chairman
	Edward Paul Loughran III	Secretary
	Charles Sweeney	Board Member
	David Hermosillo	Board Member
Staff:	Joseph Molis	Director of Planning & Development
	Courtney Peres	City Planner
	Brad Alley	Fire Marshal
	Mike Beard	Building Inspector
	Tiffany Dake	Administrative Assistant Planning & Development

A quorum was established, and the meeting was called to order at 5:30 p.m.

The first item on the agenda was the election of a new Secretary for the Zoning Board of Adjustments. Edward Paul Loughran III was elected as Secretary.

The next item on the agenda was the approval of the minutes from the April 17, 2019 meeting. Mr. Sweeney made the motion to approve the minutes and Mr. Loughran seconded the motion. The motion passed unanimously (5-0).

Mr. Molis presented, **ZBA19-04** Discuss and consider a request for variance from the International Building Code, Section F 903.2.9 (2015 edit) and the International Fire Code Section 903.2.9 (2015 edit), Group S-1 – An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy, (5) A group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet; to allow for storage units without a fire suppression system on property described as a 6.730 acre tract of land situated in the E.M. Sprott Survey, Abstract No. 772, the R.W. Tom Survey, Abstract No. 837, all in Bell County, Texas and being a part or portion of that certain called 46.849 acre tract of land described in Deeds to 2410 Real Estate LP, generally located near the intersection of Hudson Boulevard and Prospector Trail in 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 Amy's Attic for a variance from the International Building Code and International Fire Code, Section F, 903.2.9, which states the following: