



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

Notice is hereby given that, beginning at 6:00 P.M. on Thursday, May 20, 2021, and continuing from day to day thereafter if necessary, the Zoning Board of Adjustment (ZBA) of the City of Harker Heights, Texas, will conduct a telephonic meeting in order to contain the spread of COVID-19 in accordance with Governor Abbott's declaration of the COVID-19 public health threat and action to temporarily suspend certain provisions of the Texas Open Meetings Act issued on March 16, 2020. 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 **May 20, 2021**.
- III. CONSENT AGENDA:**
 1. Approval of Minutes from the Zoning Board of Adjustment Meeting held on November 19, 2020.
- 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. PUBLIC HEARINGS:**
 1. **ZBA21-01** Conduct a public hearing to discuss and consider a request for a variance from the City of Harker Heights Code of Ordinances Section 150.02 Adoption of Various Standard Codes, the International Building Code, and the International Fire Code section 903.3.1.1 to allow the use of a NFPA 13R (Residential) fire sprinkler system in place of a NFPA 13 (Commercial) fire sprinkler system for the business referred to as Christ Community Church, on property described as Jaylinn Addition Phase Two, Block One (1), Lot One (1), 1.379 acres, generally located at 111 Mountain Lion, Harker Heights, Bell County, Texas.
 2. **ZBA21-02** Conduct a public hearing to discuss and consider a request for a variance from the City of Harker Heights Code of Ordinances Section 155.039 Setback Required (Table 21-A) to allow for a carport cover to be attached to the front façade of the main residence and encroach into the front 25 foot setback requirement in the R-1 One Family Dwelling District on property described as Broken Arrow Lake Estates Section Two, Block Four (4), Lot Nineteen (19), 0.22 acres, generally located at 4222 Broken Arrow Drive, Harker Heights, Bell County, Texas.

3. **ZBA21-03** Conduct a public hearing to discuss and consider a request for a variance from the City of Harker Heights Code of Ordinances Section 155.084 (C) (5) Occupations Not Included, to allow a home occupation to conduct on-premise retail sales, on property described as Skipcha Mountain Estates Phase Ten, Block Three (3), Lot Eight (8), 0.17 acres, generally located at 212 Tepee Drive, Harker Heights, Bell County, Texas.

VI. Staff Comments.

VII. 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 Monday, May 17, 2021**. Please contact the Planning and Development Department at (254) 953-5648 for further information.

Wilson Everett

Wilson Everett, Planning & Development Administrative Assistant
City of Harker Heights

**The public may participate remotely in this meeting by dialing-in using:
United States (Toll Free): 1 866 899 4679 or 1 (571) 317-3116
Access Code: 692-309-037**

The public may participate remotely in this meeting from your computer, tablet, or smartphone by using the link below:
<https://global.gotomeeting.com/join/692309037>

The public will be permitted to offer public comments telephonically as provided by the agenda. Written questions or comments may be submitted two hours before the meeting to the Planning and Development Department. When submitting your written questions or comments, you must include your Name and Address. Agenda packet and recording of the telephonic meeting will be posted on the City of Harker Heights website at www.harkerheights.gov
