

*Balcones Heights City Council will be present as the Board of Adjustments & Appeals
Possible quorum of Planning and Zoning Commission*

NOTICE OF MEETING OF THE BOARD OF ADJUSTMENTS & APPEALS

**CITY OF BALCONES HEIGHTS
3300 Hillcrest Drive
BALCONES HEIGHTS, TEXAS 78201**

Notice is hereby given that a called meeting of the Board of Adjustments and Appeals of Balcones Heights, Texas, will be held on the **21st day of April, 2015 at 5:00 p.m.** at the Justice Center located at 3300 Hillcrest Drive, Balcones Heights, Texas, at which time the following subjects will be discussed, to-wit:

I. Call to Order and Recording of Quorum:

II. Organization:

III. Approval of Minutes:

November 17, 2014

IV. Public Hearing:

1. **Case No. BOA 2015-01:** Board will conduct a public hearing on the application submitted by Savings Square Partners Ltd., property owner of 440 Crossroads Blvd. A variance from Zoning Ordinance, specifically:

Article 4.5.4 (2) (a) & 4.5.4 (2) (e) one wall sign per façade

2. **Case No. BOA 2015-02:** Board will conduct a public hearing on the application submitted by Wonderland of the Americas, property owner of 4522 Fredericksburg Rd. A variance from Zoning Ordinance, specifically:

4.2.2(1)(a)(i) – variance to the 25' maximum setback/build to line.

Section 4.2.2. BUILDING PLACEMENT IN MXD DISTRICTS.

(1) New buildings. Within the MXD District, new buildings and the renovation of buildings under chapter 4.3 of this article shall be constructed to a specified setback (or "build-to" line) from all public streets or sidewalks as defined in this appendix. Slight variations in the setback may be allowed at building or business entrances.

(a) Required setbacks

(i) Intersection areas within MXD District. Subject to fire access requirements prescribed by other city ordinances, buildings located on property within the MXD district and within 400 linear feet of the center of a signalized intersection within the city limits, shall be constructed to a maximum 25 feet setback (or "build-to" line) from the front property line. There shall be no maximum setback from side property lines, but a minimum rear property setback of 25 feet shall be required.

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4.2.3(1) – variance to Parking behind building

§ 4.2.3. PARKING AND SERVICES IN MXD DISTRICTS.

(1) *Parking behind building.* Off-street parking areas subject to this section shall be behind the building if technically feasible.

6.1.1(6)(d) – Parking ratio requirements (1 space per 100 sq. ft. of gross floor area).

§ 6.1.1. VEHICLE PARKING REGULATIONS: OFF-STREET PARKING REQUIREMENTS.

(6) *Office and commercial.*

(d) Restaurants, cafeterias, delicatessens and other food serving establishments 1 space per 100 square feet of gross floor area, except for drive-in eating establishments.

V. Business Matters:

1. The Board will hear, consider, and approve/disapprove **Case No. 2015-01**, a variance request submitted by Savings Square Partners Ltd. This establishment is located at 440 Crossroads Blvd.
2. The Board will hear, consider, and approve/disapprove **Case No. 2015-02**, a variance request submitted by Crossroads Mall Partners, Ltd. This establishment is located at 4522 Fredericksburg Rd.

VI. Adjournment:

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City of Balcones Heights Zoning Board of Adjustments and Appeals meeting is available to all persons regardless of disability. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary's office at 735-9148 or write to 3300 Hillcrest, Balcones Heights, Texas 78201.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of Balcones Heights, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: **April 17, 2015 @ 4:30 P.M.**, and remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

City of Balcones Heights, Texas

By: _____
Delia Flores
City Secretary