

*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 **26th day of September, 2016 at 5:30 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. Approval of Minutes:

May 23, 2016

III. Public Hearing:

Case No. BOA 2016-02: Board will conduct a public hearing on the application submitted by Pravin R. Ghael. A variance from Zoning Ordinance, specifically:

Howard Johnson

6901 West IH-10 West

Sign Variance Requests to:

- (1) Section 4.5.4(2)(f)(i) Height and projection: In freeway districts maximum height per sign shall not exceed 35 feet for single tenant signs.
- (2) Section 4.6.1 Removed or damaged sign: Any legal nonconforming sign or sign structure that is removed or is destroyed may only be replaced with a conforming sign.

Case No. BOA 2016-03: Board will conduct a public hearing on the application submitted by Walton Signage on behalf of Methodist Texsan Hospital. A variance from Zoning Ordinance, specifically:

Heart Hospital of San Antonio

6700 IH 10 West

Sign Variance Requests to:

- (1) Section 4.5.4(2)(e)(iii) Size: In freeway districts one freestanding sign no more than 300 square feet of message area shall be permitted for each 150 feet of freeway frontage.
- (2) Section 4.5.4(2)(f)(i) Height and projection: In freeway districts maximum height per sign shall not exceed 35 feet for single tenant signs.

IV. Business Matters:

1. The Board will hear, consider, and approve/disapprove **Case No. 2016-02**, a variance request submitted by Pravin R. Ghael. This establishment is located at 6901 West IH !0.
2. The Board will hear, consider, and approve/disapprove **Case No. 2016-03**, a variance request submitted by Walton Signage on behalf of Methodist Texsan Hospital.

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

V. Adjournment:

DECORUM REQUIRED

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

The Balcones Heights Board of Adjustments reserves the right to adjourn into **executive session** at any time to discuss any of the matters listed above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.073 (Deliberations about Gifts and Donations) § 551.074 (Personnel Matters) § 551.076 (Deliberations about Security Devices), and § 551.086 (Economic Development)

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City of Balcones Heights Board of Adjustments meetings are 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 Drive, Balcones Heights, Texas 78201

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the bulletin board, at the Justice Center / City Hall of Balcones Heights, Texas, in a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: **September 23, 2016, at 4:30 P.M.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

Submitted by:

**Delia Flores
City Secretary**