

**BOARD OF ADJUSTMENTS & APPEALS  
CITY OF BALCONES HEIGHTS  
3300 HILLCREST DRIVE  
BALCONES HEIGHTS, TEXAS 78201**

**MINUTES**

**DATE: December 6, 2010**

**TIME: 2:00 P.M.**

**Members Present**    Linda Pohl                      Bennie Cass  
                                 Miguel Valverde                  Charles Matthies

**Members Absent:**    Suzanne de Leon              Lamar Gillian

**Sign in Sheet: none**

**Sign in Sheet (Public Hearing): none**

I.     Call to Order and Recording of Quorum:

Meeting was called to order and quorum was present.

II.    Approval of Minutes:

November 22, 2010

MOTION: I make a motion we pass the minutes the way they are.

Motion by: Board Member Valverde              Second: Board Member Cass 4/0/0 PASSED

III.   Public Hearing: 2:04 p.m.

**Case No. 2010-06:** Commission will conduct a public hearing on the application submitted by Architect Charles William Pope for Pizza Properties, Inc. regarding a variance to the zoning regulations to change from existing use: retail building parking lot to proposed use: fast food restaurant in order to construct a new ground up Peter Piper Pizza building. This establishment is lot 2, C.B. 5300 0.4362 of an ACRE on Fredericksburg Rd.

Architect Charles William Pope and Dan Jacob who is a managing partner for owners of shopping center Fredericks Circle came up to speak and answered questions asked by the Board.

Public Hearing closed at 2:44 p.m.

IV. Business Matters:

1. **Case No. 2010-06** The Board will hear, consider, and approve/disapprove a request submitted by Architect Charles William Pope for Pizza Properties, Inc. regarding a variance to the zoning regulations to change from existing use: retail building parking lot to proposed use: fast food restaurant in order to construct a new ground up Peter Piper Pizza building. This establishment is lot 2, C.B. 5300 0.4362 of an ACRE on Fredericksburg Rd.

MOTION: I make a motion we approve.

Motion by: Board Member Matthies Second: Board Member Valverde 4/0/0 PASSED

2. Discussion and Possible Action to consider limiting meetings to a set time each month (one per month as required).

MOTION: I make a motion to have meetings on the second Monday of the month same as council meetings but start at 2:00 p.m. or later depending on number of variance applications received.

Motion by: Board Member Cass Second: Board Member Matthies 4/0/0 PASSED

V. Adjournment:

Motion to adjourn.

Motion by: Board Member Matthies Second: Board Member Cass 4/0/0 PASSED

Meeting adjourned at 3:10 p.m.

Submitted by:

Delia Flores  
Board Secretary

Minutes approved by Board of Adjustments on December 20, 2010.