

City of Balcones Heights
Planning and Zoning Commission
3300 Hillcrest Drive
Balcones Heights, Texas 78201

MINUTES

DATE: June 28, 2011

TIME: 6:10 p.m.

MEMBERS PRESENT: Madeline Slay George Monsive David Sellars

MEMBERS ABSENT: Gloria Cantu Bill Johnson

SIGN IN SHEET: Charles White Lili Cruz Henry Hannasch
 Bennie Cass Tracy Ebilsole Hilda Herrera
 Jack Burton Gilbert & Maggie Lopez
 Lucille Wohlfarth Stephen Lara

I. CALL TO ORDER AND RECORDING OF QUORUM:

Meeting was called to order and quorum was present.

II. BUSINESS MATTERS:

1. Commission will conduct a WORKSHOP to consider definitions/codes/ordinances having to do with single family districts.

Chair gave a power point presentation. City Attorney presented his view on regulating single family districts.

Chair asked for any public comment or concerns with the single family district. Comments were made by several of the citizens in the audience.

Consensus was to recommend the following definition for Planning and Zoning Public Hearing to be held on August 2, 2011:

One household where all the members have common access to and common use of all living, Kitchen, and eating areas, within the dwelling unit, and household activities and responsibilities such as meals, chores, expenses, and maintenance of the premises are shared or carried out according to a household plan or other customary method. If all or part of the dwelling unit is rented, the lessees must jointly occupy the unit under a single written lease.

2. Commission will conduct a WORKSHOP to consider definitions/codes/ordinances having to do with fencing.

Chair gave a power point presentation. City Attorney presented his view on regulating front yard fencing.

Some of the discussions were on design, construction, property lines/surveys, front yard set backs, and height.

Consensus was to allow front yard fencing with stipulations and regulations, i.e, uniform set backs and differentiating between front and side yard fences.

Next Step: Formulate into ordinance, have a Public Hearing at Planning and Zoning meeting and approve recommendations for City Council to consider for approval.

III. ADJOURNMENT:

Meeting adjourned at 7:35 p.m.

Submitted by:

Delia Flores
City Secretary

Minutes approved by P&Z on August 2, 2011.