

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

MINUTES

Date: September 6, 2011

Time: 6:03 p.m.

MEMBERS PRESENT: Madeline Slay George Monsive David Sellars
 Jack Burton Bill Johnson Maria Hilda Herrera

MEMBERS ABSENT: Gloria Cantu

Public Hearing - Fences Lucille and Jeannette Wohlfarth

Public Hearing - Single Family Charles White

SIGN IN SHEET: Edna P. Moellering Charles White Miguel C. Valverde
 Gino Cedillo Helen Nicholson Jeff Butler
 Jack Nicholson Lamar Gillian Suzanne de Leon

I. CALL TO ORDER AND RECORDING OF QUORUM:

Meeting was called to order at 6:03 p.m. and quorum was present.

II. APPROVAL OF MINUTES:

Minutes – August 2, 2011

MOTION: I make a motion to approve minutes.

Motion by: David Sellars Second: Jack Burton 5/0/0 PASSED

III. BUSINESS MATTERS:

1. Commission will conduct a **PUBLIC HEARING** to hear from the public on request submitted for a Special Use Permit for property located at 207 Crossroads Blvd.

Public Hearing opened at 6:05 p.m.

Tom Flores, Civil Engineer for the Nicholson's came up to speak.

Public Hearing closed at 6:12 p.m.

2. Commission may take possible **ACTION** regarding Special Use Permit submitted by Helen Nicholson for property located at 207 Crossroads Blvd.

Representative for the Nicholson's came up to speak and there was some confusion on their part on how the original application was submitted. Chair explained the original application submitted was for wholesale use.

Helen Nicholson came up to speak and asked questions on variances the chair had referred to.

Chair, City Administrator, and City Attorney explained that if they wanted retail the application would need to be resubmitted in order to advertise for retail and not wholesale, therefore there would be no action to approve or disapprove.

Applicant withdrew special use permit in order to resubmit application under retail.

3. Commission will conduct a **PUBLIC HEARING** to hear from the public on the proposed change to the definition for "single family" district.

Public Hearing opened at 6:40 p.m.

Charles White came up to speak.

Public Hearing closed at 6:41 p.m.

4. Commission may take possible **ACTION** regarding single family district.

Chair shared information on single family district reviewed at the previous meeting.

Recommendation was made to approve single family district definition as read by Chair and included in packet.

Edna Moellering came up to speak.

MOTION: I make a motion to approve and send it to City Council.

Motion by: David Sellars Second: George Monsive 5/0/0 PASSED

5. Commission will conduct a **PUBLIC HEARING** to hear from the public on proposed changes to requirements for fences.

Public Hearing opened at 6:59 p.m.

Lucille and Jeanette Wohlfarth came up to speak.

Chair stated she received a phone call from Mr. Rocha a resident of Balcones Heights who expressed that he was against front yard fences.

Public Hearing closed at 7:02 p.m.

6. Commission may take possible **ACTION** regarding fences.

Chair went over the revisions and what it would replace.

Recommendation was made to approve as presented in packet and with the following changes:

- (b) 1. (REMOVE) 4" apart...
- (b) 1. (a) (vi) Wood pickets must be approved per this Article (REMOVE)
- (b) 3. Front yard fences that meet these criteria (may) be built...

MOTION: I make a motion to approve to take this to City Council with corrections that we discussed.

Motion by: David Sellars Second: Jack Burton 5/0/0 PASSED

7. Commission will discuss recommendations or changes to the zoning ordinance as proposed by Drenner and Golden.

Recess at 7:40 p.m.

Meeting reconvened at 7:45 p.m.

Chair suggested everyone deal with the red and blue corrections recommended by Drenner and Golden and then make a list of any other recommendations they may have and schedule a joint planning and zoning meeting or workshop with city council. John Jacks from Drenner Golden went over recommended changes they have proposed.

IV. ADJOURNMENT:

Meeting adjourned at 9:40 p.m.

Submitted by:

DELIA FLORES, TRMC
City Secretary

Minutes approved at the November 1, 2011 Planning and Zoning Meeting.