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

MINUTES

Date: June 11, 2013   Time: 6:10 p.m.

MEMBERS PRESENT: George Monsive   Kim Kelley   Hilda Herrera
                        Carlos de la Garza   Stephen Lara   David Sellars (Alternate)

MEMBERS ABSENT: None

SIGN IN SHEET: Edna Moellering   Dan Markson   Jay Johnson
                    Jason Arechiga   Clemente Rocha   Jack Burton
                    Paul Whitman   Shana Halpin   Charles White
                    Johnny Rodriguez   Madeline Slay   Rudy Perez
                    Adela Solis   Rene Contreras

I.   MEET AND GREET – New Planning and Zoning Members.

II.   CALL TO ORDER AND RECORDING OF QUORUM:

Meeting was called to order and quorum was present

III.   OATHS OF OFFICE:

Newly appointed members.

Mayor de Leon gave the Oath of Office to George Monsive, Kim Kelley, and Stephen Lara.

IV.   ELECTION OF OFFICERS:

Commission shall elect a Chair and Vice-Chair from among its members.

Vice Chair nomination was made to appoint Carlos de la Garza

MOTION: Nominate Carlos de la Garza

Motion by: Kim Kelley   Second: Hilda Herrera   5/0/0   PASSED

Chair nomination was made to appoint George Monsive.

MOTION: I would like to nominate Mr. Monsive again.

Motion by: Hilda Herrera   Second: Stephen Lara   5/0/0   PASSED

V.   APPROVAL OF MINUTES:

Minutes – April 2, 2013

MOTION: I make a motion that we pass the minutes.

Motion by: Carlos de la Garza   Second: Hilda Herrera   5/0/0   PASSED

VI.   PUBLIC HEARING/BUSINESS ITEM:

1. Commission will conduct a **PUBLIC HEARING** to hear from the public regarding a Special Use Permit (SUP) submitted by Rico's Diner for catering services within the Wonderland of Americas Mall located at 4522 Fredericksburg Rd..

   Public Hearing opened at 6:17 p.m.

   The applicant and Crossroads Mall Partners, Ltd. representative Denise Bush signed up and will speak during Item #2.

   Public Hearing closed at 6:20 p.m.

2. Commission will consider and may approve request submitted for a Special Use Permit (SUP) for Rico's Diner for catering services within the Wonderland of Americas Mall located at 4522 Fredericksburg Rd.

   Rico from Rico's Diner came up to speak and stated the purpose for the request.

   Denise Bush – General Manager of Wonderland of the Americas Mall stated that this business would be an asset to the Mall.

   Development Services Coordinator Mark Boyd came up and gave background and recommendation to approve.

   Director, Community Initiatives Lorenzo Nastasi came up to speak in favor of the request.

   MOTION: I make a motion that we approve this and send it to council.

   Motion by: Hilda Herrera   Second: Stephen Lara   5/0/0   PASSED

3. Commission will conduct a **PUBLIC HEARING** to hear from the public regarding a zoning change request submitted by the City of Balcones Heights to rezone property located at 3230 Hillcrest Dr. and 3224 Hillcrest Drive from Public Property to PUD.

   Public Hearing opened at 6:35 p.m.

   Edna Moellering – Against having apartments across Justice Center
   Johnny Rodriguez – Offered different ideas to be considered
   Shana Halpin – Against having more apartments
   Rudy Perez – Against having more apartments

   Public Hearing closed at 6:45 p.m.

4. Introduction and Presentation by City Administrator on rezone request submitted by the City of Balcones Heights.

City Administrator came up to give a presentation on the following topics:
   - Background/Proposal
   - Why does the City Support this plan?

- What about the Fire Station?
- So Why Haven't I heard Anything?
- Tonight's Action

5. Presentation and project overview by NRP representatives as related to the rezone request submitted by the City of Balcones Heights.

Dan Markson, representative of NRP, came up and gave a presentation on the proposed project.

A presentation was given by The NRP Group on the following topics:

- Introduction
- Partner of Choice
- Our Company
- Proposed Balcones Lofts
- Q & A

6. Commission will consider and may approve request for the City of Balcones Heights to rezone property located at 3230 Hillcrest Dr. and 3224 Hillcrest Drive from Public Property to PUD (Planned Unit Development).

MOTION: I make a motion that we approve for the request to rezone.

Motion by: Carlos de la Garza   Second: Hilda Herrera   5/0/0   PASSED

VII.   CITIZENS TO BE HEARD:

There were no citizens to be heard.

VIII.   ADJOURNMENT:

MOTION: I make a motion to adjourn.

Motion by: Carlos de la Garza   Second: Hilda Herrera   5/0/0   PASSED

Adjourned at approximately 7:40 p.m. time was not stated on tape.

Submitted by:

DELIA FLORES, TRMC
City Secretary

Minutes approved by the Planning and Zoning Commission on July 2, 2013