

City of Balcones Heights

Serving the residents and business community of the City of Balcones Heights

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Tis the Season!

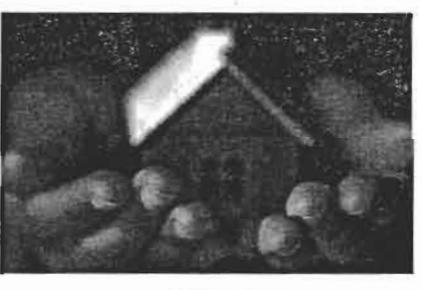
Tips for a Safe Holiday Season



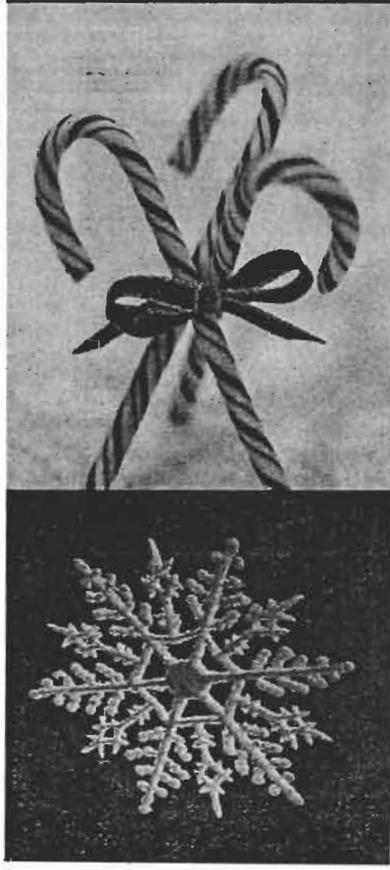
As the holiday season will soon be with us, we again ask that all citizens be watchful for suspicious persons and incidents. You as a citizen are typically the first person to notice something or someone out of the normal. By reporting suspicious activities, the police are able to investigate and potentially stop or prevent criminal activities in our community. The best approach towards crime prevention is "the watchful neighbor" and when a criminal knows the community will call the police, he is more likely to go elsewhere.



Home Improvement and Repair Scams
As a reminder about home improvement and repairs scams, senior citizens are often the preferred targets of this type of crime. Our best suggestion to prevent becoming a victim is to require the service provider to obtain a city permit before you authorize any repairs. This will cause the work to be inspected and you will know if the work has been done to professional standards.



Gun Safety Locks
Our police department was awarded a generous supply of gun locks from the US Department of Justice in conjunction with the National Child Safety Program. These locks are available free of charge. Pick up yours at anyone of the following locations: *Police Department Administrative Offices, Municipal Court, or Police Dispatcher.*



New Mall Owners

Trammell Crow Co. has signed a contract to buy Crossroads Mall. Executives with Trammell Crow – a Dallas based publicly traded commercial real estate services company – said the mall is a good investment. The *San Antonio Express-News* reported the news on the front page of its November 10, 2004 Business Section and quoted a Trammell Crow executive.

“An on-site Super Target is drawing strong traffic, there’s enough vacant space to add another anchor tenant, and the mall is conveniently located at one of the area’s busiest highway intersections,” said Brent Conlin, a retail development vice president in Trammell Crow’s San Antonio office. “The intersection is the true epicenter of the city,” Conlin said. “The freeway improvements will also improve access. An the Super Target is a strong indication of what can be done.” With the completion of the freeway, it will be very accessible, so long-term it will end up being a good investment,”

The sale of the two-level mall is scheduled to close before the end of the November. Trammell Crow, which developed Alamo Quarry Marketplace and the adjacent Quarry Crossing, is buying the 650,000 square-foot mall from Midland Red Oak Realty, the owner since 1996.

“The city hates to lose Sarah Teel, the Mall Manager for the last 2 years, and Robert Townsend, the Mall Marketing Director, but we look forward to working with Trammell Crow in the future,” said City Administrator, Lanny S. Lambert.

“We wish the best of luck to Sara and Robert in their new endeavors,” added Lambert.



CITY OFFICIALS

Jim Craven, Mayor

Bill Johnson, Mayor Pro Tem, Councilman, Place 5

Lucille Wohlfarth, Councilwoman, Place 4

Melissa Castro, Councilwoman, Place 3

Suzanne de Leon, Councilman, Place 2

Bennie Cass, Councilman, Place 1

Lanny S. Lambert, City Administrator

Balcones Heights Justice Center

735-9148

City Roster

City Secretary	Mayor Jim Craven	x235	City Administrator	Lanny S. Lambert	x227
Asst. Court Clerk	Delia Flores	x236	Municipal Court Clerk	Yvonne Baez	x223
Asst. Police Chief	Michelle Garcia	x224	Police Chief	Kenneth Menn	x237
Detective Sgt.	Robert de la Garza	x238	Police Secretary	Gracie Lerma	x222
Dispatcher	Joyce Pena	x232	Special Investigator	Lee Powers	x240
Director of Tourism	Lorenzo Nastasi	x230	Accts Payable/Payroll Clerk	JoAnn Vidal	x244



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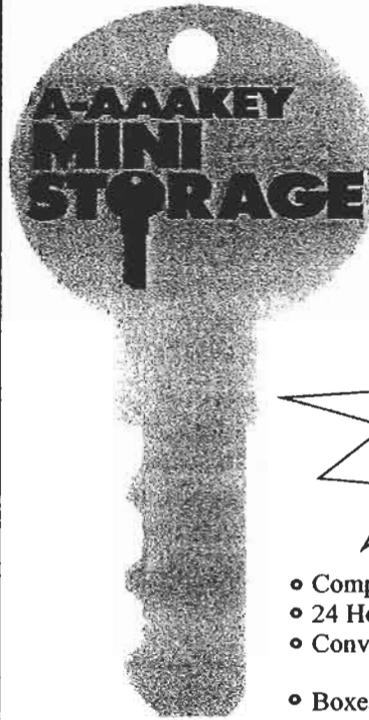
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ORDINANCE NOTICE

The City Council is considering the adoption of a new maintenance and appearance ordinance for the City of Balcones Heights.

The ordinance establishes standards for vacant lots, garage doors, home painting and appearance, roofs, carports, fences, sign obstructions, and vehicle parking.

The City Council invites interested citizens to attend the December 13th City Council Meeting at 6:00 p.m. at the Justice Center, 3300 Hillcrest Drive, to testify for or against the attached ordinance. Residents who have questions may call David Cadena at 735-9148, ext. 246.

(DRAFT) ORDINANCE NO.

AN ORDINANCE OF THE CITY OF BALCONES HEIGHTS ESTABLISHED FOR REGULATING MAINTENANCE AND APPEARANCE OF THE CITY IN ACCORDANCE WITH RECOGNIZED STANDARDS OF PROPERTY AND BUILDING UPKEEP FOR THE PURPOSE OF PROMOTING THE GENERAL WELFARE OF THE CITY OF BALCONES HEIGHTS, TEXAS AND SUPERSEDING OTHER ORDINANCES IN CONFLICT.

WHEREAS, the City Council of the City of Balcones Heights desires to protect property values and promote community pride as well as the general welfare; and,

WHEREAS, the City Council of the City of Balcones Heights desires to abate unsightly and dilapidated buildings and building components to avoid urban blight and severe property depreciation; and,

WHEREAS, the City Council of the City of Balcones Heights desires to ensure reasonable consideration, in determining the standards of maintenance and appearance within the City of Balcones Heights, Texas:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BALCONES HEIGHTS, TEXAS:

SECTION I. PURPOSE AND SCOPE.

A. Purpose of Ordinance: The regulation herein established has been made for the purpose of promoting the general welfare of the community. They have been designed to promote community pride and to deter property depreciation. They have been made with reasonable consideration, among other things, to the character of the district, and its particular suitability for the particular uses, and with a view of conserving the value of buildings and land.

B. Scope of Ordinance: The provisions of this ordinance shall apply to all property within the City of Balcones Heights, Texas.

SECTION II. RESIDENTIAL DISTRICT.

Maintenance: All lots must be maintained in a neat, tidy and trim condition at all times, whether or not improved. The owner and occupants of any lot within the property has the responsibility of keeping the lot, buildings, improvements, appurtenances and landscaping in a well maintained, safe, clean and attractive condition at all times. All lots shall be maintained by the lot owners or occupants free of trash, disabled trailers, disabled cars, car parts, junk and garbage and refuse of any nature, and all lot owners shall cut trim, and maintain lawns and plantings on their lots. Specific standards required are outline below:

1. Play ground equipment, basketball goals, and other recreational and leisure items shall not be left in the public right-of-way, to include sidewalks, when not in use.
2. Garage doors visible from the public right-of-way shall be maintained in good condition; free of loose, missing or broken boards, windows, or posts. Metal doors shall be free of dents or damage that distort or impair the normal function of the door.
3. Paint shall be maintained in good condition, free of peeling chipping that would expose five percent or more the sub-layer of the building surface, free of color deterioration that results in five percent or more optical contrast (the contrast between the trim color and primary building color shall not be considered in evaluating deterioration or fading) and free of graffiti.
4. Roofs shall be maintained in good condition, free of visible holes, free of missing or curled shingles that show a deterioration of more than 20 percent of the roof surface.

(continued on next page)

Carports:

1. Fundamental requirements:

- a. Carports must display the same architecture and construction as the residence or main building.
- b. Carports must be permanently connected or attached to the residence or main building.

Carport roofing, siding, trim, and color must match the roofing, siding, trim and color of the residence or main building.

Fences are permitted providing that they are maintained in good repair. Privacy fences visible from a public right-of-way at standing eye level shall be maintained in good condition; free of loose, missing or broken boards, post or other components, and not leaning to the point the top is one foot or more off plumb from the bottom.

Consideration of Variances:

Variances shall be judged on the bases of being a sensible exception to the general rules.

Request for variances shall be considered on a case-by-case basis and judged on the merits of the case.

3. Accessory Structures:

- a. Accessory structures incidental to the main use may be constructed in the rear yard only.
- b. Accessory structures shall be constructed of wood, tin, brick, stucco or other approved material.
- c. Metal containers used for storage are prohibited.

4. Grand-fathering of existing non-conformance:

- a. The owners of existing accessory structures that do not conform with the requirements of this ordinance shall be informed by first class mail of the new requirements of this ordinance. After notification of the new requirements, the owners shall be granted a period of one year to register their non-conforming status or modify or remove such accessory structure.
- b. **Obstruction View of Traffic and Signs:** It shall be unlawful to place a fence, shrubs, or any other lawn decoration so as to obstruct the view of traffic approaching an intersection from either direction; or to obstruct the view of street traffic from a driveway; or to obstruct the view of a stop sign or other traffic regulating or control sign. On a corner lot no fence may be erected and not shrubbery whose mature height is greater the thirty-six (36) inches may be planted within the area created by a straight line connecting two points that are respectively thirty (30) feet along the front and side property lines from a street intersection, and no fence, tree or shrub may be allowed to obstruct the view of the street sign or stop sign. No fence may be erected and no shrubbery may be planted on any lot whose height causes the view of the street from the driveway, or neighboring driveways, to be obstructed.
- c. **Vehicles:** No vehicles, trailers or boats shall be parked in the front lawn or an unenclosed side yard of any residential premises except on the paved driveway, or in a carport. Limited exceptions are granted for washing and cleaning, not to exceed three (3) hours, and for packing, unpacking, or cleaning recreational vehicles not to exceed forty-eight (48) hours. No vehicles whatsoever shall be parked more that eight (8) hours on City owned, unimproved right-of-way at any time.

Balcones Heights

Business Alliance

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President-Elizabeth Wells
Vice President-Sarah Teel
Secretary-Cathy Oliver
Treasurer-Rodney Carr

Board of Directors

Mike Alcoces
Ana Rasmussen
Lynn Calkin

Special Events Coordinator
Mel Villarreal

2005 Officers

President-Elizabeth Wells
Vice President-Tiffany Gailan
Secretary-Cathy Oliver
Treasurer-Sal Mendez

Board of Directors

Mike Alcoces
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Danny Davila
Lynn Calkin

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#1	\$20	2x3
#2	\$35	2x4
#3	\$35	2x8
#4	\$50	4x4
#5	\$65	4x8
#6	\$75	6x8
#7	\$85	8x8
#8	\$100	8x10

All sizes are approximate. Ad copy and payment must be to the Alliance no later than the 20th of the month prior to publication. Ads requiring a proof must be to the Alliance no later than the 10th of the month prior to publication. Please call Lynn Calkin @ 857-9571 or Tiffany Gailan @

Businesses are invited to participate in the 100 New Move-In packets distributed to apartment complexes each month. Coupons, flyers, brochures, small gifts are accepted.

Please contact Lynn Calkin @ 857-9571, Mike Alcoces @ 732-3039 or Tiffany Gailan @ 669-5721.

Businesses in Balcones Heights and the surrounding area are invited to attend the next Business Alliance meeting on December 15, 2004 6 PM to 8 PM at SpringHill Suites by Marriott.

We will be celebrating the beginning of our 3rd year and welcoming 2005 officers.

Target Deli will cater the event.

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Ask About Our New Legal Secretary Program
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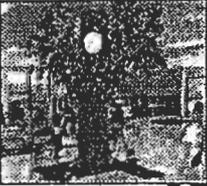
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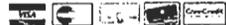
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SECTION III. BUSINESS DISTRICT.

- A. Maintenance. All lots must be maintained in a neat, tidy and trim condition at all times, whether or not improved. The owner and the occupants of any lot within the property have the responsibility of keeping the lot, buildings, improvements, appurtenances and landscaping in a well maintained, safe clean and attractive condition at all times. Specific standards required are outlined below:
1. The street address number shall be displayed prominently.
Signs shall be maintained in good condition, free of paint peeling or chipping that would expose five percent or more of the sub-layer of the sign surface, and free of graffiti.
Building paint shall be maintained in good condition, free of peeling or chipping that would expose five percent or more of the sub-layer of the building surface, free of color deterioration that results in five percent or more optical contrast (the contrast between the trim color and primary building color shall not be considered in evaluating deterioration or fading), and free of graffiti.
Roofs shall be maintained in good condition, free of visible holes, free of missing or curled shingles that show deterioration to more than 20 percent of the roof surface.
Parking areas shall be kept clean and paved with asphalt, sealcoat, or concrete, and if painted, the paint shall be kept in good repair.
Fences, screening and greenbelts shall be considered as a part of the building and shall be free of missing boards and maintained in sound structural condition.

- B. Trash. Each lot owner shall be responsible for the regular removal of such trash, garbage, or other waste from the lot.

SECTION V. EXEMPTIONS: The standards of this ordinance shall not apply to properties that have been granted and exemption by the City Council of the City of Balcones Heights.

SECTION VI. SEVERABILITY: If any section or part of any section or paragraph of this ordinance is declared invalid or unconstitutional for any reason, it shall not be held to invalidate or impair the validity, force, or effect of any other section or sections or part of a section or paragraph of this ordinance.

SECTION VII. ENFORCEMENT:

- A. Enforcement of this ordinance shall be under the jurisdiction of the City Administrator or his designated representative.

SECTION VIII. PENALTIES:

- A. Any person violating this ordinance or any portion thereof shall, upon conviction, be guilty of a Class C misdemeanor and shall be fined not more than \$2,000.00. Each day such violation continues shall be considered a separate offense and punishable accordingly.

VIA PROJECTS

VIA has agreed to fund three projects in Balcones Heights with Local Assistance monies. Total cost of the three projects is \$433,517.

The three projects are:

1. Reimbursement of construction costs for Hillcrest and Babcock.
2. Reconstruction of Spencer Lane and Fredericksburg Rd. intersection.
3. Handicap access ramps at various intersections around town.

Work should begin on these projects in January. The City is grateful to VIA for providing funding for these important and helpful projects.

Bexar County Grant Projects

The Bexar County Community Development Department has funded two projects for Balcones Heights: A drainage project for \$143,000:

The City of Balcones Heights proposes to use the drainage grant for a Woodlawn Creek drainage study. The study will be used to design and build an expanded drainage system, and for the purchase of land that can be used to expand the water capacity of the drainage system. Work should begin on the drainage project in 2006. Park Project for \$43,000:

The park project grant will be used to replace the playground equipment in Rogers Park. Construction should begin on the park in January 2005.



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December 2004 Calendar of Events

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2 Senior Citizens Dinner Golden Corral 5071 NW Loop 410 6:00 p.m. Edna Moellering 733-8718	3	4
5	6	7	8 Business Alliance "Holiday Social" Springhill Suites 3636 NW Loop 410 6:00 p.m.	9	10	11
12	13 City Council Meeting 6:00 p.m. Justice Center	14 Planning & Zoning Meeting 6:00 p.m. Justice Center	15	16 CVB Meeting 5:30 p.m. Justice Center	17	18
19	20	21	22	23	24 Christmas Eve City Offices Closed	25
26	27	28	29	30	31 New Years Eve City Offices Closed	

Brush pick-up dates for 2005 have not been scheduled.