

*Possible quorum of City Council and or Planning and Zoning Commission
Members may be in attendance*

NOTICE OF MEETING OF THE BOARD OF ADJUSTMENTS & APPEALS

**CITY OF BALCONES HEIGHTS
3300 Hillcrest Drive
BALCONES HEIGHTS, TEXAS 78201**

Notice is hereby given that a called meeting of the Board of Adjustments and Appeals of Balcones Heights, Texas, will be held on **Monday, February 22, 2021 at 5:00 p.m.** at the Justice Center located at 3300 Hillcrest Drive, Balcones Heights, Texas, at which time the following subjects will be discussed, to-wit:

I. Call to Order and Recording of Quorum:

II. Approval of Minutes:

May 18, 2020

III. Business Matters:

1. Board will conduct a **PUBLIC HEARING** to hear from the citizens on the application submitted by 1150 Babcock LLC on the following variance:

Applicant: 1150 Babcock LLC

Location: 1150 Babcock Rd., Balcones Heights, TX 78201

Legal Description: NCB 13120 BLK 1 LOT SW IRR 205.12' OF 2 & SW IRR196.6' OF 6 & CB 5310 BLK 1 LOT NE IRR 200' OF 2 & NE IRR 200' OF 6

Zoning: R-4 Multifamily Mid-rise Residence

Applicant is requesting a variance to Sec. 153.12.14E requiring minimum setback of all monument signs shall be fifteen feet from any property line; and a variance to Sec. 153.12.7 prohibiting the erecting, or displaying any type of sign on or over public ROW.

Applicant is requesting an encroachment into the existing 10 ft. sanitary sewer easement and relief from the minimum setback of 15 feet from the property line for the monument sign.

Applicant is requesting a variance from Sec. 153.12.17C - directional signs maximum height of three feet.

2. The Board will hear, consider, and take **ACTION** on the application request for variance submitted by 1150 Babcock LLC.

IV. Adjournment:

DECORUM REQUIRED

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

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The Balcones Heights Board of Adjustments reserves the right to adjourn into **executive session** at any time to discuss any of the matters listed above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.073 (Deliberations about Gifts and Donations) § 551.074 (Personnel Matters) § 551.076 (Deliberations about Security Devices), and § 551.086 (Economic Development)

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City of Balcones Heights Board of Adjustments meetings are available to all persons regardless of disability. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary's office at 210-957-3542 or write to 3300 Hillcrest Drive, Balcones Heights, Texas 78201

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the bulletin board, at the Justice Center / City Hall of Balcones Heights, Texas, in a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: **February 19, 2021 at 5:30 P.M.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

City of Balcones Heights:

**Delia R. Sanchez
City Secretary**