

*Balcones Heights City Council will be present as the Board of Adjustments & Appeals  
Possible quorum of Planning and Zoning Commission*

**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 the **24<sup>th</sup> of April, 2017 at 4:00 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:

March 27, 2017

III. Business Matters:

1. Board will conduct a **PUBLIC HEARING** to hear from the public on the application submitted by Big Wood Cay, LLC on the following variances:

**PURPOSE:** In order to provide a food service establishment that reasonably accommodates the pedestrian and automobile traffic to the property, as well as provides ample queuing space, four variances must be granted from City's Code of Ordinance regulations. The applicant is requesting:

- A variance to waive the 25-foot maximum front building setback from Section 4.2.2 of Chapter 153 and permit a 70-foot maximum front setback;
- A 0.5-foot variance from the 10-ft. wide parking stall requirement and 1-foot variance from the 20-foot depth parking stall requirement per Section 6.1.2 from Chapter 153 to allow a 9.5-foot wide parking stall and a 19-foot deep parking stall. **Should these not be granted**, we request a variance from the 24-foot two-way aisle width requirements;
- A variance to waive pedestrian sidewalk requirements from Section 4.2.4 from Chapter 153 to allow a minimum 5-foot sidewalk on property;
- A variance to remove landscape buffer requirements from Section 4.2.5 from Chapter 153 to allow 5-foot landscaping on each side of the property and 15-foot landscape buffer on the rear of the property.

Property located at 4455 Fredericksburg Road and 0.342 Acre Portion of CB 5894 Lot 3F

2. The Board will hear, consider, and take **ACTION** on application request for variances submitted by **Big Wood Cay, LLC (Mark D. Granados, Member of GFR Development Services, LLC, Manager of Cay Management, LLC, Manager of Big Wood Cay,**

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**LLC**) for property located at 4455 Fredericksburg Road and 0.342 Acre Portion of CB 5894 Lot 3F.

- a. A variance to waive the 25-foot maximum front building setback from Section 4.2.2 of Chapter 153 and permit a 70-foot maximum front setback;
  - b. A 0.5-foot variance from the 10-ft. wide parking stall requirement and 1-foot variance from the 20-foot depth parking stall requirement per Section 6.1.2 from Chapter 153 to allow a 9.5-foot wide parking stall and a 19-foot deep parking stall. **Should these not be granted**, we request a variance from the 24-foot two-way aisle width requirements;
  - c. A variance to waive pedestrian sidewalk requirements from Section 4.2.4 from Chapter 153 to allow a minimum 5-foot sidewalk on property;
  - d. A variance to remove landscape buffer requirements from Section 4.2.5 from Chapter 153 to allow 5-foot landscaping on each side of the property and 15-foot landscape buffer on the rear of the property.
3. Commission will conduct a **PUBLIC HEARING** to hear from the public on the application submitted by **Applicant: SA Golden Properties, Shoab Ali, COO Three Star Heritage** Three Star Mart – Quicks - Convenience Store/Gas Station - Zoning District: MXD Mixed Use. Property located at 4301 Fredericksburg Rd.
- Section 4.5.4(3)(f) The following signs are exempt from the requirements of this subchapter: (ii) Miscellaneous window signs directly related to the business or commercial establishment provided the total sign area does not exceed 10% of the window area of the business or commercial establishment. *Applicant is requesting to exceed 10% coverage by means of 100% coverage to two (2) exterior glass fascia with a vinyl product containing advertising.*
  - Section 4.5.4(2) Permitted signs for non-residential districts and uses. (See additional requirements for MXD in [§4.5.4\(3\)](#). (c) Up to four incidental wall signs may be attached to a structure or to a building wall, but may not be attached perpendicular to the wall. Area of each sign may not exceed six square feet; the total area of all such signs may not exceed ten square feet. (d) Up to four incidental freestanding signs may be provided on the site. Area of each sign may not exceed six square feet; the total area of all such signs may not exceed ten square feet. *Applicant is requesting to exceed 10 square feet by proposing to install two free standing waves that will allow for 22.88 square feet of advertising area and attaching blades and Koalas to canopy columns that will allow for 19.28 square feet of advertising area.*
4. The Board will hear, consider, and take **ACTION** on application request for variances submitted by **SA Golden Properties, Shoab Ali, COO Three Star Heritage** Three Star Mart – Quicks - Convenience Store/Gas Station - Zoning District: MXD Mixed Use. Property located at 4301 Fredericksburg Rd.

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- a. Section 4.5.4(3)(f) The following signs are exempt from the requirements of this subchapter: (ii) Miscellaneous window signs directly related to the business or commercial establishment provided the total sign area does not exceed 10% of the window area of the business or commercial establishment. *Applicant is requesting to exceed 10% coverage by means of 100% coverage to two (2) exterior glass fascia with a vinyl product containing advertising.*
  
- b. Section 4.5.4(2) Permitted signs for non-residential districts and uses. (See additional requirements for MXD in §4.5.4(3). (c) Up to four incidental wall signs may be attached to a structure or to a building wall, but may not be attached perpendicular to the wall. Area of each sign may not exceed six square feet; the total area of all such signs may not exceed ten square feet. (d) Up to four incidental freestanding signs may be provided on the site. Area of each sign may not exceed six square feet; the total area of all such signs may not exceed ten square feet. *Applicant is requesting to exceed 10 square feet by proposing to install two free standing waves that will allow for 22.88 square feet of advertising area and attaching blades and Koalas to canopy columns that will allow for 19.28 square feet of advertising area.*

IV. Adjournment:

<b>DECORUM REQUIRED</b>
<b>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.</b>
The Balcones Heights Board of Adjustments reserves the right to adjourn into <b><u>executive session</u></b> 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)
<b>NOTICE OF ASSISTANCE AT THE PUBLIC MEETING</b>
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 735-9148 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: **April 21, 2017, at 3:30 P.M.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

**Submitted by:**

**Delia R. Sanchez  
City Secretary**