

*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 **28th of August, 2017 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:

April 24, 2017

III. Business Matters:

1. Board will conduct a **PUBLIC HEARING** to hear from the public on the application submitted by Alex Kim, with Texas Pro Signs on the following variances:

Applicant: Alex Kim, Texas Pro Signs

Location: 4307 Fredericksburg Rd. – Amax Auto Insurance

Legal Description: CB 5894, Blk Lot 1A, 1B & 1D

Zoning: ~~MXD Mixed Use~~ R6 Multi-Family Residence

- 1.) Section 153.8.3 Site Characteristics in a Non-Conforming Use - Applicant is proposing to construct a parapet for wall signage.
 - 153.12.10(D) Roofline Limitations – Applicant is proposing to construct parapet above the existing roofline on the Northeast, Southeast, Northwest sides of the building.
 - 153.12.10(G) Adjacent Residential – Applicant is proposing to install a 65-sq. ft. wall sign on the Northwest side of a parapet facing R-6 Multi-family Residence.
 - 2.) Section 153.12.6(N) Miscellaneous Window Signs - Applicant is proposing to exceed 10% coverage on door and windows.
 - 3.) 153.12.10 Wall Signs
 - Maximum Area of Wall Signs Table 12.10 - Applicant is proposing a to exceed 10% of the façade.
 - 4.) 153.12.10(F) Projection – Applicant is proposing to install a wall sign that projects 30” from a parapet.
 - 5.) 153.12.10(H) – Applicant is proposing to display phone number and product cost on primary wall sign (façade).
2. The Board will hear, consider, and take **ACTION** on application request for variances submitted by Alex Kim, with Texas Pro Signs.

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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.
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 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: **August 25, 2017, at 4:30 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**