NOTE: Notice is hereby given that there may be a quorum of The City of Balcones Heights City Council Members. There will be no formal action taken by city council members.

NOTICE OF MEETING OF THE  
City of Balcones Heights  
PLANNING AND ZONING COMMISSION

AGENDA

Notice is hereby given that a meeting of the Planning and Zoning Commission of the City of Balcones Heights, Bexar County, Texas will be held Tuesday, November 14, 2017 at 6:00 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. BUSINESS ITEMS:

1. Approval of Minutes – October 17, 2017

2. PUBLIC HEARING: Plat and Replat application submitted by MHR Engineering on behalf of Alegria de Sol LLC for the purpose of establishing SOL Subdivision being 4.81 acres of Lot 20; 3.325 acres out Tract 11, CB 5508, Ratcliff and Locks Subdivision and also being out of 1.49 acre Tract, CB 5508.

3. ACTION: Plat and Replat application submitted by MHR Engineering on behalf of Alegria de Sol LLC for the purpose of establishing SOL Subdivision being 4.81 acres of Lot 20; 3.325 acres out Tract 11, CB 5508, Ratcliff and Locks Subdivision and also being out of 1.49 acre Tract, CB 5508

4. PUBLIC HEARING: Re-Zone Application submitted by Alegria De Sol LLC, 6901 W. Interstate 10, CB 5508 blk lot n irrg 56.7 FT OF 11& S IRRG 125 FT OF 13 to re-zone from R1 Single Family Residential to R-4 Multifamily Residential.

5. ACTION: Re-Zone Application submitted by Alegria De Sol LLC, 6901 W. Interstate 10, CB 5508 blk lot n irrg 56.7 FT OF 11& S IRRG 125 FT OF 13 to re-zone from R1 Single Family Residential to R-4 Multifamily Residential.

6. ACTION: Site Plan application submitted by MHR Engineering for the proposed parking lot expansion for SOL Apartment.

7. PUBLIC HEARING: Amending Section 153.5.2.4 of the Balcones Heights Code of Ordinances as it pertains to storage and parking of recreational vehicles, boats, trailers and vehicles in residential districts.

8. ACTION: Amending Section 153.5.2.4 of the Balcones Heights Code of Ordinances as it pertains to storage and parking of recreational vehicles, boats, trailers and vehicles in residential districts.
NOTE: Notice is hereby given that there may be a quorum of The City of Balcones Heights City Council Members. There will be no formal action taken by city council members.

III. CITIZENS TO BE HEARD:

At this time, citizens who have filled out a registration form prior to the start of the meeting may speak on any topic they wish to bring to the attention of the governing body so long as that topic is not on the agenda for this meeting. Citizens may speak on specific agenda items when that item is called for discussion. During the Citizens to be Heard section no action may take place and no discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the council may extend this time at their discretion.

IV. ADJOURNMENT:

City of Balcones Heights

DELIA R. SANCHEZ
City Secretary

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at the City of Balcones Heights, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: November 10, 2017 at 4:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

The Balcones Heights Planning and Zoning Commission 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 Planning and Zoning commission meeting is 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 ext. 236 or write to 3300 Hillcrest Drive, Balcones Heights, Texas 78201.
NOTICE OF MEETING OF THE
City of Balcones Heights
PLANNING AND ZONING COMMISSION

MINUTES

Date: October 17, 2017
Time: 6:06 p.m.

MEMBERS PRESENT: George Monsive Dr. Richard Adam
Ashley Leasing

MEMBERS ABSENT: NONE

SIGN IN SHEET: Mike Boulanger Steve Miller

I. CALL TO ORDER AND RECORDING OF QUORUM:
Meeting was called to order and quorum was present.

II. BUSINESS ITEMS:

1. Approval of Minutes – September 19, 2017

MOTION: I make a motion to approve the minutes of September 19, 2017.

Motion by: Dr. Adam Second: George Monsive 3/0/0 PASSED

2. Consideration and ACTION on the Special Use Permit application submitted by Mike’s Rookies, Inc./Michael Boulanger for a Neighborhood Bar at 4515 Fredericksburg Rd., CB 5894 BLK LOT E 290 OPN, 300 OF 4, 2 42 OF N 300 OF 3.

Director of Community Development Rita Hoyl gave a presentation, update, and recommendation on the Special Use Permit request.

MOTION: I make a motion to recommend to City Council to approve the Special Use Permit application submitted by Mike’s Rookies, Inc. to operate a bar at 4515 Fredericksburg Rd. before the Special Use Permit is issued the following requirements must be met:

1. Minimum food service to include peanuts, popcorn, pizza, and pre-packaged sandwiches and chips.
2. Outdoor piped music must be volume controlled.
3. Upgrade exterior of multi-tenant building as proposed on the elevations to include landscape upgrades for property.
4. Add tall landscaping or install 6’ high masonry wall along south side of property
5. Install 6’ masonry wall along rear property (west side) adjacent to R-6 Multifamily Residence property.
6. Screen all dumpsters on property.
7. Patio area has to conform to city and fire codes.

Motion by: Dr. Adam Second: George Monsive 2/1/0 PASSED

NAY Vote: George Monsive
III. **CITIZENS TO BE HEARD:**

There were no citizens signed up to be heard.

IV. **ADJOURNMENT:**

MOTION: Motion to adjourn at 6:38 p.m.

Motion by: Dr. Adam  Second: George Monsive  3/0/0  PASSED

Submitted by:

DELIA R. SANCHEZ  
City Secretary
NOTICE OF MEETING OF THE
City of Balcones Heights
PLANNING AND ZONING COMMISSION

MINUTES

Date: October 17, 2017  Time: 6:06 p.m.

MEMBERS PRESENT: George Monsive  Dr. Richard Adam
Ashley Leasing

MEMBERS ABSENT: NONE

SIGN IN SHEET: Mike Boulanger  Steve Miller

I. CALL TO ORDER AND RECORDING OF QUORUM:

Meeting was called to order and quorum was present.

II. BUSINESS ITEMS:

1. Approval of Minutes – September 19, 2017

MOTION: I make a motion to approve the minutes of September 19, 2017.

Motion by: Dr. Adam  Second: George Monsive  3/0/0  PASSED

2. Consideration and ACTION on the Special Use Permit application submitted by Mike’s Rookies, Inc./Michael Boulanger for a Neighborhood Bar at 4515 Fredericksburg Rd., CB 5894 BLK LOT E 290 OPN, 300 OF 4, 2 42 OF N 300 OF 3.

Director of Community Development Rita Hoyl gave a presentation, update, and recommendation on the Special Use Permit request.

MOTION: I make a motion to recommend to City Council to approve the Special Use Permit application submitted by Mike’s Rookies, Inc. to operate a bar at 4515 Fredericksburg Rd. before the Special Use Permit is issued the following requirements must be met:

1. Minimum food service to include peanuts, popcorn, pizza, and pre-packaged sandwiches and chips.
2. Outdoor piped music must be volume controlled.
3. Upgrade exterior of multi-tenant building as proposed on the elevations to include landscape upgrades for property.
4. Add tall landscaping or install 6’ high masonry wall along south side of property
5. Install 6’ masonry all along rear property (west side) adjacent to R-6 Multifamily Residence property.
6. Screen all dumpsters on property.
7. Patio area has to conform to city and fire codes.

Motion by: Dr. Adam  Second: George Monsive  2/1/0  PASSED

NAY Vote: George Monsive
III. **CITIZENS TO BE HEARD:**

There were no citizens signed up to be heard.

IV. **ADJOURNMENT:**

MOTION: Motion to adjourn at 6:38 p.m.

Motion by: Dr. Adam          Second: George Monsive        3/0/0            PASSED

Submitted by:

DELIA R. SANCHEZ
City Secretary
MEMO TO THE PLANNING & ZONING COMMISSION

DATE: October 25, 2017
FROM: Rita Hoyl, Director of Community Development
SUBJECT: Plat and Re-plat Application Establishing Lot 20, SOL Subdivision

DATE AND TIME OF HEARING: November 14, 2017 6 pm.

BACKGROUND: Mr. Harun Rashid, PE, RPLS of MHR Engineering, LLC is submitting an application on behalf of Alegria De SOL, LLC for the purpose of platting and re-platting two tracts of land to establish 4.81 acres, Lot 20 SOL Subdivision, to be known as 6945 IH-10 Frontage.

<table>
<thead>
<tr>
<th>Existing Tracts</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract 1</td>
<td>1.49</td>
</tr>
<tr>
<td>Tract 11</td>
<td>3.325</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proposed Lot</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
<td>4.81</td>
</tr>
</tbody>
</table>

SOL Subdivision

The 1.49 acre (6901 W I-10) tract was recently acquired by Alegria Sol, LLC in order to expand a portion of the 1.49 acre lot, adjacent to the apartment complex property, for construction of 30 additional parking spaces.

Preliminary plats were submitted for limited circulation to the city engineer and fire department.

MHR Engineering, LLC was notified of the engineer's final approval. The Mylar, along with Letters of Certification will be available prior to the scheduled Planning & Zoning meeting.

Upon acceptance and approval of the plat, the Planning & Zoning Commission will consider an application to rezone the 1.49 tract from R-1 Single-family Residence to R-4 Multifamily Residence.
Balcones Heights Code of Ordinances state:

152.37  ACTION BY PLANNING COMMISSION.
   (A)  Within 30 days of the filing date, the Commission shall take action on the proposed plat. If the Commission finds that modifications to the plat are necessary in order to comply with requirements, the Commission may postpone such action. However, the Commission shall act upon the plat within 30 days of the filing date.
   (Ord. 5-85, passed 5-20-85)

152.047  REPLATTING WITHOUT VACATING A PREVIOUS PLAT.
   (A)  Conditions. A subdivision, or a portion thereof, may be replatted without vacating the immediately previous plat of such subdivisions under the following conditions:
   (1)  The replat must be signed and acknowledged by the owners of the particular properties being replatted.
   (2)  The replat does not attempt to alter, amend or remove any covenants or restrictions.
   (3)  The replat must be approved by the Planning and Zoning Commission after a public hearing in relation thereto at which interested parties and citizens shall have had an opportunity to be heard.
   (4)  If any of the area to be replatted was, within a five-year period immediately preceding the date on which the replat is filed with the Planning and Zoning Commission, limited by any interim or permanent zoning classification to not more than two dwelling units per lot, or if any lot on the immediately previous plat was limited by deed restriction to residential use involving not more than two dwelling units per lot, the procedures outlined in division (B)(3) below, shall be followed before the approval of the Planning and Zoning Commission can be given.
   (5)  However, if all the area to be replatted was designated or reserved for use other than for single-family or two-family use by notation on the last legally recorded plat or in the legally recorded deed restriction applicable to such plat, the procedures outlined in division (B)(2) below, shall apply.

   (Ord. 5-85, passed 5-20-85)

Respectfully,

Rita Hoyl
CITY OF BALCONES HEIGHTS
3300 Hillcrest
Balcones Heights, Texas 78201

PLAT APPLICATION

PLANNING & ZONING COMMISSION

Application must be complete and have the following documents: Three Mylar, one original and two blue line copies, 18"x24", 100' to 1" scale. Plan must show the name of the subdivider, the record owner, survey primary control points, legal descriptions, boundary lines, compass rose, date, final contour data per as outlined in Section 152.38, and all other data listed in Section 152.38.

Fees: $500.00 base fee + $100.00 each single family lot and/or $250.00 per acre or fraction thereof for non-single family lot

Certificates from each are required:

☐ Civil Engineer that completes the plans
☐ Property Owner's acknowledgement
☐ San Antonio Water System
☐ CPS Energy
☐ Balcones Heights City Engineer (Slay Engineering)

☑ Balcones Heights Fire Chief
☐ TX Dot
☐ Time Warner
☐ AT&T

SOL Subdivision

File #:

Owner:
Alegria De SOL LLC

Name

11209 Limoncello Ct., Austin, TX 78750

Address

512-965-8488

Phone

Engineer
Surveyor

Harun Rashid, PE, RPLS

Name

16845 Blanco Road, Suite 106

Address

210-641-0543

Phone

LAND AREA BEING PLATTED:

Residential N/A Acres

Commercial 4.81 Acres

Public R.O.W N/A Acres

PROPOSED WATER SERVICE

(✓) San Antonio Water System

( ) Water Well

( ) Other District

PROPOSED SEWER SERVICE

✓ City of Balcones Hgts/ SA

( ) Septic Tank

( ) Other System

EDWARDS AQUIFER:

Property lies: ( ) on (✓) off Recharge Zone

( ) on (✓) off Drainage Area

Existing Curbs: (✓) Yes ( ) No

Existing Sidewalks: (✓) Yes ( ) No

If yes, existing width

PROPOSED NUMBER OF LOTS

Residential 1 or 2 Family

Multi-Family Residential

Commercial 1

Total 1

City Use

Date Application Received: 8-8-17

Received by: R. D. Neff

Total Cost of Permit: $1,702.50

Date Permit Fee Paid: 8-9-17
Permit Information

**Date** 8/8/2017  
**Permit Number** 3330  
**Type of Permit** Planning & Zoning-Plat Review  
**Type of Business** Multifamily Residential  
**Project/Resident/Business Name** SOL Subdivision  
**Business Phone #**  
**Contractor's Company Name**  
**Applicant's Last Name** Alegria De SOL LLC  
**Applicant's First Name**  
**Applicant's Address** 11209 Limoncillo Ct.  
**City** Austin  
**State** TX  
**Zip Code** 78750  
**Applicants Home Phone** 512-966-6488  
**Applicants Cell Phone** 0.00  
**Job Valuation**  
**Status** Pending Review  
**Expiration Date**  
**Email** james@achievemntgroup.com  
**Tag #**  

**Date of Pavilion Rental**  
**Responsible Party**  
**Type/Name of Event**  
**Start Time**  
**End Time**  
**Assigned To**  

### Fees

<table>
<thead>
<tr>
<th>Fee</th>
<th>Description</th>
<th>Notes</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Credit Card Fee</td>
<td>Plat for non single family</td>
<td>Non single family</td>
<td>$51.08</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>$1,702.50</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total</td>
<td>$1,753.58</td>
</tr>
</tbody>
</table>

### Payments

<table>
<thead>
<tr>
<th>Date</th>
<th>Paid By</th>
<th>Amount</th>
<th>Description</th>
<th>Payment Type</th>
<th>Accepted By</th>
</tr>
</thead>
</table>
8/9/2017    James Kandasamy

Notes
Date        Note
8/8/2017    Engineer: Harun Rashid, PE, RPLS, 16845 Blanco Road, Suite 108, Phone: 210-641-0543

Uploaded Files
Date        File

Amount Outstanding: $0.00

$1,753.58
$1,753.58

cc
CITY OF BALCONES HEIGHTS  
3300 HILLCREST DRIVE  
BALCONES HEIGHT TX. 78201

<table>
<thead>
<tr>
<th>DATE</th>
<th>09/09/2017 WED</th>
<th>TIME</th>
<th>11:15</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHECK #</td>
<td>#529</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PBAL</td>
<td>$0.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>#</td>
<td>3330</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PLATS</td>
<td>$1702.50</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SRV CH</td>
<td>$51.08</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CHECKS PAID</td>
<td>$1753.58</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>$1753.58</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CHARGE1</td>
<td>$1753.58</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
September 29, 2017

Roger C. Lawhead, P.E.
Slay Engineering Company, Inc.
123 Algyelt Avenue
San Antonio, TX 78210

RE: Parking Lot Expansion/ SOL Apartment
6945 IH-10 Frontage, San Antonio, TX 78213

Dear Mr. Lawhead,

Accompanying this letter please find the revised plat for SOL Subdivision along with the construction plan (with an Overall Site Plan) for the proposed parking lot expansion for SOL Apartment at 6945 IH-10 Frontage, San Antonio, TX 78213 on a newly purchased 1.49 acre land on the northerly side. Owner has planned to make additional 30 parking spaces in that area using asphalt pavement. The entrance to the new parking area will be from the existing parking area on the southerly side.

Followings are the responses of your comments dated August 21, 2017:

1. Site Plan with street walks, drainage outlets and driveway locations. Obtaining permit from TxDOT for driveway (s) onto IH-10 frontage road
   - Site Plan shows the location of additional 30 parking spaces along with the existing improvements. Drainage Area Map in the construction plans shows the grading pattern and outflow location. There will not be any need for TxDOT driveway permit for the proposed improvement.

2. Sanitary sewer outfall main-
   - Proposed parking lot expansion will not need any sewer main extension.

3. Storm Drainage-
   - Drainage Area Map provides required information.

4. Utility Layout-
   - Site Plan shows all the existing utility easements. There will not be any need for any Utility Layout for proposed development.
5. Cost Estimate
   - Cost estimate is being provided.

PLAT:

1. Coordinates of property corner-
   - Coordinates at two property corners have been identified

2. Engineer’s seal-
   - Engineer’s seal has been moved within the boarder of the plat

3. Surveyor’s seal-
   - Surveyor’s seal has been moved within the boarder of the plat

4. Signatures on the plat-
   - Signatures will be provided on the mylars before recordation

Sincerely:

[Signature]

4/29/17

Harun Rashid, PE, RPLS, CFM
President

Encl.: - Construction Plan
       - Revised Plat
       - Photographs of adjacent properties
       - Cost Estimate
Balcones Heights
Fire Department

MEMO

To: MHR Engineering, LLC
From: Lt. / Fire Inspector Thomas Marroquin
Date: August 23, 2017, 2017
Subject: Letter of Certification

Balcones Heights Fire has reviewed and has no objection to the proposed replatting plans for Lot 20 (SOL Subdivision). The area in question conforms to the required data per city ordinance 152.40.

Balcones Fire Department
Lt. / Fire Inspector
Thomas Marroquin
October 17, 2017

Ms. Rita Hoyl
Director of Community Development
City of Balcones Heights
3300 Hillcrest Drive
Balcones Heights, Texas 78201

Reference:  SOL Subdivision Plat/Replat

Subject:  Letter of Certification

Mrs. Hoyl,

Plans for construction and Plat/Replat have been provided and meet the subdivision ordinance criteria.

I hereby certify that the SOL Subdivision Plat/Replat meet City of Balcones Heights Code of Ordinances for Plat Specifications, pending final signatures on plat by Owner, Engineer and Surveyor.

Roger C. Lawhead, PE
NOTICE OF MEETING AND PUBLIC HEARING DATES
THE CITY OF BALCONES HEIGHTS
PLANNING AND ZONING COMMISSION – CASE NO. PZ 2017-COBH

Dear Property Owner:

As required by Texas state law, you are being notified of this meeting and the subsequent public hearing because you own property that is to be re-zoned or you are a property owner within 200 feet of a proposed zoning change being initiated by another party. As an interested party, you are given the opportunity to attend this public hearing to express your opinion on this proposed zoning change.

NOTE: Whether or not you plan to attend the public hearing, please re-mail this notice to us and indicate if you are IN FAVOR or OPPOSED to the proposed zoning change. You must have returned one (1) copy of this notice to the City of Balcones Heights, PRIOR to the MEETING DATE BELOW for your input to be considered:

PLEASE MARK “X” NEXT TO THE APPROPRIATE LINE

_______ I AM IN FAVOR OF THIS CHANGE

_______ I AM OPPOSED TO THIS CHANGE

MAIL TO: City of Balcones Heights
Attn: Delia R. Sanchez, City Secretary
3300 Hillcrest Dr
Balcones Heights TX 78201

Name of Property Owner: ____________________________

Address of Property Owned: ____________________________

PLANNING AND ZONING COMMISSION MEETING DATE: Tuesday, November 14, 2017 @ 6:00 p.m.

PLANNING AND ZONING COMMISSION MEETING LOCATION: 3300 Hillcrest Drive, Balcones Heights, TX 78201 2nd Floor

PROPERTY DESCRIPTION: 4.81 acres of Lot 20; 3.325 acres out Tract 11, CB 5508, Ratcliff and Locks Subdivision and also being out of 1.49 acre Tract, CB 5508.

APPLICANT: MHR Engineering on behalf of Alegria de Sol

PROPERTY OWNER(S): Alegria de Sol LLC

ADJUSTMENT ZONING CHANGE REQUESTED: Platting and Re-platting

PROPOSED LAND USE: Parking Spaces

PLANNING AND ZONING COMMISSION RECOMMENDATION: Tuesday, November 14, 2017 @ 6:00 p.m.

CITY COUNCIL PUBLIC HEARING DATE: Monday, November 20, 2017 @ 6:00 p.m.

CITY COUNCIL PUBLIC HEARING LOCATION: Balcones Heights Justice Center, 2nd Floor, 3300 Hillcrest Dr., Balcones Heights, TX 78201

IF YOU HAVE QUESTIONS CONTACT PERSON: Rita Hoyl, Director of Community Development
(210) 735-9148 ext. 246

If you plan to speak at either meeting, you must sign a roster that will be located at the entrance to the meeting room. You must do this BEFORE the beginning of the meeting, so please plan your arrival at least 15 minutes prior to the start of the meeting.

Para traducción de este mensaje al Espanol, favor comunicarce el Departamento de Planificacion al numero de telefono 735-9148 y pregunte por una persona del departamento que habla espanol.
MEMO TO THE PLANNING & ZONING COMMISSION

DATE:          October 25, 2017
FROM:          Rita Hoyl, Director of Community Development
SUBJECT:       REZONING APPLICATION
                Rezone: CB 5508 BLK LOT N IRRG 56.7 FT OF 11 & S IRRG 125 FT OF 13
                Existing Zoning: R-1 Single-family Residence
                Existing Use: Vacant Lot
                Proposed Zoning: R-4 Multi-family Residence Low Rise
                Proposed Use: Construction of 30 Parking Spaces

DATE AND TIME OF HEARING: November 14, 2017, 6 pm.

BACKGROUND: The applicant, Alegria De SOL LLC is requesting to rezone 1.49 acres from R-1
Single-family Residence to R-4 Low Rise Multi-family Residence.

The 1.49 acre vacant parcel (6901 W. Interstate 10) and the SOL Apartments (6945 W I-10) were
recently purchased by Alegria De SOL LLC. The applicant is proposing to utilize 18,508 SF of the
parcel to construct 30 additional parking spaces for the tenants of the SOL Apartments located at
6945 W I-10. There are no immediate plans to redevelop the remainder of the property.

Staff recommends approval of rezoning 1.49 acres, also known as 6901 W. Interstate 10, from R-1
Single-family Residence to R-4 Multi-family Residence Low Rise.

Respectfully,
Rita Hoyl
REZONING APPLICATION

CITY OF BALCONES HEIGHTS
3300 HILLCREST DR.
Balcones Heights, TEXAS 78201

1. Case Z- ____ - ______ Applicant ____ Alegria De SOL LLC

2. Property Address: 6901 W Interstate 10, San Antonio, TX, 78213

3. Lot(s) _______ Block _________ Addition ____________________________

If not able to identify as simple as above, provide legal description including meets and bounds.

CB 5508 BLK LOT N IRRG 58.7 FT OF 11 & S IRRG 125 FT OF 13

4. Existing Property Use: ______ R-1 _______ 5. Proposed Use: ______ R-4 _______


8. Furnish names and addresses of legal owners of all property within 200 feet, in all directions of property to be rezoned.

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>CITY/STATE/ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alegria De SOL LLC</td>
<td>6945 W Interstate 10</td>
<td>San Antonio/TX/78213</td>
</tr>
<tr>
<td>KOCH FAMILY LIVING TRUST</td>
<td>114 HANNASCH DR</td>
<td>SAN ANTONIO, TX 78213</td>
</tr>
<tr>
<td>MCKINNON BYRON W ETAL</td>
<td>116 HANNASCH DR</td>
<td>SAN ANTONIO, TX 78213</td>
</tr>
<tr>
<td>KLINSIEK ROBERT</td>
<td>112 HANNASCH DR</td>
<td>SAN ANTONIO, TX 78213</td>
</tr>
<tr>
<td>HINCKLEY LINDA C</td>
<td>110 HANNASCH DR</td>
<td>SAN ANTONIO, TX 78213</td>
</tr>
<tr>
<td>MARTINEZ GONZALO JR</td>
<td>102 HANNASCH DR</td>
<td>SAN ANTONIO, TX 78213</td>
</tr>
<tr>
<td>MONTES MARCELINE &amp;</td>
<td>106 HANNASCH DR</td>
<td>SAN ANTONIO, TX 78213</td>
</tr>
<tr>
<td>HERNDEN JOHN</td>
<td>366 LEMUR DR</td>
<td>SAN ANTONIO, TX 78213</td>
</tr>
</tbody>
</table>

(If additional space is needed, use reverse side or attach additional page)

9. Fee paid: $500.00 (Make check payable to the City of Balcones Heights)

For Zone Request and/or land use: $500.00
10. I hereby certify that: a) the information included in this application is true to the
best of my knowledge, and b) I have checked to determine that no deed
restrictions apply to this property that conflict with this request.

Applicant's Signature          Date       Name (Printed) Address + Zip        Telephone

Present Owner's Signature       Date       Name (Printed) Address + Zip        Telephone

11. List names of all partners, board members, and officers of companies involved in
this case, in order for the Plan Commission and City Council to determine
conflicts of interest they might have in individual cases. Failure to do so may
result in delaying action on the case.

James Kandasamy (Manager)

12. IT IS IMPERATIVE THAT SOMEONE REPRESENT THE APPLICANT AT
EACH PUBLIC HEARING TO ANSWER ANY QUESTIONS, WHICH THE
COMMISSION, COUNCIL, OR PUBLIC MAY HAVE! The Planning and
Zoning Commission holds a public hearing on each request to determine the
effect of the proposed uses upon the neighborhood, traffic, utilities, public health
and safety and general welfare. After receiving the report and recommendation of
the Plan Commission, the City Council also holds a public hearing on the
application. Such hearings and their notices are given in accordance with State
statutes and City Ordinances regulating the rezoning of property.

Mail this application to:

Building Official, City of Balcones Heights, 3300 Hillcrest Dr., Balcones Heights, Texas
78201

OR: deliver to City Hall at the above address.

If you need more information, please call (210) 735-9148 ext. 246 or 236
Permit Information

<table>
<thead>
<tr>
<th>Date</th>
<th>8/4/2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permit Number</td>
<td>3328</td>
</tr>
<tr>
<td>Type of Permit</td>
<td>Planning &amp; Zoning-Rezone</td>
</tr>
<tr>
<td>Type of Business</td>
<td>Multifamily Residential</td>
</tr>
<tr>
<td>Project/Resident/Business Name</td>
<td>Alegría De SOL LLC</td>
</tr>
<tr>
<td>Project/Resident/Business Address</td>
<td>6901 W Interstate 10,</td>
</tr>
<tr>
<td>Business Phone #</td>
<td></td>
</tr>
<tr>
<td>Contractor's Company Name</td>
<td></td>
</tr>
<tr>
<td>Applicant's Last Name</td>
<td>James</td>
</tr>
<tr>
<td>Applicant's First Name</td>
<td>Kandasamy</td>
</tr>
<tr>
<td>Applicant's Address</td>
<td>6945 W Interstate 10</td>
</tr>
<tr>
<td>City</td>
<td>San Antonio</td>
</tr>
<tr>
<td>State</td>
<td>Texas</td>
</tr>
<tr>
<td>Zip Code</td>
<td>78213</td>
</tr>
<tr>
<td>Applicants Home Phone</td>
<td></td>
</tr>
<tr>
<td>Applicants Cell Phone</td>
<td>512-965-6488</td>
</tr>
<tr>
<td>Job Valuation</td>
<td>0.00</td>
</tr>
<tr>
<td>Status</td>
<td>Pending Review</td>
</tr>
<tr>
<td>Expiration Date</td>
<td>9/19/2017</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:james@achieveinvestmentgroup.com">james@achieveinvestmentgroup.com</a></td>
</tr>
<tr>
<td>Tag #</td>
<td></td>
</tr>
<tr>
<td>Date of Pavilion Rental</td>
<td></td>
</tr>
<tr>
<td>Responsible Party</td>
<td></td>
</tr>
<tr>
<td>Type/Name of Event</td>
<td></td>
</tr>
<tr>
<td>Start Time</td>
<td></td>
</tr>
<tr>
<td>End Time</td>
<td></td>
</tr>
<tr>
<td>Assigned To</td>
<td>Rita Hoyl</td>
</tr>
</tbody>
</table>

Fees

<table>
<thead>
<tr>
<th>Fee</th>
<th>Description</th>
<th>Notes</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Credit Card Fee</td>
<td></td>
<td>$15.00</td>
</tr>
<tr>
<td></td>
<td>Planning &amp; Zoning-Rezoning Request</td>
<td>500</td>
<td>$500.00</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>$515.00</td>
</tr>
</tbody>
</table>

Payments

Date | Paid By | Amount | Description | Payment Type | Accepted By |
---|--------|--------|-------------|--------------|-------------|
8/4/2017  James Kandasamy 956.0065800048 cc  
Total  $515.00  
Amount Outstanding: $0.00

Notes
Date       Note
8/4/2017   Planning Zoning Public Hearing 6-19-17; City Council Public Hearing and Action 9-25-17
8/4/2017   Applicant is requesting to rezone C8 Blk Lot N Irg 56.7 FL of 11 & S Irg 125 Ft of 13 from R-1 Single Family Residential to R-4 Multifamily Residential

Uploaded Files

<table>
<thead>
<tr>
<th>Date</th>
<th>File</th>
<th>Uploaded By</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHECK #</td>
<td>PBAL</td>
<td>#</td>
</tr>
<tr>
<td>--------</td>
<td>-------</td>
<td>-----</td>
</tr>
<tr>
<td>#528</td>
<td>$0.00</td>
<td>3328</td>
</tr>
</tbody>
</table>
AFFIDAVIT

STATE OF TEXAS §

COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, personally appeared Mitch Meyer, who upon his oath, deposed and stated the following:

1. My name is Mitch Meyer. I am over 18 years of age, have personal knowledge of the facts set forth below and am competent and authorized to make this affidavit.

2. I am the Manager of Muy Alegria LLC, the owner of the property located at 6945 W. IH 10, San Antonio, Texas, legally described as:

   3.325 acres, more or less, out of Tract 11, Ratcliffe and Lacks Subdivision, in the City of Balcones Heights, Bexar County, Texas, according to the map or plat thereof recorded in Volume 105, Page 184, Deed and Plat Records, Bexar County, Texas (the “Property”).

3. The Property is under contract to sell to Alegria De Sol Apartment LLC (the “Buyer”). It is scheduled to close on August 1, 2017.

4. The Buyer is also purchasing the adjacent property at 6901 W. IH 10, San Antonio, Texas.

5. We are aware the Buyer is asking to replat the Property to combine the adjacent vacant land with the adjacent apartment complex for parking purposes.

6. This Affidavit is made by me to confirm our approval to the City of Balcones Heights for the Buyer to proceed with hearings on the rezoning and replatting plan.

   MUY ALEGRIA LLC

   BY: [Signature]

   Mitch Meyer, Manager

SUBSCRIBED AND SWORN TO BEFORE ME on this the 21st day of July, 2017.

GINA L. BARRERA
Notary Public in and for the State of Texas

Notary Public, State of Texas
My Commission expires
January 27, 2018
ID # 12965756-0
AFFIDAVIT

STATE OF TEXAS

COUNTY OF Galveston

BEFORE ME, the undersigned authority, personally appeared William A. Reiter III, who upon his oath, deposed and stated the following:

1. My name is William A. Reiter III. I am over 18 years of age, have personal knowledge of the facts set forth below and am competent and authorized to make this affidavit.

2. I own the property located at 6901 W. IH 10, San Antonio, Texas, with Carla Mae Salazar, it is legally described as:

   Lots 11 and 13, CB 5508, Ratcliffe and Lacks Subdivision, in the City of Balcones Heights, Bexar County, Texas, according to the map or plat thereof recorded in Volume 105, Page 184, Deed and Plat Records, Bexar County, Texas and described by Deed recorded in Volume 1489, Page 401, Deed and Plat Records, Bexar County, Texas (the “Property”).

3. The Property is under contract to sell to Alegria De Sol Land LLC (the “Buyer”). It is scheduled to close on August 10, 2017.

4. The Buyer is also purchasing the adjacent property at 6945 W. IH 10, San Antonio, Texas.

5. We are aware the Buyer is asking to rezone our Property and replat the Property to combine our vacant land with the adjacent apartment complex for parking purposes.

6. This Affidavit is made by me to confirm our approval to the City of Balcones Heights for the Buyer to proceed with hearings on the rezoning and replatting plan.

William A. Reiter, III

SUBSCRIBED AND SWORN TO BEFORE ME on this the 20th day of July, 2017.

SUSAN R. WILLIAMS
Notary Public in and for the State of Texas
CITY OF BALCONES HEIGHTS
PUBLIC HEARING

The Planning and Zoning Commission will conduct a PUBLIC HEARING at 6:00 p.m. on Tuesday, November 14, 2017 at 3300 Hillcrest Drive, Balcones Heights, TX 78201.

The following will be considered:

1. Plat and Replat application submitted by MHR Engineering on behalf of Alegria De Sol LLC for the purpose of establishing SOL Subdivision being 4.81 acres of Lot 20, 3.325 acres out Tract 11, CA 5308, Rancho and Lots Subdivision and also being out of 1.49 acre Tract, CA 5308.

2. Re-Zone Application submitted by Alegria De Sol LLC, 6901 W. Interstate 10, CA 5308 mile lot n trg 56.7 FT OF 118.5 (RFG 125 FT OF 33) to re-zone from R1 Single Family Residential to R-4 Multi-family Residential.

3. City Council will consider amending Section 155.5.2.4 of the Balcones Heights Code of Ordinances as it pertains to storage and parking of recreational vehicles, boats, trailers and vehicles in residential districts.

City Council will conduct a Public Hearing and consider recommendation of the Planning and Zoning Commission for re-zone application submitted by Alegria De Sol LLC and to amend Section 155.5.2.4 of the BH Code of Ordinances on Monday, November 20, 2017 at 6:00 p.m. at 3300 Hillcrest Drive, Balcones Heights, TX.

If you have any questions, please contact Ria Hoyl, Director of Community Development at (210) 735-9146 ext. 246.

Ashley Leisng, Chairman
Planning & Zoning Commission
City of Balcones Heights Zoning Application

The Purpose of the requested zoning application is to merge both The SOL Apartments at 6945 W I-10 and The Vacant at 6901 W I-10 land as one plot of land with same zoning classification. Currently SOL Apartment is classified as R-4 Multifamily residences and the vacant land is classified as R-1 Single Family Residences. Since it’s the same plat (after replat approval process), we would like to convert the Vacant land to R-4 Multifamily residences. We are planning to build parking spots as improvements for the SOL apartments.

The Zoning request will not substantially no permanently injure the property rights of the owner(s) of all property affected by the proposed change and will not hinder the health, safety, morals and general welfare of the community.

Picture of the Vacant Land and SOL Apartments
### Property

- **Account**: 345116
- **Map Code**: 089
- **Property Use Designation**: VACANT LAND

### Location

- **Address**: 6401 W INTERSTATE 35
- **Neighborhood**: 08801XE025
- **Neighborhood Code**: 088010

### Owner

- **Name**: ALEGRIA DE SOL LAND LLC
- **Mailing Address**: 13200 J MCVICKER ST
  AUSTIN, TX 78720

### Deed History - Last 3 Deed Transactions

<table>
<thead>
<tr>
<th>#</th>
<th>Deed Date</th>
<th>Type</th>
<th>Description</th>
<th>Grantor Name</th>
<th>Grantee Name</th>
<th>Volume</th>
<th>Page</th>
<th>Deed Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>8/1/2017</td>
<td>Deed</td>
<td>Deed</td>
<td>REITER MARY ELIZABETH CARTWRIGHT &amp;</td>
<td>ALEGRIA DE SOL LAND LLC</td>
<td>155556</td>
<td>3990</td>
<td>20170595044</td>
</tr>
<tr>
<td>2</td>
<td>8/1/2017</td>
<td>SOL</td>
<td>SOL</td>
<td>CARTWRIGHT MARGARET'S</td>
<td>REITER MARY ELIZABETH CARTWRIGHT &amp;</td>
<td>155556</td>
<td>2290</td>
<td>20170595022</td>
</tr>
</tbody>
</table>
NOTICE OF MEETING AND PUBLIC HEARING DATES  
THE CITY OF BALCONES HEIGHTS  
PLANNING AND ZONING COMMISSION – CASE NO. PZ 2017-COBH

Dear Property Owner:

As required by Texas state law, you are being notified of this meeting and the subsequent public hearing because you own property that is to be re-zoned or you are a property owner within 200 feet of a proposed zoning change being initiated by another party. As an interested party, you are given the opportunity to attend this public hearing to express your opinion on this proposed zoning change.

NOTE: Whether or not you plan to attend the public hearing, please re-mail this notice to us and indicate if you are IN FAVOR or OPPOSED to the proposed zoning change. You must have returned one (1) copy of this notice to the City of Balcones Heights, PRIOR to the MEETING DATE BELOW for your input to be considered:

PLEASE MARK “X” NEXT TO THE APPROPRIATE LINE

_____ I AM IN FAVOR OF THIS CHANGE

_____ I AM OPPOSED TO THIS CHANGE

MAIL TO:  City of Balcones Heights  
Attn: Delia R. Sanchez, City Secretary  
3300 Hillcrest Dr  
Balcones Heights TX 78201

Name of Property Owner: ____________________________

Address of Property Owned: __________________________

PLANNING AND ZONING COMMISSION MEETING DATE: Tuesday, November 14, 2017 @ 6:00 p.m.

PLANNING AND ZONING COMMISSION MEETING LOCATION: 3300 Hillcrest Drive, Balcones Heights, TX 78201  
2nd Floor

PROPERTY DESCRIPTION: CB 5508 blk lot n irrig 56.7 FT OF 11 & S IRRG 125 FT OF 13

APPLICANT: Alegria de Sol LLC

PROPERTY OWNER(S): Alegria de Sol LLC

ADJUSTMENT ZONING CHANGE Requested: R-4 Multi-family Residence Low Rise

PROPOSED LAND USE: Construction of 30 parking spaces

PLANNING AND ZONING COMMISSION RECOMMENDATION: Tuesday, November 14, 2017 @ 6:00 p.m.

CITY COUNCIL PUBLIC HEARING DATE: Monday, November 20, 2017 @ 6:00 p.m.

CITY COUNCIL PUBLIC HEARING LOCATION:  Balcones Heights Justice Center, 2nd Floor, 3300 Hillcrest Dr., Balcones Heights, TX 78201

IF YOU HAVE QUESTIONS CONTACT PERSON: Rita Hoyl, Director of Community Development  
(210) 735-9148 ext. 246

If you plan to speak at either meeting, you must sign a roster that will be located at the entrance to the meeting room. You must do this BEFORE the beginning of the meeting, so please plan your arrival at least 15 minutes prior to the start of the meeting.

Para traduccion de este mensaje al Espanol, favor comunicarse el Departamento de Planificacion al numero de telefono 735-9148 y pregunte por una persona del departamento que habla espanol.
September 29, 2017

Rita Hoyl  
Director of Community Development  
City of Balcones Heights  
3300 Hillcrest Drive  
Balcones Heights, TX 78201

RE: Parking Lot Expansion/ SOL Apartment  
6945 IH-10 Frontage, San Antonio, TX 78213

Dear Ms. Hoyl,

Accompanying this letter please find the construction plans (with an Overall Site Plan) for the proposed parking lot expansion for SOL Apartment at 6945 IH-10 Frontage, San Antonio, TX 78213 on a newly purchased 1.49 acre land on the northerly side. Owner has planned to make additional 30 parking spaces in that area using asphalt pavement. The entrance to the new parking area will be from the existing parking area on the southerly side.

This submittal also includes copies of revised plat for SOL Subdivision.

Sincerely:

Harun Rashid, PE, RPLS, CFM  
President

Encl.:  - Construction Plans (2 Sets)  
         - Revised Plat (2 Copies)  
         - Photographs of adjacent properties
SITE PLAN REVIEW APPLICATION

CITY OF BALCONES HEIGHTS
3300 HILLCREST DR.
Balcones Heights, TX 78201
210-735-9148

Date submitted: August 25, 2017 Resubmitted 10-3-2017

Planning & Zoning meeting date: __________________________
(Held on the 3rd Tuesday of each month)

City Council meeting date: ________________________________
(Held on the 4th Monday of each month)

Address for Site Plan Review: 6901 IH-10 Frontage Road, San Antonio, TX- 78213

Legal Description: CB 5508 Block ________ Lot(s) 20

Zoning: ______________________ Proposed Use: Parking Extension (30 spaces)

Property Owner: Alegria De SOL LLC.

Property Owner Address: 6945 IH-10 Frontage Road, San Antonio, TX- 78213

Property Owner Phone: 512-965-6488 Email address: jameis@achieveproperties.com

Applicant: MHR Engineering
(If different than owner)

Applicant's Address: 16845 Blanco Road, Suite 106, San Antonio, TX 78232

Applicant Phone: 210-641-0543 Email address: htrash@mhreng.com

Provide a detailed description (i.e., cover letter) of the proposed project include proposed height of the building(s).

(Please complete checklist on reverse side)
SITE PLAN REVIEW

SUBMITTAL ITEMS CHECKLIST

Please submit site plan drawn to scale showing:

✓ Property lines;
✓ Outline of existing and proposed buildings and structures;
✓ Project square footage;
✓ Locations of all buildings, signs, dumpsters, fences, and improvements;
✓ Setbacks from lot lines;
✓ Vehicle parking facilities to include spaces, dimensions, and arrangement;
✓ Size and location of any rooftop equipment with design of screening;
✓ Visual screening;
✓ Ingress and egress to public streets and adjacent properties;
✓ Utilities and easements;
✓ Landscaping and lighting plan;
✓ Modifications to existing drainage characteristics;
✓ Include colored renderings/elevations of proposed structure(s);
✓ Include design of freestanding or building-mounted permanent sign showing size, color, and other specifications; and
✓ Traffic Impact Analysis
✓ Any other information requested by the City, Planning and Zoning Commission or the City Council.
✓ Include photographs of adjacent properties.
✓ Cover letter.

All submittals must be received not later than 14-days prior to the next regular scheduled Planning & Zoning meeting date.

I have verified that all required information is submitted with this application. I understand that all materials needed to support the applicant's request must be submitted prior to scheduling the presentation before the Planning and Zoning Commission.

Signature of Property Owner: ___________________________ Date: 10/2/17

Signature of Applicant: ___________________________ Date: 9/29/17
MEMO TO THE PLANNING & ZONING COMMISSION

DATE: October 25, 2017
FROM: Rita Hoyl, Director of Community Development
SUBJECT: Parking & Storage of Vehicles

BACKGROUND: At the May 2017 City Council discussed revising language outlined in Chapter 71 Certain Parking Prohibitions in residential areas, pertaining to RV parking regulations in residential districts. There was also discussion on conflicting language in Section 153.5.2.4., as it also refers to RV parking regulations in residential districts.

Action was tabled and a committee was appointed to meet and bring forward proposed language for consideration. Committee members included Councilmembers Stephen Lara and Jack Burton, along with City Administrator David Harris and Community Development Director Rita Hoyl.

After several meetings with the Committee language from both sections of the Code were combined to incorporate into one proposed Ordinance in the Zoning Code.

Revisions and/or changes include:
- Definition for Storage Parking;
- Gravel material not an allowed surface for parking any type of vehicle;
- Boat, trailer or recreational vehicle may not be parked past the front house line;
- Only one boat, trailer or recreational vehicle permitted shall be permitted per dwelling unit;
- Temporary occupancy of a recreational vehicle limited to seven (7) cumulative days per year; no generators shall be used. Resident must notify Balcones Heights Police Dispatch giving date and duration of occupancy, license plate # of RV, and last date of temporary occupancy. Any extensions must be approved by City Administrator.
- No vehicle of any type may be parked on grass.
- Exceptions to parking:
  - Recreational Vehicle may be parked for up to 72 hours (3-days) in front or side yard for loading and unloading. Balcones Heights Police Dispatch must be notified with date and time of arrival, license plate # of RV, departure date.
- 2-hour limit for vehicle to be parked off an approved surface for loading, unloading, or washing vehicle.

Staff recommends forwarding a favorable recommendation to the City Council for the proposed language for new Section 153.5.2.4 Parking & Storage of Vehicles to the City Council.

Respectfully,

Rita Hoyl
Sec. 153.5.2.4 STORAGE AND PARKING OF TRAILERS AND VEHICLES

1. **Intent.** The intent of this section is for the special conditions for storage and parking of vehicles which include recreational vehicles, boats, trailers, and to provide opportunities for residents to own, utilize and store vehicles, trailers and recreational vehicles

   (a) To ensure that parking and temporary storage of vehicles, trailers, and recreational vehicles is not detrimental to the neighborhood character and adjacent residents or property owners.
   (b) To set forth restrictions on the parking of vehicles, boats, trailers, recreational vehicles in residentially zoned areas of the city.
   (c) To provide exceptions for these restrictions and to provide penalties for the violation of this section.

2. **Definitions.**

   VEHICLE shall mean any motor vehicle subject to registration pursuant to the Texas Certificate of Title Act.

   STORAGE PARKING: The keeping of any vehicles, boats, trailers, and recreational vehicles in the same place for more than 24 hours.

3. **Storage requirements.** Except in accordance with the requirements of this section;

   (a) It shall be unlawful for any person owning, leasing or having control of any vehicle, boats, trailer, or recreational vehicles, to store or to allow same to be stored, at any time in the front or side yard of a dwelling within the limits of the city or within the city. However, vehicles, boats, trailer or recreational vehicles may be stored on permanently maintained parking areas constructed of:
      I. Concrete; or
      II. Asphalt; or
      III. Pavers.
   (b) At no time, may a boat, trailer, or recreational vehicle be stored past the front house line.
   (c) No more than one boat, trailer (excluding single axle flatbed utility trailer), or recreational vehicle per dwelling shall be permitted.
   (d) In no case shall any vehicle used for hauling explosives, gasoline or liquefied petroleum products be permitted in any residential zoning district.
   (e) No travel trailer, hauling trailer, utility trailer, boat, boat trailer, recreational vehicle shall be parked or stored in any street, side yard of any lot or upon the right-of-way.
   (f) A recreational vehicle shall not be occupied permanently while it is parked or stored in any permitted area. However, temporary occupancy shall be allowed and may not exceed seven (7) cumulative days per year. During a period of temporary occupancy, generators shall not be used. Residents must notify Balcones Heights Police Dispatch
giving the date and time of occupancy, license plate number of recreational vehicle, last
date of temporary occupancy, and any other information requested, by the City. Any
extended period of time must be approved by city administrator.
(g) A junked vehicle (as defined by state law) shall not be permitted to be parked or stored
on or near lots with dwelling units, or on streets or within right-of-way.
(h) No vehicle of any type may be parked on the grass at any time.

4. Exceptions.

(a) A resident may park a recreational vehicle in the front or side yard on a paved surface of
a residence for a period not to exceed three (3) days or 72 hours for the purpose of loading
or unloading.

(b) If the resident intends to utilize the exception in division (4)(a), the resident shall notify
the Balcones Heights Police Dispatch giving the date and time of arrival, license plate
number of recreational vehicle, departure date of such vehicle and any other additional
information required by the City.

(c) A vehicle may be parked off of an approved surface for purposes of loading or unloading
or washing of vehicles not to exceed two hours.

5. Authority to enforce

The authority to enforce the provisions of this section shall be vested with the City
Administrator or his or her duly appointed representative.

6. Liability

Any non-conformance to Division (3) shall fall under the responsibility of the current
resident.

7. Penalties

Any person violating the provisions of division (3) of this section shall, upon conviction, be
punished by a fine of not less than $1 nor more than $2,000. Each day a vehicle is parked in
violation of this section will constitute a separate violation.

8. Nothing in this section shall affect statutes that permit immediate removal of a vehicle left
on public property which constitutes an obstruction of traffic.