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, February 20, 2018 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 – November 14, 2017

2. 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. (Public Hearing was held on November 14, 2017)

3. PUBLIC HEARING: To consider input from the public on a City initiated request to allow Medical-Hospitals in O-2 High Rise District as a Permitted Use to include amending Code Section 153.3.5.5. Permitted Use and Table 3.5.-1 Use Matrix.

4. ACTION: Amending Code Section 153.3.5.5. Permitted Use and Table 3.5.-1 Use Matrix to allow Medical-Hospitals in O-2 High Rise as a permitted use.

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: February 16, 2018 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) §
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.

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: November 14, 2017                  Time:  6:00 p.m.

MEMBERS PRESENT:  George Monsive        Dr. Richard Adam
                   Ashley Leasing

MEMBERS ABSENT:   NONE

SIGN IN SHEET:     James Konderary

I. CALL TO ORDER AND RECORDING OF QUORUM:

Meeting was called to order and quorum was present.

II. BUSINESS ITEMS:

1. Approval of Minutes – October 17, 2017

   MOTION: Motion to approve the minutes of October 17, 2017.

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

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.

   Public Hearing opened at 6:04 p.m.

   Director of Community Development Rita Hoyl gave a presentation and gave background on the application submitted.

   Public Hearing closed at 6:12 p.m.

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

   MOTION: Motion to approve 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.

   Motion by: Dr. Adam  Second: George Monsive  3/0/0  PASSED
4. **PUBLIC HEARING**: Re-Zone Application submitted by Alegria De Sol LLC, 6901 W. Interstate 10, CB 5508 blk lot n irrig 56.7 FT OF 11& S IRRG 125 FT OF 13 to re-zone from R1 Single Family Residential to R-4 Multifamily Residential.

Public Hearing opened at 6:14 p.m.

Director of Community Development Rita Hoyl gave a presentation and gave background on the application submitted.

Public Hearing closed at 6:20 p.m.

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

MOTION: Motion to approve re-zone application submitted by Alegria De Sol LLC to re-zone from R1 Single Family Residential to R-4 Multifamily Residential for property located at 6901 W. Interstate 10.

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

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

MOTION: Motion to approve site plan application submitted by MHR Engineering for the 30 parking spaces for SOL apartment.

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

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.

Public Hearing opened at 6:29 p.m.

Director of Community Development Rita Hoyl gave a presentation and gave background on the application submitted.

Public Hearing closed at 6:45 p.m.

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.

MOTION: Motion to table to allow City Attorney time to review and revise proposed ordinance with recommended changes.

Motion by: Dr. Adam    Second: George Monsive    3/0/0    PASSED
III. **CITIZENS TO BE HEARD:**

There were no citizens signed up to be heard.

IV. **ADJOURNMENT:**

Motion to adjourn was made, seconded, and approved at 7:05 p.m.

Submitted by:

DELIA R. SANCHEZ
City Secretary
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, January 16, 2018 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 – November 14, 2017

2. 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. (Public Hearing was held on November 14, 2017)

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: January 12, 2018 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 § 551.089 (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.
SAN ANTONIO EXPRESS NEWS
AFFIDAVIT OF PUBLICATION

STATE OF TEXAS:
COUNTY OF BEXAR

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this
day personally appeared: Lynette Nelson, who after being duly sworn, says that she is the
BOOKKEEPER of HEARST NEWSPAPERS, LLC - dba: SAN ANTONIO EXPRESS-
NEWS, a daily newspaper published in Bexar County, Texas and that the publication, of
which the annexed is a true copy, was published to wit:

Customer ID: 706101
Customer Name: City Of Balcones Heights
Order ID: 2940802

<table>
<thead>
<tr>
<th>Publication</th>
<th>Pub Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>EN Classified</td>
<td>31-JAN-18</td>
</tr>
</tbody>
</table>

Lynette Nelson
Bookkeeper

Sworn and subscribed to before me, this 31 day of Jan. A.D. 2018

Notary public in and for the State of Texas

MONIQUE EGAN
Notary Public, State of Texas
Comm. Expires 06-03-2020
Notary ID 3183735
MEMO TO THE PLANNING & ZONING COMMISSION

MEETING DATE: January 16, 2018
FROM: Rita Hoyl, Director of Community Development
SUBJECT: Parking & Storage of Vehicles

BACKGROUND: At the November 14, 2017 Planning & Zoning meeting the Commission received a presentation for consideration of revising the language in the Code of Ordinances pertaining to RV parking regulations in residential districts and the conflicting language in Section 153.5.2.4., as it also refers to RV parking regulations in residential districts.

The Commission tabled forwarding a recommendation to City Council to allow the City Attorney to draft an ordinance for consideration.

Proposed Draft Ordinance is attached. Included in the draft are revisions and/or changes to:

- Definition for Storage Parking;
- Clarifying storage on permanently maintained parking areas; concrete, asphalt, or pavers;
- No part of a boat, trailer or recreational shall extend further than the front line of the house;
- 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.
Also included is the Planning & Zoning packet presented to the Commission November 14, 2017.
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 yard of a dwelling within the limits of the city or within the city.

   (b) Vehicles, boats, trailer or recreational vehicles may be stored in a side yard provided that: i) no part of the boat, trailer or recreational vehicle shall extend further than the front line of the house; and, ii) it is stored on a permanently maintained parking area constructed of:

       I. Concrete; or

       II. Asphalt; or

       III. Pavers.

   (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 the sole or partial purpose of 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, 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.
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.

(b) However, vehicles, boats, trailer or recreational vehicles may be stored in a side yard provided that: i) no part of the boat, trailer or recreational vehicle shall extend further than the front line of the house; and, ii) it is stored on a, or permanently maintained parking areas constructed of:

   1. Concrete; or
   2. Asphalt; or
   3. 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 the sole or partial purpose of 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.
(e) 

(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.


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.
MEMO TO THE PLANNING & ZONING COMMISSION

DATE: February 5, 2018  
FROM: Rita Hoyl, Director of Community Development  
SUBJECT: Allowing Hospitals in O-2 High-rise Office District  
DATE AND TIME OF HEARING: February 20, 2018, 6 pm

This agenda item is a City initiated request.

BACKGROUND: Table 3.5.1-1 of the Zoning Code outlines uses in all zoning districts. Presently a "Medical-Hospitals Use" in O-2 High-rise Office District requires a Special Use Permit (attached).

Definition as outlined in our Zoning Code.:  
MEDICAL - HOSPITALS: A facility or area for providing health services primarily for human in-patient medical or surgical care for the sick or injured and including related facilities such as laboratories, out-patient departments, training facilities, central services facilities, and staff offices that are an integral part of the facilities. But not including those specializing in treatment of nervous or mental disorders or drug or alcohol abuse.

Prior to amending the Zoning Map and changing the titles of each district, “E” District was a designated District and a Medical-Hospitals Use was allowed as a Permitted Use in the “E” District (attached).

As with any commercial development, if a project qualifies for a Planning & Zoning Site Plan review, recommendation to City Council, and approval by City Council, proposing this amendment to the Use Matrix as presented, will not remove the review procedure.

The Texsan Methodist Hospital is proposing an expansion of their Emergency Room Department. The Hospital’s Master Plan proposes other future expansions. Texsan Methodist Hospital is located in the O-2 District. As noted in today’s Use Matrix, any expansion to their footprint requires a Special Use Permit.

Balcones Heights’ Zoning Map indicates properties in the O-2 District only border the IH-10 corridor. (Map attached)

Staff recommends amending Table 3.5.1-1 to indicate Medical-Hospitals is a "P" Permitted Use in the O-2 High-rise Office District.

Respectfully,
Rita Hoyl

3300 Hillcrest Drive Balcones Heights, TX 78201 (210) 735-9148 phone (210) 735-4954 fax
(E) "E" OFFICE DISTRICT.

In the "E" Office District, no building or land shall be used and no building shall be erected or structurally altered which is for other than the following uses:

1. Any use permitted in the "B" residence district.
2. Day nurseries and kindergartens, provided such are limited to 20 children per day.
3. Hospitals and clinics, not including:
   a. Tubercular
   b. Veterinaries
   c. Clinics for the alcoholic, narcotic, insane or feeble-minded.
4. Hotels in which business may be conducted for the sole convenience of the occupants of the building; provided there shall be no entrance to such business except from the inside of the hotel.
5. Philanthropic and nonprofit organizations, not including penal or correctional institutions.

Interpretive guideline:

It is the desire of P&Z to promote "E" Office as a district wherein businesses exist, that provide services to the general public. As such, any display or sale of merchandise on the premises must be incidental to the services being provided. Examples may be counselors, real estate offices, law offices, engineers, chiropractors, licensed massage therapists, doctors, etc.

Accessory buildings:

Accessory buildings shall be permitted, including a private garage and excluding servants' quarters when located at least:

a). 60 feet from the front lot line,
b). 10 feet from any other street line,
c). 10 feet from any side line,
d). 10 feet from any other building
e). However, in no case shall any accessory building be located closer to the front lot line than the front line of the main structure.

Antennae:

No commercial telecommunications facility or commercial antennae shall be permitted
Sec. 153.3.5.5. PERMITTED USES.

(1) Generally. No use shall be permitted pursuant to this chapter, and no development permit authorizing a use may be authorized, issued, or approved by any officer, official, or agency, unless said use is listed as a permitted or specific use permit (SUP) in this section and all applicable permits and approvals have been issued by the agency or official with final decision making authority.

(2) Use categories and specific uses. The use categories listed in the first column of Table 3.5.-1 are defined in this Code.

- **P** Indicates that the listed use is permitted by right within the zoning district. Permitted uses are subject to all other applicable standards of this code. Additional development standards may be applicable (see supplemental use regulations, herein).

- **S** Indicates that the listed use is permitted within the respective zoning district only after review and approval of a special use permit, in accordance with this code. Specific use permits are subject to all other applicable standards of this code and those requirements that may reasonably be imposed by the city.

Indicates that the listed use is not allowed within the respective zoning district, unless it is otherwise expressly authorized by other regulations of this code.

### Table 3.5.-1 Use Matrix

<table>
<thead>
<tr>
<th>Permitted Uses</th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
<th>R-4</th>
<th>R-5</th>
<th>R-6</th>
<th>O-1</th>
<th>O-2</th>
<th>C-1</th>
<th>C-2</th>
<th>MXD</th>
<th>M-1</th>
<th>M-2</th>
<th>M-3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Non-Residential</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical - Clinic, with services less than 12</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>consecutive hours per day</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Educational - Parochial</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical - Clinic, with late night services</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical - Hospitals</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
</tbody>
</table>

3300 Hillcrest Drive  Balcones Heights, TX 78201  (210) 735-9148 phone (210) 735-4954 fax
City of Balcones Heights Master Plan
2009 Zoning Map