

THE CITY OF
BALCH SPRINGS
GROWING COMMUNITY

NOTICE OF BOARD OF ADJUSTMENT MEETING
6:00 PM, JANUARY 23, 2020
CITY HALL
13503 ALEXANDER ROAD, BALCH SPRINGS, TEXAS 75181

AGENDA

Notice is hereby given that the Board of Adjustment will hold a REGULAR MEETING at the above named date, time and location for the purpose of discussion, consideration and action on all items listed below:

1. Identification of quorum, call meeting to order.
2. Invocation and Pledge of Allegiance.
3.
 - a. Elect a President
 - b. Elect a Vice-President
4. Citizen Comments.
5. Discussion and action to approve minutes.
 - a. Approve minutes of October 22, 2019.
6. Briefing on Zoning Special Exception (ZSE) Application 002-2019 by Serafin Monge c/o Delhurst Capital LLC on 0.964 acres of land located at 4523 S. Peachtree Road to allow a special exception to the provisions outlined in the City of Balch Springs Zoning Ordinance under Section 2, Zoning Districts, Sec. 2.18 Dimensional Standards Table, A Dimensional Standards for Residential Districts, under SF-6, Single-Family Dwelling District, Lot Dimensions, specifically 119 ft. depth of lot in lieu of 120 ft. in order to construct 4 single family homes.
7. Conduct a Public Hearing on Zoning Special Exception (ZSE) Application 002-2019 by Serafin Monge c/o Delhurst Capital LLC on 0.964 acres of land located at 4523 S. Peachtree Road to allow a special exception to the provisions outlined in the City of Balch Springs Zoning Ordinance under Section 2, Zoning Districts, Sec. 2.18 Dimensional Standards Table, A Dimensional Standards for Residential Districts, under SF-6, Single-Family Dwelling District, Lot Dimensions, specifically 119 ft. depth of lot in lieu of 120 ft. in order to construct 4 single family homes.
8. Consideration and action on Zoning Special Exception (ZSE) Application 002-2019 by Serafin Monge c/o Delhurst Capital LLC on 0.964 acres of land located at

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4523 S. Peachtree Road to allow a special exception to the provisions outlined in the City of Balch Springs Zoning Ordinance under Section 2, Zoning Districts, Sec. 2.18 Dimensional Standards Table, A Dimensional Standards for Residential Districts, under SF-6, Single-Family Dwelling District, Lot Dimensions, specifically 119 ft. depth of lot in lieu of 120 ft. in order to construct 4 single family homes.

9. Briefing on Zoning Special Exception (ZSE) Application 003-2019 by Ernie Ramos c/o Dimensions Architects on 0.7232 acres of land located at 12601 Lake June Road to allow a special exception to the provisions outlined in the City of Balch Springs Zoning Ordinance under Section 3.04 Conditional Development Standards, item A. 2. Alternate Financial Establishment Standards item b.i. shall only be permissible where the place of business containing the alternative financial establishment is not within 1,000 feet of any lot containing another financial establishment as measured from property line to property line; specifically asking for 983 feet in lieu of 1,000 feet.
10. Conduct a Public Hearing on Zoning Special Exception (ZSE) Application 003-2019 by Ernie Ramos c/o Dimensions Architects on 0.7232 acres of land located at 12601 Lake June Road to allow a special exception to the provisions outlined in the City of Balch Springs Zoning Ordinance under Section 3.04 Conditional Development Standards, item A. 2. Alternate Financial Establishment Standards item b.i. shall only be permissible where the place of business containing the alternative financial establishment is not within 1,000 feet of any lot containing another financial establishment as measured from property line to property line; specifically asking for 983 feet in lieu of 1,000 feet.
11. Consideration and action on Zoning Special Exception (ZSE) Application 003-2019 by Ernie Ramos c/o Dimensions Architects on 0.7232 acres of land located at 12601 Lake June Road to allow a special exception to the provisions outlined in the City of Balch Springs Zoning Ordinance under Section 3.04 Conditional Development Standards, item A. 2. Alternate Financial Establishment Standards item b.i. shall only be permissible where the place of business containing the alternative financial establishment is not within 1,000 feet of any lot containing another financial establishment as measured from property line to property line; specifically asking for 983 feet in lieu of 1,000 feet.
12. Announcements, request for information and/or new business items to be placed on a future agenda. (No action or discussion allowed)
13. Adjournment.

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I, Robin Hall of the Planning and Zoning Division, do hereby certify that the above notice of a Regular Meeting of the Board of Adjustment was posted on the bulletin board of City Hall Building; 13503 Alexander Road, Balch Springs, Texas 75181, on the 17th day of January, 2020 at 3:00 p.m.

Robin Hall
Board of Adjustment Secretary

The Board of Adjustment may retire and convene into a closed, executive session on any matter related to any of the agenda items for the purpose of private consultation with the City Attorney under Section 551.071 of the Texas Government Code. This building is wheelchair accessible. Any request for sign interpretive services must be made 48 hours in advance of the scheduled meeting. To make arrangements, please call 972-286-4477.

****A possible quorum of the Balch Springs City Council may be in attendance ****