

THE CITY OF

GROWING COMMUNITY

NOTICE OF BOARD OF ADJUSTMENT MEETING
6:00 PM,
MAY 21, 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. Citizen Comments.
4. Discussion and action to approve minutes.
 - a. Approve minutes of January 23, 2020
 - b. Approve minutes of March 19, 2020
 - c. Approve minutes of April 16, 2020
5. Briefing on Zoning Special Exception (ZSE) Application 001-2020 by Jose Suaste on 0.241 acres of land located at 2909 Balch Springs Road to allow for a zoning special exception of the Zoning Ordinance, Section 2 Zoning Districts, Sec. 2.18-Dimensional Standards Table in relief of the area regulations, dimensional standards in order to allow future development of a take-out restaurant.
6. Conduct a Public Hearing on Zoning Special Exception (ZSE) Application 002-2019 by Jose Suaste on 0.241 acres of land located at 2909 Balch Springs Road to allow for a zoning special exception of the Zoning Ordinance, Section 2 Zoning Districts, Sec. 2.18-Dimensional Standards Table in relief of the area regulations, dimensional standards in order to allow future development of a take-out restaurant.
7. Consideration and action on Zoning Special Exception (ZSE) Application 002-2019 by Jose Suaste on 0.241 acres of land located at 2909 Balch Springs Road to allow for a zoning special exception of the Zoning Ordinance, Section 2 Zoning Districts, Sec. 2.18-Dimensional Standards Table in relief of the area regulations, dimensional standards in order to allow future development of a take-out restaurant.

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8. **Briefing on Zoning Special Exception (ZSE) Application 002-2020** by Kristi Moss on 0.333 acres of land located at 11424 Seagoville Road to allow a special exception to the provisions outlined in the City of Balch Springs Zoning Ordinance per Chapter 90 Zoning; Sec. 4. Site Development Requirements; Section 4.02 Screening Standards; B. General Requirements; 1. Screening Required between Nonresidential and Residential, **specifically to allow a residential screening wall with an 8 ft. custom wood privacy fence on the west side of my property in lieu of a minimum 6 ft. masonry fence in order to construct a single-family home.**

9. **Conduct a public hearing on Zoning Special Exception (ZSE) Application 002-2020** by Kristi Moss on 0.333 acres of land located at 11424 Seagoville Road to allow a special exception to the provisions outlined in the City of Balch Springs Zoning Ordinance per Chapter 90 Zoning; Sec. 4. Site Development Requirements; Section 4.02 Screening Standards; B. General Requirements; 1. Screening Required between Nonresidential and Residential, **specifically, to allow a residential screening wall with an 8 ft. custom wood privacy fence on the west side of my property in lieu of a minimum 6 ft. masonry fence in order to construct a single family home.**

10. **Consideration and action on Zoning Special Exception (ZSE) Application 002-2020** by Kristi Moss on 0.333 acres of land located at 11424 Seagoville Road to allow a special exception to the provisions outlined in the City of Balch Springs Zoning Ordinance per Chapter 90 Zoning; Sec. 4. Site Development Requirements; Section 4.02 Screening Standards; B. General Requirements; 1. Screening Required between Nonresidential and Residential, **specifically, to allow a residential screening wall with an 8 ft. custom wood privacy fence on the west side of my property in lieu of a minimum 6 ft. masonry fence in order to construct a single family home.**

11. **Announcements, request for information and/or new business items to be placed on a future agenda. (No action or discussion allowed)**

12. **Adjournment.**

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 18th day of May, 2020 at 4:00 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 ****