

THE CITY OF
BALCH SPRINGS
GROWING COMMUNITY

NOTICE OF BOARD OF ADJUSTMENT MEETING
6:00 PM,
February 1, 2022
CITY HALL
13503 ALEXANDER ROAD, BALCH SPRINGS, TEXAS 75181

NOTICE IS HEREBY GIVEN THAT THE BOARD OF ADJUSTMENT OF BALCH SPRINGS, TEXAS WILL HOLD A REGULAR MEETING AT THE ABOVE-NAMED DATE, TIME, AND LOCATION.

Members of the public may attend in person or listen via teleconference at:

Join Zoom Meeting

<https://us02web.zoom.us/j/87394115351?pwd=WGV4OEEdzNmXlRGFIQm9paWkycm52dz09>

Meeting ID: 873 9411 5351

Passcode: 294686

One tap mobile

+13462487799,,87394115351#,,,,*294686# US (Houston)

+16699009128,,87394115351#,,,,*294686# US (San Jose)

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.**

GUIDELINES

This portion of the meeting is the public's opportunity to address the Commission on a matter listed on the agenda, except scheduled public hearings. Comments related to public hearings will be heard when the specific hearing begins. Public comments are limited to three (3) minutes per speaker, unless otherwise required by law. Per the Texas Open Meetings Act, the Commission is not permitted to take action on or discuss any item not listed on the agenda. Items suggested for action may be placed on a future agenda, at the Planning and Zoning Commission's sole discretion.

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4. Discussion and action to approve minutes.
 - a. Approve minutes of July 16, 2021
5. Consideration and action related to election of officers:
 - a. Elect a President
 - b. Elect a Vice-President
6. Briefing on Zoning Special Exception (ZSE) Application 001-2022 by Payton Mayes on 8.3 acres of land located at 1001 Mercury Road zoned "PD" Planned Development is requesting a Zoning Special Exception to allow an increase in density from 30.00 dwelling units per acre to 30.34 dwelling units per acre. They are also requesting to allow for the property owner to charge tenants for voluntary use of detached garages and carports.
 - a. Conduct a public hearing on Zoning Special Exception (ZSE) Application 001-2022 located at 1001 Mercury Road.
 - b. Consideration and action on Zoning Special Exception (ZSE) Application 001-2022 located at 1001 Mercury Road.
7. Announcements, request for information and/or new business items to be placed on a future agenda. (No action or discussion allowed)
8. 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 27th day of January, 2022 at 4:00 pm.

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 ****