

THE CITY OF
BALCH SPRINGS
GROWING COMMUNITY

**NOTICE OF BOARD OF ADJUSTMENT MEETING
CITY OF BALCH SPRINGS
6:00 PM, JUNE 15, 2023
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/85718217184?pwd=aEUyclVnbzZZWFF3SEkzY3hIQjk2UT09>

Meeting ID: 857 1821 7184

Passcode: 110493

One tap mobile

+13462487799,,85718217184#,,,,*110493# US (Houston)

+12532158782,,85718217184#,,,,*110493# US (Tacoma)

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 Board of Adjustment's sole discretion.

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4. Discussion and action to approve minutes.
 - a. Approve minutes of March 14, 2023.

5. Briefing on Zoning Special Exception (ZSE) Application 002-2023 by Paulina Torres Barajas and Arnulfo Gomez Barajas to allow an exemption to permit a garage enclosure on a single-family residential lot on 0.139 acres of land located at 13114 Green Valley Drive per Zoning Ordinance Section 4.06 2b. iii.
 - a. Conduct a public hearing on Zoning Special Exception (ZSE) Application 002-2023 located at 13114 Green Valley Drive.
 - b. Consideration and action on Zoning Special Exception (ZSE) Application 002-2023 located at 13114 Green Valley Drive.

6. Briefing on Zoning Special Exception (ZSE) Application 003-2023 by Francisco Torres to allow a special exception to the provisions outlined in the City of Balch Springs Zoning Ordinance per Chapter 90 Zoning; Sec. 2. Zoning Districts; 2.18 Dimensional Standards Table, A. Dimensional Standards for Residential Districts, SF-6, Single-Family Dwelling District, Minimum Lot Depth shall be 120 feet, specifically requesting a reduction to 109.68 feet. The property is situated on 8.092 acres of land located at 12013 Seagoville Road, Watt Marks Abst. 938 PG 860 TR 14.
 - a. Conduct a public hearing on Zoning Special Exception (ZSE) Application 003-2023 located at 12013 Seagoville Road.
 - b. Consideration and action on Zoning Special Exception (ZSE) Application 003-2023 located at 12013 Seagoville Road.

7. Briefing on Zoning Special Exception (ZSE) Application 004-2023 by Francisco Torres to allow a special exception to the provisions outlined in the City of Balch Springs Zoning Ordinance per Chapter 90 Zoning Section 4 Site Development Requirements, 4.06 Design Standards, b. Standards for Garages for Single-Family Units ii. Garage and driveway design option (a) The Driveway shall be designed in a letter “J” formation and connected to a garage with a side entrance as shown below. The applicant is requesting to allow front facing garages within this future subdivision located on 8.092 acres of land located at 12013 Seagoville Road, Watt Marks Abst. 938 PG 860 TR 14.
 - a. Conduct a public hearing on Zoning Special Exception (ZSE) Application 004-2023 located at 12013 Seagoville Road.
 - b. Consideration and action on Zoning Special Exception (ZSE) Application 004-2023 located at 12013 Seagoville Road.

8. Briefing on Variance (V) Application 001-2023 by Francisco Torres is requesting a zoning variance to the provisions outlined in the City of Balch Springs Zoning Ordinance per Chapter 90 Zoning; Sec. 4. Site Development Requirements; Section C. Tree Preservation and Mitigation Requirements sections 1-6 specifically exempting the requirement of a tree preservation survey and to

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allow submittal of funds towards City public Parks, common space development and/or Park Amenity Projects. The property is situated on 8.092 acres of land located at 12013 Seagoville Road, Watt Marks Abst. 938 PG 860 TR 14.

- a. Conduct a public hearing on Variance (V) Application 001-2023 located at 12013 Seagoville Road.
 - b. Consideration and action on Variance (V) Application 001-2023 located at 12013 Seagoville Road.
9. Consideration and action on the Board of Adjustments (BOA) Attendance Report.
- a. Arianna Hill
10. Announcements, request for information and/or new business items to be placed on a future agenda. (No action or discussion allowed)
11. Adjournment.

I, Jordan Ott 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 12th of June, 2023 at 5:15 pm.

Jordan Ott

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.

Attendance by Other Elected or Appointed Officials: *It is anticipated that members of the City Council, or other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.*