

THE CITY OF
BALCH SPRINGS
GROWING COMMUNITY

**BOARD OF ADJUSTMENT MEETING
CITY OF BALCH SPRINGS
6:00 PM, FEBRUARY 16 2023
CITY HALL, 13503 ALEXANDER ROAD, BALCH SPRINGS, TEXAS 75181**

MINUTES

1. **Identification of quorum, call meeting to order.**
Sandra Aguirre called the meeting to order at 6:05 p.m. and identified a quorum with Nelli Castillo, Sandra Aguirre, Angela Foutz and Irelsie Alvarez. Absent was Arianna Hill.
2. **Invocation and Pledge of Allegiance.**
Irelsie Alvarez gave the Invocation and Sandra Aguirre led the Pledge of Allegiance.
3. **Citizen Comments.**
None.
4. **Discussion and action to approve minutes.**
 - a. **Approve minutes of December 6, 2022**
Angela Foutz made a motion to approve the minutes for December 6, 2022. Nelli Castillo second the motion. Voting in favor were Irelsie Alvarez, Nelli Castillo, Sandra Aguirre and Angela Foutz. Motion passed. (4-0)
5. **Briefing on Zoning Special Exception (ZSE) Application 009-2022 by Julio Moreno to allow a special exception to the provisions outlined in the City of Balch Springs Zoning Ordinance per Chapter 90 Zoning; Sec. 3.07 Accessory Buildings & Uses; Sec. A Residential Accessory Buildings and Uses; 1. Lots 10,000sf to 21,999sf with a building height from 16 ft. to 20 ft. with a 10 ft. canopy 15 ft. from the building. The property is situated on 0.718 acres of land located at 4011 Winter Park, Sandlin Addition, Lot 6A.**
 - a. **Conduct a public hearing on Zoning Special Exception (ZSE) Application 009-2022 located at 4011 Winter Park**
 - b. **Consideration and action on Zoning Special Exception (ZSE) Application 009-2022 located at 4011 Winter Park.**
Staff gave a briefing on item 5. Sandra Aguirre opened the public hearing at 6:12 p.m. Julio Moreno of 4011 Winter Park spoke in favor of the case. The public hearing was closed at 6:14 p.m. The BOA had a discussion. Nelli Castillo made a motion to approve the Zoning Special Exception (ZSE) Application 009-2022 by Julio Moreno to allow a special exception to the

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provisions outlined in the City of Balch Springs Zoning Ordinance per Chapter 90 Zoning; Sec. 3.07 Accessory Buildings & Uses; Sec. A Residential Accessory Buildings and Uses; 1. Lots 10,000sf to 21,999sf with a building height from 16 ft. to 20 ft. with a 10 ft. canopy 15 ft. from the building. The property is situated on 0.718 acres of land located at 4011 Winter Park, Sandlin Addition, Lot 6A. Irelsie Alvarez second the motion. Voting in favor were Nelli Castillo and Ireslie Alvarez. Voting against were Sandra Aguirre and Angela Foutz. Motion Fails. (2-2) Sandra Aguirre made a motion to approve the Zoning Special Exception (ZSE) Application 009-2022 by Julio Moreno to allow a special exception to the provisions outlined in the City of Balch Springs Zoning Ordinance per Chapter 90 Zoning; Sec. 3.07 Accessory Buildings & Uses; Sec. A Residential Accessory Buildings and Uses; 1. Lots 10,000sf to 21,999sf with a building height from 16 ft. to 18 ft. with a 10 ft. canopy 15 ft. from the building. The property is situated on 0.718 acres of land located at 4011 Winter Park, Sandlin Addition, Lot 6A. Nelli Castillo second the motion. Voting in favor were Nelli Castillo, Irelsie Alvarez and Sandra Aguirre. Voting against was Angela Foutz. Motion passed. (3-1)

6. **Announcements, request for information and/or new business items to be placed on a future agenda.**
February 22, 2023: Balch Springs Economic Development Business Summit. Location: Balch Springs Civic Center. Time: 11am-1pm.
March 28, 2023: Balch Springs Comprehensive Plan Update Meeting hosted by Kimley Horn. Balch Springs Civic Center, 12400 Elam Road. Time: 6pm-8pm.
April 1, 2023: KBSB Spring Trash Round Up. Location: Balch Springs Recreation Center Time: 8am-1pm.
September 22, 2023: The 12th Annual Chamber of Commerce 2023 Golf Tournament.
For Star Transit contact: Kate Lattimore Norris kate@pavlikandassociates.com
7. **Adjournment.**
Nelli Castillo made a motion to adjourn. Angela Foutz second the motion. Voting in favor were Nelli Castillo, Irelsie Alvarez, Sandra Aguirre and Angela Foutz. Motion passed (4-0), meeting adjourned at 6:33 p.m.

BOA President

BOA Secretary