

## NOTICE OF PUBLIC HEARING

The City of Balch Springs **Board of Adjustment** will conduct a public hearing at a meeting on Thursday, **April 16, 2020** at 6:00 p.m. located at the **City Hall, 13503 Alexander Road**, Balch Springs, Texas 75181 or **via Conference Call at the designated number provided at 515-604-9094 Access Code: 578-664-172** to consider the following:

**Zoning Special Exception (ZSE) Application 001-2020** is requested by Jose Suaste 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 Nonresidential Districts, under LR, Local Retail District, Lot Dimensions, a five (5) foot reduction in lot width specifically 60 ft. width of lot in lieu of 65 ft. in order to construct a restaurant. The property is located at 2909 Balch Springs Road, W H Bennett/Abstract 61, 0.241 acres of land on Case ZSE 001-2020. For more information on this application, contact the Planning Department at 972-286-4477 x.123/212 or by email at [rhall@cityofbalchsprings.com](mailto:rhall@cityofbalchsprings.com) or [cdyser@cityofbalchsprings.com](mailto:cdyser@cityofbalchsprings.com).

**Zoning Special Exception (ZSE) Application 002-2020** is requested by Kristi Moss 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.** The property is located at 11424 Seagoville Road, Spence Estates 1 Addition, Block A, Lot 11, 0.333 acres of land on Case ZSE 002-2020. For more information on this application, contact the Planning Department at 972-286-4477 x.123/212 or by email at [rhall@cityofbalchsprings.com](mailto:rhall@cityofbalchsprings.com) or [cdyser@cityofbalchsprings.com](mailto:cdyser@cityofbalchsprings.com).