

THE CITY OF
BALCH SPRINGS
GROWING COMMUNITY

NOTICE OF REGULAR
PLANNING AND ZONING COMMISSION
CITY OF BALCH SPRINGS
7:00 PM, FEBRUARY 4, 2021
CITY HALL
13503 ALEXANDER ROAD, BALCH SPRINGS, TEXAS 75181

VIDEOCONFERENCE MEETING: In accordance with Governor Abbott's executive orders temporarily suspending certain provisions of the Texas Open Meetings Act that require a quorum of the Planning & Zoning Commission and the public to gather at a single location, in an effort to mitigate the spread of COVID-19 while preserving government transparency and maintaining government operations, the Regular Meeting of the Planning & Zoning Commission scheduled on February 4, 2021 at 7:00 PM will be conducted by videoconference.

There will be no public access to the location specified above. Less than a quorum of council members will be physically present at the location, however, a quorum will participate in the teleconference meeting.

**Members of the public may participate by joining at:
Join Zoom Meeting**

<https://us02web.zoom.us/j/83382214450?pwd=L1lFNmFuamIxdjZDZGgxSHpmR241UT09>

Meeting ID: 833 8221 4450

Passcode: 223778

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AGENDA

1. Identification of quorum.
2. Invocation and Pledge of Allegiance.
3. Citizen Comments.
4. Discussion and action to approve minutes.
 - a. Approve minutes of January 7, 2021.
5. Consideration and action on Development Plan Application No. DP 001-2021 by Bloomfield Homes LP c/o Payton Mayes dba JPI Development c/o Anish Joseph on the subject parcel totaling 8.1 acres located at 3811 S. Beltline Road; North side of Mercury Road & 765' East of Belt Line Road, to allow for Senior multifamily residential housing use-Arcadia Trails Parmore Senior Housing Development.
6. Consideration and action on Minor Plat Application No. 003-2020MP by Jorge and Rosa Maria Lomeli to plat one lot totaling 0.34 acres located at 11825 Red Bud (fmr. 3131 Hickory Tree Rd) Lane to allow for the construction of a single-family residential home.
7. Consideration and action on Minor Plat Application No. 005-2020MP by Julio Moreno c/o Greta Spears, Lynette Gormley, Meri Hughes and David Hughes to plat one lot totaling 1.689 acres located at 4012 Shepherd Lane (4020 Shepherd Lane) into 4 lots allowing for the construction of three new single-family residential homes.
8. Staff Report
 - a. Updates on Land Use Applications: 4520 Ambassador Way, 13498 Alexander Road, 11939, 12107 and Lake June Road, 11451 Elam Road, 4540 Lasater Road, 3534, 3401 & 2429 Hickory Tree Road, 12728 and 12734 Lake June Road and 12809 Eastgate Drive, 112 Lakeside, 1034 Haymarket Road, 4600 Mercury Road, 14804 Lakeside Road, 3811 S. Beltline Road and Alexander Village & Beltline Places Developments at Beltline Road.
 - b. Update on Planning & Zoning Commission Attendance Report.
 - c. Updates on upcoming Ordinance Amendment updates: Accessory Buildings Panhandling, Seasonal Street Vendors, Itinerant Merchants, Camping in Public Tree Preservation regulations and Zoning ordinance Protest regulations.
9. Announcements, request for information and/or new business items to be placed on a future agenda. (No action or discussion allowed)

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10. Adjournment.

I, Robin Hall of the Planning and Zoning Division, do hereby certify that the above notice of a Regular Meeting of the Planning and Zoning Commission was posted on the bulletin board of City Hall Building; 13503 Alexander Road, Balch Springs, Texas 75181, on the 1st day of February, 2021 at 4:45 p.m.

**Robin Hall, Secretary
Planning & Zoning Division**

The Planning and Zoning Commission 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 ****