

THE CITY OF  
  
GROWING COMMUNITY

**NOTICE OF REGULAR  
PLANNING AND ZONING COMMISSION  
CITY OF BALCH SPRINGS  
7:00 PM, FEBRUARY 21, 2019  
CITY HALL  
13503 ALEXANDER ROAD, BALCH SPRINGS, TEXAS 75181**

**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 February 7, 2019
5. Conduct a briefing on Rezoning Application 001-2019 by Hillwood Enterprises, L.P. to rezone 95 acres of land located at 12728 & 12734 Lake June Road and 12809 Eastgate Drive from Commercial (C) District, Local Retail (LR) and Industrial (I) to Planned Development (PD) District to allow a Logistics Business Park development for light assembly, light manufacturing and light industrial operations uses.
6. Conduct Public Hearings on Rezoning Application 001-2019 by Hillwood Enterprises, L.P. to rezone 95 acres of land located at 12728 & 12734 Lake June Road and 12809 Eastgate Drive from Commercial (C) District, Local Retail (LR) and Industrial (I) to Planned Development (PD) District to allow a Logistics Business Park development for light assembly, light manufacturing and light industrial operations uses.
7. Consideration and action on Rezoning Application 001-2019 by Hillwood Enterprises, L.P. to rezone 95 acres of land located at 12728 & 12734 Lake June Road and 12809 Eastgate Drive from Commercial (C) District, Local Retail (LR) and Industrial (I) to Planned Development (PD) District to allow a Logistics Business Park development for light assembly, light manufacturing and light industrial operations uses.
8. Conduct briefing on Comprehensive Plan Amendment (CPA) Application 001-2019 by Balch Springs Leased Housing I, LLLP, c/o Dominion Development to amend the Comprehensive Plan on 11.3 acres of land located at 3401 and 3325 Hickory Tree Road from Low Density Residential to High Density Residential to allow a Multi-family Residential Development and Rezoning Application 006-2018

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by Balch Springs Leased Housing I, LLLP, c/o Dominion Development to rezone 11.3 acres of land located at 3325 and 3401 Hickory Tree Road from Single Family (SF-6) Dwelling District to Planned Development (PD) District to allow for a Multi-family Development.

9. Conduct Public Hearing on Comprehensive Plan Amendment (CPA) Application 001-2019 by Balch Springs Leased Housing I, LLLP, c/o Dominion Development to amend the Comprehensive Plan on 11.3 acres of land located at 3401 and 3325 Hickory Tree Road from Low Density Residential to High Density Residential to allow a Multi-family Residential Development.
10. Conduct Public Hearing on Rezoning Application 006-2018 by Balch Springs Leased Housing I, LLLP, c/o Dominion Development to rezone 11.3 acres of land located at 3325 and 3401 Hickory Tree Road from Single Family (SF-6) Dwelling District to Planned Development (PD) District to allow for a Multi-family Development.
11. Consideration and action on Comprehensive Plan Amendment (CPA) Application 001-2019 by Balch Springs Leased Housing I, LLLP, c/o Dominion Development to amend the Comprehensive Plan on 11.3 acres of land located at 3401 and 3325 Hickory Tree Road from Low Density Residential to High Density Residential to allow a Multi-family Residential Development.
12. Consideration and action on Rezoning Application 006-2018 by Balch Springs Leased Housing I, LLLP, c/o Dominion Development to rezone 11.3 acres of land located at 3325 and 3401 Hickory Tree Road from Single Family (SF-6) to Planned Development (PD) District to allow for a Multi-family Development.
13. Briefing on Rezoning Application 002-2019 by Randy Fleming c/o Acme Partnership LP to rezone 0.29 acres of land located at 11925 Brook Valley Circle from S Single Family (SF-6) Dwelling District to Planned Development (PD) District to allow for a billboard and communication tower.
14. Briefing on Zoning Ordinance Amendment (ZOA) 001-2019 regarding an amendment to Section 3-Zoning Land Use Regulations by amending regulation of laundry, self-service facilities.
15. Briefing on Zoning Ordinance Amendment (ZOA) 002-2019 regarding an amendment to Section 9-Zoning Definitions by adding definitions for electronic cigarettes and vaping.
16. Staff Report
  - a. Updates on Land Use Applications: 4702 Ambassador Way, 13498 Alexander Road, 11939, 12107 and Lake June Road, 11451 Elam Road, 4540 Lasater

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Road, 3534, 3401 & 2429 Hickory Tree Road and Alexander Village & Beltline Places Developments at Beltline Road.

- b. Update on Subdivision Ordinance Re-Write.
- 17. **Announcements, request for information and/or new business items to be placed on a future agenda. (No action or discussion allowed)**
- 18. **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 4<sup>th</sup> day of **February, 2019** at 4:45 p.m.

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**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 \*\***