

THE CITY OF  
**BALCH SPRINGS**  
GROWING COMMUNITY

NOTICE OF REGULAR  
PLANNING AND ZONING COMMISSION  
CITY OF BALCH SPRINGS  
7:00 PM, MARCH 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 March 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/82752747992?pwd=MFFMMWFndHNOQ1FZUEpBdnI6dHZ6UT09>

Meeting ID: 827 5274 7992

Passcode: 777467

One tap mobile

+13462487799,,82752747992#,,,,\*777467# US (Houston)

+12532158782,,82752747992#,,,,\*777467# US (Tacoma)

Dial by your location

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 669 900 9128 US (San Jose)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC) Meeting ID: 827 5274 7992

Passcode: 777467

Find your local number: <https://us02web.zoom.us/j/82752747992>

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 4, 2021.
5. Briefing by staff regarding a Comprehensive Plan Amendment Application (CPA 001-2021) by LDG Development, LLC & Dunaway Associates, LP c/o Juan Villa & Vicki Lomax c/o Susan Gayle Ablon to amend the 2036 Comprehensive Plan-Future Land Use Plan regarding two lots on 16.008 acres of land located at 12013 and 12105 Seagoville Road from Low Density Residential to High Density Residential to allow a Multi-family Residential Development and park.
6. Briefing by staff regarding Rezoning Application (RZ 001-2021) by LDG Development, LLC & Dunaway Associates, LP c/o Juan Villa & Vicki Lomax c/o Susan Gayle Ablon to rezone 16.008 acres of land located at 12105 Seagoville Road and 12013 Seagoville Road from Single Family (SF-6) Dwelling District to Planned Development (PD) District to allow for a Multi-Family residential development and park.
7. Briefing by staff regarding Rezoning Application (RZ 002-2021) by LDG Development, LLC & Dunaway Associates, LP c/o Martha Parker, Paul Lea & Ken Clevenger to rezone 17.971 acres of land located at 3416 Hickory Tree Road and 12004 Quail Drive from Local Retail (LR) District to Planned Development (PD) District to allow for a Multifamily residential development.
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 and Tree Preservation regulations.

THE CITY OF  
**BALCH SPRINGS**  
GROWING COMMUNITY

9. **Announcements, request for information and/or new business items to be placed on a future agenda. (No action or discussion allowed)**
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 1<sup>st</sup> day of March, 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 \*\***