

THE CITY OF
BALCH SPRINGS
GROWING COMMUNITY

NOTICE OF REGULAR
PLANNING AND ZONING COMMISSION
CITY OF BALCH SPRINGS
7:00 PM, APRIL 15, 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 April 15, 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 P&Z Commissioners 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/86136459662?pwd=UDREUy9NRHJMqJdmENF0YnNLZ3JRUT09>

Meeting ID: 861 3645 9662

Passcode: 280174

One tap mobile

+13462487799,,86136459662#,,,,*280174# US (Houston)

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Dial by your location

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+1 301 715 8592 US (Washington DC) Meeting ID: 861 3645 9662

Passcode: 280174

Find your local number: <https://us02web.zoom.us/j/86136459662?pwd=UDREUy9NRHJMqJdmENF0YnNLZ3JRUT09>

GUIDELINES

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This portion of the meeting is the public's opportunity to address the Board on a matter listed on the agenda, except scheduled public hearings. Comments related to public hearings will be heard when the specific hearing begins. Public comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law. Per the Texas Open Meetings Act, the Board is not permitted to take action on or discuss any item not listed on the agenda. Items suggested for action may be placed on a future agenda, at the Council's sole discretion.

To continue to allow the public the ability to address the Board on matters listed on the agenda during the temporary suspension of in-person meetings, the following temporary alternate method should be used to submit public comments:

Email comment(s) regarding any item on the agenda to the P&Z Secretary, Robin Hall at rhall@cityofbalchsprings.com by 12:00 PM noon on April 14, 2021. Prior to the meeting, the emails received by the time indicated will be provided to the Board. Please make sure to include your name, address, phone number, and comment in the body of the email.

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 April 1, 2021.
5. Conduct a briefing on Preliminary Plat Application No. 001-2021PP by Bloomfield Homes L.P. / Jim Douglas to plat 154 residential lots and 8 open space lots totaling 41.708 acres of land located at 3811 S. Beltline Road to allow construction of single-family residential homes.
6. Conduct a briefing on Preliminary Plat Application No. 002-2021PP by JPI Payton Mayes to plat one lot totaling 8.106 acres of land located at 3811 S. Beltline Road to allow the construction of a senior living multifamily residential community.
7. 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

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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. Update on Training Opportunities.
8. **Announcements, request for information and/or new business items to be placed on a future agenda. (No action or discussion allowed)**
9. **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 12th day of April, 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 ****