

THE CITY OF
BALCH SPRINGS
GROWING COMMUNITY

NOTICE OF REGULAR
PLANNING AND ZONING COMMISSION
CITY OF BALCH SPRINGS
7:00 PM, AUGUST 15, 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 August 1, 2019.
5. Briefing on Balch Springs Mobility Plan Study by Kimley Horn.
6. Briefing on Special Use Permit Application No. 001-2019 by Amber Allen c/o AJJ 400, LLC (Yong Jin Lee) to allow a Commercial Amusement-Indoor facility located at 4000 Pioneer Road, Ste. 106 on a lot totaling 2.552 acres.
7. Conduct Public Hearing on Special Use Permit Application No. 001-2019 by Amber Allen c/o AJJ 400, LLC (Yong Jin Lee) to allow a Commercial Amusement-Indoor facility located at 4000 Pioneer Road, Ste. 106 on a lot totaling 2.552 acres.
8. Consideration and action on Special Use Permit Application No. 001-2019 by Amber Allen c/o AJJ 400, LLC (Yong Jin Lee) to allow a Commercial Amusement-Indoor facility located at 4000 Pioneer Road, Ste. 106 on a lot totaling 2.552 acres.
9. Briefing on Ordinance amendment related to HB 2439, HB 2497 and HB 3167.
10. Consideration and action on Ordinance Amendment to Chapter 14, Buildings and Building Regulations and Chapter 70 Subdivision Regulations related to HB 2439, HB 2497 and HB 3167.
11. Briefing on Preliminary Plat Application No. 004-2018PP by Gustavo Carbajal to plat one lot totaling 7.159 acres of land into two lots located at 11400 Robin Lane to allow future residential development.

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12. **Briefing on Chapter 90 Zoning Ordinance, Article III, Zoning Land Use Regulations, Section 90-2.18-Dimensional Standard Table regarding zoning area standards.**
13. **Staff Report**
 - a. **Updates on Land Use Applications: 2503 McKenzie Road, 4702 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 and Alexander Village & Beltline Places Developments at Beltline Road.**
 - b. **Update on Subdivision Ordinance Re-Write.**
 - c. **Update on P&Z Commission Attendance Report.**
14. **Announcements, request for information and/or new business items to be placed on a future agenda. (No action or discussion allowed)**
15. **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 August, 2019 at 4:00 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 ****