

THE CITY OF
BALCH SPRINGS
GROWING COMMUNITY

PLANNING AND ZONING COMMISSION
CITY OF BALCH SPRINGS
7:00 PM, JANUARY 16, 2020
CITY HALL, 13503 ALEXANDER ROAD, BALCH SPRINGS, TEXAS 75181

MINUTES

1. **Identification of quorum.**
Chairperson Patino called the meeting to order and identified a quorum with Commissioner Gardner, Commissioner Villa. Chairperson Patino, Commissioner Comstock, Commissioner Glenn, Commissioner Logan and Commissioner Kinnel.
2. **Invocation and Pledge of Allegiance.**
Commissioner Gardner gave the Invocation and Commissioner Comstock led the Pledge of Allegiance.
3. **Citizen Comments.**
Marie Tedei at 4708 Pioneer Road spoke of citizen concerns at the community meeting for the LDG Development apartments regarding more traffic, crime, overcrowded schools and inadequate emergency services.
4. **Discussion and action to approve minutes.**
 - a. **Approve minutes of December 19, 2019.**
Commissioner Comstock made a motion to approve the minutes for December 19, 2019. Commissioner Gardner second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Chairperson Patino, Commissioner Villa, Commissioner Comstock, Commissioner Glenn and Commissioner Kinnel. Motion passed. (7-0)
5. **Conduct a briefing on Rezoning Application 005-2019 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.**
Staff gave a briefing presentation for Rezoning Application 005-2019 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.
6. **Conduct a Public Hearing on Rezoning Application 005-2019 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**

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and 12004 Quail Drive from Local Retail (LR) District to Planned Development (PD) District to allow for a Multifamily residential development.

Chairperson Patino opened the public hearing at 7:29 p.m. Speaking in favor were: Jake Brown with LDG Development at 12004 Quail Drive and 3416 Hickory Tree Road, Charlene Rushing at 11704 Manon Dr., Balch Springs. Speaking in opposition were: Marie Tedei at 4708 Pioneer Road, Angela Singletary at 3208 Balch Springs Rd., Apt. 113, Balch Springs, Billie Gorwood at 12158 Quail Dr., Balch Springs, Tiara Still and Jaison Cunningham of 14809 Magnolia Ln., Balch Springs with concerns of traffic, crime, overcrowded schools, apartment vacancies and inadequate emergency services.

7. **Consideration and action on Rezoning Application 005-2019 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.**

Chairperson asked to go into executive session at 7:44 p.m. for legal concerns. The P&Z Commission reconvened at 8:09 p.m. Commissioner Comstock made a motion to deny the rezoning case due to the citizens that were against the rezoning at the Community Meeting. Motion dies lack of no second. Commissioner Villa made a motion to approve the rezoning Application 005-2019 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. Commissioner Glenn second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Chairperson Patino, Commissioner Villa and Commissioner Glenn. Voting in opposition was Commissioner Comstock and Abstaining was Commissioner Kinnel. Motion passed. (5-1)

8. **Conduct a briefing on Rezoning Application 001-2020 by Kristi Moss to rezone 0.333 acres of land located at 11424 Seagoville Road from Local Retail (LR) District to Single Family (SF-6) Dwelling District to allow for a single-family residential home.**

Staff gave a briefing on item 8.

9. **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 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 Planning & Zoning Commission Attendance Report.**

Staff gave a report regarding items 9 a-c.

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10. Announcements, request for information and/or new business items to be placed on a future agenda.

January 30-31, 2020: Planning & Zoning 2 day Workshop hosted by North Central Texas Council of Governments (NCTCOG). Time: 10am-5pm. Location: Arlington, TX (NCTCOG office).

February 11, 2020: Subdivision Ordinance Re-Write Workshop w/City Council: Time: 6pm; Location City Hall, 13503 Alexander Road.

February 27, 2020: Ground Breaking Ceremony by Dominion Development: 11am-12:30pm: Location: 3325 Hickory Tree Road

11. Adjournment.

Commissioner Kinnel made a motion to adjourn. Commissioner Gardner second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Chairperson Patino, Commissioner Villa, Commissioner Comstock, Commissioner Glenn and Commissioner Kinnel. Motion passed (7-0), meeting adjourned at 8:28 p.m.

P&Z Chairperson

P&Z Secretary