

THE CITY OF
BALCH SPRINGS
GROWING COMMUNITY

PLANNING AND ZONING COMMISSION
CITY OF BALCH SPRINGS
7:00 PM, JANUARY 17, 2019
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 Comstock, Commissioner Glenn, Commissioner Logan, Commissioner Kinnel, Chairperson Patino and Commissioner Gardner coming in at 7:08 p.m. Absent was Commissioner Villa.
2. **Invocation and Pledge of Allegiance.**
Commissioner Kinnel gave the Invocation and Commissioner Comstock led the Pledge of Allegiance.
3. **Citizen Comments.**
None.
4. **Discussion and action to approve minutes.**
 - a. **Approve minutes of January 3, 2019**
Commissioner Comstock made a motion approve the minutes for January 3, 2019. Commissioner Kinnel second the motion. Voting in favor were Commissioner Logan, Chairperson Patino, Commissioner Comstock, Commissioner Glenn and Commissioner Kinnel. Motion passed. (5-0)
6. **Consideration and action on Development Plan (DP) Application 001-2018 by PMZ Balch Springs Lodging LLC dba Comfort Inn & Suites to allow for mixed use including a hotel and commercial uses located at 4019 S. Beltline Road.**
The applicant spoke in favor of the development plan. P&Z Commission had a discussion. Commissioner Comstock made a motion to approve the Development Plan (DP) Application 001-2018 by PMZ Balch Springs Lodging LLC dba Comfort Inn & Suites to allow for mixed use including a hotel and commercial uses located at 4019 S. Beltline Road. Commissioner Gardner second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Chairperson Patino, Commissioner Comstock, Commissioner Glenn and Commissioner Kinnel. Motion passed. (6-0)
8. **Notice of Executive Session Planning & Zoning Commission shall convene into closed executive session to deliberate purchase, sale or value of real property pursuant to Texas Government Code Section 551.072; Consultation with attorney Section 551.071 and deliberation regarding economic development negotiations Section 551.087.**
The P&Z Commission convened at 7:14 p.m. and reconvened at 7:57 p.m.

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5. **Briefing by Kimley Horn & Associates on the Balch Springs Mobility Transportation Plan Study.**
Drew Brawner with Kimley Horn & Associates gave a briefing regarding the Balch Springs Mobility Transportation Plan Study. P&Z Commission had concerns regarding safety and congestion at 635 and Lake June Road, Lake June Road near S. Beltline Road, McKenzie Road, Left turn on Peachtree Road on to Bruton Road, lack of sidewalks city wide, Belt Line Road and Lasater Road.

7. **Briefing 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 3401 Hickory Tree Road and 3325 Hickory Tree Road from Single Family (SF-6) to Planned Development (PD) District to allow for a Multi-family Development.**
Staff gave a briefing regarding Rezoning Application 006-2018 by Balch Springs Leased Housing I, LLLP, c/o Dominion Development to rezone 11.3 acres of land located at 3401 Hickory Tree Road and 3325 Hickory Tree Road from Single Family (SF-6) to Planned Development (PD) District to allow for a Multi-family Development.

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 and Alexander Village Development at Beltline Road.**
 - b. **Update on Subdivision Ordinance Re-Write.**
Chairperson Patino stated the Staff Reports are in the packet.

10. **Announcements, request for information and/or new business items to be placed on a future agenda. (No action or discussion allowed)**
Chairperson Patino stated announcements are in the packet.

11. **Adjournment.**
Commissioner Comstock made a motion to adjourn. Commissioner Kinnel second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Chairperson Patino, Commissioner Comstock, Commissioner Glenn and Commissioner Kinnel. Motion passed (6-0), meeting adjourned at 8:40 p.m.

Planning & Zoning Chairperson

Planning & Zoning Secretary