

THE CITY OF

BALCH SPRINGS
GROWING COMMUNITY

**MINUTES OF THE REGULAR MEETING
VIA VIDEOCONFERENCE OF THE PLANNING AND ZONING COMMISSION
CITY OF BALCH SPRINGS
FEBRUARY 4, 2021
7:00 PM – REGULAR MEETING**

1. The Planning & Zoning Commission of the City of Balch Springs, Texas conducted the Regular meeting via video conference on Thursday, February 4, 2021, 7:02 p.m.
Call meeting to order – Chairperson Patino called the meeting to order at 7:02 p.m.
Identification of quorum
Chairperson Patino (via videoconference)
Commissioner Gardner (via videoconference)
Commissioner Comstock (via videoconference)
Commissioner Glenn (via videoconference at 7:15 p.m.)
Commissioner Logan (In-person)
Commissioner Kinnel (via videoconference)
Commissioner Tedei (via videoconference)

Absent: Commissioner Villa and Commissioner Osorio
2. **Invocation and Pledge of Allegiance.**
Commissioner Gardner 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 7, 2021.**
Commissioner Comstock made a motion to approve the minutes of January 7, 2021. Commissioner Gardner second the motion. Voting in favor were Commissioner Glenn, Commissioner Gardner, Commissioner Logan, Chairperson Patino, Commissioner Comstock, Commissioner Kinnel and Commissioner Tedei. Motion passed. (7-0)
5. Commissioner Comstock took over as the Chairperson for item #5 due to Chairperson Patino abstaining.
Consideration and action on Development Plan Application No. DP 001-2021 by Bloomfield Homes LP c/o Payton Mayes dba JPI Development c/o Anish Joseph on the subject parcel totaling 8.1 acres located at 3811 S. Beltline Road; North side of Mercury Road & 765' East of Belt Line Road, to allow for Senior multifamily residential housing use-Arcadia Trails Parmore Senior Housing Development.
Staff gave a presentation. P&Z Commission had a discussion. Commissioner Tedei made a motion to approve the Development Plan Application No. DP 001-2021 by

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Bloomfield Homes LP c/o Payton Mayes dba JPI Development c/o Anish Joseph on the subject parcel totaling 8.1 acres located at 3811 S. Beltline Road; North side of Mercury Road & 765' East of Belt Line Road, to allow for Senior multifamily residential housing use-Arcadia Trails Parmore Senior Housing Development. Commissioner Gardner second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Commissioner Comstock, Commissioner Kinnel, Commissioner Tedei and Commissioner Glenn. Chairperson Patino abstained. Motion passed. (6-1abstain)

6. Chairperson Patino chaired the meeting.
Consideration and action on Minor Plat Application No. 003-2020MP by Jorge and Rosa Maria Lomeli to plat one lot totaling 0.34 acres located at 11825 Red Bud (fmr. 3131 Hickory Tree Rd) Lane to allow for the construction of a single-family residential home.
Staff gave a presentation. Commissioner Comstock made a motion to approve the Minor Plat Application No. 003-2020MP by Jorge and Rosa Maria Lomeli to plat one lot totaling 0.34 acres located at 11825 Red Bud (fmr. 3131 Hickory Tree Rd) Lane to allow for the construction of a single-family residential home. Commissioner Glenn second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Chairperson Patini, Commissioner Comstock, Commissioner Glenn, Commissioner Kinnel and Commissioner Tedei. Motion passed. (7-0)

7. **Consideration and action on Minor Plat Application No. 005-2020MP by Julio Moreno c/o Greta Spears, Lynette Gormley, Meri Hughes and David Hughes to plat one lot totaling 1.689 acres located at 4012 Shepherd Lane (4020 Shepherd Lane) into 4 lots allowing for the construction of three new single-family residential homes.**
Staff gave a presentation. Commissioner Comstock made a motion to approve the Minor Plat Application No. 005-2020MP by Julio Moreno c/o Greta Spears, Lynette Gormley, Meri Hughes and David Hughes to plat one lot totaling 1.689 acres located at 4012 Shepherd Lane (4020 Shepherd Lane) into 4 lots allowing for the construction of three new single-family residential homes. Commissioner TEdei second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Chairperson Patino, Commissioner Comstock, Commissioner Glenn, Commissioner Kinnel and Commissioner Tedei. Motion passed. (7-0)

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.**

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- c. Updates on upcoming Ordinance Amendment updates: Accessory Buildings Panhandling, Seasonal Street Vendors, Itinerant Merchants, Camping in Public, Tree Preservation regulations and Zoning ordinance Protest regulations.

Staff gave a report for Item 8 a-c.

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

April 10, 2021: Keep Balch Springs Beautiful Spring Trash Round up. Location: Recreation Center: Time: 8am-2pm. FREE RIDES TO ALL VACCINATION LOCATIONS-Call Scheduling Agents Monday-Friday (8:00 a.m. – 4:00 p.m.) at (877) 631-5278.

10. **Adjournment.**

Commissioner Gardner made a motion to adjourn. Commissioner Glenn second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Chairperson Patino, Commissioner Comstock, Commissioner Glenn, Commissioner Kinnel and Commissioner Tedei. Motion passed (7-0), meeting adjourned at 7:33 p.m.

P&Z Chairperson

P&Z Secretary