

THE CITY OF
BALCH SPRINGS
GROWING COMMUNITY

PLANNING AND ZONING COMMISSION
CITY OF BALCH SPRINGS
7:00 PM, FEBRUARY 7, 2019
CITY HALL, 13503 ALEXANDER ROAD, BALCH SPRINGS, TEXAS 75181

MINUTES

1. **Identification of quorum.**
Co-Chairperson Comstock called the meeting to order at 7:00 p.m. and identified a quorum with Commissioner Gardner, Commissioner Logan, Commissioner Kinnel, Commissioner Osorio and Co-Chairperson Comstock. Absent were Chairperson Patino, Commissioner Villa and Commissioner Glenn.
2. **Invocation and Pledge of Allegiance.**
Commissioner Kinnel gave the invocation and Commissioner Gardner led the Pledge of Allegiance.
3. **Citizen Comments.**
Angela Singletary of 3216 Balch Springs Road, Apt 203, Balch Springs was excited about the Hillwood Development coming at Double D Ranch.
4. **Discussion and action to approve minutes.**
 - a. **Approve minutes of January 17, 2019**
Commissioner Kinnel made a motion to approve the minutes for January 17, 2019. Commissioner Gardner second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Co-Chairperson Comstock, Commissioner Kinnel and Commissioner Osorio. Motion passed. (5-0)
5. **Briefing on Rezoning Application 001-2019 by Hillwood Enterprises, L.P. to rezone 95 acres of land located at 12728 & 12734 Lake June Road and 12809 Eastgate Drive from Commercial (C) District, Local Retail (LR) and Industrial (I) to Planned Development (PD) District to allow a Logistics Business Park development for light assembly, light manufacturing and light industrial operations uses.**
Staff gave a briefing regarding Rezoning Application 001-2019 by Hillwood Enterprises, L.P. to rezone 95 acres of land located at 12728 & 12734 Lake June Road and 12809 Eastgate Drive from Commercial (C) District, Local Retail (LR) and Industrial (I) to Planned Development (PD) District to allow a Logistics Business Park development for light assembly, light manufacturing and light industrial operations uses.
6. **Briefing on Comprehensive Plan Amendment (CPA) Application 001-2019 by Balch Springs Leased Housing I, LLLP, c/o Dominion Development to amend the Comprehensive Plan on 11.3 acres of land located at 3401 and 3325 Hickory Tree**

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Road from Low Density Residential to High Density Residential to allow a Multi-family Residential Development.

Staff gave a briefing regarding the Comprehensive Plan Amendment (CPA) Application 001-2019 by Balch Springs Leased Housing I, LLLP, c/o Dominion Development to amend the Comprehensive Plan on 11.3 acres of land located at 3401 and 3325 Hickory Tree Road from Low Density Residential to High Density Residential to allow a Multi-family Residential Development.

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

8. **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 & Beltline Places Developments at Beltline Road.**
- b. **Revisit Zoning Ordinance Amendment (ZOA) for regulation of laundry facilities.**
- c. **Update on Subdivision Ordinance Re-Write.**

Staff gave a report regarding items 8a-c.

9. **Announcements, request for information and/or new business items to be placed on a future agenda. (No action or discussion allowed)**

February 04, 2019: Community Meeting on Development Proposal by Dominion Development: Time: 6pm-7pm. Location: City Hall.

February 5, 2019: City Council Workshop: Presentation of Chapter 70 Subdivision Ordinance Re-write. Time: 6pm. Location: City Hall.

April 6, 2019: KBSB Taking Care of Balch Springs Spring Trash Round Up and Boyd Rogers Park Revitalization Project; Time: 8:00am - 1:00 pm; Location: Recreation Center, 4372 Shepherd Lane.

April 13, 2019: Balch Springs Weekend Blast; Location: Civic Center, 12400 Elam Road; Time: 9am-2pm.

June 29, 2019: Fourth of July Festival; TIME: 1pm-9pm Location: 4372 Shepherd Lane.

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August 3, 2019: Back to School Bash: School supplies for Balch Springs students and teachers. Location: Rec. Center, 4372 Shepherd Lane.

October 19, 2019: KBSB Fall Trash Round Up Extreme Green. Time: 8am-1pm. Location: Rec. Center, 4372 Shepherd Lane.

November 8th, 2019: Veteran's Day Breakfast: Location: TBD. Time: 7am-11am.

December 7, 2019: Christmas Parade & Tree Lighting: Location: Civic Center, 12400 Elam Road. Time: 4pm-8pm.

10. Adjournment.

Commissioner Kinnel made a motion to adjourn. Commissioner Osorio second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Co-Chairperson Comstock, Commissioner Kinnel and Commissioner Osorio. Motion passed (5-0), meeting adjourned at 8:22 p.m.

P&Z Chairperson

P&Z Secretary