

# BALCH SPRINGS

GROWING COMMUNITY

## NOTICE OF REGULAR PLANNING AND ZONING COMMISSION CITY OF BALCH SPRINGS

7:00 PM FEBRUARY 17, 2021

CITY HALL, 13503 ALEXANDER ROAD, BALCH SPRINGS, TEXAS 75181

### MINUTES

**1. Identification of quorum.**

Commissioner Gardner called the meeting to order at 7:00 p.m. and identified a quorum with Commissioner Villa, Commissioner Carroll, Commissioner Blount and Commissioner Gardner. Absent were Chairperson Patino, Commissioner Osorio, Commissioner Glenn and Commissioner Logan.

**2. Invocation and Pledge of Allegiance.**

Commissioner Carroll gave the Invocation and Commissioner Blount led the Pledge of Allegiance.

**3. Citizen Comments.**

None.

**4. Discussion and action to approve minutes.**

**a. Approve minutes of January 6, 2022.**

Commissioner Villa made a motion to approve the minutes for January 6, 2022. Commissioner Blount second the motion. Voting in favor were Commissioner Gardner, Commissioner Villa, Commissioner Carroll and Commissioner Blount. Motion passed. (4-0)

**5. Consideration and action related to election of officers:**

**a. Chair**

**b. Vice-Chair**

The Planning and Zoning Commission tabled this item to the next meeting.

**6. Conduct a briefing on Rezoning Application 001-2022 by Don Riggs dba Future Infrastructure, LLC to rezone subject lot totaling 4.06 acres located at 2216 S. Peachtree from "SF-6," Single-Family Dwelling District to "I," Industrial District to continue its current use as a Utility Contractor and have consistent zoning to the surrounding properties.**

**a. Conduct a Public Hearing on the Rezoning Application No. 001-2022 RZ located at 2216 S. Peachtree.**

**b. Consideration and action on the Rezoning Application No. 001-2022 RZ located at 2216 S. Peachtree.**

**7. Staff gave a briefing on item 6. Don Riggs, owner of the property spoke on the tremendous growth of his utility company. The public hearing was opened at 7:18 p.m. No-one spoke for or against. The public hearing was closed at 7:19 p.m. Commissioner Villa made a motion to approve the Rezoning Application 001-2022 by Don Riggs dba Future Infrastructure, LLC to rezone subject lot totaling 4.06 acres located at 2216 S. Peachtree**

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from "SF-6," Single-Family Dwelling District to "I," Industrial District to continue its current use as a Utility Contractor and have consistent zoning to the surrounding properties. Commissioner Carroll second the motion. Voting in favor were Commissioner Gardner, Commissioner Villa, Commissioner Carroll and Commissioner Blount. Motion passed. (4-0)

8. Conduct a briefing on Preliminary Plat Application 001-2022 by Bloomfield Homes LP c/o Payton Mayes dba JPI Development c/o Anish Joseph on the subject parcel totaling 8.2 acres located at 1001 Mercury Road; North side of Mercury Road & 765' East of Belt Line Road, to allow for multifamily residential housing use-Arcadia Trails Torrington Housing Development.

Staff gave a briefing on item 8.

9. Conduct a briefing on Rezoning Application 002-2022 by LBJ Lake JV, Bruce Harbour dba Diya Land Development, LLC (La Quinta Hotel) to rezone subject lot totaling 2.984 acres located at 3 LBJ I-635 at Lake June Road from Commercial (C) Zoning District to Planned Development (PD) District to allow a hotel.

Staff gave a briefing on item 9.

10. 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, 2100 W. Bruton Road, 1034 Haymarket Road, 4600 Mercury Road, 14804 Lakeside Road, 3811 S. Beltline Road, 2500, 2501 & 2502 McKenzie Road, 3919 & 3929 Pioneer Road, 3 LBJ I-635, 3711 Shepherd Lane and Alexander Village & Beltline Places Developments at Beltline Road.

- b. Update on Planning & Zoning Commission Attendance Report.

- c. Update on Training Opportunities.

Staff gave a report on items 10 a-c.

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

February 23, 2022: Balch Springs Economic Development Business Summit. Time: 11am-1pm. Location: Balch Springs Civic Center, 12400 Elam Road, Balch Springs, TX 75180 & Virtual via ZOOM.

April 2, 2022: KBSB Spring Trash Round Up & Park Rejuvenation: Location: Balch Springs Recreation Center; Park Location TBD Time: 8am-1pm. June 25, 2022: Fourth of July Drive-in Fireworks. Location: Balch Springs Recreation Center; Park Location TBD Time: 7pm-9pm.

STAR Transit free rides to all locations. Contact: Kate Lattimore Norris [kate@pavlikandassociates.com](mailto:kate@pavlikandassociates.com) FREE RIDES TO ALL VACCINATION LOCATIONS.

THE TOWN OF  
**BALCH SPRINGS**  
GROWING COMMUNITY

**12. Adjournment.**

Commissioner Carroll made a motion to adjourn. Commissioner Gardner second the motion. Voting in favor were Commissioner Gardner, Commissioner Villa, Commissioner Carroll and Commissioner Blount. Motion passed (4-0), meeting adjourned at 7:42 p.m.

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P&Z Chairperson

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P&Z Secretary