

THE CITY OF
BALCH SPRINGS
GROWING COMMUNITY

MINUTES OF THE REGULAR MEETING
VIA VIDEOCONFERENCE OF THE PLANNING AND ZONING COMMISSION
CITY OF BALCH SPRINGS
MARCH 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, March 4, 2021, 7:09 p.m.
Call meeting to order – Chairperson Patino called the meeting to order at 7:09 p.m.
Identification of quorum
Chairperson Patino (via videoconference)
Commissioner Gardner (via videoconference)
Commissioner Comstock (via videoconference)
Commissioner Glenn (via videoconference)
Commissioner Villa (In Person)
Commissioner Kinnel (via videoconference)
Commissioner Tedei (via videoconference)

Absent: Commissioner Logan and Alternate Commissioner Osorio
2. **Invocation and Pledge of Allegiance.**
Commissioner Gardner gave the Invocation and Commissioner Comstock led the Pledge of Allegiance.
3. **Citizen Comments.**
Angela Singletary at 12309 Spring Branch, Balch Springs spoke in opposition to apartments coming on Hickory Tree Road and Seagoville Road. Speaking in favor of the apartments was Charlene Rushing at 11704 Manon Drive, Balch Springs.
4. **Discussion and action to approve minutes.**
 - a. **Approve minutes of February 4, 2021.**
Commissioner Gardner made a motion to approve the minutes for February 4, 2021. Commissioner Villa second the motion. Voting in favor were Commissioner Gardner, Chairperson Patino, Commissioner Villa, Commissioner Comstock, Commissioner Kinnel and Commissioner Tedei. Motion passed. (6-0)
5. **Briefing by staff regarding a Comprehensive Plan Amendment Application (CPA 001-2021) by LDG Development, LLC & Dunaway Associates, LP c/o Juan Villa & Vicki Lomax c/o Susan Gayle Ablon to amend the 2036 Comprehensive Plan-Future Land Use Plan regarding two lots on 16.008 acres of land located at 12013 and 12105 Seagoville Road from Low Density Residential to High Density Residential to allow a Multi-family Residential Development and park.**
Staff gave a combined presentation for items 5 & 6.

THE CITY OF

BALCH SPRINGS

GROWING COMMUNITY

6. Briefing by staff regarding Rezoning Application (RZ 001-2021) by LDG Development, LLC & Dunaway Associates, LP c/o Juan Villa & Vicki Lomax c/o Susan Gayle Ablon to rezone 16.008 acres of land located at 12105 Seagoville Road and 12013 Seagoville Road from Single Family (SF-6) Dwelling District to Planned Development (PD) District to allow for a Multi-Family residential development and park.
Staff gave a combined presentation for items 5 & 6. P&Z Commission had discussion and comments.

7. Briefing by staff regarding Rezoning Application (RZ 002-2021) 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 presentation for item 7. P&Z Commission had discussion and comments.

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.
 - c. Updates on upcoming Ordinance Amendment updates: Accessory Buildings Panhandling, Seasonal Street Vendors, Itinerant Merchants, Camping in Public and Tree Preservation regulations.*Staff gave a report. Commissioner Tedei asked if staff could get with City of Dallas Arborist, Steve Houser since Dallas redid their Tree Preservation Ordinance.*

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. For more Information contact Linda Highwood at 972-286-4477 x 214 or by email at lhighwood@cityofbalchsprings.com
*Spring 2021: Hickory Tree Road Improvement Survey and Stakeholder Meetings: The stakeholder meetings related to seeking feedback regarding improvements to Hickory Tree Road originally scheduled for March 11, 15, and 17th will be postponed until Spring 2021. The survey will be open until early April 2021. For more details, please contact the Balch Springs Planning Department at 972-286-4477 x. 212/207 or by email at cdyser@cityofbalchsprings.com or wfreeman@cityofbalchsprings.com or view city's website at www.cityofbalchsprings.com for latest details. **FREE RIDES TO ALL VACCINATION LOCATIONS***

THE CITY OF
BALCH SPRINGS

GROWING COMMUNITY

TERRELL, Texas – STAR Transit is providing free rides for persons with confirmed appointment to get the COVID 19 vaccine shots. The curb-to-curb service extends outside of the agency’s service area. Rides are available Monday – Friday, 6:00 a.m. – 6:00 p.m. For this purpose, STAR Transit is temporarily adding Saturday service from 7:00 a.m. – 6:00 p.m. Reservations should be made at least one service day in advance and are based on vehicle availability. “STAR Transit understands the reasons why receiving the vaccine is so important for everyone, and we are committed to helping in the best way we can—offering free rides to all persons living and working in our service area,” said Tommy Henricks, Executive Director.

To schedule a free ride, call STAR Transit at least one business day but not more than two weeks in advance of the desired trip. Scheduling Agents are available during normal business hours Monday-Friday (8:00 a.m. – 4:00 p.m.) at (877) 631-5278. Se Habla Español. For same day service in Terrell, Kaufman, Mesquite and Balch Springs, book through the STARNow app, using the promo code C19VA for the no-fare ride. (The app can be downloaded free from the Apple App Store or Google Play Store.)

STAR Transit serves Kaufman County, Rockwall County, Seagoville, Balch Springs, Mesquite, DeSoto and Hutchins.

10. Adjournment.

Commissioner Gardner made a motion to adjourn. Commissioner Tedei second the motion. Voting in favor were Commissioner Gardner, Chairperson Patino., Commissioner Villa, Commissioner Comstock, Commissioner Kinnel and Commissioner Tedei. Motion passed. (6-0), meeting adjourned at 8:17 p.m.

P&Z Chairperson

P&Z Secretary