

THE CITY OF
BALCH SPRINGS
GROWING COMMUNITY

PLANNING AND ZONING COMMISSION
CITY OF BALCH SPRINGS
7:00 PM, MARCH 5, 2020
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 Gardner, Commissioner Comstock, Commissioner Glenn, Commissioner Kinnel, Chairperson Patino, Commissioner Villa arrived at 7:10 p.m. and Commissioner Logan arrived at 7:20 p.m.
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 February 6, 2020.**
Commissioner Kinnel made a motion to approve the minutes for February 6, 2020. Commissioner Gardner second the motion. Voting in favor were Commissioner Gardner, Chairperson Patino, Commissioner Comstock, Commissioner Glenn and Commissioner Kinnel. Motion passed. (5-0)
5. **Briefing on Preliminary Plat Application No. 006-2019PP by Commerce 635 Inc. a Delaware Corporation (Hillwood Development Company LLC) to plat three lots totaling 94.769 acres of land into one lot located at 12728 & 12734 Lake June Road and 12809 Eastgate Drive to allow future light manufacturing, industrial and Class A distribution center business park.**
Staff gave a briefing on item 5. Commissioner Gardner is excited to see so many jobs coming from this project.
6. **Conduct Public Hearing on Preliminary Plat Application No. 006-2019PP by Commerce 635 Inc. a Delaware Corporation (Hillwood Development Company LLC) to plat three lots totaling 94.769 acres of land into one lot located at 12728 & 12734 Lake June Road and 12809 Eastgate Drive to allow future light manufacturing, industrial and Class A distribution center business park.**
Chairperson Patino opened the public hearing at 7:08 p.m. Marie Tedei of 4708 Pioneer Road, Balch Springs spoke with concerns of old trees being preserved and the wetlands. The public hearing was closed at 7:10 p.m.

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7. **Consideration and action on Preliminary Plat Application No. 006-2019PP by Commerce 635 Inc. a Delaware Corporation (Hillwood Development Company LLC) to plat three lots totaling 94.769 acres of land into one lot located at 12728 & 12734 Lake June Road and 12809 Eastgate Drive to allow future light manufacturing, industrial and Class A distribution center business park.**
The P&Z Commission had a discussion and Commissioner Kinnel wanted the developer to address concerns of the tree preservation and wetlands. The developer stated they'll preserve a lot of the old trees and the wetlands are being permitted and protected through the Core of Engineers. Commissioner Comstock made a motion to approve the Preliminary Plat Application No. 006-2019PP by Commerce 635 Inc. a Delaware Corporation (Hillwood Development Company LLC) to plat three lots totaling 94.769 acres of land into one lot located at 12728 & 12734 Lake June Road and 12809 Eastgate Drive to allow future light manufacturing, industrial and Class A distribution center business park. Commissioner Kinnel second the motion. Voting in favor were Commissioner Gardner, Chairperson Patino, Commissioner Villa, Commissioner Comstock, Commissioner Glenn and Commissioner Kinnel. Motion passed. (6-0)

8. **Briefing on Preliminary Plat Application No. 003-2019PP by Romeaux Landscape Company LLC / Reynaldo P. Romo to plat one lot totaling 5 acres of land located at 4227 Peachtree Road to allow the future construction of new office/warehouse facilities for the existing business.**
Staff gave a briefing on item 8.

9. **Briefing on Special Use Permit Application No. (SUP 001-2020) by Balch Springs Dining DST dba Dimensions Architects (PLS Financial Services Co.) on a 0.7232-acre lot located at 12601 Lake June Road to allow an alternative financial establishment.**
Staff gave a briefing on item 9. P&Z Commission had concerns on the safety with the hours of operation and traffic suggesting a dedicated turn lane.

10. **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, 12728 and 12734 Lake June Road and 12809 Eastgate Drive, 112 Lakeside, 1034 Haymarket Road and Alexander Village & Beltline Places Developments at Beltline Road.**
 - b. **Update on Subdivision Ordinance Re-Write.**
 - c. **Update on Planning & Zoning Commission Attendance Report.***Staff stated the reports are in their packet.*

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

April 4, 2020: Spring Trash Round Up/Park Revitalization Time: 7am-2pm; Location Rec. Center.

April 11, 2020: Weekend Blast & Census 2020 Event: Time: 9am-4pm. Location: Civic Center, 12400 Elam Road.

12. Adjournment.

Commissioner Comstock made a motion to adjourn. Commissioner Gardner second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Chairperson Patino, Commissioner Villa, Commissioner Comstock, Commissioner Glenn and Commissioner Kinnel. Motion passed (7-0), meeting adjourned at 7:29 p.m.

P&Z Chairperson

P&Z Secretary