

# BALCH SPRINGS

GROWING COMMUNITY

## PLANNING AND ZONING COMMISSION

CITY OF BALCH SPRINGS

7:00 PM MARCH 17, 2022

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

### MINUTES

**1. Identification of quorum.**

Chairperson Patino called the meeting to order at 7:00 p.m. and identified a quorum with Commissioner Gardner, Chairperson Patino, Commissioner Villa, Commissioner Logan and Commissioner Blount arriving at 7:02 p.m. Absent were Commissioner Osorio and Commissioner Carroll.

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

Commissioner Gardner gave the Invocation and Commissioner Logan led the Pledge of Allegiance.

**3. Citizen Comments.**

None.

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

**a. Approve minutes of February 17, 2022.**

**b. Approve minutes of March 3, 2022.**

Commissioner Blount made a motion to approve the minutes for 4 a and b. Commissioner Gardner second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Chairperson Patino, Commissioner Villa and Commissioner Blount. Motion passed. (5-0)

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

**a. Chair**

**b. Vice-Chair**

Commissioner Gardner made a motion to elect Jessie Patino as the Chairperson. Commissioner Villa second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Chairperson Patino, Commissioner Villa and Commissioner Blount. Motion passed. (5-0) Chairperson Patino made a motion to elect Commissioner Gardner as the Vice-Chair. Commissioner Villa second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Chairperson Patino, Commissioner Villa and Commissioner Blount. Motion passed. (5-0)

**6. 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.**

**a. Conduct a Public Hearing on Rezoning Application 002-2022 located at 3 LBJ I-635 at Lake June Road.**

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- b. Consideration and action on Rezoning Application 002-2022 located at 3 LBJ I-635 at Lake June Road.

*Staff gave a briefing on item 6. The public hearing was opened at 7:09 p.m. Clay Meadows, the applicant spoke in favor of item 6. The public hearing was closed at 7:10 p.m. Commissioner Villa made a motion to approve the 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. Commissioner Gardner second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Chairperson Patino, Commissioner Villa and Commissioner Blount. Motion passed. (5-0)*

7. Conduct a briefing on Rezoning Application 003-2022 and Comprehensive Plan Amendment Application 001-2022 by Beam Real Estate and Falcon Commercial Development to rezone subject parcels totaling 30.88 acres from Single-Family Dwelling District (SF-6) to Planned Development (PD) located at 3919 Pioneer Road and 3929 Pioneer Road to allow a mixed-use development.

- a. Conduct a Public Hearing on Rezoning Application 003-2022 and Comprehensive Plan Amendment Application 001-2022 located at 3919 Pioneer Road and 3929 Pioneer Road.

- b. Consideration and action on Rezoning Application 003-2022 and Comprehensive Plan Amendment Application 001-2022 located at 3919 Pioneer Road and 3929 Pioneer Road.

*Staff gave a briefing on item 7. The public hearing was opened at 7:20 p.m. Doug Johnson with Falcon Commercial Development spoke in favor of item 7. The public hearing was closed at 7:25 p.m. Commissioner Villa made a motion to approve the Rezoning Application 003-2022 and Comprehensive Plan Amendment Application 001-2022 by Beam Real Estate and Falcon Commercial Development to rezone subject parcels totaling 30.88 acres from Single-Family Dwelling District (SF-6) to Planned Development (PD) located at 3919 Pioneer Road and 3929 Pioneer Road to allow a mixed-use development. Commissioner Gardner second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Chairperson Patino, Commissioner Villa and Commissioner Blount. Motion passed. (5-0)*

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, 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 stated the report is in the packet and highlighted the updates. Staff commented that it's time to look at the Comprehensive Plan since it's been 5 years.*

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

March 23, 2022: Community Meeting by Lakewood Capital Partners LLC to rezone subject parcel totaling 3.83 acres from Single-Family Dwelling District (SF-6) to Planned Development (PD) located at 3711 Shepherd Lane to allow a mixed-use development consisting of retail or restaurants and a high-quality and environmentally responsible tunnel car wash. Location City Hall, 13503 Alexander Road & Zoom Virtual Meeting: See city website for more details. Time: 6pm.

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.

**10. Adjournment.**

Commissioner Gardner made a motion to adjourn. Commissioner Blount second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Chairperson Patino, Commissioner Villa and Commissioner Blount. Motion passed (5-0), meeting adjourned at 7:35 p.m.

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P&Z Chairperson

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P&Z Secretary