

THE CITY OF
BALCH SPRINGS

GROWING COMMUNITY

PLANNING AND ZONING COMMISSION
CITY OF BALCH SPRINGS
7:00 PM, MARCH 19, 2020
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. with Commissioner Gardner, Commissioner Villa, Chairperson Patino, Commissioner Glenn and Commissioner Tedei. Absent were Commissioner Comstock, Commissioner Logan and Commissioner Kinnel.
2. **Invocation and Pledge of Allegiance.**
Commissioner Gardner gave the Invocation and Commissioner Tedei led the Pledge of Allegiance.
3. **Citizen Comments.**
None.
4. **Discussion and action to approve minutes.**
 - a. **Approve minutes of March 5, 2020.**
Commissioner Villa made a motion to approve the minutes for March 5, 2020. Commissioner Gardner second the motion. Voting in favor were Commissioner Gardner, Chairperson Patino, Commissioner Villa, Commissioner Glenn and Commissioner Glenn. Motion passed. (5-0)
5. **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 5.
6. **Conduct Public Hearing 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.**
Chairperson Patino opened the public hearing at 7:20 p.m. Speaking in opposition was Jan Turner of 12804 Seagoville Road prefers restaurants. The public hearing was closed at 7:21 p.m.
7. **Consideration and action on Special Use Permit Application No. (SUP 001-2020) by Balch Springs Dining DST dba Dimensions Architects (PLS Financial Services**

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Co.) on a 0.7232-acre lot located at 12601 Lake June Road to allow an alternative financial establishment.

Staff asked P&Z Commission to table the action until the applicant and property owner meets regarding the P&Z Commission suggestions of traffic with a right turning lane, more security and less hours of operation. Commissioner Tedei made a motion to table this item until the applicant and owner can meet to discuss the P&Z stated concerns by staff. Chairperson Patino second the motion. Voting in favor were Commissioner Gardner, Chairperson Patino, Commissioner Villa, Commissioner Glenn and Commissioner Tedei. Motion passed. (5-0)

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. **Conduct Public Hearing 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.**

Chairperson Patino opened the public hearing at 7:27 p.m. Speaking in favor was Peter Romo of 4227 Peachtree Road. The public hearing was closed at 7:28 p.m.

10. **Consideration and action 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.**

Commissioner Villa made a motion to approve the preliminary plat 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. Commissioner Gardner second the motion. Voting for were Commissioner Gardner, Chairperson Patino, Commissioner Villa, Commissioner Glenn and Commissioner Tedei. Motion passed. (5-0)

11. **Briefing on Replat Application No. 001-2020RP by Caldera Lone Star LLC to replat two lots into one lot totaling 5.84 acres of land allowing for the expansion of a current equipment rental store located at 5001 and 5005 S. Peachtree Road.**

Staff gave a briefing on item 11.

12. **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**

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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 report is in the P&Z Commission Packet.

13. **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. (CANCELLED)

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

14. **Adjournment.**

Commissioner Gardner made a motion to adjourn. Commissioner Tedei second the motion. Voting in favor were Commissioner Gardner, Chairperson Patino, Commissioner Villa, Commissioner Glenn and Commissioner Tedei. Motion passed (5-0), meeting adjourned at 7:36 p.m.

P&Z Chairperson

P&Z Secretary