

THE CITY OF
BALCH SPRINGS
GROWING COMMUNITY

**MINUTES OF THE REGULAR MEETING
VIA VIDEOCONFERENCE OF THE PLANNING AND ZONING COMMISSION
CITY OF BALCH SPRINGS
APRIL 1, 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, April 1, 2021, 7:04 p.m.
Call meeting to order – Chairperson Patino called the meeting to order at 7:04 p.m.
Identification of quorum
Chairperson Patino (via videoconference)
Commissioner Gardner (via videoconference)
Commissioner Comstock (via videoconference)
Commissioner Glenn (In Person)
Commissioner Villa (In Person)
Commissioner Kinnel (via videoconference)
Commissioner Tedei (via videoconference)
Commissioner Logan (In Person)

Absent: Alternate Commissioner Osorio
2. **Invocation and Pledge of Allegiance.**
Commissioner Gardner gave the Invocation and Commissioner Kinnel led the Pledge of Allegiance.
3. **Citizen Comments.**
Glenda Villatoro at 12012 Seagoville Road spoke in opposition of the apartments on Seagoville Road. Randall Nixon at 4236 W. Creek, Dallas, TX spoke in favor of the apartments on Seagoville Road since he grew up in Balch Springs. Marie Tedei at 4708 Pioneer Road spoke in opposition of the apartments.
4. **Discussion and action to approve minutes.**
 - a. **Approve minutes of March 18, 2021.**
Commissioner Glenn made a motion to approve the minutes for March 18, 2021. 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)
5. **Consideration and action on Comprehensive Plan Amendment Application (CPA 001-2021) by LDG Development, LLC & Dunaway Associates, LP to amend the 2036 Comprehensive Plan - Future Land Use Plan for two properties consisting of**

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16.008 acres 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. Commissioner Glenn made a motion to approve the Comprehensive Plan Amendment Application (CPA 001-2021) by LDG Development, LLC & Dunaway Associates, LP to amend the 2036 Comprehensive Plan - Future Land Use Plan for two properties consisting of 16.008 acres located at 12013 and 12105 Seagoville Road from low density residential to high density residential to allow a multi-family residential development and park; Also approve the Rezoning Application (RZ 001-2021) by LDG Development, LLC & Dunaway Associates, LP to rezone 16.008 acres of land located at 12013 Seagoville Road and 12105 Seagoville Road from Single Family Dwelling District (SF-6) to Planned Development District (PD) to allow for a multi-family residential development and park. Commissioner Gardner second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Chairperson Patino and Commissioner Glenn. Voting in opposition was Commissioner Comstock. Abstaining were Commissioner Kinnel and Commissioner Villa. Motion passed. 4-1-2.

6. **Consideration and action on Rezoning Application (RZ 001-2021) by LDG Development, LLC & Dunaway Associates, LP to rezone 16.008 acres of land located at 12013 Seagoville Road and 12105 Seagoville Road from Single Family Dwelling District (SF-6) to Planned Development District (PD) to allow for a multi-family residential development and park.**

Staff gave a combined presentation for items 5 & 6.

7. **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. **Update on Training Opportunities.**

Staff stated the report is in the packet.

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

March 30, 2021: Mayor Gordon's Virtual Town Hall Meeting. Location: Virtual-Zoom. Time: 6pm.

April 10, 2021: Keep Balch Springs Beautiful Spring Trash Round up. Location: Recreation Center. Time: 8am-2pm.

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April 14, 2021: Balch Springs Economic Development Summit. Location: Virtual Zoom.

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

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.

9. Adjournment.

Commissioner Gardner made a motion to adjourn. Commissioner Glenn 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 7:28 p.m.

P&Z Chairperson

P&Z Secretary