

THE CITY OF
BALCH SPRINGS
GROWING COMMUNITY

PLANNING AND ZONING COMMISSION
CITY OF BALCH SPRINGS
7:00 PM, APRIL 4, 2019
CITY HALL, 13503 ALEXANDER ROAD, BALCH SPRINGS, TEXAS 75181

MINUTES

1. **Identification of quorum.**
Chairperson Patino called the meeting to order at 7:06 p.m. and identified a quorum with Chairperson Patino, Commissioner Villa, Commissioner Comstock, Commissioner Kinnel and Commissioner Gardner arriving at 7:16 p.m. Absent were Commissioner Gardner, Commissioner Glenn and Commissioner Logan.
2. **Invocation and Pledge of Allegiance.**
Commissioner Kinnel gave the invocation and Commissioner Comstock led the Pledge of Allegiance.
3. **Citizen Comments.**
Jessie Patino at 2517 Crystal Drive, Balch Springs spoke of Lakeside needing to be Commercial in the Future Comprehensive Plan and the need for more impound lots.
4. **Discussion and action to approve minutes.**
 - a. **Approve minutes of March 21, 2019**
Commissioner Comstock made a motion to approve minutes for March 21, 2019. Commissioner Kinnel second the motion. Voting in favor were Chairperson Patino, Commissioner Villa, Commissioner Comstock and Commissioner Kinnel. Motion passed. (4-0)
5. **Briefing on Rezoning Application 002-2019RZ by Randy Fleming c/o Acme Partnership LP to rezone 0.29 acres of land located at 11925 Brook Valley Circle from Single Family (SF-6) Dwelling District to Planned Development (PD) District to allow for a billboard and communication tower.**
Staff gave a briefing on item 5.
6. **Conduct a Public Hearing on Rezoning Application 002-2019RZ by Randy Fleming c/o Acme Partnership LP to rezone 0.29 acres of land located at 11925 Brook Valley Circle from Single Family (SF-6) Dwelling District to Planned Development (PD) District to allow for a billboard and communication tower.**
Chairperson Patino opened the public hearing at 7:17 p.m. Speaking in favor was Randy Fleming at 1673 FM 2104, Page, TX. Speaking in opposition was Marie Tedei of 4708 Pioneer Road with flood concerns. The public hearing was closed at 7:20 p.m.
7. **Consideration and action on Rezoning Application 002-2019RZ by Randy Fleming c/o Acme Partnership LP to rezone 0.29 acres of land located at 11925 Brook**

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Valley Circle from Single Family (SF-6) Dwelling District to Planned Development (PD) District to allow for a billboard and communication tower.

Commissioner Villa made a motion to approve the Rezoning Application 002-2019RZ by Randy Fleming c/o Acme Partnership LP to rezone 0.29 acres of land located at 11925 Brook Valley Circle from Single Family (SF-6) Dwelling District to Planned Development (PD) District to allow for a billboard and communication tower adding a lighting condition. Commissioner Gardner second the motion. Voting in favor were Commissioner Gardner, Chairperson Patino, Commissioner Villa, Commissioner Comstock and Commissioner Kinnel. Motion passed (5-0).

8. **Briefing on Comprehensive Plan Amendment (CPA) 002-2019 by Jessie Patino to amend the Comprehensive Plan on 3.54 acres of land located at 112 Lakeside Drive from Low Density Residential to Commercial to allow a for a vehicle storage facility impound lot.**

Staff gave a briefing on item 8.

9. **Briefing on Zoning Ordinance Amendment (ZOA) 003-2019 by Jessie Patino to amend Chapter 90 Zoning Ordinance, Section 9-Zoning Definitions to amend the definition for “vehicle storage facility.”**

Staff gave a briefing on item 9.

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, 112 Lakeside and Alexander Village & Beltline Places Developments at Beltline Road.**

- b. **Update on Subdivision Ordinance Re-Write.**

Staff gave a report on items 10 a-b.

11. **Announcements, request for information and/or new business items to be placed on a future agenda. (No action or discussion allowed)**

Commissioner Comstock would like to have a discussion of the notification process at a future meeting.

April 6, 2019: KBSB Taking Care of Balch Springs Spring Trash Round Up and Boyd Rogers Park Revitalization Project; Time: 8:00am - 1:00 pm; Location: Recreation Center, 4372 Shepherd Lane & Boyd Rogers Park at 3816 Forest Lawn Drive.

April 13, 2019: Balch Springs Weekend Blast; Location: Civic Center, 12400 Elam Road; Time: 9am-2pm.

Early Voting: @ Balch Springs Civic Center: 12400 Elam Road

- a. Monday, April 22, 2019; through Friday, April 26, 2019- 8:00 a.m. to 5:00 p.m.
b. Saturday, April 27, 2019 – 8:00 a.m. to 5:00 p.m.
c. Sunday, April 28, 2019, 1:00 p.m. to 6:00 p.m.
d. Monday, April 29, 2019 through Tuesday, April 30, 2019 – 7:00 a.m. to 7:00 p.m.

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May 10, 2019: Neighborhood Services Day: Location: Balch Springs Library Theater, 12450 Elam Road. Time: 9am-2pm. Speak to professionals regarding Housing Resources and Services.

June 29, 2019: Fourth of July Festival; TIME: 1pm-9pm Location: 4372 Shepherd Lane.

August 3, 2019: Back to School Bash: School supplies for Balch Springs students and teachers. Location: Rec. Center, 4372 Shepherd Lane.

October 19, 2019: KBSB Fall Trash Round Up Extreme Green. Time: 8am-1pm. Location: Rec. Center, 4372 Shepherd Lane.

November 8th, 2019: Veteran's Day Breakfast: Location: TBD. Time: 7am-11am.

December 7, 2019: Christmas Parade & Tree Lighting: Location: Civic Center, 12400 Elam Road. Time: 4pm-8pm.

12. Adjournment.

Commissioner Comstock made a motion to adjourn. Commissioner Kinnel second the motion. Voting in favor were Commissioner Gardner, Chairperson Patino, Commissioner Villa, Commissioner Comstock and Commissioner Kinnel. Motion passed (5-0), meeting adjourned at 8:13 p.m.

P&Z Chairperson

P&Z Secretary