

THE CITY OF  
**BALCH SPRINGS**  
GROWING COMMUNITY

PLANNING AND ZONING COMMISSION  
CITY OF BALCH SPRINGS  
7:00 PM, APRIL 18, 2019  
CITY HALL, 13503 ALEXANDER ROAD, BALCH SPRINGS, TEXAS 75181

MINUTES

1. **Identification of quorum.**  
Chairperson Patino called the meeting to order at 7:02 p.m. and identified a quorum with Commissioner Gardner, Chairperson Patino, Commissioner Villa, Commissioner Comstock, Commissioner Glenn and Commissioner Osorio. Absent were Commissioner Logan and Commissioner Kinnel.
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 April 4, 2019**  
Commissioner Comstock made a motion to approve the minutes for April 4, 2019. Commissioner Gardner second the motion. Voting in favor were Commissioner Gardner, Chairperson Patino, Commissioner Villa, Commissioner Comstock, Commissioner Glenn and Commissioner Osorio. Motion passed. (6-0)
5. **Consideration and action regarding Final Plat Application No. 005-2018FP: by PMZ Balch Springs Lodging LLC c/o Pratik Patel dba Comfort Inn & Suites to plat 2.000 acres of land located at 4019 & 4023 Beltline Road to allow construction of hotel and retail/commercial use.**  
Commissioner Comstock made a motion to approve the Final Plat Application No. 005-2018FP: by PMZ Balch Springs Lodging LLC c/o Pratik Patel dba Comfort Inn & Suites to plat 2.000 acres of land located at 4019 & 4023 Beltline Road to allow construction of hotel and retail/commercial use. Commissioner Gardner second the motion. Voting in favor were Commissioner Gardner, Chairperson Patino, Commissioner Villa, Commissioner Comstock, Commissioner Glenn and Commissioner Osorio. Motion passed (6-0). Chet Patel thanked the P&Z Commission and staff for everything.
6. **Briefing on Comprehensive Plan Amendment (CPA) 002-2019 by Jessie Patino to amend the Comprehensive Plan on 3.532 acres of land located at 112 Lakeside Drive from Low Density Residential to Commercial to allow a for a vehicle storage facility impound lot.**

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Staff gave a briefing on item 6.

7. **Conduct a Public hearing on Comprehensive Plan Amendment (CPA) 002-2019 by Jessie Patino to amend the Comprehensive Plan on 3.532 acres of land located at 112 Lakeside Drive from Low Density Residential to Commercial to allow a for a vehicle storage facility impound lot.**  
Co-Chairperson Comstock opened the public hearing at 7:32 p.m. Speaking in favor were: Jessie Patino of 112 Lakeside Drive, Balch Springs; Josue Callahan of 3005 Bayport Circle, Rowlett, TX that has a business on Lakeside and Eric Nethery of 724 Lakeside, Balch Springs. No-one spoke against. The public hearing was closed at 7:46 p.m.
8. **Consideration and action on Comprehensive Plan Amendment (CPA) 002-2019 by Jessie Patino to amend the Comprehensive Plan on 3.532 acres of land located at 112 Lakeside Drive from Low Density Residential to Commercial to allow a for a vehicle storage facility impound lot.**  
P&Z Commission had a discussion. Commissioner Villa made a motion to approve the Comprehensive Plan Amendment (CPA) 002-2019 by Jessie Patino to amend the Comprehensive Plan on 3.532 acres of land located at 112 Lakeside Drive from Low Density Residential to Commercial to allow a for a vehicle storage facility impound lot. Commissioner Osorio second the motion. Voting in favor were Commissioner Gardner, Commissioner Villa, Commissioner Glenn and Commissioner Osorio. Abstaining were Chairperson Patino and Commissioner Comstock. Motion passed (4-0)
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. **Conduct a Public Hearing 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.”**  
Co-Chairperson Comstock opened the public hearing at 7:47 p.m. Speaking in favor was Jessie Patino. No-one spoke in opposition. The public hearing was closed at 7:51 p.m.
11. **Consideration and action 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.”**  
Commissioner Osorio made a motion to approve the 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.” Commissioner Villa second the motion. Voting in favor were Commissioner Gardner, Commissioner Villa, Commissioner

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Comstock, Commissioner Glenn and Commissioner Osorio. Abstaining was Chairperson Patino. Motion passed (5-0).

**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 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.**

Staff stated reports are in the packet.

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

Staff stated the announcements are in the packet.

**14. Adjournment.**

Commissioner Villa made a motion to adjourn. Commissioner Osorio second the motion. Voting in favor were Commissioner Gardner, Commissioner Villa, Commissioner Comstock, Commissioner Glenn and Commissioner Osorio. Motion passed (5-0), meeting adjourned at 7:57 p.m.

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P&Z Chairperson

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P&Z Secretary