

BALCH SPRINGS

GROWING COMMUNITY

PLANNING AND ZONING COMMISSION CITY OF BALCH SPRINGS

7:00 PM MAY 5, 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 Blount, Commissioner Carroll and Commissioner Logan arriving at 7:09 p.m. Absent was Commissioner Osorio.
2. **Invocation and Pledge of Allegiance.**
Commissioner Gardner gave the Invocation and Commissioner Carroll led the Pledge of Allegiance.
3. **Citizen Comments.**
None.
4. **Discussion and action to approve minutes.**
 - a. **Approve minutes of April 7, 2022**
 - b. **Approve minutes of April 21, 2022**Commissioner Blount made a motion to approve the minutes for April 7, 2022 and April 21, 2022. Commissioner Carroll second the motion. Voting in favor were Commissioner Gardner, Chairperson Patino, Commissioner Villa, Commissioner Blount and Commissioner Carroll. Motion passed. (5-0)
5. **Conduct a briefing on Rezoning Application 004-2022RZ by Lakewood Capital Partners, LLC to rezone subject lot totaling 3.836 acres located at 3711 Shepherd Lane from Single-Family (SF-6) Zoning District to Planned Development (PD) District to allow for mixed uses including a car wash and future commercial uses per attached PD Ordinance and Development Agreement.**
 - a. **Conduct a Public Hearing on the Rezoning Application No. 004-2022 RZ located at 3711 Shepherd Lane.**
 - b. **Consideration and action on the Rezoning Application No. 004-2022 RZ located at 3711 Shepherd Lane.**Staff gave a briefing on item 5. Chairperson Patino opened the public hearing at 7:10 p.m. Konrad Rudnicki with Lakewood Capital Partners, LLC spoke in favor of the case. Wanda Adams of 2721 Cumberland Trail, Balch Springs and Johnny Adams of 2721 Cumberland Trail, Balch Springs spoke against the case. The public hearing was closed at 7:09 p.m. Commissioner Villa made a motion to approve the Rezoning Application 004-2022RZ by Lakewood Capital Partners, LLC to rezone subject lot totaling 3.836 acres located at 3711 Shepherd Lane from Single-Family (SF-6) Zoning District to Planned Development (PD) District to allow for mixed uses including a car wash and future commercial uses per attached PD Ordinance and Development Agreement. Commissioner Gardner second the

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motion. Voting in favor were Chairperson Patino and Commissioner Villa. Voting against were Commissioner Gardner, Commissioner Logan, Commissioner Blount and Commissioner Carroll. Motion failed. (2-4)

6. Conduct a briefing on **Preliminary Plat Application 001-2022** by Bloomfield Homes LP c/o Payton Mayes dba JPI Development c/o Anish Joseph on the subject parcel totaling 8.2 acres located at 1001 Mercury Road; North side of Mercury Road & 765' East of Belt Line Road, to allow for multifamily residential housing use-Arcadia Trails Torrington Housing Development.
 - a. Conduct a Public Hearing on the Preliminary Plat Application No. 001-2022 PP located at 1001 Mercury Road.
 - b. Consideration and action on the Rezoning Application No. 001-2022 PP located at 1001 Mercury Road.

Staff gave a briefing on item 6. Chairperson Patino opened the public hearing at 7:26 p.m. Johnny Adams and Wanda Adams of 2721 Cumberland Trail, Balch Springs spoke in favor of the preliminary plat and would like a City Engineer to be onsite. The public hearing was closed at 7:31 p.m. Commissioner Villa made a motion to approve the Preliminary Plat Application 001-2022 by Bloomfield Homes LP c/o Payton Mayes dba JPI Development c/o Anish Joseph on the subject parcel totaling 8.2 acres located at 1001 Mercury Road; North side of Mercury Road & 765' East of Belt Line Road, to allow for multifamily residential housing use-Arcadia Trails Torrington Housing Development. Commissioner Carroll second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Commissioner Villa, Commissioner Blount and Commissioner Carroll. Chairperson Patino abstained. Motion passed. (5-1)

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, 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 gave a report on item 7 a-c.

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

May, 11, 2022: Town Hall Meeting Workshop: Journey Through Balch Springs 2023 Budget.

Time: 7pm. Place: Civic Center, 12400 Elam Road.

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

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9. **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, Commissioner Blount and Commissioner Carroll. Motion passed, (6-0), meeting adjourned at 7:49 p.m.

P& Z Chairperson

P&Z Secretary