

THE CITY OF
BALCH SPRINGS

GROWING COMMUNITY

PLANNING AND ZONING COMMISSION
CITY OF BALCH SPRINGS

7:00 PM MAY 19, 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 Blount, Commissioner Logan and Commissioner Carroll. Absent were Commissioner Villa and 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 May 5, 2022**
Commissioner Blount made a motion to approve the minutes for May 5, 2022. Commissioner Gardner second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Chairperson Patino, Commissioner Blount and Commissioner Carroll. Motion passed. (5-0)
5. **Conduct a briefing Rezoning Application 005-2022 and Comprehensive Plan Amendment Application 002-2022 by Bohler Engineering dba Dosti Partners, LLC to rezone subject parcels totaling 16.91 acres from Local Retail (LR) and Commercial (C) to Planned Development at 12720 Eastgate Drive and 3109 Pioneer Road to allow a mixed-use development consisting of multifamily residential, retail, restaurant and commercial uses.**
Staff gave a briefing regarding the Rezoning Application 005-2022 and Comprehensive Plan Amendment Application 002-2022 by Bohler Engineering dba Dosti Partners, LLC to rezone subject parcels totaling 16.91 acres from Local Retail (LR) and Commercial (C) to Planned Development at 12720 Eastgate Drive and 3109 Pioneer Road to allow a mixed-use development consisting of multifamily residential, retail, restaurant and commercial uses. The P&Z Commission had a discussion.
6. **Conduct a briefing on Special Use Permit Application (SUP) 002-2022 by Vaquero Ventures to allow a convenience store with fuel sales on subject lot totaling 1.53 acres located at 3815 and 3819 S Beltline Road.**
Staff gave a briefing regarding the Special Use Permit Application (SUP) 002-2022 by Vaquero Ventures to allow a convenience store with fuel sales on subject lot totaling 1.53 acres located at 3815 and 3819 S Beltline Road.

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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 items 7 a-c.

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

June, 11, 2022: Weekend Blast/Home Improvement Expo: Time: 10am-4pm. 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

9. **Adjournment.**

Commissioner Carroll made a motion to adjourn. Commissioner Gardner second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Chairperson Patino, Commissioner Blount and Commissioner Carroll. Motion passed (5-0), meeting adjourned at 7:28 p.m.

P&Z Chairperson

P&Z Secretary