

THE CITY OF
BALCH SPRINGS

GROWING COMMUNITY

PLANNING AND ZONING COMMISSION

CITY OF BALCH SPRINGS

7:00 PM JUNE 2, 2022

CITY HALL, 13503 ALEXANDER ROAD, BALCH SPRINGS, TEXAS 75181

MINUTES

1. **Identification of quorum.**
Chairperson Patino called the meeting to order at 7:01 p.m. and identified a quorum with Commissioner Gardner, Chairperson Patino, Commissioner Villa, Commissioner Carroll and Commissioner Logan. Absent was Commissioner Osorio and Commissioner Blount.
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 19, 2022.**
Commissioner Villa made a motion to approve the minutes for May 19, 2022. Commissioner Gardner second the motion. Voting in favor were Commissioner Gardner, Chairperson Patino, Commissioner Villa, Commissioner Logan and Commissioner Carroll. Motion passed. (5-0)
5. **Consideration and action on Final 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 to allow for multifamily residential housing use-Arcadia Trails Torrington Housing Development.**
Staff gave a briefing on item 5. Commissioner Villa made a motion to approve the Final 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 to allow for a multifamily residential housing use-Arcadia Trails Torrington Housing Development.. Commissioner Carroll second the motion. Voting in favor were Commissioner Villa, Commissioner Gardner, Commissioner Logan, and Commissioner Carroll. Chairperson Patino abstained from the vote. Motion passed (4-0).
6. **Conduct a briefing on 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.**

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- a. **Conduct a Public Hearing on the Rezoning Application No. 005-2022 and Comprehensive Plan Amendment Application 002-2022 located at 12720 Eastgate Drive and 3109 Pioneer Road.**
- b. **Consideration and action on the Rezoning Application No. 005-2022 and Comprehensive Plan Amendment Application 002-2022 located at 12720 Eastgate Drive and 3109 Pioneer Road.**

Staff gave a briefing on item 6. Chairperson Patino opened the public hearing at 7:26 p.m. Terry Meredith from 12917 Quail Drive stated her concern for the apartments being three bedrooms and the 6 ft fence being too short. Derrick Bevons of 500 N Cartwright is a property manager and spoke in favor of the development. John Kendall of Bohler Engineering answered questions from staff and the public. The public hearing was closed at 7:28 p.m. Commissioner Villa made a motion to approve 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. Commissioner Logan second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Commissioner Villa, Commissioner Carroll, and Chairperson Patino. Motion passed. (5-0)

7. **Conduct a briefing on Special Use Permit Application (SUP) 002-2022 by Vaquero Ventures to allow a convenience store with fuel sales operated by 7-Eleven on subject lot totaling 1.53 acres (3.1ac) located at 3815 and 3819 S Beltline Road.**
 - a. **Conduct a Public Hearing on the Special Use Permit Application (SUP) 002-2022 located at 3815 and 3819 S Beltline Road.**
 - b. **Consideration and action on the Special Use Permit (SUP) 002-2022 located at 3815 and 3819 S Beltline Road.**

Staff gave a briefing on item 7. Chairperson Patino opened the public hearing at 7:37 p.m. Beverly Hicks of 14845 Briarman Drive spoke against the development as she was worried about potential crime and if there would be security in place for the store. John Palmer of Recon Capital spoke in favor of the development. The public hearing was closed at 7:41 p.m. Commissioner Villa made a motion to approve the Special Use Permit Application (SUP) 002-2022 by Vaquero Ventures to allow a convenience store with fuel sales operated by 7-Eleven on subject lot totaling 1.53 acres (3.1ac) located at 3815 and 3819 S Beltline Road. Commissioner Carroll second the motion. Voting in favor were Commissioner Logan, Commissioner Villa, and Commissioner Carroll. Chairperson Patino and Commissioner Gardner abstained. Motion passed. (3-0)

8. **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**

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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.

9. **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

10. **Adjournment.**

Commissioner Logan made a motion to adjourn. Commissioner Gardner second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Chairperson Patino, Commissioner Villa, and Commissioner Carroll. Motion passed, (5-0), meeting adjourned at 7:44 p.m.

P& Z Chairperson

P&Z Secretary