

THE CITY OF
BALCH SPRINGS

GROWING COMMUNITY

PLANNING AND ZONING COMMISSION
CITY OF BALCH SPRINGS

7:00 PM JUNE 16, 2022

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

MINUTES

1. **Identification of quorum.**
Commissioner Gardner called the meeting to order and identified a quorum with Commissioner Blount, Commissioner Comstock, Commissioner Gardner and Commissioner Logan arriving at 7:08 p.m. Absent were Chairperson Patino, Commissioner Villa and Commissioner Osorio.
2. **Invocation and Pledge of Allegiance.**
Commissioner Carroll gave the Invocation and Commissioner Blount led the Pledge of Allegiance.
3. **Citizen Comments.**
None.
4. **Discussion and action to approve minutes.**
 - a. **Approve minutes of June 2, 2022**
Commissioner Carroll made a motion to approve the minutes for June 2, 2022. Commissioner Blount second the motion. Voting in favor were Commissioner Gardner, Commissioner Blount, Commissioner Carroll and Commissioner Comstock. Motion passed. (4-0)
5. **Conduct a briefing on Preliminary Plat Application 002-2022 by HC Hebron 121 Station 1, LLC on the subject parcel totaling 35.24 acres located at 2500, 2501 and 2502 McKenzie Road to allow for a (PD) Planned Development for a proposed single-family development in the city's extraterritorial jurisdiction.**
Staff gave a presentation and the P&Z Commission had a discussion.
6. **Conduct a briefing on Rezoning Application 006-2022 by Irelsie Alvaraz to rezone subject parcels totaling 0.5 acres from Single Family Dwelling District (SF-6) to Local Retail (LR) at 3419 S Peachtree to allow an office space.**
Staff gave a presentation and the P&Z Commission had a discussion. The P&Z Commission asked the applicant questions.
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**

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- b. Shepherd Lane and Alexander Village & Beltline Places Developments at Beltline Road.
- c. Update on Planning & Zoning Commission Attendance Report.
- d. Update on Training Opportunities.

Staff gave a report regarding items 7 a-c. There'll be a upcoming tout of Amazon on August 23, 2022. 15-17 people are allowed. Tour dates for the upcoming car wash will be available.

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

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 Logan made a motion to adjourn. Commissioner Carroll second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Commissioner Blount, Commissioner Carroll and Commissioner Comstock. Motion passed (5-0), meeting adjourned at 7:49 p.m.

P&Z Chairperson

P&Z Secretary