

# BALCH SPRINGS

GROWING COMMUNITY

## PLANNING AND ZONING COMMISSION

CITY OF BALCH SPRINGS

7:00 PM, JUNE 17, 2021

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 Glenn, Commissioner Logan and Commissioner Carroll. Absent were Commissioner Villa and Commissioner Osorio.

**2. Invocation and Pledge of Allegiance.**

Commissioner Gardner gave the Invocation. Commissioner Glenn led the Pledge of Allegiance.

**3. Citizen Comments.**

None.

**4. Discussion and action to approve minutes.**

**a. Approve minutes of June 3, 2021.**

Commissioner Glenn made a motion to approve the minutes for June 3, 2021. Commissioner Gardner second the motion. Voting in favor were Commissioner Gardner, Chairperson Patino, Commissioner Logan and Commissioner Glenn. Commissioner Carroll abstained. Motion passed. (4-1)

**5. Consideration of action on Final Plat Application No. 002-2021 FP by JPI Payton Mayes to plat one lot totaling 8.106 acres of land located at 3811 S. Beltline Road to allow the construction of a senior living multifamily residential community.**

Staff gave a presentation. Tony Krauska with Dowdy Anderson said the construction would be 18 months starting in August. Commissioner Glenn made a motion to approve the Final Plat Application No. 002-2021 FP by JPI Payton Mayes to plat one lot totaling 8.106 acres of land located at 3811 S. Beltline Road to allow the construction of a senior living multifamily residential community. Commissioner Gardner second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Commissioner Glenn and Commissioner Carroll. Chairperson Patino abstained. Motion passed. (4-1)

**6. Consideration and action on the Planning & Zoning Commission Attendance Report.**

**a. Reappointment of Vanessa Osorio.**

The P&Z Consensus was to table this to the next meeting so Commissioner Osorio can be present.

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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, 1034 Haymarket Road, 4600 Mercury Road, 14804 Lakeside Road, 3811 S. Beltline Road and Alexander Village & Beltline Places Developments at Beltline Road.**
  - b. **Update on Planning & Zoning Commission Attendance Report.**
  - c. **Update on Training Opportunities.**

*Staff gave the report for items 8 a-c.*

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

**June 23, 2021: Ribbon Cutting Ceremony-Timbers at Hickory Tree. Location: 3401 Hickory Tree Road. Time: 11:30am-1pm. For more information, contact the Balch Springs Economic Development department at 972-286-4477 x 214/215/212.**

**June 26, 2021: 4<sup>th</sup> of July Drive-In & Park Fireworks Event: Time 7pm. Location: Rec Center. 4372 Shepherd Lane. For more information, call 972-557-6090 or contact Linda Highwood, Project Coordinator at [lhighwood@cityofbalchsprings.com](mailto:lhighwood@cityofbalchsprings.com)**

**June 29 & 30, 2021: Hickory Tree Road Improvement Survey and Upcoming Stakeholder Meetings: The City of Balch Springs is conducting a planning study on Hickory Tree Road from Bruton Rd to Elam Rd. There will be an online stakeholder engagement meeting on Zoom on 6/29/21 at 6pm for residents and 6/30/21 at 6pm for business owners and tenants along the Hickory Tree Road corridor. For more details, please contact the Balch Springs Planning Department at 972-286-4477 x. 212/207 or by email at [cdyser@cityofbalchsprings.com](mailto:cdyser@cityofbalchsprings.com) or [wfreeman@cityofbalchsprings.com](mailto:wfreeman@cityofbalchsprings.com) or view city's website at [www.cityofbalchsprings.com](http://www.cityofbalchsprings.com) for latest details.**

**To schedule a free ride, call STAR Transit at least one business day but not more than two weeks in advance of the desired trip. Scheduling Agents are available during normal business hours Monday-Friday (8:00 a.m. – 4:00 p.m.) at (877) 631-5278. Se Habla Español. For same day service in Terrell, Kaufman, Mesquite and Balch Springs, book through the STARNow app, using the promo code C19VA for the no-fare ride. (The app can be downloaded free from the Apple App Store or Google Play Store.) STAR Transit serves Kaufman County, Rockwall County, Seagoville, Balch Springs, Mesquite, DeSoto and Hutchins.**

9. **Adjournment.**

**Commissioner Gardner made a motion to adjourn. Commissioner Logan second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Chairperson Patino, Commissioner Glenn and Commissioner Carroll. Motion passed (5-0), meeting adjourned at 7:34 p.m.**

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P&Z Chairperson

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P&Z Secretary