

BALCH SPRINGS

GROWING COMMUNITY

PLANNING AND ZONING COMMISSION CITY OF BALCH SPRINGS

7:00 PM JULY 21, 2022

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

MINUTES

1. Identification of quorum.

Chairperson Patino called the meeting to order at 7:24 p.m. and identified a quorum with Commissioner Logan, Chairperson Patino, Commissioner Gardner, and Commissioner Comstock. Absent were Commissioner Villa, Commissioner Blount, Commissioner Carroll and Commissioner Osorio.

2. Invocation and Pledge of Allegiance.

Commissioner Gardner gave the Invocation and Commissioner Comstock led the Pledge of Allegiance.

3. Citizen Comments.

None.

4. Discussion and action to approve minutes.

a. Approve minutes of July 7, 2022

Commissioner Comstock made a motion to approve the minutes for July 7, 2022. Commissioner Gardner second the motion. Voting in favor were Chairperson Patino, Commissioner Logan, Commissioner Gardner and Commissioner Comstock. Motion passed. (4-0)

5. Conduct a briefing on Preliminary Plat Application No. 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 proposed single-family residential development in the city's extraterritorial jurisdiction (ETJ).

a. Conduct a Public Hearing on the Preliminary Plat Application No. 002-2022 PP located at 2500, 2501 and 2502 McKenzie Road.

b. Consideration and action on the Preliminary Plat Application No. 002-2022 PP located at 2500, 2501 and 2502 McKenzie Road.

Staff gave a briefing on item 5. Chairperson Patino opened the public hearing at 7:33 p.m. Paul Reese of 2512 McKenzie Road has drainage concerns with water coming from the east side of the mobile home park. Sam Knight, the developers engineer of Ft. Worth, Texas spoke about all drainage issues will be addressed. The public hearing was closed at 7:36 p.m. Commissioner Patino made a motion to approve the Preliminary Plat Application No. 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 proposed single-family residential development in the city's extraterritorial jurisdiction (ETJ). Commissioner Comstock second the motion. Voting in favor were Commissioner Logan, Chairperson Patino, Commissioner Gardner and Commissioner Comstock. Motion passed. (4-0)

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6. **Consideration and action on Minor Plat Application No. 003-2022 by One Family Fellowship/One Nation, Inc. on subject lot totaling 2.27 acres located at 13501 Timothy Lane to allow for construction of a church.**
Staff gave a briefing on item 6. Chairperson Patino made a motion to approve the Minor Plat Application No. 003-2022 by One Family Fellowship/One Nation, Inc. on subject lot totaling 2.27 acres located at 13501 Timothy Lane to allow for construction of a church. Commissioner Gardner second the motion. Voting in favor were Chairperson Patino, Commissioner Logan, Commissioner Gardner and Commissioner Comstock. Motion passed. (4-0)
7. **Conduct a briefing on Replat Application No. 001-2022 RP by Raising Canes c/o RV Vann on the subject parcel located at 12320 Lake June Road, to create a separate lot for the drive-thru restaurant from the Wal-Mart Expansion Addition.**
Staff gave a briefing on item 7.
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 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 stated the report for items 8 a-c are in the packet.*
9. **Announcements, request for information and/or new business items to be placed on a future agenda.**
July 28, 2022: Torrington Arcadia Trails - Groundbreaking Ceremony. Location: 1001 Mercury Blvd. (corner of Beltline Road and Mercury). Time: 11am.

July 28, 2022: Property Tax Town Hall Meeting. Location: Civic Center-12400 Elam Road. Time: 6:30pm.

July 29, 2022: Elected and Appointed Officials Planning & Zoning Workshop by the American Planning Association (APA). Location: Southlake Town Hall, 1400 Main St, Southlake, Texas, 76092. Time: 10am-3pm.

August 5, 2022: Back to School Event. Location: Balch Springs Recreation Center; Time: 9AM-1PM.

August 23, 2022: Commerce 635 Business Park Guided Tour by Amazon. Time 11am. Location 12809 Eastgate Drive.

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September 17, 2022: Sprint the Springs 5k Run & Walk hosted by the Balch Springs Tourism Department. Location: 3700 S. Beltline Road, Balch Springs TX, 75181 (AC New Middle School). Time: 8am. Registration Fee is \$35-\$40 to enter. STAR Transit free rides to all locations. Contact: Kate Lattimore Norris kate@pavlikandassociates.com

10. Adjournment.

Commissioner Comstock made a motion to adjourn. Commissioner Gardner second the motion. Voting in favor were Chairperson Patino, Commissioner Logan, Commissioner Gardner and Commissioner Comstock. Motion passed (4-0), meeting adjourned at 7:50 p.m.

P&Z Chairperson

P&Z Secretary