

BALCH SPRINGS

GROWING COMMUNITY

PLANNING AND ZONING COMMISSION CITY OF BALCH SPRINGS

7:00 PM AUGUST 4, 2022

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

MINUTES

1. **Identification of quorum.**
Chairperson Patino called the meeting to order and identified a quorum with Commissioner Logan, Commissioner Carroll, Chairperson Patino and Commissioner Gardner. Absent were Commissioner Villa, Commissioner Blount 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 July 21, 2022**
Commissioner Gardner made a motion to approve the minutes for July 21, 2022. Commissioner Carroll second the motion. Voting in favor were Chairperson Patino, Commissioner Logan, Commissioner Carroll and Commissioner Gardner. Motion passed. (4-0)
5. **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.**
 - a. **Conduct a Public Hearing on the Replat Application No. 001-2022 RP located at 12320 Lake June Road**
 - b. **Consideration and action on the Replat Application No. 001-2022 RP located at 12320 Lake June Road.**Staff gave a briefing on item 5. Chairperson Patino opened the public hearing at 7:05 p.m. No-one spoke. The public hearing was closed at 7:06 p.m. Commissioner Carroll made a motion to approve 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. Commissioner Gardner second the motion. Voting in favor were Chairperson Patino, Commissioner Logan, Commissioner Carroll and Commissioner Gardner. Motion passed. (4-0)
6. **Briefing by City Attorney's office on City Code Chapter 2 Administration, Article V-Boards and Commissions, Section 2-184-Members' duties and privileges, subsection b- Voting related to the process of "Abstentions".**
Susan Thomas, City Attorney gave a presentation regarding voting related to the process of Abstentions. The P&Z Commissioners will need to fill out ahead of time

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before they vote on the item. If excused the vote doesn't count. If unexcused it counts as a yes.

7. Discussion, update and action on Planning & Zoning Commission Attendance Report regarding determination of excused and/or unexcused absences.

The P&Z had a discussion of excused and unexcused absences. Chairperson Patino made a motion that Commissioner Osorio had unexcused absences in the last six months. Commissioner Gardner second the motion. Voting in favor were Commissioner Logan, Chairperson Patino, Commissioner Carroll and Commissioner Gardner. Motion passed. (4-0)

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 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 8 a-c. Staff stated the Comp Plan 5 Year Update will be kicking off in September. We're getting in touch with the previous CPAC Members.

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

August 23, 2022: Commerce 635 Business Park Guided Tour by Amazon. Time 11am. Location 12809 Eastgate Drive. For more information, contact Balch Springs Economic Development Department.

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 Gardner made a motion to adjourn. Commissioner Carroll second the motion. Voting in favor were Chairperson Patino, Commissioner Logan, Commissioner Carroll and Commissioner Gardner. Motion passed (4-0), meeting adjourned at 8:01 p.m.

P&Z Chairperson

P&Z Secretary