

THE CITY OF  
**BALCH SPRINGS**  
GROWING COMMUNITY

NOTICE OF REGULAR  
PLANNING AND ZONING COMMISSION  
CITY OF BALCH SPRINGS  
7:00 PM, APRIL 1, 2021  
CITY HALL

13503 ALEXANDER ROAD, BALCH SPRINGS, TEXAS 75181

**VIDEOCONFERENCE MEETING:** In accordance with Governor Abbott's executive orders temporarily suspending certain provisions of the Texas Open Meetings Act that require a quorum of the Planning & Zoning Commission and the public to gather at a single location, in an effort to mitigate the spread of COVID-19 while preserving government transparency and maintaining government operations, the Regular Meeting of the Planning & Zoning Commission scheduled on April 1, 2021 at 7:00 PM will be conducted by videoconference.

There will be no public access to the location specified above. Less than a quorum of P&Z Commissioners members will be physically present at the location, however, a quorum will participate in the teleconference meeting.

**Members of the public may participate by joining at:  
Join Zoom Meeting**

<https://us02web.zoom.us/j/87506728162?pwd=OXAwekRZc1ZDdHFtckg1Mk9hUjd3QT09>

Meeting ID: 875 0672 8162

Passcode: 182003

One tap mobile

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Dial by your location

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+1 253 215 8782 US (Tacoma)

+1 669 900 9128 US (San Jose)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 875 0672 8162

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Find your local number: <https://us02web.zoom.us/j/87506728162?pwd=OXAwekRZc1ZDdHFtckg1Mk9hUjd3QT09>

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**GUIDELINES**

This portion of the meeting is the public's opportunity to address the Board on a matter listed on the agenda, except scheduled public hearings. Comments related to public hearings will be heard when the specific hearing begins. Public comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law. Per the Texas Open Meetings Act, the Board is not permitted to take action on or discuss any item not listed on the agenda. Items suggested for action may be placed on a future agenda, at the Council's sole discretion.

To continue to allow the public the ability to address the Board on matters listed on the agenda during the temporary suspension of in-person meetings, the following temporary alternate method should be used to submit public comments:

**Email comment(s) regarding any item on the agenda to the P&Z Secretary, Robin Hall at [rhall@cityofbalchsprings.com](mailto:rhall@cityofbalchsprings.com) by 12:00 PM noon on March 31, 2021.** Prior to the meeting, the emails received by the time indicated will be provided to the Board. Please make sure to include your name, address, phone number, and comment in the body of the email.

**AGENDA**

1. **Identification of quorum.**
2. **Invocation and Pledge of Allegiance.**
3. **Citizen Comments.**
4. **Discussion and action to approve minutes.**
  - a. **Approve minutes of March 18, 2021.**
5. **Consideration and action on Comprehensive Plan Amendment Application (CPA 001-2021) by LDG Development, LLC & Dunaway Associates, LP to amend the 2036 Comprehensive Plan - Future Land Use Plan for two properties consisting of 16.008 acres located at 12013 and 12105 Seagoville Road from low density residential to high density residential to allow a multi-family residential development and park.**
6. **Consideration and action on Rezoning Application (RZ 001-2021) by LDG Development, LLC & Dunaway Associates, LP to rezone 16.008 acres of land located at 12013 Seagoville Road and 12105 Seagoville Road from Single Family**

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**Dwelling District (SF-6) to Planned Development District (PD) to allow for a multi-family residential development and park.**

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.**
8. **Announcements, request for information and/or new business items to be placed on a future agenda. (No action or discussion allowed)**
9. **Adjournment.**

I, Robin Hall of the Planning and Zoning Division, do hereby certify that the above notice of a Regular Meeting of the Planning and Zoning Commission was posted on the bulletin board of City Hall Building; 13503 Alexander Road, Balch Springs, Texas 75181, on the 29<sup>th</sup> day of March, 2021 at 4:45 p.m.

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**Robin Hall, Secretary**  
**Planning & Zoning Division**

The Planning and Zoning Commission may retire and convene into a closed, executive session on any matter related to any of the agenda items for the purpose of private consultation with the City Attorney under Section 551.071 of the Texas Government Code. This building is wheelchair accessible. Any request for sign interpretive services must be made 48 hours in advance of the scheduled meeting. To make arrangements, please call 972-286-4477.

**\*\*A possible quorum of the Balch Springs City Council may be in attendance \*\***