

THE CITY OF
BALCH SPRINGS

GROWING COMMUNITY

**NOTICE OF REGULAR
PLANNING AND ZONING COMMISSION
CITY OF BALCH SPRINGS**

7:00 PM APRIL 6, 2023

CITY HALL

13503 ALEXANDER ROAD, BALCH SPRINGS, TEXAS 75181

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF BALCH SPRINGS, TEXAS WILL HOLD A MEETING AT THE ABOVE-NAMED DATE, TIME AND LOCATION.

Members of the public may attend in person or participate by teleconference at:

Join Zoom Meeting

<https://us02web.zoom.us/j/83206793146?pwd=S2Nxak1BOXBjR3BXdUdzd0xBNGkrZz09>

Meeting ID: 832 0679 3146

Passcode: 633460

One tap mobile

+13462487799,,83206793146#,,,,*633460# US (Houston)

+17193594580,,83206793146#,,,,*633460# US

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 Planning & Zoning Commission's sole discretion.

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 16, 2023.**

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5. **Consideration and action on Rezoning Application 009-2022 and Comprehensive Plan Amendment Application 003-2022 by Afify Habashy dba Sam 77, Inc. to rezone subject parcels totaling 9.596 acres from Commercial (C) to Planned Development (PD) and amend the Balch Springs 2036 Comprehensive Plan Future Land Use Plan from Interstate Development to Low Density Residential Development at 3924 Hickory Tree Road to allow a single-family residential subdivision development consisting of 72 single-family lots and a park.**
6. **Conduct a briefing on Preliminary Plat Application No. 003-2023PP by Lakewood Capital Partners LLC on subject parcel totaling 3.83 acres of land zoned Planned Development (PD) to allow a mixed-use development consisting of retail and car wash.**
7. **Conduct a briefing on amending Chapter 58, “Signs, Banners and Flags” of the City Code of Ordinance to enable directional signs and propose the erection of kiosk signs to accommodate advertisement needs of the City.**
8. **Announcements, request for information and/or new business items to be placed on a future agenda. (No action or discussion allowed)**
9. **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, 3924 Hickory Tree Road, 2996/3000/3004 Balch Springs Road and Alexander Village & Beltline Places Developments at Beltline Road.**
 - b. **Update on Balch Springs Comprehensive Plan 2036 Update and Strategic Plan.**
 - c. **Zoning Ordinance Amendment Updates.**
 - d. **Update on Planning & Zoning Commission Attendance Report.**
 - e. **Update on Training Opportunities.**

10. Adjournment.

I, Jordan Ott 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 3rd day of April, 2023 at 5:00 p.m.

Jordan Ott

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

Attendance by Other Elected or Appointed Officials: *It is anticipated that members of the City Council, or other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.*