

THE CITY OF  
**BALCH SPRINGS**  
GROWING COMMUNITY

**NOTICE OF REGULAR  
PLANNING AND ZONING COMMISSION  
CITY OF BALCH SPRINGS  
7:00 PM, MAY 06, 2021  
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:**

**Meeting ID: 461 327 8155**

**Passcode: 005295**

**One tap mobile**

**+13462487799,,4613278155#,,,,\*005295# US (Houston)**

**+16699009128,,4613278155#,,,,\*005295# US (San Jose)**

**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.**

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3. Citizen Comments.
4. Discussion and action to approve minutes.
  - a. Approve minutes of April 1, 2021.
  - b. Approve minute of April 15, 2021.
5. Consideration and action related to election of officers.:
  - a. Chair
  - b. Vice-Chair
6. Conduct a briefing on Preliminary Plat Application No. 001-2021PP by Bloomfield Homes L.P. / Jim Douglas to plat 154 residential lots and 8 open space lots totaling 41.708 acres of land located at 3811 S. Beltline Road to allow construction of single-family residential homes.
  - a. Conduct a Public Hearing on Preliminary Plat Application No. 001-2021PP located at 3811 S. Beltline Road.
  - b. Consideration and action on Preliminary Plat Application No. 001-2021PP located at 3811 S. Beltline Road.
7. Conduct a briefing on Preliminary Plat Application No. 002-2021PP 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.
  - a. Conduct a Public Hearing on Preliminary Plat Application No. 002-2021PP located at 3811 S. Beltline Road.
  - b. Consideration and action on Preliminary Plat Application No. 002-2021PP located at 3811 S. Beltline Road.
8. Consideration and action on Minor Plat Application No. 006-2020MP by Dallmex Builders c/o Martha Duran to plat one lot totaling 0.2835 acres located at 3505 Wood Oak Drive to allow construction of a single-family residential home.
9. Briefing on Special Use Permit Application (SUP) 001-2021 located at 11331 Lake June Road to allow an electronic cigarette establishment.
10. 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.

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c. Update on Training Opportunities.

11. **Announcements, request for information and/or new business items to be placed on a future agenda. (No action or discussion allowed)**
12. **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 3<sup>rd</sup> day of May, 2021 at 4:30 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 \*\***