

THE CITY OF
BALCH SPRINGS

GROWING COMMUNITY

**NOTICE OF REGULAR
PLANNING AND ZONING COMMISSION
CITY OF BALCH SPRINGS
7:00 PM JUNE 2, 2022
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/83375207839?pwd=Mld6T2RFdFYrVHd0K0I3RVJCSFp3QT09>

Meeting ID: 833 7520 7839

Passcode: 182197

One tap mobile

+13462487799,,83375207839#,,,,*182197# US (Houston)

+16699009128,,83375207839#,,,,*182197# 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.**
- 3. Citizen Comments.**
- 4. Discussion and action to approve minutes.**
 - a. Approve minutes of May 19, 2022**

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5. **Consideration and action on Final Plat Application 001-2022 by Bloomfield Homes LP c/o Payton Mayes dba JPI Development c/o Anish Joseph on the subject parcel totaling 8.2 acres located at 1001 Mercury Road to allow for multifamily residential housing use-Arcadia Trails Torrington Housing Development.**

6. **Conduct a briefing on Rezoning Application 005-2022 and Comprehensive Plan Amendment Application 002-2022 by Bohler Engineering dba Dosti Partners, LLC to rezone subject parcels totaling 16.91 acres from Local Retail (LR) and Commercial (C) to Planned Development at 12720 Eastgate Drive and 3109 Pioneer Road to allow a mixed-use development consisting of multifamily residential, retail, restaurant and commercial uses.**
 - a. **Conduct a Public Hearing on the Rezoning Application No. 005-2022 and Comprehensive Plan Amendment Application 002-2022 located at 12720 Eastgate Drive and 3109 Pioneer Road.**
 - b. **Consideration and action on the Rezoning Application No. 005-2022 and Comprehensive Plan Amendment Application 002-2022 located at 12720 Eastgate Drive and 3109 Pioneer Road.**

7. **Conduct a briefing on Special Use Permit Application (SUP) 002-2022 by Vaquero Ventures to allow a convenience store with fuel sales operated by 7-Eleven on subject lot totaling 1.53 acres (3.1ac) located at 3815 and 3819 S Beltline Road.**
 - a. **Conduct a Public Hearing on the Special Use Permit Application (SUP) 002-2022 located at 3815 and 3819 S Beltline Road.**
 - b. **Consideration and action on the Special Use Permit (SUP) 002-2022 located at 3815 and 3819 S Beltline Road.**

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.**

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

10. **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 27th day of May, 2022 at 5:00 p.m.

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Robin Hall
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****