

BALCH SPRINGS

GROWING COMMUNITY

PLANNING AND ZONING COMMISSION CITY OF BALCH SPRINGS

7:00 PM FEBRUARY 2, 2023

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

MINUTES

1. **Identification of quorum.**
Chairperson Patino called the meeting to order at 7:00 p.m. and identified a quorum with Commissioner Villa, Chairperson Patino, Commissioner Gardner and Commissioner Adams. Absent were Commissioner Logan, Commissioner Blount, Commissioner Carroll and Commissioner Comstock.
2. **Invocation and Pledge of Allegiance.**
Commissioner Gardner gave the Invocation and Commissioner Adams led the Pledge of Allegiance.
3. **Citizen Comments.**
None.
4. **Discussion and action to approve minutes.**
 - a. **Approve minutes of January 19, 2023**
Commissioner Gardner made a motion to approve the minutes for January 19, 2023. Commissioner Villa second the motion. Voting in favor were Chairperson Patino, Commissioner Villa, Commissioner Gardner and Commissioner Adams. Motion passed. (4-0)
5. **Conduct a briefing on Rezoning Application RZ010-2022 by Bryan Clark dba QuikTrip Corporation to amend the current Planned Development Ordinance 08-982 on subject parcel totaling 3.07 acres located at 12631 Lake June Road to allow the construction of a diesel fuel canopy for truck fueling.**
 - a. **Conduct a Public Hearing on Rezoning Application RZ010-2022 located at 12631 Lake June Road.**
 - b. **Consideration and action on Rezoning Application RZ010-2022 located at 12631 Lake June Road.**Staff gave an update and briefing regarding item 5. Chairperson Patino opened the public hearing at 7:04 p.m. No-one spoke. The public hearing was closed at 7:04 p.m. The applicant asked that this be tabled until they can bring back the traffic solutions. P&Z Commission was in agreement.
6. **Consideration and action on Development Plan Application No 001-2023DP by Lakewood Capital Partners, LLC located at 3711 Shepherd Lane totaling 3.836 acres to allow for a car wash.**
Staff gave a presentation on item 6. Chairperson Patino made a motion to approve the Development Plan Application No 001-2023DP by Lakewood Capital Partners, LLC located at 3711 Shepherd Lane totaling 3.836 acres to allow for a car wash.

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Commissioner Villa second the motion. Voting in favor were Chairperson Patino, Commissioner Villa and Commissioner Gardner. Voting against was Commissioner Adams. Motion passed. (3-1)

7. Conduct a briefing on **Special Use Permit Application 003-2022** by Kristine Villa-Riordan and Carla Anderson c/o TXBA Happy MHP LLC to allow three (3) total manufactured homes located at 3000 Balch Springs Road, 3004 Balch Springs Road and 2996 Balch Springs Road on subject parcel totaling 0.708 acres within the existing manufactured/mobile home park community.

Staff gave a briefing regarding item 7.

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, 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.

Staff gave a report on items 8 a-e.

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

February 6, 2023: Balch Springs Comp Plan Stakeholder Meeting hosted by Kimley Horn. Location: Balch Springs Civic Center, 12400 Elam Road. Time: 2pm-3:30pm & 6pm-7:30pm. For more information view city's website at <http://www.cityofbalchsprings.com/250/Comprehensive-Plan-Update>.

February 7, 2023: Balch Springs Comp Plan Stakeholder Meeting hosted by Kimley Horn. Location: Balch Springs City Hall, 13503 Alexander Road. Time: 12noon-1:30pm.

February 13, 2023: Mayor Carrie Gordon's State of the City Address. Location: Balch Springs Civic Center. Time: 11am-1pm.

February 22, 2023: Balch Springs Economic Development Business Summit. Location: Balch Springs Civic Center. Time: 11am-1pm.

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April 1, 2023: KBSB Spring Trash Round Up. Location: Balch Springs Recreation Center Time: 8am-1pm.

September 22, 2023: The 12th Annual Chamber of Commerce 2023 Golf Tournament. STAR Transit free rides to all locations. Contact: Kate Lattimore Norris at kate@pavlikandassociates.com

10. Adjournment.

Chairperson Patino made a motion to adjourn. Commissioner Villa second the motion. Voting in favor were Chairperson Patino, Commissioner Villa, Commissioner Gardner and Commissioner Adams. Motion passed (4-0), meeting adjourned at 7:29 p.m.

P&Z Chairperson

P&Z Secretary