

BALCH SPRINGS

GROWING COMMUNITY

PLANNING AND ZONING COMMISSION CITY OF BALCH SPRINGS

7:00 PM FEBRUARY 16, 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 Blount, Chairperson Patino, Commissioner Carroll, Commissioner Gardner and Commissioner Adams. Absent were Commissioner Villa, Commissioner Logan 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 February 2, 2023**
Commissioner Blount made a motion to approve the minutes for February 2, 2023. Commissioner Gardner second the motion. Voting in favor were Chairperson Patino, Commissioner Blount, Commissioner Carroll, Commissioner Gardner and Commissioner Adams. Motion passed. (5-0)
5. **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.**
 - a. **Conduct a Public Hearing on Special Use Permit Application 003-2022 located at 3000 Balch Springs Road, 3004 Balch Springs Road and 2996 Balch Springs Road.**
 - b. **Consideration and action on Special Use Permit Application 003-2022 located at 3000 Balch Springs Road, 3004 Balch Springs Road and 2996 Balch Springs Road.**
6. Staff gave a briefing on item 5. Chairperson Patino opened the public hearing at 7:09 p.m. Carla Anderson the Manager at Happy Park spoke in favor. The public hearing was closed at 7:09 p.m. The P&Z Commission had a discussion. Chairperson Patino made a motion to approve the 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. Commissioner Gardner second the motion. Voting in favor were Chairperson Patino, Commissioner Blount,

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Commissioner Carroll, Commissioner Gardner and Commissioner Adams. Motion passed. (5-0)

7. **Conduct a briefing 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 Mixed-Use Development at 3924 Hickory Tree Road to allow a single-family residential subdivision development consisting of 74 single-family lots and a park.**
Staff gave a briefing on item #6. P&Z Commission had a discussion. The Civil Engineer, Firoze Shams of 11551 Forest Central Dr., Ste. 220, Dallas, TX 75243 spoke to the P&Z Commission regarding the development. Commissioner Adams wanted 4 less homes and more space between the houses.
8. **Conduct a briefing on Rezoning Application 001-2023 and Comprehensive Plan Amendment Application 001-2023 by Beam Real Estate on subject lot totaling 30.88 acres located at 3919 and 3929 Pioneer Road from Single-Family Dwelling Six (SF-6) District to a Planned Development to allow for a mixed-use development consisting of townhomes and retail and commercial uses.**
Staff stated item 8 is incomplete.
9. **Announcements, request for information and/or new business items to be placed on a future agenda.**
February 22, 2023: Balch Springs Economic Development Business Summit.
Location: Balch Springs Civic Center. Time: 11am-1pm.
March 28, 2023: Balch Springs Comprehensive Plan Update Meeting hosted by Kimley Horn. Balch Springs Civic Center, 12400 Elam Road. Time: 6pm-8pm.
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. **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,**

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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 stated the update is in their packet.

11. Adjournment.

Commissioner Gardner made a motion to adjourn. Commissioner Carroll second the motion. Voting in favor were Chairperson Patino, Commissioner Blount, Commissioner Carroll, Commissioner Gardner and Commissioner Adams. Motion passed (5-0), meeting adjourned at 7:49 p.m.

P&Z Chairperson

P&Z Secretary