

BALCH SPRINGS

GROWING COMMUNITY

PLANNING AND ZONING COMMISSION
CITY OF BALCH SPRINGS

7:00 PM MAY 4, 2023

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

MINUTES

1. **Identification of quorum.**
Commissioner Comstock called the meeting to order at 7:23 p.m. with Commissioner Blount, Commissioner Carroll, Commissioner Adams and Commissioner Comstock. Absent were Chairperson Patino, Commissioner Villa, Commissioner Logan and Commissioner Gardner.
2. **Invocation and Pledge of Allegiance.**
Commissioner Adams gave the Invocation and Commissioner Blount led the Pledge of Allegiance.
3. **Citizen Comments.**
None.
4. **Discussion and action to approve minutes.**
 - a. **Approve minutes of April 20, 2023.**
Commissioner Blount made a motion to approve the minutes for April 20, 2023. Commissioner Carroll second the motion. Voting in favor were Commissioner Blount, Commissioner Carroll, Commissioner Comstock and Commissioner Adams. Motion passed. (4-0)
5. **Consideration and action on Minor Plat Application 009-2022MP by Jose S Guzman on subject lot totaling 1.14 acres of land located at 1349 Augusta Drive to allow construction of a single-family residential home.**
Staff gave a presentation. Commissioner Carroll made a motion to approve item 5. Commissioner Blount second the motion. Voting in favor were Commissioner Blount, Commissioner Carroll, Commissioner Comstock and Commissioner Adams. Motion passed. (4-0)
6. **Conduct a briefing on amending Chapter 90, Zoning Sec.9.01 Standard Zoning Definitions, Sec. 90-3.03 Use Chart and Sec. 90-3.04 Conditional Development Standards to allow the regulation of Mobile Food Unit (MFU) Park.**
Staff gave a presentation. P&Z had a discussion.
7. **Announcements, request for information and/or new business items to be placed on a future agenda.**
May 13, 2023: Balch Springs Art Showcase located at the Civic Center from 7PM to 9PM.

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May 16, 2023: Balch Springs Carter BloodCare Blood Drive located at Balch Springs Library-Learning Center (Parking Lot) from 12-5PM.

June 24, 2023: 4th of July event located at the Recreation Center from 6PM to 10PM.

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

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: Vision Statement and Strategic Plan.**
- c. **Zoning and City Code Ordinance Amendment Updates.**
- d. **Update on Planning & Zoning Commission Attendance Report.**
- e. **Update on Training Opportunities.**

Staff gave a report for items a-e.

9. Adjournment.

Commissioner Carroll made a motion to adjourn. Commissioner Blount second the motion. Voting in favor were Commissioner Blount, Commissioner Carroll, Commissioner Comstock and Commissioner Adams. Motion passed (4-0), meeting adjourned at 7:42 p.m.

P&Z Chairperson

P&Z Secretary