

# BALCH SPRINGS

GROWING COMMUNITY

## PLANNING AND ZONING COMMISSION CITY OF BALCH SPRINGS

7:00 PM, July 15, 2021

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 Gardner, Commissioner Glenn, Chairperson Patino, Commissioner Logan and Commissioner Carroll. Absent were Commissioner Villa and Commissioner Osorio.

**2. Invocation and Pledge of Allegiance.**

Commissioner Gardner gave the Invocation and led the Pledge of Allegiance.

**3. Citizen Comments.**

None.

**4. Discussion and action to approve minutes.**

**a. Approve minutes of July 1, 2021.**

Commissioner Glenn made a motion to approve the minutes for July 1, 2021. Commissioner Gardner second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Chairperson Patino, Commissioner Glenn and Commissioner Carroll. Motion passed. (5-0)

**5. Conduct a briefing on Comprehensive Plan Amendment No. 002-2021 by Jose Andrade on subject lot totaling 0.89 acres located at 11400 Spence Road to amend Future Land Use Plan from Mixed Use Land use to Low Density land use to allow for a single-family residential home.**

**a. Conduct a Public Hearing on Comprehensive Plan Amendment No. 002-2021 CPA located at 11400 Spence Road.**

**b. Consideration and action on Comprehensive Plan Amendment No. 002-2021 CPA located at 11400 Spence Road.**

Staff gave a briefing of items 5 & 6. The public hearing was opened at 7:08 p.m. on combined item 5 & 6. Sara Nuno of 4520 S Peachtree Road spoke in favor. The public hearing was closed at 7:09 p.m. Commissioner Glenn made a motion to approve the Comprehensive Plan Amendment No. 002-2021 by Jose Andrade on subject lot totaling 0.89 acres located at 11400 Spence Road to amend Future Land Use Plan from Mixed Use Land use to Low Density land use to allow for a single-family residential home and the rezoning from "C", Commercial to "SF-6", Single Family Dwelling District to construct a single-family residential home. Commissioner Gardner second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Chairperson Patino, Commissioner Glenn and Commissioner Carroll. Motion passed. (5-0)

# BALCH SPRINGS

## GROWING COMMUNITY

6. Conduct a briefing on Rezoning Application 003-2021 by Jose Andrade on subject lot totaling 0.89 acres located at 11400 Spence Road to rezone from “C”, Commercial to “SF-6”, Single Family Dwelling District to construct a single-family residential home.
  - a. Conduct a Public Hearing on the Rezoning Application No. 003-2021 RZ located at 11400 Spence Road.
  - b. Consideration and action on the Rezoning Application No. 003-2021 RZ located at 11400 Spence Road.

*Item 6 was combined with item 5.*

7. 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 and Alexander Village & Beltline Places Developments at Beltline Road.
  - b. Update on Planning & Zoning Commission Attendance Report.
  - c. Update on Training Opportunities.

*Staff gave a report for items 7 a-c.*

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

August 9, 2021(Friday): Back to School Event: Time 9am-1pm. Location: Rec Center. 4372 Shepherd Lane. To schedule a free ride, call STAR Transit at least one business day but not more than two weeks in advance of the desired trip. Scheduling Agents are available during normal business hours Monday-Friday (8:00 a.m. – 4:00 p.m.) at (877) 631-5278. Se Habla Español. For same day service in Terrell, Kaufman, Mesquite and Balch Springs, book through the STARNow app, using the promo code C19VA for the no-fare ride. (The app can be downloaded free from the Apple App Store or Google Play Store.) STAR Transit serves Kaufman County, Rockwall County, Seagoville, Balch Springs, Mesquite, DeSoto and Hutchins.

9. Adjournment.

Commissioner Logan made a motion to adjourn. Chairperson Patino second the motion. Voting in favor were Commissioner Gardner, Commissioner Logan, Chairperson Patino, Commissioner Glenn and Commissioner Carroll. Motion passed (5-0), meeting adjourned at 7:22 p.m.

---

P&Z Chairperson

---

P&Z Secretary