

# BALCH SPRINGS

GROWING COMMUNITY

## PLANNING AND ZONING COMMISSION CITY OF BALCH SPRINGS

6:00 PM August 22, 2023 (SPECIAL MEETING)

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

### MINUTES

1. **Identification of quorum.**

Commissioner Patino called the meeting to order at 7:00 p.m. with Commissioner Blount, Commissioner Gabriel, Commissioner Adams, and Commissioner Gardner (Arrived 6:02pm). Absent were Commissioner Logan, Commissioner Comstock, Commissioner Villa, and Commissioner Carroll.

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

Commissioner Adams gave the Invocation and Commissioner Patino led the Pledge of Allegiance.

3. **Citizen Comments.**

No Citizen Comments were received.

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

**Approve minutes of August 3, 2023.**

Commissioner Blount made a motion to approve the minutes for July 6, 2023. Commissioner Gardner second the motion. Voting in favor were Commissioner Blount, Commissioner Gardner, Commissioner Patino, Commissioner Adams, and Commissioner Gabriel. Motion passed. (5-0)

5. **Consideration and action on Final Plat Application 001-2023FP by Lakewood Capital Partners LLC on subject parcel totaling 3.83 acres of land located at 3711 Shepherd Lane zoned Planned Development (PD) to allow a mixed-use development consisting of retail and car wash.**

Commissioner Patino made a motion to approve Final Plat Application 001-2023FP by Lakewood Capital Partners LLC. Commissioner Gardner second the motion. Voting in favor were Commissioner Blount, Commissioner Gardner, Commissioner Patino, Commissioner Adams, and Commissioner Gabriel. Motion passed. (5-0.)

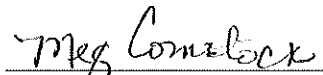
6. **Conduct a briefing on Zoning Ordinance Amendment 003-2023 amending Chapter 90, Zoning Sec.9.01 Standard Zoning Definitions, Sec. 90-3.03 Use Chart and Sec. 90-3.04 Conditional Development Standards to allow the regulation of EV Charging Stations.**

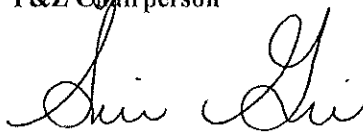
Staff gave a briefing on item 6.

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7. **Announcements, request for information and/or new business items to be placed on a future agenda. (No action or discussion allowed)**  
Staff gave announcements.
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 the 2036 Balch Springs Comprehensive Plan Update and discuss revisions and amendments to the Vision Statement.**
  - c. **Zoning and City Code Ordinance Amendment Updates.**
  - d. **Update on Planning & Zoning Commission Attendance Report.**
  - e. **Update on Training Opportunities.**  
Chris Dyser gave Staff Report.
9. **Adjournment.**  
Commissioner Gardner made a motion to adjourn. Commissioner Blount second the motion. Voting in favor were Commissioner Gardner, Commissioner Blount, Commissioner Patino, Commissioner Adams, and Commissioner Gabriel. Motion passed (5-0), meeting adjourned at 6:23p.m.

  
P&Z Chairperson

  
P&Z Secretary