

THE CITY OF
BALCH SPRINGS

GROWING COMMUNITY

**PLANNING AND ZONING COMMISSION
CITY OF BALCH SPRINGS**

7:00 PM September 7, 2023

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

MINUTES

1. Identification of quorum.

Commissioner Comstock called the meeting to order at 7:00 p.m. with Commissioner Blount, Commissioner Carroll, Commissioner Adams, and Commissioner Gabriel. Absent were Commissioner Patino, Commissioner Villa, 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.

No Citizen Comments were received.

4. Discussion and action to approve minutes.

Approve minutes of August 22, 2023.

Commissioner Blount made a motion to approve the minutes for August 22, 2023. Commissioner Adams second the motion. Voting in favor were Commissioner Blount, Commissioner Carroll, Commissioner Comstock, Commissioner Adams, and Commissioner Gabriel. Motion passed. (5-0)

5. 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 definition of Electric Vehicles (EV) and regulation of EV Charging Stations.

Staff gave briefing on item 5.

a. Conduct a Public Hearing on Zoning Ordinance Amendment 003-2023.

Public Hearing opened at 7:20pm. No comments received. Public Hearing closed at 7:21pm.

b. Consideration and action on Zoning Ordinance Amendment 003-2023.

Commissioner Adams made a motion to approve Zoning Ordinance Amendment 003-2023. Commissioner Carroll second the motion. Voting in favor were Commissioner Blount, Commissioner Carroll, Commissioner Comstock, Commissioner Adams, and Commissioner Gabriel. Motion passed. (5-0.)

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6. Conduct a briefing on Rezoning Application 004-2023 and Specific Use Permit Application 001-2023 by PCH, LLC to rezone subject parcel totaling 0.887 acres located at 2612 S Peachtree Road from "LR," Local Retail District to "C," Commercial District to become a legal conforming use and allow the applicant to remodel the existing car wash.

Staff gave a briefing on item 6.

7. Conduct a briefing on Specific Use Permit Application 001-2023 by PCH, LLC to allow continuation of a car wash on subject parcel totaling 0.887 acres located at 2612 S. Peachtree Road.

Staff gave a briefing on item 7.

8. Announcements, request for information and/or new business items to be placed on a future agenda. (No action or discussion allowed)

Staff gave announcements.

9. 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.

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10. **Adjournment.**

Commissioner Adams made a motion to adjourn. Commissioner Blount second the motion. Voting in favor were Commissioner Blount, Commissioner Carroll, Commissioner Comstock, Commissioner Adams, and Commissioner Gabriel. Motion passed (5-0), meeting adjourned at 7:52p.m.

X *Meg Comstock*

P&Z chairperson

X *Shi Shi*

P&Z Secretary