

THE CITY OF  
**BALCH SPRINGS**  
GROWING COMMUNITY

PLANNING AND ZONING COMMISSION  
CITY OF BALCH SPRINGS  
7:00 PM SEPTEMBER 21, 2023  
CIVIC CENTER, 12400 ELAM ROAD, BALCH SPRINGS, TEXAS 75180

MINUTES

1. **Identification of quorum.**  
Commissioner Comstock called the meeting to order at 7:30 p.m. with Commissioner Villa, Commissioner Blount, Commissioner Adams, Commissioner Gabriel, and Commissioner Lopez. Commissioner Patino, Logan, Carroll, and Gardner were absent.
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 September 7, 2023.**  
Commissioner Blount motioned to approve the minutes for September 7, 2023. Commissioner Adams seconded the motion. Voting in favor were Commissioner Villa, Commissioner Blount, Commissioner Comstock, Commissioner Adams, Commissioner Gabriel, and Commissioner Lopez. Motion passed. (6-0)
5. **Conduct a briefing on Rezoning Application 004-2023 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 joint briefing on items 5 and 6.
  - a. **Conduct a Public Hearing on Rezoning Ordinance Amendment 004-2023.**  
The Public Hearing opened at 7:45 p.m.  
004-2023 applicant presentation by PCH, LLC, they discussed their plans to renovate the carwash and ensure that they comply with all guidelines. They emphasized their commitment to doing the remodel correctly and mentioned that they have invested considerable money in this project.  
The Public Hearing closed at 7:52 p.m.

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**b. Consideration and action on Rezoning Application 004-2023.**

Commissioner Adams made a motion to approve Rezoning Application 004-2023. Commissioner Villa seconded the motion. Voting in favor were Commissioner Villa, Commissioner Blount, Commissioner Comstock, Commissioner Adams, Commissioner Gabriel, and Commissioner Lopez. Motion passed. (6-0.)

**6. 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 joint briefing on items 5 and 6.

**a. Conduct a Public Hearing on Specific Use Permit Application 001-2023.**

Public Hearing opened at 7:52 p.m.

No comments were received.

Public Hearing closed at 7:53 p.m.

**b. Consideration and action on Specific Use Permit Application 001-2023.**

Commissioner Villa motioned to approve Specific Use Permit Application 001-2023 with amended condition to add screening wall abutting residential property requirement.

Commissioner Adams Seconded the motion. Voting in favor were Commissioner Villa, Commissioner Blount, Commissioner Comstock, Commissioner Adams, Commissioner Gabriel, and Commissioner Lopez. Motion Passed 6-0.

**7. Consideration and action on Minor Plat Application 003-2023MP by Sunil Patel on the subject lot totaling 0.729 acres of land located at 3012 S Peachtree Road to be subdivided to allow for the construction of two single-family homes.**

Staff gave a briefing on item 7. Commissioner Blount motioned to approve the Minor Plat Application 003-2023MP by Sunil Patel on the subject lot totaling 0.729 acres of land located at 3012 S Peachtree Road to be subdivided to allow for the construction of two single-family homes. Commissioner Villa seconded the motion. Voting in favor were Commissioner Villa, Commissioner Blount, Commissioner Comstock, Commissioner Adams, Commissioner Gabriel, and Commissioner Lopez. (Motion passed 6-0.)

**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.

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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 the Staff Report.


10. **Adjournment.**

Commissioner Adams made a motion to adjourn. Commissioner Gabriel seconded the motion. Voting in favor were Commissioner Villa, Commissioner Blount, Commissioner Comstock, Commissioner Adams, Commissioner Gabriel, and Commissioner Lopez. Motion passed (6-0), meeting adjourned at 8:10p.m.

X

  
P&Z chairperson

X

  
P&Z Secretary