

BALCH SPRINGS

GROWING COMMUNITY

PLANNING AND ZONING COMMISSION

CITY OF BALCH SPRINGS

7:00 PM OCTOBER 5, 2023

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

MINUTES

1. Identification of quorum.

Commissioner Patino called the meeting to order at 7:02 p.m. with Commissioner Villa, Commissioner Adams, Commissioner Gabriel, and Commissioner Lopez. Absent were Commissioner Logan, Commissioner Blount, Commissioner Carroll, Commissioner Gardner, and Commissioner Comstock.

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 September 21, 2023.

Commissioner Villa made a motion to approve the minutes for September 21, 2023. Commissioner Adams seconded the motion. Voting in favor were Commissioner Patino, Commissioner Villa, Commissioner Adams, Commissioner Gabriel, and Commissioner Lopez. Motion passed. (5-0)

5. Conduct a briefing on Preliminary Plat Application 004-2023 by Abraham Quintanilla to plat and subdivide two lots into six lots totaling 2.702 acres located at 11113 and 11105 Seagoville Road to allow construction of single-family homes.

Chris Dyser gave a briefing on item 5.

6. Conduct a briefing on Development Plan Application 001-2023 by Diya Land Development LLC on the subject parcel totaling 2.984 acres located at 3 LBJ Near the Northeastern corner of Dunson Drive and Lake June Road to allow for the development of a hotel in alignment with the approved Planned Development Ordinance 3244-22.

Chris Dyser gave a briefing on item 6.

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

Chris Dyser presented 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 presented a staff report and informed the board about our plans to explore more training opportunities.

9. **Adjournment.**

Commissioner Adams made a motion to adjourn. Commissioner Villa seconded the motion. Voting in favor were Commissioner Patino, Commissioner Villa, Commissioner Adams, Commissioner Gabriel, and Commissioner Lopez. Motion passed (5-0), meeting adjourned at 7:19 p.m.

Meg Comstock
P&Z Chairperson

Luiz Li
P&Z Secretary