



MINUTES
FOR THE
SEAGOVILLE PLANNING AND ZONING COMMISSION

**Meeting scheduled to begin at 6:30 p.m.,
Tuesday, September 26, 2017**
in the Council Chambers of City Hall,
located at 702 N. Highway 175 – Seagoville, Texas

1. Chairperson Covert declared a quorum present and called the meeting to order at 6:30 p.m.

Commissioners present: Chairperson Raymond Covert
Commissioner Mike Dupuis
Commissioner Brian Williams
Commissioner James Sudduth
Commissioner Ritha Edwards
Commissioner Garry Adams
Commissioner Lowell Sherman

City Staff present: Community Development Director Ladis Barr
City Secretary Kandi Jackson

Invocation was led by Commissioner Sherman.
Pledge of Allegiance was led by Chairperson Covert.

Public Hearings

2. **Applicant: Summer Lakes** – Hold a public hearing on a zoning request to rezone Residential 1 (R-1) zoning to Planned Development (PD-1705) zoning and amend the Comprehensive Land Use Plan.

Representative Monica Heid with Saddle Star Land Development presented Summer Lakes Subdivision.

In response to a question by Commissioner Adams, Community Development Director Barr stated most people are going with smaller lots and larger homes because for easier maintenance.

Chairperson Covert asked about the masonry requirements in the current ordinance. Community Development Director Barr stated the present masonry ordinance is 80 percent and these homes will be 90 percent with hardiplank.

- A. Open public hearing; and receive staff report and public comments;

Chairperson Covert opened the public hearing at 6:50 p.m.

- B. Close public hearing;

Marjory Barclay at 910 Ard Road, stated her concern is the level of noise the new homes will bring to her neighborhood. Representative Heid stated a screening wall will be installed along Seagoville Road and Ard Road.

Jean Curtis at 811 Ard Road, stated she is concerned Ard Road will not be able handle the added traffic. Community Development Director Barr stated half of Ard Road beginning from Seagoville Road to the end of the subdivision will be paved concrete. One requirement is to pave Ard Road from Seagoville Road to the end of their subdivision. She also asked what are the plans for gas, water, and sewer. Community Development Director Barr stated there is a fifty (50) foot easement with a high pressure gas line that runs through the property. The water will come from Seagoville. The sewer will run from Ard Road to Simonds Road.

Brenda Bowen at 807 Ard Road, stated she is happy to see the new growth but is concerned about the impact on the schools. Community Development Director Barr stated the school district is notified of new subdivisions that come into the city and it is up to the school district to determine their plan to handle the increase.

Ardell and Donald Taylor at 2502 Seagoville Road, stated they welcome the growth. They wanted to know if there will be a screening wall between their property and the new subdivision. Community Development Director Barr stated the walls are located along Seagoville Road and Ard Road.

Suzanne Gooch at 2700 Macy CT., stated her concern is the added traffic will cause more accidents in the neighborhood and wants to know if a traffic light is planned. Community Development Director Barr stated it would be depend on a traffic impact analysis and there is not an analysis scheduled now.

Chairperson Covert closed the public hearing at 7:17p.m.

- C. Discuss and take necessary action to make a recommendation to City Council on Zoning Request #PD-1705.

Chairperson Covert recalled Representative Heid and asked in regard to Ms. Curtis concern about the noise, what is the distance from house to

house. Representative Heid stated the minimum rear set back is ten (10) feet and it could be increased to aid in the noise level.

A motion was made to approve a zoning request to rezone Residential 1 (R-1) zoning to Planned Development (PD-1705) zoning and increase the distance from the fence line and homes – Covert, seconded by Edwards.

Commissioner Sudduth stated people want smaller lots not larger lots and he will not support the increase.

Representative Heid stated the proposition based on discussion is to increase the distance from the rear property line and the closet point of the house.

Commissioner Sherman asked if the height of the fence would help with the noise in the neighborhood.

Representative Heid stated they could raise the height of fence to 8 feet.

Chairperson Covert rescinded current motion.

A motion was made to approve a zoning request to rezone Residential 1 (R-1) zoning to Planned Development (PD-1705) zoning and amend the Comprehensive Land Use Plan, and increase fence height from six (6) feet to eight (8) feet perpendicular to Ard Road to the proposed feeder road, and from Seagoville Road to the back of the property line, adjacent to the feeder road – Adams, seconded by Covert; motion passed with all ayes 7/0.

- 1. Applicant: Highland Meadows Phase III** – Hold a Public Hearing, discuss and take necessary action on approving a construction plat for Highland Meadows Phase III Subdivision.

Community Development Director Barr presented Highland Meadows Phase III construction plat.

- A. Open public hearing; and receive staff report and public comments;

Chairperson Covert opened the public hearing at 7:31 p.m.

- B. Close public hearing;

Chairperson Covert closed the public hearing at 7:31 p.m.

- C. Discuss and take necessary action to make a recommendation to City Council on approval of construction plat request.

Motion to approve a construction plat for Highland Meadows Phase III Subdivision – Dupuis, seconded by Sudduth; motion passed with all ayes 7/0.

3. Hold a public hearing to receive input on a text change to the Zoning Ordinance deleting hotels/motels as a permitted use by right.

Community Development Director Barr presented a text change to the Zoning Ordinance deleting hotels/motels as a permitted use by right.

- A. Open public hearing; and receive staff report and public comments;

Chairperson Covert opened the public hearing at 7:43 p.m.

- B. Close public hearing;

Chairperson Covert closed the public hearing at 7:43 p.m.

- C. Discuss and take necessary action to make a recommendation for City Council to receive input on a text change to the Zoning Ordinance.

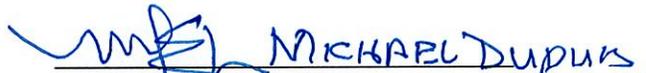
Motion was made to approve a text change to the Zoning Ordinance deleting hotels/motels as a permitted use by right.

1. *Hotel and motel developments shall be subject to the following development standards:*

- a. *A minimum lot size for a hotel or motel development shall be no less than four acres, with the exception that a lot size less than four acres may be permitted provided the city council, following a favorable recommendation by the planning and zoning commission, and after review of submitted data and facts, finds and determines that such facility is an appropriate use, design and lay-out for the site and area. Under no circumstance shall a lot of less than two acres be utilized for this use.*
- b. *Shall provide staff on-site 24-hours a day as a minimum;*
- c. *Shall contain a lobby with a minimum of 150 square feet;*
- d. *Shall provide a minimum of five amenities from the list below;*
 1. *Indoor/outdoor pool.*
 2. *Spa/sauna.*
 3. *Weight room/fitness center.*
 4. *Playground.*
 5. *Sports court.*
 6. *Plaza/atrium.*
 7. *Game room.*
 8. *Jogging trail.*
 9. *Conference room (1,000 square foot minimum).*
 10. *Full service restaurant (minimum seating capacity of 35).*

11. *Inside food vending area within a conditioned space.*
2. *Residence hotel developments shall be subject to the following development standards;*
 - a. *Not more than 22 room units per acre;*
 - b. *Shall contain a lobby with a minimum of 150 square feet;*
 - c. *Shall maintain laundry facilities on-site for guest use;*
 - d. *Shall provide staff on-site 24-hours a day including maintenance staff;*
 - e. *Shall provide a minimum of five amenities from the list below:*
 1. *Indoor/outdoor pool.*
 2. *Spa/sauna.*
 3. *Weight room/fitness center*
 4. *Playground.*
 5. *Sports court.*
 6. *Plaze/atrium.*
 7. *Game room.*
 8. *Jogging trail.*
 9. *Conference room (1,000 square foot minimum.)*
 10. *Full service restaurant (minimum seating capacity of (35).*
 11. *Inside food vending area within a conditioned space.*
 - f. *Shall maintain a minimum separation of 1,500 feet measured linearly from property line to property line from any other hotel, motel, or residence hotel property.*
 - g. *All the room units shall contain kitchen facilities.*
 - h. *Open space shall be provided in sufficient quantity and location to allow for required additional parking should the residence hotel convert to multi-family residences (two spaces per unit) – Adams, seconded by Dupuis, motion passed with all ayes 7/0.*

Adjourned at 8:00 p.m.


~~RAYMOND COVERT~~
CHAIRPERSON

ATTEST:


KANDI JACKSON
CITY SECRETARY