



MINUTES

for the
SEAGOVILLE PLANNING AND ZONING COMMISSION

**Meeting scheduled to begin at
6:30 p.m. on Tuesday, August 14, 2018**
in the City Hall Council Chambers
at 702 North U.S. Highway 175; Seagoville, Texas

Chairman Mike Dupuis called the meeting to order at 6:30 p.m.

Commissioners present: Commissioner & Chairman Mike Dupuis
Commissioner & Vice-Chairman Scott Englert
Commissioner James Sudduth
Commissioner Howard Sanders
Commissioner David Grimes

Commissioners absent: Commissioner Lowell Sherman
Position 3 is vacant.

City Staff present: Community Development Director Ladis Barr
Jr. Planner/P&Z Liaison Jennifer Bonner

Commissioner Howard Sanders gave the invocation and then led those present in the Pledge of Allegiance.

- 1. Approval of Minutes:** Vice-Chairman Scott Englert moved to accept the minutes of the July 24, 2018, meeting. Commissioner David Grimes seconded the motion. The commissioners voted unanimously to accept the minutes as presented.
- 2. Public Hearings: Request Z2018-17:** Chairman Dupuis opened the request at 6:32 p.m. Junior Planner Jennifer Bonner began with some history listed in the agenda communication for this item discussing the history of the planned development language. She continued by summarizing from the Staff Report. She explained that the applicant Kelly Harris of KH, LLC, is asking for approval of a building concept/site plan, landscape plan, and building elevations on this triangular piece of property located at the intersection of Cain Street and the westbound Highway 175 service road. The property is currently zoned PDR-3 (Planned Development on its 3rd revision) and will have a future site address of 1880 North Highway 175. The applicant plans to build a single structure with parking lot access onto both Cain Street as well as the frontage road. The building will have spaces for several small businesses and/or offices. A copy of the concept and other plans are attached as Exhibit 6

in the commissioners' packets. Planner Bonner continued the zoning of the surrounding properties – which are a mix of residential to the northeast and west, more planned development to the northwest along the frontage road, commercial to the southeast along the frontage road, agriculture across the highway. Planner Bonner stated that the Future Land Use Plan calls for this type of land use mixing. Staff is recommending the zoning change with some very minor adjustments that should be addressed administratively.

Moving onto page 2 of the Staff Report are the 3 maps that are used for comparing the request to existing city guides and plans – Future Land Use; Master Thoroughfare Plan, and Zoning Plan/Map/code. Planner Bonner continued by stating that there really isn't a lot of shown in the review criteria analysis that follows because we are only looking at the exterior of the building tonight. Signage is something that staff will review under a separate application at a future date. She did summarize the items needing to be "corrected" that she hopes the Commission will agree can be administratively addressed so approval can be granted for the different parts of tonight's request.

For the concept plan,

- Per Ordinance 25-05, the dumpster shall be screened from both streets using a masonry fence and that colors shall match the building exterior. The only information provided for the screening wall around the dumpster is that it will be a CMU block wall. Staff is asking for permission to administratively approve the screening wall without re-submittal to the P&Z.
- **Reminder:** No outdoor storage or display is permitted on the site per Ordinances 25-05, 12-12 and 02-2017.

For the landscape plan,

- Per Ordinance 25-05 the dumpster shall be screened from both streets using a masonry fence and *large evergreen* shrubs. The barberry shrubs shown in the plans are neither large nor evergreen. Code Section 25.02.512 provides the Approved Plant List and does list barberries as an approved shrub, but they are not in the Large Evergreen category. Staff is asking for permission to administratively approve any plant change without re-submittal to the P&Z.

For the landscape plan, Staff is recommending approval of the building's elevations as submitted.

Planner Bonner then briefly covered the proposed plans in Exhibit 6 by calling out the color of each sheet to help the commissioners recognize each sheet during their review. Exhibit 7 is a plat showing all of the subdivision. The next 3 exhibits are copies of the most recent PD ordinances. She is willing to answer questions now or later during the Commission's discussion. These items do not have to go to City Council for approval.

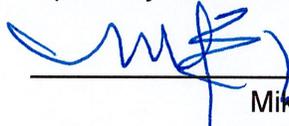
Chairman Dupuis invited the applicant Mr. Kelly Harris to come to the podium. He stated that he and his partner Jerry Allen of Allen National Investments are working on this project together. He admitted that he didn't have much to say, but did want to say he is working on getting the plans completed to submit for their building permit. With nothing else to say, he returned to his seat at 6:38 p.m.

Neither Commissioner David Grimes, James Sudduth, nor Commissioner Howard Sanders had any comments or thoughts. Vice Chairman Englert was asked for his comments. He had 2 questions for staff. The dumpster screening wall hasn't been submitted yet? Planner Bonner responded that the sheets we have tonight show a concrete block screening wall, but does not provide a detail for its construction. Director Ladis Barr stated that the detail usually comes with the building plans. Planner Bonner stated that Staff is simply asking that they can administratively approve the construction of the wall instead of having it re-submitted to the P&Z. He was okay with that. Vice Chairman Englert said his second question was in relation to the barberry bushes that Planner Bonner mentioned. Planner Bonner stated that the City's approved list of plants does include the list species of barberry listed in the plans, but that this species is neither evergreen (it is deciduous) nor large as required for placement around the dumpster by the current PD language. Staff is asking that they have permission to work administratively with the applicant on changing the plant materials around the dumpster, not the locations or quantities shown in the plans. The landscape plan does otherwise meet both the PD language as well as the City's landscape ordinance. Chairman Dupuis re-confirmed that there was no additional discussion.

Vice Chair Englert moved to approve the concept/site plan, landscape plan, and building elevations – allowing for administrative review and approval of the dumpster screening wall and landscaping around it. Commissioner Grimes seconded the motion. A vote was cast and by a show of hands, it was unanimously decided to approval all 3 items in the request, pending the amendments included by Vice Chair Englert.

Vice Chair Englert asked Planner Bonner to add to the next agenda a discussion about the last meeting in December. Normal meeting date is scheduled for December 25th, which is Christmas Day. Planner Bonner said she will add to the agenda.

With no other business to address, Chairman Dupuis adjourned the meeting at 6:43 p.m.



Mike Dupuis
Planning and Zoning Commission Chairman

ATTEST:



Jennifer Bonner, Jr. Planner and
Planning and Zoning Commission Liaison