



AGENDA
FOR THE
SEAGOVILLE PLANNING AND ZONING COMMISSION
Tuesday, October 9, 2018 at 6:30 p.m.
City Hall Council Chambers
702 N. Highway 175; Seagoville, Texas

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into Executive Session for seeking confidential legal advice from the City Attorney on any agenda item listed herein.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

BUSINESS:

1. **APPROVAL OF MINUTES:**

- A. September 20, 2018 SPECIAL meeting with 1 item of business
- B. September 25, 2018 regular meeting with 1 discussion item and 2 public hearing items

2. **PUBLIC HEARINGS:**

- A. **Zoning Request Z2018-15** – Conduct a Public Hearing, discuss and make a recommendation to City Council on a zoning request to change the current zoning on about 2-acres at 401 West Simonds Road (also known as the unplatted Tract 37 of the Herman Heider Abstract number 541 on page 490) from R-5, Residential Single Family, to the LM, Light Manufacturing, zoning district.
 - I. Chairman opens the public hearing.
 - II. Commission receives the Staff report and action recommendation.
 - III. Commission receives the Applicant rebuttal to Staff report. (Applicant or their representative to be recognized by the Chairman. Once recognized, they are to speak from the podium.)
 - IV. Commission receives any public comments. (Chair to state that individuals who wish to speak must come to the podium to be recognized. Those speaking need to provide their name and address to City Staff by printing this information on the provided paper on the podium. Each speaker is limited to six (6) minutes so that everyone can be heard.)
 - V. Chairman closes the public hearing. (Chair to state no further comments will be accepted from the public during this meeting. The public is welcome to stay and observe, but they may not comment or otherwise disrupt the meeting.)
 - VI. Commissioners hold their discussion.
 - VII. Commissioners move, 2nd, and vote on their recommendation to City Council on this item. (Chairman announces the decision of the Commission and that the public may continue to follow this item at the City Council meeting. The date of the meeting is listed at the end of this agenda.)

- B. Zoning Request Z2018-21** – Conduct a Public Hearing, discuss and make a recommendation to City Council on a zoning request to change the current zoning about 2-acres at 100 Ward Street; 301 and 307 North Watson Street; and 2 vacant lots that Dallas County has addressed 410 Peck Street; and 7 No Name Street (also known as Lots 5, 6, 7, 8, 9, and 10 of the unrecorded Fenley's Subdivision of Block 6 of the Town of Seagoville and part of the Henry D. Bohannon Survey, Abstract 0178) from the LM, Light Manufacturing, to the R-5, Residential Single Family, zoning district.
- I. Chairman opens the public hearing.
 - II. Commission receives the Staff report and action recommendation.
 - III. Commission receives the Applicant rebuttal to Staff report. (Applicant or their representative to be recognized by the Chairman. Once recognized, they are to speak from the podium.)
 - IV. Commission receives any public comments. (Chair to state that individuals who wish to speak must come to the podium to be recognized. Those speaking need to provide their name and address to City Staff by printing this information on the provided paper on the podium. Each speaker is limited to six (6) minutes so that everyone can be heard.)
 - V. Chairman closes the public hearing. (Chair to state no further comments will be accepted from the public during this meeting. The public is welcome to stay and observe, but they may not comment or otherwise disrupt the meeting.)
 - VI. Commissioners hold their discussion.
 - VII. Commissioners move, 2nd, and vote on their recommendation to City Council on this item. (Chairman announces the decision of the Commission and that the public may continue to follow this item at the City Council meeting. The date of the meeting is listed at the end of this agenda.)
- C. Zoning Request Z2018-22** – Conduct a Public Hearing, discuss and make a recommendation to City Council on a zoning request to amend the Planned Development on 8+acres of land (being an 8.88-acre tract of land situated in the Herman Heider Survey, Abstract 541 located on the west corner of the intersection of Lasater Road and Stark Road) from the current PD 17-03 (Plan Development with a R-2, Residential Single Family base zoning) to PD 17-03A1 that amends the minimum lot depth, minimum lot area, concept plan, and to address Lasater Road improvements.
- I. Chairman opens the public hearing.
 - II. Commission receives the Staff report and action recommendation.
 - III. Commission receives the Applicant rebuttal to Staff report. (Applicant or their representative to be recognized by the Chairman. Once recognized, they are to speak from the podium.)
 - IV. Commission receives any public comments. (Chair to state that individuals who wish to speak must come to the podium to be recognized. Those speaking need to provide their name and address to City Staff by printing this information on the provided paper on the podium. Each speaker is limited to six (6) minutes so that everyone can be heard.)
 - V. Chairman closes the public hearing. (Chair to state no further comments will be accepted from the public during this meeting. The public is welcome to stay and observe, but they may not comment or otherwise disrupt the meeting.)
 - VI. Commissioners hold their discussion.
 - VII. Commissioners move, 2nd, and vote on their recommendation to City Council on this item. (Chairman announces the decision of the Commission and that the public may continue to follow this item at the City Council meeting. The date of the meeting is listed at the end of this agenda.)
- D. Zoning Request Z2018-23** – Approve a construction plat for Wellington Farms on the west corner of the intersection of Lasater Road and Stark Road.
- I. Chairman opens the public hearing.
 - II. Commission receives the Staff report and action recommendation.
 - III. Commission receives the Applicant rebuttal to Staff report. (Applicant or their representative to be recognized by the Chairman. Once recognized, they are to speak from the podium.)

- IV. **Commission receives any public comments.** (Chair to state that individuals who wish to speak must come to the podium to be recognized. Those speaking need to provide their name and address to City Staff by printing this information on the provided paper on the podium. Each speaker is limited to six (6) minutes so that everyone can be heard.)
- V. **Chairman closes the public hearing.** (Chair to state no further comments will be accepted from the public during this meeting. The public is welcome to stay and observe, but they may not comment or otherwise disrupt the meeting.)
- VI. **Commissioners hold their discussion.**
- VII. **Commissioners move, 2nd, and vote on their decision on this item.** (Chairman announces the decision of the Commission.)

UPCOMING CITY MEETINGS:

- City Council joint meeting with the Seagoville Economic Development Corporation: Monday, October 15th at 6:30 PM in this room
- Planning & Zoning Commission: Tuesday, October 23rd at 6:30 PM in this room
- City Council: Monday, November 5th at 6:30 PM in this room; includes tonight's public hearing items

ADJOURNMENT

Persons with disabilities who plan to attend this meeting and who may need special assistance should contact the City Secretary's Office, or Jennifer Bonner, Jr. Planner, at 972-287-6833 at least two (2) business days prior to the meeting so that appropriate accommodations can be made.

Posted October 4, 2018 before 5:00 P.M.



Jennifer Bonner
Junior Planner