



MINUTES

for the
SEAGOVILLE PLANNING AND ZONING COMMISSION
**Special Meeting scheduled to begin at
9:15 a.m. on Thursday, September 20, 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 9:16 a.m.

Commissioners present: Commissioner & Chairman Mike Dupuis
Commissioner James Sudduth
Commissioner Howard Sanders
Commissioner David Grimes
Commissioner Lowell Sherman

Commissioners absent: Vice-Chairman Scott Englert (dentist appointment)
Position 3 is vacant.

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

Commissioner Lowell Sherman gave the invocation and then led those present in the Pledge of Allegiance.

A. Public Hearings: Request Z2018-18: Chairman Dupuis asked for a staff report. Planner Bonner began by stating that the parent parcel for this final plat is over 10-acres in size. The plat will divide the land into 43 lots and part of 4 street right-of-ways to be dedicated with this plat: an extension of Shadybrook Lane, an extension of Woodside Lane, Chase Lane which most of the houses will be addressed on, and a small piece in the southwest corner of the parent parcel that will be part of a future extension of Thedford Drive but contains no actual pavement because it is so small. Staff is recommending approval with the following conditions: replacement of a broken curb section on lot 34 of block 15 (because of small size, Staff is recommending this be completed during the building permit if not before); and erosion maintenance in the runoff dispersion area as well as around the perimeter of the project, both of which will be required as part of the on-going maintenance of those areas during the construction of the houses within the subdivision.

On page 2 of the staff report, the subdivision meets the requirements of the Future Land Use Plan and Map. This subdivision does not touch the future extension of Casa Grande (by blue

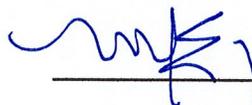
line) to the west nor the future extension of Lasater Road (by green line) to the north as the Master Thoroughfare Plan and Map shown the alignment of both of those extensions are to be located on adjoining parcels to this one. The Zoning Map does show that this parcel is compatible with the surrounding zonings of the R-5, Residential Single Family, or AG, Agriculture. There are no outstanding review comments because there have now been 3 walk-throughs on the project as part of the process to get to today's review of the final plat by you. The most recent walk-through was on Tuesday, September 11th. There is a copy of that in the packet provided to the commissioners if any of you have any questions about it. Most of the items listed in that letter are the conditions of approval that Staff has recommended for the final plat. There is a copy of the final plat in the packet, but Planner Bonner also showed the large copy of the plat to be signed later today if the final plat is approved. She also stated that the addressing for these lots has been completed and about half of the lots have house permit applications in the Building Department waiting approval of the final plat. If the plat is approved and signed today, those building permits will be issued later this afternoon.

Chairman Dupuis confirmed that the conditions of approval are the replacement of a broken curb section and some SWPPP items. Planner Bonner said yes. In fact, the curb section is only two- to three-feet long and about the same in width. With no other questions from the Commissioners, she returned to her seat.

Chairman Dupuis asked if there was a representative for the application present. Bart Carroll of Carroll Consulting Group was here to represent the applicant. He wanted to let the group know that the SWPPP items were either addressed on Monday of this week or have been since then. A brief discussion about broken curbs sections took place and then Mr. Carroll returned to his seat as there were no questions from the commissioners.

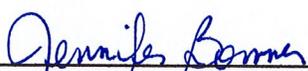
There was no additional discussion between the commissioners, so the chairman asked for a motion on the application. Commissioner David Grimes moved that the application request be approved with the conditions proposed by staff. The motion was seconded by Commissioner Howard Sanders. A vote was cast by a show of hands and the motion was passed unanimously (five to zero).

Chairman Dupuis adjourned the meeting at 9:24 a.m.



Mike Dupuis
Planning and Zoning Commission Chairman

ATTEST:



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