



AGENDA
FOR THE
SEAGOVILLE PLANNING AND ZONING COMMISSION
Tuesday, January 8, 2019 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:** November 27, 2018 regular meeting with 3 public hearing items of business – a rezone, a time extension on a previously-approved Special Use Permit, and a planned development amendment.

2. **PUBLIC HEARINGS:**

- A. **Zoning Request Z2019-01:** Conduct a public hearing, discuss, and make a recommendation to City Council on a zoning change request from R-5 (Single Family Residential) to R5-SUP (R-5 with a Special Use Permit) to allow for an emergency communication cell tower on a portion of approximately 4.4+ acres described as Lot 6R of the Brook Valley Re-plat, which is adjacent to and sharing an access with the Seagoville Animal Shelter located at 1330 East Malloy Bridge 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 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 Z2019-03:** Conduct a Public Hearing, discuss and make a recommendation to City Council on a request to amend the current PD 17-03 (Plan Development with a R-2, Residential Single Family base zoning) to PD 17-03A1 (PD 17-03 Amendment 1), which is located on the west corner of the intersection of Lasater Road and Stark Road situated in the Herman Heider Survey Abstract 541 by correcting the acreage to 7.988; requesting to escrow the Lasater Road improvements; and amending the concept plan by reducing the number of lots, reducing the minimum lot depth to 122-feet, and reducing the minimum lot area to 7,300-square-feet.
- 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 Z2019-04:** Conduct a Public Hearing, discuss and take necessary action on a request to approve a construction plat for Wellington Farms East on the west corner of the intersection of Lasater Road and Stark Road situated in the Herman Heider Survey Abstract 541.
- I. Commission receives the Staff report and action recommendation.
 - II. 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.)
 - III. Commissioners hold their discussion.
 - IV. Commissioners move, 2nd, and vote on their decision on this item. (Chairman announces the decision of the Commission.)
- D. Zoning Request Z2018-26** – Conduct a Public Hearing, discuss and make a recommendation to City Council on a request to amend the current PD 17-04 (Plan Development with a R-5, Residential Single Family base zoning) to PD 17-04A1 (PD 17-04 Amendment 1), which is located west of Alto Road between Wooley Way and East Farmers Road, in the Herman Heider Survey, Abstract 541, by correcting the acreage from 88.818 to 88.831; and by amending the Development Regulations and Concept Plan by reducing the length of the hike and bike trail, by decreasing the number of lots, amending the percentages of lot types, decreasing the minimum lot depth on some lots to allow for a utility easement, amending the screening wall along Farmers Road and preserving the existing trees for screening along the undisturbed areas, providing for the screening wall along Alto Road to be constructed of 6-foot wooden fence mixed with the planting of large trees, and providing that the paving section along Meyers Road to include a sidewalk on both sides.
- 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.)

E. Zoning Request Z2019-05: Conduct a Public Hearing, discuss and make a recommendation to City Council on replacement language for the side yard or setback language for lots in all single-family residential zoning districts.

- I. **Chairman opens the public hearing.**
- II. **Commission receives the Staff report and action recommendation.**
- III. **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.)
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3. ANNOUNCEMENTS:

- No City Council meeting on Monday, January 21, 2019 because of Martin Luther King holiday
- Planning & Zoning Commission: Tuesday, January 22, 2019 at 6:30 PM
- Re-scheduled City Council meeting on Monday, January 28, 2019 at 6:30 PM

ADJOURNMENT

Persons with disabilities who plan to attend this meeting and who may need special assistance should contact the City Secretary's Office at 972-287-2050 at least two (2) business days prior to the meeting so that appropriate accommodations can be made.

Posted January 4, 2019 by 5:00 P.M.



Jennifer Bonner
Junior Planner