



MINUTES

for the
SEAGOVILLE PLANNING AND ZONING COMMISSION

**Meeting scheduled to begin at
6:30 p.m. on Tuesday, January 8, 2019**
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
Vice-Chairman Scott Englert
Commissioner Howard Sanders
Commissioner David Grimes
Commissioner Lowell Sherman

Commissioners absent: Positions 1 and 3 are vacant.

City Staff present: Community Development Director Ladis Barr
Junior Planner Jennifer Bonner

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

1. **Approval of Minutes:** The wrong set of minutes were included in the paper packets provided to the Commissioners. Approval of the minutes from the November 27, 2018 meeting was tabled until the next meeting, scheduled for January 22, 2019.
2. **Public Hearings:**
 - A. **Request Z2019-01:** Junior Planner Bonner told the Commission that the applicant, The City of Dallas, had requested via email earlier today requested that the application be pulled from tonight's agenda. This item was to be a public hearing for a Special Use Permit for the construction of an emergency communications tower on property owned by the City of Seagoville for the old sewer treatment plant. Their concerns are in relation to Seagoville staff's recommendations for conditions of approval on items that are required by our city code but that were not provided with their application.
 - B. **Request Z2019-03:** Chairman Dupuis introduced the amendment to the Planned Development zoning from PD-17-03 to PD-17-03A1 on the west corner of the intersection

of Lasater and Stark Roads. He opened the public hearing at 6:35 and then asked for a staff report.

Planner Bonner began by stating that this is an item that the P&Z has seen before. The property has changed ownership since the last time this item was heard by P&Z in late October or early November 2018 and there has been a meeting with the engineers (as the new owners' representative) on the project to see if there were any additional changes that the new owners wanted to make to the application before the request moves forward to City Council. As there are none, what the Commission is seeing tonight is the same as they have seen previously – just with a different applicant and representative. Additionally, the last time the Commission saw this item she had missed that the area of the planned development needed to change. Originally the location of the city limits had been estimated. There is a new survey that shows that the location of the line has been determined and reduced the overall acreage of the development from what is listed in the original planned development documents. She then continued by going through the various portions of the Staff Report (Exhibit 1) as well as the other exhibits in the Commissioners' packets. She did note for the Commissioners that the exhibits are in a different order than they have been provided in the past so that all items submitted as part of the application are all together in Exhibit 5. Previously some of these items had been placed as their separate exhibit later in the packet. None of the commissioners had questions, so Planner Bonner returned to her seat.

Chairman Dupuis asked if anyone from D.R. Horton, the applicant, wished to speak. Richard Hovas with Engineering Concepts and Design approached the podium. He is the engineer on the project and is representing D.R. Horton tonight. He would answer any questions that the Commission might have. None of the commissioners had questions, so Mr. Hovas returned to his seat.

Chairman Dupuis closed the public hearing at 6:42 pm.

None of the commissioners had any additional items of discussion, so the Chair asked if those present were ready to vote. Vice Chairman Englert moved to recommend approval of the 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) as submitted for a development 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; escrowing 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. Commissioner Grimes seconded the motion. By a show of hands, the vote was unanimous (five to zero) in favor of the change.

- C. **Request Z2019-04:** Chairman Dupuis introduced the request to approve a construction plat for a development called Wellington Farms East at the intersection of Lasater and Stark Roads. He then asked for a staff report.

Planner Bonner began by stating that this is the construction plat approval from the item we just reviewed. If the P&Z tonight grants approval of the construction plat tonight, City Council approves the PD amendment, and engineering plans can be completed soon, then we could be scheduling a pre-construction meeting for this subdivision in the next couple of months. Staff is recommending approval of the construction plat with the condition that engineering plans are acceptable within 90 days of tonight's meeting and City Council of the escrowing of improvements to both Stark and Lasater Roads as part of the PD amendment. The most of the outstanding items for the review criteria for the construction plat are more tied to final plat items than approval of the construction plat, or are in the process of being addressed with the engineering review by the City. She then returned to her seat.

Richard Hovas was invited to the podium to provide any additional comments. He stated he didn't have anything else, but was still willing to answer any of the Commissioners questions. There were none.

None of the commissioners had any additional items of discussion, so the Chair asked if those present were ready to vote. Vice Chairman Englert moved to recommend approval with conditions of the construction plat of Wellington Farms East. Commissioner Sanders seconded the motion. By a show of hands, the vote was unanimous (five to zero) in favor of the change.

- D. Request Z2018-26:** Chairman Dupuis introduced the amendment to the Planned Development from PD-17-04 to PD-17-04A1 on the west side of Alto Road between Seagoville and Farmers Roads. He opened the public hearing at 6:51 and then asked for a staff report.

Planner Bonner began by stating that this is the other PD amendment that we have on the agenda tonight. This item has also been seen before. Since the last time you saw this item, we have meeting with the engineers and applicant again. They let us know that there were some additional items that they would like to clarify or change as part of the PD amendment. Because of these items, the application is being heard again tonight by P&Z to incorporate all of these into a single item before the application is seen by City Council. The acreage for the development is an item to be addressed because the last time this was seen, she had 4 different acreages from 3 different sources. This confusion has been clarified so the acreage is one of the items on the list of changes tonight. The table on page 2 of the agenda comm has had a couple of minor changes because there are a couple of changes in lot locations and sizes in comparison to when this application was seen last. Staff's single condition of approval is the 1-acre open playfield, but she may have missed in during her review. She then continued by going through the Staff Report (Exhibit 1) as well as the other exhibits in the Commissioners' packets. There have been some changes to the tree preserve areas and locations. Lots that back onto Alto Road will have no direct access as there will be additional right-of-way dedicated for grading, trail, and greenspace with trees. A wooden screening fence will be built along the rear property lines. Lots that back onto Farmers Road will also have no direct access as there will be a

masonry screening fence along that road. See summarized legal notifications. The draft motion combines the text and concept changes into a single action. With no questions from the Commissioners, Planner Bonner returned to her seat.

Chairman Dupuis asked for an applicant representative to come forward. Elaine Torres from LGI Homes and Humberto Johnson from Pape-Dawson (engineering company) came forward. Both said they would answer any questions. None of the commissioners had any. Director Barr referenced the amenity examples provided. Ms. Torres said what was provided are examples of what has been provided in other locations as examples of quality. She continued by stating said that the amenities for this exact site have not been designed nor fully determined, but will match what is called for in the original PD language. She could state that no water feature or swimming pool would be included. Director Barr asked about a splash pad. Ms. Torres replied "probably not". The budget for amenities for a development of this size is not sufficient to include those types of amenities. Director Barr said that the City Council will want to see exactly what is being proposed from this subdivision. With no other questions or concerns, Ms. Torres and Mr. Johnson returned to their seats.

The chairman asked for comments from the public. There were none so he closed the public hearing at 7:01 pm.

There was no additional comments or discussion among the commissioners. The Chair asked if those present were ready to vote.

Commissioner Grimes moved to recommend approval with condition of the 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 amending the Development Regulations and Concept Plan by reducing the length of the hike and bike trail, 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. The condition of approval is adding to the concept the previously-shown and required 1-acre open field / play area. Vice Chairman Englert seconded the motion. By a show of hands, the vote was unanimous (five to zero) in favor of the recommendation.

Planner Bonner stated that if she could get everything from the applicants that is outstanding by Thursday of this week (in about 48 hours), then the item can be heard on the January 28th City Council agenda. If not, then the earliest the City Council can hear it is February 4th. The second February meeting for the City Council has not been re-scheduled yet from the 18th, which is a city-recognized holiday. That re-scheduled date

could be the Thursday the 21st or Monday the 25th. Planner Bonner asked for contact from the applicant 4:00 pm on Thursday of this week so that she knows which date to schedule the application for with City Council.

- E. **Request Z2019-05:** Chairman Dupuis introduced the side setback code revisions in detached single family zoning districts. He opened the public hearing at 7:06 pm and then asked for a staff report.

Planner Bonner began by stating that this is the shortest item on agenda tonight. It was originally scheduled for a public hearing on December 3rd, but she failed to get the legal notices out on time and the scheduled meeting after that had already been cancelled because of the Christmas holiday.

At the November 5th City Council meeting, the members voted to have the P&Z review the side yard existing language for all detached single family zoning districts and draft new language for the size of these areas. P&Z discussed draft language at their November 13th meeting. Tonight we are looking at making a recommendation back to the City Council on the language. A summary of the existing language differences is listed in the Staff Report (Exhibit 1). Exhibit 2 provided a copy of both the front yard and side yard language for each of the 5 detached single family zoning districts. The front yard information is only for reference while the side yard language shows how the existing language of each would be changed to the same sentence that was discussed at the November 13th P&Z meeting. No individual property owners were notified as these changes would affect all parts of Seagoville, not one specific site or location. There was some discussion at the last meeting whether the word "side" or "portion" would be used. Whichever word is wanted needs to be included in the motion tonight. The 3rd sentence in the suggested motion also can be left out of the final motion if the commissioners wish to do so. What is shown in the recommended motion in the Staff Report matches the discussion the P&Z had back in November, but the way that the motion is made tonight is how the recommendation will be sent to City Council.

Both the Chair and Vice Chair liked the word portion instead of side. When asked the others also agreed that they preferred that word. Chairman Dupuis then asked for any other discussion. Without any, he closed the public hearing at 7:11 PM. He then asked for a motion on the recommended language.

Vice Chair Englert moved that the P&Z recommend to the City Council the approval of the request to replace the existing side yard setback language in each of the detached single-family residential zoning districts (R-1, R-2, R-3, R-4, and R-5) with the following language:

Side yard. There shall be a side yard on each portion of the lot that is not defined as a front or rear yard. Each side yard shall have a width of not less than 10% of the average lot width or 6-feet, whichever is smaller. When a lot has a property line along more than one street right-of-way,

each yard along a street shall meet the requirements of a front yard.”

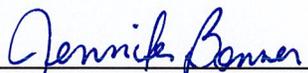
Commissioner Grimes seconded the motion. By a show of hands, the vote was unanimous (five to zero) in favor of the change.

Chairman Dupuis adjourned the meeting at 7:12 pm.



Mike Dupuis
Planning and Zoning Commission Chairman

ATTEST:



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