



## AGENDA

FOR THE

SEAGOVILLE PLANNING AND ZONING COMMISSION

Tuesday, August 27, 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

**PUBLIC COMMENTS:** This portion of the meeting is to allow each speaker up to six (6) minutes to address the Commission on items not posted on the current agenda. Commissioners may not discuss these items, but may respond with factual data or policy information; place the item on a future agenda; or forward the information to the appropriate city department director. Citizens wishing to speak on posted agenda items will be called upon at that time. Anyone wishing to speak shall submit a Speaker Request Form. Once called and recognized by the Chairman, please speak from the podium.

1. **APPROVAL OF MINUTES:** Consider the minutes of the previous July 23, 2019 regular Planning and Zoning Commission meeting.

### BUSINESS:

2. **ZONING REQUEST Z2019-20: PUBLIC HEARING** Conduct a Public Hearing, discuss and make a recommendation to City Council on a request to amend PD-Ord 500 to PD-19-01-A1 (first amendment to the first plan development in 2019) to allow the construction of a fire station on approximately 5.5+acres (being part of unplatted Lot 26 of the Herman Heider Abstract) on the north side of East Simonds Road at its intersection with East Farmers Road. The site currently is zoned a Planned Development with a mixture of base zonings. The location of the proposed change is in an area with a single family detached home base zoning.
  - 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, 2<sup>nd</sup>, 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.)

**3. ZONING REQUEST Z2019-21: DEVELOPMENT REVIEW Discuss and take necessary action on a request to approve the site and concept plans; landscape and irrigation plans; and façade (elevation) plans for a building proposed to be constructed on Lot 9 Block B in the Seagoville Highlands Addition on approximately 1.3±acres in the LR, Local Retail, zoning district.**

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, 2<sup>nd</sup>, 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.)

**4. ZONING REQUEST Z2019-23: PUBLIC HEARING Conduct a Public Hearing, discuss and make a recommendation to City Council on a zone change from PD-R5 (Planned Development with a R-5 base zoning ) to PD-R5-SUP (PD-R5 with a Special Use Permit) for a Temporary Concrete Batch Plant on approximately 1.5±acres on the south side of East Farmers Road between East Simonds Road and Alto 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, 2<sup>nd</sup>, 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.)

**5. ZONING REQUEST Z2019-25: PUBLIC HEARING Conduct a Public Hearing, discuss and make a recommendation to City Council on an amendment to the City of Seagoville Zoning Ordinance, Division 15. Local Retail District Regulations, Section 25.02.351, "Use Regulations", and Division 26, Special Uses, Section 25.02.631, "Uses which may be authorized by ordinance", by repealing the size reference contained therein for a grocery store, restaurant, and convenience store/mini mart.**

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.)

IV. 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.)

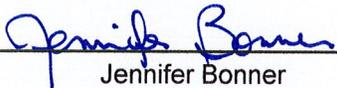
- V. Commissioners hold their discussion.
- VI. Commissioners move, 2<sup>nd</sup>, and vote on their recommendation to City Council on this item.  
(Chairman announces the decision of the Commission and that the public may continue to follow this item at the City Council meeting. The date of the meeting is listed at the end of this agenda.)

**6. ANNOUNCEMENTS:**

- **No** City Council meeting on Monday, September 2, 2019 because of Labor Day holiday
- Planning & Zoning Commission: Tuesday, September 10, 2019 at 6:30 PM
- **Re-scheduled** City Council meeting on Thursday, September 12, 2019 at 6:30 PM
- City Council meeting on Monday, September 16, 2019 at 6:30 PM
- Planning & Zoning Commission: Tuesday, September 24, 2019 at 6:30 PM

**ADJOURNMENT**

Posted August 22, 2019 by 5:00 P.M.

  
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Jennifer Bonner  
Junior Planner

The City of Seagoville does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities. 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.