



## MINUTES

for the

### SEAGOVILLE PLANNING AND ZONING COMMISSION

Meeting scheduled to begin at

6:30 p.m. on Tuesday, July 9, 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 6:47 p.m.

Commissioners present: Commissioner & Chairman Mike Dupuis  
Commissioner David Grimes  
Commissioner Olu Olajimi  
Commissioner Charles Galbreth

Commissioners absent: Positions 4, 6, and 7 are vacant.

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

Commissioner Olu Olajimi gave the invocation. Chairman Mike Dupuis then led those present in the Pledge of Allegiance.

1. **Approval of Minutes:** Commissioner David Grimes moved to approve the minutes from the Tuesday, June 11, 2019, meeting as typed. Commissioner Olajimi seconded the motion. By a show of hands, the minutes were approved unanimously (four to zero).
2. **Election of Officers:** Chairman Dupuis stated the next item of business is election of officers for the next 12 months. He asked Director Barr how the Commission needed to proceed. Director Barr responded that with the change of commissioners, he recommends that the commissioners that have been on the during the past year be placed into the available officer positions so that the 2 new gentlemen could gain some experience in how the Commission works before taking an elected position. Both new members agreed. The Chairman then opened the floor for nominations. Commissioner Olajimi moved that the current Chair be re-appointed. Commissioner Grimes seconded the motion. By a show of hands, the vote was unanimous (three to zero with Mr. Dupuis abstaining from the vote for himself) in favor of the motion. Chairman Dupuis then moved that Commissioner Grimes be

elected vice-chairman. Commissioner Olajimi seconded the motion. By a show of hands, the vote was unanimous (four to zero) in favor of the motion.

- 3. Request Z2019-09:** Chairman Dupuis introduced a request to approve the Final Plat for Highland Meadows Phase 3 Subdivision. He then asked for a staff report.

Planner Bonner gave a summary of the subdivision and what would be either dedicated or created with the approval of the plat. She continued into the Staff Report by describing the zoning districts and land uses around subdivision including the city limits, earlier phases of the subdivision, and school district. Staff is recommending approval of the final plat as the outstanding items at the subdivision are the completion of the lift station for sanitary sewer and pavement cracking at the sewer manhole immediately outside of the lift station. She summarized the application in comparison to the Future Land Use Plan, the Thoroughfare Plan, and the Zoning Map. The Staff Report then reviews the application against the review criteria for a Final Plat as listed in the city codes. She then covered the other exhibits in the packet. Again staff is recommending approval of the application.

Commissioner Olajimi asked about the conditions of approval. He wanted to confirm that Staff's concerns were being taken care of before the subdivision was released.

None of the Commissioners had any other questions for her so she returned to her seat.

Chairman Dupuis asked if the applicant or his representative wished to speak or add anything to what Staff had said. Mr. Eric Ammerman, vice-president with D.R. Horton, came forward and introduced himself. He stated he was willing to answer any other questions the commission had.

None of the Commissioners had any other questions so he returned to his seat.

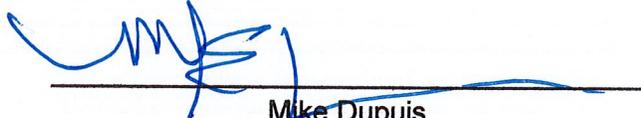
Chairman Dupuis asked if anyone else wanted to speak.

None of the Commissioners had any items of discussion so the Chairman asked for a motion. Commissioner David Grimes moved to approve with conditions the final plat for a subdivision out of the J. H. Halford Survey, Abstract 570, to be known henceforth as Highland Meadows Phase III. This plat creates 267 detached single family residential lots, creates 4 common areas to be maintained by the Highland Meadows home owners' association, creates 15 internal public street right-of-ways, and improves a portion of existing Lasater Road for this development's share of a Major Arterial. The conditions of approval were for the lift station to be complete and operational and the manhole outside the lift station to be corrected and/or repaired prior to the Certificate of Occupancy for any homes in the subdivision. Commissioner Galbreth seconded the motion. By a show of hands, the vote was unanimous (four to zero) in favor of the approving the plat.

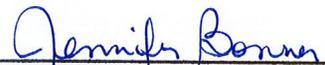
- 4. Upcoming Meetings:** Planner Bonner gave a summary of upcoming city meetings. She did let the Commissioners know that there is business for the next meeting. With a minimum

number of Commissioners for a quorum to meet, she asked that if someone could not attend a meeting, that they let her know immediately so that the meeting is cancelled or re-scheduled for when a quorum is needed.

Chairman Dupuis adjourned the meeting at 7:03 pm.

  
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Mike Dupuis  
Planning and Zoning Commission Chairman

**ATTEST:**

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

