



## MINUTES

for the

### SEAGOVILLE PLANNING AND ZONING COMMISSION

Meeting scheduled to begin at  
6:30 p.m. on Tuesday, July 23, 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 7:19 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:** Chairman Dupuis asked if there were any corrections to the minutes of the July 9<sup>th</sup> meeting. Commissioner David Grimes moved to approve the minutes as typed. Commissioner Olajimi seconded the motion. By a show of hands, the minutes were approved unanimously (four to zero).
2. **Public Hearings:**
  - A. **Request Z2019-17:** Chairman Dupuis introduced the request for a zoning change on about 0.556-acres at 106 West Farmers Road (being unplatted Tract 18 in the John Denton Abstract 426) from the R-4, Residential Single Family, zoning district to the R-5, Residential Single Family, zoning district. He opened the public hearing at 7:22 pm and then asked for a staff report.  
  
Jr. Planner Bonner began by giving a historical explanation of the current R-4 zoning on the property and its acquisition in March of 1999. She then went into tonight's request

to change the zoning to R-5 by the current owners. The lot next door has their house and is the second application on tonight's agenda. On page 1 of the staff report she covered the zoning of the surrounding properties in comparison to the land uses. Staff supports the change of this application since the land's use is still residential and a larger house is required now in the R-5 district than was required with the R-4 zoning in 1999. On page 2 of the staff report, Jr. Bonner covered the land uses for this area on the Future Land Use Plan and the right-of-way required for Farmers Road by the Master Thoroughfare Plan. She provided more information in relation to the zoning districts shown in this area of the Zoning Map and the zoning is not correctly reflected on the map. She then continued by stating the review criteria on page 3 of the staff report have all been met since the property is vacant. Current code requirements will have to be met when the land is developed or platted in the future. She then summarized the legal notices to the newspaper and the neighbors. The only responses received were from the applicant (as both the owner and a neighbor) as well as the mother of one of the applicants, who is also a neighbor of this request. Copies of those responses were available to each Commissioner at their place on the dais. Planner Bonner explained the Table of Uses provided in the rest of the staff report is provides a comparison of land uses between existing zoning and proposed zoning districts. For this application, the list of uses for permitted or special uses (SUP) are identical – but for most applications that will not be the case. There is a sample motion for the commissioners to reference if they wish later in the meeting. Planner Bonner then summarized the rest of the exhibits in the packets: aerial photograph of the neighborhood, dimensional map, updated zoning map to show changes from the last year, zoning application with legal description, public hearing notices to the newspaper and adjoining property owners, and list of adjoining property owners. Exhibit 9 is a copy of the 1999 ordinance zoning the property to R-4.

Commissioner Olajimi confirmed that right now the commission is only looking at the lot addressed 106 West Farmers. Planner Bonner said yes. There were no other questions from the Commission, so Planner Bonner returned to her seat.

Chairman Dupuis asked the applicant if she had anything she wanted to say. Mrs. Douglass said that she did not.

Chairman Dupuis closed the public hearing at 7: 30 pm. He asked if there was any other discussion from the Commissioners. There was not. The chair then asked for a motion.

Vice Chairman Grimes moved that the Planning and Zoning Commission recommend to City Council to approve the request to change the zoning on about 0.556-acres commonly known as 106 West Farmers Road (being the unplatted Tract 18 in the John Denton Abstract 426 Page 085) from the R-4, Residential Single Family, zoning district to the R-5, Residential Single Family, zoning district. Commissioner Olajimi seconded the motion. A vote was made by the show of hands. The motion was approved unanimously four (4) to zero (0) in favor of the request.

- B. Zoning Request Z2019-18:** Chairman Dupuis introduced the request for a zoning change on about 0.556-acres at 108 West Farmers Road (being unplatted Tract 19 in the John Denton Abstract 426) from the LM, Light Manufacturing, zoning district to the R-5, Residential Single Family, zoning district. He opened the public hearing at 7:32 pm

and then asked for a staff report.

Jr. Planner Bonner began by stating that for simplification, this lot is the lot next to the item we just completed. On page 1 of the staff report she covered the zoning of the surrounding properties in comparison to the land uses. Staff supports the change of this application since this land and most of the surrounding properties are already used for residences and has been for several decades. On page 2 of the staff report, Jr. Bonner covered the land uses for this area on the Future Land Use Plan and the right-of-way required for Farmers Road by the Master Thoroughfare Plan. She provided more information in relation to the zoning districts shown in this area of the Zoning Map and zoning the is not correctly reflected on the map. She then continued by stating the review criteria on page 3 of the staff report have all been met since the property is vacant. Current code requirements will have to be met when the land is developed or platted in the future. She then summarized the legal notices to the newspaper and the neighbors. The only responses received were from the applicant (as both the owner and a neighbor) as well as the mother of one of the applicants, who is also a neighbor of this request. Copies of those responses were available to each Commissioner at their place on the dais. Planner Bonner than explained the Table of Uses provided in the rest of the staff report is provided for a comparison of land uses between existing zoning and proposed zoning districts. For this application, the list of uses that are permitted or require a special use permit (SUP) are almost opposite. The LM district does not allow residential uses without a SUP in comparison to residential districts generally not allowing any type of business, commercial, or industrial use. There is a sample motion for the commissioners to reference if they wish later in the meeting. Planner Bonner then summarized the rest of the exhibits in the packets: aerial photograph of the neighborhood, dimensional map, updated zoning map to show changes in the last year, zoning application with legal description, public hearing notices to the newspaper and adjoining property owners, and list of adjoining property owners. Since this property has not had a zoning change since the city-wide rezone in 1977, there is no ordinance with this packet like there was with the last one.

The Chairman asked if there were any questions for staff. There were none.

Chairman Dupuis asked the applicant if she had anything she wanted to say. Mrs. Douglass said that she did not.

Chairman Dupuis closed the public hearing at 7:35 pm. He asked if there was any other discussion from the Commissioners. There was not. The chair then asked for a motion.

Vice Chairman Grimes moved that the Planning and Zoning Commission recommend to City Council to approve the request to change the zoning on about 0.556-acres commonly known as 108 West Farmers Road (being the unplatted Tract 19 in the John Denton Abstract 426 Page 085) from the LM, Light Manufacturing, zoning district to the R-5, Residential Single Family, zoning district. Commissioner Olajimi seconded the motion. A vote was made by the show of hands. The motion was approved unanimously four (4) to zero (0) in favor of the request.

Planner Bonner informed the audience that new letters would be sent to the neighbors

notifying them of when these items would go to City Council – which should be the second City Council meeting on the future meeting list at the bottom of tonight's agenda.

3. **Discussion:** August meeting date: Chairman Dupuis introduced the topic and then turned the floor over to Planner Bonner.

Planner Bonner began by stating that after our last meeting, Commissioner Olajimi had mentioned that he was not going to be out of town for the August 13<sup>th</sup> scheduled meeting of the Planning and Zoning Commission. This leaves the group without a quorum. She covered that on the dais, each commissioner's paper packet should have a copy of the development calendar as well as the calendar for this room in case the group wanted to try to re-schedule the August 13<sup>th</sup> meeting. If the Commission just wants to cancel the meeting, she needs to know so that the legal notices for the items that should be on the agenda for August 13<sup>th</sup> can be correctly advertised and those applicants made aware of the delay.

Commissioner Grimes stated that he will out of state October 1 through October 4 so will not be available for meeting with the Commission.

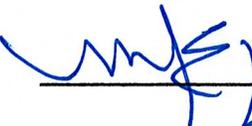
Planner Bonner moved the discussion back to the dates that Commissioner Olajimi will be out of town as she could not find her notes with the exact dates that he had mentioned last time. He replied that he will be leaving on Sunday, July 28<sup>th</sup> and will hopefully return on Friday, August 16<sup>th</sup>. Planner Bonner responded that since this limits the amount of time for re-scheduling the first meeting in August, does the Commission want to cancel the August 13<sup>th</sup> meeting and move all agenda items to August the 27<sup>th</sup> or try to re-schedule the August 13<sup>th</sup> meeting?

Discussion continued, but the consensus was to cancel the meeting on August 13<sup>th</sup>. Planner Bonner did warn the Commission that there are several items that have already been submitted for both dates and the next deadline is Friday of this week, so several more could come in and be added to the agenda that will be not less than 4 items.

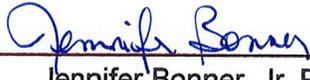
4. **Announcements:** A list of upcoming meetings is available on the bottom of the agenda.

Chairman Dupuis adjourned the meeting at 7:42 pm.

**APPROVED:**

  
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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

