



MINUTES

for the
SEAGOVILLE PLANNING AND ZONING COMMISSION

Meeting scheduled to begin at
6:30 p.m. on Tuesday, January 28, 2020
in the City Hall Council Chambers
at 702 North U.S. Highway 175; Seagoville, Texas

Chairman Mike Dupuis called the meeting to order at 6:31 p.m.

Commissioners present: Commissioner and Chairman Mike Dupuis
Commissioner and Vice Chairman David Grimes
Commissioner Olu Olajimi
Commissioner Charles Galbreth
Commissioner Tommy Lemond
Commissioner Tyree Roberson
Commissioner Heather Rice

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

Commissioner Galbreth was asked to lead the group in an invocation. Afterwards, he led those present in the Pledge of Allegiance.

Chairman Dupuis gave an opportunity for the public to comment on items not on the agenda. No one approached the podium.

1. **Approval of Minutes:** The chairman asked if there were any corrections to the minutes from the December 10th meeting. Vice Chairman David Grimes moved to accept the minutes as presented. Commissioner Olajimi seconded the motion. By a show of hands, the minutes were approved seven (7) to zero (0).
2. **Zoning Request Z2020-02: Public Hearing** Chairman Dupuis introduced the first item of business on the agenda. The request is a public hearing for a request to change the zoning from R-2 (Residential Single Family) to PD-20-02 (plan development with R-5, Residential Single Family, base zoning) on three tracts of land all located in Seagoville, Dallas County, Texas: a 135.08+acre tract and a 22.95+acre tract owned by Dennis and Janis Wolford and an 88.96+acre tract owned by Richard Jones and Gary Jones. The chairman then opened the public hearing at 6:34 pm and asked for the staff report.

Planner Jennifer Bonner began by stating packet for this item starts with an agenda comm that has the header that the chairman just read followed by some background information on the applicants and the proposed development regulations for the planned subdivision to be constructed at the site under consideration. She explained that much of this information is also in the staff report so she will cover some of this information then. She explained that the applicants are not requesting a size change to the garage, but code requires them to be not less than 400 square feet in size. Also the city's Thoroughfare Plan calls for specific requirements and these are listed on page 2 of the agenda comm as well as in the staff report. A summary of public notifications and the exhibits for the rest of this item are listed on the remainder of the agenda comm.

Planner Bonner then moved on to the staff report. There is an aerial photograph on the front page showing the 8 parcels that are included in this request. The yellow stars outlined in red depict these parcels. 3 of the 8 parcels are owned by a pair of brothers. The other parcels are owned by a husband and wife set. These 2 sets of owners are working with the same developer for the development in front of the Commission. The total area under consideration is about 245-acres. All of the parcels are currently zoned R-2. The planned development would continue to have a single family base zoning, but that it would be reduced to about an R-5. Planner Bonner stated there would be amenities provided with this development of between 900 and 1,000 homes. The concept plan provided with this application calls for at least 8 areas of open space – some with existing lakes and ponds that will remain, others below the overhead power lines running through the property, one area is a regulated floodplain within the site. She then summarized the surrounding zoning districts and 2002 Future Land Use Plan designations. Planner Bonner then stated that staff is recommending approval of the request with several conditions. The construction of 5-foot wide sidewalks along East Stark Road, East Simonds Road, Lasater Road, and Shannon Road with their pavement improvements. All other streets are to be constructed with 4-foot wide sidewalks on both sides unless as otherwise shown on the concept plans. Internal trail system to have 4-foot sidewalks and maintained by the Home Owners Association when they occur outside of a street right-of-way.

Moving onto the second page of the staff report, Planner Bonner went into more detail comparing the subject property to the 2002 Future Land Use Map and Plan, the 2006 Thoroughfare Map and Plan, and the 2009 Zoning Map before going into the next 2-1/2 pages of review criteria for comparing the request to code requirements for granting plan development zoning requests. The review criteria specifically covered are part of why staff is recommending conditional approval of the request. Some of these items are required as part of the engineering phase of a development. Others are required during either the construction or final plat processes of development. She mentioned that neither city water nor sanitary sewer are currently available to this site so the developer will have to bring both from quite a distance off-site before any part of this development could be occupied. Chairman Dupuis asked about where water and sanitary sewer would be coming from for this development. Planner Bonner responded that she was going to let Director Barr answer that questions specifically at the end of her staff report presentation. She then completed her summary of the review criterial and then provided information on the public notices, responses received (copies provided to each commissioner at their seat), and the example motion for the commissioners. Finally she covered the other exhibits that were attached in this portion of the meeting packet. Exhibit 6 has multiple parts because of the application

and legal description with each set of owners, the proposed development regulations, and the concept plan that has also been shown on the screens tonight. She recommended that questions about the Amenity Center be made to the applicant when they speak shortly. She explained that she warned them earlier in the week that questions for details about the Amenity Center would be coming tonight so that they would be prepared to answer questions about it and its site. Example building elevations for the homes are also provided in Exhibit 6. She then explained the legal notice to the newspaper, a letter to the neighbors, and the list of neighbors within 200-feet of the boundary of the property that were required to be notified by state law. She then stated she would be willing to answer any questions the Commissioners had after Director Barr had finished his explanation of the city water and sanitary sewer extensions to the site.

Director Barr began by stating that seldom does a city have an opportunity to work with a developer who is willing to come and assist a city with installing infrastructure that would take at least 10-15 years for the city to do by itself. In this case, this new infrastructure will not only support their planned development, but will open an entire quadrant of Seagoville that currently has no access to municipal water or sanitary sewer so would take years for development to occur. The development of this site will bring a master sewer line to this part of town. The planning and design for this line by Halff Associates as part of the city's master sewer plan began before this development submitted their application. Director Barr stepped over to the zoning map hanging on the wall and showed the length of the new required line as well as the amount of area that would use this new sewer line. The developer of tonight's request has reached out to the city and is willing to help provide funds for the sewer line as part of their development while opening a whole quadrant of Seagoville to development. He continued by stating that it is seldom that a city sees that type of commitment from a developer. Putting the amount of infrastructure in place that is needed is difficult so seeing a developer come forward voluntarily to help pay with a project of this magnitude makes him pleased. This developer cares. They have built houses in Seagoville before. They have developed subdivisions here before. They continue to come back to Seagoville because they can see what Seagoville can look like in the future.

The chairman then asked if there were any questions from the Commissioners for either Planner Bonner or Director Barr. Commissioner Olajimi stated that the explanation helped him better understand and that he no longer had questions. The rest of the commissioners agreed by a nod/shake of their head.

Chairman Dupuis asked if the applicant or his representative were asked if they had anything they wanted to say. Mrs. Marie Cameron came forward and introduced herself and her husband as the developers for this project. She stated the staff has done an excellent presentation of their project. She and her husband are here to answer any questions that the Commissioners might have.

The commissioners then asked questions about several items - phasing of development; amenities at the planned Amenity Center; Home Owners Association; size of the Amenity Center and surrounding area; open spaces at existing lakes, ponds and their dams; fencing; building lots adjacent to the regulated floodplain; electrical lines - overhead and underground; perimeter fencing, landscaping, or open space; and total number of homes planned for the overall development. Engineer for the development, Warren Corwin of

Corwin Engineering, Inc., helped answer some of the questions.

Vice Chairman Grimes asked about notice to the school districts regarding the number of planned homes. Planner Bonner responded by stating that staff is required by state law and local code to share zoning notices with subject school districts as well as adjoining property owners. They are not listed on the mailing list in the packets because they get a special emailed notice so she can include development concept plans so the districts can see more information than goes out with the neighbors' notices. Director Barr added that the city gets with each of the school districts at least once a year to let them know what has been platted as well as residential projects that are coming. Mrs. Cameron added that she also receives requests from a variety of school districts for the same information that Planner Bonner mentioned she provides them, so those districts can pre-plan for growth.

Commissioner Rice asked about the planned price range for these homes. Mrs. Cameron answered \$185 to \$250 (thousand) for starting prices and would depend on the extras or customizations that the future home's owner wants and is willing to pay for. The sample elevations provided with the application have floor plans that range from 1681 to about 2300 square feet. Vice Chairman Grimes asked about 2-1/2 story homes. Mrs. Cameron responded that the homes they plan to build will be 2 stories. Director Barr stated that the 2-1/2 number comes from the zoning ordinance. Commissioner Rice stated that most of the time the "extra" 1/2-story is a loft or converted attic space.

Chairman Dupuis then opened the floor for comments from the public.

Mrs. Terry Ogletree, 1505 East Simonds Road, came forward and introduced herself. She began by asking about the completion of water and sewer lines prior to the beginning of home construction. Director Barr responded Yes. Mrs. Ogletree then asked about a timeline to start. Director Barr responded that the city's design of the water and sewer lines has already begin. Once the design is complete, then there will be a series of easements or land acquisitions that will need to be completed before the actual construction of the lines can begin. Mrs. Ogletree then asked about the widening of Simonds Road and sidewalks. Director Barr responded that the widened street section will be limited to the property within the development. Sidewalks will extend to their property lines, but will not continue onto the property of adjoining land owners. Director Barr expanded his explanation by stating that if she sold her land for to a developer, then the new owner of her land would be required to also widen their portion of Simonds Road, install sidewalks and other infrastructure. Mrs. Ogletree than asked about only existing onto Simonds Road. Director Barr stated that the concept plan is showing access points on Lasater Road and Stark Road as well as Simonds Road. Unless the folks exiting the subdivision are coming into Seagoville, they will probably exiting onto Lasater Road towards Interstate 20 or Stark Road into Dallas. Folks living in the development will find the route that works best for them – not everyone onto Simonds Road. Vice Chairman Grimes added that will Shannon Road being connecting through the entire development a lot of folks will probably use that street to get to Lasater Road now. Future developments to the south will extend Shannon Road to Seagoville Road, which will pull some traffic off Simonds Road with its more direct route when completed. Mrs. Ogletree returned to her seat as Director added that regularly gets questions from folks in Seagoville about want more shopping, restaurants, and commercial options in town. Until the city has the local rooftops through new residential developments to support those businesses,

however, the retail and commercial businesses will not come.

Chairman Dupuis asked if anyone else from the public wished to speak.

Mr. Coen Enight, 688 Stark Road, came forward and introduced himself. He began by stating that he lives across from the large lake shown on the concept plan. He stating that there appears that there will be a lot of houses constructed with this development and 3 access points onto Stark Road. Stark Road is currently only 2 lanes and in poor shape. It is fairly narrow. Are you getting an easement on the developer's side of the road to widen the street? Chairman Dupuis asked about the location of the city limits line along Stark. Director Barr responded that in this location, both sides of the road are Seagoville (not Dallas). This development will have to dedicate additional right-of-way to meet the Thoroughfare plan and then install their half of the pavement – 2 lanes of concrete – and sidewalks. The Thoroughfare Plan calls for Stark to eventually be 4 lanes of concrete with sidewalks on both sides. Mr. Enight then asked how far the pavement improvements would extend to the south – to the city limits line with Dallas where it crosses Stark Road? Director Barr said Yes, since that line is also the property line and boundary of the proposed development. Mr. Enight stated he had work quite a lot on the PD across the street with the City of Dallas and a lot of developers over the last 15 years on developments occurring in Dallas for 3 different councilmen. They have worked hard to keep the lot sizes over 6,000 square feet. Also worked to not have wooden back yard fences all along the streets. This concept plan shows Stark with back yards along it. They have pushed for at least a cementitious-type wall instead of wooden fences along the street because wood fences just fall apart and then fall down. Vice Chairman Grimes stated that with Seagoville requiring this wall to be maintained by the required HOA, the wall will not be allowed to fall apart, fall down, or not be repaired. His primary point is the amount of traffic that will be added to Stark Road and its condition. He realizes that Lasaster Road will be going to a divided 4-lane road making it more accessible. Going down Lasater and getting into the school and bus traffic is just a big backlog. He is against the 5,000 square foot lots. He then talked about house sizes – smallest at 1,650 square feet in the application but R-2 requires 2,000 square feet. He thought Highland Meadows was 60-foot frontage on their lots, or very close to what is planned for the PD next to his house. He thought the 23 lots in the PD next to him was to be similar what was in the Dallas portion of that development. He said he would get with Planner Bonner to get more information. So far, he has only seen the neighbors' notification letter, which isn't that detailed. He still thinks that is a lot of houses to dump traffic onto Stark Road.

Chairman Dupuis asked if anyone else wished to speak. No one else came forward with public comments, so the chairman closed the public hearing at 7:16 pm.

The chairman then asked if commissioners if they had any additional discussion. If not, he believed the commissioners were ready for someone to make a motion. Vice Chairman Grimes moved that the Planning and Zoning Commission recommend to City Council to approve with conditions of the request to change the zoning from R-2 (Residential Single Family) to PD-20-02 (plan development with R-5, Residential Single Family, base zoning) on three tracts of land all located in Seagoville, Dallas County, Texas: a 135.08±acre tract and a 22.95±acre tract owned by Dennis and Janis Wolford and an 88.96±acre tract owned by Richard Jones and Gary Jones based on the submitted development regulations and

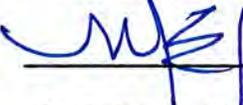
concept plan. There were three (3) conditions of approval. The construction of 5-foot wide sidewalks along East Stark Road, East Simonds Road, Lasater Road, and Shannon Road with their pavement improvements. All other streets are to be constructed with 4-foot wide sidewalks on both sides unless as otherwise shown on the engineering plans. Internal trail system to have 4-foot sidewalks and maintained by the Home Owners Association when not in a street right-of-way. Commissioner Lemond seconded the motion. By a show of hands, the motion passed unanimously in favor (seven to zero) of recommending approval of the request with the conditions listed by the vice chair.

Planner Bonner stated this item would be on the City Council agenda on February 24, 2020. New letters will go to the neighbors with that meeting's information.

3. **Announcements:** Planner Bonner then read the list of upcoming city meetings.

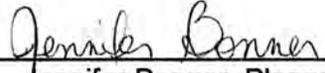
Chairman Dupuis adjourned the meeting at 7:20 pm.

APPROVED:



Mike Dupuis
Planning and Zoning Commission Chairman

ATTEST:



Jennifer Bonner, Planner and
Planning and Zoning Commission Liaison