



MINUTES

for the
SEAGOVILLE PLANNING AND ZONING COMMISSION

Special meeting scheduled to begin at
6:30 p.m. on Tuesday, June 16, 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 6:30 p.m.

Present: Commissioner and Chairman Mike Dupuis
Commissioner and Vice Chairman David Grimes
Commissioner Charles Galbreth
Commissioner Tommy Lemond
Commissioner Olu Olajimi

Absent: Commissioner Tyree Roberson
Commissioner Heather Rice by interactive video

City Staff: Community Development Director Ladis Barr
Planner Jennifer Bonner

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

Chairman Dupuis gave an opportunity for the public to comment on items not on the agenda. No one came forward so the meeting moved forward.

1. **Approval of Minutes:** The chairman asked if there were any corrections to the minutes supplied by staff in the meeting packet from the April 28th meeting. Vice Chairman David Grimes moved to accept the minutes. Commissioner Olajimi seconded the motion. By a show of hands, the minutes were approved five (5) to zero (0).
2. **Zoning Request Z2020-08: Final Plat** Chairman Dupuis introduced the only item of business on the agenda for this special meeting. The item was to discuss and take action on the request to approve the Final Plat for the Seagoville Farms Subdivision. At 6:32 pm, the chairman asked for the staff report.

Planner Jennifer Bonner began by stating that the property owner LGI Homes – Texas LLC (the owner/applicant) is being represented tonight by their engineer Pape-Dawson Engineers, Inc. The parent parcel for what will be the subdivision is zoned PD-R5, Planned

Development with a R-5, Residential Single Family, base zoning. If the Final Plat is approved, the property will be converted from a single parcel totaling 88.832-acres into three hundred seventy-one (371) detached single family residential lots; a detention pond and fifteen (15) common areas to be maintained by the Seagoville Farms home owners association; the right-of-way dedication for thirteen (13) new internal public streets; extends Wooley Way from behind the school to an extension of Myers Road into the subdivision; replaces a portion of East Farmers Road with its share of a future Minor Arterial; and extends Alto Road from behind the school to East Farmers Road as its share of a future Major Collector. The lots are a mixture of 5 sizes, ranging from 5,500-square-feet to 7,200-square-feet. The houses will all have a minimum of 1,700-square-feet of living area and minimum 400-square-foot garage. All infrastructure has been constructed or installed by the applicants. They are prepared to dedicate all lands and infrastructure as required by City codes and policies. Maintenance bonds for 2-years have been provided for utilities and streets. The bonds are on file in the City Clerk's office. She then summarized the surrounding zoning districts and land uses. Staff is recommending approval of the plat. Moving onto the second page of the staff report, Planner Bonner compared the subject property to the 2002 Future Land Use Map and Plan, the 2006 Thoroughfare Map and Plan, and the 2009 Zoning Map. There are no issues in review criteria that begin on page 3. Review criteria 17 is listed as not applicable because no safeguards are required against noxious or offensive emissions the surrounding properties are a variety of other residential uses. Code Enforcement officers will ensure that individual lot owners will comply with these requirements as homes are built. Finally she covered the other exhibits that were attached in this portion of the meeting packet. The staff report ends with a sample motion for the commissioners. Exhibit 5 has the application and the draft plat in the stapled paper copy of the packet. The commissioners should each have in front of them two (2) loose 11x17 pages are the corrected copy of the plat from comments that Planner Bonner had provided to the engineers prior to the meeting. What is left is some language corrections on the Atmos easement. As soon as the easement paperwork can be taken care of, the plat will be ready to be signed and then recorded. She concluded by stating she would answer any questions the Commissioners had.

The chairman asked if the infrastructure is all in place. Planner Bonner responded that Director Barr is waiting on some test results. The construction of the screening wall on East Farmers Road will probably be built later this week as those materials have all been delivered. The chairman asked if anyone else had any questions for Planner Bonner.

Commissioner Olajimi asked about confirming that staff had no recommended conditions of approval. Planner Bonner confirmed that staff had no conditions for the commissioners.

The chairman then asked for a representative of LGI to come forward. Mr. Aaron Rendon came forward introduced himself as the developer's representative for this project. He stated had nothing to add to what had already been stated, but would answer any questions the commissioner might have. There were none so the chairman thanked Mr. Rendon for coming to the meeting.

The chairman then stated that he believed the commissioners were ready for someone to make a motion. Vice Chairman David Grimes moved that the Planning and Zoning Commission approve the final plat for a subdivision out of the Herman Heider Survey, Abstract 541, to be known henceforth as Seagoville Farms. This plat:

- creates 371 detached single family residential lots;
- creates detention pond and 15 common areas to be maintained by the Seagoville Farms

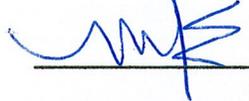
- homeowners' association;
- dedicates 13 new internal public street rights-of-way;
- extends Wooley Way from behind the adjoining school to an extension of Myers Road;
- replaces a portion of East Farmers Road with its share of a future Minor Arterial; and
- extends Alto Road from behind the school to East Farmers Road as its share of a future Major Collector.

Commissioner Lemond seconded the motion. By a show of hands, the motion passed unanimously in favor (five to zero) of approving the final plat.

3. **Announcements:** Planner Bonner then read the list of upcoming, cancelled, and tentatively cancelled city meetings.

Chairman Dupuis adjourned the meeting at 6:42 pm.

APPROVED:



Mike Dupuis

Planning & Zoning Commission Chairman

ATTEST:



Jennifer Bonner, Planner and
Planning & Zoning Commission Liaison