



**AGENDA**  
FOR THE  
SEAGOVILLE PLANNING AND ZONING COMMISSION  
RE-SCHEDULED FOR  
**Thursday, January 28, 2021 at 6:30 p.m.**  
City Hall Council Chambers  
702 N. Highway 175; Seagoville, Texas

Notice is hereby given in accordance with the Order of the Office of the Governor issued March 26, 2020, the City of Seagoville will conduct a Regular Meeting by video conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (CoVID-19).

To access the meeting video conference (which provides two-way communication for public comment during the meeting), use the following link:

<https://webinar.ringcentral.com/j/1482232026>

**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. Please do not speak until called and recognized by the Chairman.*

If you would like to make a public comment, email Jennifer Bonner, Planner, at [jbonner@seagoville.us](mailto:jbonner@seagoville.us) no later than 4:00 P.M. on Thursday, January 28, 2021. Include the following in your email:

- Your name
- Your postal address
- Your email address and phone number
- Agenda Items or general subject of your comment

**1. APPROVAL OF MINUTES:** Consider the minutes of the previous December 8, 2020, regular Planning and Zoning Commission meeting.

**BUSINESS:**

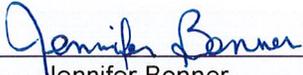
- 2. ZONING REQUEST Z2021-04: PUBLIC HEARING** Conduct a Public Hearing, discuss and make a recommendation to City Council on a zoning request to rezone three (3) tracts of land with a combined total of approximately 510.3+ acres from AG, Agriculture, to PD-21-02 (planned development for a mixed use including single family, multi-family, and commercial) in the Peter Stockman and John D. Merchant Abstracts in Dallas and Kaufman Counties, with approximately 359± acres generally bounded on 3 sides by U.S. Highway 175, F.M. 1389, and South Kaufman Street, AND approximately 151± acres generally bounded by South Kaufman Street and Combine Road near the Dallas-Kaufman County line, all in Seagoville, Texas.
- 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 Z2021-01: PUBLIC HEARING** Conduct a Public Hearing, discuss and make a recommendation to City Council on a zoning request on two (2) tracts of land with a combined total of approximately 8.24+ acres surrounding Lee Cemetery, commonly known as 1700 Seagoville Road and 1700 North U.S. Highway 175 from LR, Local Retail, to PD-21-01 (planned development for an apartment complex) in the Herman Heider and John D. Merchant Abstracts in Seagoville, Dallas County, Texas.
- 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.)
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  - 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.)

### **ANNOUNCEMENTS:**

- City Council: Monday, February 1, 2021 at 6:30 PM
- Planning & Zoning Commission: Tuesday, February 9, 2021 at 6:30 PM
- **RE-SCHEDULED** City Council: Monday, February 22, 2021 at 6:30 PM – Public hearing items on this Planning & Zoning Commission agenda are tentatively schedule to be heard at this City Council meeting.
- Planning & Zoning Commission: Tuesday, February 23, 2021 at 6:30 PM

## ADJOURNMENT

Posted January 22, 2021 before 5:00 P.M.



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Jennifer Bonner  
Planner

**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.**

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. If you have a request for services that will make this program accessible to you, please contact the City Secretary's Office at 972-287-2050 or at [citysecretary@seagoville.us](mailto:citysecretary@seagoville.us) a minimum of two (2) business days prior to the meeting so that appropriate accommodations can be made.