



MINUTES

for the

SEAGOVILLE PLANNING AND ZONING COMMISSION

Special meeting scheduled to begin at
6:30 p.m. on Tuesday, October 13, 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 6:32 p.m.

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

Absent: Commissioner Heather Rice

City Staff: Community Development Director Ladis Barr
Administrative Assistant Casey Fillmore

Commissioner Olajimi 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. **ZONING REQUEST Z2020-14: PUBLIC HEARING** Conduct a public hearing, discuss, and make a recommendation to City Council on a request to change the zoning from LM, Light Manufacturing, to PD-20-03 (planned development with a mixture of multi-family residential, office, local retail, and commercial land uses) on approximately 22.17± acres of land in the John D. Merchant Abstract 850 owned by Joseph Kemp, located at 108 South Highway 175, in Seagoville, Dallas County, Texas.

Chairman Dupuis opened the public hearing at 6:35 p.m.

Community Development Director Barr stated the land use of the property and the desired zoning that the applicant is requesting. He added that there are multiple conditions that will be required on the lot. He reviewed the plan for the property that the applicant is proposing on the subject lot. He also stated all the conditions that must be met for the subject property

so the project can move forward in the process.

KRR, Vice-President and Project Manager, Joseph Bowels introduced all those present at the meeting and whom would speak about the project. Mr. Bowels gave an overview of the proposed project that has been in progress for a few years. He added the use that is being requested on the property and where each use will be placed on the subject property. He also stated the building height and number of apartments in each area for the project. He made mention that the proposed apartments will be upscale apartments.

Joseph Kemp, owner of the subject property, stated his multiple years of experience and qualifications to operate the proposed project on the lot. He added the location for the apartments was chosen to improve the side of town where it will be located.

Jim Falvo, advisor for the project, stated that the retail market is mainly located on the northwest side and the location of the apartments and retail will promote more business. He added where the restaurants or possible offices will be located on the property and can be changed to suit any retailer and their needs. He added that the lease of the retail space will prohibit message parlors, tattoo shops, and adult stores.

In response to a question from Commissioner Roberson, Mr. Falvo stated a list of potential retailers that are interested in the project.

Commissioner Roberson inquired about each lot and the size. He added that he had several concerns about traffic flow and the potential of the buildings looking cluttered on the property. Mr. Falvo stated the small size of the retail units on the front lot would decrease the chance of the buildings looking cluttered on the subject property.

Mr. Bowels stated the average size of the retail spaces and the area that will be needed for parking. He added that the project is being presented as concept plan only and can be changed.

Architect Jose Rojas stated the area of the units, the building materials to be used, number of bedrooms, types of amenities, the area for each floor plan type, and the overall look of the apartments.

In response to a question from Commissioner Olajimi, Mr. Kemp stated that plans have been drawn and financing for the project are still in review. He added that if things go according to plan, the project is estimated to begin in March or April and take 18-24 months to complete.

Mr. Bowels stated that the apartments are going to be completed in one-time frame and the retail space in another time frame.

Mr. Kemp stated the apartments will not be affordable and will be set at 80% AMI. He added the appliances that will be available and the multiple amenities.

Mr. Bowels stated the total family income that would be needed to be able to lease an apartment.

Commissioner Roberson stated the disposable income that will be created by the apartments will encourage growth in the City of Seagoville.

In response to a question from Vice-Chairman Grimes, Mr. Rojas stated the materials that will be used towards the back of the property and added where the location of the retention pond will be located.

Mr. Bowels stated that they plan to keep as much of the natural barriers possible. He added the type of fencing material that will be placed around the apartments.

Mr. Rojas mentioned the location of the proposed 3-story apartments on the property.

Mr. Kemp stated there will be multiple security features on the property with the apartments.

Community Development Director Barr added that this will be a gated community.

Mr. Bowels stated that the apartments will offer the option for better sewer connections to businesses located nearby.

Mr. Tommy Lindop, owner of 601 Water Street, stated his concerns of privacy that may be lost with the building of the apartments. He added that the proposed fence will allow him to see the apartments.

Ms. Joni Boyer, owner of 210 South Highway 175, inquired about the taxes on the surrounding land being affected by the proposed apartments. She added that her hope is for the value of her commercial property to increase.

In response to a question from Joni Boyer, Mr. Rojas stated that the dashed lines shown on the proposed plan are easement lines for water and sewer lines on the property and surrounding the area nearest to the project.

Mr. Kemp made mention with the current sewer line the surrounding properties cannot be developed, but with the installation of the new sewer line for the apartments it will open up opportunities for other developments on the adjoining properties.

Ms. Boyer stated that her commercial property has just signed a 5-year lease. She added the details of the tenants that will be occupying the space.

Chairman Dupuis closed the public hearing at 7:19 pm.

Commissioner Olajimi moved to recommend the approval with conditions of the request to change the zoning from LM, Light Manufacturing, to PD-20-03 (plan development with a mixture of multi-family residential, office, local retail, and commercial land uses) on approximately 22.17+ acres of land in the John D. Merchant Abstract 850 owned by Joseph Kemp, located at 108 South Highway 175, in Seagoville, Dallas County, Texas.

Recommended conditions of approval were:

- Construction of 5-foot wide sidewalk along East Malloy Bridge Road within a dedicated

public sidewalk easement to be maintained by the City of Seagoville.

- Construction of 5-foot wide sidewalk along the highway frontage road outside the highway's right-of-way to be maintained by the development's owner.
- All interior sidewalks to be at least 3-foot wide and be built as each lot develops.
- Construction of 24-foot wide concrete fire lanes as each lot develops.
- Maximum structure height of 30- feet on Lot 1 and 45-feet on Lot 2.
- All screening walls to be masonry and at least 6-feet tall.

The motion was seconded by Vice-Chairman Grimes. Motion passed with unanimously (six to zero) in favor of the motion.

Chairman Dupuis adjourned the meeting at 7:22 pm.

APPROVED:



Mike Dupuis

Planning & Zoning Commission Chairman



ATTEST:


Casey Fillmore
Administrative Assistant