



MINUTES
for the
SEAGOVILLE PLANNING AND ZONING COMMISSION
Regular meeting scheduled to begin at
6:30 p.m. on Tuesday, December 8, 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 Tommy Lemond
Commissioner Charles Galbreth
Commissioner Olu Olajimi

Absent: Commissioner and Vice Chairman David Grimes (sent home since he was released from hospital yesterday after recovering from coronavirus)
Commissioner Tyree Roberson (quarantining from coronavirus exposure)
Position 7 is vacant.

City Staff: Community Development Director Ladis Barr
Planner Jennifer Bonner

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. APPROVAL OF MINUTES:** Consider approving the minutes for the Tuesday, November 10, 2020, regular Planning and Zoning Commission meeting and the Tuesday, November 17, 2020, Joint Workshop with City Council.

Commissioner Lemond moved to approve the minutes of the joint workshop as presented. The motion was seconded by Commissioner Olajimi. By a show of hands, the motion passed unanimously (four to zero) in favor of the motion.

The chairman stated he was not at the regular meeting so he cannot provide any comments. He then asked for a motion. Commissioner Lemond moved to approve the regular minutes as presented. The motion was seconded by Commissioner Olajimi. By a show of hands, the motion passed unanimously (four to zero) in favor of the motion.

2. **ZONING REQUEST Z2020-17: PUBLIC HEARING** Conduct a Public Hearing, discuss and make a recommendation to City Council on a request to amend PD-19-02 to PD-19-02-A1 by amending the concept plan only on approximately 20± acres of Tract 1 in the Jeremiah H. Halford Abstract 570 located at 15000 Lasater Road in Seagoville, Dallas County, Texas.

Chairman Dupuis opened the public hearing at 6:34 p.m. and asked for the staff report.

Planner Jennifer Bonner began from the item's agenda communication by stating this request is for an amendment to the concept plan for a planned development. The initial concept plan was seen a few months ago. The site engineering has now begun and is requiring the changes shown on the revised concept plan. The Planning and Zoning Commission will make a recommendation to City Council, who will make a final decision. Staff is recommending approval with the condition that no construction plat be approved until municipal water and sanitary sewer services have been figured out.

Planner Bonner then moved onto the staff report. The first page shows the location of the property in the aerial photograph in the upper right corner. The overall subdivision also has approximately 42-acres in the City of Dallas and 13-acres in the City of Mesquite. The only issue that staff has with this development is that Seagoville has no water or sewer service lines in the area. The neighboring development of Highland Meadows is currently connected to Dallas Water Utilities that also provides those services to the mobile home parks and single family homes in the City of Dallas. The City of Mesquite provides those same services to those homes in their city. Services within this development will need to be coordinated through one of the adjoining cities since Seagoville cannot directly provide them. The original concept plan for this development can be found farther back in the meeting packet on the last page of Exhibit 11. The new concept plan can be found in Exhibit 7b. These changes include the relocation and enlargement of the detention pond, the removal of one street, and a reduction in the total number of lots. P&Z will see this development again when the construction plat comes back for approval. That won't happen until the water and sewer services have been resolved. Again, these changes are due to the engineering beginning on the site. She then stated each commissioner should find a double-sided page at their place on the dais with the only comments she had received on this item and one of those came in today's mail. She then concluded by stating she would answers any questions from the commissioners. There were none.

Chairman Dupuis asked the applicant to come forward to add anything they wished. Mr. Pat Atkins came forward and said that Mrs. Bonner had covered the request, but that he would be happy to answer any questions the commissioners had. There were none.

Chairman Dupuis then asked if anyone from the public would like to come forward. No one came forward.

Chairman Dupuis closed the public hearing at 6:39 pm.

Commissioner Lemond moved to recommend approval of the request with one condition to amend PD-19-02 to PD-19-02-A1 by amending the concept plan only on approximately 20± acres of Tract 1 in the Jeremiah H. Halford Abstract 570 located at 15000 Lasater Road in Seagoville, Dallas County, Texas. His condition of approval was that no construction plat

would be approved until municipal water and sanitary sewer services had been resolved. The motion was seconded by Commissioner Olajimi. By a show of hands, the motion passed unanimously (four to zero) in favor of the motion.

- 3. ZONING REQUEST Z2020-13: PUBLIC HEARING** Conduct a public hearing, discuss, and make a recommendation to City Council on a request for a zoning change from R-2, Residential Single Family, to AG, Agriculture, on approximately 157.98± acres of property all commonly known as 850 East Malloy Bridge Road, Seagoville, located in various abstracts in both Dallas and Kaufman Counties, Texas.

Chairman Dupuis opened the public hearing at 6:41 p.m. and asked for the staff report.

Planner Jennifer Bonner began by stating this item has been seen recently by the P&Z. At that time included an “exception” of 1-acre from the overall property for a future house, but no information was provided on where the 1-acre would be located. Because the motion from P&Z to City Council included the exception, the item cannot hear the application until either the 1-acre is identified or is removed from the application. The applicant has requested the exception be removed so that request has had new notifications to the newspaper and surrounding owners without reference to the previous exception. No other changes to the request have been made – they still are asking for a zone change to Agriculture; the site is still almost entirely in the floodplain; the house still has to be raised to meet floodplain requirements. The applicant has agreed to build the larger house size required by the Agriculture district. She stated that she did want to add to the information previously provided with this development. The additional information not provided with the last review of the request was that development regulations – and in particular, floodplain regulations – discourage residential land uses in floodplains because of the potential risk of repeated damages to structures, etc. placed in these areas. There is no other change to the information in the packet. She stated she would answer questions if the commissioners had any.

Commissioner Lemond asked if the applicant would be required to bring the site up (raise the grade) when the house is built. Mrs. Bonner replied yes, the grade would need to be adjusted to meet local codes – which is 2-feet above the local base flood elevation identified by FEMA and the Corps of Engineers. The 2-foot amount also applies to all utilities and their connections (propane, HVAC, septic specifically mentioned).

Director Barr added that the driveway would also have to be raised to allow emergency services to reach the house during floods.

Chairman Dupuis asked about connecting to sanitary sewer. Planner Bonner responded that a connection to sanitary sewer will partially depend on how soon the house is constructed. If he builds in the next year, septic may be the least expensive option because of the location of the closest possible tie-in to sanitary sewer. If he waits 20-30 years, the sanitary sewer might be significantly closer. And because he is in floodplain, all options will probably be expensive.

Chairman Dupuis asked the applicant to come forward to add anything they wished. No one came forward.

Chairman Dupuis then asked if anyone from the public would like to come forward. No one came forward.

Chairman Dupuis closed the public hearing at 6:45 pm.

Commissioner Olajimi moved to recommend approval of the request for a zoning change from R-2, Residential Single Family, to AG, Agriculture, on approximately 157.98+ acres of property all commonly known as 850 East Malloy Bridge Road, Seagoville, located in various abstracts in both Dallas and Kaufman Counties, Texas. The motion was seconded by Commissioner Lemond. By a show of hands, the motion passed unanimously (four to zero) in favor of the motion.

4. ZONING REQUEST Z2020-18: RE-PLAT Discuss and take action on a request to approve the Re-plat for Lot 1R Block 1 of Heartland Express.

Chairman Dupuis opened the public hearing at 6:46 p.m. and asked for the staff report.

Planner Jennifer Bonner began by stating this is the first time this item has been seen by this P&Z Commission, but if you have been around the city as long as the chairman, you might have seen this item before. She recommended that everyone pull out Exhibit 5b and put it in front of them because the discussion will be easier to follow. Exhibit 5b is the proposed re-plat. In the upper right corner of the drawing is a grouping of small lots, a circular street, and quite a few utility easements. The right-of-way of the street was vacated by City Council back in 2011 and transferred to the current property owner – Heartland Express, who already owned each of the lots. Heartland Express started the re-plat process in 2011 after the right-of-way vacation, but for some reason the process was never completed. Heartland has now brought the re-plat back to the city to see if City Council needs to review and/or vacate anything, if the plat can be reviewed administratively, etc. After lots of research, the resulting answer is that - since Heartland owns everything, the plat will result in a single lot, and 99% of the easements are in the city's name and have nothing in them – everything can be done through a review and approval of the P&Z. She continued by stating that she did not have to bring this re-plat to you since it will result in only one lot in this subdivision (code says if result is less than 4 lots, then can be administrative review and approval). However, because of the number of lots to be combined, she wanted to make the P&Z aware of what is happening at this location. In fact, area that has all the small lots has been a concrete parking lot since 2011, which is why there are no utilities in any of the easements. What this plat is doing is putting the side parking lot for Heartland Express in the same lot as the rest of their property – which is the large area of the plat with no lines in it. Since we have brought this to P&Z, staff will have the chairman sign the plat instead of Director Barr (who signs administratively reviewed and approved plats). Planner Bonner continued by stating she did attach the city ordinance that vacated the street right-of-way in case someone wanted to look at it. The agenda communication reference all of the plats that the “parking lot area” went through to get to the lot layout shown on tonight's re-plat. The only easements that will not go away with this re-plat will be the ones dedicated to T.P. & L. back in 1987. T. P & L. is now Oncor, and only they can abandon those easements dedicated to them. The entire site is paved or under roof. The plat is dedicating the needed right-of-way along Environmental Way. Planner Bonner stated she would then answer questions.

Chairman Dupuis asked what the process needs to be to move forward. Planner Bonner replied by stating a motion and second is needed to approve the re-plat; the chairman signs the plat; Planner Bonner gets the City Secretary to attest the chairman's signature; and herself takes the plat to the county for recording.

Chairman Dupuis closed the public hearing at 6:47 pm.

Commissioner Lemond moved to approval of the Re-plat for Lot 1R Block 1 of Heartland Express. The motion was seconded by Commissioner Olajimi. By a show of hands, the motion passed unanimously (four to zero) in favor of the motion.

ANNOUNCEMENTS & UPCOMING MEETINGS: Planner Bonner updated the P&Z on the item from the last meeting's agenda – rezone at 111 East Malloy Bridge Road. After the last meeting – but before the submittal deadline for the City Council meeting – she found an old ordinance from 2000 or 2001 rezoning the 111 East Malloy Bridge Road property to the C, Commercial, zoning that the application was asking for. The old ordinance was not reflected on the 2009 zoning map and is why the application had been brought to P&Z. Because the property already has a C zoning, the application will not be forwarded to City Council. Finally, Planner Bonner read the list of upcoming city meetings and provided updates on which meetings are likely to be cancelled but are not listed that way on tonight's agenda.

Chairman Dupuis adjourned the meeting at 6:54 pm.

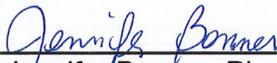
APPROVED:



Mike Dupuis

Planning & Zoning Commission Chairman

ATTEST:



Jennifer Bonner, Planner and
Planning & Zoning Commission Liaison