



MINUTES

for the
SEAGOVILLE PLANNING AND ZONING COMMISSION

**Regular meeting scheduled to begin at
6:30 p.m. on Tuesday, February 23, 2021**
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. The meeting was held as a webinar by utilizing Zoom 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). The Commissioners joined the meeting as listed below.

Present: Commissioner and Chairman Mike Dupuis, in-person
Commissioner and Vice Chairman David Grimes, in person
Commissioner Tommy Lemond, in person
Commissioner Charles Galbreth by interactive video
Commissioner Debra Haney by interactive video

Absent: Position 6 is vacant.

City Staff: Planner Jennifer Bonner
City Secretary Kandi Jackson by interactive video

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

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

1. **APPROVAL OF MINUTES:** Consider the minutes of the previous January 28, 2021, re-scheduled Planning and Zoning Commission meeting.

Chairman Dupuis asked if there were any questions or comments on the supplied minutes. Vice Chairman Grimes moved to approve the minutes of the meeting as presented. The motion was seconded by Commissioner Lemond. By a show of hands and voice vote, the motion passed unanimously (five to zero) in favor of the motion.

2. **ZONING REQUEST Z2020-15: PUBLIC HEARING** Conduct a Public Hearing, discuss and make a recommendation to City Council on a request to change the zoning on approximately 0.5+ acres northeast of the intersection of Alto Road and Wooley Way on Tract 7.1 of the John D. Merchant Abstract 850 from PD-18-01-A1 (a planned development

with a R-5 base zoning) to PD-18-01-A1-SUP (PD with a Special Use Permit) for a Temporary Concrete Batch Plant.

Chairman Dupuis asked for the staff report and opened the public hearing at 6:36 p.m.

Planner Jennifer Bonner began by identifying both the owner and applicant for this request. They have an approved construction plat for Tredway Estates Phase 1. Today they are asking to change the zoning on 3 of the proposed lots of the development for placing a temporary concrete batch plant for paving streets with the site. She then moved onto the staff report Exhibit 1. The first page gives the location of the property in the aerial photograph in the upper right corner, provides a summary of the size of the project, site zoning, surrounding zoning district, the site's land use, surrounding land uses, and a few standard staff-recommended conditions of approval for batch plants. Page 2 of the report compares the application to the 2002 Future Land Use Plan, the 2006 Master Thoroughfare Plan, and the 2009 Zoning Map. On each map, the development is outlined in pink and a solid purple rectangle for where the batch plant will sit inside the development. Page 3 begins the comparison of the planned development request to review criteria from city codes. Highlights of those comparisons include criteria 6 on site lighting; deliveries in criteria 12; criteria 16 items are covered by a permit through the state of Texas. Planner Bonner then covered the legal notices. Three (3) responses had been received before the meeting packet was sent out but since then there have been no additional responses that she sent by email to the commissioners this afternoon.

Planner Bonner quickly went through Exhibits 2 through 6. Exhibit 5 she covered in more detail since this is where all of the applications and supplemental documents for the application are provided. Exhibit 6 is the approved construction plat with the purple "blob" identifying where the batch plant is asking to be located. Copies of the legal notices are in Exhibits 7 and 8 while Exhibit 9 provides the list of adjoining owners. She then concluded by stating she would answer any questions from the commissioners.

Chairman Dupuis asked if any of the other commissioners had questions for staff. There were none.

Chairman Dupuis asked applicant representative Mr. Steve Lenart of Lenart Development to identify himself. Mr. Don Peek of THB Construction began by thanking the commission for allowing him to bring the application forward. He did not have anything to add to what staff has provided. Mr. Peek closed by stating he would be happy to answer any questions the commissioners had.

Chairman Dupuis then asked if anyone from the public would like to come forward. Planner Bonner stated no one had registered to speak with her by 5:00, and that folks were supposed to have done so by 4:00 today.

Chairman Dupuis closed the public hearing at 6:46 pm.

Chairman Dupuis asked if any of the commissioners had questions or discussion on this item. There were none.

Vice Chairman Grimes moved to recommend approval with staff's recommended conditions on the request to change the zoning on approximately 0.5+ acres northeast of the intersection of Alto Road and Wooley Way on Tract 7.1 of the John D. Merchant Abstract 850 from PD-18-01-A1 (a planned development with a R-5 base zoning) to PD-18-01-A1-SUP (PD with a Special Use Permit) for a Temporary Concrete Batch Plant. The conditions of approval were:

- Deliveries must access the site via U.S. Highway 175 to Seagoville Road to Alto Road to Wooley Way between 9:00 am and 2:00 pm on school days and operational hours on non-school days.
- Special Use Permit limited to 180 calendar days with a maximum two (2) 60-day (each) time extensions granted by City Manager.
- Operational hours of Monday through Friday 7:00 AM to 6:00 PM and Saturdays 7:00 AM to 5:00 PM.

The motion was seconded by Commissioner Galbreth. By a show of hands and voice vote, the motion passed unanimously (five to zero) in favor of the motion.

ANNOUNCEMENTS & UPCOMING MEETINGS: 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.

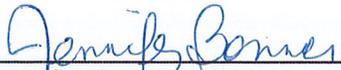
Chairman Dupuis adjourned the meeting at 6:49 pm.

APPROVED:



Mike Dupuis
Planning & Zoning Commission Chairman

ATTEST:



Jennifer Bonner, Planner and
Planning & Zoning Commission Liaison