



MINUTES

for the
SEAGOVILLE PLANNING AND ZONING COMMISSION

Regular meeting scheduled to begin at

6:30 p.m. on Tuesday, June 22, 2021

in the City Hall Council Chambers

at 702 North U.S. Highway 175; Seagoville, Texas

Vice Chairman Grimes called the meeting to order at 6:32 p.m.

Present: Commissioner and Vice Chairman David Grimes
Commissioner Tommy Lemond
Commissioner Dr. Don Cole
Commissioner Charles Galbreth

Absent: Commissioner and Chairman Mike Dupuis, sick at home
Commissioner Debra Haney
Commissioner Olu Olajimi, out of country

City Staff: Community Development Director Ladis Barr
Planner Jennifer Bonner

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

Vice Chairman Grimes then gave an opportunity for the public to comment on items not on the agenda. No one responded in person.

- 1. APPROVAL OF MINUTES:** Consider the minutes of the previous April 27, 2021, regular Planning and Zoning Commission meeting.

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

- 2. ZONING REQUEST Z2021-11: DEVELOPMENT REVIEW** Discuss and take necessary action on a request to approve the site and concept plans for a new commercial building proposed to be constructed on about 2.5-acres of the 5.02-acre Lot 1 of Owens Subdivision

(commonly known as 609 West Simonds Road).

Vice Chairman Grimes continued reading most of the first page of the agenda communication before asking for the staff report. He opened the public hearing at 6:38 p.m.

Planner Jennifer Bonner began by stating that what the vice chairman had not read was the list of exhibits. 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. The site's zoning has existed since February 2000. The table in the middle of the page summarizes the size of the project, site zoning, surrounding zoning district, the site's land use, surrounding land uses, and surrounding recommended future land uses. The property is vacant/undeveloped. This request actually has several items that can be combined into a single motion or made a 3 separate motions. Staff is recommending approval of the submitted concept plan with staff having the ability to approve the dumpster's screening without coming back to the P&Z. Staff is recommending approval of the submitted landscaping and irrigation plan with staff having the ability to approve changes to the list plant materials without coming back to the P&Z. Staff is recommending approval of the submitted building elevations as submitted.

Planner Bonner then moved onto Page 2 of the report, which compares the application to the 2002 Future Land Use Plan, the 2006 Master Thoroughfare Plan, and the 2009 Zoning Map. On each map, the property is located under a star. In the Land Use section, she stated the plan calls for this area to be Commercial, but the property is zoned Light Manufacturing. This means the Future Land Use Plan and the Zoning Map do not match each other in how the land should be used. In the Master Thoroughfare Plan section, Planner Bonner explained the lot has already been platted but no right-of-way was dedicated for extending Kleberg Road along the north side of this property to Environmental Way at Bowers Road. Since an extension of this alignment would extend through the prison property - which is unlikely to be approved by the federal government - staff supports not requiring the dedication of right-of-way for Kleberg Road. In the Zoning Map section, she again pointed out that the Future Land Use Plan and the Zoning Map do not match each other in how the land should be used - a fact that can now be seen by comparing the maps on this page.

The review criteria for a zoning change begin on the top of Page 3. Planner Bonner stated she was going to focus on those criteria with answers of "no", meaning the application does not meet code requirements for allowing a change. Criteria 11 is about granting a site authorization to not meet the minimum requirements in regards to height, area, setbacks, parking, or landscaping. All city codes are met by the submitted documents, but the review criteria question is stated in such a way that a "no" answer is confirming codes are met. Criteria 12 asks about the meeting of the master thoroughfare plan. Since the right-of-way for the extension of Kleberg Road has not been dedicated, this answer must also be a "no" but as staff just explained, they do not see this as an item that must be met. Moving onto Page 4 of the report, Planner Bonner explained that the only other comment from staff is in regards to the building's exterior. While city codes require certain building materials and percentages, these are unenforceable under a state law that went into effect on September 1, 2019. The state law does express that building materials must meet the requirements of a national model code within the last three (3) code cycles. The City of Seagoville adopted the 2018 version of the International Building Code (IBC) in January 2019 with local amendments. There are no legal notifications to surrounding property owners on this type of application.

Planner Bonner then covered the rest of the exhibits. She then quickly went through Exhibits

2 through 4. Exhibit 5 she covered in more detail Exhibit 5A is the application and survey that was provided of the property. Exhibit 5B is the proposed site plan and shows the building location, proposed driveway, dumpster, and new detention pond. Exhibit 5C is the proposed building elevations. Exhibit 5D is the landscape and irrigation plan and letter. No existing trees will be removed from the site. Shrubs will be added to meet screening requirements for headlights. A few trees are required along the roadway to meet code requirements. She then concluded by stating she would answer any questions from the commissioners.

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

Vice Chairman Grimes asked applicant's representative to come forward and identify himself. Mr. Paul Dunagan, owner of Wade Electric, Inc. (the property owner), stated he didn't have anything to add to staff's report but would answer any questions that the commissioners might have.

Vice Chairman Grimes asked if any of the commissioners had any questions for Mr. Dunagan. There were none.

Vice Chairman Grimes then asked if anyone from the public would like to come forward. No one did.

Vice Chairman Grimes closed the public hearing at 6:47 pm.

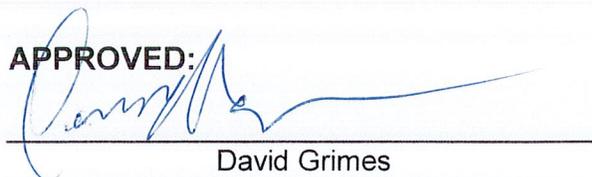
Vice Chairman Grimes asked if any of other commissioners had questions. There were none.

Commissioner Cole moved to approve the site and concept plans for a new commercial building proposed to be constructed on about 2.5-acres of the 5.02-acre Lot 1 of Owens Subdivision (commonly known as 609 West Simonds Road) by approving the submitted concept plan; by approving the submitted landscaping and irrigation plan with staff having the ability to approve changes to the list plant materials without coming back to the P&Z; and by approving the building elevations as submitted. The motion was seconded by Commissioner Lemond. By a show of hands and voice vote, the motion passed unanimously (four to zero) in favor of the motion to approve the request.

ANNOUNCEMENTS & UPCOMING MEETINGS: Planner Bonner read the list of upcoming city meetings and provided updates on which meetings are likely to be re-scheduled or cancelled.

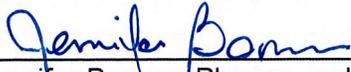
Vice Chairman Grimes adjourned the meeting at 6:51 pm.

APPROVED:



David Grimes
Planning & Zoning Commission
Vice Chairman and Acting Chairman

ATTEST:



Jennifer Bonner, Planner and
Planning & Zoning Commission Liaison