



MINUTES
for the
SEAGOVILLE PLANNING AND ZONING COMMISSION
Regular meeting scheduled to begin at
6:30 p.m. on Tuesday, July 27, 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 6:33 p.m.

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

Absent: Commissioner and Chairman Mike Dupuis, sick at home

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 June 22, 2021, regular Planning and Zoning Commission meeting.

Vice Chairman Grimes asked if there were any questions or comments on the supplied minutes. Commissioner Olajimi stated he was at the meeting, but he is listed as absent. Commissioner Lemond moved to approve the minutes of the meeting as amended. The motion was seconded by Commissioner Cole. By a show of hands and voice vote, the motion passed unanimously (six to zero) in favor of the motion.

2. **ELECTION OF OFFICERS:** Discuss and elect chairman and vice-chairman of the Planning and Zoning Commission for the next 12 months.

After some discussion, Commissioner Haney moved that the current officers be retained until the chairman returns or resigns. Commissioner Olajimi seconded the motion. By a show of hands and voice vote, the motion passed unanimously (six to zero) in favor of the motion.

3. **ZONING REQUEST Z2021-12: PUBLIC HEARING** Conduct a Public Hearing, discuss and make a recommendation to City Council on a request to amend the PD-3 (Planned Development-3 for mixed uses) zoning to PD-21-03-A1 (Planned Development – Residential-5 Single Family Zoning – Amendment 1) on approximately 236.4+ acres described as a portion of Tract 26 in the Herman Heider Survey, Abstract No. 541, commonly referred to as 2401 Simonds Road, in the City of Seagoville, Dallas County, Texas to repeal and replace of the previous concept plan and development regulations.

Vice Chairman Grimes opened the public hearing at 6:38 p.m.

Planner Jennifer Bonner began by stating that the property in question is mostly vacant land used for grazing, except for Ms. Taylor's home. She then identified the representative of the application and covered the proposed development regulations. 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 overall original PD encompassed all of Ms. Taylor's property. The aerial photograph shows 2 notches being removed from this application. The notch on the right wide of the photograph at the intersection of Simonds Road and Farmers Road is the approximate 5-acre property that the City purchased from Ms. Taylor for the construction of (new) Fire Station #2, which is now in operation. The notch along Seagoville Road is property that will be retained by Ms. Taylor from this planned development amendment. The original PD was placed on the property in April 1980 and included retail, apartments, townhouses, and single family residences. Ms. Bonner stated that there might have also been some duplexes in the original PD, but will need look at what is shown on the zoning map to be certain about that information. This request would repeal and replace the 1980 development regulations with those listed in the application, with any revisions by City Council at the time of their review and vote. Planner Bonner then summarized the development. 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. Staff is recommending approval of the request with the conditions of approval listed on the bottom of the page. These conditions would be revisions to the submitted development regulations to primarily to reach code requirements.

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 almost exclusively Low Density Residential except at the intersection of Simonds Road and Seagoville Road. In the Master Thoroughfare Plan section, Planner Bonner explained the property has not been platted but right-of-way was dedicated for widening East Simonds Road along the east side of this property for the new water line that the city has installed to the new fire station. Right-of-way for East Farmers Road and Seagoville Road will be required with the development to meet the Master Thoroughfare Plan. Seagoville Road will only require the construction of the development's share of a 5-foot sidewalk while the entire cross-section of East Farmers Road will have to be constructed from East Simonds Road to the western subdivision boundary. East Simonds Road will be re-constructed as half of the required cross-section shown in the Master Thoroughfare Plan, similar to what has been done on Lasater Road for Highland Meadows Phase III and on East Farmers Road for Seagoville Farms. Additionally, the Master Thoroughfare Plan calls for a Minor Collector along the western boundary of the property near the overhead power lines. This alignment will need to be coordinated with developers of

the properties to the west. Connectivity of streets on the northern side of this development will also need to be coordinated with the developers of the Stonehaven project on the adjoining property to the north. In the Zoning Map section, she pointed out various base zoning districts of the original PD and that this development as submitted would go to entirely single family residences with some open spaces and an amenity center.

The review criteria for the PD amendment 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 2 covers recreation and open spaces, which this site has and will be adding but none of the submitted application paperwork references whether these will be available for public use as the criteria asks. Criteria 5 discusses historical buildings and features of which none have been identified for protection or preservation. Moving onto Page 4 of the report, Planner Bonner explained that Criteria 20 discusses permitting less than authorized by code requirements, which is allowed in planned developments if the change is specified in the application. For this application, the items requesting to be revised are included in Exhibit 6B. On page 5, Criteria 22 asks if the provisions of the Future Land Use Plan will be met. The intersection of Simonds Road and Seagoville Road calls for some Retail on this site, but neither the proposed concept plan or development regulations have any information about there being Retail as part of the development. She concluded by going over the legal notices and responses.

Planner Bonner then covered the rest of the exhibits. She then quickly went through Exhibits 2 through 5. Exhibit 6 she covered in more detail. Exhibit 6A is the application. Exhibit 6B is the list of proposed development regulations. Exhibit 6C includes a title survey and the boundary description of the area covered by this amendment application. Exhibit 6D is the proposed concept plan for the development and would replace the existing concept plan, which is not with the original ordinance for this site. Exhibit 6E is the proposed site utilities plans for city water, city sanitary sewer, storm sewer and drainage of the development. These are subject to revision once the engineering of the site begins. Exhibit 6F provides some proposed building elevations on 1- and 2-story structures for the subdivision. Exhibit 6G provides a typical amenity center, but not one that has been conceptual designed for this site. She covered the legal notice exhibits, the responses received, and the list of property owners notified. She stated a copy of the original PD ordinance is attached as Exhibit 10. The applicant's presentation was provided to her at noon today so a paper copy is provided to each commissioner at their seat tonight. 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. Matt Atkins of Teague, Nall, and Perkins, Inc. started by stating Planner Bonner had covered most of the information in the application in great detail. She also included a lot of the information he was planning on covering in his presentation. He stated that this application would replace and replace the original PD regulations for the site so that they would be brought up to today's standards and more closely match the other developments that have already been approved for Seagoville. Some of the original PD regulations did not have any minimum lot width or depth dimensions. The housing in the original PD would have kept the houses minimum sizes to between 900 and 1200 square feet even though today's city codes require a minimum 1600 square feet. This plan would be all R-5 base zoning with minimum lot sizes of 50-feet wide and 110-feet deep but the average lot size of over 6000

square is planned. They plan to have the minimum living area of the houses to be 1600 square feet like a standard R-5 district, but plan to limit these houses to not more than 30% of the development. The remainder of the development would have living areas of not less than 1700 square feet. 7 open spaces are planned as well as an Amenity Center with pool and playground. The concept plan for the development was shown and covered in more detail. Ms. Taylor will be retaining about 16 acres for herself (outside of this development). They are trying to keep the natural areas in the open spaces, but drainage has not been looked at in detail yet, but will be part of the engineering work on the site. East Simonds Road will be improved for the full length of that side of the property, including in front of the new fire station property. East Farmers Road will be built/extended from East Simonds Road to the western property line. They plan to add a sidewalk along Seagoville Road. There will be screening walls around the development. They do not have any issues with doing some entry signage on both Simonds and Seagoville Roads. Water and sanitary sewer for this site will be part of a regional solution for the city because this site is a "missing piece" that is needed in the city. This site will extend water to the property to the north. The property to the north will be providing the sanitary sewer connection that is needed for this site. Amenity Center is to be located adjacent to some of the planned open space. A typical concept was shown, but no site-specific one has been designed yet. It would include a pool, covered restrooms with shade structures, safety fencing and landscaping. The area outside the safety fencing would include playground equipment and parking for those using the amenity center. The amenity center serves as a gateway between the neighborhood and the open space areas. Building architectural features and typical products were covered. Mix of single story and 2-story homes are expected. He would answer any questions that the commissioners might have.

Commissioner Cole asked if the largest home size was known yet. Mr. Atkins replied that the specific floor plans have not been selected yet so, no that is not known. Commissioner Cole asked if the price range been selected yet. Mr. Atkins replied that it will partially be based on the cost of build the subdivision. Mr. Rich Alberque, the developer, came forward and introduced himself. The builder of the homes for the development has not been chosen yet so the price range is only generally known but will adjust as the market and cost of materials changes. The average will probably start at about \$280,000. And people are doing more outdoor living (porches, outside kitchens, etc.) so the area under roof maybe larger but not necessarily the inside living area. Commissioner Cole asked if the road improvements would all be concrete pavement. Director Barr responded that city code requires concrete pavements for all streets. Commissioner Cole asked about the sectioned off area at the pool. Mr. Alberque stated it is not a wet bar. They have found that is a lip or seating area is provided next to or in the pool, people are more likely to sit on the lip in the pool (under the water surface) rather that next to it. Commissioner Cole stated he would like to see some kind of minimum description on the playground equipment. Director Barr responded that that is something that is required as part of the developer's agreement, Mr. Alberque stated the cost is probably \$100,000 minimum.

Commissioner Olajimi asked about the ponds and drainage. Director Barr responded that drainage is looked at in great detail during the engineering design process. Mr. Atkins added that drainage will dictate a lot of the site layout as well as street configuration. Commissioner Olajimi asked for some clarification on the non-repetition of the building elevations. Mr. Alberque explained.

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

Vice Chairman Grimes then asked if anyone else from the public would like to come forward.

Mr. Jerry Yearout, 710 East Simonds Road, came forward and introduced himself. He asked, will Simonds would be a divided road? Director Barr answered yes, eventually. Half of the road will be built with this development. The other half will be built when your side of the road develops. Mr. Yearout then asked about street lights. There are none existing on Simonds Road except at the intersections of Seagoville and Farmers Roads. There are people who walk on the street now are nearly run over because there is no sidewalks. Director Barr replied that both street lights at new intersections as well as sidewalk along the entire length of each street will be required. Mr. Yearout asked if the intersection of Simonds Road and Farmers Road will be controlled by 4-way stop signs. Director Barr said a Traffic Impact Analysis is required with the development's engineering drawings. That Analysis will determine if stop signs will be sufficient or if a traffic light will be needed. Mr. Yearout explained that a lot of the traffic using the intersection current from the north cut the corner short and there are nearly head-on collisions because people don't slow to make the corner. Mr. Yearout asked if any of the houses will have rear-entry garages. Director Barr replied no rear entry but front and side-entry garages will be allowed depending on the house design. Mr. Yearout stated he has concerns about the garages because most garages will not accommodate a pickup truck so people park on the street. And on trash day the garbage truck can barely get down the street between vehicles and trash cans. And finally, related to drainage, there are ditches both along and crossing Simonds Road. There are 3 that drain onto his property. At least 3 times in the last 25 years that he has lived there, the water crossed over the top of the road at least ankle deep. He doesn't want all of the extra runoff from the development, but he wants to make sure his ponds don't run dry either. He is willing to answer any questions the commissioners might have for him. There were none. He thanked the commission and sat down.

Vice Chairman Grimes then asked if anyone else from the public would like to come forward.

Ms. Sandra Waggoner, 2401 Seagoville Road, came forward and introduced herself. She stated her concerns were largely related to the schools. With 960 new homes coming, she asked if Seagoville North is close to capacity. What is the likelihood that it will be over-capacity and portable classrooms start appearing outside this new building? Director Barr responded that the city has no control over the schools, but under state law we are required to contact the relevant school district(s) when applications like this one come forward so that they can plan for the needs of their district. The notification must be in writing and must include the planned number of dwelling units or houses. He thinks that Seagoville North Elementary is about 75% capacity at this time. Ms. Waggoner then stated she had a questions about sanitary sewer. She said there are about 16 owners on Simonds Road that currently have no access to sanitary sewer. Will the regional solution that was mentioned provide access to sanitary sewer for those currently without it? Director Barr responded that the regional solution will bring sanitary sewer to the area but he does not believe that connecting the existing homes was included in the plans for the new sewer system. He explained that he will bring her concerns to Chris Ryan, Water Utilities Director, through the Service Center for details on what is included, the planned timeline for the work to be done, whether or not the existing owners would have access, and how that access could be achieved. Ms. Waggoner then asked about whether or not drainage requirements have always been required by city codes. In particular the drainage from Sunrise Circle crosses the road and drains into her pond. She now regularly gets flooded and is having soil erosion issues in the pond. Director Barr responded he was not sure when the requirements were

first put in place as the language existed when he came to Seagoville. He also doesn't know what criteria would have been required when the requirements were first adopted. Today the minimum requirements are for detaining up to and through 100-year design storms. In the past though the requirements might have only been for a 10-year, 25-year, or 100-year storm depending on when a location was developed. Ms. Waggoner mentioned her final concern is traffic at Seagoville Road and Highway 175, which is already congested. Will the stop signs be converted to traffic signals? Director Barr responded that he has already notified TXDOT about this project as well as the other developments that are coming to the area. All traffic control on the highway frontage roads is controlled, installed, and maintained by TXDOT so the city cannot answer that question.

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

Vice Chairman Grimes closed the public hearing at 7:30 pm.

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

Commissioner Galbreth moved to recommend to City Council approval of the request with the staff-recommended conditions on the request to amend the PD-3 (Planned Development-3 for mixed uses) zoning to PD-21-03-A1 (Planned Development – Residential-5 Single Family Zoning – Amendment 1) on approximately 236.4+ acres described as a portion of Tract 26 in the Herman Heider Survey, Abstract No. 541, commonly referred to as 2401 Simonds Road, in the City of Seagoville, Dallas County, Texas to repeal and replace of the previous concept plan and development regulations. The motion was seconded by Commissioner Lemond. By a show of hands and voice vote, the motion passed unanimously (six 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 7:34 pm.

APPROVED:

~~David Grimes~~ Tommy Lemond
Planning & Zoning Commission
~~Vice Chairman~~ and Acting Chairman

ATTEST:



Jennifer Bonner, Planner and
Planning & Zoning Commission Liaison