



MINUTES

for the
SEAGOVILLE PLANNING AND ZONING COMMISSION

Regular meeting scheduled to begin at

6:30 p.m. on Tuesday, August 24, 2021

in the City Hall Council Chambers

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

With the absences of both the elected chairman and vice-chairman at 6:30 p.m., Director Barr asked Commissioner Tommy Lemond to serve as the acting chairman of the commission since a quorum was present.

Acting Chairman Lemond called the meeting to order at 6:33 p.m.

Present: Commissioner Tommy Lemond
Commissioner Dr. Don Cole
Commissioner Olu Olajimi
Commissioner Charles Galbreth

Absent: Commissioner and Chairman Mike Dupuis, sick at home
Commissioner and Vice Chairman David Grimes
Commissioner Debra Haney

City Staff: Community Development Director Ladis Barr
Planner Jennifer Bonner

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

Acting Chairman Lemond gave an opportunity for the public to comment on items not on the agenda. No one responded in person.

Acting Chairman Lemond then stated that items 2 and 3 on the agenda would be presented in reverse order so that those that wanted to leave after the public hearing could.

1. APPROVAL OF MINUTES: Consider the minutes of the previous July 27, 2021, and August 10, 2021, regular Planning and Zoning Commission meetings.

Acting Chairman Lemond asked if there were any questions or comments on the supplied minutes. Commissioner Galbreth moved to approve the minutes of both meetings 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 Z2021-14: PUBLIC HEARING** Conduct a Public Hearing, discuss and make a recommendation to City Council on zoning change request from R-5, Residential Single Family, to LM, Light Manufacturing, on approximately 4± acres described as Tracts 19 and 19.1 (re-platted as Lot 1 Block 1 of the AMC Concrete Haulers Addition in Document 202100142468) in the Herman Heider Abstract, commonly known as 211 West Simonds Road, Seagoville, Dallas County, Texas. *(Note: This item is number 3 on the posted agenda.)*

Acting Chairman Lemond opened the public hearing at 6:36 p.m.

Planner Jennifer Bonner stated the property is described by 2 methods because the property has already been platted, but the county appraisal district does not yet recognize the plat converting what was 2 parcels into 1 platted lot. The property currently has a single family home on it. The driveway is dirt-and-gravel but the approach at the street has been paved in concrete. It is located on the east side of the intersection of West Simonds Road with Elizabeth Lane. Currently the property has fencing on most sides that was installed by the previous or current adjoining owners. The owners are requesting the zoning change so that they can park their commercial trucks from their business at this house. In the future they plan to convert the building so they can relocate their business office to this location. 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 lot has been zoned R-5 since prior to 1977. There is an existing single family residence on the front property. The rear parcel contains a fishing pond. 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 application. Director Barr handed Planner Bonner a statement that he would like one condition of approval – to convert all driving and parking areas to reinforced concrete. Planner Boner asked when he wanted the driveway converted – at time of building conversion or within 6 months. Director Barr stated 6 months since that should give them plenty of time to complete this process, get the permit application submitted, and concrete placed.

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 property is being used residentially, but the Plan calls for this area to be Commercial. In the Master Thoroughfare Plan section, Planner Bonner explained that right-of-way for Simonds Road was provided with eh recent plat of the property. In the Zoning Map section, she discussed that this is the only residentially zoned property on this side of the road. All other areas shown on the map have already been converted to C, Commercial, to the northeast and LM, Light Manufacturing, to the southwest. Both of those districts abut this property so the owners had a choice in what their request would be for. Because of the parking and type of business they own, they choose LM instead of C.

The review criteria for a planned development 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 6 asks about conforming to off-street parking and loading requirements, which she just covered with the requirement to convert the existing dirt and gravel to concrete. Criteria 7 asks if the ingress and egress, and pedestrian ways area adequate. Planner Bonner stated the driveway is

adequate, but there are no sidewalks for addressing pedestrian ways. Criteria 8 addresses safeguards for emissions to which she supplied that there is no current plan for when the conversion to a business use will occur. Since a site plan review will be required with the re-development of the lot, the requirements for safeguards can be addressed at that time. Criteria 9 discusses landscaping and screening. Planner Bonner replied that these items would also be reviewed with the site plan review of the re-development of the lot so can also be addressed at that time. Criteria 13 references whether the request will authorize less than the minimum requirements of the district. Planner Bonner stated that the site is currently compliant with all of the residential zoning district requirements. Assuming the zoning change is approved, when the structure is converted to its future business use, those revisions will be required to meet the LM district minimums.

Moving onto Page 4 of the report, Planner Bonner stated that is the last of the review criteria with "no" answers. She then covered the legal notices for this application. One additional response was received in favor of the application last Friday. A paper copies of that response is available at each commissioner's seat. The rest of the staff report is the table of uses that lists which land uses are permitted or requires a Special Use Permit. She then covered the rest of the exhibits. She then quickly went through Exhibits 2 through 8. Exhibit 5 is the application and an 11x17 copy of the (new) recorded plat of the (new) lot (from the 2 old parcels) with the recording information in the lower left part of the page. She covered the legal notice exhibits, the responses received, and the list of property owners notified. She concluded by stating she would answer any questions from the commissioners.

Commissioner Olajimi asked her to repeat the condition of approval since it is being added to the staff report now . Planner Bonner replied "the conversion of all driving and parking areas to reinforced concrete in the next 6 months".

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

Acting Chairman Lemond asked applicant's representative to come forward and identify herself. Mrs Yuliet Sanchez, representing the current property owners, came forward and introduced herself. She is also the previous owner of these parcels. There were questions about the zoning from the time of the sale, so she agreed to help get them through this process. She stated that the business the owners have is trucking-related. Some of the equipment is used for cleaning construction sites as well as maintenance for heavy equipment. They already have plans in the near future for converting the driveway and parking to concrete, but may need so help in determining the limits of these areas. They respectfully request commission's recommendation to city council be for approval. She would be happy to answer any questions. There were none so she thanked the commission for allowing her to speak.

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

The acting chairman closed the public hearing at 6:50 pm.

Acting Chairman Lemond asked if any of other commissioners had questions or felt a need for any additional discussion. There were none.

Commissioner Olajimi moved to recommend to City Council to approve with one condition of approval on the zoning change request from R-5, Residential Single Family, to LM, Light Manufacturing, on approximately 4+ acres described as Tracts 19 and 19.1 (re-platted as Lot 1 Block 1 of the AMC Concrete Haulers Addition in Document 202100142468) in the Herman Heider Abstract, commonly known as 211 West Simonds Road, Seagoville, Dallas County, Texas. The condition of approval was the conversion of all driving and parking areas to reinforced concrete within 6 months. 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 to approve the request.

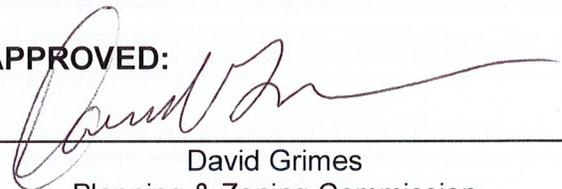
3. **STORMWATER PRESENTATION:** Presentation by staff on Seagoville's stormwater permit and program. (*Note: This item is number 2 on the posted agenda.*)

Planner Jennifer Bonner began by stating that due to covid-related issues, she was asked to place this item on tonight's agenda to complete part of the city's requirements for our stormwater permit. Tonight's presentation will focus on Illicit Discharge Detection and Elimination, also called IDDE. She has provided a few handouts as exhibits so the commissioners would have a little bit of information about stormwater, discharges, and why the city has a permit. She then covered the handouts included in the meeting packet. Any of the items seen in the handouts can be reported anywhere in the U.S., not just Seagoville. Some of these are quite obviously related to construction, but she had made a point to try to stay away from construction-related items since that topic could take several meetings to cover adequately. There was discussion amongst the commissioners and staff as the handouts were covered. The discussion was followed by a 7-minute YouTube video produced by the North Central Texas Council of Governments specifically on IDDE for government employees. There was more discussion about stormwater after the presentation on where to report concerns and complaints, and how complaints are addressed (citations, tickets, warnings, other legal action), etc.

ANNOUNCEMENTS & UPCOMING MEETINGS: Planner Bonner read the list of upcoming city meetings and provided updates on which meetings have been re-scheduled.

Acting Chairman Lemond adjourned the meeting at 7:25 pm.

APPROVED:



David Grimes
Planning & Zoning Commission
Vice Chairman and Acting Chairman

ATTEST:


Jennifer Bonner, Planner and
Planning & Zoning Commission Liaison