



**MINUTES**  
for the  
**SEAGOVILLE PLANNING AND ZONING COMMISSION**  
**Regular meeting scheduled to begin at**  
**6:30 p.m. on Thursday, September 30, 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 6:30 p.m.

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

Absent: Chairman Mike Dupuis  
Commissioner Debra Haney

City Staff: Community Development Director Ladis Barr  
Planner Jennifer Bonner

City Attorney Victoria Thomas

Commissioner Olajimi 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 September 14, 2021, regular Planning and Zoning Commission meetings.

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

2. **ZONING REQUEST Z2021-09: PUBLIC HEARING** Conduct a Public Hearing, discuss and make a recommendation to City Council on a request to rezone tracts of land with a combined total of approximately 591.8± acres from AG, Agriculture, to PD-21-05 (planned development

for a mixed use including single family, multi-family, and commercial) on Kaufman County parcel numbers 9462, 9465, 9466, 9467, 9469, 9470, 9471, 9472, 9477, 9483, 126570, 12604, and 12613 in the Peter Stockman Abstracts and on Dallas County parcel numbers 65085008510140900, 65085008010230000 and 65174264510010000 in John D. Merchant Abstracts in Dallas and Kaufman Counties, with approximately 359.5± acres generally bounded on 3 sides by U.S. Highway 175, F.M. 1389, and South Kaufman Street, AND approximately 150.8± acres generally bounded by South Kaufman Street and Combine Road, AND approximately 81.5± acres generally bounded by F.M. 1389 and South Kaufman Street, all near the Dallas-Kaufman County line, all in Seagoville, Texas.

Vice Chairman Grimes opened the public hearing at 6:35 p.m.

Planner Jennifer Bonner began by covering the existing site's information and the plan for the site as provided in the Agenda Comm. 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 property is outlined in blue but does not include the area outlined with stripes. That parcel is not included in the application area and is not owned by the owner-applicant. The table on the left side of the page summarizes the size of the project, the site's current zoning districts, surrounding zoning districts, the site's land use, surrounding land uses, and surrounding recommended future land uses. She again stated that the property is a mostly vacant and unimproved ranch land. Staff is recommending approval with the list of conditions specified on the bottom of page 1.

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 subject properties are outlined in a pink shade and is located under a series of stars. In the Land Use section, she stated the plan calls for most of the subject area to be Low Density Residential, except along the highway where the plan call Retail. In the Master Thoroughfare Plan section, Planner Bonner explained that the pavement for South Kaufman Street, F.M. 1389, and Combine Road will be required to be widened with the development of this property. The applicant has supposedly confirmed with TXDOT that they are aware of this project and, at this time, will not be locating Future Loop 9 as shown on the 2006 Plan. In the Zoning Map section, she again discussed the site zoning of AG and R-1.

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 5 covers protecting and/or preserving existing historical buildings, structures, features, or places. Currently there are no identified locations within the project area. Moving onto Page 4 of the report, Planner Bonner stated Criteria 20 asks whether granting the request would authorize less than the minimum requirements of each zoning district. Planned developments are allowed by code to ask for revisions to these minimum requirements, so this answer must be no. Each phase of the development will be required by staff to meet the minimum requirements of the development approved by adoption of an ordinance by City Council. Criteria 22, 23, and 24 asks about adopted future land use plans, capital improvement plans, and community facilities plans. Planner Bonner explains each and why each of those answers is not yes. She then covered the legal notices for this application. Only 1 response was received and it was from the property owner in support of the request. Planner Bonner then covered rest of the exhibits. She then quickly went through Exhibits 2 through 6. Exhibit 7 she covered in more detail. Exhibit 7A is the application and parent parcel property descriptions. Exhibit 5B is the development's concept plan and proposed development regulations for each internal district.

Exhibit 7C is the Landscaping and Screening Plan. Exhibit 7D are the proposed 3-story and 5-story building elevations for the multi-family areas. Exhibits 8 and 9 are the legal notice exhibits and the responses received. Exhibit 10 is the list of property owners notified that was updated for tonight's meeting. Exhibit 11 is tonight's presentation, which replaces what was provided in the meeting packet email. 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. Steve Lenart stated he is representing his company Lenart Development Company, LLC, as well as property owners Megatel Homes III LLC and Seagoville Laguna Azure LLC. He began by stating the changes to this application are the addition of 81 acres on the east side of FM 1389 that was not included in the earlier (January) application. Also, more planning and design for the commercial area of the project has been completed. The center of the planned community is the entertainment center, which is anchored by the Laguna shown in the first slide. The laguna is approximately 2 acres of service water surrounded by amenities. The entertainment district is an approximately 50,000 square foot building housing restaurants, gym, indoor playground, entertainment area for both children and teens. It will also have a bowling alley. The building will provide places to eat, sit out on the patio, and enjoy the laguna. The laguna will be open to both the public and the residents of the development. Besides the entertainment district, the laguna will also be surrounded by some multi-family units to the west. On the next slide is a more detailed drawing of the commercial and mixed use concept than had been seen back in January because more engineering and design work has been completed. The laguna is shown off Highway 175 and the main entrance to the development looping around. The entertainment building is on the north side of the laguna. There will be a dog park. In the water, there will be features such as a swim-up bar, and other things like you would expect to find if you were visiting a beach along the Gulf Coast or Caribbean. Buildings to the east of the laguna and "inside the loop" are multi-family units. What is shown to the west are future phases of additional multi-family units. Moving to the next slide, a colorized architectural rendering of the entertainment district is provided. The red roof is the entertainment building with parking on one side and the laguna on the other. The next slide shows a rendering of the laguna from another project's concept plan, but the laguna itself will be very similar. The site under consideration tonight will have a different style of multi-family architecture than what is shown. Some additional aspects of the laguna are shown on the next slide. Cabanas that families can rent for the day. There will be a minimum of 2 sand beaches and access to all of the water. There will be kayaks and paddleboards available for rent at the water's edge.

The next slide has the overall landscaping and screening plan. Mr. Lenart asked for a laser pointer. *(It doesn't work when pointed at the display screens, so Planner Bonner gave him the metal pointer and asked him to move to a screen and speak loudly for the audience to hear.)* As you move through the community there are large green spaces. There are existing utility easements and there will be new detention ponds that together will provide the area for a network of trails leading to the entertainment district. Part of the system will be a 10-foot golf cart trail. People wanting to go to the amenities can jump on their golf cart or walk to the district without having to get into their car and driving there. The trail system will hopefully engage the community while minimizing on-site traffic from those residents living in the development. There will be entry signage at the main roads of the development. Lots that back onto a main road will have screening walls or fences and landscaping along them in an HOA lot. The next slide shows

the plan and profile of the 2 main types of thoroughfares in the development with their landscaping information. The one on the top of the page is undivided with about 41-feet of pavement. The lower portion of the page shows a 4-lane road divided by a boulevard. The next slide shows 4 possible house renderings that Megatel plans on building. Masonry on the houses. Front entry garages. Single and 2-story homes. The next slide is a rendering of the entertainment center's elevation. It is a beach-themed architecture surrounding the laguna. Lighter and brighter colors. More of a beach-front feel. Various entrances for the restaurants, entertainment amenities, etc. The next 2 slides have example elevations of 3-story multi-family buildings to be built along the laguna. The elevations will market-driven in the number of stories actually built. The PD request is asking for up to 5 stories. The plan is for the initial structures to look very similar to what is shown.

Mr. Lenart said the next slides will focus more on the amenities within the entertainment center. The first 2 slides shows a restaurant. Not fast food. Sit-and-stay, high quality type restaurant in terms of service, food and ambience. Able to take the family. Both slides showing patio and indoor seating will be available. Both also showing at least a partial view of the laguna from the dining areas. The next slide shows part of the interior tweens and teenager area with table games, arcade, etc. (*Billiards and table hockey specifically shown.*) The next 2 slides show different parts of the gym. Initially the gym will be open to the public. But as the number of on-site residents expands, the membership will be reduced to only those residing in the development. Building a gym that would serve everyone would be too cumbersome, but this was felt to be a good compromise for Seagoville. The final slide is in the bowling alley. He said he would be happy to answer any questions the commissioners might have.

Director Barr asked him to expand on the bowling alley. Mr. Lenart said he hadn't mentioned the number of lanes because that is in the developer's agreement, not the planned development request. The plan is for there to be 16 full-time lanes in the bowling alley area of the entertainment district.

Vice Chairman Grimes asked about the maintenance of the entertainment building. Mr. Lenart replied that the laguna and all associated buildings, dog park, filter house, etc. would be privately owned by Megatel and operated as they do all their laguna sites across the U.S. A portion of the Home Owners Association (HOA) dues goes towards that maintenance cost. The HOA does not own those sites. They simply have an agreement or license for the residents to be able to use the amenities within the entertainment district. Vice Chairman Grimes then asked about the number of employees for the laguna. Previously mentioned was 35 or more. Mr. Lenart replied that yes for the laguna, the restaurants, and all other amenities in the entertainment district there will be a significant number of employees. 35 or more sounds correct.

Vice Chairman Grimes asked if any of the commissioners had any other questions for Mr. Lenart. There were none. Mr. Lenart thanked the Commission and sat down.

Vice Chairman Grimes opened the floor for comments from the public at 7:06 pm.

Mr. Joe Rodriguez, 236 Riverbend Trail in Combine, was the first to be recognized. He has concerns about infrastructure to support the development of multi-family and 2100 houses. It sounds like U.S. Highway 175 is going to turn into U.S. Highway 80 and F.M. 1389 is going to turn into F.M. 1641 going to Forney. Packed full of cars and more and more houses. More people. More traffic. Do they have a plan on how they are going to accommodate this infrastructure? Director Barr replied that the Commission cannot reply. This time is for public

comments. Mr. Rodriguez stated these are some things to think about.

Mr. Robert Kennedy, 620 East Bluff Road in Seagoville, was next to be recognized. He understands that the Commission is not answering questions. This development will be in his back yard. He and his mother wanted to know about whether a border wall would be installed along the perimeter of the development. And their other question was about how public utilities would be provided since all of the folks in his neighborhood are on city water but septic systems instead of sanitary sewer. Would it go through the neighborhood?

Ms. Breanna Rodriguez, 236 Riverbend Trail in Combine, was the next to be recognized. She doesn't know what to say other than she does not like this. There is going to be a lot of traffic. No infrastructure to support it. For folks who live in Combine, there is only 2 ways to get there and this is right on the main route. She doesn't know if they are going to widen the lanes or how that is going to work. That is not going to be good news. She just doesn't like it.

Vice Chairman Grimes asked if there were any additional comments from the public. No one else was on the list used to sign up earlier for those wishing to speak.

Ms. Kimberley Jenkins, 920 Eubanks Road in Combine, came forward and was recognized after adding her name to the list. This property has been in her family for 52 years. The family has also owned 1723 Parkhaven Drive in Seagoville for the last 40 years. She walked in late but she wanted to confirm that there is no discussion about infrastructure. How about schools? This location will be Crandall Schools instead of Seagoville Schools. Is that not taken into account when City Council takes its vote? Whether this can be changed from agriculture to multi-family. Director Barr stated there can be no discussion. Vice Chairman Grimes stated this is a time for the public to make comments. As someone who has spent 25 years in commercial real estate, she is not a supporter of this development. She is concerned about the infrastructure. She is concerned about the burden on the schools. There are a lot of developments that Megatel has underway in the area. She is not seeing enough of the infrastructure here, especially with the roadways. Or the traffic issues on the existing roadways related to the flea market on the weekends now. She can understand moving away from the agriculture land use, but this needs a bigger discussion than she has seen tonight.

Vice Chairman Grimes asked if there were any additional comments from the public.

Ms. Kristan Hall, 132 Chrestman Lane in Combine, came forward and was recognized after adding her name to the list. She has lived in Combine about 27 years. She also has concerns with infrastructure. She works as an investment banker and construction banker. She was curious about the price point for the homes. She also has concerns with infrastructure as her mother drives these roads so she gets worried about that. The schools in Crandall are already over-crowded. She just hopes that they take into account all these pieces. She understands that development and growth is going to happen. She just wants to continue to be able to get in and out of Combine every day.

Vice Chairman Grimes asked if there were any additional comments from the public. No one else came forward to speak. He closed the public hearing at 7:14 p.m. Someone then rose from the audience to speak. After conferring with City Attorney Victoria Thomas, it was determined that they had waited too long to respond so the floor was declared closed and no further public comments could be made or accepted.

Vice Chairman Grimes asked if any of other commissioners had questions or felt a need for

any additional discussion. There were none.

Commissioner Lemond moved to recommend to City Council to approve with staff's recommended conditions of approval of the request to rezone tracts of land with a combined total of approximately 591.8± acres from AG, Agriculture, to PD-21-05 (planned development for a mixed use including single family, multi-family, and commercial) on Kaufman County parcel numbers 9462, 9465, 9466, 9467, 9469, 9470, 9471, 9472, 9477, 9483, 126570, 12604, and 12613 in the Peter Stockman Abstracts and on Dallas County parcel numbers 65085008510140900, 65085008010230000 and 65174264510010000 in John D. Merchant Abstracts in Dallas and Kaufman Counties, with approximately 359.5± acres generally bounded on 3 sides by U.S. Highway 175, F.M. 1389, and South Kaufman Street, AND approximately 150.8± acres generally bounded by South Kaufman Street and Combine Road, AND approximately 81.5± acres generally bounded by F.M. 1389 and South Kaufman Street, all near the Dallas-Kaufman County line, all in Seagoville, Texas. The conditions of approval were:

- No dwelling unit with a living area smaller than:
  - 500 square feet in multi-family areas;
  - 1,600 square feet in single family areas; and
  - 1,200 square feet in designated senior areas.
- Construction of 5-foot or wider sidewalks in the right-of-way on both sides of arterial and collector streets.
- Construction of 4-foot or wider sidewalks in the right-of-way on both sides of local streets.
- All interior sidewalks to be at least 4-foot wide in commercial and multi-family areas.
- Walking trail may replace sidewalk on one side **and** be outside of street right-of-way
- Designated fire lanes to meet all city codes.
- Maximum structure height of:
  - 85-feet for 5 stories multi-family areas;
  - 50-feet for 3 stories in commercial, retail, and areas of mixed use with multi-family; and
  - 2-1/2 stories in single family areas.
  - Parapets and accent features allow an additional 8-feet of height.
- All screening walls to be between 6- and 8-feet tall.
- Living screening walls allowed in specified locations in place of masonry screening.
- Signage to include one (1) billboard.

The motion was seconded by Commissioner Olajimi. By a show of hands and voice vote, the motion passed unanimously (five to zero) in favor of the motion to conditionally 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 7:19 pm.

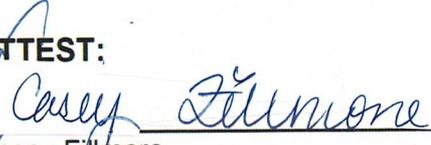
**APPROVED:**



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David Grimes  
Planning & Zoning Commission  
Vice Chairman

**ATTEST:**



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Casey Fillmore  
Administrative Assistant