



MINUTES
for the
SEAGOVILLE PLANNING AND ZONING COMMISSION
Regular meeting scheduled to begin at
6:30 p.m. on Tuesday, October 26, 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 Debra Haney
Commissioner Charles Galbreth
Commissioner Olu Olajimi

Absent: Chairman Mike Dupuis
Commissioner Dr. Don Cole

City Staff: Community Development Director Ladis Barr
Administrative Assistant Casey Fillmore

Commissioner Galbreth led the invocation.

Commissioners led in reciting the Pledge of Allegiance.

1. APPROVAL OF MINUTES

Consider the minutes of the September 30, 2021, regular Planning and Zoning Commission meeting.

Motion to approve the Planning and Zoning meeting minutes for September 30, 2021.- Commissioner Olajimi, seconded by Commissioner Galbreth. The motion passed with all ayes. 5/0

- 2. ZONING REQUEST Z2020-01: CONSTRUCTION PLAT** Discuss and take necessary action on a request to approve the Construction Plat for The Savoy at Seagoville on approximately 31.672± acres at 1010 Fran Street in the R-5, Residential Single Family, zoning district.

Vice Chairman Grimes opened the Zoning Request Z2020-01 at 6:32 p.m.

Community Development Director Barr stated that the request is for the construction plat approval for the property located at 1010 Fran Street. He made mention of the current zoning on the property.

Community Development Director Barr stated that the plans have been reviewed by the City Engineer and the construction standards have been met. He added that the lift station is in final review.

Vice Chairman Grimes closed the hearing at 6:33 pm.

A motion was made to recommend to City Council to approve Zoning Request Z2020-01 for the Construction Plat located on 1010 Fran Street with conditions. Lift Station plans be revised and resubmitted and accepted before work can begin for off-site sanitary sewer lines. Wrought iron fence to be required around detention pond Lift station requires a six (6') foot masonry screening wall. Prior to Planning and Zoning review of the Final Plat documents, add any information required by Seagoville Water Utilities for the lift station location.- Commissioner Lemond, seconded by Commissioner Olajimi. Motion passed with all ayes. 5/0

- 3. ZONING REQUEST Z2021-17: PUBLIC HEARING** Conduct a Public Hearing, discuss and make a recommendation to City Council on a zoning change request from LR-SUP, Local Retail with a Special Use Permit for a tobacco store, to LR-SUP-Amended, Local Retail with a Special Use Permit Amended for an additional special use permit for prepackaged beverages on approximately 0.39± acres described as Tracts L, M, and the east half of Lot 2 in the Town & Country Shopping Center Revised, commonly known as 611 North U.S. Highway 175, Seagoville, Dallas County, Texas.

Vice Chairman Grimes opened the public hearing at 6:36 p.m.

Anas Naji owner, of Global Boom LLC stated that this request is to add beer and wine to the existing SUP request. He added the location of his shop in the City.

Community Development Director Barr stated that a SUP was granted on October 4, 2021 for a tobacco shop. He added that the owner is requesting an amendment to the SUP to allow beer and wine sales.

Community Development Director Barr made mention that the same conditions would apply to the SUP if granted.

In response to a question from Vice-Chairman Grimes, Community Development Director Barr stated that the shop must comply with all the rules and regulations of TABC (Texas Alcoholic Beverage Commission).

Vice Chairman Grimes closed the public hearing at 6:38 pm.

A motion was made to recommend to City Council to approve Zoning Request Z2021-17 for the SUP located at 611 North Highway 175 with conditions. SUP limited to maximum two (2) year. Limit hours of operation from 6:00 a.m to 12:00 midnight. The SUP will expire when on to the following happens: the owner relocates, the owner closes its doors, the owner expands their land uses, or the owner applies for a new SUP for this use at this location.- Commisisoner Lemond, seconded by Commissioner Olajimi. Motion passed with all ayes. 5/0

4. **ZONING REQUEST Z2021-18: DEVELOPMENT REVIEW** Discuss and take necessary action on a request to approve the site and concept plans for a new agricultural growing and processing building proposed to be constructed on approximately 30± acres on two parcels both addressed 1616 Bowers Road (physically located on Environmental Way) with AG, Agriculture, zoning.

Vice Chairman Grimes opened the Zoning Request Z2020-18 at 6:40 p.m.

Community Development Director Barr stated that the property is currently vacant. He made mention of the location of the property.

Community Development Director Barr stated the zoning on the property and new address on the property would be 609 Environmental Way. He added that the property will be platted into one lot.

Community Development Director Barr made mention of the size of the proposed new building and drawings in the packet of the design of the building with elevations.

Ryan Wehmann representative, of GG Texas LLC stated the company he works for and the office location. He added that that the building will be mostly green house space.

Mr. Wehmann stated the size of the production center where the products will be packed and shipped. He made mention of the building material for the structure and colors.

In response to a question from Vice Chairman Grimes, Mr. Wehmann stated that the hiring will be done locally, anywhere between fifty-five to sixty (55-60) employees in the first phase.

Vice Chairman Grimes closed the hearing at 6:45 pm.

A motion was made to recommend to City Council to approve the Zoning Request Z2021-18 for the Development Review located at 1616 Bowers Road with conditions. Staff recommends approving the submitted concept plan with staff able to approve the dumpster's screening construction. The submitted landscaping plans with staff able to approve plant changes without resubmittal to the Planning and Zoning Board. Approving the buidling's elevations as submitted. Fire Lane being in operation prior to going vertical.- Commisisoner Olajimi, seconded by Commisisoner Galbreth. Motion passed with all ayes. 5/0

5. **ZONING REQUEST Z2021-19: CONSTRUCTION PLAT** Discuss and take necessary action on a request to approve the Construction Plat for Caldwell Lakes on 20.7185-acres at 15000 Lasater Road in Planned Development PD-19-02-A1 with R-5, Residential Single Family, base zoning.

Vice Chairman Grimes opened the Zoning Request Z2020-19 at 6:48 p.m.

Community Development Director Barr stated the location of the vacant property. He added that the City Engineer has reviewed and approved the Construction Plat.

Community Development Director Barr made mention of three (3) different tracts and each tract location making for one subdivision.

Community Development Director Barr stated that the property had issues getting service to the lift station located on Lasater Road. He added that the lift station system was going to be upgraded by the City of Dallas.

Holly Williams representative, for Matthew Duenwald stated that the construction plat was previously approved. She added that this would be a reapproval for the property.

In response to a question from Vice Chairman Grimes, Mrs. Williams stated that there will be HOA (Homeowners Association) lots in the open space areas.

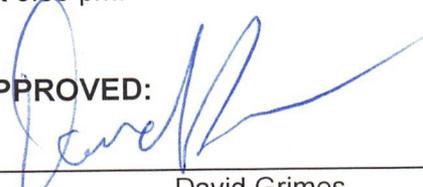
Community Development Director Barr stated that the HOA was developed to accommodate the screening wall, detention pond or retaining wall that may be required. He made mention that the HOA would be responsible of taking care of these items.

Vice Chairman Grimes closed the hearing at 6:45 pm.

A motion was made to recommend to City Council to approve Zoning Request Z2021-19 for the Construction Plat for 15000 Lasater Road. - Commissioner Haney, seconded by Commissioner Olajimi. Motion passed with all ayes. 5/0

Vice Chairman Grimes adjourned the meeting at 6:55 pm.

APPROVED:



David Grimes
Planning & Zoning Commission
Vice Chairman

ATTEST:



Casey Fillmore
Administrative Assistant