



MINUTES
for the
SEAGOVILLE PLANNING AND ZONING COMMISSION
Regular meeting scheduled to begin at
6:30 p.m. on Tuesday, February 15, 2022
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: Vice Chairman David Grimes
Commissioner Tommy Lemond
Commissioner Debra Haney
Commissioner Shelley Sipriano
Commissioner Dr. Don Cole

Absent: Commissioner Olu Olajimi
Commissioner Charles Galbreth

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

Commissioner Lemond led the invocation.

Commissioners led in reciting the Pledge of Allegiance.

1. APPROVAL OF MINUTES

Consider the minutes of the October 26, 2021, regular Planning and Zoning Commission meeting.

Motion to approve the Planning and Zoning meeting minutes for October 26, 2021.- Commissioner Cole, seconded by Commissioner Haney. The motion passed with all ayes. 5/0

2. ELECT CHAIRPERSON AND VICE-CHAIRPERSON

Motion to elect Vice-Chairperson Grimes as Chairman. Commissioner Haney, seconded by Commissioner Haney. The motion passed with all ayes. 5/0

Motion to elect Commissioner Lemond as Vice-Chairman. Commissioner Cole, seconded by Commissioner Haney. The motion passed with all ayes. 5/0

- 3. ZONING REQUEST Z2022-01: PUBLIC HEARING** Conduct a Public Hearing, discuss and take necessary action on a recommendation to the City Council on a zoning change request from LR (Local Retail) to LR-SUP (Local Retail with a Special use Permit) for a convenience store over one thousand (1,000) square feet and providing for the sale of beer and wine and the approval on the site plan depicting the new proposed convenience store on approximately 0.792 ± acres described as John D Merchant, Abstract 850, Lot 1B of the Dallas County, Texas of the Walmart Supercenter Addition, commonly known as 200 North Highway 175.

Chairman Grimes opened the Zoning Request Z2022-01 at 6:37 p.m.

Community Development Director Barr stated that the property is currently owned by Murphy Oil. He added that a (SUP) Special Use Permit is required for any convenience store over one thousand (1,000) square feet.

Community Development Director Barr stated that a SUP is also required to sell beer and wine. He made mention that other convenience stores in the City of Seagoville currently sell beer and wine.

In response to a question from Chairman Grimes, Community Development Director stated that the new proposed convenience store will be a walk-in store. He added that the site plan is also included in the zoning request.

Community Development Director Barr made mention that a (BOA) Board of Adjustments was applied for the store being closer than one thousand (1,000) feet from another convenience store and was approved for the variance.

Community Development Director Barr stated that the new proposed canopy and pumps will not affect the service road. He added that new landscape will be done on the property.

Allen Perez, representative of Murphy USA, stated that the store brand will stay the same. He added that the proposed square footage of the new convenience store is fourteen thousand (1,400) square feet.

Mr. Perez made mention that the convenience store will be detached from the canopy and gas pumps. He added that the same number of gas pumps will be at the location.

Chairman Grimes closed the hearing at 6:42 pm.

A motion was made to recommend to City Council to approve the Zoning Request Z2022-01 for the change request from LR (Local Retail) to LR-SUP (Local Retail with a Special Use Permit) for a convenience store over one thousand (1,000) square feet and providing for the sale of beer and wine and the approval on the site plan.- Commisioner Haney, seconded by Commisioner Cole. Motion passed with all ayes. 5/0

4. **ZONING REQUEST Z2022-02: PUBLIC HEARING** Conduct a Public Hearing, discuss and take necessary action on a recommendation to City Council on a zoning change request from PD-13-01-A2 (Planned Development- Amended 2) to PD-13-01-A3 (Planned Development- Amended 3) by deleting the Public Safety requirement for a Seagoville Police Officer on approximately 114 ± acres described as LaPulga, Tract 4.1, commonly known as 1706 North Highway 175, Seagoville, Dallas County, Texas.

Chairman Grimes opened the Zoning Request Z2022-02 at 6:45 p.m.

Community Development Director Barr stated the property is currently under PD-A2 (Planned Development- Amended 2) and will be amended to a PD-A3 (Planned Development- Amended 3). He added that the property was annexed into the City of Seagoville limits in May 2012.

Community Development Director Barr stated that the initial PD (Planned Development) was approved by City Council in January 2016 and the second amendment to the PD (Planned Development) was adopted by City Council in August 2018.

Community Development Director Barr made mention of the changes for the new PD-A3 (Planned Development- Amended 3). He added that the request is to allow any officer to be onsite.

In response to a question from Commissioner Lemond, Community Development Director Barr stated that a Security Guard would not be allowed onsite only a certificate TCOLE Police Officer.

Brandon Baker, representative for Seagoville Trade Days stated that the request is to be able to keep an officer onsite. He made mention that the flexibility to have other officers at the property would benefit LaPluga.

Mr. Baker stated that the current ordinance in place only allows for LaPluga to use Seagoville Police Officers. He added that the Seagoville Officer is parked at the front gate and other officers patrol the property.

Chairman Grimes stated that having a patrol car at the front of the property is a good visual that officers onsite.

Chairman Grimes closed the hearing at 6:53 pm.

A motion was made to recommend to City Council to approve Zoning Request Z2022-02 for the change request from PD-13-01-01-A2 (planned Development- Amended 2) to PD-13-01-A3 (Planned Development-Amended 3) by deleting the Public Safety requirement for a Seagoville Police Officer. - Commissioner Cole, seconded by Commissioner Haney. Motion passed with all ayes. 5/0

5. **ZONING REQUEST Z2022-04: FINAL PLAT** Discuss and take necessary action on a request to approve the Final Plat for Wellington Farms on 8 ± acres at 1110 Stark Road in a Planned Development-17-03-A1 with R-5, Residential Single Family, base zoning.

Community Development Director Barr stated the location of the property and is called Wellington Farms. He added that 23 lots will be located in the City of Seagoville.

Community Development Director Barr made mention that a walk through was done on the property and it is compliant with subdivision regulations. He added that there is sufficient lighting at the location.

Community Development Director Barr stated that the permits have been submitted for the homes. He added that the Dallas Water Utilities is improving the lift station and will be complete in April and then the permits can be released for the project.

Community Development Director Barr made mention that the approval will be for the Final Plat for the project.

A motion was made to accept the Final Plat for Wellington Farms in the a Planned Development-17-03-A1 with Residential Single Family, base zoning. - Commissioner Cole, seconded by Commissioner Haney. Motion passed with all ayes. 5/0

Vice Chairman Grimes adjourned the meeting at 7:00 pm.

APPROVED:



David Grimes
Planning & Zoning Commission
Vice Chairman

ATTEST:


Casey Fillmore
Administrative Assistant