



MINUTES

for the

SEAGOVILLE PLANNING AND ZONING COMMISSION

Regular meeting scheduled to begin at

6:30 p.m. on Tuesday, May 10, 2022

in the City Hall Council Chambers

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

Chairman Grimes called the meeting to order at 6:30 p.m.

Present: Chairman David Grimes
Vice-Chairman Tommy Lemond
Commissioner Debra Haney
Commissioner Shelley Sipriano
Commissioner Olu Olajimi
Commissioner Charles Galbreth

Absent: 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 approval of March 15, 2022 Planning and Zoning Commission Meeting Minutes and April 7, 2022, Joint Meeting with Board of Adjustments Minutes.

Motion to approve the Planning and Zoning meeting minutes for March 15, 2022 and April 7, 2022.- Commissioner Olajimi, seconded by Commissioner Haney. The motion passed with all ayes. 6/0

- 2. ZONING REQUEST Z2022-07: PUBLIC HEARING** Conduct a public hearing, discuss and take necessary action on a recommendation to the City Council on a zoning change request from PD-21-02, Planned Development-21-02 to PD-21-02-A, Planned Development-21-02-Amended for a multi-family and single family residential use to provide for the development of an additional approximately 22.48± acres, being two (2) tracts of land described as Tract 13.2, consisting of 10± acres, and Tract 13.3, consisting of 12.48± acres, in the John D. Merchant,

Abst 850, and being commonly referred to as 1370 Alto Road, Seagoville, Dallas County, Texas.

Chairman Grimes opened the public hearing Zoning Request Z2022-07 at 6:35 p.m.

Community Development Director Barr stated that the property is currently a planned development and was originally approved by City Council on April 19, 2021. He added that additional acreage is being added to the project and the zoning request that the applicant is requesting.

Community Development Director Barr stated that the project will have a total of three hundred and eight (308) homes upon completion. He made mention where the project is located and the cross streets.

Pat Atkins, Representative of Saddle Star Development presented a slideshow for Greenawalt Farms which included the area of the project, amenities, proposed homes, landscaping and screening wall.

Mr. Atkins stated the house sizes to be included in the project are twenty-five percent (25%) will be one thousand and six hundred (1,600) square feet, fifty percent (50%) will be one thousand and seven hundred (1,700) square feet and twenty-five percent (25%) will be one thousand and eight hundred (1,800) square feet.

In response to a question from Chairman Grimes, Mr. Atkins stated that the amenities would not be changing. He added that due to drainage there will not be any walking trails available on the proposed project.

Community Development Director Barr made mention that on Alto Road the project will add two (2) lanes of concrete. He added that the sidewalk will be four (4) feet in width on the project.

Mr. Atkins stated that the proposed project will eventually add 4 lanes of concrete up to Lasater Road.

In response to a question from Commissioner Olajimi, Community Development Director Barr stated that the total number of homes to be built will be three hundred and eight (308). He added that Phase 1 of the project will include seventy-seven (77) cottages, one hundred and sixteen (116) lots and Phase 2 will include one hundred and fifteen (115) lots.

Chairman Grimes closed the public hearing at 6:48 pm.

A motion was made to recommend to City Council to approve the Zoning Request Z2022-07 for the change request from PD-21-02, Planned Development-21-02 to PD-21-02-A, Planned Development-21-02-Amended for a multi-family and single-family residential use. - Commissioner Sipriano, seconded by Commissioner Olajimi. Motion passed with all ayes. 6/0

- 3. ZONING REQUEST Z2022-08: PUBLIC HEARING** Conduct a public hearing, discuss and take necessary action on a recommendation to the City Council on a zoning request from AG, (Agriculture) to PD-R5, (Planned Development- Residential 5) for single-family residential on three (3) tracts of land consisting of a combined total of approximately 238.79± described as

follows: Tract 1 described as Tract 2 in the Andrew Nail Abstract 1070 consisting of approximately 115.63± acres commonly referred to as 1001 Alto Road; Tract 2 described as Tracts 18 and 3 in the Andrew Nail Abstract 1070 consisting of approximately 75.19± acres commonly known as 1755 E. Malloy Bridge Road; and, Tract 3 described as Tract 1 in the Andrew Nail Abstract 1070 consisting of approximately 47.97± acres commonly known as 1520 Alto Road, all in the City of Seagoville, Dallas County, Texas.

Chairman Grimes opened the public hearing Zoning Request Z2022-08 at 6:50 p.m.

Community Development Director Barr stated the property is currently zoned Agriculture. He added the location and cross streets of the project.

Pat Atkins, Representative for KPA Consulting presented a slideshow of Lakes of Rolling Meadows depicting the proposed homes, walking trails, amenities, landscaping and screening wall. Mr. Atkins made mention that the Malloy Bridge Road will connect to Lasater Road and have 2 (two) lanes for traffic.

Mr. Atkins stated the house sizes to be included in the project which are twenty-five percent (25%) will be one thousand and six hundred (1,600) square feet, fifty percent (50%) will be one thousand and seven hundred (1,700) square feet and twenty-five percent (25%) will be one thousand and eight hundred (1,800) square feet.

Mr. Atkins stated that the Magnolias project which is the cottages will request smaller square footage based on the market only for ages fifty-five (55) and up. He added that twenty-five percent (25%) will be one thousand and four hundred (1,400) square feet, fifty percent (50%) will be one thousand and five hundred (1,500) square feet and twenty-five percent (25%) will be one thousand and six hundred (1,600) square feet.

In response to a question from Vice-Chairman Lemond, Mr. Atkins stated that there will be one hundred and thirty cottages (130).

Mr. Atkins stated that research has been done on the floodplain and will have to go through multiple engineering phases for the project to be approved.

Community Development Director Barr stated that the City requires the homes to be built two (2) feet above the floodplain.

Mr. Atkins stated that no permanent structure will be built in the floodplain area only the walking trails.

In response to a question from Chairman Grimes, Community Development Barr stated that a thirty (30) foot turning radius will be in place at Malloy Bridge Road near the project and 4 lanes for traffic.

Peggy Clendenon, owner of 1108 Woodside Lane stated that she has concerns about the floodplain, drainage issues, the number of trees that will be removed, erosion, water supply issues and the Homeowners Association (HOA) not upholding the property agreements. Mrs. Clendenon requested that the zoning not be changed. She added that she does not want to see beehive types of homes.

Chairman Grimes closed the public hearing at 7:15 pm.

A motion was made to recommend to City Council to approve Zoning Request Z2022-08 for the change request from AG, (Agriculture) to PD-R5, (Planned Development- Residential 5) for single-family residential on three (3) tracts of land consisting of a combined total of approximately 238.79±. – Vice-Chairman Lemond, seconded by Commissioner Haney. Motion passed with all ayes. 6/0

4. **ZONING REQUEST Z2022-09: PUBLIC HEARING** Conduct a public hearing, discuss and take necessary action on a recommendation to the City Council on a zoning change request from R-5 (Residential-5) to C (Commercial) on approximately 5.34 ± acres in the Herman Heider Abst 541, Tr 10, City of Seagoville, Dallas, Texas, commonly known as 2310 North Highway 175, Seagoville, Texas.

Community Development Director Barr stated the location of the property and the surrounding zoning near the property. He made mention of the surrounding businesses in the area near the property.

In response to a question from Chairman Grimes, Community Development Director Barr stated that the property is located in a commercial area.

Sandra Waggoner, owner of 2401 Seagoville Road stated that she is concerned about the drainage coming onto her property. She added that her property has been flooded repeatedly in the past due to heavy rains.

In response to a question from Mrs. Waggoner, Community Development Director Barr stated the zoning and the list of businesses that could be allowed under the commercial zoning.

Chairman Grimes closed the public hearing at 7:21 pm.

After some discussion a motion was made to recommend to City Council to approve Zoning Request Z2022-08 for the change request from R-5 (Residential-5) to C (Commercial). - Commissioner Sipriano, seconded by Vice-Chairman Lemond. Motion passed with all ayes. 6/0

5. **ZONING REQUEST Z2022-10: CONCEPT PLAN** Discuss and take necessary action on a request to approve the concept plan for Home Bank Texas, on Block 4, Tract 1, of the Bennett Estates, on approximately 1.29 ± acres, commonly referred to as 601 North Highway 175, Seagoville, Dallas County, Texas.

Community Development Director Barr stated that HomeBank has outgrown its current facility and is proposing a new building.

In response to a question from Chairman Grimes, Community Development Director Barr stated that the old bank will be demolished and a new bank will be built in its place.

A motion was made to accept the site plan for HomeBank at 601 North Highway 175. – Commissioner Sipriano, seconded by Vice-Chairman Lemond. Motion passed with all ayes 6/0

6. **ZONING REQUEST Z2022-11: SITE PLAN** Consider approval of the site plan for Golden Chick and Lube Center, including elevations, in the Seagoville Corners 3, Block A, Lot 2, on

approximately 2.19 ± acres, commonly referred to as 2 South Crestview Drive, Seagoville, Dallas County, Texas.

Community Development Director Barr stated that they have been working on this project for a few years. He added the location of the proposed project including the Lube Center and Shopping Center.

Hani Elkady, the applicant for the project stated that the building will be constructed to make the City look better. He added that the Lube Center will not look like a normal Lube Center.

Mr. Elkady stated that the store will be a minimum of one thousand five hundred (1,500) square feet. He made mention that a total of seven (7) to ten (10) stores would be located in the Shopping Center of the project.

A motion was made to accept the site plan for Golden Chick at 2 South Crestview Drive. – Commissioner Haney, seconded by Commissioner Sipriano. Motion passed with all ayes 6/0

Chairman Grimes adjourned the meeting at 7:32 pm.

APPROVED:



David Grimes
Planning & Zoning Commission
Chairman

ATTEST:



Bill Medina
Senior Planner