



**MINUTES**  
for the  
**SEAGOVILLE PLANNING AND ZONING COMMISSION**  
**Regular meeting scheduled to begin at**  
**6:30 p.m. on Tuesday, July 26, 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 (Absent)  
Commissioner Olu Olajimi  
Commissioner Charles Galbreth (Absent)

City Staff: Community Development Director Ladis Barr  
Administrative Assistant Casey Fillmore  
Senior Planner Bill Medina

Commissioner Olajimi led the invocation.

Commissioners led in reciting the Pledge of Allegiance.

**1. APPROVAL OF MINUTES**

Consider approval of June 28, 2022 Planning and Zoning Commission Meeting Minutes.

*Motion to approve the Planning and Zoning meeting minutes for June 28, 2022.-  
Commissioner Olajimi, seconded by Commissioner Haney. The motion passed with all ayes.  
4/0*

- 2. ZONING REQUEST Z2022-14SUP: Public Hearing** Conduct a Public Hearing, discuss and make a recommendation to City Council on a request for a Special Use Permit to allow Outside Storage within a Light Manufacturing Zoning District, on approximately 4.182 ± acres, Lot 5, Block A of the Mechtech Subdivision, within the Herman Heider Survey, Abstract No. 541, City of Seagoville, Dallas County, Texas, commonly known as 316 W Simonds Road, Seagoville, Dallas County Texas.

Chairman Grimes opened the public hearing at 6:32 pm

Senior Planner Medina stated the SUP (Special Use Permit) being requested for the location is for outside storage. He made mention of the existing screening fence height on the property.

Senior Planner Medina stated the length of the SUP (Special Use Permit) be granted for two (2) years. He added that additional landscaping would be required to help screen the property due to any materials that may be stacked above eight (8') feet in height.

Senior Planner Medina made mention of the proposed storage area length and width on the property to store materials. He stated that a landscape plan would be required.

In response to a question from Chairman Grimes, Senior Planner Medina stated that the materials to be stored on the property.

Gabriel Moreno, E.H Manager for Indorama Ventures stated the specifics of the company and the services they provide. He added the size of the materials and described them as plastic bundles that would be stored on the property.

In response to a question form Community Development Director, Mr. Moreno stated that the plastic bundles to be stacked will be no taller that eight (8') feet in height.

Nathan Riley, representative for Tim Dvorak stated that an eight (8') foot screening fence is in place at the property. Mr. Riley asked about the landscaping requirements for the property.

Community Development Director Barr stated the requirements for the landscaping on the property and requirements per City Code.

Mr. Riley requested that the SUP (Special Use Permit) be granted for five (5) years due to the lease on the property being longer that two (2) years.

In response to a question from Mr. Riley, Community Development Director Barr stated that a SUP (Special Use Permit) can be rescinded if the property is not upkeeped or if the business changes.

*Chairman Grimes closed the public hearing at 6:53 pm*

*After some discussion, a motion was made to recommend approval of the Special Use Permit for outside storage at 316 West Simonds Road for a five (5) year period, a maximum storage height of no more than 8', and additional landscaping to meet City regulations.– Vice-Chairman Lemond, seconded by Commissioner Haney. Motion passed with all ayes 4/0*

**3. STAFF UPDATES** Receive an update from City Staff regarding current and future zoning code amendments.

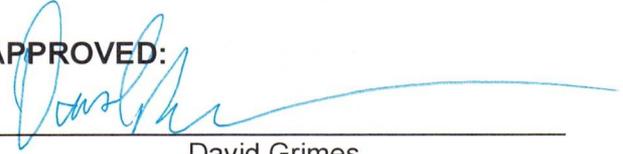
Senior Planner Medina stated the recommendations that are being made to change certain land use, parking, screening and setbacks for retail.

Senior Planner Medina stated the Exhibit provided shows the recommendations as well as general examples of how the Zoning Ordinance ought to be amended. He made mention that the parking standards should be clear to understand for all readers. Medina requested the Commission review the proposed recommendations and provide feedback at the next

Commission Meeting.

*Chairman Grimes adjourned the meeting at 7:22 pm.*

**APPROVED:**



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David Grimes  
Planning & Zoning Commission  
Chairman

**ATTEST:**



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Bill Medina  
Senior Planner