



MINUTES

for the
SEAGOVILLE PLANNING AND ZONING COMMISSION

**Regular meeting scheduled to begin at
6:30 p.m. on Tuesday, August 30, 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)

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 July 26, 2022, Planning and Zoning Commission Meeting Minutes.

*Motion to approve the Planning and Zoning meeting minutes for July 26, 2022.- Vice-Chairman Lemond, seconded by Commissioner Sipriano. The motion passed with all ayes.
5/0*

- 2. ZONING REQUEST Z2022-23Z: Public Hearing** Conduct a public hearing, discuss, and make a recommendation to the City Council on a zoning change from AG (Agriculture) to C (Commercial) on approximately 5.004 ± acres described as being situated in the J. Merchant Survey No. 335, Abstract 310, Kaufman County, Texas, commonly known as 1485 South Highway 175, Seagoville, Kaufman County Texas

Chairman Grimes opened the public hearing at 6:33 pm

Senior Planner Medina stated the location of the property and the request being made is for the zoning change on the property. He made mention of the land uses that are allowed under the Commercial District.

Tony Rader, applicant for 1485 South Highway 175, stated that the property is in a floodplain area. He went into his presentation with his slideshow, making note of no access to the property due to a guardrail.

Mr. Rader made his intention of contacting TXDOT for a solution so as to gain proper access to the property due to the off and on ramp to the Highway being close to the property.

Chairman Grimes closed the public hearing at 6:43 pm

A motion was made to recommend approval for the zoning Change from AG (Agriculture) to C (Commercial) for the property located at 1485 South highway 175, Seagoville, Kaufman County, Texas. – Vice-Chairman Lemond, seconded by Commissioner Haney. Motion passed with all ayes 5/0

- 3. REPLAT 202-22RP:** Consider approval of the Replat known as the Malloy Bridge Crossing Town Center Block 1, Lots 4-R-1, 4-AR-1R, and 4-AR-2 and being 5.505 acres situated in the J.D. Merchant Survey, Abstract No. 850, Seagoville, Dallas County, Texas.

Senior Planner Medina stated the location of the replat request. He added that this replat would include three (3) lots.

Senior Planner Medina made mention of the site plan that was also submitted for this location.

A motion was made to approve the replat know as Malloy Bridge Crossing Town Center. – Vice-Chairman Lemond, seconded by Commissioner Haney. Motion passed with all ayes. 5/0

- 4. SITE PLAN 2022-15SP:** Consider approval of a site plan for a multi-tenant retail/office building, located at as 191 N Highway 175, Seagoville, Dallas County, Texas.

Senior Planner Medina stated the location of the site plan being presented. He added the zoning of the property and the proposed square footage of the building.

Senior Planner Medina made mention that the site plan, elevation plan and landscape plans all conform with the City requirements.

A motion was made to approve the site plan for 191 North Highway 175, Seagoville, Dallas County, Texas. – Commissioner Olajimi, seconded by Commissioner Haney. Motion passed with all ayes. 5/0

- 5. CONSTRUCTION PLAT 2022-25CP:** Consider approval of a Construction Plat for Santorini Phase 1A, located at U.S. Highway 175 and F.M. 1389, within Seagoville, Dallas County and Kaufman County, Texas.

Senior Planner Medina stated the location for the Construction Plat and the phase of the project. He added that this project will create two hundred and seventy-two lots (272) residential lots.

In response to a question from Chairman Grimes, Kirby Taylor, Engineer for the project stated that the single-family homes will be in place by next summer 2023.

A motion was made to approve the Construction Plat for Santorini Phase 1A, located at U.S Highway and F.M 1389 within Seagoville, Dallas County and Kaufman County, Texas. – Commissioner Olajimi, seconded by Commissioner Sipriano. Motion passed with all ayes. 5/0

6. **CONSTRUCTION PLAT 2022-26CP:** Consider approval of a Construction Plat for Santorini Phase 1B, located at U.S. Highway 175 and F.M. 1389, within Seagoville, Dallas County and Kaufman County, Texas.

Senior Planner Medina stated that the Construction Plat was for the same location but a different phase of the project. He made mention that this phase will create one hundred and thirty-four (134) residential lots.

Senior Planner Medina stated that the engineering plans for this phase of the development have been finalized by the City engineer.

A motion was made to approve the Construction Plat for Santorini Phase 1B, located at U.S Highway and F.M 1389 within Seagoville, Dallas County and Kaufman County, Texas. – Commissioner Haney, seconded by Commissioner Sipriano. Motion passed with all ayes. 5/0

7. **CONSTRUCTION PLAT 2022-27CP:** Consider approval of a Construction Plat for Santorini Phase 2, located at U.S. Highway 175 and F.M. 1389, within Seagoville, Dallas County and Kaufman County, Texas.

Senior Planner Medina stated that the Construction Plat was for the same location but a different phase of the project. He made mention that this phase will create three hundred and thirty (330) residential lots.

Senior Planner Medina stated that the engineering plans for this phase of the development have been finalized by the City engineer.

A motion was made to approve the Construction Plat for Santorini Phase 2, located at U.S Highway and F.M 1389 within Seagoville, Dallas County and Kaufman County, Texas. – Commissioner Sipriano, seconded by Commissioner Haney. Motion passed with all ayes. 5/0

8. **CONSTRUCTION PLAT 2022-19CP:** Consider conditional approval of the Construction Plat known as Greenawalt Farms, located along Alto Road and Lasater Road, Seagoville, Dallas County, Texas.

Senior Planner Medina stated the location for the Construction Plat and the development. He made mention of the acreage of the property and that it will create three hundred and forty-six (346) residential lots, one (1) apartment lot and six (6) common area lots.

Senior Planner Medina stated that all items that was requested for approval have been received and the Construction plat can be considered for approval.

A motion was made to approve the Construction Plat for Greenawalt Farms, located along Alto Road and Lasater Road, Seagoville, Dallas County, Texas. - Commissioner Olajimi, seconded by Commissioner Sipriano. Motion passed with all ayes. 5/0

9. **STAFF UPDATES:** Receive an update and training over TxDOT's Municipal Separate Storm Sewer System (MS4).

Two (2) videos were presented for TXDOT's Municipal Separate Storm Sewer Systems (MS4)

Chairman Grimes adjourned the meeting at 7:21 pm.

APPROVED:



David Grimes
Planning & Zoning Commission
Chairman

ATTEST:



Bill Medina
Senior Planner