



MINUTES

for the
SEAGOVILLE PLANNING AND ZONING COMMISSION

**Regular meeting scheduled to begin at
6:30 p.m. on Tuesday, September 20, 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 (Absent)
Commissioner Shelley Sipriano
Commissioner Olu Olajimi (Absent)
Commissioner Charles Galbreth (Absent)
Commissioner Cheri Childress

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

Commissioner Childress led the invocation.

Commissioners led in reciting the Pledge of Allegiance.

1. APPROVAL OF MINITUES

Consider approval of August 30, 2022, Planning and Zoning Commission Meeting Minutes.

*Motion to approve the Planning and Zoning meeting minutes for August 30, 2022.-
Commissioner Childress, seconded by Commissioner Sipriano. The motion passed with all
eyes. 4/0*

- 2. ZONING REQUEST Z2022-21PD: Public Hearing** Conduct a public hearing, discuss, and make a recommendation to the City Council for an amendment to an existing Planned Development (PD) on approximately 21.567 ± acres described as Lot 1R and Lot 2R, Block 1 of the Joseph Kemp Addition, Dallas County, Texas, commonly known as 108 South U.S. Highway 175, Seagoville, Dallas, County Texas.

Chairman Grimes opened the public hearing at 6:32 pm

Senior Planner Medina stated that the request is to amend the existing Planning Development (PD) and the location. He added that the request is to allow in the PD for a Forty-Eight Thousand (48,000) ± grocery store including beer and wine sales.

Senior Planner Medina made mention of the additional request for the sign height for the proposed grocery store of Forty-Five (45') feet. He added that the concept plan is being updated to reflect the amendment of the request being made.

Senior Planner Medina stated that this PD would include any drive-thru window for the pharmacy for the proposed grocery store.

Irma Maze, Engineer presented renderings and elevations of the proposed grocery store. She added that the store will look similar to the one in Jacksonville.

In response to a question from Chairman Grimes, Mrs. Maze stated that the grocery store will have a meat market, deli, and bakery.

Chairman Grimes closed the public hearing at 6:39 pm

A motion was made to recommend approval for the amendment for an existing Planned Development (PD) for the property located at 108 South Highway 175, Seagoville, Kaufman County, Texas. – Vice-Chairman Lemond, seconded by Commissioner Sipriano. Motion passed with all ayes 4/0

- ZONING REQUEST Z2022-18SUP:** Conduct a public hearing, discuss and make a recommendation to The City Council on a request for a Special Use Permit to allow for drive-through food service within a Commercial Zoning District, on approximately 2.00 ± acres, Lot 1R, Block 1 of the Nabors Addition, located at 2806 N U.S. Highway 175, Seagoville, Dallas County Texas.

Chairman Grimes opened the public hearing at 6:40 pm

Senior Planner Medina stated the location of the request and the request for a Special Use Permit (SUP) for a drive-thru window for food service.

James Sudman, representative for La Michoacana stated that the drive-thru window will mainly be used the morning for breakfast. He added that the taqueria inside will only have limited seating and will not be used as a restaurant.

In response to a question for Chairman Grimes, Mr. Sudman stated that beer and wine will be sold at the proposed store.

Mr. Sudman made mention that access to the drive-thru window will be made from around the building and will not cause any traffic issues for those exiting Highway 175.

In response to a question from Anis Mohammed, owner of Gordos Tacos, Senior Planner Medina stated that the property for the store is located next to his property. He added the size of the proposed square footage and maximum height of the store.

Chairman Grimes closed the public hearing at 6:52 pm

A motion was made to recommend approval of the Special Use Permit for a drive through window for a two-year period at 2806 North U.S Highway 175. – Commissioner Sipriano, seconded by Commissioner Childress. Motion passed with all ayes. 4/0

4. **ZONING REQUEST Z2022-17SP:** Consider approval of a site plan for a grocery retailer with multitenant retail/office space, located at 2806 N U.S. Highway 175, Seagoville, Dallas County, Texas.

Senior Planner Medina presented the proposed elevations of the store. He added that there will be two (2) means of entry to the store.

Senior Planner Medina made mention that the landscape plan meets the city requirements, the dumpster enclosure will be made from brick and stone and parking requirements.

Senior Planner Medina stated that a stone masonry wall will be placed at the rear of the property for screening purposes.

In response to a question from Chairman Grimes, Community Development Director Barr stated that the properties have a shared access agreement to allow access to the other property beside them.

A motion was made to approve the site plan for 2806 North U.S Highway, Seagoville, Dallas County, Texas. – Vice-Chairman Lemond, seconded by Commissioner Sipriano. Motion passed with all ayes. 4/0

5. **ZONING REQUEST Z2022-20CP:** Consider approval of a Construction Plat for Lakes of Rolling Meadows located at along Lasater Road, north of Malloy Bridge Road, Seagoville, Dallas County, Texas.

Senior Planner Medina stated the location for the Construction Plat. He added that the development would have five hundred and seventy-one (571) new residential lots, one hundred and twenty-one (121) cottages, including an amenity center with a pool, playground, dog park and an eight (8') foot hiking trail system.

Community Development Director Barr stated that additional retention ponds would be required to limit any flooding due to the North side of the property being in a Floodplain area.

In response to a question form Commissioner Sipriano, Community Development Director Barr stated that Malloy Bridge Road was built lower than the flood plain.

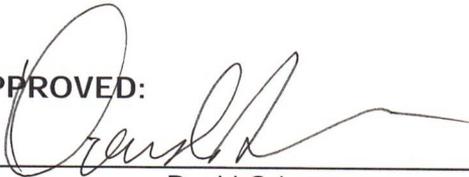
Pat Atkins, Land Developer stated that access to the property for the development will not be in the flood plain.

A motion was made to approve the Construction Plat for Lakes of Rolling Meadows, located along Lasater Road, North of Malloy Bridge Road, Seagoville, Dallas County, Texas. – Commissioner Sipriano, seconded by Commissioner Childress. Motion passed with all ayes. 5/0

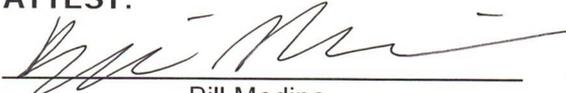
6. STAFF UPDATES

Senior Planner Medina stated that he is requesting that the board review the changes of the Zoning Code and Ordinances. He made mention of the redlines provided and that review of proposed changes would be discussed at the next meeting.

Chairman Grimes adjourned the meeting at 7:13 pm.

APPROVED:


David Grimes
Planning & Zoning Commission
Chairman

ATTEST:


Bill Medina
Senior Planner