



MINUTES
for the
SEAGOVILLE PLANNING AND ZONING COMMISSION
Regular meeting scheduled to begin at
6:30 p.m. on Tuesday, October 25, 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 Cheri Childress

City Staff: 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 September 20, 2022, Planning and Zoning Commission Meeting Minutes.

Motion to approve the Planning and Zoning meeting minutes for September 20, 2022.- Vice-Chair Lemond, seconded by Commissioner Childress. The motion passed with all ayes. 6/0

- 2. ZONING REQUEST Z2022-24CP:** Consider approval of a Construction Plat for Edmonds Ranch located along East Farmers Road, south of Alto Road, Seagoville, Dallas County, Texas.

Senior Planner Medina stated that the request is for the approval of a construction plat. He made mention of the location, acreage, surrounding zoning and the proposed layout on the project.

Senior Planner Medina stated that the proposed project would create one hundred (100) new lots.

Pat Atkins from Saddle Star Development, representative for Edmonds Ranch stated that the construction plat meets all the city requirements.

In response to a question from Chairman Grimes, Mr. Atkins stated that Farmers Road would be extended so the increase of traffic could flow easier.

Senior Planner Medina stated that the Construction Plat for the project dedicated fifty (50') feet of right of way. He made mention that the extension of the street on Farmers Road will be constructed out of concrete.

A motion was made to approve of a Construction Plat for Edmonds Ranch located along East Farmers Road, south of Alto Road, Seagoville, Dallas County, Texas. – Commissioner Haney, seconded by Commissioner Sipriano. Motion passed with all ayes 6/0

- 3. ZONING REQUEST Z2022-38CP:** Consider approval of a Construction Plat for the Santorini Laguna located at along East U.S. Highway 175, Seagoville, Kaufman County, Texas.

Senior Planner Medina stated the location of the request and the approval for the Construction Plat for the project. He made mention of the location of the detention ponds and drainage for the property.

In response to a question for Chairman Grimes, Senior Planner Medina stated that the project will be close to the street and should be able to be seen from the highway. He added that he will make a recommendation to the developer to push more of the entertainment forward on the property.

A motion was made to approve of a Construction Plat for the Santorini Laguna located at along East U.S. Highway 175, Seagoville, Kaufman County, Texas. – Commissioner Sipriano, seconded by Commissioner Haney. Motion passed with all ayes. 6/0

- 4. ZONING REQUEST Z2022-16PD:** Conduct a public hearing, discuss, and make a recommendation to the City Council on a zoning change from Agricultural (AG) and Planned Development (PD) zoning district to a Planned Development (PD) zoning district on approximately 168.1828 + acres described as being a tract of land situated in the John Lanier Survey, Abstract 805 and the Herman Heider Survey, Abstract 541, commonly referred to 1001 Alto Road, 1301 Alto Road, 15006 Lasater Road, 1308 Malloy Bridge Road, and 1309 Malloy Bridge Road, Seagoville, Dallas County, Texas.

Chairman Grimes opened the public hearing at 6:47 p.m.

Senior Planner Medina stated that location of the proposed project and the acreage of the development. He made mention that the development would create two hundred and fifty (250) new lots. He added the size of the proposed lot sizes and the zoning on the project.

Senior Planner Medina made mention that the project would include a hiking and biking trail, dog park, playground, and five (5') sidewalks.

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, Senior Planner Medina stated the amount of acreage located in the flood plain.

Pat Atkins with Saddle Star Development stated the proposed size lots on the project, the home sizes and the proposed home design.

Chairman Grimes closed the public hearing at 6:59 p.m.

A motion was made to recommend approval for a zoning change from Agricultural (AG) and Planned Development (PD) zoning district to a Planned Development (PD) zoning district on approximately 168.1828 + acres described as being a tract of land situated in the John Lanier Survey, Abstract 805 and the Herman Heider Survey, Abstract 541, commonly referred to 1001 Alto Road, 1301 Alto Road, 15006 Lasater Road, 1308 Malloy Bridge Road, and 1309 Malloy Bridge Road, Seagoville, Dallas County, Texas. – Commissioner Sipriano, seconded by Commissioner Haney. Motion passed with all ayes. 6/0

5. **ZONING REQUEST Z2022-33Z:** Conduct a public hearing, discuss, and make a recommendation to the City Council on a zoning change from Commercial (C) and Light Manufacturing (LM) zoning districts to R-5 Single-Family Dwelling District (R-5) on approximately 1.18 + acres described as being situated in the J.D. Merchant Survey, Abstract No. 850, commonly known as 400 Fran Street and 104 Durham Road, Seagoville, Dallas County, Texas.

Chairman Grimes opened the public hearing at 7:00 p.m.

Senior Planner Medina stated the location for the requested zoning change on both lots and the surrounding zoning. He made mention that the owners wish to build up to three (3) new homes on the property.

Senior Planner Medina stated the minimum required lot size for the zoning and square footage for a new home required by city ordinance.

Brian Dominguez, owner of 112 Ard Road stated his concerns of the zoning request change on the property. He added that the change may affect him due to his business being the only automotive shop in this area.

Roxana Castarada and Ignacio Hernandez owners of 104 Durham Street and 400 Fran Street stated the request being made and the desire to build new homes on the property.

Chairman Grimes closed the public hearing at 7:11 p.m.

A motion was made to recommend approval for a zoning change from Commercial (C) and Light Manufacturing (LM) zoning districts to R-5 Single-Family Dwelling District (R-5) on approximately 1.18 + acres described as being situated in the J.D. Merchant Survey, Abstract No. 850, commonly known as 400 Fran Street and 104 Durham Road, Seagoville, Dallas County, Texas. – Commissioner Sipriano, seconded by Commissioner Haney. Motion passed with all ayes. 6/0

6. **STAFF UPDATES**

No staff updates.

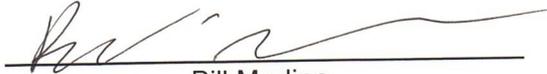
Chairman Grimes adjourned the meeting at 7:16 pm.

APPROVED:



David Grimes
Planning & Zoning Commission
Chairman

ATTEST:



Bill Medina
Senior Planner