



MINUTES
for the
SEAGOVILLE PLANNING AND ZONING COMMISSION
Regular meeting scheduled to begin at
6:30 p.m. on Tuesday, December 27, 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 (Absent)
Commissioner Charles Galbreth (Absent)
Commissioner Cheri Childress

City Staff: Administrative Assistant Casey Fillmore
Senior Planner Bill Medina

Commissioner Lemond led the invocation.

Commissioners led in reciting the Pledge of Allegiance.

1. APPROVAL OF MINUTES

Consider approval of October 25, 2022, Planning and Zoning Commission Meeting Minutes.

Motion to approve the Planning and Zoning meeting minutes for October 25, 2022.- Vice-Chair Lemond, seconded by Commissioner Haney. The motion passed with all ayes. 5/0

- 2. ZONING REQUEST Z2022-46Z:** Conduct a public hearing, discuss, and make a recommendation to the City Council on a zoning change from Agriculture (AG) to Local Retail (LR) district on approximately 5.004 ± acres described as being situated in the JNO D Merchant, Tract 30, Survey No. 335, Abstract 310, Kaufman County, Texas, located at the south east corner of South US-175 and FM 1389, Seagoville, Kaufman County Texas.

Chairman Grimes opened the public hearing at 6:33 p.m.

Senior Planner Medina stated the location of the request being made. He added that previously this item was recommended for approval to City Council under a Commercial zoning however City Council tabled the item.

Senior Planner Medina made mention that the applicant removed his application for the request and has resubmitted their request for Local Retail instead of Commercial for the zoning.

In response to a question from Chairman Grimes, Senior Planner Medina stated that no specific plans are in place for the subject property. He added that previously the proposed plan for the property was for self-storage but when questioned by City Council the applicant had no proposed plans for the property.

Senior Planner Medina stated that City Council tabled the item due to zoning change request being made and the business that could possibly be allowed under the Commercial zoning such as an Auto repair, Mechanic shop or tire shop.

Chairman Grimes expressed his concerns on the entrance to the subject property. He added that there is no entrance to the property but through the service road providing only one way in or out of the property.

In response to a question from Commissioner Sipriano, Senior Planner Medina stated that the applicant would come back before the Board with a Site Plan and a Plat for the proposed business on the property.

Chairman Grimes closed the public hearing at 6:43 p.m

A motion was made to recommend approval for a zoning change from Agriculture (AG) to Local Retail (LR) district on approximately 5.004 ± acres described as being situated in the JNO D Merchant, Tract 30, Survey No. 335, Abstract 310, Kaufman County, Texas, located at the southeast corner of South US-175 and FM 1389, Seagoville, Kaufman County, Texas. – Commissioner Haney, seconded by Vice Chair Lemond. Motion passed with all ayes 5/0

3. STAFF UPDATES

Senior Planner Medina answered several questions regarding elevations for homes being built within the new subdivisions.

In response to a question from Commissioner Childress, Senior Planner Medina provide the fence ordinance.

Chairman Grimes adjourned the meeting at 7:12 pm.

APPROVED:



David Grimes
Planning & Zoning Commission
Chairman

ATTEST:



Bill Medina
Senior Planner