



## MINUTES

for the

### SEAGOVILLE PLANNING AND ZONING COMMISSION

Regular meeting scheduled to begin at

6:30 p.m. on Tuesday, February 14, 2023

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 MINITUES

Consider approval of December 27, 2022, Planning and Zoning Commission Meeting Minutes.

*Motion to approve the Planning and Zoning meeting minutes for December 27, 2022.- Commissioner Childress, seconded by Commissioner Sipriano. The motion passed with all ayes. 5/0*

2. **ZONING REQUEST Z2023-005Z:** Conduct a public hearing, discuss, and make a recommendation to the City Council on a zoning change from the R-5 Single-Family Dwelling District (R-5) to Apartment (A) District on approximately .45 ± acres described as being a tract of land situated within the Herman Heider Survey Abstract No. 541, Dallas County, Texas, same being that tract of land conveyed to Johnelle Sebastian, by deed of record in Volume 2005053, Page 7613, Deed Records of Dallas County, Texas, commonly known as 1815 Seagoville Road, Seagoville, Dallas County, Texas.

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

Senior Planner Medina stated the location of the property and the request being made. He added that the project was previously approved by City Council.

Senior Planner Medina made mention that the addition to the property is for a detention pond for the proposed new development. He added that the home on the subject property will be demolished.

In response to a question from Chairman Grimes, Senior Planner Medina stated that the surrounding property was previous approved, and this request is for the additional property requesting the zoning change.

*Chairman Grimes closed the public hearing at 6:35 p.m.*

*A motion was made to recommend approval for a zoning change from R-5 Single-Family Dwelling District (R-5) to Apartment (A) District on approximately .45 ± acres described as being a tract of land situated within the Herman Heider Survey Abstract No. 541, Dallas County, Texas, same being that tract of land conveyed to Johnelle Sebastian, by deed of record in Volume 2005053, Page 7613, Deed Records of Dallas County, Texas, commonly known as 1815 Seagoville Road, Seagoville, Dallas County, Texas. – Commissioner Sipriano, seconded by Vice Chair Lemond. Motion passed with all ayes 5/0*

3. **ZONING REQUEST Z2023-007Z:** Conduct a public hearing, discuss, and make a recommendation to the City Council on a zoning change from the Office District (O) to the Commercial (C) District on approximately 2.146 ± acres described as being a tract of land situated within Lot No. 3 of the Oliver Hall Subdivision, an addition of the City of Seagoville, Dallas County, Texas, according to the plat thereof recorded in Volume 2002057, Page 554, of the plat of records, Dallas County, Texas, being located at 1106 North U.S. Highway 175, Seagoville.

*Chairman Grimes opened the public hearing at 6:37 p.m.*

Senior Planner Medina stated the property requesting the zoning change, the proposed new development, and the surrounding zoning.

Harold Lawson, owner of 1106 North Highway 175 stated the proposed plans to expand the self-storage and to include covered parking for vehicles, RVs, and boats on the property.

In response to a question from Chairman Grimes, Senior Planner Medina stated the maximum height allowed by the Building Regulations for the proposed new development.

*Chairman Grimes closed the public hearing at 6:42 p.m.*

*A motion was made to recommend approval for a zoning change from Office District (O) to the Commercial (C) District on approximately 2.146 ± acres described as being a tract of land situated within Lot No. 3 of the Oliver Hall Subdivision, an addition of the City of Seagoville, Dallas County, Texas, according to the plat thereof recorded in Volume 2002057, Page 554, of the plat of records, Dallas County, Texas, being located at 1106 North U.S. Highway 175, Seagoville.– Vice-Chair Lemond, seconded by Commissioner Sipriano. Motion passed with all ayes 5/0*

4. **ZONING REQUEST 2022-047Z:** Conduct a public hearing, discuss, and make a recommendation to the City Council on a zoning change from the R-5 Single-Family Dwelling District (R-5) to the Local Retail (LR) Zoning District on approximately 4.797 ± acres described as being situated within part of the Herman Heider Survey Abstract No. 541, Being Tract 1 and Tract 2 per deed recorded in Volume 68084, Page 1220, deed records, Dallas County, Texas, commonly known as 2410 North US Highway 175, Seagoville, Dallas County, Texas.

*Chairman Grimes opened the public hearing at 6:45 p.m.*

*Senior Planner Medina stated the location of the request and the request being made. He added that the request is for two properties.*

*Senior Planner Medina made mention of the surrounding development close to the property.*

*Fred Hart, Owner of 2410 North Highway 175 stated the history of the property and his request for a zoning change on the subject property.*

*Chairman Grimes closed the public hearing at 6:42 p.m.*

*A motion was made to recommend approval for a zoning change from the R-5 Single-Family Dwelling District (R-5) to the Local Retail (LR) Zoning District on approximately 4.797 + acres described as being situated within part of the Herman Heider Survey Abstract No. 541, Being Tract 1 and Tract 2 per deed recorded in Volume 68084, Page 1220, deed records, Dallas County, Texas, commonly known as 2410 North US Highway 175, Seagoville, Dallas County, Texas.– Commissioner Sipriano, seconded by Haney. Motion passed with all ayes 5/0*

5. **STAFF UPDATES**

No staff updates.

*Chairman Grimes adjourned the meeting at 6:51 p.m.*

APPROVED:



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David Grimes  
Planning & Zoning Commission  
Chairman

ATTEST:



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Bill Medina  
Interim Director of Community Development