



MINUTES
for the
SEAGOVILLE PLANNING AND ZONING COMMISSION
Regular meeting scheduled to begin at
6:30 p.m. on Tuesday, April 18, 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
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 MINITUES

Consider approval of February 14, 2023, Planning and Zoning Commission Meeting Minutes.

Motion to approve the Planning and Zoning meeting minutes for February 14, 2023.- Vice-Chair Lemond, seconded by Commissioner Sipriano. The motion passed with all ayes. 6/0

- 2. ZONING REQUEST Z2023-011SUP:** Conduct a public hearing, discuss and make a recommendation to City Council on a request for a Special Use Permit to allow outside storage within a Light Manufacturing Zoning District, on approximately 2.895 ± acres, described as being situated within the John D. Merchant Survey, Abstract No. 850, commonly known as 600 Water Street, Seagoville, Dallas County Texas.

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

Commissioner Sipriano and Commissioner Childress recuse themselves from this part of the meeting.

Senior Planner Medina stated the address of the property, surrounding zoning near the property and the request being made. He added the details of the proposed new sixteen thousand (16,000) square feet outside storage for the planned automotive repair collision center.

Senior Planner Medina stated the proposed location of the storage on the property. He made mention that the request meets the Zoning Ordinance for outdoor storage.

In response to a question from Chairman Grimes, Senior Planner Medina showed where the screening fence will be placed on the property for the proposed new business.

Senior Planner Medina made mention of the size of the new proposed building. He added the lot size of the subject property.

Jeff Carroll from Carroll Architects, Inc stated the proposal for surrounding parking and the storage of where the cars will be placed on the subject property.

In response to a question from Chairman Grimes, Mr. Carroll stated that the screening wall will be constructed out of brick.

Chairman Grimes closed the public hearing at 6:39 p.m.

A motion was made to recommend approval for a Special Use Permit to allow outside storage within a Light Manufacturing Zoning District, on approximately 2.895 ± acres, described as being situated within the John D. Merchant Survey, Abstract No. 850, commonly known as 600 Water Street, Seagoville, Dallas County Texas. – Vice-Chair Lemond, seconded by Commissioner Haney. Motion passed with all ayes. 4/0

At this time Commissioner Sipriano and Commissioner Childress rejoined the meeting.

- 3. ZONING REQUEST Z2023-012Z:** Conduct a public hearing, discuss, and make a recommendation to the City Council on a zoning change from the R-2 Single-Family Dwelling District Regulations (R-2) to the Local Retail (LR) District on approximately 2.377 ± acres described as being situated within the John D. Merchant Survey, Abstract No. 852, commonly known as 100 Crestview Drive, Seagoville, Texas

Chairman Grimes opened the public hearing at 6:41 p.m.

Senior Planner Medina stated the location of the request and the request being made. He added the surrounding zoning in the area near the subject property.

In response to a question for Commissioner Childress, Senior Planner Medina stated the reason this request would not be considered spot zoning on the subject property.

Senior Planner Medina made mention that a light plan and a screening wall would be required for any proposed business that would be on the property, to avoid any excess light from going on to the adjacent residential properties.

Zebra Rusher, Representative for the property owners located at 110 Crestview Lane, stated his concerns about the zoning change causing a disruption in the community and adding a lot of unnecessary noise. He made mention that the business would diminish property values of the homes nearby.

Susano Solis, owner of 100 South Crestview Lane, stated the amount of time he owned the property.

In response to a question from Chairman Grimes, Senior Planner Medina stated that no plan for any proposed business to build on the property have been made at this time.

Chairman Grimes closed the public hearing at 6:58 p.m.

A motion was made to recommend approval for a zoning change from R-2 Single-Family Dwelling District Regulations (R-2) to the Local Retail (LR) District on approximately 2.377 ± acres described as being situated within the John D. Merchant Survey, Abstract No. 852, commonly known as 100 Crestview Drive, Seagoville, Texas. – Commissioner Haney, seconded by Vice-Chair Lemond. Motion passed with all ayes. 6/0

- 4. ZONING REQUEST Z2023-006CP:** Consider approval of the Construction Plat known as Greenawalt Farms Phase 1, located along Alto Road and Lasater Road, Seagoville, Dallas County, Texas.

Senior Planner Medina stated the location of the Construction Plat. He made mention that the zoning for the project was approved in early 2021.

Senior Planner Medina stated the project details and the updates to Laster Road and Alto Road that will be installed with the project.

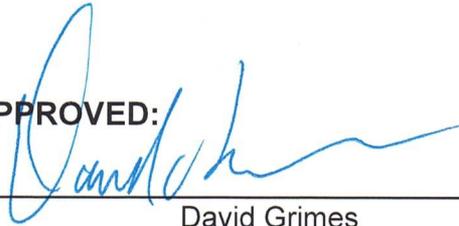
A motion was made to approve the Construction Plat known as Greenawalt Farms Phase 1, located along Alto Road and Lasater Road, Seagoville, Dallas County, Texas.-Commissioner Olajimi, seconded by Commissioner Sipriano. Motion passed with all ayes. 6/0

5. STAFF UPDATES

No staff updates.

Chairman Grimes adjourned the meeting at 7:14 pm.

APPROVED:



David Grimes
Planning & Zoning Commission
Chairman

ATTEST:



Bill Medina
Community Development Director