



**MINUTES**  
for the  
**SEAGOVILLE PLANNING AND ZONING COMMISSION**  
**Regular meeting scheduled to begin at**  
**6:30 p.m. on Tuesday, May 23, 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 April 18, 2023, Planning and Zoning Commission Meeting Minutes.

*Motion to approve the Planning and Zoning meeting minutes for April 18, 2023.-  
Commissioner Olajimi, seconded by Commissioner Sipriano. The motion passed with all ayes.  
6/0*

- 2. ZONING REQUEST Z2023-023SUP:** Conduct a public hearing, discuss and make a recommendation to the City Council on a request for a Special Use Permit to allow for a temporary batch plant at 15000 Lasater Road, Seagoville, Dallas County Texas, commonly known as Caldwell Lakes.

*Chairman Grimes opened the public hearing at 6:32 p.m.*

Community Development Director Medina stated the address of the property, surrounding zoning near the property and the request being made.

In response to a question from Chairman Grimes, Community Development Director Medina stated the general location for the proposed temporary batch plant on the property. He made mention of the noise ordinance and the allowed hours for construction on the property.

Brent Morrison, with Lacy Construction stated that the closest home to the temporary batch plant is 500-600 feet away. He added that they will comply with the noise ordinance and the plant closes at 5:00 pm, with workers on site after 5:00 pm to finalize the work for the day.

In response to a question from Chairman Grimes, Community Development Director Medina stated that he recommends a 60-day temporary batch plant.

Mr. Morrison stated that the temporary batch plant would be used to complete infrastructure for the development and to complete Lasater Road.

Leisa Jones, owner of 2712 Wynngate Gate, expressed her concerns about a disruption to the community, pollution, traffic concerns, her health due to any excess dust that the plant would cause and street maintenance.

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

*A motion was made to recommend approval for a Special Use Permit to allow for a temporary batch plant at 15000 Lasater Road, Seagoville, Dallas County Texas, commonly known as Caldwell Lakes.– Commissioner Haney, seconded by Commissioner Sipriano. Motion passed with all ayes. 6/0*

- 3. ZONING REQUEST Z2023-024Z:** Conduct a public hearing, discuss and make a recommendation to the City Council on various zoning ordinance text amendments.

*Chairman Grimes opened the public hearing at 6:44 p.m.*

Community Development Director Medina stated the changes he is proposing for Apartment (A), Local Retail (LR) and Special Use Permits (SUP). He added the changes needing to be made due to the outdated regulations and the slower process for the developers that are trying to meet the regulations.

In response to a question from Chairman Grimes, Community Development Director Medina stated the current requirements under the Apartment (A) zoning. He made mention of the proposed changes under Apartment (A) zoning for the height would be three (3) stories or forty-five (45) feet.

*Chairman Grimes closed the public hearing at 6:51 p.m.*

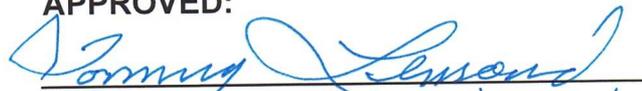
*A motion was made to recommend approval to the City Council on various zoning ordinance text amendments.– Commissioner Haney, seconded by Vice-Chair Lemond. Motion passed with all ayes. 6/0*

**4. STAFF UPDATES**

Stormwater Training

*Chairman Grimes adjourned the meeting at 7:09 pm.*

**APPROVED:**

  
Tommy Lemond  
David Grimes  
Planning & Zoning Commission  
Vice-Chairman

**ATTEST:**

  
Bill Medina  
Community Development Director