



MINUTES
for the
SEAGOVILLE PLANNING AND ZONING COMMISSION
Regular meeting scheduled to begin at
6:30 p.m. on Tuesday, August 22, 2023
in the City Hall Council Chambers
at 702 North U.S. Highway 175; Seagoville, Texas

Chair Lemond called the meeting to order at 6:30 p.m.

Present: Chair Lemond
Vice-Chair Shelley Sipriano
Commissioner Debra Haney
Commissioner Cheri Childress
Commissioner Philip Pelayo (Absent)
Commissioner Robert Boyett
Commissioner Amanda Moore

City Staff: Administrative Assistant Casey Fillmore
Building Official Kailey Lampkin
City Manager Pat Stallings

Chair Lemond led the invocation.

Commissioners led in reciting the Pledge of Allegiance.

1. APPROVAL OF MINUTES

Consider approval of the July 25, 2023, Planning and Zoning Commission Meeting Minutes.

Motion to approve the Planning and Zoning meeting minutes for July 25, 2023.- Vice-Chair Sipriano, seconded by Commissioner Boyett. The motion passed with all ayes. 6/0

- 2. SPECIAL USE PERMIT REQUEST 2023-034SUP:** 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 within the Santorini development, generally located along South U.S. 175 and between FM 1389 and E. Bluff Road, Seagoville, Kaufman County, Texas.

Chair Lemond opened the public hearing at 6:33 p.m.

Building Official Lampkin stated the location of the Special Use Permit and the request being made.

In response to a question from Vice-Chair Sipriano, Building Official Lampkin stated that a construction entrance for the project is located on FM 1389.

Commissioner Boyett expressed concern for the traffic impact this project would create for the surrounding homes and businesses.

City Manager Stallings stated that the intent of the batch plant is to keep the traffic down and to provide for the developer to move forward with the construction of their project. He added that a condition could be made to provide the construction entrance to be located off the 175 Frontage Road.

Chair Lemond closed the public hearing at 6:39 p.m.

A motion was made to recommend approval for a Special Use Permit to allow for a temporary batch plant for 90 days, with one additional 30 day extension within the Santorini development, generally located along South U.S. 175 and between FM 1389 and E Bluff Road, Seagoville, Kaufman County, Texas. Vice-Chair Sipriano amended her motion to include that the construction entrance be located off the 175 Frontage Road - Vice-Chair Sipriano, seconded by Commissioner Moore. Motion passed with all ayes. 6/0

3. **SITE PLAN REQUEST 2023-031SP:** Consider approval of a site plan for a new animal shelter, located at 500 E Farmers, Seagoville, Dallas County, Texas.

Building Official Lampkin stated the location of the project and the request being made.

In response to a question from Commissioner Boyett, Wise Child with Halff Associates stated that the shelter will be able to house up to 75 dogs.

A motion was made to approve the Site plan for a new animal shelter, located at 500 E Farmers, Seagoville, Dallas County, Texas.- Vice-Chair Sipriano, seconded by Commissioner Haney. Motion passed with all ayes. 6/0

4. **FINAL PLAT REQUEST 2023-038FP:** Consider approval of the Final Plat known as Caldwell Lakes, located along Lasater Road, Seagoville, Dallas County, Texas.

Building Official Lampkin stated the location of the Final Plat. She added that all the infrastructure for the project has been completed.

A motion was made to approve the Final Plat known as Caldwell Lakes, located along Lasater Road, Seagoville, Dallas County, Texas.- Commissioner Haney, seconded by Commissioner Childress. Motion passed with all ayes. 6/0

5. **ZONING TEXT AMENDMENT:** Conduct a public hearing, discuss and make a recommendation to the City Council on proposed zoning ordinance text amendments to the Apartment Zoning District.

Chair Lemond opened the public hearing at 6:48 p.m.

Building Official Lampkin stated the text amendments that are being proposed in the Apartment Zoning District.

City Manager Stallings stated that currently the apartment zoning only allows for 2-story apartments, which limits new development under the current restrictions. He made mention that the text amendments would allow for 3-story apartments.

Chair Lemond closed the public hearing at 6:57 p.m.

A motion was made to recommend approval for the zoning ordinance text amendments to the Apartment Zoning District.- Commissioner Childress, seconded by Commissioner Moore. Motion passed with all ayes. 6/0

6. **ZONING TEXT AMENDMENT:** Conduct a public hearing, discuss and make a recommendation to the City Council on proposed zoning ordinance text amendments to the Planned Development Zoning District.

Chair Lemond opened the public hearing at 6:57 p.m.

Building Official Lampkin stated the text amendments that are being proposed in the Planned Development Zoning District. She added that these amendments would allow for more creative development thought out the city.

Chair Lemond closed the public hearing at 7:02 p.m.

A motion was made to recommend approval for the zoning ordinance text amendments to the Planned Development Zoning District.- Commissioner Haney, seconded by Vice-Chair Sipriano. Motion passed with all ayes. 6/0

7. **STAFF UPDATES**

No staff updates.

Chairman Lemond adjourned the meeting at 7:03 pm.

APPROVED:



Tommy Lemond
Planning & Zoning Commission
Chairman



Shelley Sipriano
- Vice-Chair

ATTEST:



Bill Medina
Community Development Director