



MINUTES

for the
SEAGOVILLE PLANNING AND ZONING COMMISSION
Regular meeting scheduled to begin at
6:30 p.m. on Tuesday, September 26, 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 (Absent)
Vice-Chair Shelley Sipriano
Commissioner Debra Haney
Commissioner Cheri Childress
Commissioner Philip Pelayo
Commissioner Robert Boyett (Absent)
Commissioner Amanda Moore

City Staff: Administrative Assistant Casey Fillmore
Community Development Director Bill Medina

Commissioner Childress led the invocation.

Commissioners led in reciting the Pledge of Allegiance.

1. APPROVAL OF MINUTES

Consider approval of the August 22, 2023, Planning and Zoning Commission Meeting Minutes.

*Motion to approve the Planning and Zoning meeting minutes for August 22, 2023.-
Commissioner Pelayo, seconded by Commissioner Haney. The motion passed with all ayes.
5/0*

2. ZONING REQUEST Z2023-037PD: Conduct a public hearing, discuss, and make a recommendation to the City Council on a zoning change from the Apartment (A) to the Planned Development (PD) Zoning District on approximately 9.45 ± acres, situated at 1803 Seagoville Road, 1815 Seagoville Road, 1908 Cain Street, and 620 No Name Street, Seagoville, Dallas County, Texas, located approximately near the intersection of Seagoville Road and Alto Road, and between Seagoville Road and Cain Street.

Vice-Chair Sipriano opened the public hearing at 6:34 p.m.

Community Development Director Medina stated that Item 2 of the Agenda Communication listed the incorrect zoning and stated the correct zoning. He made mention of the property size and current zoning including the request being made.

Community Development Director Medina stated that the request would include smaller parking size, but the parking would also include some standard parking size as well.

Community Development Director Medina made mention of the amenities of the proposed project and layout. He added that additional setbacks have been requested on the property for the project.

In response to a question from Vice-Chair Sipriano, Community Development Director Medina stated the reason for the request for the Planned Development (PD). He made mention of the proposed number of units including the square footage of the units.

Vice-Chair Sipriano closed the public hearing at 6:41 p.m.

A motion was made to recommend approval for a zoning change from the Apartment (A) to the Planned Development (PD) Zoning District on approximately 9.45 ± acres, situated at 1803 Seagoville Road, 1815 Seagoville Road, 1908 Cain Street, and 620 No Name Street, Seagoville, Dallas County, Texas, located approximately near the intersection of Seagoville Road and Alto Road, and between Seagoville Road and Cain Street.- Commissioner Pelayo, seconded by Commissioner Haney. Motion passed with all ayes. 5/0

3. **ZONING REQUEST 2023-043SUP:** Conduct a public hearing, discuss and make a recommendation to City Council on a request for a Special Use Permit for a tobacco shop within a PD-LR Zoning District, on approximately 1.02± acres, described as being within Lot 2, Block A, Seagoville Corners III Addition, 950 E. Malloy Bridge Road, Seagoville, Dallas County, Texas.

Community Development Director Medina stated the request being made and the location of the proposed business. He made mention of the proposed sign name and hours of operation.

In response to a question from Vice-Chair Sipriano, Community Development Director stated the number of Vape Stores currently in the City of Seagoville.

Tamer Kadah, owner of the proposed tobacco shop stated the products that will be sold at the proposed new business. He added that he will retain ownership of the business and will be operating the store with other employees.

In response to a question from Commissioner Pelayo, Community Development Director stated that the SUP would be allowed to be transferred to a different owner. He made mention that if the business closed and operation ceased for 6 months then the SUP would be invalid.

A motion was made to recommend approval for a Special Use Permit for a tobacco shop within a PD-LR Zoning District, on approximately 1.02± acres, described as being within Lot 2, Block A, Seagoville Corners III Addition, 950 E. Malloy Bridge Road, Seagoville, Dallas County,

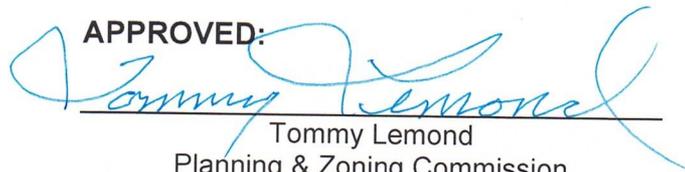
Texas.- Commissioner Pelayo, seconded by Commissioner Moore. Motion passed with all ayes. 5/0

4. **STAFF UPDATES**

No staff updates.

Vice-Chair Sipriano adjourned the meeting at 6:50 pm.

APPROVED:



Tommy Lemond
Planning & Zoning Commission
Chairman

ATTEST:



Bill Medina
Community Development Director