



MINUTES

for the
SEAGOVILLE PLANNING AND ZONING COMMISSION
Regular meeting scheduled to begin at
6:30 p.m. on Tuesday, December 12, 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
Commissioner Robert Boyett
Commissioner Amanda Moore

City Staff: Administrative Assistant Casey Fillmore-Myers
Community Development Director Bill Medina
Building Official Kailey Lampkin

Chair Lemond led the invocation.

Commissioners led in reciting the Pledge of Allegiance.

1. APPROVAL OF MINUTES

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

Motion to approve the Planning and Zoning meeting minutes for November 14, 2023.- Vice-Chair Sipriano, seconded by Commissioner Haney. The motion passed with all ayes. 7/0

2. ZONING REQUEST 2023-047PD: Conduct a public hearing, discuss, and make a recommendation to the City Council on a request to consider a zoning change from the Agricultural District (AG) to a Planned Development Zoning District (PD), located at 1616 Bowers Road, (DCAD Property ID Number: 65085006010071200, 65085006010170000, and 65085006010071100), 612 Environmental Way (DCAD Property ID Number:

50042400010030000) and 648 Environmental Way (DCAD Property ID Number: 50042400010020000), Seagoville, Dallas County, Texas.

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

Community Development Director Medina stated the address and the request being made for the property. He made mention of the zoning of the property and surrounding zoning.

Community Development Director Medina made mention of the allowable outside storage and the maximum storage height in the city ordinance.

Community Development Director Medina stated the request land uses to be allowed by the applicant and the land uses not to be permitted on the property.

In response to a question from Commissioner Boyett, Community Development Director stated that currently the applicant is still pursuing tenants for the proposed site.

Jimmy O'Neal representative for Twin Eagle, stated the proposed outside storage to be on site.

In response to a question from Vice-Chair Sipriano, Mr. O'Neal stated that multiple tenants are interested but have not confirmed any tenants.

Building Official Lampkin stated that Conex containers must be specified in the PD to allow them to be on site.

Commissioner Boyett expressed concerns about any flammable materials being stored on site that may be a safety issue to other tenants.

Community Development Director Medina stated that the Fire Marshal will inspect and must approve any flammable material that may be stored on the property.

Commissioner Pelayo stated that as a business own himself that he has be subject to inspections from the Fire Marshal.

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

A motion was made to recommend approval with the condition of limiting the stacking height to just a single container for the request to consider a zoning change from the Agricultural District (AG) to a Planned Development Zoning District (PD), located at 1616 Bowers Road, (DCAD Property ID Number: 65085006010071200, 65085006010170000, and 65085006010071100), 612 Environmental Way (DCAD Property ID Number: 50042400010030000) and 648 Environmental Way (DCAD Property ID Number: 50042400010020000), Seagoville, Dallas County, Texas. – Commissioner Pelayo, seconded by Vice-Chair Sipriano. Motion passed with all ayes. 7/0

- ZONING REQUEST 2023-048SUP:** Conduct a public hearing, discuss, and make a recommendation to the City Council on a request for a Special Use Permit for a Tobacco Shop, located at 110 N. US Highway 175, Seagoville, Dallas County, Texas.

Chair Lemond opened the public hearing at 6:52 p.m.

Community Development Director Medina stated the address and the request being made for the property. He made mention of the zoning of the property and surrounding zoning.

In response to a question from Chair Lemond, Community Development Director stated that hours of operation have not been limited to other similar businesses.

Community Development Director Medina made mention of similar business in the city currently and their locations.

In response to a question from Commissioner Pelayo, Community Development Director stated that the city would need to confirm if an SUP could be limited to a certain number of years.

Building Official Lampkin stated that a new Certificate of Occupancy would be required if a new tenant moved into the property and would need to confirm with the City Attorney if the SUP could be carried over to the new tenant.

Community Development Director Medina suggested that the board recess into Executive Session to receive legal advise on the SUP request.

RECESS INTO EXECUTIVE SESSION AT 6:57 P.M.

The Planning and Zoning Commission recessed into Executive Session in compliance with Texas Government Code:

- a. Section § 551.071. Consultation with attorney to seek legal advice regarding Zoning Request 2023-048SUP.

RECONVENE INTO REGULAR SESSION AT 7:18 P.M.

The Planning and Zoning Commission reconvened into open session, and take action if any, on matters discussed in Executive Session.

- a. Section § 551.071. Consultation with attorney to seek legal advice regarding Zoning Request 2023-048SUP.

Muhammad Tomb, District Supervisor for SkyRise Vapor stated the locations currently in operation and the number of customers the business services.

In response to a question from Commissioner Boyett, Mr. Tomb stated that they plan to have 6-8 employees at the proposed new store.

Mr. Tomb stated that the business is family owned and have a few employees trained for the new store but will also hire in the community as well.

Chair Lemond closed the public hearing at 7:21 p.m.

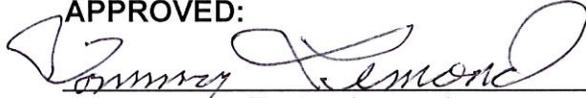
A motion was made to recommend approval for the request to consider a Special Use Permit for a Tobacco Shop, located at 110 N. US Highway 175, Seagoville, Dallas County, Texas. – Commissioner Pelayo, seconded by Vice-Chair Sipriano. Motion passed with all ayes. 6/1. Commissioner Haney opposed.

4. STAFF UPDATES

Community Development Director Medina stated the next Planning and Zoning meeting .

Chair Lemond adjourned the meeting at 7:23 pm.

APPROVED:



Tommy Lemond
Planning & Zoning Commission
Chairman

ATTEST:



Bill Medina
Community Development Director