



## MINUTES

for the

### SEAGOVILLE PLANNING AND ZONING COMMISSION

**Regular meeting scheduled to begin at**

**6:30 p.m. on Tuesday, January 9, 2024**

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 (Absent)  
Commissioner Cheri Childress  
Commissioner Philip Pelayo  
Commissioner Robert Boyett  
Commissioner Amanda Moore

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

Chair Lemond led the invocation.

Commissioners led in reciting the Pledge of Allegiance.

#### **1. APPROVAL OF MINUTES**

Consider approval of the December 12, 2023, Planning and Zoning Commission Meeting Minutes.

*Motion to approve the Planning and Zoning meeting minutes for December 12, 2023.- Vice-Chair Sipriano, seconded by Commissioner Childress. The motion passed with all ayes. 6/0*

- 2. ZONING REQUEST Z2023-050:** Conduct a public hearing, discuss, and make a recommendation to the City Council on a request to consider a zoning change from Commercial (C) to Commercial-PD (Commercial – Planned Development) for outside storage, on approximately on 5.575+ acres, described as being a portion of Tract 16, of the Robert Kleberg Abstract 716 Page 827 commonly known as 3115 North Highway 175, Seagoville, Dallas County, Texas.

*Chair Lemond opened the public hearing at 6:32 p.m.*

Community Development Director Medina stated the address and the request being made for the property. He added that this is an existing business within the city.

Community Development Director Medina made mention that additional screening will be required near the outside storage area. He added that the request would exclude tractor/trailer parking and the outside storage area to be clearly marked.

Community Development Director Medina stated the recommendation of restriping the parking lot for the property.

Brad Smith, representative for CubeSmart stated that adding the outside storage area would better provide for the community and to potential customers.

In response to a question from Chair Lemond, Mr. Smith stated that R.V, boats and vehicles will be stored in the area. He added that the base for the storage area will be gravel.

Vice-Chair Sipriano expressed concerns about truck and trailer parking in the storage area.

*Chair Lemond closed the public hearing at 6:43 p.m.*

*A motion was made to recommend approval for a request to consider a zoning change from Commercial (C) to Commercial-PD (Commercial – Planned Development) for outside storage no to include for trailer of truck parking, on approximately on 5.575+ acres, described as being a portion of Tract 16, of the Robert Kleberg Abstract 716 Page 827 commonly known as 3115 North Highway 175, Seagoville, Dallas County, Texas.– Vice-Chair Sipriano, seconded by Commissioner Moore. Motion passed. 5/1 Commissioner Pelayo opposed.*

- 3. SITE PLAN REQUEST 2023-040SP:** Consider approval of a site plan for a new Chick-Fil-A, located at 1 Crestview Drive, Dallas County, Texas.

Brian Burger, representative of Burger Engineering, provided the site plan layout details, parking spaces and the square footage of the new building.

In response to a question from Commissioner Pelayo, Community Development Director Medina stated that towards the rear of the property there is a drainage easement that does not allow for the placement of the dumpster. He added that the proposed location for the dumpster provided easier access for the trash truck.

*A motion was made to approve the Site plan for a new Chick-Fil-A, located at 1 Crestview Drive, Seagoville, Dallas County, Texas.- Commissioner Pelayo, seconded by Commissioner Childress. Motion passed with all ayes. 6/0*

- 4. SITE PLAN REQUEST 2023-045SP:** Consider approval of a site plan for a new Urgent Care, located at 605 East Malloy Bridge Road, Dallas County, Texas.

Community Development Director Medina stated the request being made and the location. He made mention of the parking spaces and square footage of the proposed new building.

In response to a question from Commissioner Boyett, Winston Parks, applicant for Urgent Care stated that 8-12 would be employed at the location. He added the hours and the days of operation.

Mr. Parks made mention that care would include pediatric at the proposed new location.

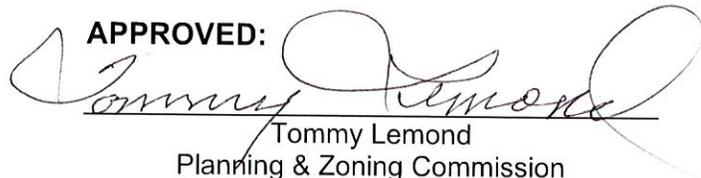
*A motion was made to approve the Site plan for a new Urgent Card, located at 605 East Malloy Bridge Road, Seagoville, Dallas County, Texas.- Vice-Chair Sipriano, seconded by Commissioner Boyett. Motion passed with all ayes. 6/0*

**5. STAFF UPDATES**

No staff updates.

*Chair Lemond adjourned the meeting at 7:00 pm.*

**APPROVED:**



Tommy Lemond  
Planning & Zoning Commission  
Chairman

**ATTEST:**



Bill Medina  
Community Development Director