



MINUTES

for the
SEAGOVILLE PLANNING AND ZONING COMMISSION
**Regular meeting scheduled to begin at
6:30 p.m. on Tuesday, March 26, 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
Commissioner Cheri Childress
Commissioner Philip Pelayo
Commissioner Robert Boyett
Commissioner Amanda Moore

City Staff: Administrative Assistant Collin Parks
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 February 13, 2024, and February 27, 2024, Planning and Zoning Commission Meeting Minutes.

Motion to approve the Planning and Zoning meeting minutes for February 13, 2024, and February 27, 2024.- Vice Chair Sipriano, seconded by Commissioner Moore. The motion passed with all ayes. 6/0

2. **ZONING AMENDMENT REQUEST 2023-052PDA:** Conduct a public hearing and make a recommendation to the City Council on a request amending Ordinance No. 35-2021 Planned Development to Planned Development - A Seagoville, Dallas County, Texas.

Community Development Director Medina stated this will be an amendment to an existing planned development including the development regulations.

Community Development Director Medina made mention of the subject property, location, and zoning. Furthermore, the amendment is to allow for a change in the aesthetic and appearance of the development.

Community Development Director Medina stated that the developer would like to amend the sizes of the parking spaces, the distance of the fire lane and fire connection to a fire department connection/fire hydrant, to the size of the water slide, and the monument sign design standards.

In response to a question from Vice-Chair Sipriano, Vice President of the Development Steve Magliscau from Megatel stated that the sign would be maintained by the businesses within Santorini.

In response to a question for Vice-Chair Sipriano, Community Development Director Medina advised that the developer is seeking a batch plant to allow for them to make multiple changes to the planned development as to not slow down construction by necessitating multiple P&Z meetings.

In response to a question from Commissioner Pelayo, Vice President of the Development Steve Magliscau from Megatel advised that there will be electric vehicle charging stations but not currently included in the plans as they are still choosing a vendor.

In response to a question from Vice-Chair Sipriano, Community Development Director Medina advised that the city would provide a truck route and that the batch plant proposal is being requested to minimize damage from construction vehicles using local streets.

A motion was made to approve the amending of Ordinance No. 35-2021 Planned Development to Planned Development - A Seagoville, Dallas County, Texas. – Commissioner Pelayo, seconded by Commissioner Moore. Motion passed with all ayes. 6/0

3. CONSTRUCTION PLAT REQUEST 2023-015CP: Consider approval of the Lakes of Rolling Meadows West Construction Plat.

Chair Lemond stated the address and the request being made for the approval of an amendment to a construction plat for Lakes of Rolling Meadows. He made mention of the zoning of the property and surrounding zoning.

Community Development Director Medina made mention of the zoning regulations that conform to the current city ordinances outlined in the planned development. Additionally, the plat is to allow the developer to move forward with their civil plans.

In response to a question from Vice-Chair Sipriano, Community Development Director stated that Lasater Road would be improved by a different development that has a similar name.

A motion was made to recommend approval for the request of The Lakes of Rolling Meadows Construction Plat, Seagoville, Dallas County, Texas. – Vice-Chair Sipriano, seconded by Commissioner Boyett. Motion passed with all ayes. 6/0.

Applicant Hussain stated that all phases are to be completed in 5 years and it will be 649 homes total.

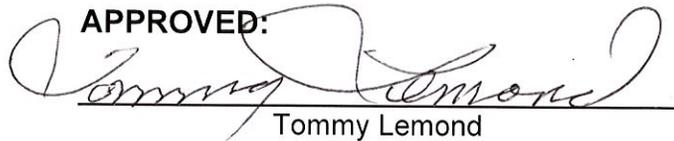
A motion was made to recommend approval for the request to consider an amendment to the Lakes of Rolling Meadows Construction Plat. – Vice-Chair Sipriano motioned, seconded by Commissioner Pelayo. Motion passed with all ayes. 6/0.

4. STAFF UPDATES

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

Chair Lemond adjourned the meeting at 6:51 pm.

APPROVED:



Tommy Lemond
Planning & Zoning Commission
Chairman

ATTEST:



Bill Medina
Community Development Director

1

2

3