



MINUTES

for the
SEAGOVILLE PLANNING AND ZONING COMMISSION
**Regular meeting scheduled to begin at
6:30 p.m. on Tuesday, June 11, 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 (absent)

City Staff: Administrative Assistant Collin Parks (absent)
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 April 23, 2024, Planning and Zoning Commission Meeting Minutes.

Motion to approve the Planning and Zoning meeting minutes for April 23, 2024. – Commissioner Boyett, seconded by Commissioner Moore. The motion passed with all ayes. 6/0

2. **PLANNED DEVELOPMENT DISTRICT AMENDMENT, CASE NO. 2024-015PDA:** Conduct a public hearing, discuss, and make a recommendation to the City Council on a request amending the Lakes of Rolling Meadows Planned Development Zoning District.

Chair Lemond opened the public hearing at 6:36 pm.

Community Development Director Medina stated the zoning case number, and that the

developer is seeking to amend the existing planned development to remove the cottage area that was to be utilized for multifamily in exchange for more single-family, owner-occupied residences.

Community Development Director Medina made mention that the landscaping and irrigation would improve throughout. Furthermore, more amenities would also be added as well.

Community Development Director Medina advised that the developer is also seeking to relocate the amenity center to phase one of development. The developer will be providing additional elevations depicting what the homes, amenities, and amenity center will look like as they are constructed.

In response to a question from Commissioner Boyett regarding the minimum square footage of the homes, Bill advised that the overall property has been broken up by percentages with 25 percent of the dwelling units being a minimum of 1600 square feet, 50 percent of the dwelling units will be a minimum of 1700 square feet, and then the remaining 25 percent will be a minimum of 1800 square feet.

In response to a question from Chair Lemond, Community Development Director Medina advised that by state law the City of Seagoville cannot enforce the developer to use brick masonry on all sides of the dwelling.

The homeowners from a nearby residence approached the stand to ask how the development would impact them. In response, Community Development Director Medina stated that the homeowner would have more neighbors and that the development would improve future access to her site and offered his card to speak with her in more detail if she would like.

In response to a question from Commissioner Pelayo, a representative of the developer approached the stand and stated that the developer did not have an estimated timeline for phase 1.

Chair Lemond closed the public hearing at 6:47 pm.

A motion was made to approve a request amending the Lakes of Rolling Meadows Planned Development Zoning District. - Seagoville, Dallas County, Texas. – Vice-Chair Sipriano, seconded by Commissioner Haney. Motion passed with all ayes. 6/0

- 3. ZONING ORDINANCE AMENDMENT CASE NO. 2024-018ZA:** Conduct a public hearing, discuss, and make a recommendation to City Council on a proposed zoning ordinance amendment regulating the use of outside storage units.

Community Development Director Medina stated the purpose of this change to the existing city ordinance and that he was present for any questions that the commission may have.

In response to a question from Commissioner Pelayo, Community Development Director Medina advised that the storage units would only be permitted on lot size equal to or exceeding one acre with the storage container being obscured by a visual screening wall or privacy fence and positioned on a concrete foundation when pertaining to residential addresses.

Furthermore, this change would be to assist builders with safely storing their equipment if their

project takes longer than initially anticipated and exceeds the time in which the storage unit would have been permitted.

Chair Lemond opened the public hearing at 6:55 pm.

Chair Lemond closed the public hearing at 6:56 pm.

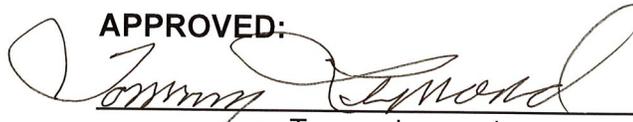
A motion was made to approve a Zoning Ordinance Amendment regulating the outside storage units. – Commissioner Haney, seconded by Commissioner Boyett. Motion passed with all ayes. 6/0

4. STAFF UPDATES

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

Chair Lemond adjourned the meeting at 6:57 pm.

APPROVED:



Tommy Lemond
Planning & Zoning Commission
Chairman

ATTEST:



Bill Medina
Community Development Director