



MINUTES

for the

SEAGOVILLE PLANNING AND ZONING COMMISSION

Regular meeting scheduled to begin at

6:30 p.m. on Tuesday, August 13, 2024

in the City Hall Council Chambers

at 702 North U.S. Highway 175; Seagoville, Texas

Chair Lemond called the meeting to order at 6:31 p.m.

Present: Chair Lemond
Vice-Chair Shelley Sipriano
Commissioner Cindy Burkett
Commissioner Cheri Childress
Commissioner Philip Pelayo
Commissioner Robert Boyett

Absent: 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.

Public Comments: No one signed up to speak.

1. APPROVAL OF MINUTES:

Consider approval of the June 11, 2024, Planning and Zoning Commission Meeting Minutes.

Commissioner Pelayo made a motion to approve the Planning and Zoning meeting minutes for April 23, 2024, seconded by Vice-Chair Shelley Sipriano. The motion passed unanimously. (6/0)

2. ELECTION OF CHAIR AND VICE CHAIR: Discuss and consider the nomination of a chair and vice chair to the Planning and Zoning Commission.

Commissioner Childress made a recommendation to elect Tommy Lemond as Chairperson, seconded by Commissioner Burkett. The motion passed unanimously. (6/0)

Commissioner Pelayo made a recommendation to elect Sipriano as Vice-Chairperson, seconded by Commissioner Childress. The motion passed unanimously. (6/0)

- 3. SITE PLAN, CASE NO. 2023-043SP:** Discuss and consider the approval of a site plan for the Santorini laguna development, located at South U.S. 175 and Santorini Boulevard.

Director Medina stated the subject property, its location, and zoning. He added that the site plan includes an amenity center and the lagoon with all its various amenities. Furthermore, that the landscaping goes far beyond the minimum requirements.

In response to a question from Chair Lemond and Commissioner Burkett, Director Medina advised that the developer is to have this concluded by December of 2025 per the development agreement with the city. However, he does not have an estimate on when the single-family homes are to be concluded and that the amenities would be available to the public with a fee to be later determined by the HOA. Finally, that the square footage of the amenity center would be 66,000.

Vice-Chair Sipriano made a motion to approve Case No. 2023-043SP, seconded by Commissioner Pelayo. The motion passed unanimously. (6/0)

- 4. SPECIAL USE PERMIT, CASE NO. 2024-019SUP:** Conduct a public hearing, discuss, and make a recommendation to City Council on a request for a special use permit for an event center located at 199 North U.S. 175, Seagoville, Texas 75159.

Chair Lemond opened the public hearing at 6:51 pm

Director Medina made mention of the subject property, its location, its zoning, and that it meets the requirements for an event center in the LR zoning district. The structure is 3,000 square feet and the hours of operation are 9 am to 11 pm Monday through Sunday.

Director Medina answered several of the boards questions regarding a creek that is to be remain undisturbed, the hours of operation for this event center versus similar existing properties, that the site will have sufficient parking, and that there is plenty of space for emergencies and additional traffic, that alcohol may be served on site following TABC approval, and that adequate space and screening are in place as to not disturb homeowners and that everyone within 200 feet was notified.

Chair Lemond closed the public hearing at 6:51 pm

Vice-Chair Sipriano made a motion to approve Case No. 2024-019SUP, seconded by Commissioner Boyett. The motion passed unanimously. (6/0)

- 5. PLANNED DEVELOPMENT ZONING ORDINANCE, CASE NO. 2024-022PD:** Conduct a public hearing, discuss, and make a recommendation to the City Council on a request for a planned development zoning district located at 100 Crestview.

Chair Lemond opened the public hearing at 6:53 pm

Director Medina made mention of the subject property and its zoning, the surrounding zoning, and the surrounding businesses. Additionally, that the proposed planned development zoning district, being two point three acres in size would allow for two restaurants or a restaurant and

a tire shop.

Pansak Pann Sribhen, a representative of the developer, stated how they would develop with both options including the ways that they would accommodate the neighboring residential properties.

Four citizens stated that they were opposed to the Planned Development. Everett Rusher, Arthur Boyd, George Welch, and Pat Welch.

Director Medina answered the boards questions regarding the land-use being residential versus commercial and whether more suitable land was available for the developer.

Chair Lemond closed the public hearing at 7:11 pm

Commissioner Childress made a motion to approve a request for Case No. 2024-022PD, seconded by Commissioner Pelayo. The motion did not pass (2/3):

Ayes: Commissioner Childress and Commissioner Pelayo

Nays: Vice-Chair Sipriano, Commissioner Burkett, and Commissioner Boyett.

6. STAFF UPDATES:

Community Development Director Medina stated that there was a ribbon cutting at Integrity Urgent Care and the frame for Chick-Fil-A is constructed.

Chair Lemond adjourned the meeting at 7:23 pm.

APPROVED:



Tommy Lemond
Planning & Zoning Commission
Chairman

ATTEST:



Bill Medina
Community Development Director