



MINUTES

for the

SEAGOVILLE PLANNING AND ZONING COMMISSION

Regular meeting scheduled to begin at

6:30 p.m. on Tuesday, September 10, 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 Cindy Burkett
Commissioner Cheri Childress
Commissioner Philip Pelayo
Commissioner Robert Boyett
Commissioner Amanda Moore

Absent:

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 August 13, 2024, Planning and Zoning Commission Meeting Minutes.

Vice-Chair Sipriano made a motion to approve the Planning and Zoning meeting minutes for August 13, 2024, seconded by Commissioner Childress. The motion passed unanimously. (6/0)

2. **SPECIAL USE PERMIT, CASE NO. 2024-014SUP:** Conduct a public hearing, discuss, and make a recommendation to City Council on a request for a special use permit for a landing field located at 220 North C.F. Hawn Fwy, Seagoville, Texas 75159.

Chair Lemond opened the public hearing at 6:33 pm.

Community Development Director Medina stated the subject address, its zoning, and briefly outlined what the special use permit would be for a landing strip.

Mallory Martin, Scott Vallez, and Ivan Jaime represented the developer and addressed various concerns from the commission including noise from the site which doesn't exceed sixty-three decibels, the drones are roughly four feet long and four and a half feet tall, and they only fly up to two-hundred feet in the sky. Additionally, the drones will only operate in daylight hours which can be adjusted as needed and can not operate in severe weather.

Chair Lemond closed the public hearing at 6:53 pm.

Vice-Chair Sipriano made a motion to approve Case No. 2024-014SUP, seconded by Commissioner Childress. The motion passed unanimously. (6/0)

3. **SPECIAL USE PERMIT, CASE NO. 2024-020SUP:** Conduct a public hearing, discuss, and make a recommendation to City Council on a request for a special use permit for a cell tower located at 900 North U.S. Highway 175, Seagoville, Texas 75159.

Chair Lemond opened the public hearing at 6:54 pm.

Director Medina stated the subject property, its location, zoning, and went into detail on the concept plan explaining that the final plan will need to have an engineer's seal, adhere to the collapse zone determined by the engineer, and that the position of the tower may be shifted slightly to do so.

In response to questions from the Commission, Alan Scivally, the applicant of the SUP, advised that the tower would be used by Verizon for phone service only but could later be used by other providers. Additionally, that a six-foot wooden fence would be erected around the site.

Chair Lemond closed the public hearing at 7:03 pm.

Vice-Chair Sipriano made a motion to approve Case No. 2024-020SUP, seconded by Commissioner Boyett. The motion passed unanimously. (6/0)

4. **FINAL PLAT, CASE NO. 2024-026FP:** Discuss and take action on a Final Plat for Santorini Phase 1A.

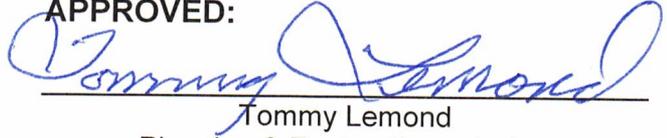
Director Medina made mention of the subject property, its location, its zoning, and that the proposed final plat consists of seventy-eight point thirty-four acres and includes two-hundred and sixty-four single family residential lots, eight open spaces, and right of way for new streets.

Vice-Chair Sipriano made a motion to approve Case No. 2024-026FP, seconded by Commissioner Moore. The motion passed unanimously. (6/0)

5. **STAFF UPDATES:** Provide Stormwater training required by the Texas Commission for Environmental Quality.

Chair Lemond adjourned the meeting at 7:19 pm.

APPROVED:



Tommy Lemond
Planning & Zoning Commission
Chairman

ATTEST:



Bill Medina
Community Development Director