



MINUTES
for the
SEAGOVILLE PLANNING AND ZONING COMMISSION
Regular meeting scheduled to begin at
6:30 p.m. on Tuesday, August 10, 2021
in the City Hall Council Chambers
at 702 North U.S. Highway 175; Seagoville, Texas

Vice Chairman Grimes called the meeting to order at 6:34 p.m.

Present: Commissioner and Vice Chairman David Grimes
Commissioner Tommy Lemond
Commissioner Debra Haney
Commissioner Charles Galbreth

Absent: Commissioner and Chairman Mike Dupuis, sick at home
Commissioner Dr. Don Cole
Commissioner Olu Olajimi, out of country

City Staff: Community Development Director Ladis Barr
Planner Jennifer Bonner

City Attorney Victoria Thomas

Commissioner Galbreth was asked to lead the group in an invocation. Afterwards, the vice chairman led the group in reciting the Pledge of Allegiance.

Vice Chairman Grimes then gave an opportunity for the public to comment on items not on the agenda. No one responded in person.

The vice chair then stated that per an email received from the applicant earlier today, the second item on tonight's agenda has been pulled from the agenda.

- 1. ZONING REQUEST Z2021-13: PUBLIC HEARING** Conduct a Public Hearing, discuss and make a recommendation to City Council on zoning change request from R-1, Residential Single Family, to PD-21-04 (planned development for single family and multi-family uses), on approximately 145+ acres of Tract 3 in the Herman Heider Abstract 541, being commonly referred to as 100 Stark Road, Seagoville, Dallas County, Texas.

Vice Chairman Grimes opened the public hearing at 6:38 p.m.

Planner Jennifer Bonner began by stating covering the site information and summary of the

proposed development regulations in the Agenda Comm. She also covered some of the additional subdivision requirements that are required by code that would need to be specifically met for this development. She did address some of the responses received and added that a copy of the applicant's presentation was received at noon today and should be with the additional responses received at each commissioner's seat. She then moved onto the Staff Report (Exhibit 1). The first page gives the location of the property in the aerial photograph in the upper right corner. The table in the middle of the page summarizes the size of the project, site zoning, surrounding zoning district, the site's land use, surrounding land uses, and surrounding recommended future land uses. The property is vacant/undeveloped. This request would create a planned development that has a mix of single family and multi-family uses. Most of the property would be for about 435 single family homes on lots that are proposed to be 50 feet wide by 120-feet deep. The area for multi-family uses would be for about 93 dwelling units for sale on individual lots that area proposed to be 30-feet wide by 100-feet deep. Staff is recommending approval with the list of conditions specified on the bottom of page 1.

Planner Bonner then moved onto Page 2 of the report, which compares the application to the 2002 Future Land Use Plan, the 2006 Master Thoroughfare Plan, and the 2009 Zoning Map. On each map, the property is located under a star. In the Land Use section, she stated the plan calls for this area to be Low Density Residential. The Comprehensive Plan does not provide information how Low, Medium or High Density Residential properties should be differentiated. In the Master Thoroughfare Plan section, Planner Bonner explained that right-of-way for Ard Road, Stark Road, East Farmers Road, and Shannon Road will all be required for this development. The intersection of East Farmers Road with Ard Road and Stark Road will need to be worked out since the alignment shown on the Master Thoroughfare Plan does not make sense with the way street alignments exist in the City of Dallas. The alignments of the connections of Shannon Road from the north and East Farmers Road to the east also have to be coordinated with those adjoining developments. East Farmers Road will also have to be coordinated with Oncor since their overhead mainlines run between this site and the development to the east. In the Zoning Map section, she discussed the houses sizes and types of uses.

The review criteria for a planned development begin on the top of Page 3. Planner Bonner stated she was going to focus on those criteria with answers of "no", meaning the application does not meet code requirements for allowing a change. Criteria 2 covers recreation and open spaces, which this site has and will be adding but none of the submitted application paperwork references whether these will be available for public use as the criteria asks. Criteria 5 discusses historical buildings and features of which none have been identified for protection or preservation. Criteria 7 asks about meeting or exceeding planned development regulations. This answer reflects that the base zoning would be going from R-1 (larger lots and larger homes) to R-5 and A (with smaller lots, probably smaller homes, and even smaller dwelling units in the multi-family zoned area). Moving onto Page 4 of the report, Planner Bonner explained that Criteria 19 asks about the size and shape of the site and layout of proposed structures. Because of the reduction in the base zoning district for the development, it does not meet the intent of the code to provide for smaller lots and/or dwelling units than the City Council planned for this area of town. Criteria 20 discusses permitting less than authorized by code requirements, which is allowed in planned developments if the change is specified in the application. For this application, the items requesting to be revised are included in Exhibit 7B. She then covered the legal notices for this application. Additional responses were received after the meeting packet was emailed to the Commissioners and most of the additional responses were scanned and emailed to

the commissioners as well. Paper copies of all responses (in original meeting packet email, additional responses received on Monday that were emailed, and responses received today but not emailed) are available at each commissioner's seat.

Planner Bonner then covered the rest of the exhibits. She then quickly went through Exhibits 2 through 6. Exhibit 7 she covered in more detail. Exhibit 7A is the application. Exhibit 7B is the list of proposed development regulations. Exhibit 7C includes a title survey and the boundary description of each area covered by this application. Exhibit 7D is the proposed concept plan for the development. Exhibit 7E is the proposed site utilities plans for city water, city sanitary sewer, storm sewer and drainage of the development. These are subject to revision once the engineering of the site begins. Exhibit 7F provides some proposed building elevations on 1- and 2-story structures for the subdivision. She covered the legal notice exhibits, the responses received, and the list of property owners notified. The applicant's presentation is Exhibit 11, but is not labeled as such on the paper copy at each commissioner's seat. She then concluded by stating she would answer any questions from the commissioners.

Vice Chairman Grimes asked if any of the other commissioners had questions for staff. There were none.

Vice Chairman Grimes asked applicant's representative to come forward and identify himself. Mr. Pat Atkins, representing KPA Consulting, the property owners, and the developer W Land Development, came forward and introduced himself. He asked Planner Bonner to put the presentation on the screens. He then stated she has covered a lot of the material in the application in detail. This development is to be consistent with what has been brought in the past and similar on product value. This property is in the same area as a lot of the other developments coming to Seagoville. They understand they will had to address the continuation for their portions of the regional development – Taylor to the east; Stonehaven to the north; undeveloped residential properties in the City of Dallas to the west for the last 30 to 40 years. As Planner Bonner stated earlier, the eastern boundary line is the overhead power lines, which is the western boundary of the Taylor property. That property is under a current PD, but he understands will be coming forward with revisions for developing. Farmers Road will be coming to this site (from the Taylor property) and continuing through. Shannon Road (from the north and the Stonehaven development) and continuing through. Both per the Thoroughfare Plan. Mr. Atkins then went into concept plan, lot sizes, minimum building sizes, etc. but builders could build as large as the initial buyer desires. The numbers provided are the minimums that the market supports for these size lots. The concept lists the smaller area in the blue color as Apartments, but is depicted in the concept plan as all detached single family units on their own platted lot as cottages, which have been seen in other parts of Seagoville. They are trying to provide a variation in product type and look but still with the single family feel. Repetitive nature to be addressed and avoided during the building process.

The overall development is about 147 acres. The concept plan includes 22 acres of open space to be finalized during the engineering and final design processes. Ponds shown are not in floodways, but are in drainage areas so will be designed to help address the city's detention/retention requirements.

Building elevations for the detached single family (blue) cottage areas. Apartment zoning asked for to help address the setbacks wanted but again these are to be built as separate stand-alone structures with 2-car 400 square foot garage for each unit. The home builder

group has not been selected yet, but typical building elevations were provided for the single family (yellow) housing area. Each house with a 2-car 400 square foot garage. Duplex option in the Apartment area was depicted. Duplexes provide 2-story option. Again with 2-car 400 square foot garage for each unit. Interior finish examples provided but are based on current market demand.

Mr. Atkins then began to address the amenities of the development. A representative example of a typical amenity center was provided with a swimming pool. More details at the time of final concept plan at Council. Director Barr asked Mr. Atkins to confirm a pool would be at the amenity center. Mr. Atkins replied yes. They development is looking at having playground equipment at 3 separate locations. Extensive trail system through the open space – especially around the large. Possible locations for community gardens. Pavilions. Screening along Farmers and Ard with monumentation, landscaping, and wrought iron fencing. Mr. Atkins then had Planner Bonner return to the concept plan slide of the presentation.

Again this development concept is a mix of residential uses with all detached, single family structures and accommodating the requirements of the Master Thoroughfare Plan. 435 houses are planned along with 93 cottages. Again all single family units. It provides open spaces and amenities. All for sale (not rental) properties. They respectfully request commission's recommendation to city council be for approval. He would be happy to answer any questions. And thanked the commission for their time. Mr. Atkins asked for the right to come back and try to answers questions after the public speaks.

Vice Chairman Grimes said he had some questions for Mr. Atkins if no one else did. The cottages are all for sale. They are not rental properties. Mr. Atkins replied that is correct. Vice Chairman Grimes asked if there will be an HOA. Mr. Atkins replied the whole master development plan will have an HOA. Vice Chairman Grimes asked if the amenities would be open to the public. Mr. Atkins said that they would not be unless that is part of the developer's agreement. They also plan to pay the park (impact) fees associated with subdivision developments. The shown green or open spaces are currently not planned to be designated park areas, so would not be open to the public. The obligation for the maintenance of these areas would be internal to the HOA of the development. Director Barr stated that the city would not be accepting these areas so they would strictly be for the use of the residents of the development.

Commissioner Lemond said he had a couple of items he wanted clarification on from Mr. Atkins. Commissioner Lemond asked if the cottage area would be gated. Mr. Atkins said yes. Commissioner Lemond then asked about the perimeter fencing materials would be along the existing neighbors' houses on Prescott. Would these be a wood fence or the perimeter fencing that he is showing? Mr. Atkins replied that the fencing along the property lines with the adjoining owners' homes would be a 6-foot board-on-board wood fence. This would be for those along Prescott, along the overhead power line, and the development to the north. Commissioner Lemond so the board-on-board fence would separate the development from the existing homes. Mr. Atkins replied. That is correct. The thoroughfares are we they are asking to do the wrought iron screening and landscaping.

Vice Chairman Grimes asked if the cottages are expected to run at about the same price as the houses, even though they could be a little smaller in size. Mr. Atkins said the price points have not been set yet, but they are expected to be very similar. Ard Road will serve as the separation of products with the single family home on one side and the cottages on the

other. Cottage residents are likely to be older folks or those who don't want the maintenance of the yard. Vice Chairman Grimes said or someone like himself who wants a gated community. Mr. Atkins replied that is just gives the opportunity for a variation in the products available in the market. Vice Chairman Grimes asked if Ard Road through the development would be 2 or 4 lanes. Director Barr, Planner Bonner, and Mr. Atkins all replied 4 at the same time.

Vice Chairman Grimes said if any of the commissioners had any questions for Mr. Atkins. There were none by the commissioners. Mr. Atkins asked for the right to come back and try to answers questions after the public speaks. The vice chair granted that request. *(Planner Bonner left the concept plan on the screen for those that wanted to refer to it during the comment period.)*

From the sign-in list to speak, the vice chairman asked Mr. Harold Magill to come forward, introduce himself, provide his address, and then he could speak to the commission.

Mr. Harold Magill, 1008 Ard Road, began by stating that he sat where the commissioners sit tonight when the plan was made for the city. It was not to be for continued PD-R5, 50-foot lot houses. He hopes that the commissioners will respect that as well as the people that have paid the city thousands of dollars in taxes through the years with minimal services to this area. We have spent hundreds of thousands of dollars for the properties, our homes, and in maintaining them. Not to have R-5, 50-foot lots built next to us. *(Mr. Magill then used his written response letter the commissioners as the basis for the rest of his comments. For that reason, most of the rest of his comments are not included here.)*

If the apartment section will truly be single family homes for sale then, that is different than apartments.

If you want to move up to a custom home in Seagoville, you can't because those types of homes are not available. So you have to leave the city.

Developers need to respect Seagoville. They also need to respect the existing neighboring owners and their properties. The neighbors are not asking for the development to be built to the straight R-1 standards. They do feel they should be the ones deciding what the city looks like, not the developers.

The garages that are talked about are useless when they are only 20-foot deep. A pickup truck or SUV can't be pulled in and the door closed because the vehicles as 18- to 19-foot long. So the garages become a 400 square foot storage area.

The property lends itself to a PD-R3.

Mr. Magill thanked the commission for letting him speak.

From the sign-in list to speak, the vice chairman asked Mr. Theodore Wojtowicz to come forward, introduce himself, provide his address, and then he could speak to the commission.

Mr. Theodore Wojtowicz, 688 Stark Road, introduce himself and lives close to the blue triangular area on the concept plan. This looks tiny houses next to houses that are on an acre or more. Postage stamp-sized lots with oversized houses where people won't be able to do anything on their own property. So the people will be in the street. There is garbage

collection, mail delivery, extra cars parked on the street. Mr. Wojtowicz turned to Mr. Atkins and asked what size the driveways would be. Mr. Atkins replied 24-feet. Mr. Wojtowicz asked wide or long? And what is the other direction – 11-feet? That is what most builders are putting in today, right? But they are calling it a 2-car driveway. The husband and wife both work so that is 2 cars. How do the kids have a car too? We have land here. Why are we wasting it on postage stamp baloney instead of having pride of ownership? Improvements come with a larger piece of land. You can't build onto a house that is built on a postage stamp. No pool in the back yard. No place to park a car in the backyard while working on it. Why do we need postage stamp lots in Texas? Where do you commissioners live? Do you live in something like that? That is not even a starter home. That's all he had to say.

From the sign-in list to speak, the vice chairman asked Bobbie Barlow to come forward, introduce herself, provide her address, and then she could speak to the commission.

Ms. Bobbie Barlow, 534 Aspendale Drive, first 2 gentlemen took some of her points. Her main concern, besides what has already been mentioned, is traffic. From both Highway 175 and Interstate 20, intersections are primarily 2- or 4-way stops signs. Traffic in mornings, evenings, and on weekends, you have to sit. People don't go through. She is surprised that there are not more wrecks. She is very concerned about that. We need traffic lights. Have traffic lights been looked at for the traffic that is coming? Her concern is everything they said. She lives in 1800 square foot house on 1.25-acres. And everything they said is what they are worried about. She thinks this should all be re-thought. She has worked for a lot of cities across the country doing what she (Planner Bonner) does, going from place to place. And it is a disaster. Haven't lived in their home for 30 something years to have it decimated by this type of housing. She agrees with everything they said. Go to a (R-)3. That will make Seagoville an absolute place to want to be. Thank you.

From the sign-in list to speak, the vice chairman asked Ms. Julia Tamayo to come forward, introduce herself, provide her address, and then she could speak to the commission.

Ms. Julia Tamayo, 2702 Prescott Lane, which is at the corner of the very bottom tip of the area that looks like a couple of mountains (on the concept plan). We have lived at this location for 30 years. They have an acre. It cost over \$30,000 to put a fence all the way around it just so that the developer could back up to their house with a 5-foot plank fence and a bunch of apartments. Thanks a lot Seagoville. That is all she had to say.

From the sign-in list to speak, the vice chairman asked Ms. Peggy Prescott Jenkins to come forward, introduce herself, provide her address, and then she could speak to the commission.

Mrs. Peggy Prescott Jenkins, 2903 Prescott Lane, and she agrees with everything that has been said about the housing. She strongly opposes any apartments. Prescott is not a very long street. She has had her mailbox knocked down by traffic. She has had mail stolen out of the box. She doesn't think any of this development will improve that situation. She strongly (opposes) the multi-family. She hopes the commission will listen to these people about the housing being built. We need more quality in Seagoville. We need to bring it up, not down.

From the sign-in list to speak, the vice chairman asked Ms. Charlotte Prescott to come forward, introduce herself, provide her address, and then she could speak to the

commission.

Mrs. Charlotte Prescott, 2907 Prescott Lane, thanked the commission for hearing her. She has lived there since 1964. She has seen everything change, and not for the better. There is too much traffic on that small street already. She has also had her mailbox run over by traffic. We don't need any more multi-family housing in that area. It will just create way, way too much traffic. She thinks this development will lower the property values of the existing properties. On Prescott, most of the homes are on acreage. And then to have multi-housing come in and go right next to them, she feels would definitely downgrade their properties. She thanked the commission for hearing her. She requests that the commission deny this.

From the sign-in list to speak, the vice chairman asked Mr. Coen Enright to come forward, introduce himself, provide his address, and then he could speak to the commission.

Mr. Coen Enright, 688 Stark Road, has lived at this address for 30-years across the street from this development on 5-acres. A lot of his concerns are related to traffic on Stark Road. He could provide tons of pictures of both traffic and the road is full of potholes. He stated that the traffic on Stark has probably tripled. His wife was rear-ended by a drunk driver at the stop sign on Stark Road at Seagoville Road, which he knows is in Dallas, not in Seagoville. The posted speed limit of 30 mph is not followed on the longer stretches nor is it enforced. He is very concerned about all the extra traffic that the high density is showing to be placed in this area. He worked on a lot of the land use studies in the City of Dallas. They have never been in favor of R-5 lots. The concept plan for the ... single family on single foot lots ... isn't showing anything with the 6-foot between houses. I don't think that even gives you access for fire because you just have the street with the garage door, and front door. If there is only 6-feet, there is not even room for the fire department or anyone else to access the backyard or side for fire (protection, fighting). Once an A/C unit is placed on the side of the house, it also leaves no room to get a lawnmower down the side of the house. He is definitely against 50-foot lots. He doesn't oppose PDs that most developers bring in. He is against the developers using the PD to downsizing of square footage area of the lots. "I have a little open space, so I want to go from this zoning to that zoning." He though Seagoville was going to hold their standard for this area to the R-1 lot size requirements since this is one of the last areas to still have that zoning. He is wanting to build a new house on his existing acreage, because he keeps having to downsize what he wants due to what the adjoining developments are doing with their lot sizes. Next door there is to be 300+ houses on 70 acres with 60-feet of frontages. Only 23 of those lots are in Seagoville, but the lot sizes keep getting downsized. He feels that this reduces the homes to not even starter homes by the time folks get into them. The density seems very, very high. He is totally against this. He originally thought these were low density zoning on most of these properties. But they are all getting downsized. And that is the way these areas are changing and so he is against it. He thanked the commission for a chance to speak.

From the sign-in list to speak, the vice chairman asked Mr. Nathan Timmerman to come forward, introduce himself, provide his address, and then he could speak to the commission.

Mr. Nathan Timmerman, 2801 Prescott Lane, moved with his wife to their home in 2003. They had bought 2 beautiful acres filled with large oak trees. They had moved from Grand Prairie where they had been in the DFW airport flight pattern. They came to Seagoville to enjoy some space - country living with the conveniences of a big city. They built their home on those 2 acres and have enjoyed being part of Seagoville. Most of their neighbors - the people here tonight - also have acreage. They live in big open spaces. And they want to

keep it that way. He thinks that most of the people are not opposed to growth. They understand growth is inevitable. But this type of growth is going to impact not just the property values but also the quality of life that attracted them to Seagoville to begin with. His concern is about infrastructure. He doesn't know how many have recently driven down Ard Road. It is impossible for two vehicles can't pass at the posted speed in some places. The pavement is narrow and there are deep ditches on both sides. It is a major safety hazard to go down Ard Road. And you want to take this current dead-end street, open it up, and push it through with all these new houses along it? What will happen to the existing portions of Ard Road? Is there any plans or proposals on the existing street? And not just the street. But also the water system. He had water main breaks in front of his house a year ago a couple days apart that were repaired, but the asphalt that was removed to make each of the repairs has not been replaced after a year. And there were 2 additional breaks in the water main along Prescott after that. Each area of missing asphalt continues to fall apart. He would like to know what the Council is doing – or proposing - to do for improving and the infrastructure in Seagoville. And what about the residents that already live in Seagoville? What is the Council doing to improve the quality of life that we came here to Seagoville to enjoy? He is also not clear on their concept of cottages and their market attraction. He would like to have that explained better so he can understand. And the type of clientele that would be the target for the cottages. Director Barr spoke up to say that that could be answered during the rebuttal. We need to keep the comment period moving. He thanked those present for serving and bringing quality of life to Seagoville. He concluded by thanking the commission for a chance to speak.

The vice chairman said that is everyone on the sign-in list.

From the audience, Ms. Bobbie Barlow stated she had short comment she would like to add. After trying to make it from her seat, she was asked to come to the microphone and speak so everyone could hear her. When she comes down Stark Road to go past Prescott Lane, they have been working farther down on Stark Road. Three times in the last 2 months, there have been large gravel trucks coming from the other direction in the curves of the road that have run her off the road. She has had the same problem on Prescott – being run off the road. That is a very deep concern, especially for people her age. Thank you.

After Mr. Atkins was asked by the vice chairman to come back to the podium to use his additional time, someone else from the floor stated they were not aware that there was a sign-in sheet and wanted to know if they could add some comments. After consulting with both Director Barr and Attorney Thomas, it was determined that those who had not spoken already would be allowed to add their name to the sign-in sheet and comment. Mr. Atkins would be allowed to return once everyone had had their chance to speak.

After adding his name to the sign-in list to speak, the vice chairman asked Mr. Brad Boruk to come forward, introduce himself, provide his address, and then he could speak to the commission.

Mr. Brad Boruk, 504 Stark Road, stated that he had some questions that he would like to have addressed. His understanding is that the property is still for sale. He doesn't think the people presenting here tonight own the property yet, is that right? So those presenting tonight just have the property tied up with a deposit and are here making a pitch to see if they can get this approved before they decide on completing the sale? It doesn't make any sense to him that all of the properties around this location are 1- to 2-acre lots, but these folks are trying to go to such small lots. Small lots are already happening across the street in

Dallas. The value of the properties is just going to kill them. I don't know the process and would like to have that explained. He thinks a big deposit was made on the property to see if they can get this passed. And the purchase will come later. And nothing being shown tonight is coming from a builder. It is a pitch coming from a developer. He would appreciate an explanation on the process.

Vice Chairman Grimes then asked if anyone else from the public would like to come forward.

Mrs. Betty Smith, 917 Jacobson Drive, is not in Seagoville and has been there since 1964 when they built their home. She comes to Seagoville to do all of her shopping and conduct all other business – Ace, Tractor Supply, Walmart, etc. I am firmly committed to everything that these guys have said. We need to make the lots bigger, better lots in Seagoville. And develop the whole town. Seagoville is here hometown. She and her husband each both worked for a home building company for multiple decades, so she understands the process of development - the planning, the committees, zero-lot lines, big houses, etc. Really need to consider making the lots larger, make them better. That is what brings in the money. That is what brings in the people. Instead of so many (not lower class) but lower income people that are dependent on welfare so can't even make their payments. Get some good schools built here in Seagoville. More businesses coming in. That is all she had to say. Then she thanked the commission for letting her speak.

Vice Chairman Grimes then asked if anyone else from the public would like to come forward.

Mrs. Cindy Timmerman, 2801 Prescott Lane, would like to know why they are not looking at things like what has been built along Interstate 20. Really nice homes. Really nice development. Right off the highway. Why wouldn't people want to come to something like that? Why not develop something that will improve our city? Instead of downgrading it? There has been a master plan to have this much R-1, this much R-3, this much R-5. Why all go to R-5? And not have any space. And downgrade the people who already live here. Why not go for something like is out on 20? Just right behind where this property is. And they are selling those lots and houses. \$350,000. \$600,000. Why not do something that will improve Seagoville and make us a shining star? Instead of making us a wet blanket. And the traffic. She has thought of all those things. 15 years ago a development came in down off Ard – Lauren Way and Maci Court. But when that came in, we neighbors fought it. We asked the City to hold the line for larger lots. And it was done at that time. But when the builder came in, drainage – in particular curbs and gutters - along Ard Road was not addressed. So today there are horrible open ditches with concrete culverts and gravel/large rock. It is embarrassing to her when folks come to visit their home and they have to drive passed those. When she walks, she can also see the ditches don't always contain the runoff after a rain. She has called to complain because this is the breeding ground for all of the mosquitoes in her neighborhood. But no one does anything about it. But you let the builder do substandard work. You let him do substandard things. You made him put in those ditches in. And those horrible ugly concrete culverts. You did not make him toe the line and do a good job. And for that, that is on you. And we are asking you today, to step up. To be men and women of honor. Do the right thing. Keep it at R-1. I have heard people say that R-3 is okay. She doesn't want R-3. She wants it held to R-1. Every time it just keeps going down and down. Be men and women of honor. Represent the people. She thanked the commission for their time.

Vice Chairman Grimes then asked if anyone else from the public would like to come forward. No one did.

The vice chairman asked Mr. Atkins to return to the podium to address the public comments.

Mr. Atkins began by stating that he understands the surrounding property owners' issues. Their preference is for what has been open space for over 40 years to remain that way. The reality of the world though is that eventually the property will develop. The real estate market dictates what is submitted for development, what is successful, school district location, etc. If the zoning is R-1 and had what he calls the volume custom builders on the site, generally the same product would be produced on the same property. The density of the units would be less dense, but the pricing would be same - or slightly higher - strictly because of the R-1 requirements. However, the demand for those types of dwellings is not in the market today in DFW. And Seagoville is one of the places where demand is beginning to grow. They think this application is a compliment to the area. The density allows for similar structures on smaller lots in exchange for more housing and more tax base. Traffic is usually resolved by the developer of the property, not the home builder. Farmers will be a 4-lane divided road connecting to the east and west and developer is obligated to build. Shannon from the north is extending to the south as another obligated larger street to build. Internal residential streets are obligated as well. Traffic will be resolved by the required traffic studies and the thoroughfare plan at the cost of the developer. The city doesn't participate in of the major requirements to be brought with a development. Single family homes and cottages are both going to have an average rough starting price of about \$300,000 in today's market. The Cottages are for those folks that want detached, single family residential on a platted lot with lower lifestyle maintenance of yard and building exterior. That is what the market is seeing in all parts of DFW with that type of product. They feel it is an added value to have something like that for this location like they have done for other sites.

Vice Chairman Grimes asked Mr. Atkins to answer the question about the land.

Mr. Atkins then stated that as all developers do, the land is placed under contract. Make a financial commitment. Money is spent to apply to the city and meet application standards. Time is usually defined in the contract how long a developer has for getting through the city's processes. Then the sale of the land is completed by the developer. He is sure that other folks have made offers on this particular piece of property with the understanding of what the market will support. This particular application is trying to provide options of opportunities and products in the marketplace.

Open space will be provided as provided in the concept plan. Home owners associations will be provided for each area of the development. The city is obligated to provide fire and police services, street maintenance, municipal water, and sanitary sewer. Schools are a separate issue. But the developer is obligated to install the streets, water, and sewer. In his mind, the lot size does not dictate home value. It is the market that does. He is asking for support from the P&Z on the request. He knows they can't make everyone happy. He would be happy to answer any questions.

Attorney Thomas asked if there would be one homeowners association for the entire development or two separate entities. Mr. Atkins replied Two, one for each area. Attorney Thomas asked for clarification on whether there would be a swimming pool at the amenity center. Mr. Atkins said there would be one at each amenity center. Attorney Thomas then asked about screening walls. Planner Bonner stated she typed information in the meeting packet that is not in Exhibit 7. Attorney Thomas asked where the walls would be located. Mr. Atkins replied that in the PD request they are asking to wrought iron fencing with

landscaping. Director Barr stated that code requires the information listed in the staff's recommended conditions of approval. Wrought iron fencing is allowed around detention areas, but a solid masonry screening wall is required along arterial roads like Stark. Attorney Thomas asked about the board-on-board fencing. Director Barr replied that is allowed along the perimeter areas that are not along a street. Attorney Thomas thanked him for his clarifications.

There were comments and questions from the audience. Attorney Thomas responded by stating that the period for comments from the public had passed.

Vice Chairman Grimes closed the public hearing at 8:01 pm.

Most of the audience rose to leave the room. After asking for quiet, Attorney Thomas recommended that the commission take a break while the room cleared. Vice Chairman Grimes placed the commission in recess until order and quiet could be restored.

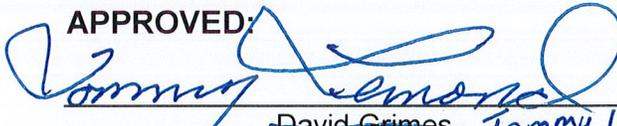
At 8:06 p.m. the meeting was called back into order.

Vice Chairman Grimes asked if any of other commissioners had questions or felt a need for any additional discussion. There were none.

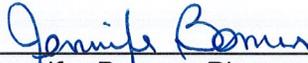
Commissioner Lemond moved to recommend to City Council to approve with staff's recommended conditions of approval the zoning change request from R-1, Residential Single Family, to PD-21-04 (planned development for single family and multi-family uses), on approximately 145+ acres of Tract 3 in the Herman Heider Abstract 541, being commonly referred to as 100 Stark Road, Seagoville, Dallas County, Texas. The motion was seconded by Commissioner Haney. By a show of hands and voice vote, the motion passed unanimously (four to zero) in favor of the motion to approve the request.

ANNOUNCEMENTS & UPCOMING MEETINGS: Planner Bonner read the list of upcoming city meetings and provided updates on which meetings are likely to be re-scheduled or cancelled.

Vice Chairman Grimes adjourned the meeting at 8:08 pm.

APPROVED:

~~David Grimes~~ Tommy Lemond
Planning & Zoning Commission
~~Vice Chairman and~~ Acting Chairman

ATTEST:


Jennifer Bonner, Planner and
Planning & Zoning Commission Liaison