



**MINUTES**  
for the  
**SEAGOVILLE PLANNING AND ZONING COMMISSION**  
**Regular meeting scheduled to begin at**  
**6:30 p.m. on Tuesday, November 14, 2023**  
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 (Absent)  
Commissioner Cheri Childress  
Commissioner Philip Pelayo  
Commissioner Robert Boyett  
Commissioner Amanda Moore

City Staff: Administrative Assistant Casey Fillmore  
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 September 26, 2023, Planning and Zoning Commission Meeting Minutes.

*Motion to approve the Planning and Zoning meeting minutes for September 26, 2023.- Commissioner Childress, seconded by Commissioner Sipriano. The motion passed with all eyes. 6/0*

- 2. ZONING REQUEST Z2023-044SUP:** Conduct a public hearing, discuss, and make a recommendation to the City Council on a request for a Special Use Permit for a day nursery within the R-5 Zoning District, on approximately on 0.942 ± acres, described as being a portion of Block 2, of the Bennett Estates commonly known as 605 Avalon Drive, Seagoville, Dallas County, Texas.

*Chair Lemond opened the public hearing at 6:33 p.m.*

Community Development Director Medina stated the address and the request being made for the property. He added that the request is just for land use and that the Fire Department will ensure the proper occupancy load including the entrance and exit requirements.

Community Development Director Medina made mention that one (1) letter of opposition was received from the community. He added the surrounding zoning around the property.

Community Development Director Medina stated the recommendation of restriping the parking lot for the property.

In response to a question from Vice-Chair Sipriano, Ryan Hatch, owner of Closing the GAP Learning Center stated that currently a tenant is in the attached suite but plan to occupy the entire building in the future.

Mrs. Hatch provided background information on herself and her working career. She added that the business will provide tutoring services including children with learning disorders.

In response to a question from Vice-Chair Sipriano, Mrs. Hatch stated that she will provide pick-up services in the surrounding area. She made mention that six to eight (6-8) employees will teach the children.

Mrs. Hatch stated that a privacy fence will be installed towards the back of the property for the safety of the children.

In response to a question from Commissioner Pelayo, Community Development Director Medina stated that any signs including directional signs will be inspected and reviewed by the Fire Marshal and Building Official.

Elizabeth Perry, owner of 301 Glendale was concerned about the value decrease that this business would cause to the surrounding homes.

Vice-Chair Sipriano stated that the proposed business would not decrease the value of nearby homes in the area.

*Chair Lemond closed the public hearing at 6:46 p.m.*

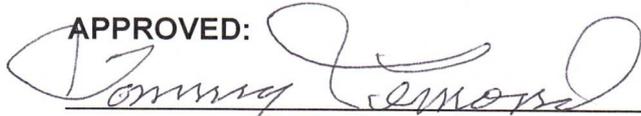
*A motion was made to recommend approval for the request for a Special Use Permit for a day nursery within the R-5 Zoning District, on approximately on 0.942 ± acres, described as being a portion of Block 2, of the Bennett Estates commonly known as 605 Avalon Drive, Seagoville, Dallas County, Texas. – Commissioner Pelayo, seconded by Commissioner Boyett. Motion passed with all ayes. 6/0*

### **3. STAFF UPDATES**

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

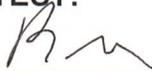
*Chair Lemond adjourned the meeting at 6:49 pm.*

**APPROVED:**



Tommy Lemond  
Planning & Zoning Commission  
Chairman

**ATTEST:**



Bill Medina  
Community Development Director