



# MINUTES

for the  
SEAGOVILLE PLANNING AND ZONING COMMISSION  
**Regular meeting scheduled to begin at  
6:30 p.m. on Tuesday, February 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 6:30 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-Myers  
Community Development Director Bill Medina

Commissioner Pelayo led the invocation.

Commissioners led in reciting the Pledge of Allegiance.

## 1. APPROVAL OF MINUTES

Consider approval of the January 9, 2024, Planning and Zoning Commission Meeting Minutes.

*Motion to approve the Planning and Zoning meeting minutes for January 9, 2024.-  
Commissioner Childress, seconded by Vice-Chair Sipriano. The motion passed with all ayes.  
6/0*

## 2. SITE PLAN REQUEST 2023-0039SP: Consider approval of a site plan for a collision center located at 600 Water Street, Seagoville, Dallas County, Texas.

Vice-Chair Sipriano and Commissioner Childress recused themselves from item number two.

Community Development Director Medina stated the address of the project, zoning on the property, and the proposed business. He added the proposed elevations to be included and complies with all development standards.

Community Development Director Medina made mention of the requirement of a six-foot-tall masonry wall. He added that a TXDOT right of way permit will need to be obtained for entry to the proposed building.

In response to a question from Commissioner Pelayo, Community Development Director stated that he would need to confirm if parking would be allowed on Frontage Road.

*A motion was made to approve the site plan for a collision center located at 600 Water Street, Seagoville, Dallas County, Texas. – Commissioner Boyett, seconded by Commissioner Moore. Motion passed with all ayes. 4/0*

**3. CONSTRUCTION PLAT REQUEST 2024-002CP: Consider an amendment to the Lakes of Rolling Meadows Construction Plat.**

Vice-Chair Sipriano and Commissioner Childress returned to the meeting.

Chair Lemond stated the address and the request being made for the approval of an amendment to a construction plat for Lakes of Rolling Meadows. He made mention of the zoning of the property and surrounding zoning.

In response to a question from Chair Lemond, Community Development Director stated the subject property and that the project had been previously approved and is currently under civil review. Community Development Director Medina further stated that the amendment would be to adjust the phasing lines of the development.

Community Development Director Medina made mention of the traffic impact analysis which outlined that the connection to Lasater and Malloy Bridge Road is not warranted at the current phase of development.

In response to a question from Vice-Chair Sipriano, Applicant Mohammad Hussain stated that the barn and dilapidated house existing on the property would be demolished as it has been deemed uninhabitable.

In response to a question from Chair Lemond, Community Development Director Medina advised that the two points of access would be Alto Road and Casa Grande and that Lasater Road would be expanded to four rows of concrete and that it is subject to change based on what the traffic impact analysis indicates in later phases.

In response to a question from Vice-Chair Sipriano, Community Development Director Medina stated that the infrastructure must be in place prior to permit issuance to start construction on homes.

In response to a question from Commissioner Boyett, Community Development Director Medina advised that the two points of access are required by the Fire Marshall.

Applicant Hussain stated that all phases are to be completed in 5 years and it will be 649 homes total.

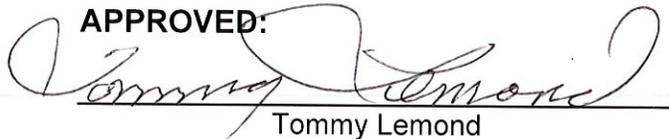
*A motion was made to recommend approval for the request to consider an amendment to the Lakes of Rolling Meadows Construction Plat. – Vice-Chair Sipriano motioned, seconded by Commissioner Pelayo. Motion passed with all ayes. 6/0.*

#### **4. STAFF UPDATES**

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

*Chair Lemond adjourned the meeting at 6:51 pm.*

**APPROVED:**



Tommy Lemond  
Planning & Zoning Commission  
Chairman

**ATTEST:**



Bill Medina  
Community Development Director

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