



MINUTES

for the
SEAGOVILLE PLANNING AND ZONING COMMISSION

Meeting scheduled to begin at
6:30 p.m. on Tuesday, February 11, 2020
in the City Hall Council Chambers
at 702 North U.S. Highway 175; Seagoville, Texas

Chairman Mike Dupuis called the meeting to order at 6:30 p.m.

Commissioners present: Commissioner and Chairman Mike Dupuis
Commissioner Charles Galbreth
Commissioner Tommy Lemond
Commissioner Tyree Roberson
Commissioner Heather Rice

Commissioners absent: Commissioner and Vice Chairman David Grimes
Commissioner Olu Olajimi

City Staff present: Community Development Director Ladis Barr
Planner Jennifer Bonner

Commissioner Galbreth was asked to lead the group in an invocation. Afterwards, he led those present in the Pledge of Allegiance.

Chairman Dupuis gave an opportunity for the public to comment on items not on the agenda. No one approached the podium.

1. **Approval of Minutes:** The chairman asked if there were any corrections to the minutes from the January 28th meeting. Commissioner Lemond moved to accept the minutes. Commissioner Galbreth seconded the motion. By a show of hands, the minutes were approved five (5) to zero (0).
2. **Zoning Request Z2019-32: Public Hearing** Chairman Dupuis introduced the first item of business on the agenda. The item was a public hearing for a request to change the zoning from R-5, Residential Single Family, to PD-20-01 (plan development with R-5, Residential Single Family, base zoning) on the 29.25+ acres of land owned by Paul and Rhonda Edmonds, and situated in the John D. Merchant Abstract 850 in Seagoville, Dallas County, Texas, being all of 6.507-acre tract described in a deed recorded in Volume 2001055 Page 769 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), all of Tract 1 and part of

Tract 2 described in a deed recorded as Instrument 201300036608 D.R.D.C.T., part of Tract 1 described in a deed recorded in Volume 99066 Page 5469 D.R.D.C.T., and part of a 20.0-acre tract described in a deed recorded in Volume 2003184 Page 2980 D.R.D.C.T. The chairman then opened the public hearing at 6:34 pm and asked for the staff report.

Planner Jennifer Bonner began by telling the commissioners that this agenda item should be held together with a red paperclip. This is an item that the P&Z has heard before. It is back through with a reduced number of acres from the previous review. This revision led to changes in the property's legal description so state law says the P&Z must re-hear the item before the City Council can review. There are also some other revisions that she will point out as she progresses through her summary with the commissioners. She started by stating that she would not read from agenda comm, but it does include a summary of the proposed development regulations for the planned subdivision on the bottom portion of page 1. Page 2 includes a summary of public notifications and the exhibits for the rest of this agenda item.

Planner Bonner then moved on to Exhibit 1, the staff report. There is an aerial photograph on the front page showing the parcels that are included in this request under the yellow stars outlined in red as well as the subject area is outlined in green. The subject area includes all of one parcel and parts of several other parcels. The total area for the plan development has been reduced from 35 to 36 acres to about 29.25-acres. The parcels are owned by a married couple and are currently zoned R-5. The planned development would maintain this single family base zoning. The table in the middle of the first page shows the surrounding properties zoning and land uses. Staff is recommending approval with the following conditions: 1) construction of a 5-ft. sidewalk along East Farmers Road with the widened pavement construction of that road and 2) all other internal streets constructed with the development to have 4-ft. sidewalks constructed on both sides of the new streets unless shown as a wider sidewalk on the concept plan. Staff would also like to see a 5-ft. sidewalk and the widened pavement section of Farmers Road constructed to the limits of the property owner, not just the subdivision limits. The earlier version of this request included the area that is now shown to remain with the property owner as part of the development so staff would like to see the Farmers Road right-of-way and its infrastructure improvements to remain with this development.

Moving onto the second page of the staff report, Planner Bonner went into more detail comparing the subject property to the 2002 Future Land Use Map and Plan, the 2006 Thoroughfare Map and Plan, and the 2009 Zoning Map. As can be seen on the Future Land Use Map, this development is in the middle of an area depicted for Low Density Residential uses. The Thoroughfare Plan shows the entire length of East Farmers Road in this area to become a Minor Arterial, which is why staff is asking for the extended improvements (beyond the subdivision limits) of the road. New subdivisions are required by code to provide two (2) points of access, so the second paragraph in that portion of the staff report discusses how this development will connect to the south through an adjoining development (with its infrastructure currently under construction) to the southwest currently called Tredway Estates Phase 1 to eventually reach Highway 175. The zoning map on the bottom of the page depicts R-5, the site's current zoning, in the mustard yellow color of the map. There are a few other residential single family zoning districts shown in the map, but this plan development will retain its base zoning as R-5.

The review criteria begin on the bottom of page 2, encompass all of page 3 and take more than half of page 4. Primarily this request is asking for slightly smaller lots (50' by 110') than a typical R-5 lot (60'x120'). In exchange, they propose to build larger than the code-required minimum 1,600 square foot homes. The items specifically covered are part of why staff is recommending conditional approval of the request. Review Criteria 5 is related to protecting or preserving historic buildings or structures, of which there are none identified on this site. Municipal water and sanitary sewer connectivity are not an issue. The second access point is planned with the developing adjoiner to the southwest since this site's only current public access is from East Farmers Road. If connectivity cannot be worked out with that development, then a new concept will have to be review and approved by the P&Z and City Council because the only option for a second access would be onto Farmers Road. Review Criteria 20 in the middle of page 4 discusses authorizing less than code minimums, which the zoning code allows for plan developments - but that plan development applications must be supported by a request for each change and specify what each replacement regulation would be. She then provided information on the public notices, responses received, and the example motion for the commissioners. Finally she covered the other exhibits that were attached in this portion of the meeting packet. Exhibit 5 has multiple parts because of the application, legal description, the proposed development regulations, and the concept plan. Example building elevations for the homes are provided in the PowerPoint presentation that the developer and applicant will show shortly.

Commissioner Roberson asked about the difference on the concept plan of the locations of the 4-foot sidewalks and the 5-foot sidewalks. Planner Bonner responded that the 5-foot sidewalk locations inside the development are depicted with the dashed red lines. The street locations without the red dashed lines would be provided 4-foot wide sidewalks except along Farmers Road, which is required to have a 5-foot sidewalk along its entire frontage.

Planner Bonner then explained the legal notice to the newspaper, a letter to the neighbors, the response received from one neighbor, and the list of neighbors within 200-feet of the boundary of the property that were required to be notified by state law. She then stated she would be willing to answer any questions the Commissioners had.

Commissioner Roberson asked to clarify the location of the additional pavement and sidewalk width that staff is asking for as a condition of approval. Planner Bonner explained this would be the portion of land that will remain with the applicant and that is located east of the new street intersection for the development with East Farmers Road. She continued by explaining with the plat of the property for creating this development, the right-of-way for the entire length of the applicant's property is required to dedicate the necessary right-of-way for Farmers. What Staff is asking for is that the pavement improvements and 5-foot sidewalk in the right-of-way area that is shown as outside of this plan development also be constructed. Commissioner Lemond said, "so this would allow that whole section of Farmers would be widened at one time?" to which Planner Bonner replied, "Yes, so that section could be widened all at one time." She continued by explaining that this would be something that City Council would have to review and vote on before it can be required of the developer. Commissioner Roberson asked if this section (once it was widened) would have the same cross-section as the area farther to the west under construction as part of the Seagoville Farms development. Planner Bonner replied yes.

The chairman then asked if there were any questions from the Commissioners for either Planner Bonner. The commissioners shook their heads no to indicate not at this time.

Chairman Dupuis asked if the applicant or his representative were asked if they had anything they wanted to say. Mr. Pat Atkins came forward and introduced himself as the developer's representative for this project. He stated the staff has done an excellent presentation of their project.

This property is contiguous with the Tredway Estates development that Planner Bonner mentioned in her staff report and that is in the beginning phase of construction now. Initial contact with the Edmonds was due to drainage easement needed for that project. He had asked about the possibility of purchasing property from them for additional development area. This development, planning to be called Edmonds Farms, will provide some additional traffic connectivity and circulation – to the north toward East Farmers Road for the Tredway development and to the south towards Highway 175 for this development.

The property is zoned R-5 currently and the development regulations submitted for this application will provide slightly smaller lots than a standard R-5 district but with larger than the required living area for most of the planned 93 single family housing units with a new home builder for Seagoville – Trophy Signature Homes, which is an arm of Green Brick Partners of Dallas. Almost 10 acres of the development area will remain as open space and park with existing green areas, lakes, and ponds for the residents to use and their HOA to maintain. The development's design allows for new housing, provided accessibility to surrounding streets, and keeps a lot of the natural conditions for common use while providing both privacy and connectivity between the owners and the family members they have in the house on property they own. Farmers Road will be improved along with the required capital improvements of the city with the extension of water and sanitary sewers for the new houses. Lot sizes will be consistent with the Tredway development and what is being developed with the Seagoville Farms project to the west. The development plans to increase the minimum house size requirements from a standard R-5 zone. Several photos were provided with building elevations and interior elevations. Houses will provide both single story and 2-story options. Again, this plan had been presented before to the commission but there were some changes (acreage, boundary, concept, etc.) made that needed reviewed before the plan development moved forward for City Council review. He would be happy to answer any questions.

Chairman Dupuis asked if any of the commissioner had questions. Commissioner Roberson replied yes. Will the larger portion of the common area remain unpopulated forever? Mr. Atkins responded that the common area will be dedicated as a green space with maintenance by the HOA with no city obligations. It could contain some additional drainage detention areas. Planner Bonner added that this area – although not shown on the concept plan – does also have a fairly large creek running through it that prevents development in that area because of the topography and potential floodplain within it. Mr. Atkins added that while the area could have been engineered and reclaimed via channelization of the creek, they just felt it better complemented the area to keep it open and allow it to act naturally.

Chairman Dupuis asked if anyone else had any questions. There was no response so the chairman thanked Mr. Atkins for his presentation.

Chairman Dupuis opened the floor for public comments. There were none.

Chairman Dupuis then opened the floor for comments from the public. No one else came forward with public comments, so the chairman closed the public hearing at 7:01 pm.

The chairman then asked if commissioners if they had any additional discussion. If not, he believed the commissioners were ready for someone to make a motion. Commissioner Lemond moved that the Planning and Zoning Commission recommend to City Council to approve with conditions the request to change the zoning from R-5, Residential Single Family, to PD-20-01 (plan development with R-5, Residential Single Family, base zoning) on the 29.25-acres of land owned by Paul and Rhonda Edmonds, and situated in the John D. Merchant Abstract 850 in Seagoville, Dallas County, Texas, being all of 6.507-acre tract described in a deed recorded in Volume 2001055 Page 769 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), all of Tract 1 and part of Tract 2 described in a deed recorded as Instrument 201300036608 D.R.D.C.T., part of Tract I described in a deed recorded in Volume 99066 Page 5469 D.R.D.C.T., and part of a 20.0-acre tract described in a deed recorded in Volume 2003184 Page 2980 D.R.D.C.T. with three (3) conditions of approval. The construction of 5-foot wide sidewalks along East Farmers Road with its pavement improvements. All other streets are to be constructed with 4-foot wide sidewalks on both sides unless as otherwise shown on the concept plan. With the Final Plat of this subdivision, right-of-way dedication plus sidewalk and pavement construction of widened East Farmers Road along frontage of owners' land outside of subdivision. Commissioner Roberson seconded the motion. By a show of hands, the motion passed unanimously in favor (five to zero) of recommending approval of the request with the conditions listed by Commissioner Lemond.

- 3. April 28th Meeting: Discussion** Chairman Dupuis introduced the next item of business on the agenda. The item was a discussion about the need to re-schedule the planned April 28th meeting of P&Z since the City Council chambers might not be available if there is a need for early voting in city and school elections. The chairman then asked for the staff report.

Planner Jennifer Bonner began stating there are 2 calendar discussions tonight. This one is for the April 28th meeting. She provided a copy of the room and voting schedule for the Council Chambers to facilitate the discussion of either re-scheduling or cancelling this meeting. Discussion amongst the commissioners followed for several minutes.

The chairman asked if commissioners if they had any additional discussion. Commissioner Roberson moved that the Planning and Zoning Commission meeting for April 28th be moved to Tuesday, May 5th. Commissioner Galbreth seconded the motion. By a show of hands, the motion passed unanimously (five to zero) to approve the motion.

- 4. May 26th Meeting: Discussion** Chairman Dupuis introduced the last item of business on the agenda. The item was a discussion about the need to re-schedule the planned May 26th meeting of P&Z since the City Council chambers will not be available because of presidential primary voting on that date. The chairman then asked for the staff report.

Planner Jennifer Bonner began stating this is the second of tonight's calendar discussions. This one is for the April 28th meeting. She provided a copy of the room and voting schedule

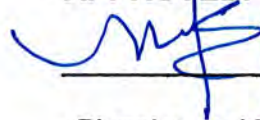
for the Council Chambers to facilitate the discussion of either re-scheduling or cancelling this meeting. Discussion amongst the commissioners followed for several minutes.

The chairman said that if the April 28th meeting is moved to May 5th and then we have meeting on May 12th, do we really need a third meeting on May 26th? Commissioner Roberson moved that the Planning and Zoning Commission meeting for May 26th be cancelled. Commissioner Lemond seconded the motion. By a show of hands, the motion passed unanimously (five to zero) to cancel the meeting.

- 5. Announcements:** Planner Bonner then read the list of upcoming, cancelled, and re-scheduled city meetings. Commissioner Lemond stated he is not available for attending the February 25th meeting. His family informed him he needed to attend his granddaughter's 18th birthday family party on that evening.

Chairman Dupuis adjourned the meeting at 7:12 pm.

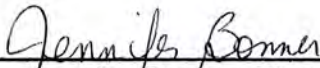
APPROVED:



Mike Dupuis

Planning and Zoning Commission Chairman

ATTEST:



Jennifer Bonner, Planner and
Planning and Zoning Commission Liaison