



MINUTES

FOR THE

SEAGOVILLE PLANNING AND ZONING COMMISSION

Meeting scheduled to begin at 6:30 p.m.,

Tuesday, July 7, 2015

in the Council Chambers of City Hall,
located at 702 N. Highway 175 – Seagoville, Texas

- I. Chairperson Sudduth declared a quorum present and called the meeting to order at 6:30 p.m.

Commissioners present: Commissioner Garry Adams
Chairperson James Sudduth
Vice-Chairperson Alexandria Perez
Commissioner Dee Thompson
Commissioner Catherine Braggs (arrived at 6:33 p.m.)

Commissioners absent: None

City Staff present: Building Official Ladis Barr, Public Works Director Steve Miller, P.E. and Planning Technician/P & Z Commission Liaison Cindy Kintz

- II. Vice- Chairperson Perez gave the invocation and the commissioners led in the reciting of the Pledge of Allegiance.
- III. Commissioner Adams made a motion, seconded by Commissioner Thompson, to approve the minutes for the meeting held on July 2, 2015. A vote was cast 3 in favor, 0 against and 1 abstained.
- IV.A. Chairperson Sudduth opened the public hearing at 6:32 p.m. to hear the request (#Z2015-05) of D. R. Cameron & Associates, Inc. to rezone approximately 76.122 acres from Agriculture (AG) zoning to Planned Development Residential-5 (PD R-5) zoning on vacant tracts of land on the northern corner of the Lasater Road and Shannon Loop intersection and abutting Highland Meadows Addition, Phase IIB to the northwest on Tracts 3 and 6, of the J. H. Halford Survey, Abstract No. 570, Page 710, more commonly known as 2517 and 7100 Shannon Loop, Dallas County, Seagoville, Texas and amending the Comprehensive Land

Use Plan. D. R. Cameron & Associates, Inc. represented by Marie Cameron – 420 Longfellow Drive, Highland Village, Texas 75077 – spoke in favor of the request. No one spoke in opposition to the request. Chairperson Sudduth closed the public hearing at 6:37 p.m.

After holding a discussion, Vice-Chairperson Perez made a motion, seconded by Commissioner Thompson, to recommend to the Seagoville City Council to approve Zoning Request #Z2015-05 as proposed by the applicant and amend the Comprehensive Land Use Plan. A vote was cast 5 in favor, 0 against.

V.A. After holding a discussion, Commissioner Adams made a motion, seconded by Commissioner Braggs, to accept with condition(s) a request from Seagoville Venture No. Three-S-SI Rio Grande, L.P. for deferral of certain public improvements and/or requirements as follows:

- a) Defer water line improvements on Lots 1 and 2 in Block B until these lots are fully developed.
- b) Defer construction of approximately 140 linear feet of paving for the extension of Crestview Drive to the far eastern end of the property and construction of the sidewalk adjacent to Lot 2 in Block B until this lot is fully developed.
- c) Defer construction of sidewalks along Highway 175 Service Road on Lots 1 and 2 in Block B as each lot is fully developed.
- d) Defer installation of landscape buffers along Highway 175 Service Road on Lots 1 and 2 in Block B as each lot is fully developed.
- e) Defer the requirement of a final plat recorded (at the Dallas County Clerk's Office) prior to issuance of a building permit(s) for the construction of improvements (buildings) for no longer than twenty-four months (July 7, 2017)

A vote was cast 4 in favor, 1 against.

After holding a discussion, Vice-Chairperson Perez made a motion, seconded by Commissioner Adams, to approve a request from Seagoville Venture No. Three-S-SI Rio Grande, L.P. to approve a construction plat for the Seagoville Corners III Addition, consisting of approximately 13.8 acres generally located in the northeast quadrant of U.S. Highway 175 and Malloy Bridge Road on Tract 3 of the John D. Merchant Survey, Abstract No. 850, Page 070, more commonly known as 550 East Malloy Bridge Road in Seagoville, Texas. A vote was cast 5 in favor, 0 against.

V.B. After holding a discussion, Commissioner Thompson made a motion, seconded by Commissioner Adams, to approve a request from Seagoville Venture No. Three-S-SI Rio Grande, L.P. to approve the final site plan for Lot 4 in Block A of the Seagoville Corners III Addition, generally located in the northeast quadrant of U.S. Highway 175 and Malloy Bridge Road on Tract 3 of the John D. Merchant

Survey, Abstract No. 850, Page 070, in Seagoville, Texas. A vote was cast 5 in favor, 0 against.

- V.C. After holding a discussion, Vice-Chairperson Perez made a motion, seconded by Commissioner Braggs, to approve a request from Seagoville Venture No. Three-S-SI Rio Grande, L.P. to approve the elevation/façade plan for a proposed retail building on Lot 4 in Block A of the Seagoville Corners III Addition, generally located in the northeast quadrant of U.S. Highway 175 and Malloy Bridge Road on Tract 3 of the John D. Merchant Survey, Abstract No. 850, Page 070, in Seagoville, Texas. A vote was cast 5 in favor, 0 against.
- V.D. After holding a discussion, Commissioner Thompson made a motion, seconded by Vice-Chairperson Perez, to approve a request from Seagoville Venture No. Three-S-SI Rio Grande, L.P. to approve the landscape plan for a proposed retail building on Lot 4 in Block A of the Seagoville Corners III Addition, generally located in the northeast quadrant of U.S. Highway 175 and Malloy Bridge Road on Tract 3 of the John D. Merchant Survey, Abstract No. 850, Page 070, in Seagoville, Texas. A vote was cast 5 in favor, 0 against.
- VI. The meeting was adjourned at 7:16 p.m.

APPROVED:

JAMES SUDDUTH
CHAIRPERSON

ATTEST:

CINDY KINTZ, PLANNING TECHNICIAN AND
PLANNING AND ZONING COMMISSION LIAISON