



# MINUTES

## FOR THE SEAGOVILLE PLANNING AND ZONING COMMISSION

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

**Tuesday, January 28, 2014**

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

### **I. CALL TO ORDER**

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

Commissioners present: Commissioner Alvin Ross  
Commissioner Alexandria Perez  
Commissioner Ritha Edwards  
Chairperson Jerry Becker  
Vice-Chairperson James Sudduth

Commissioners absent: Commissioner Brad Inman (Unexcused)  
Commissioner Debra Turner (Excused)

City Staff present: Planning Technician/P & Z Commission Liaison Cindy Kintz  
and City Secretary Dara Crabtree

### **II. INVOCATION & PLEDGE OF ALLEGIANCE**

Chairperson Becker gave the invocation and the commissioners led in the Pledge of Allegiance.

### **III. APPROVAL OF MINUTES**

A. Approval of the Minutes for the regular meeting held on November 12, 2013.

MOTION: Approve the minutes for the regular meeting held on November 12, 2013.

FIRST: Commissioner Edwards

SECOND: Vice-Chairperson Sudduth

AYES: Commissioner Edwards, Vice-Chairperson Sudduth, Chairperson Becker, Commissioner Ross and Commissioner Perez

NAYS: None

MOTION CARRIED: (5-0)

#### IV. PUBLIC HEARINGS

- A. **#Z2014-01** – Hold a Public Hearing, discuss and take necessary action on a zoning request to establish a Specific Use Permit (SUP) to allow for a children’s daycare facility on the subject properties located on the northeast corner of May Road and westbound U.S. Highway 175 Service Road with the physical address of 1510/1512 North U.S. Highway 175 and the abutting vacant lot to the east (legal description: Lot 6, Block A of the Seagoville Highlands Addition) and amending the Comprehensive Land Use Plan.

*Applicant: City of Seagoville*

Planning Technician Cindy Kintz brought it to the commissioners’ attention that the applicant was not the City of Seagoville but Esmael Pourbahrami.

1. Open public hearing; and receive staff report and public comments.

Chairperson Becker opened the public hearing for Staff comments at 6:34 p.m.

Planning Technician/P&Z Commission Liaison Cindy Kintz presented Staff’s report on Zoning Request #Z2014-01 to the commissioners.

Chairperson Becker opened the public hearing to public comments at 6:36 p.m.

R. J. Bradley (Applicant’s Wife) – 102 Durham Road, Seagoville, Texas 75159 – spoke in favor of the zoning request. Ms. Bradley informed the commissioners that her and her husband owned Kids Place, which was the daycare center located at 311 North Kaufman Street that caught afire on August 30, 2013 and what was left after the fire was demolished. She stated that their intentions for the vacant lot located directly behind the building were to install a six-foot wooden privacy fence around the entire lot with gates located on the May Road and Creekstone Court sides of the property and turn the property into the children’s playground. She spoke of the alternations that they were in the process of making to the building to meet State law requirements and added features like observation windows in the rooms for parents to utilize. She also spoke of their being room to have a library, media room, art room and full-sized kitchen.

Donna Denise (Representative with Educational First Steps or EFS) – spoke in favor of the zoning request. Ms. Denise stated she was newly

assigned to Kids Place. She elaborated on what the program she works for does for centers like Kids Place.

Amber Nolan (Kids Place Client) – 1312 Riverview Lane, Seagoville, Texas 75159 – spoke in favor of the zoning request.

Cynthia Arteaga (Kids Place Client) – 2622 Pearl Street, Seagoville, Texas 75159 – spoke in favor of the zoning request.

2. Close public hearing.

Chairperson Becker closed the public hearing at 6:48 p.m.

3. Discuss and take necessary action to make a recommendation to City Council on Zoning Request #Z2014-01.

The commissioners held a brief discussion over the zoning request.

MOTION: Recommend approval of Zoning Request #Z2014-01 for an SUP for a children's daycare facility.

FIRST: Vice-Chairperson Sudduth                      SECOND: Commissioner Perez

AYES: Vice-Chairperson Sudduth, Commissioner Perez, Chairperson Becker, Commissioner Edwards and Commissioner Ross

NAYS: None

MOTION CARRIED: (5-0)

## **V. REQUESTS AND PRESENTATIONS**

None.

## **VI. ADJOURNMENT**

MOTION: Adjourn the meeting at 7:02 p.m.

FIRST: Commissioner Perez                                      SECOND: Commissioner Edwards

AYES: Commissioner Perez, Commissioner Edwards, Chairperson Becker, Vice-Chairperson Sudduth and Commissioner Ross

NAYS: None

MOTION CARRIED: (5-0)

---

**JERRY BECKER**  
**CHAIRPERSON**

**ATTEST:**

---

**CINDY KINTZ, PLANNING TECHNICIAN**  
**PLANNING AND ZONING COMMISSION LIAISON**