



# MINUTES

FOR THE

## SEAGOVILLE PLANNING AND ZONING COMMISSION

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

**Tuesday, January 12, 2016**

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

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

Commissioners present: Chairperson Alexandria Perez  
Vice-Chairperson James Sudduth  
Commissioner Carl Polnac  
Commissioner Dee Thompson  
Commissioner Catherine Braggs  
Commissioner Errik Watson

Commissioners absent: Commissioner Gary Adams

City Staff present: Building Official Ladis Barr  
Planning Technician/P&Z Commission Liaison Cindy Kintz

- II. Chairperson Perez gave the invocation and the commissioners led in the reciting of the Pledge of Allegiance.
- III. Commissioner Polnac made a motion, seconded by Commissioner Thompson, to approve the minutes for the meeting held on December 8, 2015. A vote was cast 5 in favor, 0 against and 1 abstained (Vice-Chairperson Sudduth was absent for the majority of the meeting).
- IV. None.
- V.A. Chairperson Perez opened the public hearing at approximately 6:38 p.m. to hear the request (#Z2016-01) of Nelson J. Mata to amend the "LR" Local Retail zoning to include an "SUP" Special Use Permit (Religious Institution – Church) on Tract 8 of the M. L. Swing Survey, Abstract No. 1420, Page 115, more commonly known as 317 East Malloy Bridge Road in Seagoville, Texas; and amend the

Comprehensive Land Use Plan. Oscar Collier – 316 Lakey Road, Seagoville, Texas 75159 – spoke stating, as long as the property is brought up to code, he is fine with Mr. Mata’s zoning request. Charles Richmond – 403 East Elm Street, Seagoville, Texas 75159 – spoke stating as long as the entrance to his property is not blocked, he too is fine with Mr. Mata’s request. The public hearing was closed at approximately 6:50 p.m.

After holding a discussion, Commissioner Thompson made a motion, seconded by Vice-Chairperson Sudduth, to recommend to the Seagoville City Council to approve Zoning Request #Z2016-01 as proposed by the applicant and amend the Comprehensive Land Use Plan. A vote was cast 6 in favor, 0 against.

- V.B. Chairperson Perez opened the public hearing at approximately 6:54 p.m. to hear the request (#Z2016-02) of Sonny Merchant with SMARF, LLC to amend the “LR” Local Retail zoning to include an “SUP” Special Use Permit to allow for a restaurant/private club with outdoor/patio dining on Lot 1R of the Denny’s/Day’s Inn Addition, more commonly known as 550 North U.S. Highway 175 in Seagoville, Texas; and amend the Comprehensive Land Use Plan. The applicant – Faisal Merchant, 844 Falcon Trace Drive, Allen, Texas 75013 – spoke in favor of his request. The public hearing was closed at approximately 6:56 p.m.

After holding a discussion, Commissioner Polnac made a motion, seconded by Vice-Chairperson Sudduth, to recommend to the Seagoville City Council to approve Zoning Request #Z2016-02 as proposed by the applicant limited to Suite 102 only, which is 4,750 square feet, and amend the Comprehensive Land Use Plan. A vote was cast 6 in favor, 0 against.

- VI. The meeting was adjourned at 7:07 p.m.

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ALEXANDRIA PEREZ  
CHAIRPERSON

ATTEST:

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CINDY KINTZ, PLANNING TECHNICIAN AND  
PLANNING AND ZONING COMMISSION LIAISON