



**AGENDA**  
FOR THE  
**SEAGOVILLE PLANNING AND ZONING COMMISSION**  
**Meeting scheduled to begin at 6:30 p.m.,**  
**Tuesday, December 13, 2016**  
in the Council Chambers of City Hall,  
located at 702 N. Highway 175 – Seagoville, Texas

- I. **CALL TO ORDER**
  
- II. **INVOCATION & PLEDGE OF ALLEGIANCE**
  
- III. **DISCUSS AND CONSIDER APPROVAL OF MINUTES**
  
- IV. **PUBLIC HEARINGS**
  - A. Hold a Public Hearing, discuss and take necessary action on a zoning request from the City of Seagoville to amend the minimum living area square footage of dwellings and consider amending the following sections of Chapter 25.02, Zoning Ordinance, of the city's Code of Ordinances, (as well as any other applicable sections if necessary): Division 4 (R-1 Single Family Dwelling District Regulations), Section 25.02.063(i); Division 5 (R-2 Single Family Dwelling District Regulations), Section 25.02.083(i); Division 6 (R-3 Single-Family Dwelling District Regulations), Section 25.02.103(i); Division 7 (R-4 Single-Family Dwelling District Regulations), Section 25.02.123(i); Division 8 (R-5 Single-Family Dwelling District Regulations), Section 25.02.153(i); Division 10 (D Duplex Dwelling District Regulations), Section 25.02.193(h); Division 11 (TH Townhouse District Regulations), Section 25.02.222(a); Division 12 (A Apartment Dwelling District Regulations), Section 25.02.253(i); and a new subsection in Division 24 (AG Agricultural District Regulations), under Section 25.02.583. (#Z2016-06)
    1. Open public hearing; and receive staff report and public comments;
    2. Close public hearing;

3. Discuss and take necessary action to make a recommendation to City Council on Zoning Request #Z2016-06.

**V. REQUESTS AND PRESENTATIONS**

- A. Discuss and take necessary action on a request from Seagoville Venture No. Three – S-SI Rio Grande, L.P. to approve a final plat for the Seagoville Corners III Addition, generally located in the northeast quadrant of U.S. Highway 175 and Malloy Bridge Road in Seagoville, Texas.
- B. Discuss and take necessary action on a request from Metroplex Multifoods, Inc. to approve a revised site plan for Tract 7.3 in the John D. Merchant Survey, Abstract No. 850, Page 081, generally located in the southeast quadrant of U.S. Highway 175 and Malloy Bridge Road more commonly known as 550 East Malloy Bridge Road in Seagoville, Texas.
- C. Discuss and take necessary action on a request from Metroplex Multifoods, Inc. to approve an elevation plan for a new building on Tract 7.3 in the John D. Merchant Survey, Abstract No. 850, Page 081, generally located in the southeast quadrant of U.S. Highway 175 and Malloy Bridge Road more commonly known as 550 East Malloy Bridge Road in Seagoville, Texas.

**VI. ADJOURNMENT**

**► As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.**

Persons with disabilities who plan to attend this meeting and who may need special assistance should contact the City Secretary's Office, or Cindy Kintz, Planning Technician, at 972-287-2050 at least two (2) business days prior to the meeting so that appropriate accommodations can be made.

CERTIFICATION

I, the undersigned authority, do hereby certify that the attached agenda of meeting of the Seagoville Planning and Zoning Commission is a true and correct copy and that I posted a true and correct copy of said notice on the glass entry way of Seagoville City Hall, facing outward, a place readily accessible to the general public at all times, and said Notice was posted on the 8th day of December 2016 by 5:00 p.m. and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

\_\_\_\_\_  
Cindy Kintz, Planning Technician and  
Planning and Zoning Commission Liaison

I certify that the attached agenda of items to be considered by the Planning and Zoning Commission was removed by me from the Seagoville City Hall glass entryway on the \_\_\_\_\_ day of \_\_\_\_\_, 2016 at \_\_\_\_\_ a.m./p.m.

\_\_\_\_\_ Title: \_\_\_\_\_