

# AGENDA

FOR THE  
SEAGOVILLE PLANNING AND ZONING COMMISSION  
**Meeting scheduled to begin at 7:00 p.m.,  
Thursday, March 25, 2010**  
in the Council Chambers of City Hall,  
located at 702 N. Highway 175 – Seagoville, Texas

**CHAIRPERSON  
VICE-CHAIRPERSON  
COMMISSIONER  
COMMISSIONER  
COMMISSIONER  
COMMISSIONER  
COMMISSIONER**

**CARL HENLEY  
DENNIS CHILDRESS  
JERRY BECKER  
BEVERLY WILSON  
RITHA EDWARDS  
(VACANT)  
(VACANT)**

► 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.

- I. CALL TO ORDER
- II. INVOCATION & PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES
  - A. Approval of the Minutes for the regular meeting held on March 11, 2010.
- IV. PUBLIC HEARINGS
  - A. #Z2010-02: Hold a public hearing to consider, and to make a recommendation to City Council on amending the following sections of the City's Zoning Ordinance, Ordinance No. 428, as amended (as well as any other applicable sections if necessary): Article XII (O Office District Regulations), Section 4.5; Article XIII (LR Local Retail District Regulations), Sections 1 and 3.6; Article XIV (C Commercial District Regulations), Sections 1 and 3.6; Article XV (LM Light Manufacturing District Regulations), Sections 1 and 3.6; Article XVI (HM Heavy Manufacturing District Regulations), Sections and 3.4; Article XVI-A (H/O U.S. Highway 175 Overlay District Regulations), Sections 4.A, 4.B, 4.F and 4.H; Article XIX (Non-Conforming

Uses); Article XX (Special Uses); Article XXV-A (Regulations Applicable to all Districts), adding new Sections 3 (Special Parking, Loading and Vehicle Stacking Requirements), 4 (Drive-Through, Drive-In and Walk-Up Services), 5 (Site and Building Lighting Requirements), 6 (Outside Display, Storage and Retail Sales Requirements), 7 (Carports, Canopies and Porte Cocheres), 8 (Distance Separations Between Certain Uses) and 9 (Conversions of Existing Structures); Article XXVI (Permits and Certificates); and Article XXX (Definitions). The purpose of the proposed amendments is to amend and add definitions and design requirements in the Zoning Ordinance for food service, retail, convenience retail, motor fuel sales, and other similar service and retail establishments.

*Applicant: City of Seagoville, Texas.*

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 #Z2010-02.

#### V. REQUESTS AND PRESENTATIONS

None.

#### VI. ADJOURNMENT

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 and Zoning Technician, at 972-287-2050 at least two (2) business days prior to the meeting so that appropriate accommodations can be made.

***This is an Open Meeting of the Planning and Zoning Commission and attendees may include member(s) of City Council attending in the capacity of interested citizens. A Council quorum is not expected nor sought. No City Council deliberations will be conducted nor will any City Council action take place at this meeting.***

#### 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 22nd day of March 2010, 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  
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 \_\_\_\_\_, 2010 at \_\_\_\_\_ a.m./p.m.

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