

**MINUTES**  
FOR THE  
**SEAGOVILLE PLANNING AND ZONING COMMISSION**  
**Meeting scheduled to begin at 7:00 p.m.,**  
**Thursday, January 14, 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 CHILDRRESS**  
**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

Chairperson Henley declared a quorum present and called the meeting to order at 7:22 p.m. Commissioners present were Carl Henley, Jerry Becker, Beverly Wilson and Dennis Childress. Commissioner Ritha Edwards was absent. Also present were City Planner Sherry Sefko with The Sefko Group and Planning Technician Cindy Kintz.

II. INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner 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, 2009.

Commissioner Becker made a motion, seconded by Vice-Chairperson Childress, to approve the minutes for the regular meeting held on November 12, 2009. Chairperson Henley called for a vote with all present commissioners voting AYE. The motion carried (3-0). Commissioner Edwards was absent.

IV. PUBLIC HEARINGS

None.

V. REQUESTS AND PRESENTATIONS

- A. Discuss and take necessary action on a request to approve a final plat for the Medrano Addition, generally located on the east side of Malloy Bridge Road approximately 1,319 feet northeast of Crestview Drive in the City of Seagoville, Texas (property physical address as currently reflected by D.C.A.D.: 550 Malloy Bridge Road; property acreage: 7.375± acres; property legal description; Tract 3.4, John D. Merchant Survey, Abstract 850, Page 070, including a portion of the Brook Valley Addition, Lot 5R, as recorded in Volume 2001104, Page 3422 of the Deed Records of Dallas County, Texas).  
*Applicant: Eusebio C. & Maria C. Medrano.*

City Planner Sherry Sefko presented the final plat for the Medrano Addition informing the commissioners that the property owner intended to build a single-family house on the property in the near future. She stated that the plat was in conformance with the City's Subdivision Ordinance.

Commissioner Becker questioned whether or not the property would have access to the City's sewer lines and inquired about which direction the house would be facing. He was informed that the property did have access to the City's sewer lines.

Tray Taylor (Building contractor and agent for property owner) – 219 Stanford Drive, Forney, Texas 75126 – informed the Commission that the house would be facing Malloy Bridge Road and would be setting 200 feet back off of the road.

Commissioner Wilson made a motion, seconded by Commissioner Becker, to approve the final plat for the Medrano Addition subject to: (1.) deferral of City requirements for subdivision improvements until the property is further subdivided or developed in the future, if such further subdivision or development ever occurs (per the note that has been placed on the plat to this effect); and (2.) removal of physical features (e.g., existing utility lines, alley paving, etc.) from the plat drawing prior to filing it at the County. Chairperson Henley called for a vote with all present commissioners voting AYE. The motion carried (3-0). Commissioner Edwards was absent.

- B. Discuss and take necessary action on a request to approve a final plat for the Ott Addition, generally located on the east side of Simonds Road approximately 150 feet southeast of Elizabeth Lane in the City of Seagoville,

Texas (property physical address: 303 West Simonds Road; property acreage: 4.975± acres; property legal description: Tracts 17 (Volume 87116, Page 1958) and 17.1 (Volume 95195, Page 349), Herman Heider Survey, Abstract 541, Page 490, as recorded in the Deed Records of Dallas County, Texas).

Applicant: *Howard I. Ott*

City Planner Sherry Sefko presented the final plat for the Ott Addition informing the commissioners that the Dallas County Appraisal District reflected the property as Tracts 17 and 17.1 due to the property being improperly subdivided and sold some time in the past. She stated that the plat reflected the property being subdivided into two lots with a twenty foot right-of-way along the front of the property for the future expansion of Simonds Road. She explained that the property owner would be coming further with a rezoning request for a new type of business in the near future. She recommended approval of the plat with the deferral listed under Option 2 in her agenda communication.

The commissioners held a brief discussion over the side yard setbacks while reviewing the Dallas County Appraisal District's website aerial provided to them in their agenda communication. Mrs. Sefko reminded the commissioners that the property lines on the aerial may not be completely accurate.

Reverend Virgil Causey (Property owner representative) – 316 South Bois D Arc, Forney, Texas 75126 – questioned, if the house disappeared on Lot 1 of the proposed final plat, would the zoning on the property fall to Light Manufacturing.

Mrs. Sefko responded to Rev. Causey's question by saying yes. Chairperson Henley stated that the zoning issue was another topic for another meeting.

Commissioner Becker made a motion, seconded by Commissioner Wilson, to approve the final plat for the Ott Addition, subject to: (1.) deferral of City requirements for subdivision improvements until the property is further resubdivided or redeveloped in the future, if such further resubdivision or redevelopment ever occurs (per the note that has been placed on the plat to this effect). Chairperson Henley called for a vote with all present commissioners voting AYE. The motion carried (3-0). Commissioner Edwards was absent.

## VI. FUTURE AGENDA ITEMS

Planning Technician Cindy Kintz informed the commissioners that their next regular meeting to be held on January 28, 2010 would be a joint meeting with the City Council to discuss upcoming ordinance amendments.

VII. ADJOURNMENT

Without any further business to conduct, Commissioner Wilson made a motion, seconded by Commissioner Becker, to adjourn the meeting at 7:56 p.m. Chairperson Henley called for a vote with all present commissioners voting AYE. The motion carried (3-0). Commissioner Edwards was absent.

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**CARL HENLEY  
CHAIRPERSON**

**ATTEST:**

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