

MINUTES

FOR THE
SEAGOVILLE PLANNING AND ZONING COMMISSION
**Meeting scheduled to begin at 7:00 p.m.,
Thursday, March 11, 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

Chairperson Henley declared a quorum present and called the meeting to order at 7:01 p.m. Commissioners present were Ritha Edwards, Dennis Childress, Carl Henley, Jerry Becker and Beverly Wilson. 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 February 25, 2010.

Commissioner Becker made a motion seconded by Commissioner Edwards, to approve the minutes for the regular meeting held on February 25, 2010 with two sentences under Agenda Item IV.A.1., in Paragraph 2 on Page 3 to read as follows:

1. He also explained the business would have only one way into and one way out of the property.
2. He stated that the business would employ Seagoville citizens.

Chairperson Henley called for a vote with all present commissioners voting AYE. The motion carried (4-0).

IV. PUBLIC HEARINGS

None.

V. REQUESTS AND PRESENTATIONS

- A. Hold a Discussion and give Staff Direction over possible Amendments to the Zoning Ordinance. Hitt and Sefko

City Planner Sherry Sefko referred the commissioners to the nineteen-page worksheet of definitions. She stated that the current definitions in the Zoning Ordinance were written in the 1970s and were deficient and/or outdated.

Commissioner Becker commented on recommending the SUP requirement for the majority of the land uses listed in the two-page use chart worksheet. Mrs. Sefko explained how the SUP requirement would be a beneficial tool in giving the City the opportunity to evaluate each property on a case-by-case basis to ensure compatibility with surrounding properties and neighborhoods. She reminded the commissioners that the City could regulate where restaurants and private clubs would go.

Mrs. Sefko stated she would be consulting with the City Attorney further over the definitions for *Restaurant/Private Club*; *Prepackaged Beverages*, *Retail Sales of*, and *Outside Storage Units, Portable (PODs)*. Commissioner Becker suggested under the definition for Grocery Store changing "total floor area" to "total sales area" with the other commissioners agreeing. Mrs. Sefko was to add a time frame to the definitions for *Outside Display, New Materials*; *Outside Display, Used Materials*; and *Outside Display, Prepackaged Food or Beverages*. Under Section 4., *Drive-Through, Drive-In and Walk-Up Services*, Item D., the commissioners recommended a menu board and the actual window or portal through which goods are distributed be a minimum of fifty feet from a residential zoning district boundary. Under Section 6., *Outside Display, Storage and Retail Sales*, Item 6, Mrs. Sefko was to add a height limit and specific time for end of business day. The definitions were to also reflect that all businesses offering a drive-through window service were to go through the SUP process. It was also discussed creating a criteria for 24-hour businesses under the SUP process.

In the two-page use charts under *Grocery Store, Restaurant, Dine-In Only (>3,000sf)* and *Restaurant, Dine-In/Convenience (>3,000sf)*, the commissioners recommended permitting/allowing use by right in all four of the listed zoning districts. The commissioners also recommended increasing from 3,000sf to 4,000sf in each of the following four allowed uses: Restaurant, Dine-In Only (\leq ___sf); Restaurant, Dine-In Only ($>$ ___sf); Restaurant, Dine-In/Convenience (\leq ___sf); and Restaurant, Dine-In/Convenience ($>$ ___sf).

VI. ADJOURNMENT

Without any further business to conduct, Commissioner Edwards made a motion, seconded by Vice-Chairperson Childress, to adjourn the meeting at 9:13 p.m. Chairperson Henley called for a vote with all present commissioners voting AYE. The motion carried (4-0).

CARL HENLEY
CHAIRPERSON

ATTEST:

CINDY KINTZ, PLANNING TECHNICIAN
PLANNING AND ZONING COMMISSION LIAISON