

**MINUTES**  
FOR THE  
**SEAGOVILLE PLANNING AND ZONING COMMISSION**  
**Meeting scheduled to begin at 7:00 p.m.,**  
**Thursday, April 22, 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 7:01 p.m. Commissioners present were Ritha Edwards, Carl Henley, Dennis Childress and Jerry Becker. Commissioner Wilson was absent. Also present were City Planner Sherry Sefko with The Sefko Group and Planning Technician Cindy Kintz.

II. INVOCATION & PLEDGE OF ALLEGIANCE

Chairperson Henley 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 March 25, 2010.

Commissioner Edwards made a motion, seconded by Vice-Chairperson Childress, to approve the minutes for the regular meeting held on March 25, 2010. Chairperson Henley called for a vote with all present commissioners voting AYE. The motion carried (3-0). Commissioner Wilson was absent.

IV. PUBLIC HEARINGS

None.

V. REQUESTS AND PRESENTATIONS

- A. Hold a Discussion and give Staff Direction on the Comprehensive Plan Update Study, Section 9: *Community Image Guidelines*, and Section 10: *Implementation Strategies*. Sefko

The commissioners and City Planner Sherry Sefko held a discussion over both Section 9 and Section 10 of the Comprehensive Plan. During the discussion, Mrs. Sefko stated she would be recommending bumping up development standards by requiring all future parking areas city-wide be constructed of concrete. She reiterated that in the updated plan she would be elaborating on the quick and long-term victories that the City had accomplished since 2002. She stated that she considered the City adopting the Masonry Ordinance as the first key victory in the past ten years; the City adopting the Landscape Ordinance as the second key victory; and the City adopting the Sign Ordinance as the third key victory. Commissioner Becker suggested signage for NTMWD's water project on U.S. Highway 175 so people could identify the project. She mentioned that loading docks were covered in the revisions to the Highway Ordinance that were to be adopted soon. She pointed out that the Central Business District (CBD) was taken care of when the City adopted the Town Center District Ordinance. Commissioner Becker was in favor of utility lines behind the buildings in the City's downtown area.

Chairperson Henley inquired as to how long before Mrs. Sefko would have the revisions to the Comprehensive Plan completed. Mrs. Sefko stated within the next few months once some of the census data became available. She commented that once the 2010 Census was complete and available she would like to refresh the figures in two years.

VI. ADJOURNMENT

Without any further business to conduct, Commissioner Edwards made a motion, seconded by Vice-Chairperson Childress, to adjourn the meeting at 8:10 p.m. Chairperson Henley called for a vote with Commissioner Edwards and Commissioner Becker voting AYE. Vice-Chairperson Childress voted NAY. The motion carried (2-1).

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**CARL HENLEY  
CHAIRPERSON**

**ATTEST:**

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