

MINUTES
FOR THE
SEAGOVILLE PLANNING AND ZONING COMMISSION
Meeting scheduled to begin at 7:00 p.m.,
Thursday, June 10, 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 7:02 p.m.

Commissioners present: Chairperson Carl Henley
Vice-Chairperson Dennis Childress
Commissioner Jerry Becker
Commissioner Beverly Wilson

Commissioner(s) absent: Commissioner Ritha Edwards

City Staff: City Planner Sherry Sefko with The Sefko Group and
Planning Technician Cindy Kintz.

II. INVOCATION & PLEDGE OF ALLEGIANCE

Vice-Chairperson Childress 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 April 22, 2010.

MOTION: Approve the minutes for the regular meeting held on April 22, 2010 with clarification made to the second sentence in the second paragraph under Agenda Item V.A. to read as follows:

Mrs. Sefko stated that she wanted to incorporate the new figures from the 2010 Census but the data would not be available for a few more months.

FIRST: Commissioner Becker

SECOND: Commissioner Wilson

AYES: Vice-Chairperson Childress, Commissioner Becker and Commissioner Wilson

NAYS: None.

MOTION CARRIED: (3-0).

IV. PUBLIC HEARINGS

None.

V. REQUESTS AND PRESENTATIONS

Mr. Sunny Sakaria (Property Owner) representing SAI KESAV, INC. – 1000 Vitex Drive, Plano, Texas 75094 – was present to answer any questions the commissioners had on Agenda Item V.A. and V.B.

A. Discuss and take necessary action on a request to approve a construction plat for the subject property generally located on the southeast corner of the intersection of Stark Road and U.S. Highway 175 Service Road in the City of Seagoville, Texas (physical address: 2817 North U.S. Highway 175; property legal description: Tract 8 of the Herman Heider Survey, Abstract No. 541, Page 505 as recorded in Instrument No. 201000111320 in the Deed Records of Dallas County, Texas).

Applicant: SAI KESAV INC.

MOTION: Approve the construction plat for the Seagoville Food Mart subject to the four conditions listed as follows:

1. Acquisition of TxDOT permits for the two new paved driveway openings on U.S. Highway 175 and Stark Road, and TxDOT approval for landscaping and paving improvements within its right-of-way;
2. Deferral of the requirement to construct sidewalks along all street frontages until the rest of the property is developed;

3. Deferral of the requirement to improve adjacent substandard street (Stark Road) until the City decides to improve that substandard street; and
4. Any additional additions or alterations to the engineering/construction plans as may be deemed necessary by the City's Engineer, Transportation Engineer, Planner or City staff to address outstanding engineering-related issues.

FIRST: Commissioner Becker

SECOND: Commissioner Wilson

AYES: Vice-Chairperson Childress, Commissioner Becker and Commissioner Wilson.

NAYS: None.

MOTION CARRIED: (3-0).

- B. Discuss and take necessary action on a request to approve a site plan for the subject property generally located on the southeast corner of the intersection of Stark Road and U.S. Highway 175 Service Road in the City of Seagoville, Texas (physical address: 2817 North U.S. Highway 175; property legal description: Tract 8 of the Herman Heider Survey, Abstract No. 541, Page 505 as recorded in Instrument No. 201000111320 in the Deed Records of Dallas County, Texas).

Applicant: SAI KESAV INC.

MOTION: Approve the site plan for the Seagoville Food Mart subject to the following conditions:

1. Acquisition of TxDOT permits for the two new paved driveway openings on U.S. Highway 175 and Stark Road, and TxDOT approval for landscaping and paving improvements within its right-of-way;
2. Approval of the façade and landscape plans (these will be submitted for P&Z approval in the near future); and
3. Any additional additions or alterations to the engineering/construction plans as may be deemed necessary by the City's Engineer, Transportation Engineer, Planner or City staff to address outstanding engineering-related issues.

FIRST: Vice-Chairperson Childress

SECOND: Commissioner Wilson

AYES: Vice-Chairperson Childress, Commissioner Becker and Commissioner Wilson.

NAYS: None.

MOTION CARRIED: (3-0).

VI. ADJOURNMENT

MOTION: Adjourn the meeting at 7:42 p.m.

FIRST: Commissioner Wilson

SECOND: Commissioner Becker

AYES: Commissioner Becker and Commissioner Wilson

NAYS: Vice-Chairperson Childress

MOTION CARRIED: (2-1).

CARL HENLEY
CHAIRPERSON

ATTEST:

CINDY KINTZ, PLANNING TECHNICIAN
PLANNING AND ZONING COMMISSION LIAISON