

MINUTES
FOR THE
SEAGOVILLE PLANNING AND ZONING COMMISSION
Meeting scheduled to begin at 7:00 p.m.,
Thursday, June 24, 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 7:00 p.m.

Commissioners present: Vice-Chairperson Dennis Childress,
Commissioner Ritha Edwards,
Chairperson Carl Henley and
Commissioner Jerry Becker.

Commissioner(s) absent: Commissioner Beverly Wilson

City Staff: 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 – None.

IV. **PUBLIC HEARINGS** – None.

V. **REQUESTS AND PRESENTATIONS**

Mr. Sunny Sakaria (Property Owner) representing SAI KESAV INC. – 1000 Vitex Drive, Plano, Texas 75094 – and Mr. Bryan Hull (Property Owner’s Architect) representing Clay Company Inc. – 600 Wengworgh, Richardson, Texas 75081 – were present to answer any questions the commissioners had for Agenda Items V.A. and V.B.

- A. Discuss and take necessary action on a request to approve a façade 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 façade plan for the Seagoville Food Mart, as submitted by the applicant.

FIRST: Vice-Chairperson Childress SECOND: Commissioner Becker

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

NAYS: None.

MOTION CARRIED: (3-0).

- B. Discuss and take necessary action on a request to approve a landscape 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 landscape plan for the Seagoville Food Mart with the recommended change from Burford Holy to Dwarf Holy as well as Fraser Photinia to Abelia and including the approval for the “Alternative Landscaping” waiver for required foundation landscaping on the north and west sides of the building.

FIRST: Commissioner Becker

SECOND: Commissioner Edwards

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

NAYS: None

MOTION CARRIED: (3-0)

- C. Discuss and take necessary action on a request to approve a final plat for the Henneberger Addition, generally located approximately 988 feet northeast of Glenn Street in the Residential-2 (R-2) Zoning District (property physical address: 2508 Kleberg Road; property acreage: 4.68± acres; property legal description: Tract 23, Herman Heider Survey, Abstract 541, Page 510, as recorded in Volume 2004114, Page 3279 of the Deed Records, Dallas County, Texas).

Applicant: Dwight Henneberger.

MOTION: Approve the final plat for the Henneberger Addition with the following waivers granted (in relation to the City's Subdivision Ordinance – No. 22-06):

1. Creation of another residential lot on an existing unimproved road (Section 3.6.b);
2. Creation of residential lots exceeding three times their width (Section 3.6.f);
3. Installation of sidewalks along Kleberg Road (Section 3.5); and
4. Improvement of frontage portion of adjacent substandard road (Section 5.9);

And the following condition applied (per the City's Subdivision Ordinance – No. 22-06):

5. Payment of park development fees (Section 4.4.c.3) totaling \$250.00 and cash in lieu of park land dedication (Section 4.4.d.1) totaling \$250.00 for a total payment of \$500.00 for the creation of the second lot.

FIRST: Vice-Chairperson Childress

SECOND: Commissioner Edwards

AYES: Vice-Chairperson Childress and Commissioner Edwards

NAYS: Commissioner Becker

MOTION CARRIED: (2-1)

VI. ADJOURNMENT

MOTION: Adjourn the meeting at approximately 7:52 p.m.

FIRST: Commissioner Edwards SECOND: Vice-Chairperson Childress

AYES: Commissioner Edwards

NAYS: Vice-Chairperson Childress and Commissioner Becker

MOTION DENIED: (1-2)

MOTION: Adjourn the meeting at 7:55 p.m.

FIRST: Vice-Chairperson Childress SECOND: Commissioner Edwards

AYES: Vice-Chairperson Childress and Commissioner Edwards

NAYS: Commissioner Becker

MOTION CARRIED: (2-1)

**CARL HENLEY
CHAIRPERSON**

ATTEST:

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