

MINUTES
FOR THE
SEAGOVILLE PLANNING AND ZONING COMMISSION
Meeting scheduled to begin at 7:00 p.m.,
Thursday, July 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 CHILDRESS
JERRY BECKER
BEVERLY WILSON
RITHA EDWARDS
TERRI ASHMORE
JAMES SUDDUTH

► 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,
Chairperson Carl Henley
Commissioner James Sudduth,
Commissioner Ritha Edwards,
Commissioner Terri Ashmore,
Commissioner Jerry Becker and
Commissioner Beverly Wilson (*arrived at 7:07 p.m.*)

Commissioner(s) absent: None

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.

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

NAYS: None.

MOTION CARRIED: (6-0).

V. **PUBLIC HEARINGS**

A. **Z2010-03** – Hold a Public Hearing, discuss and take necessary action on a request to rezone an approximate 0.35± acre piece of property from its current Residential-5 (R-5) Zoning District to the Office (O) Zoning District. The subject property is generally located on the southwest corner of the intersection of North Kaufman Street and Mathis/Hall Street in the City of Seagoville, Texas; (property physical address: 1001 North Kaufman Street; property acreage: 0.35± acres; property legal description; Lot 2 of the J. L. Mathis Addition, as recorded in Volume 9, Page 137 in the Plat Records of Dallas County, Texas, and being part of the Wyatt Barnett Survey, Abstract No. 189). *Applicant: Randy Balch.*

1. Open public hearing; and receive staff report and public comments;

Chairperson Henley opened the public hearing at 7:08 p.m.

Sherry Sefko with The Sefko Group presented her staff report on the zoning request to the commissioners.

Randy Balch (Applicant) – 1001 North Kaufman Street – spoke in favor of the zoning request.

Paul Snyder (Property Owner within 200 feet) – 104 Mathis Street – spoke in opposition to the zoning request.

Linda Hughes (Property Owner within 200 feet) – 1003 North Kaufman Street – spoke in opposition to the zoning request.

Phillip Casebolt (Resides within 200 feet) – 909 North Kaufman Street – spoke in opposition to the zoning request.

2. Close public hearing;

Chairperson Henley closed the public hearing at 7:52 p.m.

3. Discuss and take necessary action to make a recommendation to City Council on Zoning Request #Z2010-03.

MOTION: Recommend denial of the change in zoning from Residential-5 to Office, as requested by the applicant.

FIRST: Commissioner Becker SECOND: Commissioner Wilson

AYES: Commissioner Becker, Commissioner Wilson, Commissioner Edwards, Commissioner Ashmore and Commissioner Sudduth.

NAYS: Vice-Chairperson Childress.

MOTION CARRIED: (5-1).

- B. **Z2010-04** – Hold a Public Hearing, discuss and take necessary action on a request to establish a Specific Use Permit (SUP) to alter an existing premises occupied, or to be occupied, by a handicapped person, as defined by Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), 42 USCA § 3601 et seq., as amended, upon a finding that such modification is necessary to afford such person full enjoyment of said premises. and amending the Comprehensive Land Use Plan. The subject property is generally located approximately 290 feet southeast of Brandon Drive in Seagoville, Texas (property physical address: 1615 Makayla Lane; property acreage: 0.19± acre; property legal description: Lot 4, Block D of the Lakeside Estates Addition Phase 1, as recorded in Instrument No. 20070040627 in the Deed Records of Dallas County, Texas. *Applicant: Gerardo Figueroa & Maris Alfaro*

1. Open public hearing; and receive staff report and public comments;

Chairperson Henley opened the public hearing at 8:08 p.m.

Sherry Sefko with The Sefko Group presented her staff report on the zoning request to the commissioners.

Daniel Guzman (Property Owner within 200 feet) – 1613 Makayla Lane – spoke in opposition to the zoning request.

Louise Blaine – (Resident in same subdivision) – 819 Dakota Lane – spoke in opposition to the zoning request.

Lisa Guzman (Property Owner within 200 feet) – 1613 Makayla Lane – spoke in opposition to the zoning request.

2. Close public hearing;

Chairperson Henley closed the public hearing at 8:26 p.m.

3. Discuss and take necessary action to make a recommendation to City Council on Zoning Request #Z2010-04.

MOTION: Recommend denial of an SUP to alter an existing premises occupied or to be occupied by a handicapped person, as submitted by the applicant.

FIRST: Commissioner Wilson SECOND: Vice-Chairperson Childress

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

NAYS: None.

MOTION CARRIED: (6-0).

VI. REQUESTS AND PRESENTATIONS – None.

VII. ADJOURNMENT

MOTION: Adjourn the meeting at 8:34 p.m.

FIRST: Commissioner Wilson SECOND: Commissioner Edwards

AYES: Commissioner Wilson, Commissioner Edwards, Commissioner Becker, Commissioner Ashmore and Commissioner Sudduth

NAYS: Vice-Chairperson Childress

MOTION CARRIED: (5-1)

**CARL HENLEY
CHAIRPERSON**

ATTEST:

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