



MINUTES

FOR THE
SEAGOVILLE PLANNING AND ZONING COMMISSION

Meeting scheduled to begin at 7:00 p.m.,

Thursday, March 24, 2011

in the Council Chambers of City Hall,
located at 702 N. Highway 175 – Seagoville, Texas

**CHAIRPERSON
VICE-CHAIRPERSON
COMMISSIONER
COMMISSIONER
COMMISSIONER
COMMISSIONER
COMMISSIONER**

**DENNIS CHILDRESS
JERRY BECKER
BEVERLY WILSON
RITHA EDWARDS
TERRI ASHMORE
JAMES SUDDUTH
DEE THOMPSON**

► 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 Childress declared a quorum present and called the meeting to order at 7:00 p.m.

Commissioners present: Commissioner James Sudduth
Commissioner Ritha Edwards
Commissioner Terri Ashmore
Vice-Chairperson Jerry Becker
Chairperson Dennis Childress
Commissioner Dee Thompson
Commissioner Beverly Wilson

Commissioner(s) absent: None

City Staff present: Chief Building Official Ron Harness
Planning Technician/P & Z Commission Liaison Cindy Kintz

II. INVOCATION & PLEDGE OF ALLEGIANCE

Vice-Chairperson 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 March 10, 2011.

MOTION: Approve the minutes for the regular meeting held on March 10, 2011 with the following changes:

(1) Agenda Item V.A. (Page 3):

NAYS: Commissioner Ashmore

MOTION CARRIED: (5-1)

(2) Agenda Item V.B. (Page 3):

NAYS: Vice-Chairperson Becker

MOTION CARRIED: (5-1)

FIRST: Commissioner Sudduth

SECOND: Vice-Chairperson Becker

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

NAYS: None

MOTION CARRIED: (7-0)

IV. PUBLIC HEARINGS

None.

V. REQUESTS AND PRESENTATIONS

A. Discuss and take necessary action on a request to approve a final site plan for Lot 1-R, Block 1 of the Malloy Bridge Town Crossing Center Addition, located on the southwest corner of the intersection of U.S. Highway 175 Service Road and East Malloy Bridge Road in Seagoville, Texas.

Applicant: MSCS, Ltd.

MOTION: Approve the final site plan for Lot 1-R, Block 1 of the Malloy Bridge Town Crossing Center Addition subject to the dumpster enclosure being constructed of 100% masonry material and any additional additions or alterations to the engineering/construction plans as may be deemed necessary by the City's Engineer, Transportation Engineer, or City staff to address any outstanding engineering-related issues.

FIRST: Commissioner Wilson SECOND: Commissioner Thompson

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

NAYS: None

MOTION CARRIED: (7-0)

- B. Discuss and take necessary action on a request to approve a revised site plan for Lot 2, Block A of the Environmental Way Addition, located on the east side of Environmental Way approximately 208± feet southeast of North Kaufman Street and 477± feet northeast of Bruce Way in Seagoville, Texas.

Applicant: Tom Frame

Tom Frame (applicant) – 4112 Fairlakes Court, Dallas, Texas 75228 – addressed the Commission and responded to any of the commissioners' questions/concerns to Agenda Item V.B. & C.

MOTION: Approve the revised site plan for Lot 2, Block A of the Environmental Way Addition subject to any additional additions or alterations to the engineering/construction plans as may be deemed necessary by the City's Engineer, Transportation Engineer, or City staff to address any outstanding engineering-related issues.

FIRST: Commissioner Thompson SECOND: Commissioner Sudduth

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

NAYS: None

MOTION CARRIED: (7-0)

- C. Discuss and take necessary action on a request to approve a façade plan for Lot 2, Block A of the Environmental Way Addition, located on the east side of Environmental Way approximately 208± feet southeast of North Kaufman Street and 477± feet northeast of Bruce Way in Seagoville, Texas.

Applicant: Tom Frame

MOTION: Approve the façade plan for the new building to be constructed on Lot 2, Block A of the Environmental Way Addition and the waiver request for a reduction in the requirement of 100% masonry construction on all main buildings to 35% along the west and north sides of the building. The east and south sides of the building will have 0% masonry construction, as requested by the applicant.

FIRST: Commissioner Sudduth

SECOND: Commissioner Ashmore

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

NAYS: None

MOTION CARRIED: (7-0)

- D. Discuss and take necessary action on a request to approve a final site plan for the Haeussler Addition, located on the east side of West Simonds Road approximately 1,046± feet southeast of Elizabeth Lane and 208± feet northeast of Kleberg Road in Seagoville, Texas.

Applicant: Thomas W. Haeussler

Thomas W. Haeussler (applicant) – 16588 East Anna Cade, Rockwall, Texas 75087 – addressed the Commission and responded to any of the commissioners' questions/concerns to Agenda Item V.D., E. & F.

MOTION: Approve the final site plan for the Haeussler Addition subject to the following four conditions:

1. Screening installed along the north side of the property from the occupied residential home upon the neighboring property.
2. Dumpster enclosure to be reflected upon the final site plan and constructed of 100% masonry material.
3. Installation of Knox boxes on both sets of gates for a total of two Knox boxes.
4. Any additional additions or alterations to the engineering/construction plans as may be deemed necessary by the City's Engineer, Transportation Engineer, or City staff to address any outstanding engineering-related issues.

And deny the waiver request exempting the installation of sidewalks along West Simonds Road the full length of the subject property and that the City Engineer ensures the sidewalks are installed at the rear of the twenty (20') foot right-of-way.

FIRST: Vice-Chairperson Becker SECOND: Commissioner Wilson

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

NAYS: Chairperson Childress, Commissioner Edwards, Commissioner Ashmore and Commissioner Sudduth

MOTION FAILED: (3-4)

MOTION: Approve the final site plan for the Haeussler Addition subject to the following four conditions:

1. Screening installed along the north side of the property from the occupied residential home upon the neighboring property.
2. Dumpster enclosure to be reflected upon the final site plan and constructed of 100% masonry material.
3. Installation of Knox boxes on both sets of gates for a total of two Knox boxes.
4. Any additional additions or alterations to the engineering/construction plans as may be deemed necessary by the City's Engineer, Transportation Engineer, or City staff to address any outstanding engineering-related issues.

And approve the waiver request exempting the installation of sidewalks along West Simonds Road the full length of the subject property.

FIRST: Commissioner Sudduth SECOND: Commissioner Edwards

AYES: Commissioner Sudduth, Commissioner Edwards, Chairperson Childress and Commissioner Ashmore

NAYS: Vice-Chairperson Becker, Commissioner Wilson and Commissioner Thompson

MOTION CARRIED: (4-3)

- E. Discuss and take necessary action on a request to approve the façade plans for the Haeussler Addition, located on the east side of West Simonds Road

approximately 1,046± feet southeast of Elizabeth Lane and 208± feet northeast of Kleberg Road in Seagoville, Texas.

Applicant: *Thomas W. Haeussler*

MOTION: Approve the façade plan for the Haeussler Addition and the waiver request for a reduction in the requirement of 100% masonry construction on all main buildings to 30% along the west side and 10% along the north side of the building. The east and south sides of the building will have 0% masonry construction.

FIRST: Commissioner Wilson

SECOND: Commissioner Edwards

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

NAYS: None

MOTION CARRIED: (7-0)

- F. Discuss and take necessary action on a request to approve the landscape plans for the Haeussler Addition, located on the east side of West Simonds Road approximately 1,046± feet southeast of Elizabeth Lane and 208± feet northeast of Kleberg Road in Seagoville, Texas.

Applicant: *Thomas W. Haeussler*

MOTION: Approve the landscape plan for the Haeussler Addition, as submitted by the applicant.

FIRST: Commissioner Wilson

SECOND: Commissioner Sudduth

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

NAYS: None

MOTION CARRIED: (7-0)

VI. ADJOURNMENT

MOTION: Adjourn the meeting at 8:10 p.m.

FIRST: Commissioner Wilson

SECOND: Commissioner Sudduth

AYES: Commissioner Wilson, Commissioner Sudduth, Chairperson Childress,
Commissioner Edwards, Commissioner Ashmore and Commissioner
Thompson

NAYS: Vice-Chairperson Becker

MOTION CARRIED: (6-1)

DENNIS CHILDRESS
CHAIRPERSON

ATTEST:

CINDY KINTZ, PLANNING TECHNICIAN
PLANNING AND ZONING COMMISSION LIAISON