



MINUTES

FOR THE
SEAGOVILLE PLANNING AND ZONING COMMISSION

Meeting scheduled to begin at 6:30 p.m.,

Monday, July 25, 2011

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

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

**JERRY BECKER
RITHA EDWARDS
JAMES SUDDUTH
DEE THOMPSON
JOSE HERNANDEZ
RICK HOWARD
ALVIN ROSS**

► 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.

Prior to the commencement of the meeting, Rick Howard and Alvin Ross were administered the Oath of Office and sworn in by City Secretary Sheila Martin. Planning Technician/P&Z Commission Liaison Cindy Kintz informed the commissioners that Jose Hernandez notified her that he would be in Washington D.C. until August 1, 2011.

I. CALL TO ORDER

Vice-Chairperson Becker declared a quorum present and called the meeting to order at 6:30 p.m.

Commissioners present: Commissioner Rick Howard
Commissioner James Sudduth
Commissioner Ritha Edwards
Vice-Chairperson Jerry Becker
Commissioner Alvin Ross
Commissioner Dee Thompson

Commissioner(s) absent: None

City Staff present: Assistant City Manager/PWD Mike Hitt
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.

Vice-Chairperson Becker welcomed newly appointed Commissioner Howard and Commissioner Ross to the Commission.

III. ELECT A CHAIRPERSON AND VICE-CHAIRPERSON

(Terms expire in June 2012)

Commissioner Edwards nominated Jerry Becker for Chairperson, which was seconded by Commissioner Thompson.

Commissioner Ross nominated James Sudduth for Chairperson, which was seconded by Commissioner Howard.

Vice-Chairperson Becker, Commissioner Edwards and Commissioner Thompson voted in favor of Jerry Becker for Chairperson.

Commissioner Sudduth, Commissioner Howard and Commissioner Ross voted in favor of James Sudduth for Chairperson.

The commissioners decided to table electing a chairperson and vice-chairperson of the Planning & Zoning Commission until Jose Hernandez was in attendance at the next meeting.

IV. APPROVAL OF MINUTES

A. Approval of the Minutes for the regular meeting held on April 28, 2011.

MOTION: Approve the minutes for the regular meeting held on April 28, 2011 as written.

FIRST: Commissioner Howard

SECOND: Commissioner Sudduth

AYES: Commissioner Howard, Commissioner Sudduth, Vice-Chairperson Becker, Commissioner Edwards, Commissioner Thompson and Commissioner Ross

NAYS: None

MOTION CARRIED: (6-0)

V. PUBLIC HEARINGS

- A. #Z2011-02 – Hold a Public Hearing, discuss and take necessary action on a request for a continuance of a Specific Use Permit (SUP) altering 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: Maris Alfaro

(Re-application of Zoning Case #Z2010-04 which was approved by City Council on August 19, 2010 by Ordinance No. 11-10 with nine (9) stipulations with Stipulation #8 stating the SUP shall be valid for a time period of one year (i.e., 365 calendar days) following issuance, with annual re-application)

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

Vice-Chairperson Becker opened the public hearing at 6:37 p.m.

Assistant City Manager/PWD Mike Hitt presented the staff report to the commissioners.

The applicant, Maris Alfaro, was present in the audience but chose not to speak.

2. Close public hearing;

Vice-Chairperson Becker closed the public hearing at 6:41 p.m.

3. Discuss and take necessary action to make a recommendation to City Council on Zoning Request #Z2011-02.

MOTION: Recommend denial of a continuance of the SUP for the subject property located at 1615 Makayla Lane altering an existing premises occupied or to be occupied by a handicapped person, as submitted by the applicant.

FIRST: Commissioner Sudduth

SECOND: Commissioner Howard

AYES: Commissioner Sudduth, Commissioner Howard, Commissioner Thompson and Commissioner Ross

NAYS: Vice-Chairperson Becker and Commissioner Edwards

MOTION CARRIED: (4-2)

VI. REQUESTS AND PRESENTATIONS

- A. Consider making a recommendation to City Council on zoning within the Town Center District. (Assistant City Manager/PWD Mike Hitt)

The consensus of the commissioners was to recommend to City Council rescinding the ordinance that created the Town Center District and initiate rezoning the properties within that district back to their original zoning prior to the passage of that said ordinance.

The commissioners agreed to conduct their meetings in the future on the second and fourth Tuesdays of each month provided there is business to conduct.

VII. ADJOURNMENT

MOTION: Adjourn the meeting at 7:14 p.m.

FIRST: Commissioner Sudduth

SECOND: Commissioner Howard

AYES: Commissioner Sudduth, Commissioner Howard, Vice-Chairperson Becker, Commissioner Edwards, Commissioner Thompson and Commissioner Ross

NAYS: None

MOTION CARRIED: (6-0)

JERRY BECKER
VICE-CHAIRPERSON

ATTEST:

CINDY KINTZ, PLANNING TECHICIAN
PLANNING AND ZONING COMMISSION LIAISON