



MINUTES

FOR THE
SEAGOVILLE PLANNING AND ZONING COMMISSION

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

Tuesday, September 27, 2011

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

VICE-CHAIRPERSON

COMMISSIONER

COMMISSIONER

COMMISSIONER

COMMISSIONER

COMMISSIONER

COMMISSIONER (Lacking Oath of Office)

JERRY BECKER

RITHA EDWARDS

JAMES SUDDUTH

DEE THOMPSON

RICK HOWARD

ALVIN ROSS

JOSE HERNANDEZ (Absent)

► 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

Vice-Chairperson Becker declared a quorum present and called the meeting to order at 6:31 p.m.

Commissioners present: Vice-Chairperson Jerry Becker

Commissioner Alvin Ross

Commissioner Dee Thompson

Commissioner Ritha Edwards

Commissioner(s) absent: Commissioner James Sudduth

Commissioner Rick Howard

City Staff present: Assistant City Manager/PWD Mike Hitt

Building Official Ladis Barr

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 September 13, 2011.

MOTION: Approve the minutes for the regular meeting held on September 13, 2011.

FIRST: Commissioner Edwards SECOND: Commissioner Ross

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

NAYS: None

MOTION CARRIED: (4-0)

IV. PUBLIC HEARINGS

A. Z2011-03 - Hold a Public Hearing, discuss and take necessary action on a request to rezone land parcels within the City of Seagoville's Town Center Overlay Zoning District consisting of the Freeway Frontage, Neighborhood and Core Sub-Districts and reverting back to the zoning districts that were applied to these particular properties, as depicted in Exhibit B, prior to January 17, 2008, when the district was approved, and amending the Comprehensive Land Use Plan. The subject properties being considered for rezoning are generally located within the City of Seagoville's downtown/original development area, and also include properties along Malloy Bridge Road as well as properties at the southeast and southwest corners of Malloy Bridge Road at U.S. Highway 175 in Seagoville, Texas (i.e., properties generally bounded on the north by U.S. Highway 175 from Glendale Road to Water Street; properties generally located within approximately 1,000 feet northwest of Malloy Bridge Road but southeast of Shadywood and Ard Roads; properties generally located on both sides of and within approximately 500 feet of Kaufman Street from Durham Street to Gladys Street; properties generally located in the southwest and southeast quadrants of Malloy Bridge Road and Watson Street, from Peck Street to the west, to Johnson Street to the south, and to Hitt Street to the east; and properties generally located between Malloy Bridge Road and Water Street, from Kaufman Street to the U.S. Highway 175 service road).

Applicant: City of Seagoville, Texas.

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

Vice-Chairperson Becker opened the public hearing at 6:36 p.m.

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

William Koller (business property owner) - 206 South Kaufman Street, Seagoville, Texas - commented that creating the district was a bold step for the City. He was not opposed to the district at all but stated that he was in favor of the zoning request.

Raymond Reyna (citizen residing within the 200 foot buffer area from the District, Core Sub-District) - 104 Durham Road - spoke in favor of the zoning request.

2. Close public hearing;

Vice-Chairperson Becker closed the public hearing at 6:52 p.m.

3. Discuss and take necessary action to make a recommendation to City Council on zoning request Z2011-03.

MOTION: Recommend approval of rezoning land parcels within the City of Seagoville's Town Center Overlay Zoning District by reverting back to the zoning districts that were applied to these particular properties, as depicted in Exhibit B, prior to January 17, 2008, when the district was approved, and amend the Comprehensive Land Use Plan, as presented herewith.

FIRST: Commissioner Thompson SECOND: Commissioner Edwards

AYES: Commissioner Thompson, Commissioner Edward and
Commissioner Ross

NAYS: Vice-Chairperson Becker

MOTION CARRIED: (3-1)

V. REQUESTS AND PRESENTATIONS

None.

VI. ADJOURNMENT

MOTION: Adjourn the meeting at 6:57 p.m.

FIRST: Commissioner Thompson SECOND: Commissioner Edwards

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

NAYS: None

MOTION CARRIED: (4-0)

JERRY BECKER _____
VICE-CHAIRPERSON

ATTEST:

CINDY KINTZ, PLANNING TECHICIAN
PLANNING AND ZONING COMMISSION LIAISON