



**AGENDA**  
FOR THE  
**SEAGOVILLE PLANNING AND ZONING COMMISSION**  
**Meeting scheduled to begin at 6:30 p.m.,**  
**Tuesday, January 10, 2012**  
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**  
**RICK HOWARD**  
**ALVIN ROSS**  
**JOSE HERNANDEZ**

► 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**
- II. **INVOCATION & PLEDGE OF ALLEGIANCE**
- III. **ELECT A CHAIRPERSON AND VICE-CHAIRPERSON**

(Terms expire in June 2012)

*(This agenda item was tabled during the July 25, 2011 meeting until all commissioners were available to attend. A motion will need to be made to untable this agenda item prior to any discussion and/or voting.)*

- IV. **APPROVAL OF MINUTES**

A. Approval of the Minutes for the regular meeting held on October 25, 2011.

**V. REQUESTS AND PRESENTATIONS**

- A. Discuss and take necessary action on a request to approve a sidewalk waiver for Lot 1, Block A of the Stella's Addition, property generally located on Kleberg Road approximately 1,600 feet southeast of Simonds Road and approximately 1,192 feet southwest of Glenn Road in the Residential-2 (R-2) and Commercial (C) Zoning Districts (Property Physical Address: 2506 Kleberg Road; Property Acreage: 9.90± acres; Property Legal Description: Tract 39.2, of the Herman Heider Survey, Abstract 541, Page 510, as recorded in Instrument No. 201000049627 of the Deed Records, Dallas County, Texas).

*Applicant: Calvin & Stella Travers*

- B. Discuss and take necessary action on a request to approve a revised site plan for Lot 4-R-3, Block I of the Malloy Bridge Crossing Town Center Addition Revised, located on eastbound U.S. Highway 175 Service Road approximately 134± feet southeast of Shadywood Lane and 515± feet northwest of East Malloy Bridge Road in the Local Retail Zoning District (Property Physical Address: 203 North U.S. Highway 175; Property Acreage: 0.39± acres; Property Legal Description: Lot 4-R-3, Block I of the Malloy Bridge Crossing Town Center Addition Revised, as recorded in Instrument No. 20070065428 of the Deed Records, Dallas County, Texas).

*Applicant: Ryan Hall (Representing Valvoline Express Care-Seagoville)*

**VI. PUBLIC HEARING(S)**

- A. #Z2012-01 - Hold a Public Hearing, discuss and take necessary action on a request to rezone approximately 333.1 acres from the current Agriculture (AG) Zoning District to 235.7± acres being rezoned to the Commercial (C) Zoning District; 50.6± acres being rezoned to the Residential-5 (R-5) Zoning District; 34.4± acres being rezoned to the Apartments (A) Zoning District; 12.4± acres being rezoned to the Local Retail (LR) Zoning District; and amending the Comprehensive Land Use Plan as depicted in Exhibit "A".

The subject acreage fronts on to F.M. 1389 and extends from eastbound U.S. Highway 175 Service Road to South Kaufman Street with 28.39± acres being in Dallas County and the remaining 304.71± acres being in Kaufman County in Seagoville, Texas. (property physical address: 105 South Kaufman Street; property acreage: 28.39± acres; property legal description: Tract 23 of the John D. Merchant Survey, Abstract No. 850, Page 080, as recorded in Volume 2003089, Page 14619 in the Deed Records of Dallas County, Texas; and property acreage: 304.71± acres; property legal description: John D. Merchant Survey, Abstract No. 310 as recorded in Volume 2195, Page 199 of the Deed Records of Kaufman County, Texas).

*Applicant: MCM Kaufman Land Partners L.P.*

1. Open public hearing; and receive staff report and public comments;
2. Close public hearing;
3. Discuss and take necessary action to make a recommendation to City Council on Zoning Request #Z2012-01.

**C. ADJOURNMENT**

Persons with disabilities who plan to attend this meeting and who may need special assistance should contact the City Secretary's Office, or Cindy Kintz, Planning Technician, at 972-287-2050 at least two (2) business days prior to the meeting so that appropriate accommodations can be made.

***This is an Open Meeting of the Planning and Zoning Commission and attendees may include member(s) of City Council attending in the capacity of interested citizens. A Council quorum is not expected nor sought. No City Council deliberations will be conducted nor will any City Council action take place at this meeting.***

CERTIFICATION

I, the undersigned authority, do hereby certify that the attached agenda of meeting of the Seagoville Planning and Zoning Commission is a true and correct copy and that I posted a true and correct copy of said notice on the glass entry way of Seagoville City Hall, facing outward, a place readily accessible to the general public at all times, and said Notice was posted on the 5th day of January 2012, by 8:00 p.m. and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

\_\_\_\_\_  
Cindy Kintz, Planning Technician  
Planning and Zoning Commission Liaison

I certify that the attached agenda of items to be considered by the Planning and Zoning Commission was removed by me from the Seagoville City Hall glass entryway on the \_\_\_\_\_ day of \_\_\_\_\_, 2012 at \_\_\_\_\_ a.m./p.m.

\_\_\_\_\_ Title: \_\_\_\_\_