



AGENDA

FOR THE SEAGOVILLE PLANNING AND ZONING COMMISSION

**Meeting scheduled to begin at 6:30 p.m.,
Tuesday, July 24, 2012**

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

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

**JERRY BECKER
JAMES SUDDUTH
RITHA EDWARDS
RICK HOWARD
ALVIN ROSS
JOSE HERNANDEZ
BRAD INMAN**

► 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. APPROVAL OF MINUTES

A. Approval of the Minutes for the regular meeting held on July 10, 2012.

IV. PUBLIC HEARING(S)

A. **#Z2012-03:** Hold a Public Hearing, discuss and take necessary action on a zoning request to establish a Specific Use Permit (SUP) for an extension of church services and amending the Comprehensive Land Use Plan. The subject property is generally located on the northwest corner of Netherland and Seago Drives (property physical address: 618 Netherland Drive; property acreage: 0.43± acre; property legal description: Lot 14 and 15, Block H of the Phillip Pirozzo Survey Unrecorded, as recorded in Instrument No.

201100337951 of the Deed Records of Dallas County, Texas.

Applicant: Fellowship Holiness Church Inc.

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 #Z2012-03.

- B. **#Z2012-04:** Hold a Public Hearing, discuss and take necessary action on a zoning request to rezone an approximate 4.1-acre piece of property from its current Light Manufacturing (LM) zoning to Heavy Manufacturing (HM) zoning and amending the Comprehensive Land Use Plan. The subject property is generally located on West Simonds Road approximately 270 feet southwest of Elizabeth Street in Seagoville, Texas (property physical address: 303½ West Simonds Road; property acreage: 4.1± acres; property legal description: Lot 2, Block A of the Ott Addition, as recorded by Instrument No. 201100022141 in the Plat Records of Dallas County, Texas).

Applicant: Howard Ott.

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 #Z2012-04.

V. **REQUESTS AND PRESENTATIONS**

- A. Discuss and take necessary action on a request to approve a site plan including the landscape plan for the subject property located on the southwest corner of U.S. Highway 175 Service Road and Glenn Road in Seagoville, Texas (Property Physical Address: 2701 North U.S. Highway 175; Property Legal Description: Lot One, Block One of the Best Mechanical Addition and part of the Herman Heider Survey, Abstract No. 541, Page 510, Tract 5 as recorded in Instrument No. 201100294597 of the Deed Records of Dallas County, Texas; Total Acreage: 1.5± acres; Zoning Districts: Commercial and U.S. Highway 175 Overlay).

Applicant: Joe Torres Jr. (Best Mechanical)

- B. Discuss and take necessary action on a request to approve a elevation/façade plans for the subject property located on the southwest corner of U.S. Highway 175 Service Road and Glenn Road in Seagoville, Texas (Property Physical Address: 2701 North U.S. Highway 175; Property Legal Description: Lot One, Block One of the Best Mechanical Addition and part of the Herman Heider Survey, Abstract No. 541, Page 510, Tract 5 as recorded in Instrument No. 201100294597 of the Deed Records of Dallas County, Texas; Total Acreage: 1.5± acres; Zoning Districts: Commercial and

U.S. Highway 175 Overlay).

Applicant: Joe Torres Jr. (Best Mechanical)

VI. 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 19th day of July 2012, by 6:00 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: _____