



AGENDA
FOR THE
SEAGOVILLE PLANNING AND ZONING COMMISSION
Meeting scheduled to begin at 6:30 p.m.,
Tuesday, January 8, 2013
in the Council Chambers of City Hall,
located at 702 N. Highway 175 - Seagoville, 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 December 11, 2012.
- IV. **PUBLIC HEARING(S)**
 - A. #Z2013-01 - Hold a Public Hearing, discuss and take necessary action on a request to rezone approximately 114.3 acres from its current Agriculture (AG) zoning to the following: 64.688 acres proposed to the Planned Development - Agriculture (PD-AG) Zoning District and 49.612 acres proposed to the Planned Development - Commercial (PD-C) Zoning District and amending the Comprehensive Land Use Plan.

The subject acreage fronts 1,229± feet on to the westbound U.S. Highway 175 Service Road and is 1,130± feet northeast of F.M. 1389 in the City of Seagoville, Kaufman County, Texas. (Property Physical address: 1706 South U.S. Highway 175; Property Acreage: 114.301± acres; Property Legal Description: Lots 1, 2 and 3, Block A of the Sudduth Addition being part of the Andrew Nail Survey, Abstract No. 355 and the D. Wilkerson Survey, Abstract No. 566, as recorded in Instrument No. 2012-0010392 in the Plat Records of Kaufman County, Texas).

Applicant: James Sudduth

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 #Z2013-01.

V. REQUESTS AND PRESENTATIONS

- A. Discuss and take necessary action on a request to approve a final site plan for Lot 1R, of the Denny's/Day's Inn Addition, located on westbound U.S. Highway 175 Service Road generally 1,377± feet northwest of Malloy Bridge Road and 235± feet southeast of Farris Boulevard in Seagoville, Texas.

Applicant: Smarf, LLC

- B. Discuss and take necessary action on a request to approve the façade plans for Lot 1R, of the Denny's/Day's Inn Addition, located on westbound U.S. Highway 175 Service Road generally 1,377± feet northwest of Malloy Bridge Road and 235± feet southeast of Farris Boulevard in Seagoville, Texas.

Applicant: Smarf, LLC

- C. Discuss and take necessary action on a request to approve the landscape plans for Lot 1R, of the Denny's/Day's Inn Addition, located on westbound U.S. Highway 175 Service Road generally 1,377± feet northwest of Malloy Bridge Road and 235± feet southeast of Farris Boulevard in Seagoville, Texas.

Applicant: Smarf, LLC

- D. Discuss and take necessary action on a request to approve a final plat for Lot 1, Block 1, of the Seagoville Elementary School Addition, being a replat of Lots 1-4, 10-13 and a portion of Lots 5 and 9, Block B of the A. J. McWhorters Addition; portions of abandoned Fly Street and McWhorter Street ROWs; unplatted tracts of land; being out of the H.D. Bohannon Survey, Abstract No. 178; and the John D. Merchant Survey, Abstract No. 850. The subject property is generally located on North Kaufman Street approximately 253 feet northwest of Elm Street and approximately 18 feet southeast of Heritage Court in the City of Seagoville, Texas.

(Property Physical Address: 304 North Kaufman Street; Property Acreage: 11.8± acres; Property Legal Description: Lot 1, Block 1, of the Seagoville Elementary School Addition, being a replat of Lots 1-4, 10-13 and a portion of Lots 5 and 9, Block B of the A. J. McWhorters Addition; portions of abandoned Fly Street and McWhorter Street ROWs; unplatted tracts of land; being out of the H.D. Bohannon Survey, Abstract No. 178; and the John D. Merchant Survey, Abstract No. 850, as recorded in Volume 1, Page 434; Volume 5143, Page 88; Volume 2452, Page 633; Volume 4830, Page 3; Volume 463, Page 242; Volume 84153, Page 3989I and Instrument No. 201100066872 of the Deed Records, Dallas County, Texas).

Applicant: Dallas Independent School District

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 3rd day of January 2013, 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 _____, 2013 at _____ a.m./p.m.

_____ Title: _____