



MINUTES

FOR THE
SEAGOVILLE PLANNING AND ZONING COMMISSION

**Meeting scheduled to begin at 6:30 p.m.,
Tuesday, June 26, 2012**

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

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

Commissioners present: Vice-Chairperson James Sudduth
Commissioner Rick Howard
Commissioner Brad Inman
Commissioner Alvin Ross
Chairperson Jerry Becker
Commissioner Jose Hernandez

Commissioners absent: Commissioner Ritha Edwards

City Staff present: Planning Technician/P & Z Commission Liaison Cindy Kintz

II. INVOCATION & PLEDGE OF ALLEGIANCE

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 May 22, 2012.

MOTION: Approve the minutes for the regular meeting held on May 22, 2012 as written.

FIRST: Commissioner Howard SECOND: Commissioner Ross

AYES: Commissioner Howard, Commissioner Ross, Chairperson Becker, Vice-Chairperson Sudduth, Commissioner Hernandez and Commissioner Inman

NAYS: None

MOTION CARRIED: (6-0)

IV. PUBLIC HEARING(S)

A. #Z2012-02: Hold a Public Hearing, discuss and take necessary action on a zoning request to rezone approximately 1.0 acre from its current "Planned Development - Amended" (PD - Amended) zoning for a shopping center on Lot 3 only (as established by Ordinance 25-05, adopted on December 1, 2005) to a new "Planned Development - Amendment #3" (PD - Amendment #3) zoning to allow for the development of a restaurant on the subject property and amend the Comprehensive Land Use Plan.

The subject property is generally located on the northeast side of U.S. Highway 175 at Cain Street in Seagoville, Texas (property physical address: 1920 North U.S. Highway 175; property acreage: 1.0± acre; property legal description: Lot 3 of the Best Western/Seagoville Addition, as recorded in Volume 99125, Page 40 of the Deed Records of Dallas County, Texas.

Applicant: Seagoville Economic Development Corporation.

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

Chairperson Becker opened the public hearing at 6:34 p.m.

Planning Technician Cindy Kintz presented the zoning request to the commissioners and answered their questions.

Shane King (Property Owner) - 1904 Cain Street - He asked if there would be an entrance/exit onto Cain Street. He asked if Cain Street was going to be repaved or repaired to accommodate the traffic generated by the restaurant. He did not like the location of the dumpster for it would be located across the street in front of his property and he would be able to

see the dumpster even though it would be screened with masonry and landscaping.

2. Close public hearing;

Chairperson Becker closed the public hearing at 6:47 p.m.

3. Discuss and take necessary action to make a recommendation to City Council on Zoning Request #Z2012-02.

MOTION: Recommend approval of Zoning Request #Z2012-02 to rezone approximately 1.0 acre from its current "Planned Development - Amended" (PD - Amended) zoning for a shopping center on Lot 3 only to a new "Planned Development - Amendment #3 (PD - Amendment #3) zoning to allow for the development of a restaurant on the subject property and amend the Comprehensive Land Use Plan, as presented by the applicant.

FIRST: Commissioner Hernandez SECOND: Vice-Chairperson Sudduth

AYES: Commissioner Hernandez, Vice-Chairperson Sudduth, Chairperson Becker, Commissioner Howard, Commissioner Ross and Commissioner Inman

NAYS: None.

MOTION CARRIED: (6-0)

V. REQUESTS AND PRESENTATIONS

- A. Hold a discussion over reviewing the Zoning Ordinance.

Mrs. Kintz discussed with the commissioners reviewing the City's Zoning Ordinance stating that only parts of the ordinance have been updated or added over the years. She did not think that the ordinance had ever been reviewed and revised in its entirety as a whole over the years. She gave examples of conflicts and outdated information within the ordinance. She stated that she would like to have the Commission devote one meeting a month to begin reviewing the ordinance a division (section) at a time starting at the beginning and working their way to the end of the ordinance. She stated that she would like to get the recommendations on each division (section) before the City Council for their approval and adoption throughout the review process versus making all the recommendations at one time. She recommended reviewing all the residential districts (R-1 through R-5) at one time since they were similar in nature. She recommended starting the process during the July 10, 2012 meeting. After a brief discussion, the commissioners agreed.

VI. ADJOURNMENT

MOTION: Adjourn the meeting at 6:45 p.m.

FIRST: Vice-Chairperson Sudduth

SECOND: Commissioner Edwards

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

NAYS: None

MOTION CARRIED: (4-0)

JERRY BECKER
CHAIRPERSON

ATTEST:

CINDY KINTZ, PLANNING TECHNICIAN
PLANNING AND ZONING COMMISSION LIAISON