



MINUTES

FOR THE
SEAGOVILLE PLANNING AND ZONING COMMISSION

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

Tuesday, July 10, 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 6:31 p.m.

Commissioners present: Commissioner Brad Inman
Vice-Chairperson James Sudduth
Chairperson Jerry Becker
Commissioner Ritha Edwards

Commissioners absent: Commissioner Rick Howard
Commissioner Alvin Ross
Commissioner Jose Hernandez

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 June 26, 2012.

MOTION: Approve the minutes for the regular meeting held on June 26, 2012 as written.

FIRST: Vice-Chairperson Sudduth SECOND: Commissioner Inman

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

NAYS: None

MOTION CARRIED: (4-0)

IV. PUBLIC HEARING(S)

None.

V. REQUESTS AND PRESENTATIONS

A. Review the City's Zoning Ordinance, Division 1, *Purpose*, through Division 8, *R-5 Single-Family Dwelling District Regulations*.

The commissioners present held a discussion with Commission Liaison Cindy Kintz over Division 1 through Division 8 of the Zoning Ordinance. They focused on the minimum living area of the dwellings in each of the residential (R-1 through R-5) zoning districts. Ms. Kintz recommended increasing the minimum living area by one-hundred (100) square feet in each of the residential zoning districts. She explained by increasing the living area by one-hundred square feet would meeting the front, sides and rear yard setbacks without having to increase the area of the lots, which would increase the widths and/or depths of the lots. She reminded the commissioners to be careful not to price the City out of the developing market and to remain comparable to other cities relatively close in size within the metroplex. Vice-Chairperson Sudduth suggested increasing the minimum living area of the dwellings in the Residential-3, Residential-4 and Residential-5 Districts by two-hundred (200) square feet; the Residential-2 District by three-hundred (300) square feet; and the Residential-1 District by four-hundred (400) square feet. The commissioners agreed that there were enough starter homes within the City but very few homes larger that were larger in size for a family to relocate to after outgrowing their starter home. The commissioners were adamant about wanting to see the families stay here rather than moving out of the City to where the larger homes were available. Ms. Kintz provided options of other municipalities' zoning ordinances she could obtain for the

commissioners to have for comparison purposes. Vice-Chairperson Sudduth thought the Cities of Forney and Rockwall would be sufficient. By the Commission's next meeting, Ms. Kintz was to provide a spreadsheet of the minimum requirements for each of the residential zoning districts for the commissioners to utilize for their next meeting over the Zoning Ordinance review.

VI. ADJOURNMENT

MOTION: Adjourn the meeting at 7:16 p.m.

FIRST: Vice-Chairperson Sudduth

SECOND: Commissioner Edwards

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

NAYS: None

MOTION CARRIED: (4-0)

**JERRY BECKER
CHAIRPERSON**

ATTEST:

**CINDY KINTZ, PLANNING TECHNICIAN
PLANNING AND ZONING COMMISSION LIAISON**