



MINUTES

FOR THE

SEAGOVILLE PLANNING AND ZONING COMMISSION

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

Tuesday, February 12, 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

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

Commissioners present: Vice-Chairperson James Sudduth
Commissioner Alvin Ross
Chairperson Jerry Becker
Commissioner Jose Hernandez

Commissioners absent: Commissioner Ritha Edwards
Commissioner Rick Howard
Commissioner Brad Inman

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

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 January 22, 2013.

MOTION: Approve the minutes for the regular meeting held on January 22, 2013.

FIRST: Commissioner Hernandez SECOND: Commissioner Ross

AYES: Commissioner Hernandez, Commissioner Ross and Chairperson Becker

NAYS: None

ABSTAINED: Vice-Chairperson Sudduth (*Due to being absent from the January 22, 2013 meeting.*)

MOTION CARRIED: (3-0-1)

IV. PUBLIC HEARING(S)

None.

V. REQUESTS AND PRESENTATIONS

A. Discuss and take necessary action on a request to approve a façade (elevation) plan and the alternative non-masonry material for Tract 64, of the Henry D. Bohannon Survey, Abstract No. 178, Page 120 and located on Sheet 8 of the Original Town of Seagoville, property generally located on the southeast side of Malloy Bridge Road approximately 16 feet southeast of Railroad Avenue and on the northeast corner of West Malloy Bridge Road and South Watson Street in Seagoville, Texas. (Property Physical Address: 201 West Malloy Bridge Road; Property Acreage: 0.524± acre; Property Legal Description: Tract 64, of the Henry D. Bohannon Survey, Abstract No. 178, Page 120 and located on Sheet 8 of the Original Town of Seagoville as recorded in Instrument No. 201200237353 of the Deed Records, Dallas County, Texas). *Applicant: Raed Ajlouni*

Dr. Raed Ajlouni (Applicant) - 850 Dalmalley Lane, Coppell, Texas 75019 - was in attendance at the meeting and answered any questions the commissioners directed towards him.

The commissioners held a discussion over the thickness of the man-made stone veneer.

MOTION: Approve the façade plan along with the request for a special exception to use man-made stone as a veneer with a minimum thickness of two and one-half inches (2½") applied three feet high

along the entire base of the building starting at the foundation finish floor and EIFS (Exterior Insulation and Finish System) on the remainder of all four sides of the building.

FIRST: Commissioner Hernandez SECOND: Commissioner Ross

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

NAYS: None

MOTION CARRIED: (4-0)

- B. Discuss and take necessary action on a request to approve a final site plan for Lot 1, Block A of the Quimby Addition, generally located on the west side of Environmental Way approximately 830 feet southwest of Bruce Way and approximately 2,538 feet northwest of Bowers Road in Seagoville, Texas. (Property Physical Address: 300 Environmental Way; Property Acreage: 3.3± acres; Property Legal Description: Lot 1, Block A of the Quimby Addition, as recorded by Instrument No. 201000129434 in the Deed Records of Dallas County, Texas). *Applicant: Environmental Way Properties LLC.*

Robert Quimby (Applicant - President of Environmental Properties, LLC/Green Lake Nursery) - 106 Emerald Cove, Heath, Texas 75032 - was in attendance at the meeting and answered any questions the commissioners directed towards him.

The commissioners held a discussion over the applicant potentially converting his business from wholesale to retail sales on the property and the minimum width of the fire lane.

MOTION: Approve the final site plan for Lot 1, Block A of the Quimby Addition with three conditions being: (1) the fire lane shall be a minimum of twenty-four feet in width; (2) a letter is required to be submitted from a structural engineer certifying the earthen fire lane will withstand a minimum of 75,000PSI; and (3) "No Parking" signs are required to be placed every twenty-five feet the full length of the fire lane.

FIRST: Vice-Chairperson Sudduth SECOND: Commissioner Hernandez

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

NAYS: None

MOTION CARRIED: (4-0)

- C. Hold a discussion and take necessary action on making a recommendation to

the City Council on the U.S. Highway 175 Overlay District.

The commissioners held a discussion over the U.S. Highway 175 Overlay District. Half of the commissioners were discussing omitting the district altogether. The other half were discussing retaining the district until construction design details were in place for such things as concrete parking lots.

FIRST MOTION: Do away with the Highway 175 Overlay District and require local retail zoning to have concrete driveways and parking and require commercial zoning to have concrete to front building line.

FIRST: Vice-Chairperson Sudduth SECOND: Commissioner Ross

AYES: Vice-Chairperson Sudduth and Commissioner Ross

NAYS: Chairperson Becker and Commissioner Hernandez

MOTION DENIED: (2-2)

SECOND MOTION: Recommend to City Council to have City Engineer come back with set of recommendations to Highway 175 Overlay District on the design of parking lots.

FIRST: Commissioner Hernandez SECOND: Chairperson Becker

AYES: Commissioner Hernandez, Chairperson Becker and Commissioner Ross

NAYS: Vice-Chairperson Sudduth

MOTION CARRIED: (3-1)

VI. ADJOURNMENT

MOTION: Adjourn the meeting at 7:20 p.m.

FIRST: Commissioner Hernandez SECOND: Vice-Chairperson Sudduth

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

NAYS: None

MOTION CARRIED: (4-0)

**JERRY BECKER
CHAIRPERSON**

ATTEST:

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