



# MINUTES

FOR THE  
SEAGOVILLE PLANNING AND ZONING COMMISSION

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

**Tuesday, February 26, 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 6:32 p.m.

Commissioners present: Vice-Chairperson James Sudduth  
Commissioner Rick Howard  
Commissioner Alvin Ross  
Commissioner Ritha Edwards  
Chairperson Jerry Becker

Commissioners absent: Commissioner Jose Hernandez  
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 February 12, 2013.

MOTION: Approve the minutes for the regular meeting held on February 12, 2013.

FIRST: Vice-Chairperson Sudduth                      SECOND: Commissioner Howard

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

NAYS: None

ABSTAINED: Commissioner Edwards (*Due to being absent from the February 12, 2013 meeting.*)

MOTION CARRIED: (4-0-1)

**IV. PUBLIC HEARING(S)**

None.

**V. REQUESTS AND PRESENTATIONS**

A. Discuss and take necessary action on a request to approve a final plat of Lots 1 and 2, Block 1 of the Hernandez Addition, generally located on Simonds Road approximately 4,422 feet southeast of Cloverhill Road and on the northeast corner of the Bowers and West Simonds Road intersection in Seagoville, Texas.

Applicant: *Joaquin and Teresa Hernandez*

MOTION: Approve the final plat for Lots 1 and 2, Block 1 of the Hernandez Addition with the following deferrals and conditions:

1. Defer paving/improving the subject property's share (front footage) of West Simonds Road and Bowers Road until the subject property is further subdivided into additional lots [Subdivision Ordinance, Sections 23.05.005(a) and 23.05.009];
2. Defer construction of a 5' wide sidewalk along the subject property's front frontage of West Simonds Road and Bowers Road until the property is further subdivided into additional lots [Subdivision Ordinance, Section 23.03.005];

3. Defer installation of concrete survey monuments at two corners of the subdivision until the property is further subdivided into additional lots [Subdivision Ordinance, Section 23.05.002(b)];
4. Applicant shall pay the “park development fee” in the amount of \$250.00 and the “cash payment in lieu of park land dedication” in the amount of \$250.00 for a total of \$500.00 prior to the issuance of a new single-family building permit on Lot 2, Block A [Subdivision Ordinance, Sections 23.04.004.c.3 and 23.04.004.d.1];
5. Thirty (30’) feet of ROW the full length of the subject property along West Simonds Road is to be obtained and reflected on the final plat. [Master Thoroughfare Plan];
6. Twenty (20’) feet of ROW the full length of the subject property along Bowers Road is to be obtained and reflected on the final plat. [Master Thoroughfare Plan];
7. Original tract lines for the four tracts fronting West Simonds Road are required to be reflected on the final plat with faded dash lines; *and*
8. Floodplain information and maps are to be from September 2010 data and reflected on the final plat.

FIRST: Vice-Chairperson Sudduth                      SECOND: Commissioner Edwards

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

NAYS: None

MOTION CARRIED: (5-0)

- B. Discuss and take necessary action on a request to approve a replat for Lot 24 -A, Block A of the Reeves Addition, generally located on Hall Lane approximately 223 feet southwest of Shady Lane and 279 feet northeast of Crestview Drive in Seagoville, Texas.

*Applicant: Veronica Roman*

The applicant, Veronica Roman, and her family were present in the audience.

MOTION: Approve the final plat for Lot 24-A, Block 1A of the Reeves Addition subject to the following conditions:

1. The name of the “replat” should be Lot 24-A, Block A of the Reeves Addition. Language on the replat should reflect such change.

2. Five (5') feet of ROW the full length of the subject property along Hall Lane will need to be obtained and reflected on the replat. [Master Thoroughfare Plan]
3. Floodplain information and maps should be from September 2010 data and reflected on the replat.

FIRST: Commissioner Ross

SECOND: Commissioner Howard

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

NAYS: None

MOTION CARRIED: (5-0)

**VI. ADJOURNMENT**

MOTION: Adjourn the meeting at 6:52 p.m.

FIRST: Vice-Chairperson Sudduth

SECOND: Commissioner Howard

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

NAYS: None

MOTION CARRIED: (5-0)

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**JERRY BECKER**  
**CHAIRPERSON**

**ATTEST:**

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