



MINUTES

FOR THE
SEAGOVILLE PLANNING AND ZONING COMMISSION

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

Tuesday, May 28, 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 6:31 p.m.

Commissioners present: Vice-Chairperson James Sudduth
Chairperson Jerry Becker
Commissioner Alvin Ross
Commissioner Brad Inman
Commissioner Rick Howard (*arrived at 6:33 p.m.*)

Commissioners absent: Commissioner Ritha Edwards (Excused)
Commissioner Jose Hernandez (Unexcused)

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 26, 2013.

MOTION: Approve the minutes for the regular meeting held on February 26, 2013.

FIRST: Commissioner Ross SECOND: Vice-Chairperson Sudduth

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

NAYS: None

MOTION CARRIED: (5-0)

B. Approval of the Minutes for the special meeting held on April 15, 2013.

MOTION: Approve the minutes for the special meeting held on April 15, 2013.

FIRST: Commissioner Ross SECOND: Vice-Chairperson Sudduth

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

NAYS: None

MOTION CARRIED: (5-0)

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 5 – R1 and 5 – R2, Block D (being a replat of Lot 5, Block D) of the Briar Creek Village Addition, generally located on Victor Drive approximately 354 feet northwest of Willis Drive and approximately 159 feet southeast of Van Street in Seagoville, Texas.

Applicant: O. Belle Brock

Planning Technician/P & Z Commission Liaison Cindy Kintz presented City Staff's report on the final plat for Lot 5 – R1 and 5 – R2, Block D of the Briar Creek Village Addition and informed the commissioners that the applicant's daughter and son-in-law were in the audience, if they had any questions. The commissioners held a brief discussion.

FIRST MOTION: Approve the final plat for Lots 5 – R1 and 5 – R2, Block D (being a replat of Lot 5, Block D) of the Briar Creek Village Addition with a physical address of 300 Victor Drive to include the word "replat" being changed to "final" plat in the title block and a five-foot (5') ROW dedication being reflected along the entire front of the subject property along Victor Drive.

FIRST: Vice-Chairperson Sudduth SECOND: Commissioner Howard

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

NAYS: None

MOTION CARRIED: (5-0)

SECOND MOTION: Deny the requested waivers from Sections 23.04.004(c)(3), 23.04.004(d)(1) and 23.03.005 of the City's Subdivision Ordinance, as requested by the applicant, and the 4' sidewalk shall be installed one-foot past the ROW line along the entire front of the property within ninety-days from the date that the doublewide manufactured home is moved in.

FIRST: Vice-Chairperson Sudduth SECOND: Commissioner Ross

AYES: Vice-Chairperson Sudduth, Commissioner Ross and Commissioner Inman

NAYS: Chairperson Becker and Commissioner Howard

MOTION CARRIED: (3-2)

- B. 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 began their discussion over the U.S. Highway 175 Overlay District.

FIRST MOTION: Recommend to City Council to do away with the U.S. Highway 175 Overlay District and review each zoning district.

FIRST: Vice-Chairperson Sudduth SECOND: Commissioner Ross

AYES: Vice-Chairperson Sudduth and Commissioner Ross

NAYS: Chairperson Becker, Commissioner Howard and Commissioner Inman

MOTION DENIED: (2-3)

The commissioners continued their discussion and deliberated the pros and cons of the district.

SECOND MOTION: Recommend to City Council to direct City Staff to perform a comparison of the U.S. Highway 175 Overlay District to other City ordinances – to ensure regulations are applied equally to all districts – and allow the Commission more time to review the district after the comparison has been done before making their final recommendation.

FIRST: Chairperson Becker SECOND: Commissioner Howard

AYES: Chairperson Becker, Commissioner Howard and Commissioner Inman

NAYS: Vice-Chairperson Sudduth and Commissioner Ross

MOTION CARRIED: (3-2)

VI. **ADJOURNMENT**

MOTION: Adjourn the meeting at 7:35 p.m.

FIRST: Commissioner Howard SECOND: Vice-Chairperson Sudduth

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

NAYS: None

MOTION CARRIED: (5-0)

JERRY BECKER
CHAIRPERSON

ATTEST:

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