

MINUTES
FOR THE
SEAGOVILLE PLANNING AND ZONING COMMISSION
Meeting scheduled to begin at 7:00 p.m.,
Thursday, January 22, 2009
in the Council Chambers of City Hall,
located at 702 N. Highway 175 – Seagoville, Texas

CHAIRPERSON
VICE-CHAIRPERSON
COMMISSIONER
COMMISSIONER
COMMISSIONER
COMMISSIONER
COMMISSIONER

CARL HENLEY
DENNIS CHILDRESS
JERRY BECKER
BEVERLY WILSON
DEE THOMPSON
JON EPPS
RANDY DAUGHERTY

► 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 Henley declared a quorum present and called the meeting to order at 7:02 p.m. Commissioners present were Randy Daugherty, Jon Epps, Carl Henley, Jerry Becker and Beverly Wilson. Vice-Chairperson Dennis Childress was absent. Also present were City Planner Sherry Sefko with The Sefko Group and Planning Technician Cindy Kintz.

Mrs. Kintz informed the commissioners of Commissioner Thompson's resignation as of January 21, 2009.

II. INVOCATION & PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

A. Approval of the Minutes for the regular meeting held on November 13, 2008. (*Tabled from January 8, 2009 meeting*).

Commissioner Becker made a motion, seconded by Commissioner Epps, to untable the approval of the minutes for the regular meeting held on November

13, 2008. Chairperson Henley called for a vote with all present commissioners voting AYE. The motion carried (4-0). Vice-Chairperson Childress was absent.

Commissioner Becker made a motion, seconded by Commissioner Daugherty, to approve the minutes for the regular meeting held on November 13, 2008. Chairperson Henley called for a vote with all present commissioners voting AYE. The motion carried (4-0). Vice-Chairperson Childress was absent.

B. Approval of the Minutes for the regular meeting held on January 8, 2009.

Commissioner Becker made a motion, seconded by Commissioner Epps, to approve the minutes for the regular meeting held on January 8, 2009. Chairperson Henley called for a vote with all present commissioners voting AYE. The motion carried (4-0). Vice-Chairperson Childress was absent.

IV. PUBLIC HEARINGS

None

V. REQUESTS AND PRESENTATIONS

A. Hold a Discussion and give Staff Direction over the Comprehensive Plan Update Study. Sefko

Mrs. Sefko distributed a worksheet over future land use for the commissioners to work from during the discussion over the Comprehensive Plan Update Study. She thanked Commissioner Becker for submitting the information she had requested. She encouraged the other commissioners to submit their input to assist her with the development of the update study over the City's Comprehensive Plan.

The commissioners discussed Item A. *S.H. 190 Corridor*, Item E. *Environmental Way / Industrial Park* and Item. F *Lasater / Stark Road Area* from the worksheet. Before increasing the height maximum of buildings, Commissioner Becker commented that the City would need to come up with a list of things like fire protection to accommodate buildings over two and a half stories in height. Commissioner Wilson commented that she felt like the height of buildings would not become an issue unless the highways were elevated. Mrs. Sefko suggested Loop 9 would be an elevated highway where it intersected U.S. Highway 175. Commissioner Epps questioned where Loop 9 intersected U.S. Highway 175 would be like the High Five (U.S. Highway 75 and U.S. Highway 635) in Dallas. Mrs. Sefko stated she was receiving information of possibly a six high. Commissioner Becker also pointed out that

other City ordinances dealt with apartments constructed a certain distance from any highway. Commissioner Daugherty questioned whether or not each major street that intersected with Loop 9 would be slated as an exit. Mrs. Sefko informed the commissioners that the City was working with the Texas Department of Transportation (TxDOT) on making the intersect locations in Seagoville exits off of Loop 9. Mrs. Sefko informed the commissioners of the City looking at creating a T.I.F. (Tax Increment Financing) for the Environmental Way / Industrial Park vicinity. Chairperson Henley suggested using the term Business Park instead of Industrial Park with Commissioner Daugherty in agreement. Chairperson Henley inquired about the best place for a restaurant row and Mrs. Sefko suggested along U.S. Highway 175 in the vicinity of Malloy Bridge Road.

VI. FUTURE AGENDA ITEMS

The commissioners did not have any additional items to include on the list of Future Agenda Items.

Commissioner Wilson inquired about the properties within the City that had Ordinance No. 500 (Planned Development) zoning. Mrs. Sefko referred Commissioner Wilson to the City's Official Zoning Map that was hanging on the Council Chambers wall with the Planned Development (PD) Districts colored in peach.

VII. ADJOURNMENT

Without any further business to discuss, Commissioner Epps made a motion, seconded by Commissioner Becker, to adjourn the meeting at 8:13 p.m. Chairperson Henley called for a vote with all present commissioners voting AYE. The motion carried (4-0). Vice-Chairperson Childress was absent.

CARL HENLEY
CHAIRPERSON

ATTEST:

CINDY KINTZ, PLANNING TECHNICIAN
PLANNING AND ZONING COMMISSION LIAISON