

MINUTES
FOR THE
SEAGOVILLE PLANNING AND ZONING COMMISSION
Meeting scheduled to begin at 7:00 p.m.,
Thursday, March 12, 2009
in the Council Chambers of City Hall,
located at 702 N. Highway 175 – Seagoville, Texas

CHAIRPERSON
VICE-CHAIRPERSON
COMMISSIONER
COMMISSIONER
COMMISSIONER
COMMISSIONER

CARL HENLEY
DENNIS CHILDRESS
JERRY BECKER
BEVERLY WILSON
JON EPPS
RANDY DAUGHERTY
(VACANT)

► 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

Vice-Chairperson Childress declared a quorum present and called the meeting to order at 7:00 p.m. Commissioners present were Dennis Childress, Jerry Becker, Randy Daugherty and Jon Epps. Chairperson Carl Henley and Commissioner Beverly Wilson were absent. Also present were City Planner Sherry Sefko with The Sefko Group and Planning Technician Cindy Kintz.

II. INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner 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, 2009.

Commissioner Daugherty made a motion, seconded by Commissioner Epps, to approve the minutes for the regular meeting held on January 22, 2009 as written. Vice-Chairperson Childress called for a vote with all present

commissioners voting AYE. The motion carried (3-0). Chairperson Henley and Commissioner Wilson were absent.

IV. PUBLIC HEARINGS

None

V. REQUESTS AND PRESENTATIONS

- A. Discuss and take necessary action on a request to approve a final plat for the Lauderdale Place Addition, generally located on the southwest corner of Ard Road and Prescott Lane in the Residential-1 (R-1) Zoning District (property physical address: 2701 Prescott Lane; property acreage: 3.0± acres; property legal description; Tract 26, Herman Heider Survey, Abstract 541, Page 420, City of Seagoville, Dallas County, Texas).

Applicant: James H. Lauderdale.

Mrs. Sefko presented the proposed Lauderdale Place Addition final plat. She informed the commissioners the final plat would divide the current three acre tract into three one acre tracts. One tract would be addressed off of Ard Road, which was where the applicant planned on building another house. The other two tracts would be addressed off of Prescott Road, which one of the tracts had the applicant's existing home on it. She explained to the commissioners the applicant was building a home for another family member. Mrs. Sefko reviewed the deferrals in her recommendation as the City's planner.

Commissioner Becker commented on the agenda packets being unavailable until earlier that day. He stated that he drove by the subject property earlier in the day and the existing house was on Lot 1 of the final plat.

He explained that the reason why he went along with approving the plats on Georgia Lane was due to the properties being in the City's extra territorial jurisdiction at the time the plats were approved and the properties were much larger than the subject property before them that evening. The plat of the property before them that evening was located in the city limits of the City. He stated that he did not think Mrs. Sefko's recommended deferrals protected the City from obtaining curb and gutter along the streets and sidewalks from the property owner in the future.

Mrs. Sefko stated items like curb and gutter and sidewalks could be obtained through C.I.P. (Capital Improvement Program) projects. She stated that she did not believe any of the deferrals would harm or hurt the City.

Vice-Chairperson Childress inquired about the square footage of lots in a Residential-1 (R-1) Zoning District. Mrs. Sefko stated that the minimum lot

size in this district was 9,600 square feet and that five or six lots could be divided out of the vacant lot (Lot 2).

James H. Lauderdale – 2701 Prescott Lane, Seagoville, Texas 75159 – addressed the Commission and thanked Commissioner Becker for his concerns. He stated that he and his wife purchased and had lived in the existing house since 1970. He informed the commissioners that, due to his wife's illness, she would never walk again. The existing house was two stories with narrow halls. He explained that his wife had three weeks remaining in the rehabilitation center and, after that length of time, it would cost \$300 per day for her to reside at the center. He stated that he had his contractor, Mr. Delynn Myers which was present at the meeting, renovate one room and a restroom on the first floor of their existing house accessible to her.

Commissioner Epps asked Mr. Lauderdale what they were going to do with the existing house once they moved into the new house.

Mr. Lauderdale informed the commissioners that he was seventy-four years old and his wife was seventy years old. He stated they would either rent/lease or sell the house. He stated they he was spending his life savings to build the house.

After the discussion, Commissioner Becker made a motion, seconded by Commissioner Daugherty to approve the final plat for the Lauderdale Place Addition, generally located on the southwest corner of Ard Road and Prescott Lane in the Residential-1 (R-1) Zoning District with the following six (6) deferrals/waivers:

1. Deferring paving/improving this property's share (front footage) of Ard Road and Prescott Lane (Sections 5.5.a and 5.9) until the property is further subdivided into additional lots (if ever);
2. Deferring construction of a 4' wide sidewalk along Ard Road and Prescott Lane frontage (Section 3.5.a) until the property is further subdivided into additional lots (if ever);
3. Deferring payment of \$250.00 "park development fee" (Section 4.4.c.3) per lot, and payment of \$250.00 "cash payment in lieu of park land dedication" (Section 4.4.d.1) per lot, until the property is further subdivided into additional lots (if ever);
4. Deferring provision of concrete survey monuments at two corners of the subdivision (Section 5.2.b) until the property is further subdivided into additional lots (if ever);

5. This lot and any additional lots created by future development or subdivision will be immediately subject to all deferred requirements and fees when such subdivision occurs; and
6. These deferrals shall not limit the City's ability in the future to assess these properties for fees, etc. just like it assesses all other properties and lot owners.

Vice-Chairperson Childress called for a vote with all the present commissioners voting AYE. The motion carried (3-0). Chairperson Henley and Commissioner Wilson were absent.

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

Mrs. Sefko reviewed Sections I.B. U.S. 175 Corridor, I.C. Kaufman Street Corridor and I.D. Seagoville Road Corridor from the worksheet included in the agenda packet with the commissioners. She stated that the Seagoville Road/Environmental Way area of the City would be another gateway into the Town Center Overlay District. Commissioner Becker commented on how he would like to see the existing two-way traffic in that particular area done away with. During the course of discussion, Vice-Chairperson Childress clarified through Mrs. Sefko that a developer could come to the Commission to request a waiver on the maximum height on a potential building he/she would be constructing. Vice-Chairperson Childress also expressed his desire to see lighter commercial businesses in that particular area. Commissioner Epps commented on the appearance of Seagoville Road being bland. The expansion of Crestview Drive in the very near future was also discussed.

Mrs. Sefko referred the commissioners to copies of Section 3: Goals & Objectives, of the Comprehensive Plan 2002 that was placed at their seats before the meeting. She requested they review and make changes to the wording of that particular section of the Plan before their next meeting.

VI. FUTURE AGENDA ITEMS

Commissioner Becker again requested discussing the dissolution of Home Owners Associations and drafting a resolution to be sent to City Council for their approval.

VII. ADJOURNMENT

Without any further business to discuss, Commissioner Epps made a motion, seconded by Commissioner Becker, to adjourn the meeting at 8:00 p.m. Vice-Chairperson Childress called for a vote with all present commissioners voting

AYE. The motion carried (3-0). Chairperson Henley and Commissioner Wilson were absent.

DENNIS CHILDRESS
VICE-CHAIRPERSON

ATTEST:

CINDY KINTZ, PLANNING TECHNICIAN
PLANNING AND ZONING COMMISSION LIAISON