



MINUTES

FOR THE SEAGOVILLE PLANNING AND ZONING COMMISSION

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

Tuesday, December 13, 2016

in the Council Chambers of City Hall,
located at 702 N. Highway 175 – Seagoville, Texas

- I. Chairperson Perez declared a quorum present and called the meeting to order at 6:31 p.m.

Commissioners present: Commissioner Gary Adams
Vice-Chairperson James Sudduth
Commissioner Raymond Covert
Chairperson Alexandria Perez

Commissioners absent: Commissioner Catherine Braggs
Commissioner Mike Dupuis

City Staff present: Building Official Ladis Barr
Planning Technician/P&Z Commission Liaison Cindy Kintz

- II. Chairperson Perez gave the invocation and the commissioners led in the reciting of the Pledge of Allegiance.

- III. Vice-Chairperson Sudduth made a motion, seconded by Commissioner Adams, to approve the minutes for the regular meeting held on November 17, 2016. A vote was cast 4 in favor and 0 against.

- IV. A. Chairperson Perez opened the public hearing at 6:34 p.m. to hear the request of the City of Seagoville to amend the minimum living area square footage of dwellings and consider amending the following sections of Chapter 25.02, Zoning Ordinance, of the city's Code of Ordinances, (as well as any other applicable sections if necessary): Division 4 (R-1 Single Family Dwelling District Regulations), Section 25.02.063(i); Division 5 (R-2 Single Family Dwelling District Regulations), Section 25.02.083(i); Division 6 (R-3 Single-Family Dwelling District Regulations), Section 25.02.103(i); Division 7 (R-4 Single-Family Dwelling District Regulations), Section 25.02.123(i); Division 8 (R-5 Single-Family Dwelling District Regulations), Section 25.02.153(i); Division 10 (D Duplex Dwelling

District Regulations), Section 25.02.193(h); Division 11 (TH Townhouse District Regulations), Section 25.02.222(a); Division 12 (A Apartment Dwelling District Regulations), Section 25.02.253(i); and add a new subsection in Division 24 (AG Agricultural District Regulations), under Section 25.02.583. Community Development Director Ladis Barr addressed the Commission and presented an overview of the request. No one spoke in opposition to the request. The public hearing was closed at 6:36 p.m.

After a discussion, Commissioner Adams made a motion, seconded by Commissioner Covert, to make the following recommendations to City Council:

Amend Division 4 (R-1 Single Family Dwelling District Regulations), Section 25.02.063(i), by increasing the minimum living area square footage of dwelling from 2,000 to 2,200;

Amend Division 5 (R-2 Single Family Dwelling District Regulations), Section 25.02.083(i), by increasing the minimum living area square footage of dwelling from 1,800 to 2,000;

Amend Division 6 (R-3 Single-Family Dwelling District Regulations), Section 25.02.103(i), by increasing the minimum living area square footage of dwelling from 1,600 to 1,800;

Amend Division 7 (R-4 Single-Family Dwelling District Regulations), Section 25.02.123(i), by increasing the minimum living area square footage of dwelling from 1,500 to 1,700;

Amend Division 8 (R-5 Single-Family Dwelling District Regulations), Section 25.02.153(i), by increasing the minimum living area square footage of dwelling from 1,400 to 1,600;

Amend Division 10 (D Duplex Dwelling District Regulations), Section 25.02.193(h), by increasing the minimum living area square footage of dwelling from 800 to 1,000;

Amend Division 11 (TH Townhouse District Regulations), Section 25.02.222(a), by increasing the minimum living area square footage of dwelling from 1,100 to 1,300;

Amend Division 12 (A Apartment Dwelling District Regulations), Section 25.02.253(i), by increasing the minimum living area square footage of dwelling on a one bedroom apartment from 650 to 850; on a two bedroom apartment from 800 to 1,000; and on a three bedroom apartment from 900 to 1,100; and

Amend Division 24 (AG Agricultural District Regulations), by adding a new subsection under Section 25.02.583 for the minimum living area square footage of dwelling to be 2,400. (*Per Attachment "A"*)

A vote was cast 4 in favor and 0 against.

V.A. After a discussion, Commissioner Adams made a motion, seconded by Commissioner Covert, to approve a request from Seagoville Venture No. Three –

S-SI Rio Grande, L.P. to approve a final plat for the Seagoville Corners III Addition, generally located in the northeast quadrant of U.S. Highway 175 and Malloy Bridge Road in Seagoville, Texas. A vote was cast 4 in favor and 0 against.

V.B. After a discussion with the applicant's representative, Michael Stansberry – 101 East Cherokee, Jacksonville, Texas 75766 – Commissioner Adams made a motion, seconded by Vice-Chairperson Sudduth, to approve a request from Metroplex Multifoods, Inc. to approve a revised site plan for Tract 7.3 in the John D. Merchant Survey, Abstract No. 850, Page 081, generally located in the southeast quadrant of U.S. Highway 175 and Malloy Bridge Road more commonly known as 550 East Malloy Bridge Road in Seagoville, Texas. A vote was cast 4 in favor and 0 against.

V.C. After a discussion, Vice-Chairperson Sudduth made a motion, seconded by Commissioner Adams, to approve a request from Metroplex Multifoods, Inc. to approve an elevation plan for a new building on Tract 7.3 in the John D. Merchant Survey, Abstract No. 850, Page 081, generally located in the southeast quadrant of U.S. Highway 175 and Malloy Bridge Road more commonly known as 550 East Malloy Bridge Road in Seagoville, Texas. A vote was cast 4 in favor and 0 against.

VI. The meeting was adjourned at 7:10 p.m.

ALEXANDRIA PEREZ
CHAIRPERSON

ATTEST:

CINDY KINTZ, PLANNING TECHNICIAN AND
PLANNING AND ZONING COMMISSION LIAISON