



# MINUTES

## FOR THE SEAGOVILLE PLANNING AND ZONING COMMISSION

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

**Tuesday, February 14, 2017**

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 6:30 p.m.

Commissioners present: Commissioner Gary Adams  
Vice-Chairperson James Sudduth  
Commissioner Mike Dupuis  
Chairperson Alexandria Perez  
Commissioner Raymond Covert (arrived at 6:32 p.m.)

Commissioners absent: Commissioner Catherine Braggs

City Staff present: Community Development Director 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. Commissioner Adams made a motion, seconded by Commissioner Dupuis, to approve the minutes for the regular meeting held on December 13, 2016. A vote was cast 4 in favor and 0 against.
- IV.A. Chairperson Perez opened the public hearing at 6:32 p.m. to hear the request of the Seagoville Economic Development Corporation to amend the existing Planned Development Revised-2 (PDR-2) zoning to Planned Development Revised-3 (PDR-3) to allow for an amendment to the development standards for Lot 3 of the Best Western/Seagoville Addition being approximately 1.0 acre located on the northeast side of US Highway 175 at Cain Street more commonly known as 1920 North U.S. Highway 175 and amend the Comprehensive Land Use Plan. Community Development Director Ladis Barr addressed the Commission and presented an overview of the request. Kirk Clennan,

representing the Seagoville Economic Development Corporation (applicant) – 105 North Kaufman Street, Seagoville, Texas 75159 – and Janelle Garcia (buyer) – 1575 F.M. 1389, Seagoville, Texas 75159 – spoke in favor of the request. No one spoke in opposition to the request. The public hearing was closed at 6:37 p.m.

After a discussion, Commissioner Dupuis made a motion, seconded by Commissioner Adams, to recommend approval of amending the existing Planned Development Revised-2 (PDR-2) zoning to Planned Development Revised-3 (PDR-3) to allow for an amendment to the development standards to include the concept and elevation plans as presented for Lot 3 of the Best Western/Seagoville Addition being approximately 1.0 acre located on the northeast side of US Highway 175 at Cain Street more commonly known as 1920 North U.S. Highway 175 and amend the Comprehensive Land Use Plan to the City Council. A vote was cast 5 in favor and 0 against. (Z2017-01)

- IV.B. Chairperson Perez opened the public hearing at 6:42 p.m. to hear the request of the City of Seagoville to 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 15 (LR Local Retail District Regulations), Section 25.02.351; and Division 26 (Special Uses), Section 25.02.631. The purpose of the proposed amendments is to remove wedding service and mortuary uses from the permissible uses for Local Retail districts; and to provide that wedding services/event centers and mortuary uses are permitted only when located in stand-alone buildings with a Special Use permit; and amending the zoning ordinance to include definitions for wedding services, event center and mortuary uses. Community Development Director Ladis Barr addressed the Commission and presented an overview of the request. No one spoke in favor of or in opposition to the request. The public hearing was closed at 6:44 p.m.

After a discussion, Commissioner Adams made a motion, seconded by Vice-Chairperson Sudduth, to recommend approval of the proposed amendments to the Zoning Ordinance to the City Council. A vote was cast 5 in favor and 0 against. (#Z2017-02)

- V.A. After a discussion, Vice-Chairperson Sudduth made a motion, seconded by Commissioner Covert, to approve a request from Daniel Robles and Rosalinda Guzman to approve a replat for Lots 1-R1 and 1-R2, Block 2 of the East Ridge Addition, more commonly known as 1071 Irene Circle, as recorded in Volume 88079, Page 1154 of the Map Records of Dallas County, Texas. A vote was cast 5 in favor and 0 against.
- VI. The meeting was adjourned at 6:50 p.m.

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ALEXANDRIA PEREZ  
CHAIRPERSON

ATTEST:

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CINDY KINTZ, PLANNING TECHNICIAN AND  
PLANNING AND ZONING COMMISSION LIAISON