

**MINUTES**  
FOR THE  
**SEAGOVILLE PLANNING AND ZONING COMMISSION**  
**Meeting scheduled to begin at 7:00 p.m.,**  
**Thursday, January 8, 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 7:00 p.m. Commissioners present were Randy Daugherty, Dennis Childress, Carl Henley and Jerry Becker. Commissioners absent were Beverly Wilson, Dee Thompson and Jon Epps. 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 November 13, 2008.

Commissioner Becker made a motion, seconded by Vice-Chairperson Childress, to table the approval of the minutes for the regular meeting held on November 13, 2008 due to the final vote for the approval of the Cenicerros final plat was not included in the minutes. Chairperson Henley called for a

vote with all present commissioners voting AYE. The motion carried (3-0). Commissioners Beverly Wilson, Dee Thompson and Jon Epps were absent.

IV. PUBLIC HEARINGS

None

V. REQUESTS AND PRESENTATIONS

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

City Planner Sherry Sefko gave a Power Point presentation, which is attached as part of the minutes, and overview of the Comprehensive Plan Update Study that the Commission would be involved in over the next several months. She explained how the Comprehensive Plan was the City's blueprint of what it wanted to become in the future and served as the City's foundation document. She also explained that State law stated that zoning be based upon a city's Comprehensive Plan. She informed the commissioners that it had been seven years (2002) since the City had reviewed its Comprehensive Plan and how she strongly recommended an annual review of the Plan. She commented on how Chapter 8: Community Image and Design Guidelines was her favorite section of the Plan.

After Mrs. Sefko's presentation, she had the commissioners place stickers on a City map over different areas within the City that they felt needed further consideration and review. Once the commissioners returned to their seats, she stated that she would be asking each of them to explain their reasons for placing the stickers where they did.

VI. FUTURE AGENDA ITEMS

The commissioners did not have any additional items to place on their *List of Future Agenda Items*.

VII. ADJOURNMENT

Without any further business to conduct, Commissioner Becker made a motion, seconded by Commissioner Daugherty, to adjourn the meeting at 8:00 p.m. Chairperson Henley called for a vote with all present commissioners voting AYE. The motion carried (3-0). Commissioners Beverly Wilson, Dee Thompson and Jon Epps were absent.

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**CARL HENLEY  
CHAIRPERSON**

**ATTEST:**

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