



# MINUTES

FOR THE  
SEAGOVILLE PLANNING AND ZONING COMMISSION

**Meeting scheduled to begin at 7:00 p.m.,**

**Thursday, January 13, 2011**

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

**CHAIRPERSON  
VICE-CHAIRPERSON  
COMMISSIONER  
COMMISSIONER  
COMMISSIONER  
COMMISSIONER  
COMMISSIONER**

**DENNIS CHILDRESS  
JERRY BECKER  
BEVERLY WILSON  
RITHA EDWARDS  
TERRI ASHMORE  
JAMES SUDDUTH  
DEE THOMPSON**

► 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 Becker declared a quorum present and called the meeting to order at 7:00 p.m.

Commissioners present: Commissioner James Sudduth  
Vice-Chairperson Jerry Becker  
Commissioner Terri Ashmore  
Commissioner Dee Thompson  
Commissioner Beverly Wilson

Commissioner(s) absent: Chairperson Dennis Childress  
Commissioner Ritha Edwards

City Staff present: Assistant City Manager Mike Hitt  
Chief Building Official Ron Harness  
Planning Technician Cindy Kintz

**II. INVOCATION & PLEDGE OF ALLEGIANCE**

Vice-Chairperson 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 22, 2010.

MOTION: Approve the minutes for the regular meeting held on November 22, 2010 as written.

FIRST: Commissioner Wilson

SECOND: Commissioner Ashmore

AYES: Commissioner Wilson, Commissioner Ashmore, Vice-Chairperson Becker, Commissioner Sudduth and Commissioner Thompson

NAYS: None

MOTION CARRIED: (5-0)

**IV. PUBLIC HEARINGS**

A. #Z2011-01 – Hold a Public Hearing, discuss and take necessary action on a request to establish a Specific Use Permit (SUP) for a message center signage on an existing multi-tenant pole and amending the Comprehensive Land Use Plan. The subject property is generally located on the south side of Hall Street approximately 500± feet southeast of U.S. Highway 175 Service Road and approximately 465± feet northeast of North Kaufman Street in Seagoville, Texas (property physical address: 112 Hall Street; property acreage: 0.86± acre; property legal description: Lot 1, Block 1 of the Putnam-Smith Addition, as recorded in Volume 89107, Page 968 in the Plat Records of Dallas County, Texas.

*Applicant: Charles D. Smith.*

1. Open public hearing; and receive staff report and public comments;

Vice-Chairperson Becker opened the public hearing at 7:04 p.m.

Chief Building Official Ron Harness gave the Staff report over Zoning Request #Z2011-01.

A representative with the sign company, Environmental Lighting Service, was present in the audience to answer any questions from the commissioners concerning the sign.

2. Close public hearing;

Vice-Chairperson Becker closed the public hearing at 7:10 p.m.

3. Discuss and take necessary action to make a recommendation to City Council on Zoning Request #Z2011-01.

MOTION: Recommend approval of an SUP to establish a Specific Use Permit (SUP) for a message center signage not to exceed twelve (12) square feet on an existing multi-tenant pole for the subject property located at 112 Hall Street, as submitted by the applicant.

FIRST: Commissioner Wilson                      SECOND: Commissioner Sudduth

AYES: Commissioner Wilson, Commissioner Sudduth, Vice-Chairperson Becker, Commissioner Ashmore and Commissioner Thompson

NAYS: None

MOTION CARRIED: (5-0)

#### V. **REQUESTS AND PRESENTATIONS**

- A. Discuss and take necessary action on a request to approve a construction plat for the Seagoville North Elementary School Addition, generally located 590± feet northeast of U.S. Highway 175 and 431± feet southeast of Myers Road in Seagoville, Texas.

*Applicant: Dallas Independent School District*

During the discussion, Vice-Chairperson Becker gave his Power Point presentation over the new elementary school site.

MOTION: Approve the construction plat for Seagoville North Elementary School Addition subject to four conditions as follows:

1. Approval of the street names for the two new collector streets by the City prior to submission and approval of the final plat;
2. Addition of any easements that are required by the City during construction (to be shown on the final plat); and
3. Any additional additions or alterations to the engineering/construction plans as may be deemed necessary by the City's Engineer, Transportation Engineer, Planner or City Staff to address outstanding engineering-related issues.
4. Adjustments necessary to tie into Woodhaven Drive.

FIRST: Commissioner Wilson

SECOND: Commissioner Sudduth

AYES: Commissioner Wilson, Commissioner Sudduth, Vice-Chairperson  
Becker, Commissioner Ashmore and Commissioner Thompson

NAYS: None

MOTION CARRIED: (5-0)

- B. Discuss and take necessary action on a request to approve a final site plan for Lot 1, Block 1 of the Seagoville North Elementary School Addition, generally located 590± feet northeast of U.S. Highway 175 and 431± feet southeast of Myers Road in Seagoville, Texas.

Applicant: *Dallas Independent School District*

MOTION: Approve the final site plan for Seagoville North Elementary School subject to the six conditions as follows:

1. Approval of the façade plans (Agenda Item V.C.) by the Commission;
2. Approval of the landscape plans (Agenda Item V.D.) by the Commission;
3. Any additional additions or alterations to the engineering/construction plans as may be deemed necessary by the City's Engineer, Transportation Engineer, Planner or City Staff to address outstanding engineering-related issues;
4. Installation of an additional sidewalk from the crosswalk on Seagoville Road to the sidewalk in front of the handicapped parking space in the visitor parking area;
5. Installation of rod iron fencing around the detention swale area along Seagoville Road from the extension of Alto Road to the exiting driveway of visitor parking area; and
6. Installation of signage as deemed by City Staff.

FIRST: Commissioner Sudduth

SECOND: Commissioner Thompson

AYES: Commissioner Suddth, Commissioner Thompson, Vice-Chairperson  
Becker, Commissioner Wilson and Commissioner Ashmore

NAYS: None

MOTION CARRIED: (5-0)

- C. Discuss and take necessary action on a request to approve the façade plans for Lot 1, Block 1 of the Seagoville North Elementary School Addition, generally located 590± feet northeast of U.S. Highway 175 and 431± feet southeast of Myers Road in Seagoville, Texas.

Applicant: *Dallas Independent School District*

MOTION: Approve the final site plan for Seagoville North Elementary School subject to the six conditions as follows:

1. Approval of the final site plan (Agenda Item V.B.) by the Commission; and
2. Any additional additions or alterations to the engineering/construction plans as may be deemed necessary by the City's Engineer, Transportation Engineer, Planner or City Staff to address outstanding engineering-related issues.

FIRST: Commissioner Wilson

SECOND: Commissioner Sudduth

AYES: Commissioner Wilson, Commissioner Sudduth, Vice-Chairperson Becker, Commissioner Ashmore and Commissioner Thompson

NAYS: None

MOTION CARRIED: (5-0)

- D. Discuss and take necessary action on a request to approve the landscape plans for Lot 1, Block 1 of the Seagoville North Elementary School Addition, generally located 590± feet northeast of U.S. Highway 175 and 431± feet southeast of Myers Road in Seagoville, Texas.

Applicant: *Dallas Independent School District*

MOTION: Approve the final site plan for Seagoville North Elementary School subject to the six conditions as follows:

1. Approval of the final site plan (Agenda Item V.B.) by the Commission; and
2. Any additional additions or alterations to the engineering/construction plans as may be deemed necessary by the City's Engineer, Transportation Engineer, Planner or City Staff to address outstanding engineering-related issues.

FIRST: Commissioner Sudduth

SECOND: Commissioner Wilson

AYES: Commissioner Sudduth, Commissioner Wilson, Vice-Chairperson  
Becker, Commissioner Ashmore and Commissioner Thompson

NAYS: None

MOTION CARRIED: (5-0)

**VI. ADJOURNMENT**

MOTION: Adjourn the meeting at 8:41 p.m.

FIRST: Commissioner Wilson

SECOND: Commissioner Thompson

AYES: Commissioner Wilson, Commissioner Thompson, Vice-Chairperson  
Becker, Commissioner Ashmore and Commissioner Sudduth

NAYS: None

MOTION CARRIED: (5-0)

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**JERRY BECKER**  
**VICE-CHAIRPERSON**

**ATTEST:**

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