



**MINUTES OF CITY COUNCIL
REGULAR SESSION
APRIL 2, 2018**

The Regular Session of the City Council of the City of Seagoville, Texas was called to order at 7:00 p.m. on Monday, April 2, 2018, at City Hall, 702 N. Hwy 175, Seagoville, Texas with a quorum present, to wit:

Dennis Childress	Mayor	
Jon Epps	Mayor Pro Tem	
Jose Hernandez	Councilmember	(absent)
Rick Howard	Councilmember	
Harold Magill	Councilmember	
Mike Fruin	Councilmember	

The following staff members were also present: Director of Administrative Services Cindy Brown, Police Chief Ray Calverley, City Attorney Alexis Allen, and City Secretary Kandi Jackson.

Invocation – *Invocation was led by Councilmember Magill.*

Pledge of Allegiance – *Pledge of Allegiance was led by Mayor Childress.*

Proclamation – National Public-Safety Telecommunications Week – *Mayor Childress presented one proclamation for Gods House of Deliverance Week and one proclamation for National Public-Safety Telecommunications Week.*

Mayor’s Report – *None.*

Citizens Public Comment Period- *This portion of the meeting is to allow each speaker up to six (6) minutes to address the council on items not posted on the current agenda. Council may not discuss these items but may respond with factual data or policy information or place the item on a future agenda. Citizens wishing to speak on posted agenda items will be called upon at that time. Anyone wishing to speak shall submit a Speaker Request Form to the City Secretary.*

Cheryl Fowler at 217 E. Bluff, Seagoville, Texas stated she was speaking for her mother Mary Runnels concerning the sewage back up in the home. She stated the family is displaced and is requesting the City ask their insurance company to reconsider the denial of reimbursement for the damage in the home.

CONSENT AGENDA- The Consent Agenda contains items which are routine in nature and will be acted upon in one motion.

- 1. Consider approving City Council Meeting minutes for March 19, 2018 (City Secretary)**

2. **Consider a Resolution declaring certain City property surplus and authorizing the City Manager to sell, trade, or dispose of the property in accordance with the processes established in the Code of Ordinances (Police Chief)**
3. **Consider the second reading of Resolution No. 17-R-2018, authorizing the Seagoville Economic Development Corporation to undertake a project for the creation of jobs and expansion of business development in the City, including a reimbursement grant in an amount not to exceed thirty thousand dollars (\$30,000.00), in accordance with the Texas Local Government Code; and providing an effective date (Director of Administrative Services)**

Motion to approve Consent Agenda as read – Epps, seconded by Magill; motion passed with all ayes. 4/0

REGULAR AGENDA-

4. **Conduct a public hearing and discuss and consider an Ordinance of the City of Seagoville, Texas, amending the comprehensive zoning Ordinance, as amended by changing the zoning from “PD-R-5” Planned Development – Residential-5 to “PD-5-SUP” Planned Development-Residential-5 with a special use permit, which shall expire on September 29, 2018, to allow for a temporary batch plant, on Lots 1 through 5, Block E, of the Highland Meadows Phase III Subdivision located on the north side of Lasater Road between Stark Road and Shannon Loop, in the City of Seagoville, Texas; providing for an approved site plan which is attached hereto and incorporated herein as Exhibit “A”; providing for the repeal of all Ordinances in conflict; providing a severability clause; providing for a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and providing an effective date (Community Development Director)**

Mayor Childress opened the public hearing at 7:14 p.m.

Mark Leonard at 6331 Southwest Blvd, Benbrook, Texas 76132 stated a batch plant is used for budget scheduling and to efficiently complete a project. The batch plant will allow for mixed concrete on site and reduce the amount of truck traffic on the roads in Seagoville. He also stated the batch plant will be there no longer than two (2) weeks.

Mayor Childress closed the public hearing at 7:15 p.m.

Community Development Director Barr stated Staff recommended approval.

Motion to approve an Ordinance of the City of Seagoville, Texas, amending the comprehensive zoning Ordinance, as amended by changing the zoning from "PD-R-5" Planned Development-Residential-5 to "PD-5-SUP" Planned Development –Residential-5 with a special use permit, which shall expire on September 29, 2018, to allow for a temporary batch plant, on Lots 1 through 5, Block E, of the Highland Meadows Phase III Subdivision located on the north side of Lasater Road between Stark Road and Shannon Loop, in the City of Seagoville, Texas; providing for an approved site plan which is attached hereto and incorporated herein as Exhibit "A"; providing for the repeal of all Ordinances in conflict; providing a severability clause; providing for a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and providing an effective date – Magill, seconded by Howard; motion passed with all ayes. 4/0

- 5. Conduct a public hearing and discuss and consider an Ordinance of the City of Seagoville, Dallas County, Texas amending the comprehensive zoning Ordinance and map of the City of Seagoville, Dallas County, Texas, as heretofore amended by granting a change in zoning from Residential-5 (R-5) to Planned Development – Residential-5 (PD-18-01) for approximately 28.5 ± acres of land located in the John D. Merchant Survey Abstract No. 850, generally described as west of May Road and adjacent/east of Alto Road in Seagoville, Dallas County, Texas, and being legally described in Exhibit "A", attached hereto and incorporated herein: drainage plan, which is attached hereto and incorporated as Exhibit "B"; providing for a repealing clause; providing a severability clause; providing a savings clause; providing for a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and providing an effective date (Community Development Director)**

Mayor Childress opened the public hearing at 7:17 p.m.

Pat Atkins at 3076 Hayes Lane, Rockwall, Texas presented Tredway Estates.

Jerry Becker at 700 May Road, Seagoville, Texas presented pictures of houses on May Road and a petition in opposition of the Planned Development-Residential-5. He stated he is concerned about having a homeowner's association, small lots, water and sewer issues on a system that is dated, the widening of May Road, and the increase of traffic.

Martin Ashley at 1702 Parkhaven Drive, Seagoville, Texas spoke in favor of the development. He stated it is his desire to see an increase in the tax base to allow the City of Seagoville to update the streets, sewer and water systems, and to see more businesses come to Seagoville.

Rachelle Jeannet at 711 May Road, Seagoville, Texas stated she is not opposed to having more people and a bigger tax base but her concerns are the crime rate, drainage and sewage, added cost to her family, increase in traffic, having a homeowner's association, and the effects on Seagoville as a community.

Pam Pipins at 704 May Road, Seagoville, Texas stated she is concerned about additional traffic on May Road.

Mayor Childress closed the public hearing at 7:37 p.m.

Councilmember Magill stated he is opposed to the Planned Development-Residential-5. His concerns are violating zoning Ordinances, new homes being compatible with existing homes, smaller homes, the abundance of Residential-5 housing, the houses turning into Section 8 lease property/rental property, and crime rate.

Councilmember Fruin stated after a tour of Rockwall Texas similar housing additions he is in favor of the Planned Development-Residential-5. He stated he is in favor of smaller lots with bigger houses to support the demands of the housing market.

Mayor Pro Tem Epps stated he is in favor of the best decision for the City of Seagoville. He stated crime is inevitable; crime will come to Seagoville from neighboring cities.

Motion to approve an Ordinance of the City of Seagoville, Dallas County, Texas amending the comprehensive zoning Ordinance and map of the City of Seagoville, Dallas County, Texas, as heretofore amended by granting a change in zoning from Residential-5 (R-5) to Planned Development-Residential-5 (PD-18-01) for approximately 28.5 ± acres of land located in the John D. Merchant Survey Abstract No. 850, generally described as west of May Road and adjacent/east of Alto Road in Seagoville, Dallas County, Texas, and being legally described in Exhibit "A", attached hereto and incorporated herein: drainage plan, which is attached hereto and incorporated as Exhibit "B"; providing for a repealing clause; providing a severability clause; providing a savings clause; providing for a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and providing an effective date – Fruin, seconded by Epps. A vote was cast 2 for – Fruin and Epps; 2 against – Magill and Howard. Mayor Childress stated with Councilmember Hernandez absent the duty falls to him to break the tie and he is in favor of Agenda Item #5. Motion passed. 3/2

6. **Receive Councilmember Reports/Items of Community Interest** - as authorized by Section 551.0415 of the Texas Government Code.

None.

7. **Future Agenda Items** – Council to provide direction to staff regarding future agenda items. These items will not be discussed and no action will be taken at this meeting.

None.

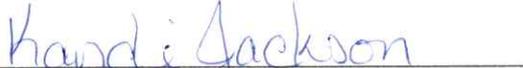
Adjourned at 7:44 p.m.

APPROVED:



Mayor Dennis K. Childress

ATTEST:



Kandi Jackson, City Secretary