



**SEAGOVILLE, TEXAS
CITY COUNCIL MEETING AGENDA
MONDAY, JULY 16, 2018**

**City Council Chambers, City Hall
702 N. Hwy 175
Seagoville, Texas 75159**

WORK SESSION – 6:30 P.M.

Call to Order

- A. Discuss regular session agenda items**
- B. Police Chief – Police Department & Animal Control**

Adjourn

REGULAR SESSION - 7:00 P.M.

ROUTINE ANNOUNCEMENTS, RECOGNITIONS, and PROCLAMATIONS

Call to Order

Invocation

Pledge of Allegiance

Mayor's Report

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.*

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 July 2, 2018 (City Secretary)**

REGULAR AGENDA-

- 2. Conduct interviews and appoint six (6) members of the community to the Downtown Corridor Advisory Group (City Manager)**
- 3. Conduct a public hearing on a zoning request Z2018-07 to change the zoning on about 1-acre at 301 West Simonds Road (being the unplatted Tract 18 of the Herman Heider Abstract Number 541 on Page 490) from the R-5, Residential Single Family, Zoning District to the LM, Light Manufacturing, Zoning District (Community Development Director)**
- 4. Discuss and consider an Ordinance of the City of Seagoville, Texas, amending the Comprehensive Zoning Ordinance and map of the City of Seagoville, as amended, by granting a change in zoning from the R-5, Residential Single Family, Zoning District to the LM, Light Manufacturing, Zoning District on approximately 1-acre of real property located at 301 West Simonds Road in the City of Seagoville, Dallas County, Texas, being legally described in Exhibit "2" and depicted in Exhibit "3", attached hereto and incorporated herein; providing for a repealing clause; providing for a savings clause; providing for a severability clause; providing for a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date (Community Development Director)**
- 5. Conduct a public hearing on a zoning request Z2018-08 to change the zoning on over 2-acres at 300 West Farmers Road (also known as the unplatted Tract 27 of the John Denton Abstract Number 426 on Page 300) from LM, Light Manufacturing, to the R-5, Residential Single Family, Zoning District (Community Development Director)**
- 6. Discuss and consider an Ordinance of the City of Seagoville, Texas, amending the Comprehensive Zoning Ordinance and map of the City of Seagoville, as amended, by granting a change in zoning from the LM, Light Manufacturing, Zoning District to the R-5, Residential Single Family, Zoning District on approximately 2-acres of Real Property described at the unplatted Tract 27 of the John Denton Abstract 426 Page 300 of the Deed Records of Dallas County, Texas, commonly known as 300 West Farmers Road, in the City of Seagoville, Dallas County, Texas, and being depicted in Exhibit "3" attached hereto and incorporated herein; providing for a repealing clause; providing for a savings clause; providing for a severability clause; providing for a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date (Community Development Director)**
- 7. Conduct a public hearing on a zoning request Z2018-09 to change the zoning on about 0.3-acres at 706 North Railroad Avenue (also known as the unplatted Tract 26 of the John Denton Abstract Number 426 on Page 300) from LM, Light Manufacturing, to the R-5, Residential Single Family, Zoning District (Community Development Director)**

- 8. Discuss and consider an Ordinance of the City of Seagoville, Texas amending the Comprehensive Zoning Ordinance and map of the City of Seagoville, as amended, by granting a change in zoning from the LM, Light Manufacturing, Zoning District to the R-5, Residential Single Family Zoning District on approximately 0.3-acres of the real property described as the unplatted Tract 26 of the John Denton Abstract Number 426 on Page 300 in the Deed Records of Dallas County, commonly referred to as 706 North Railroad Avenue in the City of Seagoville, Dallas County, Texas and being depicted in Exhibit “3” attached hereto and incorporated herein; providing for a repealing clause; providing for a savings clause; providing for a severability clause; providing for a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date (Community Development Director)**
- 9. Conduct a public hearing on a zoning request Z2018-10 to change the zoning on about 0.7-acres at 116 West Farmers Road (also known as the unplatted Tract 22 of the John Denton Abstract Number 426 on Page 300) from LM, Light Manufacturing, to the R-5, Residential Single Family, Zoning District (Community Development Director)**
- 10. Discuss and consider an Ordinance of the City of Seagoville, Texas, amending the Comprehensive Zoning Ordinance and map of the City of Seagoville, as amended, by granting a change in zoning from the LM, Light Manufacturing, Zoning District to the R-5, Residential Single Family, Zoning District on approximately 0.7-acres of the real property described as Tract 22 of John Denton Abstract 426 Page 300, commonly referred to as 116 West Farmers Road in the City of Seagoville, Dallas County, Texas and being depicted in Exhibit “3” attached hereto and incorporated herein; providing for a repealing clause; providing for a savings clause; providing for a severability clause; providing for a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date (Community Development Director)**
- 11. Discuss garage size requirements (Councilmember Magill)**
- 12. Presentation of virtual tour videos produced by CGI Communications for the purpose of promoting Seagoville to potential future residents and businesses (Library Director)**
- 13. Presentation of City of Seagoville’s Third Quarter Financial Report for Fiscal Year 2018 (Finance Director)**
- 14. Receive Councilmember Reports/Items of Community Interest - as authorized by Section 551.0415 of the Texas Government Code.**
- 15. 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.**

16. Executive Session

Recess into Executive Session in compliance with Texas Government Code:

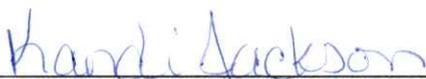
- A. § 551.087. Discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations, and to deliberate the offer of a financial or other incentive to a business prospect, to wit: "Project Cake."**

17. Reconvene Into Regular Session

Council will reconvene into open session, and take action, if any, on matters discussed in Executive Session.

Adjourn

Posted Thursday, July 12, 2018 by 5:00 P.M.



Kandi Jackson, City Secretary



As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed executive session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

The City of Seagoville does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities. If you have a request for services that will make this program accessible to you, please contact the City of Seagoville at least 72 hours in advance at (972) 287-6819. (TDD access 1-800-RELAY-TX)

DATES TO REMEMBER

- **Monday, July 23, 2018 City Council Workshop**
- **Monday, July 30, 2018 City Council Workshop**



City of Seagoville Police Department

600 North US Highway 175
Seagoville, Texas 75159
Phone 972.287.2999 Fax 972.287.2917
www.seagoville.us



Seagoville Police Department City Council Presentation

Seagoville Animal Services Stats for the 2st quarter 2018

Canine Intakes, Adoptions, Rescues, and Return to Owner

Description	April	May	June	Total	YTD Total
Stray	53	34	37	124	237
Surrenders	4	0	5	9	21
Adoptions	25	15	30	70	151
Rescues	6	1	4	11	35
Return to Owner	20	13	10	43	81

Feline Intakes, Adoptions, Rescues, and Return to Owner

Stray	9	15	18	42	56
Surrenders	0	0	0	0	1
Adoptions	10	16	14	40	52
Rescues	0	0	0	0	0
Return to Owner	1	0	2	3	3

Animal Services Activity for the 2nd quarter of 2018

Calls for Service	198	176	162	536	1057
After Hour Calls	56	50	65	171	303
Volunteer Hours	293	289	302	884	1704
Verbal Warnings	3	2	0	5	8
Written Warning	2	1	0	3	4
Citations	0	0	0	0	3

Seagoville Animal Shelter Activity Report

	1st Qtr 2017				2nd Qtr 2017				3rd Qtr 2017				4th Qtr 2017				2017
	Jan	Feb	Mar	QTD	Apr	May	Jun	QTD	Jul	Aug	Sep	QTD	Oct	Nov	Dec	QTD	YTD
Intakes																	
Canine Stray	49	45	49	143	54	57	35	146	41	41	57	139	52			52	480
Canine Surrender	8	1	5	14	6	8	3	17	6	4	6	16	6			6	53
Canine Quarantined	0	0	0	0	1	0	0	1	0	0	2	2	0			0	3
Canine Seized	0	1	0	1	0	0	0	0	0	0	0	0	0			0	1
Total Canine Intakes	57	47	54	158	61	65	38	164	47	45	65	157	58	0	0	58	537
Feline Stray	20	3	1	24	7	40	4	51	12	32	16	60	14			14	149
Feline Surrender	2	1	0	3	0	0	0	0	0	0	0	0	0			0	3
Feline Quarantine	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0
Feline Seized	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0
Feline Feral	0	0	0	0	3	0	0	3	0	0	0	0	0			0	3
Total Feline Intakes	22	4	1	27	10	40	4	54	12	32	16	60	14	0	0	14	155
Wildlife	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	1
Total Intakes	79	51	55	185	71	105	42	218	59	77	81	217	72	0	0	72	692
Outcomes																	
Canine Adoptions	48	27	42	117	35	45	21	101	31	51	26	108	29			29	355
Canine Rescues	0	2	1	3	0	0	11	11	1	5	7	13	3			3	30
Canine RTO	17	21	14	52	0	13	7	20	15	5	16	36	17			17	125
Canine Euthanized	0	0	0	0	0	1	0	1	0	0	0	0	0			0	1
Canine Died	0	0	0	0	0	0	0	0	0	0	0	0	1			1	1
Feline Adoptions	16	8	2	26	7	17	17	41	17	31	16	64	10			10	141
Feline Rescues	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0
Feline RTO	0	0	0	0	0	0	0	0	1	0	0	1	2			2	3
Feline TNR	0	0	0	0	3	0	0	3	0	0	0	0	0			0	3
Feline Euthanized	0	1	0	1	0	0	0	0	0	0	0	0	0			0	1
Feline Died	0	0	0	0	0	0	0	0	0	1	0	1	0			0	1
Wildlife Released	0	0	1	1	0	5	1	6	1	0	0	1	0			0	8
Wildlife Rehab	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0
Wildlife Euthanized	0	1	0	1	0	0	0	0	0	0	0	0	0			0	1
Activity																	
Calls for Service	275	212	290	777	306	280	245	831	238	318	250	806	195			195	2609
After Hours Calls	68	41	62	171	90	25	57	172	66	63	80	209	53			53	605
Phone Calls	290	267	311	868	352	301	293	946	298	337	292	927	282			282	3023
Volunteer Hours	286	290	297	873	316	311	302	929	320	359	290	969	287			287	3058
Bite Cases	0	0	0	0	1	0	0	1	0	0	3	3	0			0	4
Compliance																	
Verbal Warnings	1	0	1	2	0	2	0	2	0	2	3	5	3			3	12
Written Warnings	1	1	1	3	0	0	0	0	1	3	3	7	3			3	13
Citations	0	1	0	1	1	6	0	7	0	1	5	6	3			3	17
Compliance Totals	2	2	2	6	1	8	0	9	1	6	11	18	9	0	0	9	42

Seagoville Animal Shelter Activity Report

	1st Qtr				2nd Qtr				3rd Qtr				4th Qtr				2017	2018		
	2017	2018	+/-	%	2017	2018	+/-	%	2017	2018	+/-	%	2017	2018	+/-	%				
Intakes																				
Canine Stray	143	113	-30	-21%	146	124	-22	-15%	139	0	-139	-100%	52	0	-52	-100%	480	237	243	51%
Canine Surrender	14	12	-2	-14%	17	9	-8	-47%	16	0	-16	-100%	6	0	-6	-100%	53	21	32	60%
Canine Quarantined	0	0	0	100%	1	0	-1	-100%	2	0	-2	-100%	0	0	0	100%	3	0	3	100%
Canine Seized	1	0	-1	-100%	0	0	0	100%	0	0	0	100%	0	0	0	100%	1	0	1	100%
Total Canine Intakes	158	125	-33	-21%	164	133	-31	-19%	157	0	-157	-100%	58	0	-58	-100%	537	258	279	52%
Feline Stray	24	14	-10	-42%	51	42	-9	-18%	60	0	-60	-100%	14	0	-14	-100%	149	56	93	62%
Feline Surrender	3	1	-2	-67%	0	0	0	100%	0	0	0	100%	0	0	0	100%	3	1	2	67%
Feline Quarantine	0	0	0	100%	0	0	0	100%	0	0	0	100%	0	0	0	100%	0	0	0	100%
Feline Seized	0	0	0	100%	0	0	0	100%	0	0	0	100%	0	0	0	100%	0	0	0	100%
Feline Feral	0	0	0	100%	3	0	-3	-100%	0	0	0	100%	0	0	0	100%	3	0	3	100%
Total Feline Intakes	27	15	-12	-44%	54	42	-12	-22%	60	0	-60	-100%	14	0	-14	-100%	155	57	98	63%
Wildlife	0	0	0	100%	1	1	0	0%	0	0	0	100%	0	0	0	100%	1	1	0	0%
Total Intakes	185	140	-45	-24%	219	176	-43	-20%	217	0	-217	-100%	72	0	-72	-100%	693	316	377	54%
Outcomes																				
Canine Adoptions	117	81	-36	-31%	101	70	-31	-31%	108	0	-108	-100%	29	0	-29	-100%	355	151	204	57%
Canine Rescues	3	24	21	700%	11	11	0	0%	13	0	-13	-100%	3	0	-3	-100%	30	35	-5	-17%
Canine RTO	52	38	-14	-27%	20	43	23	115%	36	0	-36	-100%	17	0	-17	-100%	125	81	44	35%
Canine Euthanized	0	1	1	100%	1	0	-1	-100%	0	0	0	100%	0	0	0	100%	1	1	0	0%
Canine Died	0	1	1	100%	0	1	1	100%	0	0	0	100%	1	0	-1	-100%	1	2	-1	-100%
Feline Adoptions	26	12	-14	-54%	41	40	-1	-2%	64	0	-64	-100%	10	0	-10	-100%	141	52	89	63%
Feline Rescues	0	0	0	100%	0	0	0	100%	0	0	0	100%	0	0	0	100%	0	0	0	100%
Feline RTO	0	0	0	100%	0	3	3	100%	1	0	-1	-100%	2	0	-2	-100%	3	3	0	0%
Feline TNR	0	0	0	100%	3	0	-3	-100%	0	0	0	100%	0	0	0	100%	3	0	3	100%
Feline Euthanized	1	0	-1	-100%	0	0	0	100%	0	0	0	100%	0	0	0	100%	1	0	1	100%
Feline Died	0	0	0	100%	0	0	0	100%	1	0	-1	-100%	0	0	0	100%	1	0	1	100%
Wildlife Released	1	0	-1	-100%	6	0	-6	-100%	1	0	-1	-100%	0	0	0	100%	8	0	8	100%
Wildlife Rehab	0	0	0	100%	0	0	0	100%	0	0	0	100%	0	0	0	100%	0	0	0	100%
Wildlife Euthanized	1	0	-1	-100%	0	0	0	100%	0	0	0	100%	0	0	0	100%	1	0	1	100%
Activity																				
Calls for Service	777	521	-256	-33%	831	536	-295	-35%	806	0	-806	-100%	195	0	-195	-100%	2609	1057	1552	59%
After Hours Calls	171	132	-39	-23%	172	171	-1	-1%	209	0	-209	-100%	53	0	-53	-100%	605	303	302	50%
Phone Calls	868	771	-97	-11%	946	681	-265	-28%	927	0	-927	-100%	282	0	-282	-100%	3023	1452	1571	52%
Volunteer Hours	873	820	-53	-6%	929	884	-45	-5%	969	0	-969	-100%	287	0	-287	-100%	3058	1704	1354	44%
Bite Cases	0	0	0	100%	1	0	-1	-100%	3	0	-3	-100%	0	0	0	100%	4	0	4	100%
Compliance																				
Verbal Warnings	2	3	1	50%	2	5	3	150%	5	0	-5	-100%	3	0	-3	-100%	12	8	4	33%
Written Warnings	3	1	-2	-67%	0	3	3	100%	7	0	-7	-100%	3	0	-3	-100%	13	4	9	69%
Citations	1	3	2	200%	7	0	-7	-100%	6	0	-6	-100%	3	0	-3	-100%	17	3	14	82%
Compliance Totals	6	7	1	17%	9	8	-1	-11%	18	0	-18	-100%	9	0	-9	-100%	42	15	27	64%

**SEAGOVILLE POLICE DEPARTMENT
POLICE CHIEF'S MONTHLY REPORT**

	June 2018	June 2017	% CHANGE	2018 YTD	2017 YTD	% CHANGE
PART I OFFENSES	33	40	-18%	197	220	-10%
CRIME INDEX RATE	2.12	2.57	-18%	12.64	14.12	-10%
TOWN POPULATION	15580	15580	0%	15580	15390	1%
CLEARANCE INDEX	6	5	20%	40	49	-18%
CLEARANCE INDEX RATE	0.39	0.32	20%	2.57	3.15	-18%
VALUE PROPERTY STOLEN	\$ 91,112	\$ 66,490	37%	\$ 593,773	\$ 682,019	-13%
VALUE PROPERTY RECOVERED	\$ 30,435	\$ 76,257	-60%	\$ 361,696	\$ 471,559	-23%

ACTUAL OFFENSES PER 1,000 POPULATION AND CLEARANCE RATE

CRIMINAL HOMICIDE RATE	0 0.00	0 0.00	0% 0%	0 0.00	1 0.06	-100% -100%
CASES CLEARED CLEARANCE RATE	0 0.00	0 0.00	0% 0%	0 0.00	1 0.00	-100% 0%
FORCIBLE RAPE RATE	0 0.00	0 0.00	0% 0%	0 0.00	0 0.00	0% 0%
CASES CLEARED CLEARANCE RATE	0 0.00	0 0.00	0% 0%	0 0.00	0 0.00	0% 0%
ROBBERY RATE	1 0.06	2 0.13	-50% -50%	1 0.064	5 0.32	-80% -80%
CASES CLEARED CLEARANCE RATE	0 0.00	0 0.00	0% 0%	0 0.00	0 0.00	0% 0%
AGGRAVATED ASSAULT RATE	0 0.00	0 0.00	0% 0%	3 0.19	6 0.39	-50% -50%
CASES CLEARED CLEARANCE RATE	0 0.00	0 0.00	0% 0%	2 66.67	6 100.00	-67% -33%
BURGLARY RATE	9 0.58	6 0.39	50% 50%	41 2.63	47 3.02	-13% -13%
CASES CLEARED CLEARANCE RATE	1 11.11	1 16.67	0% -33%	4 9.76	13 27.66	-69% -65%
LARCENY RATE	16 1.03	25 1.60	-36% -36%	98 6.29	118 7.57	-17% -17%
CASES CLEARED CLEARANCE RATE	3 18.75	4 16.00	-25% 17%	20 20.41	25 21.19	-20% -4%
AUTO THEFT RATE	7 0.45	6 0.39	17% 17%	54 3.47	41 2.63	32% 32%
CASES CLEARED CLEARANCE RATE	2 28.57	0 0.00	100% 100%	14 25.93	4 9.76	250% 166%
ARSON RATE	0 0.00	1 0.06	-100% -100%	0 0.00	2 0.13	-100% -100%
CASES CLEARED CLEARANCE RATE	0 0.00	0 0.00	0% 0%	0 0.00	0 0.00	0% 0%

**SEAGOVILLE POLICE DEPARTMENT
POLICE CHIEF'S MONTHLY REPORT**

	June 2018	June 2017	% CHANGE	2018 YEAR TO DATE	2017 YEAR TO DATE	% CHANGE
TRAFFIC						
ACCIDENTS INVESTIGATED	8	13	-38%	70	64	9%
NON-INJURY ACCIDENTS	5	10	-50%	42	44	-5%
INJURY ACCIDENTS	2	3	-33%	27	19	42%
FATAL ACCIDENTS	1	0	100%	1	1	0%
CITATIONS						
TOTAL CITATIONS ISSUED	217	144	51%	742	744	0%
TOTAL VIOLATIONS	338	222	52%	1211	1211	0%
MOVING VIOLATIONS	59	38	55%	225	479	-53%
NON-MOVING VIOLATIONS	279	184	52%	986	732	35%
ARRESTS						
FELONY	2	2	0%	14	15	-7%
MISDEMEANOR	4	3	33%	19	34	-44%
ALCOHOL RELATED	1	2	-50%	9	9	0%
DWI ARRESTS	0	1	-100%	2	4	-50%
PUBLIC INTOXICATION	1	1	0%	7	5	40%
MINOR POSSESSION	0	0	0%	0	0	0%
JUVENILE CUSTODY	0	2	-100%	5	7	-29%
TOTAL ARRESTS	48	32	50%	268	225	19%
POLICE RESPONSE DATA						
POLICE CALLS FOR SERVICE	1353	1046	29.3%	6758	6390	6%
AVERAGE RESPONSE TIMES						
PRIORITY II, III, & IV	9.29	8.77	5.9%	10.15	9.54	6.4%
PRIORITY I	5.43	6.22	-12.7%	6.28	7.43	-15.5%
EMERGENCY COMMUNICATIONS						
ALL DISPATCHED CALLS FOR SERVICE	2776	2639	5%	15378	16232	-5%
9-1-1 CALLS (PHONE CALLS)	1162	1211	-4%	6982	7157	-2%
PERSONNEL DATA						
AUTHORIZED SWORN		24				
AUTHORIZED SWORN ACTUAL		24				
AUTHORIZED SWORN VACANCIES		0				
ACTUAL SWORN (PT)		3				
AUTHORIZED RESERVE STRENGTH		5				
ACTUAL RESERVE STRENGTH		0				
SUPPORT SERVICE MANAGER (FT)		1				
SUPPORT SERVICE MANAGER (FT) VACANCIES		0				
AUTHORIZED CIVILIAN PST (FT)		5				
AUTHORIZED CIVILIAN PST (FT) VACANCIES		1				
AUTHORIZED CIVILIAN PST (PT)		2				
AUTHORIZED CIVILIAN PST (PT) VACANCIES		2				
AUTHORIZED CIVILIAN SST (FT)		3				
AUTHORIZED CIVILIAN SST VACANCIES		0				
SCHOOL CROSSING GUARD (PT)		3				
SCHOOL CROSSING GUARD (PT) VACANCIES		0				
AUTHORIZED OFFICERS PER 1000 POP.		1.54				
TOTAL EMPLOYEES PER 1000		1.86				

**SEAGOVILLE POLICE DEPARTMENT
POLICE CHIEF'S MONTHLY REPORT**

	June 2018	June 2017	% CHANGE	2018 YEAR TO DATE	2017 YEAR TO DATE	% CHANGE
ALARM CALLS FOR SERVICE						
TOTAL ALARMS RECEIVED	129	77	68%	783	445	76%
TRUE ALARMS	1	2	-50%	2	2	0%
FALSE ALARMS	128	75	71%	781	443	76%
VEHICLES IMPOUNDED						
INCIDENTAL TO ARREST	9	6	50%	52	12	333%
ABANDONED ROADWAY	0	1	-100%	18	53	-66%
RECOVERED STOLEN	6	2	200%	42	21	100%
UNLICENSED DRIVER	0	2	-100%	4	2	100%
ACCIDENT	8	11	-27%	79	83	-5%
WARRANTS SERVED						
SEAGOVILLE COURTS	77	53	45%	369	380	-3%
OTHER COURTS	71	43	65%	380	362	5%
CRIMINAL INVESTIGATIONS						
NUMBER OF CASES RECEIVED	105	119	-12%	770	709	9%
CASES CLEARED BY ARREST	16	29	-45%	185	144	28%
FALSE REPORTS	0	0	0%	0	1	-100%
EXCEPTIONAL MEANS	12	6	100%	80	49	63%
SUSPENDED / NO LEADS	36	41	-12%	206	227	-9%
OTHER	22	25	-12%	173	143	21%
UNFOUNDED	0	1	-100%	6	11	-45%
REVENUE FRONT WINDOW	7589.59	8657.60	-12.3%	87098.10	78641.25	10.8%

2018 Crime Statistics
Seagoville Police Department

SEAGOVILLE POLICE DEPARTMENT
CONSOLIDATION OF MONTHLY CRIMINAL ACTIVITY

UNIFORM CLASSIFICATION OF OFFENSES	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	This year to date	Last year to date		%+- For Same Period Last Year
1A. CRIMINAL HOMICIDE: MURDER	0	0	0	0	0	0							0	1	-1	-100.00%
1B. MANSLAUGHTER BY NEGLIGENCE	0	0	0	0	0	0							0	0	0	0.00%
2. FORCIBLE RAPE	0	0	0	0	0	0							0	0	0	0.00%
3. ROBBERY	0	0	0	0	0	1							1	5	-4	-80.00%
4. AGGRAVATED ASSAULT	1	0	0	2	0	0							3	6	-3	-50.00%
5. BURGLARY-BREAKING OR ENTERING	5	3	9	1	5	9							32	41	-9	-21.95%
6. THEFT - LARCENY	29	12	16	10	15	16							98	119	-21	-17.65%
7. MOTOR VEHICLE THEFT	12	5	13	10	7	7							54	41	13	31.71%
8. ARSON	0	0	0	0	0	0							0	1	-1	-100.00%
TOTAL - PART I OFFENSES	47	20	38	23	27	33	0	0	0	0	0	0	188	214	-26	-12.15%

Consent Session Agenda Item: 1

Meeting Date: July 16, 2018

ITEM DESCRIPTION:

Consider approving City Council Meeting minutes for July 2, 2018.

BACKGROUND OF ISSUE:

Approve City Council Meeting minutes for July 2, 2018.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval.

EXHIBITS

July 2, 2018 City Council Work Session Meeting minutes
July 2, 2018 City Council Regular Session Meeting minutes



**MINUTES OF CITY COUNCIL
WORK SESSION
JULY 2, 2028**

The Work Session of the City Council of the City of Seagoville, Texas was called to order at 6:36 p.m. on Monday, July 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
Rick Howard	Councilmember
Harold Magill	Councilmember
Mike Fruin	Councilmember

The following staff members were also present: City Manager Patrick Stallings, Police Chief Ray Calverley, Police Captain Steve Davis, Police Support Services Manager Christine Wirth, Community Development Director Ladis Barr, City Attorney Alexis Allen, Finance Director Patrick Harvey, Senior Finance Accountant Gail Lawrence, Library Director Liz Gant, Water Utilities Director Phil DeChant, Asst. Water Utilities Director Chris Ryan, Fire Chief Gilcrease, Director of Administrative Services Cindy Brown, and City Secretary Kandi Jackson.

A. Discuss regular session agenda items

City Manager Stallings stated all regular session agenda items will be held until regular session.

B. Bulk Trash Overview

Robyn Mota from Republic Services, Library Director Liz Gant, and Director of Administrative Service presented the educational efforts the City is currently taking to educate the public concerning bulk trash.

Adjourned at 7:06 p.m.

APPROVED:

Mayor Dennis K. Childress

ATTEST:

Kandi Jackson, City Secretary



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

The Regular Session of the City Council of the City of Seagoville, Texas was called to order at 7:15 p.m. on Monday, July 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
Rick Howard	Councilmember
Harold Magill	Councilmember
Mike Fruin	Councilmember

The following staff members were also present: City Manager Patrick Stallings, Police Chief Ray Calverley, Police Captain Steve Davis, Police Support Services Manager Christine Wirth, Library Director Liz Gant, Community Development Director Ladis Barr, City Attorney Alexis Allen, Fire Chief Todd Gilcrease, Water Utilities Director Phil DeChant, Asst. Water Utilities Director Chris Ryan, Finance Director Patrick Harvey, Senior Finance Account Gail Lawrence, Director of Administrative Services Cindy Brown, and City Secretary Kandi Jackson.

Invocation – *Invocation was led by Mayor Childress.*

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

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.*

Martin Ashley at 1702 Parkhaven Dr. shared a few issues with streets in his neighborhood.

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 June 18, 2018 (City Secretary)

- 2. Consider a Resolution of the City of Seagoville, Texas, declaring certain City property surplus and authorizing the City Manager to sell, trade, and/or dispose of it in accordance with the process established in the Code of Ordinances; providing for the repeal of any and all Resolutions in conflict; providing for a severability clause; and providing an effective date (Police Department)**

Motion to approve Consent Agenda as read – Magill, seconded by Epps; motion passed with all ayes. 5/0

REGULAR AGENDA-

- 3. General Fund Budget Review (Finance Director)**

Finance Director Harvey presented the General Fund Budget Review.

- 4. First reading of a Resolution No. 25-R-2018 approving an Economic Development Grant from Seagoville Economic Development Corporation to KH, LLC d/b/a Kelly Harris Company, in the amount of \$108,000, to offset the purchase price, for the sale of the property owned by the Seagoville Economic Development Corporation and located at 1920 N. U.S. Highway 175, Seagoville, Texas (City Manager)**

Director of Administrative Services Brown stated this is the first reading of Resolution No. 25-R-2018 approving an Economic Development Grant from Seagoville Economic Development Corporation to KH, LLC d/b/a Kelly Harris Company, in the amount of \$108,000, to offset the purchase price, for the sale of the property owned by the Seagoville Economic Development Corporation and located at 1920 N. U.S. Highway 175, Seagoville, Texas.

City Attorney Allen read the Resolution in its entirety into record.

- 5. Conduct a public hearing to discuss a zoning request to amend the existing Planned Development (PD-13-A1) zoning to increase the number and type of permitted uses within the Planned Development on 114 acres on the north side of U.S. Highway 175 westbound service road between F.M. 1389 and Martin Lane (Community Development)**

(Councilmember Fruin recused himself at 7:30 p.m.)

Mayor Childress opened the public hearing at 7:30 p.m.

No one spoke for or against.

Mayor Childress closed the public hearing at 7:31 p.m.

6. **Discuss and consider an Ordinance of the City of Seagoville, Dallas and Kaufman Counties, Texas, amending the comprehensive Zoning Ordinance and map of the City of Seagoville, Kaufman County, Texas as heretofore amended, by granting a change in zoning from Planned Development-13-01-Amended 1 (PD-13-01-A1) to Planned Development-13-01-Amended 2 (PD-13-01-A2) for the property located at 1706 South U.S. Highway 175, Seagoville, Kaufman County, Texas, and being more particularly described as lots 1, 2A, 2B and 3, Block A, of the Sudduth Addition and being legally described in Exhibit "A", attached hereto and incorporated herein; providing for amended development regulations; providing a repealing clause; providing a severability clause; providing a savings clause; providing 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)**

Motion to approve an Ordinance of the City of Seagoville, Dallas and Kaufman Counties, Texas, amending the comprehensive Zoning Ordinance and map of the City of Seagoville, Kaufman County, Texas as heretofore amended, by granting a change in zoning from Planned Development-13-01-Amended 1 (PD-13-01-A1) to Planned Development-13-01-Amended 2 (PD-13-01-A2) for the property located at 1706 South U.S. Highway 175, Seagoville, Kaufman County, Texas, and being more particularly described at lots 1, 2A, 2B and 3, Block A, of the Sudduth Addition and being legally described in Exhibit "A", attached hereto and incorporated herein; providing for amended development regulations; providing a repealing clause; providing a severability clause; providing a savings clause; providing 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.

Councilmember Hernandez stated a Concept Plan has not been submitted and without a Concept Plan anything can be done in the addition.

Councilmember Howard rescinded his second and Councilmember Magill rescinded his motion.

After some discussion City Manager Stallings stated Staff would work with Mr. Sudduth to development more detail and bring a Concept Plan back that Council would be comfortable evaluating.

Applicant Brandon Baker at 7252 County Road 277, Kaufman, TX. stated the goal was to prevent amendments to the Planned Development each time they wanted to make a change to the addition. He stated while trying to prevent several amendments to the Planned Development they submitted as many uses as possible but he understands how that has caused confusion.

Motion to table Agenda Item #6 to develop a Concept Plan – Hernandez, seconded by Howard; motion passed with all ayes. 4/0

(Councilmember Fruin returned at 7:44 p.m.)

7. **Discuss and consider a Resolution of the City Council of the City of Seagoville, Texas, ordering a Special Election to be held on November 6, 2018 to consider proposed amendments to the Seagoville Home Rule City Charter; providing for the Joint Election Agreement; providing for Election Judge; providing for early voting; providing for the canvass of votes; and providing an effective date (City Secretary)**

Resolucion Del Ayuntamiento de la ciudad de Seagoville, Texas, a ordenado que se realice una eleccion especial del 06 de Noviembre de 2018 para considerar una propuestas de enmiendas a la carte de inicio de regla de ciudad de Seagoville; prever el acuerdo conjuncta electoral; prever para el juez de eleccion; prever para la votacion anticipada; prever para proparagar los votos; y proporcionar una fecha efectiva

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, ordering a Special Election to be held on November 6, 2018 to consider proposed amendments to the Seagoville Home Rule City Charter; providing for the Joint Election Agreement; providing for Election Judge; providing for early voting; providing for the canvass of votes; and providing an effective date – Magill, seconded by Howard; motion passed with all ayes. 5/0

8. **Discuss overnight parking at Malloy Bridge Road and the Eastbound Service Road at Valero (Councilmember Fruin)**

Councilmember Fruin created a drawing and explain his concern about parking at Malloy Bridge Road and the Eastbound Service Road at Valero.

In response to a question by City Manager Stallings, City Attorney Allen stated under the City Ordinance the Fire Marshal has the authority to tow vehicles that are obstructing the fire lane and it would be a stretch for the City be found liable for the product on the trucks.

9. **Discuss and consider a Resolution of the City Council of the City of Seagoville, Texas ratifying a Seagoville Economic Development Resolution approving a project agreement between Seagoville Economic Development Corporation and the City of Seagoville for the purchase and installation of twenty (20) decorative pole lights around the walking trail at C.O. Bruce Park, 1801 N. Highway 175, Seagoville, Texas, in an amount not to exceed Eighty Eight Thousand Nine Hundred Dollars and no cents (\$88,900.00); providing for repealing clause; providing for a severability clause; and providing an effective date (City Manager)**

Community Development Director Barr stated there are currently eleven (11) lights at C.O. Bruce Park that are approximately twenty (20) to twenty-five (25) years in age and owned by Oncor. Two (2) lights are in the pond due to the soil around the pond sloughing away. He stated Oncor was contacted and the two (2) lights that are in the pond were disconnected. He also stated all of the lights are connected underground and Oncor advised they could not remove the two (2) lights from the pond without disconnecting and removing the remaining lights.

He also stated this price includes the installation of the new lights which will make safer conditions at the park.

Mayor Childress asked if this includes the removal of Oncor's lights. Community Development Director Barr stated at this time Staff is working with Oncor concerning the removal of their lights.

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas ratifying a Seagoville Economic Development Resolution approving a project agreement between Seagoville Economic Development Corporation and the City of Seagoville for the purchase and installation of twenty (20) decorative pole lights around the walking trail at C.O. Bruce Park, 1801 N. Highway 175, Seagoville, Texas, in an amount not to exceed Eighty Eight Thousand Nine Hundred Dollars and no cents (\$88,900.00); providing for repealing clause; providing for a severability clause; and providing an effective date – Hernandez, seconded by Howard; motion passed with all ayes. 5/0

- 10. Discuss and consider a Resolution of the City Council of the City of Seagoville, Texas, ratifying a Seagoville Economic Development Resolution approving a project agreement between Seagoville Economic Development Corporation and the City of Seagoville for the purchase and installation of scoreboards, wireless remotes and internal batteries for wireless remotes to be located at Bearden Park, 500 May Road, Seagoville, Texas, and C.O. Bruce Park, 1801 N. Highway 175, Seagoville, Texas, in an amount not to exceed Fifty-Three Thousand Five Hundred Forty-Four Dollars and Ninety Cents (\$53,544.90); providing a repealing clause; providing for a severability clause; and providing an effective date (City Manager)**

Community Development Director Barr stated the scoreboards at Bearden Park and C.O. Bruce are antiquated and therefore, are no longer supported by the manufacturer. He also stated this price includes installation of the scoreboards.

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, ratifying a Seagoville Economic Development Resolution approving a project agreement between Seagoville Economic Development Corporation and the City of Seagoville for the purchase and installation of scoreboards, wireless remotes and internal batteries for wireless remotes to be located at Bearden Park, 500 May Road, Seagoville, Texas, and C.O. Bruce Park, 1801 N. Highway 175, Seagoville, Texas in an amount not to exceed Fifty-Three Thousand Five Hundred Forty-Four Dollars and Ninety Cents (\$53,544.90); providing a repealing clause; providing for a severability clause; and providing an effective date – Hernandez, seconded by Magill; motion passed with all ayes. 5/0

- 11. Second reading, and consider approval of, Resolution No. 25-R-2018 approving an Economic Development Grant from the Seagoville Economic Development Corporation to KH, LLC d/b/a Kelly Harris Company, in the amount of \$108,000, to offset the purchase price, for the sale of the property owned by the Seagoville Economic Development Corporation and located at 1920 N. U.S. Highway 175, Seagoville, Texas (City Manager)**

City Attorney Allen read Resolution No. 25-R-2018 in its entirety into record.

Motion to approve Resolution No. 25-R-2018 approving an Economic Development Grant from the Seagoville Economic Development Corporation to KH, LLC d/b/a Kelly Harris Company, in the amount of \$108,000, to offset the purchase price, for the sale of the property owned by the Seagoville Economic Development Corporation and located at 1920 N. U.S. Highway 175, Seagoville, Texas- Magill.

City Attorney Allen stated Seagoville Economic Development Corporation made the following changes: the term of the agreement was changed from five (5) years to three (3) years, authorized an amendment to allow for retail or restaurant uses, not requiring that it be both retail and restaurant uses, and adding partner Allen National Investments is also included as a partner on the agreement, and to allow thirty (30) business days from the commencement date to have construction plans submitted to the City.

Councilmember Magill stated he would like his motion to include the alterations and amendments that were stated by City Attorney Allen. Seconded by Councilmember Howard; motion passed with all ayes. 5/0

- 12. Discuss and consider approval of a Resolution of the City of Seagoville, Texas authorizing the City Manager to execute a Project Specific Agreement regarding Malloy Bridge Road, a Type “B” public roadway, made pursuant to Master Road and Bridge Interlocal Maintenance Agreement between the City of Seagoville and Dallas County in an amount not to exceed Seventy-Six Thousand, Six Hundred Fifty-Nine Dollars and Fifty Cents (\$76, 659.50); and providing an effective date (Community Development)**

Motion to approve a Resolution of the City of Seagoville, Texas authorizing the City Manager to execute a Project Specific Agreement regarding Malloy Bridge Road, a Type “B” public roadway, made pursuant to Master Road and Bridge Interlocal Maintenance Agreement between the City of Seagoville and Dallas County in an amount not to exceed Seventy-Six Thousand, Six Hundred Fifty-Nine Dollars and Fifty Cents (\$76,659.50); and providing an effective date – Epps, seconded by Howard; motion passed with all ayes. 5/0

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

None

- 14. 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.

Councilmember Hernandez recommended extending the area of the no parking at U.S. Highway 175. He also stated he would like to consider a dog park.

Councilmember Magill stated he would like a discussion on the Ordinance concerning the size of garages that developers provide.

15. Recess into Executive Session at 8:18 p.m.

Recess into Executive Session in compliance with Texas Government Code:

- A. § 551.087. Discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations, and to deliberate the offer of a financial or other incentive to a business prospect, to wit: “Project Cake.”**
- B. §551.075. Deliberation regarding the purchase, exchange, lease, or value of real property located on Simonds Road**

16. Reconvene Into Regular Session at 8:48 p.m.

Council will reconvene into open session, and take action, if any, on matters discussed in Executive Session.

No action taken.

Adjourned at 8:48 p.m.

APPROVED:

Mayor Dennis K. Childress

ATTEST:

Kandi Jackson, City Secretary

Regular Session Agenda Item: 2

Meeting Date: **July 16, 2018**

ITEM DESCRIPTION:

Conduct interviews and appoint six (6) members of the community to the Downtown Corridor Advisory Group

BACKGROUND OF ISSUE:

On June 18, 2018, City Council passed a Resolution establishing and creating a Downtown Corridor Advisory Group. The group shall be composed of ten (10) members, consisting of two (2) members of the SEDC, two (2) members of the Planning & Zoning Commission, and six (6) members of the community to meet a minimum of three (3) times over a period of seven (7) months or until such time as the DCAG has satisfactorily performed the duties.

Applications are being obtained at this time and will be provided on Monday prior to the Council Meeting.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS

Resolution 24-R-2018 – Establishing and creating the Downtown Corridor Advisory Group

A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS

RESOLUTION NO. 24-R-2018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS, ESTABLISHING AND CREATING THE DOWNTOWN CORRIDOR ADVISORY GROUP; PROVIDING FOR THE PURPOSE, COMPOSITION, FUNCTION, DUTIES, AND TERM OF THE GROUP; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council previously authorized the Seagoville Economic Development Corporation ("SEDC") to enter into an agreement with Halff Associates, Inc., to conduct a downtown corridor study to aid in the revitalization of the downtown area; and

WHEREAS, the City Council believes that the City would benefit from the creation and establishment of an advisory group to provide input on such revitalization; and

WHEREAS, the City Council has determined that it is in the best interest of the City to establish and create the Downtown Corridor Advisory Group as set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS, THAT:

SECTION 1. The City Council hereby creates the Downtown Corridor Advisory Group (hereinafter, the "DCAG") to serve as a review body to provide direction through the course of plan development for the downtown corridor.

SECTION 2. The DCAG shall be composed of ten (10) members, consisting of two (2) members of the SEDC, two (2) members of the Planning & Zoning Commission, and six (6) members of the Community to meet a minimum of three (3) times over a period of seven (7) months or until such time as the DCAG has satisfactorily performed the duties, as follows:

To discuss and provide recommendations concerning confirming issues, identifying opportunities and constrains, discussing goals, reviewing preliminary ideas and strategies, and reviewing draft plan prior to submission to elected and appointed officials.

SECTION 3. All resolutions of the City of Seagoville in conflict with the provisions of this resolution be, and the same are, hereby repealed, and all resolutions of the City of Seagoville not in conflict with the provisions hereof shall remain in full force and effect.

SECTION 4. If any article, paragraph, subdivision, clause or provision of this Resolution, as hereby amended, be adjudged invalid or held unconstitutional for any reason, such judgement or holding shall not affect the validity of this Resolution as a whole or any part or provision thereof, as amended hereby, other than the part so declared to be invalid or unconstitutional.

SECTION 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Seagoville, Texas, and it is accordingly resolved.

DULY PASSED by the City Council of the City of Seagoville, Texas, on the 18th day of June, 2018.

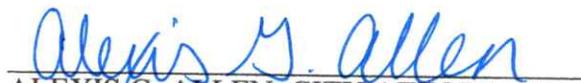
APPROVED:


DENNIS K. CHILDRESS, MAYOR

ATTEST:


KANDI JACKSON, CITY SECRETARY

APPROVED AS TO FORM:


ALEXIS G. ALLEN, CITY ATTORNEY
(/cdb 06/14/2018)

Regular Session Agenda Item: 3

MEETING DATE: July 16, 2018

ITEM DESCRIPTION

Conduct a public hearing on a zoning request Z2018-07 to change the zoning on about 1-acre at 301 West Simonds Road (being the unplatted Tract 18 of the Herman Heider Abstract Number 541 on Page 490) from the R-5, Residential Single Family, Zoning District to the LM, Light Manufacturing, Zoning District.

BACKGROUND OF ISSUE:

The applicant Mr. Bustos Santiago is requesting to change the current zoning so that he can operate a landscaping business at this location, which is not allowed in a residential zoning district.

The parcel currently has a house and several small outbuildings. None of the outbuildings are listed on the improvements of the property on the DCAD website.

The existing zoning, land uses, and relevant portions of the City's comprehensive plan are each referenced in the attached staff report.

FINANCIAL IMPACT:

N/A

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Commission voted six (6) to zero (0) in favor of recommending the approval of the request to change the current zoning on about 1-acre at 301 West Simonds Road (also known as the unplatted Tract 18 of the Herman Heider Abstract number 541 on page 490) from the R-5, Residential Single Family, zoning district to the LM, Light Manufacturing, zoning district.

Staff is also in support of this application.

EXHIBITS:

Each of the following items are designed for printing on letter-sized paper unless otherwise listed.

1. Staff Report (12 pages)
2. 2017 aerial photograph from DCAD website
3. Dimensional reference map from DCAD website
4. Zoning map reference (dimensional map with zoning added)
5. Zoning application
6. Public hearing notice to newspaper
7. Public hearing notice to property owners within 200 feet
8. List of Property Owners within 200 feet of boundary of subject parcels
9. Unsigned final plat of subject property (11x17 paper) – recording of plat probably completed prior to City Council meeting



COMMUNITY DEVELOPMENT
702 NORTH HIGHWAY 175
SEAGOVILLE, TX 75159
PHONE: (972) 287-2050

DATE: JULY 16, 2018
AUTHOR: JENNIFER BONNER, JUNIOR PLANNER
APPLICANT: SANTIAGO BUSTOS
PARCEL: 650-541-490-101-80000
LOCATION: 301 WEST SIMONDS ROAD (TRACT 18 OF HERMAN HEIDER ABSTRACT 541 PAGE 490)

REQUEST SUMMARY:

The applicant is requesting that the subject parcel (in green in the map on the right) have the zoning on about 1-acre of land at 301 West Simonds Road be changed from R-5, Residential Single Family, to LM, Light Manufacturing, so that he can operate a landscaping business at this location – which is not allowed in a residential zoning district.

Nurseries (no limitations) are allowed in every zoning district with a Special Use Permit (SUP). Depending on the applicant’s definition of “landscape business” whether a SUP is needed in addition to the zoning change. City Council can add that stipulation to their final decision.



REQUEST LOCATION: Inside City

SIZE OF PROJECT	EXISTING ZONING	SURROUNDING ZONING	EXISTING LAND USE	SURROUNDING LAND USE
About 1-acre	R-5, Single Family Residential	<p>Northwest: LM, Light Manufacturing</p> <p>Southwest: LM, Light Manufacturing</p> <p>Northeast: R-5, Single Family Residential and C, Commercial</p> <p>Southeast: LM, Light Manufacturing</p>	Low Density Residential	<p>Northwest: Retail</p> <p>Southwest: Commercial</p> <p>Northeast: Commercial</p> <p>Southeast: Commercial</p>

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Commission voted six (6) to zero (0) in favor of recommending the **APPROVAL** of the request to change the current zoning on about 1-acre at 301 West Simonds Road (also known as the unplatted Tract 18 of the Herman Heider Abstract number 541 on page 490) from the R-5, Residential Single Family, zoning district to the LM, Light Manufacturing, zoning district.

Staff is also in support of this application.

Detailed explanations follow on the attached pages.	
STANDARD:	STAFF ANALYSIS:
Development Calendar (Deadlines)	Has Met
Application Requirements	Has Met
Zoning Code	Has Met

COMPARISON TO ADOPTED CITY MASTER PLANS

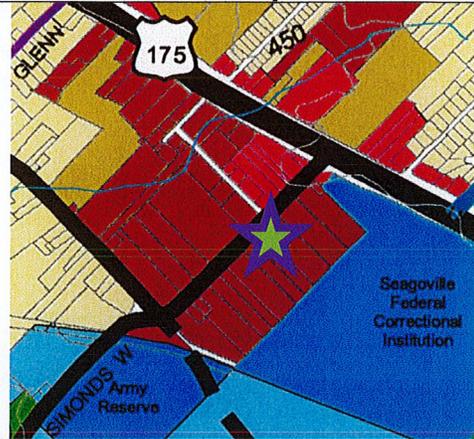
STAFF ANALYSIS

PLAN GOALS OR GUIDELINES

2002 Comprehensive Land Use Plan and Map

The lot in the request (under the green star outlined in purple on the map to the right) is in an area that the Future Land Use Plan and Map shows to be a Commercial (dark brown-red). The red areas to the north are expected to be Local Retail. The darker blue areas to the east and southwest are public or semi-public areas. The lighter blue shade to the south will be industrial. The light yellow and mustard-yellow colors are or expected to become low and medium density residential areas, respectively.

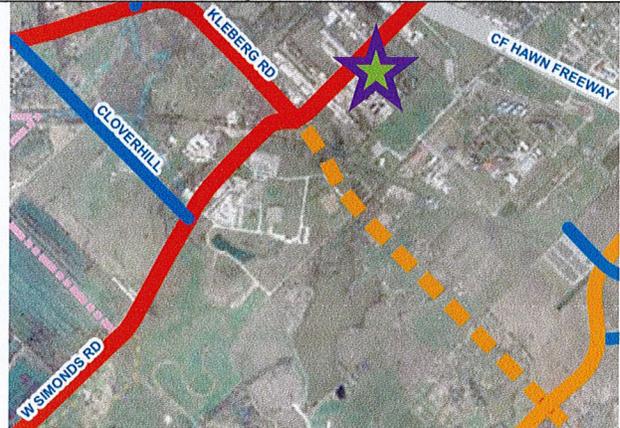
Meets Standard



2009 Master Street Plan and Map

The property in the request (under the green star outlined in purple on the map to the right) has access to West Farmers Road (labeled and shown by a red line). While insufficient right-of-way had been previously dedicated, this parcel is in the process of being platted so Staff has requested the needed right-of-way be dedicated on the plat to correct this issue. Attached as Exhibit 8 is a copy of the final plat that has not yet been signed as of July 3, 2018. The plat probably will have been recorded by the time of the City Council meeting reviewing this rezone application request.

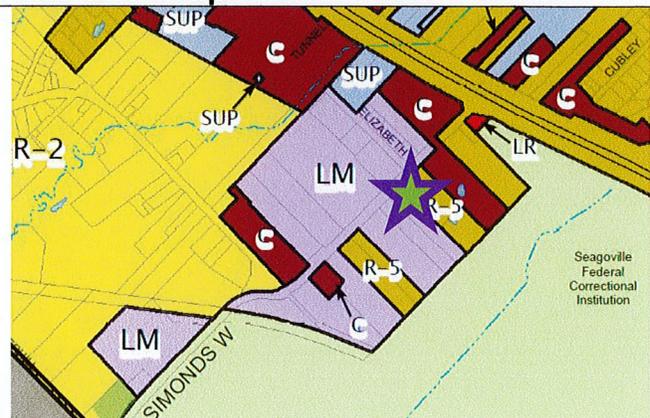
Meets Standard



2009 Zoning Plan and Map

The lot in the request (under the green star outlined in purple on the map) is in the R-5, Single Family Residential zoning district (mustard yellow color). The applicant is requesting that the lot be changed to the LM, Light Manufacturing zoning district (light purple) since he we would to operate his landscaping businesses at this location. The LM district permits this type of land use in that district. The light green color to the east of this area is currently zoned AG, Agriculture.

Meets Standard



JULY 16, 2018

REVIEW CRITERIA	STAFF ANALYSIS	
1. Will the use be designated, located, and operated so that the public health, safety, and welfare will be protected?	Yes	Public water and sewer are already connected to the existing house, which will be used as the office of the business.

REVIEW CRITERIA	STAFF ANALYSIS	
2. Will the land use be compatible with other area properties located nearby?	Yes	Lands to the northwest, southwest, and southeast are already zoned residential to match the requested zoning district.
3. Will the use be in compliance with all of the provisions of the Zoning Amendments portion of the Municipal Code?	Yes	The requirements for the change in zoning have been met (application, legal notifications, etc.).
4. Will the use be compliant with all applicable provisions in the Code for the district in which the use is to be located?	Yes	This request is being made so that the applicant's business can open and operate in the correct zoning district.
5. Will the use facilitate public convenience at that location?	Yes	The site is located on a classified major arterial and is within 1000-feet of Highway 175.
6. Will the use conform to off-street parking and loading requirements?	No	No proposed plans for the site have been submitted. If and when they are, this will be something that Staff will review. If changes are being made to the building or parking area, then Staff will require parking to be brought up to the current requirements.
7. Are all of the ingress, egress, and pedestrian ways adequate?	No	There is currently a single unpaved driveway accessing the lot. Staff has confirmed that the dirt (very limited gravel) driveway is not wide enough for commercial vehicles to access the lot. If the driveway or parking area need to be widened or expanded, the driveway and all parking areas will have to be paved. A sidewalk connecting the parking and the building will also have to be constructed if there currently isn't one.
8. Have safeguards limiting noxious or offensive emissions, including light, noise, glare, dust, and odor been addressed?	No	The property is currently surrounded by only a few houses which are out-numbered by the number of other commercial and industrial uses in the area. Staff will be confirming these safeguards have all been addressed before a Certificate of Occupancy is issued.
9. Will the proposed landscaping and screening be compliant with all City regulations?	No	Staff will determine if these site is compliant or needs to be improved to meet these regulations before a Certificate of Occupancy is issued.
10. Will the signage be compliant with those portions of the Municipal Code?	Yes	Staff will require the code to be met when any application is submitted. No application has been submitted yet.
11. Will all open space(s) be maintained by the owner/developer?	Yes	Any areas not maintained will be subject to enforcement actions available through existing legal avenues including, but not limited to, Code Enforcement, tickets, and court decisions.
12. Are the size and shape of the site as well as the arrangement of the proposed structure(s) in keeping with the intent of the Code?	Yes	The existing lot dimensions exceed code minimums. The existing structure also meets all requirements. Any new driveways, parking areas, structures, and/or expansion of the existing items will be reviewed when applied for to confirm all minimums continue to be met.
13. Will granting the permit be authorizing less than the minimum requirements in regards to height, area, setbacks, parking, or landscaping?	No	There are no proposed structures at this time. Any proposed structures will have to all codes at the time they are applied for.

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REVIEW CRITERIA	STAFF ANALYSIS	
14. Have the provisions of the existing master thoroughfare plan been met to protect the public interest?	Yes	While insufficient right-of-way had been previously dedicated, this parcel is in the process of being platted so Staff has requested the needed right-of-way be dedicated on the plat to correct this issue.
15. Have the provisions of any existing future land use plan been met to protect the public interest?	Yes	Chapter 5 (Future Land Use) of the 2002 Comprehensive Plan provides suggestions on locations for different types of land use. The subject lot is shown in an area to be Commercial.
16. Have the provisions of any existing capital improvements plan been met to protect the public interest?	Yes	There currently is no active capital improvement plan. The most recent plan (2008) has completed all improvements, but the pay-off has not yet been finalized.
17. Have the provisions of any community facilities plan been met to protect the public interest?	N/A	Changing the zoning of parcels is not affected by the community facilities portion of any city Plan.
18. Have the provisions of any other adopted document for providing required necessary public facilities been met to protect the public interest?	N/A	Chapter 8 (Public Facilities) of the 2002 Comprehensive Plan addresses municipal facilities primarily. Changing the zoning of parcels does not affect the provisions of any city Plan.

Public Comments Received:

Staff mailed out ten (10) letters to the subject and adjoining property owners on Friday, June 1, 2018, before 5:00 PM. A legal ad was also published per the Texas Local Government Code in the Monday, June 4, 2018 edition of the Daily Commercial Record newspaper for both Planning & Zoning Commission meeting as well as the City Council meeting. As of the date of this report, July 3, 2018, no (0) property owners have responded verbally (by phone) or in writing (copies attached) with comments on the request. Two (2) letters have been returned as undeliverable by the U.S. Postal Service. Any responses received after the distribution of the packet will be attached to the end of this Staff Report.

Other Staff Comments:

Below is a table that compares the types of land uses listed in the zoning code for each zoning district. Reference the table to the right to determine which symbols depict land uses that would be permitted, prohibited, or require a special use permit in the land use table. The land use table is arranged by zoning district and then each district is listed alphabetically. Note: language in each of the "higher" (more intense) business districts specifies that the uses permitted in the "lower" zoning districts are allowed without being specifically listed each of those uses again.

Land Use Table Key:	Zoning District:
P = Permitted land use	R-5 , Residential Single-family
S = Special Use Permit (SUP) required	O , Office
A blank box in the table means that land use is <i>prohibited</i> in that zoning district.	LR , Local Retail
	C , Commercial
	LM , Light Manufacturing

Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Accessory buildings	P				
Addition of pre-packaged food or beverages sales to a retail or business already operating	S	S	S	S	S
Airport or airport facilities	S	S	S	S	S
Art gallery	P	P	P	P	P
Breezeway attaching accessory to the main building	P				
Carnival	S	S	S	S	S
Cemetery	S	S	S	S	S
Children's home on 5 acres or more	S	S	S	S	S

Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Church or religious worship facility	P				
Circus	S	S	S	S	S
Commercial amusement, temporary	S	S	S	S	S
Community building on 3 acres or more	S	S	S	S	S
Concrete batching plant	S	S	S	S	S
Convalescent home on 5 acres or more	S	S	S	S	S
Daycare or nursery with fewer than four unrelated children	P				
Daycare or nursery with more than four unrelated children	S	S	S	S	S
Detached dwelling for servants employed on-site	P				
Dog kennels on farm of 5 acres or more	S	S	S	S	S
Drive-in theatre on 10 acres or more	S	S	S	S	S
Driving range	S	S	S	P	P
Earth excavation	S	S	S	S	S
Educational institutions	S	S	S	S	S
Electrical public utility regulating station	S	S	S	S	S
Farm without on-site retail or wholesale business	P				
Fire station	P				
Garden without on-site retail or wholesale business	P				
Golf course without driving range	P				
Government use - local, county, state, federal	S	S	S	S	S
Gravel excavation	S	S	S	S	S
Greenhouse	S	S	S	S	S
Greenhouse without on-site retail or wholesale business	P				
Homes for narcotics on 20 acres or more	S	S	S	S	S
Homes for the alcoholic on 20 acres or more	S	S	S	S	S
Homes for the feeble-minded on 20 acres or more	S	S	S	S	S
Homes for the insane on 20 acres or more	S	S	S	S	S
Hospital on 5 acres or more	S	S	S	S	S
Kindergarten - public or private	S	S	S	S	S
Landing airfield or facilities	S	S	S	S	S
Library	P	P	P	P	P
Maternity home on 5 acres or more	S	S	S	S	S
Miniature golf course	S	S	S	P	P
Miniature train ride	S	S	S	S	S
Mixed-Use projects of private housing and shopping center on 3 acres or more	S	S	S	S	S
Museum	P				
Natural gas public utility regulating station	S	S	S	S	S
Neighborhood recreation center (swimming pool, social or hobby rooms)	P				
Normal household pets	P				
Nursery	S	S	S	S	S
Nursery school - public or private	S	S	S	S	S
Nursery without on-site retail or wholesale business	P				
Old people's home on 5 acres or more	S	S	S	S	S
Orchard without on-site retail or wholesale business	P				
Park	P				
Passenger train station	P				
Philanthropic institutions	S	S	S	S	S
Playgrounds	P				
Pony rides	S	S	S	S	S
Private carport and/or garage	P	P	P	P	P
Private school, equivalent to a public school	P	S	S	S	S
Public school (elementary through high school)	P	S	S	S	S
Public stable on 5 acres or more	S	S	S	S	S

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Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Public utility - privately or publicly owned	S	S	S	S	S
Radio or television broadcasting stations	S	S	S	S	S
Radio or television broadcasting towers	S	S	S	S	S
Radio or television transmitter tower	S	S	S	S	S
Railway right-of-way and tracks, passenger station but not including railroad yards, team tracks or storage yards	P				
Religious institutions	S	S	S	S	S
Riding academy on 5 acres or more	S	S	S	S	S
Rock quarry	S	S	S	S	S
Rodeo	S	S	S	S	S
Sale of pre-packaged food/beverages, in combination, that exceeds 10% of an establishment's gross annual sales revenues	S	S	S	S	S
Sand excavation	S	S	S	S	S
Sewage treatment plant	S	S	S	S	S
Single-family residence (detached)	P				
Telephone exchange without office, repair or storage facilities	P				
Temporary and seasonal sales establishment, such as flea market or produce stand	S	S	S	S	S
Temporary buildings to be used for construction purposes only	P				
Travel trailer park	S	S	S	S	S
Veterinary hospital on 5 acres or more	S	S	S	S	S
Water pumping plant	P				
Water supply reservoir	P				
Water tower or artesian well	P				
Wind energy conversion system (WEC)	S	S	S	S	S
Railway ROW & tracks, but no railroad yards, team tracks or storage yards	P				
Ambulance service		P	P	P	P
Architect or engineers' offices		P	P	P	P
Attorneys' offices		P	P	P	P
Business offices		P	P	P	P
Consultants' offices		P	P	P	P
Doctors' & dentists' offices		P	P	P	P
Equipment storage (no repairs)		P	P	P	P
Financial offices		P	P	P	P
General offices		P	P	P	P
Multi-family dwelling units		S	S	S	S
Personal services		P	P	P	P
Political offices		P	P	P	P
Professional offices		P	P	P	P
Real estate offices		P	P	P	P
Records warehousing & storage		P	P	P	P
Salesman's offices		P	P	P	P
Single-family dwelling units		S	S	S	S
Antique shop			P	P	P
Aquarium			P	P	P
Auto laundry inside a building without boiler, heating & steam-cleaning facilities			P	P	P
Auto repair garage - all work inside a building			P	P	P
Auto seat covering			P	P	P
Bakery, retail			P	P	P
Bank			P	P	P
Barber & beauty shop			P	P	P
Bicycle repairs without outside storage or display			P	P	P
Bird & pet shops, retail			P	P	P

Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Book or stationery store			P	P	P
Bowling alley - if air-conditioned & soundproofed			P	P	P
Brewpub			S	S	S
Camera shop			P	P	P
Candy shop			P	P	P
Caterer			P	P	P
Cleaning & pressing shops smaller than 6,000 square feet			P	P	P
Cleaning, dyeing & laundry station for receiving & delivery of articles only			P	P	P
Clothing - retail sales only			P	P	P
Convenience store or mini-mart between 1,000 & 5,000 square feet			S	S	S
Curtain cleaning shop smaller than 6,000 square feet			P	P	P
Department store			P	P	P
Drive-in for food, beverage, or other service			S	S	S
Drive-in theatre			S		
Drive-through for food, beverage, or other service			S	S	S
Dyeing plant smaller than 6,000 square feet			P	P	P
Electric substation			P	P	P
Electrical goods, retail sales only			P	P	P
Electrical repairing - domestic equipment & autos, retail sales only			P	P	P
Event center in stand-alone building			S		
Exterminating company, retail			P	P	P
Feed store			S		
Film developing & printing			P	P	P
Fix-it shops without outside storage or display			P	P	P
Florist, retail sales only			P	P	P
Frozen food lockers, retail			P	P	P
Furniture repairs & upholstering, retail only without outside storage or display			P	P	P
Furniture store - retail			P	P	P
Gasoline/motor fuel sales			P	P	P
Gasoline/motor fuel sales, automated			P	P	P
Grocery store over 5,000 square feet			P	P	P
Hardware - retail sales only			P	P	P
Household & office appliances - retail			P	P	P
Household & office furniture - retail			P	P	P
Ice delivery station			P	P	P
Jewelry - retail			P	P	P
Job printing			P	P	P
Laundry - custom laundering & finishing smaller than 6,000 square feet without pickup or delivery			P	P	P
Letter & mimeograph shop			P	P	P
Meat market, retail sales only			P	P	P
Micro-brewery			S	S	S
Mortuary use in stand-alone buildings			S		
Motor raceway			S		
Moving picture theater			P	P	P
Novelty or variety shop			P	P	P
Nursery, retail sale of plants & trees			P	P	P
Office			P	P	P
Office building			P	P	P
Optical goods - retail			P	P	P
Outside display, new materials			P	P	P
Outside storage units			P	P	P
Paint - retail sales only			P	P	P
Parking lot without public garage for passenger cars & trucks			P	P	P

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Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Pharmacy/drug store			P	P	P
Photographer's or artist's studio			P	P	P
Photographic supplies - retail			P	P	P
Piano & musical instruments, retail sales only			P	P	P
Plumbing shop without warehouse facilities, retail sales only			P	P	P
Portable storage units (PODs) - sales & storage			P	P	P
Public garage			P	P	P
Restaurant (dine-in only) over 4,000 square feet			P	P	P
Restaurant (dine-in only) smaller than 4,000 square feet			S	S	S
Restaurant (dine-in/convenience) over 4,000 square feet			P	P	P
Restaurant (dine-in/convenience) smaller than 4,000 square feet			S	S	S
Restaurant (fast food)			S	S	S
Restaurant (outdoor/patio dining)			S	S	S
Restaurant (private club)			S	S	S
Retail sales			P	P	P
Retail store or shop for custom work or the making of articles on-site			P	P	P
Roller skating rink			S		
Rug cleaning shop, chemical type, smaller than 6,000 square feet with all operations inside a building			P	P	P
Sample room			P	P	P
Seamstress, dressmaker, or tailor			P	P	P
Seed store			P	P	P
Shoe repair shop, retail sales only			P	P	P
Sporting goods - retail sales only			P	P	P
Studio for the display & sale of glass, china, art objects, cloth & draperies			P	P	P
Studios, dance, music, drama, health massage & reducing			P	P	P
Taxi stand			P	P	P
Tobacco shop			S	S	S
Tool sharpening, retail only without outside storage or display			P	P	P
Toys - retail sales only			P	P	P
Used car lot			S	P	P
Walk-up for food, beverage, or other service			S	S	S
Wallpaper - retail sales only			P	P	P
Washateria where the customer can wash & handle his laundry			P	P	P
Wearing apparel including clothing, shoes, hats, millinery & accessories			P	P	P
Wedding services in stand-alone building			S		
Wholesale sales office			P	P	P
Wine-tasting room			S	S	S
Aquarium, wholesale				P	P
Artificial flower manufacture				P	P
Artificial limb manufacture				P	P
Auto painting				P	P
Auto upholstery				P	P
Automobile dealers				P	P
Automobile laundry				P	P
Awning manufacture, cloth, metal, wood				P	P
Bakery, commercial				S	P
Bar				S	S
Beer tavern				S	S
Book bindery				P	P
Book printing				P	P
Bottling works with or without syrup manufacture				P	P
Bowling alley				P	P

Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Bus & truck storage				P	P
Cabinet shop				P	P
Candy manufacture				P	P
Canvas awning manufacture				P	P
Car barns				P	P
Carpenter shop				P	P
Carpet cleaning - with dustproof room & dust-catching equipment				P	P
Carting, express, hauling or storage				P	P
Cement storage				P	P
Ceramic products smaller than 6,000 square feet				P	P
Cleaning & dry cleaning establishment over 6,000 square feet				P	P
Clothing manufacture				P	P
Cold storage plant				P	P
Commercial amusement				P	P
Commercial colleges				P	P
Contractor's storage yard				P	P
Dance hall				S	S
Dog kennel				S	
Dry goods, wholesale & storage				P	P
Dyeing plant over 6,000 square feet				P	P
Egg candling & grading				P	P
Electrical & neon sign manufacture				P	P
Electrical repairing				P	P
Electro-plating; electro-tying				P	P
Engraving plant				P	P
Envelope manufacture				P	P
Feed store, wholesale & storage				P	P
Florist, wholesale				P	P
Food products manufacture, wholesale				P	P
Frozen food lockers, wholesale				P	P
Furniture auction sales				P	P
Furniture repair & upholstery - wholesale				P	P
Handcraft shop smaller than 6,000 square feet				P	P
Hauling, light or heavy				P	P
Homes for narcotics				S	
Homes for the alcoholic				S	
Homes for the feeble-minded				S	
Homes for the insane				S	
Household goods, storage				P	P
Ice cream manufacture				P	P
Ice manufacture				P	P
Job printing & book printing				P	P
Laundry, commercial				P	P
Leather products manufacture				P	P
Lithographing				P	P
Loading or storage tracks				P	P
Loose-leaf book manufacture				P	P
Lounge				S	S
Lumberyard (building material)				P	P
Market - public				P	P
Mattress making & renovating without dust precipitating equipment				P	P
Milk depot, wholesale				P	P
Millinery manufacture				P	P

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Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Mirror re-silvering				P	P
Motel				P	P
Motion picture studio, commercial films				P	P
Motorcycle repairing				P	P
Moving & storage company				P	P
Newspaper printing				P	P
Night club				S	S
Optical goods manufacture				P	P
Outside display, used materials				S	S
Outside storage, new materials				S	P
Outside storage, used materials				S	S
Outside storage of any material over 8-feet tall				S	S
Paint mixing, but no cooking or baking operations				P	P
Paper products & paper box manufacture				P	P
Penal or correctional institutions for insane, feebleminded, liquor or narcotic				P	P
Photoengraving plant				P	P
Plastic products, molding, casting & shaping				P	P
Print shop				P	P
Printing equipment, supplies, repairs				P	P
Publishing company				P	P
Sale of manufactured homes on 3.5 acres or more				S	
Sale of mobile homes on 3.5 acres or more				S	
Schools - all types including trade & commercial colleges				P	P
Secondhand furniture				P	P
Seed store, wholesale sales & storage				P	P
Sheetmetal shop				P	P
Shoe store, wholesale sales & storage				P	P
Skating rink				P	P
Stone monument works - retail				P	P
Storage & sales of used auto parts & accessories without open storage or display				P	P
Storage of trucks, & gravel				P	P
Streetcar barns				P	P
Taxicab storage & repairs				P	P
Team tracks & unloading docks, railroads				P	P
Tire retreading & recapping				P	P
Tourist camp				P	P
Trade schools of all types				P	P
Transfer & baggage company				P	P
Travel center				S	S
Trunk manufacturing				P	P
Typesetting				P	P
Venetian blind manufacturing				P	P
Veterinary hospital				S	P
Warehouse, wholesale offices, sales & storage				P	P
Water distillation				P	P
Winery, boutique				S	S
Adding machine manufacture					P
Agricultural implement manufacturing					P
Aircraft parts manufacture					P
Airplane repair & manufacturing					P
Automobile assembly					P
Automobile parts manufacturing					P

Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Bag manufacturer & cleaning					P
Bank equipment manufacture					P
Blacksmith					P
Boiler manufacture & repair of boilers not exceeding 15 h.p.					P
Bolt & nut manufacture					P
Boot & shoe manufacture					P
Box & crate manufacture (other than paper)					P
Brewery					S
Broom manufacture					P
Building material machinery, or supplying having outside storage					P
Canning & preserving factory					P
Carbon battery manufacture					P
Cargo container					S
Carpet cleaning without dustproof cleaning rooms for dust catching, washing & scouring equipment					P
Celluloid & similar cellulose manufacture					P
Central station, light & power plant					P
Cereal mill					P
Chair manufacture					P
Cheese factory					P
Chick hatchery					P
Coal yard, coal hoist, coal pocket or coal car trestle					P
Coffin manufacture					P
Cooperage company					P
Cotton company					P
Cotton ginning, baling & compressing					P
Cotton oil mill					P
Cotton seed products manufacture					P
Dairy - wholesale					P
Disinfectant manufacture					P
Distillery					S
Dye manufacturing					P
Electric or acetylene welding					P
Electrical power plant					P
Electrical supply manufacture					P
Elevator manufacture					P
Enameling & painting					P
Feed mill					P
Fixture manufacture					P
Flour milling & grain storage & elevators					P
Food processing					P
Fur warehouse					P
Furniture manufacture					P
Gasoline, wholesale storage					P
Grain elevator					P
Hardware manufacture					P
Helicopter terminal					P
Horseshoeing					P
Hosiery mill					P
Insecticide manufacturing					P
Iron works, ornamental					P
Knit goods manufacture					P
Light agricultural implements manufacture					P
Livery stable					P

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Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Machinery manufacture					P
Mattress factory					P
Mattress renovating					P
Metal products, stamping & manufacturing					P
Milk processing plant					P
Paper products manufacture					P
Pattern shop					P
Pecan processing					P
Petroleum, wholesale storage					P
Planing mill					P
Poultry feed manufacturer					P
Poultry slaughtering - dressing & storage					P
Printing ink manufacture					P
Public stable					P
Railroad yards - roundhouse or shop					P
Rice cleaning & polishing					P
Riding academy					P
Riding stable					P
Rock wool manufacture					P
Rug manufacture					P
Shoe factory					P
Stable					P
Stone cutting					P
Storage battery manufacturing					P
Storage of live poultry, or poultry dressing					P
Textile manufacture					P
Tool manufacture					P
Wood products manufacture					P
Woodworking shops					P
Winery					S





DCAD Property Map

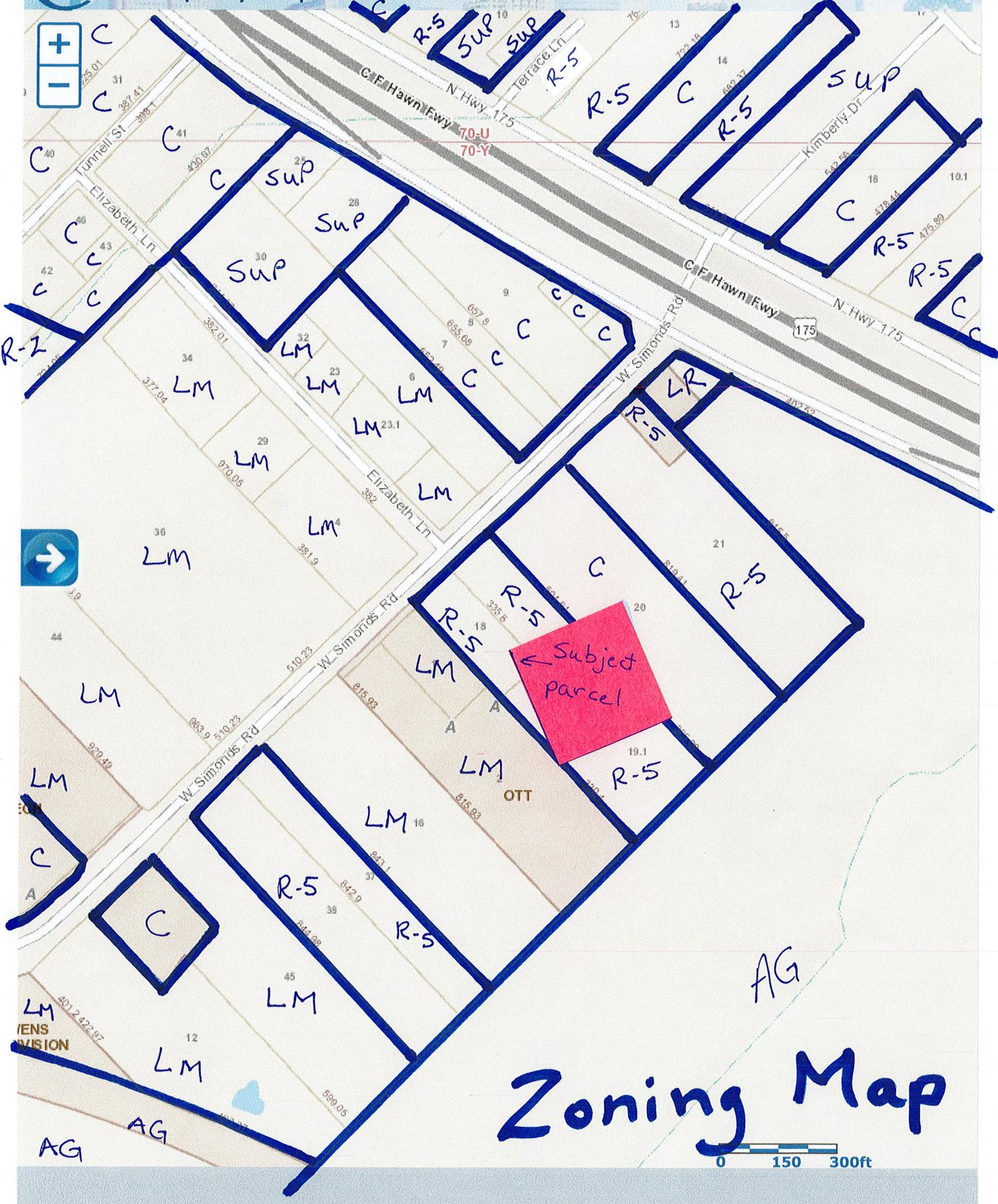
Exhibit 3



Exhibit 3



DCAD Property Map



Zoning Map



ZONING APPLICATION

City of Seagoville, Texas

ANTICIPATED MEETING DATES: P&Z: June 26, 2018 City Council: July 16, 2018
DATE OF PRE-APPLICATION CONFERENCE WITH CITY REPS & PLANNER (required): _____

Application Type:

- Initial Zoning (newly annexed or Agricultural property)
- Rezoning (property currently zoned)
- Planned Development (PD) – see Zoning Ordinance for special requirements and procedures
- Specific Use Permit (SUP) – see Zoning Ordinance for special requirements and procedures

Name of Subdivision or Project: Bustos Addition

Physical Location of Property: 301 W. Simonds Rd.
[General Location – approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate Surveyor's metes and bounds description): D.997 Herman Heider Abst 541 Pg 490 Tract 18
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 0.997 Existing Zoning: R-5 Requested Zoning: LM
[Attach a detailed description of requested zoning & development standards, if a PD]

Applicant / Owner's Name: SANTIAGO BUSTOS Applicant or Owner? (circle one)

Contact Person: SANTIAGO BUSTOS Title: PRESIDENT

Company Name: GREEN LEAF LANDSCAPING INC TX

Street/Mailing Address: P.O. BOX 17086 City: DALLAS State: _____ Zip: 75217

Phone: (214) 837-4047 Fax: () Email Address: greenleafdallas@att.net

surveyp Engineer / Representative's Name: Jimmie Kenyon or William Davis Finway

Contact Person: Jimmie Kenyon Title: _____

Company Name: Data Land Services Corp

Street/Mailing Address: P.O. Box 210 City: Forney State: TX Zip: 75126

Phone: (972) 564-6166 Fax: (972) 564-3079 Email Address: dataandservices@yahoo.com

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. (All zoning applications must be advertised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property. Please contact City staff in advance for submittal deadlines.)

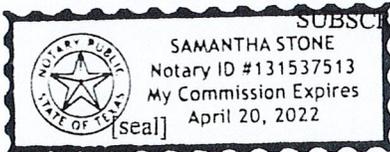
All applications must be COMPLETE before they will be scheduled for P&Z agenda. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements.

All application materials (one copy) must be delivered to the City's Planner. The name, address, phone number, etc. of the City's Planner can be obtained from City staff. Failure to submit all materials to the City's Planner may result in delays scheduling the zoning application for a P&Z agenda.

Notice of Public Records. The submission of plans/drawings with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

I hereby certify that I am the Owner, or the duly authorized agent of the Owner (proof of authorization attached), for the purposes of this application, and that all information submitted herein is complete, true and correct to the best of my knowledge. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

Signed: [Signature] Title: OWNER Date: 5-21-18



SUBSCRIBED AND SWORN TO before me, this the 21 day of May, 2018.
[Month] [Year]

Notary Public in and for the State of Texas: Samantha Stone
My Commission Expires On: 4-20-22

Office Use Only: Date Rec'd: 5/21/18 Fees Paid: \$ 250 Check #: cash Receipt #: 519657
Zoning Case # 22018-07 Accepted By: [Signature] Official Submittal Date: 5/21/18



May 31, 2018

COMMUNITY DEVELOPMENT
702 NORTH HIGHWAY 175
SEAGOVILLE, TX 75159
PHONE: (972) 287-2050

via email: notices@dailycommercialrecord.com
Daily Commercial Record
706 Main Street
Dallas, Texas 75202

Please publish the legal notice below in the June 4, 2018 issue of your newspaper. Please send the affidavit of publication to the ATTN: Jennifer Bonner at the address above. If you need to contact Jennifer, her office direct number is (972) 287-6833 and her email is jbonner@seagoville.us Jennifer's normal office hours are Monday through Friday from 8:00 AM to 5:00 PM.



**NOTICE OF PUBLIC HEARINGS
SEAGOVILLE PLANNING & ZONING COMMISSION AND CITY COUNCIL
ZONING CASE Z2018-07**

A public hearing will be held by the Seagoville Planning and Zoning Commission on Tuesday, June 26, 2018, at 6:30 PM in the City Council Chambers of the Seagoville City Hall building at 702 North U.S. Highway 175; Seagoville, TX 75159 to consider changing the current zoning on approximately one acre being Tract 18 of the Herman Heider Abstract (commonly known as 301 West Simonds Road) from R-5, Residential Single Family to the LM, Light Manufacturing zoning district.

A public hearing will also be held by the Seagoville City Council on Monday, July 16, 2018, at 6:30 PM in the City Council Chambers of the Seagoville City Hall building at 702 North U.S. Highway 175; Seagoville, TX 75159 to consider the recommendation from the Planning and Zoning Commission on this request.

All individuals may appear at the public hearings to state their opinions or may send a written notice prior to 4:30 PM on the day of each public hearing to Jr. Planner Jennifer Bonner at 702 North U.S. Highway 175; Seagoville, TX 75159.

CITY OF SEAGOVILLE
Kandi Jackson
City Secretary

Jennifer Bonner
Jr. Planner



May 31, 2018

COMMUNITY DEVELOPMENT
702 NORTH HIGHWAY 175
SEAGOVILLE, TX 75159
PHONE: (972) 287-2050

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All individuals may appear at the public hearings to state their opinions or may send a written notice prior to 4:30 PM on the day of each public hearing to Jr. Planner Jennifer Bonner at 702 North U.S. Highway 175; Seagoville, TX 75159.

As an adjoining property owner, this is the first of 3 opportunities to voice your opinion about this project for the record. The second and third opportunities will be at each of the public hearings listed above.

*Please indicate your opinion in this matter by checking the appropriate box below.
Please provide any additional comments that you might have in the provided space.
Please also sign and complete the name and address portion below.*

I am in favor of against Zoning Request Z2018-07 as it is described herein.

Additional Comments (attach additional sheets as necessary): _____

Signature(s): _____

Printed Name(s): _____

Address: _____

City, State & Zip code: _____

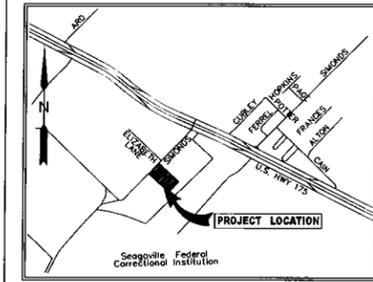
Phone Number: _____

**Property Owners List
Rezone of 301 West Simonds Road**

Mailed out a total of 10 certified letters on Friday, June 1, 2018, before 5:00 PM

Subject or adjoiner?	Site Address	DCAD Account	Owner	Mailing Address 1	City	State	Zip
Subject	301 West Simonds Road	650-541-490-101-80000	Tommy G. Wallace	301 West Simonds Road	Seagoville	TX	75159-2709
Adjoiner	211 West Simonds Road	650-541-490-101-90000	Jeffery D. Hill	P. O. Box 636	Seagoville	TX	75159-0636
Adjoiner	211 West Simonds Road	650-541-490-101-90100	Jeffery D. Hill	211 West Simonds Road	Seagoville	TX	75159-2707
Adjoiner	201 West Simonds Road	650-541-490-102-00000	Jose Lopez	319 East Amberway Lane	Garland	TX	75040-3703
Adjoiner	206 West Simonds Road	650-541-490-100-60000	Rafeal Contreras	394 Sunrise Circle	Seagoville	TX	75159-2045
Adjoiner	212 West Simonds Road	650-541-490-100-50000	Leonor Arriola	212 West Simonds Road	Seagoville	TX	75159-2708
Adjoiner	2409 Elizabeth Lane	650-541-490-100-40000	Just to Flirt Inc.	2409 Elizabeth Lane	Seagoville	TX	75159-2701
Adjoiner	306 West Simonds Road	650-541-490-103-60000	Quality Trailer Products LP	1015 West Saint Germain Street	Saint Cloud	MN	56301-3459
Adjoiner	303 West Simonds Road	500-308-700-A00-20000	Elias Noe Hildago	303 West Simonds Road	Seagoville	TX	75159-2709
Adjoiner	303 West Simonds Road	500-308-700-A00-10000	Jose S. Macias	303 West Simonds Road	Seagoville	TX	75159-2709
Adjoiner							

Exhibit 8

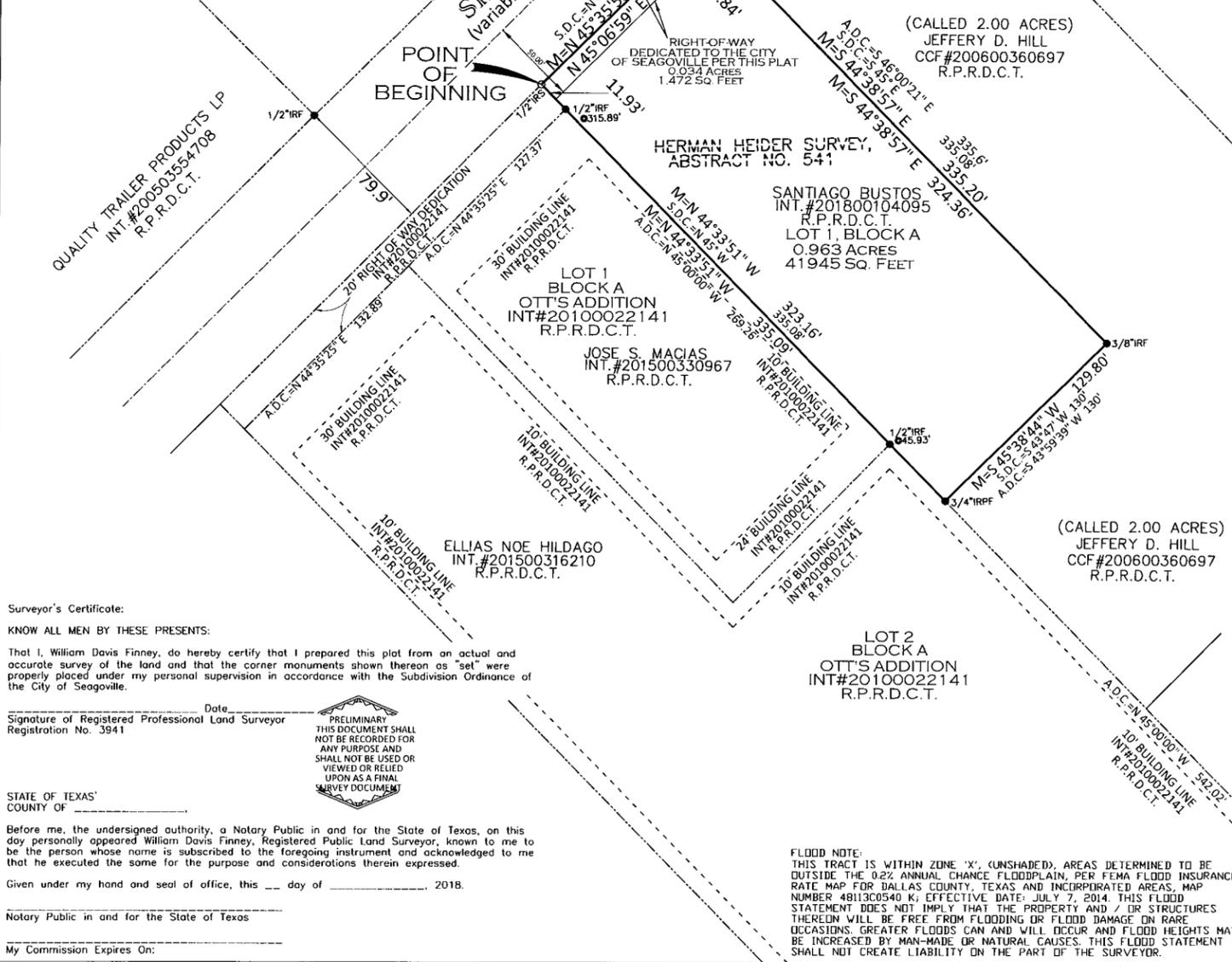


VICINITY MAP NOT-TO-SCALE

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS

BASIS OF BEARING: TEXAS NORTH CENTRAL ZONE 4202 GEOID09 (CONUS) AS TIED INTO GEOSHACK NETWORK WITH RTK GPS UNIT.

LEGEND:
 IR=IRON
 IRPF=IRON PIPE FOUND
 IRF=IRON ROD FOUND
 IRS=IRON ROD SET
 IPC=POINT FOR CORNER
 INT=INSTRUMENT NUMBER
 D.R.C.T.=DEED RECORDS DALLAS COUNTY, TEXAS
 R.P.R.D.C.T.=REAL PROPERTY RECORDS DALLAS COUNTY, TEXAS
 M=MEASURED DISTANCE
 S.D.C.=SOUTH DEGREE
 S.D.E.=SOUTH DEGREE
 S.A.D.C.=SOUTH ANGLE
 S.S.L.=SEWER LINE
 W/O C.=WITH ORANGE CAP

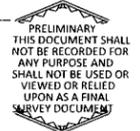


Surveyor's Certificate:

KNOW ALL MEN BY THESE PRESENTS:

That I, William Davis Finney, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as 'set' were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Seagoville.

Signature of Registered Professional Land Surveyor
 Registration No. 3941



STATE OF TEXAS
 COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William Davis Finney, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ___ day of _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires On: _____

FLOOD NOTE:
 THIS TRACT IS WITHIN ZONE 'X', (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48113C0540 K; EFFECTIVE DATE: JULY 7, 2014. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND / OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS. GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

JEFFERY D. HILL
 INT.#200600362708
 R.P.R.D.C.T.

OWNER
 SANTIAGO BUSTOS
 P.O. BOX 171086
 DALLAS, TX 75217
 469-243-9350

SURVEYOR
 DATA LAND SERVICES CORP.
 T.B.P.L.S. FIRM REGISTRATION LIC. NO.10183900
 Po Box 2110
 Forney, Texas 75126-2110
 (972) 564-6135 (Office) Date 5/10/18
 (972) 564-3079 (Fax) JOB#18-1982
 datalandservices@yahoo.com SHEET 10F1

FINAL PLAT OF
 LOT 1, BLOCK A,
 BUSTOS ADDITION
 BEING A 0.997 ACRE TRACT
 IN THE
 HERMAN HEIDER SURVEY, ABSTRACT NO. 541
 CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS

COUNTY OF DALLAS;
 STATE OF TEXAS;

WHEREAS, SANTIAGO BUSTOS IS THE OWNER OF A TRACT OR PARCEL OF LAND SITUATED IN THE HERMAN HEIDER ABSTRACT NO. 541 IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS AS CONVEYED TO SANTIAGO BUSTOS PER DEED RECORDED IN INSTRUMENT NO. 201800104095 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, (R.P.R.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD SET FOR THE WEST CORNER OF BUSTOS TRACT AND AT THE NORTH CORNER OF A 20 FOOT RIGHT-OF-WAY DEDICATION OF THE DTT'S ADDITION AS RECORDED IN INSTRUMENT NO. 20100022141 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AND BEING IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SIMONDS ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 45 DEGREES 35 MINUTES 55 SECONDS EAST, WITH THE NORTHWESTERLY LINE OF BUSTOS TRACT AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SIMONDS ROAD A DISTANCE OF 129.30 FEET TO A 1/2" IRON ROD WITH ORANGE CAP STAMPED "3941" SET AT THE NORTH CORNER OF SAID BUSTOS TRACT AND AT A WEST CORNER OF A CALLED 2.00 ACRE TRACT AS CONVEYED TO JEFFERY D. HILL RECORDED IN INSTRUMENT NO. 200600360697 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS FROM WHICH A 1/2" IRON PIPE FOUND BEARS NORTH 45 DEGREES 27 MINUTES 51 SECONDS WEST, A DISTANCE OF 1.38 FEET;

THENCE SOUTH 44 DEGREES 38 MINUTES 57 SECONDS EAST, WITH THE NORTHEASTERLY LINE OF BUSTOS TRACT AND A SOUTHWESTERLY LINE OF HILL TRACT A DISTANCE OF 335.20 FEET TO A 3/8" IRON ROD FOUND AT THE EAST CORNER OF BUSTOS TRACT AND AT AN ELL CORNER OF SAID HILL TRACT;

THENCE SOUTH 45 DEGREES 38 MINUTES 44 SECONDS WEST, WITH THE SOUTHEASTERLY LINE OF SAID BUSTOS TRACT AND A NORTHWESTERLY LINE OF HILL TRACT A DISTANCE OF 129.80 FEET A DISTANCE OF 129.80 FEET TO A 3/4" IRON PIPE FOUND FOR SOUTH CORNER OF BUSTOS TRACT AND IN THE NORTHEASTERLY LINE OF LOT 2, BLOCK A OF SAID DTT'S ADDITION;

THENCE NORTH 44 DEGREES 33 MINUTES 51 SECONDS WEST, WITH THE SOUTHWESTERLY LINE OF BUSTOS TRACT AND A NORTHEASTERLY LINE OF LOT 2 OF DTT'S ADDITION PASSING A 1/2" IRON ROD FOUND AT THE COMMON CORNER OF LOT 1 AND LOT 2 OF DTT'S ADDITION AT A DISTANCE OF 45.93 FEET CONTINUING IN ALL A TOTAL DISTANCE OF 335.09 FEET TO THE POINT OF BEGINNING CONTAINING 43,417 SQUARE FEET OR 0.997 ACRES OF LAND.

PROPERTY OWNER'S CERTIFICATE;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Santiago Bustos, acting herein by and through his duly authorized representative, does hereby adopt this plat designating the herein above described property as LOT 1, BLOCK A, BUSTOS ADDITION on addition to the City of Seagoville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Seagoville. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Seagoville's use thereof. The City of Seagoville and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Seagoville and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Seagoville, Texas;

WITNESS, my hand, this ___ day of _____, 2018.

BY:

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS
 COUNTY OF _____
 Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed. Given under my hand and seal of office, this ___ day of _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires On: _____

THE CITY OF SEAGOVILLE:

The property is located in the corporate limits of the City of Seagoville, Dallas County, Texas.

Approved for preparation of Final plat of the subdivision shown on this plat.

BY:

Community Development Date

ATTEST:

City Secretary Date

Regular Session Agenda Item: 4

MEETING DATE: July 16, 2018

ITEM DESCRIPTION

Discuss and consider an Ordinance of the City of Seagoville, Texas, amending the Comprehensive Zoning Ordinance and map of the City of Seagoville, as amended, by granting a change in zoning from the R-5, Residential Single Family, Zoning District to the LM, Light Manufacturing, Zoning District on approximately 1-acre of real property located at 301 West Simonds Road in the City of Seagoville, Dallas County, Texas, being legally described in Exhibit “2” and depicted in Exhibit “3”, attached hereto and incorporated herein; providing for a repealing clause; providing for a savings clause; providing for a severability clause; providing for a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date.

BACKGROUND OF ISSUE:

The applicant Mr. Bustos Santiago is requesting to change the current zoning so that he can operate a landscaping business at this location, which is not allowed in a residential zoning district.

The parcel currently has a house and several small outbuildings. None of the outbuildings are listed on the improvements of the property on the DCAD website.

The existing zoning, land uses, and relevant portions of the City’s comprehensive plan are each referenced in the attached staff report.

FINANCIAL IMPACT:

N/A

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Commission voted six (6) to zero (0) in favor of recommending the approval of the request to change the current zoning on about 1-acre at 301 West Simonds Road (also known as the unplatted Tract 18 of the Herman Heider Abstract number 541 on page 490) from the R-5, Residential Single Family, zoning district to the LM, Light Manufacturing, zoning district.

Staff is also in support of this application.

EXHIBITS:

1. Ordinance (2 pages)
2. Legal description from plat
3. Unsigned final plat of subject property (11x17 paper) – recording of plat probably completed prior to City Council meeting

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. ____-20____

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF SEAGOVILLE, AS AMENDED, BY GRANTING A CHANGE IN ZONING FROM THE R-5, RESIDENTIAL SINGLE FAMILY, ZONING DISTRICT TO THE LM, LIGHT MANUFACTURING, ZONING DISTRICT ON APPROXIMATELY 1-ACRE OF REAL PROPERTY LOCATED AT 301 WEST SIMONDS ROAD IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, BEING LEGALLY DESCRIBED IN EXHIBIT "2" AND DEPICTED IN EXHIBIT "3", ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Seagoville and the City Council of the City of Seagoville, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes have given requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Seagoville is of the opinion and finds that a zoning change should be granted, and that the Comprehensive Zoning Ordinance and Map should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS:

SECTION 1: That the Comprehensive Zoning Ordinance and Map of the City of Seagoville, Texas, is heretofore amended, be and the same is hereby amended by granting a change in the zoning from the R-5, Residential Single Family, zoning district to the LM, Light Manufacturing, zoning district on about 1-acre of real property located at 301 West Simonds Road in the City of Seagoville, Dallas County, Texas, being legally described in Exhibit "2" and depicted in Exhibit "3", which are attached hereto and incorporated herein.

SECTION 2: That the property described shall be used only for the purposes set out in accordance with the City of Seagoville's Zoning Ordinance and all other ordinances, codes, and policies of the City of Seagoville, as amended.

SECTION 3: That all provisions of the Ordinances of the City of Seagoville, Texas, in conflict with the provisions of this ordinance as amended be hereby repealed and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4: That should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance or the Comprehensive Zoning Ordinance as a whole, or any part or provision thereof, other than the part declared to be invalid, illegal, or unconstitutional.

SECTION 5: That any person, firm, or corporation violating, disobeying, neglecting, refusing to comply with, or resisting the enforcement of any of the provisions or terms of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be subject to the same penalty of two thousand dollars (\$2,000.00) for each offense as provided for in the Comprehensive Zoning Ordinance of the City of Seagoville, as heretofore amended. Each and every day such a violation continues or is allowed to exist shall constitute a separate offense.

SECTION 6: That this ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Seagoville, Texas this 16th day of July, 2018.

APPROVED:

Dennis, K. Childress, Mayor

ATTEST:

Kandi Jackson, City Secretary

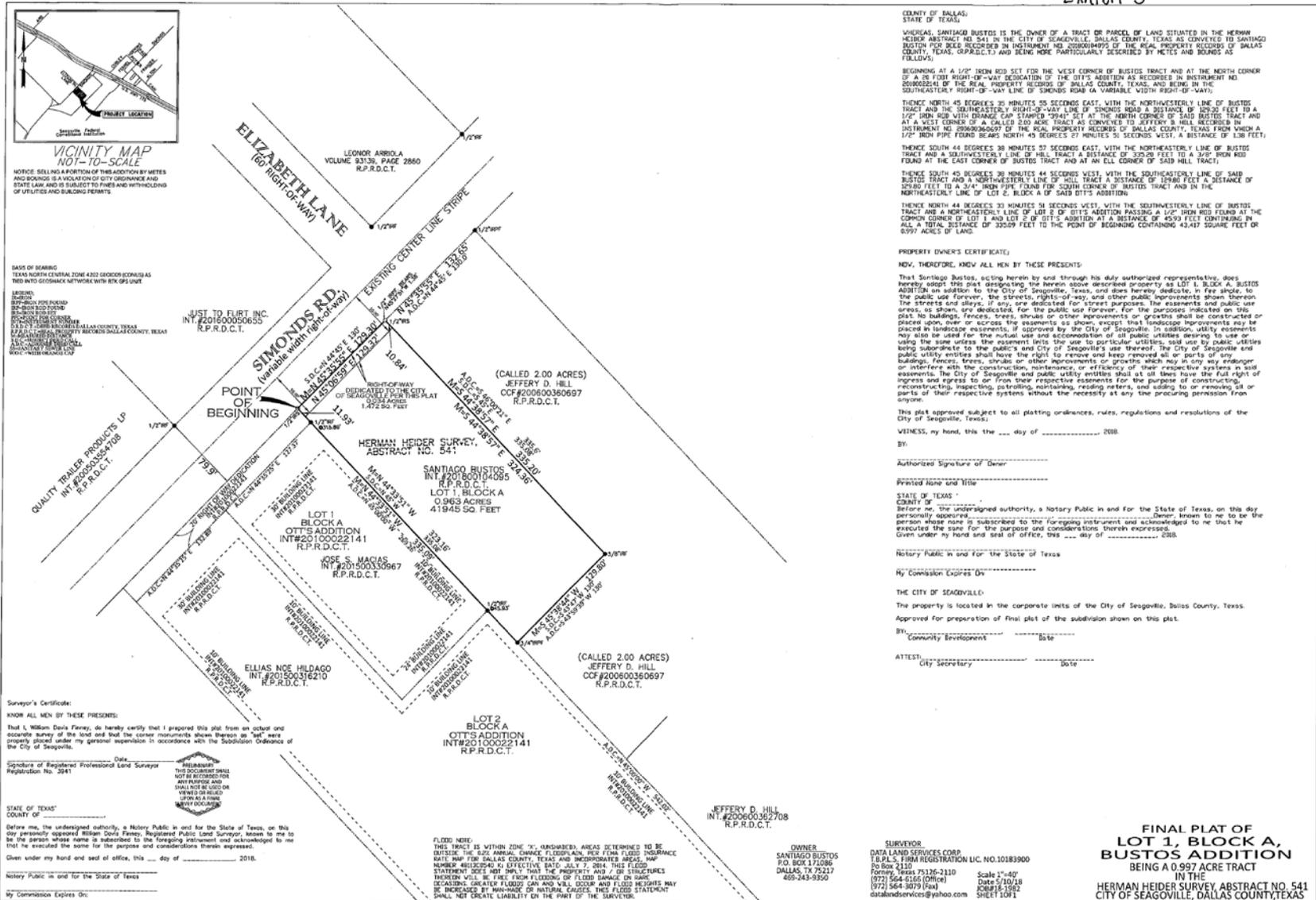
APPROVED AS TO FORM:

Alexis G. Allen, City Attorney
(/cdb 07/10/2015)

LEGAL DESCRIPTION FROM PLAT

A tract of land situated in the Herman Heider Abstract No. 541 in the City of Seagoville, Dallas County, Texas, as conveyed to Santiago Bustos per deed recorded in Instrument No. 201800104095 of the Real Property Records of Dallas County, Texas, (R.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

Beginning at a ½-inch iron rod set for the west corner of said Bustos tract and at the north corner of a 20-foot right-of-way dedication of the Ott's Additions as recorded in Instrument No. 20100022141 of the Real Property Records of Dallas County, Texas, and being in the southeasterly right-of-way line of Simonds Road (a variable width right-of-way); thence North 45 degrees 35 minutes 55 seconds East with the northwesterly line of said Bustos tract and the southeasterly right-of-way of Simonds Road a distance of 129.30 feet to a ½-inch iron rod with an orange cap stamped "3941" set at the north corner of said Bustos tract and at a west corner of a called 2.00-acre tract conveyed to Jeffery D. Hill recorded in Instrument No. 200600360697 of the Real Property Records of Dallas County, Texas, from which a found ½-inch iron pipe bears North 45 degrees 27 minutes 51 seconds West a distance of 1.38 feet; thence South 44 degrees 38 minutes 57 seconds East with the northeasterly line of said Bustos tract and the southwesterly line of said Hill tract a distance of 335.20 feet to a found 3/8-inch iron rod at the east corner of the Bustos tract and at an ell corner of said Hill tract; thence South 45 degrees 38 minutes 44 seconds West with the southeasterly line of said Bustos tract and a northwesterly line of said Hill tract a distance of 129.80 feet to a found ¾-inch iron pipe found for the south corner of said Bustos tract and in the northeasterly line of Lot 2 Block A of said Ott's Addition; thence North 44 degrees 33 minutes 51 seconds West with the southwesterly line of said Bustos tract and a northeasterly line of Lot 2 of Ott's Addition passing a ½-inch found iron rod at the common corner of Lot 1 and Lot 2 of Ott's Addition at a distance of 45.93-feet continuing a total distance of 335.09 feet to the Point of Beginning, containing 43,417 square feet or 0.997 acres of land.



COUNTY OF DALLAS;
STATE OF TEXAS;

WITNESSE: SANTIAGO BUSTOS IS THE OWNER OF A TRACT OR PARCEL OF LAND SITUATED IN THE HERMAN HEIDER ABSTRACT NO. 541 IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS AS CONVEYED BY SANTIAGO BUSTOS FOR DEED RECORDED IN INSTRUMENT NO. 2008004495 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, (CAPPLIC. 1) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET FOR THE WEST CORNER OF BUSTOS TRACT AND AT THE NORTH CORNER OF A 95 FOOT RIGHT-OF-WAY DEDICATION OF THE CITY'S ACQUISITION AS RECORDED IN INSTRUMENT NO. 2008002441 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AND BEING IN THE SOUTHEASTELY RIGHT-OF-WAY LINE OF SIMONDS ROAD A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE NORTH 45 DEGREES 25 MINUTES 25 SECONDS EAST, WITH THE NORTHWESTERLY LINE OF BUSTOS TRACT AND THE SOUTHEASTELY RIGHT-OF-WAY LINE OF SIMONDS ROAD A DISTANCE OF 329.20 FEET TO A 1/2" IRON ROD WITH CHANGE CAP STAPLES SPREAD SET AT THE NORTH CORNER OF SAID BUSTOS TRACT AND AT A WEST CORNER OF A CALLED 2.00 ACRE TRACT AS CONVEYED TO JEFFERY D. HILL RECORDED IN INSTRUMENT NO. 2008006097 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS FROM WHICH A 1/2" IRON PIPE FOUND BEARS NORTH 45 DEGREES 27 MINUTES 51 SECONDS WEST, A DISTANCE OF 1.38 FEET;

THENCE SOUTH 44 DEGREES 38 MINUTES 37 SECONDS EAST, WITH THE NORTHEASTELY LINE OF BUSTOS TRACT AND A SOUTHWESTELY LINE OF HILL TRACT A DISTANCE OF 329.20 FEET TO A 3/4" IRON ROD FOUND AT THE EAST CORNER OF BUSTOS TRACT;

THENCE SOUTH 45 DEGREES 38 MINUTES 44 SECONDS WEST, WITH THE SOUTHEASTELY LINE OF SAID BUSTOS TRACT AND A NORTHWESTELY LINE OF HILL TRACT A DISTANCE OF 15986 FEET A DISTANCE OF 12580 FEET TO A 3/4" IRON PIPE FOUND FOR SOUTH CORNER OF BUSTOS TRACT AND IN THE NORTHEASTELY LINE OF LOT 2, BLOCK A OF SAID CITY'S ADDITION;

THENCE NORTH 44 DEGREES 33 MINUTES 31 SECONDS WEST, WITH THE SOUTHWESTELY LINE OF BUSTOS TRACT AND A NORTHEASTELY LINE OF LOT 2 OF CITY'S ADDITION PASSING A 1/2" IRON ROD FOUND AT THE COMMON CORNER OF LOT 1 AND LOT 2 OF CITY'S ADDITION AT A DISTANCE OF 4059 FEET CONTAINING IN ALL A TOTAL DISTANCE OF 32529 FEET TO THE POINT OF BEGINNING CONTAINING 43,417 SQUARE FEET OR 0.997 ACRES OF LAND.

PROPERTY OWNER'S CERTIFICATE;
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Santiago Bustos, acting herein by and through his duly authorized representative, does hereby adopt this plat designating the herein above described property as LOT 1, BLOCK A, BUSTOS ADDITION in addition to the City of Seagoville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, right-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever. For the purposes indicated on this plat, no buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Seagoville. In addition, utility easements may also be used for the actual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, and use by public utilities being subordinate to the public's and City of Seagoville's use thereof. The City of Seagoville and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Seagoville and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems, without the necessity of any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Seagoville, Texas;

WITNESS my hand, this the ___ day of _____, 2018.

BY: _____
Authorized Signature of Doner

Printed Name and Title _____
STATE OF TEXAS
COUNTY OF _____
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ Doner known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.
Given under my hand and seal of office, this ___ day of _____, 2018.

Notary Public in and for the State of Texas
My Commission Expires On _____

THE CITY OF SEAGOVILLE:
The property is located in the corporate limits of the City of Seagoville, Dallas County, Texas.
Approved for preparation of final plat of the subdivision shown on this plat.
BY: _____ Date _____
Community Development Site
ATTEST: _____ Date _____
City Secretary

**FINAL PLAT OF
LOT 1, BLOCK A,
BUSTOS ADDITION
BEING A 0.997 ACRE TRACT
IN THE
HERMAN HEIDER SURVEY, ABSTRACT NO. 541
CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS**

OWNER
SANTIAGO BUSTOS
P.O. BOX 170586
DALLAS, TX 75217
469-243-9350

SURVEYOR
DATA LAND SERVICES CORP
T.B.P.L.S. FIRM REGISTRATION LIC. NO. 10183900
P.O. BOX 2310
FARMER, TEXAS 75126-2310
(972) 564-6106 (Office)
(972) 564-3079 (Fax)
dataandservices@yahoo.com
Scale 1"=40'
Date 5/10/18
COPYS 1982
SHEET 1 OF 1

FLOOD NOTE:
THIS TRACT IS WITHIN ZONE "X" (UNSHADED) AREAS DETERMINED TO BE
OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN FOR FLOOD INSURANCE
RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS. MAP
NUMBER 080550A01 IS EFFECTIVE DATE: JULY 7, 2014. THIS FLOOD
STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND / OR STRUCTURES
THEREON WILL BE FREE FROM FLOODING OF FLOOD DAMAGE OR HARM
DURING GREATER FLOODS AND WILL OCCUR AND FLOOD HEIGHTS MAY
BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT
SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

DATE: _____
Signature of Registered Professional Land Surveyor
Registration No. 3581

STATE OF TEXAS
COUNTY OF _____
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Hilan Davis Farney, Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.
Given under my hand and seal of office, this ___ day of _____, 2018.

Notary Public in and for the State of Texas
My Commission Expires On _____

THIS DOCUMENT SHALL NOT BE REPRODUCED FOR ANY PURPOSE AND SHALL NOT BE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

Regular Session Agenda Item: 5

MEETING DATE: July 16, 2018

ITEM DESCRIPTION

Conduct a public hearing on a zoning request Z2018-08 to change the zoning on over 2-acres at 300 West Farmers Road (also known as the unplatted Tract 27 of the John Denton Abstract Number 426 on Page 300) from LM, Light Manufacturing, to the R-5, Residential Single Family, Zoning District.

BACKGROUND OF ISSUE:

The City is requesting that the subject parcel to aid an adjacent property owner later in tonight's agenda that needs to rezone their property to a residential district so they can rebuild their home. Their current zoning is LM, Light Manufacturing, which does not allow residential land uses. Lands to the south are zoned residential and match the requested district. Most properties along West Farmers Road are being used residentially, but are in the same LM zoning district as this lot.

The property is currently vacant and undeveloped as the railroad structures - except those for drainage - were removed several decades ago.

The existing zoning, land uses, and relevant portions of the City's comprehensive plan are each referenced in the attached staff report.

FINANCIAL IMPACT:

N/A

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Commission voted six (6) to zero (0) in favor of recommending the approval of the request to change the current zoning of about 2-acres at 300 West Farmers Road (also known as the unplatted Tract 27 of John Denton Abstract 426 Page 300) from the LM, Light Manufacturing, zoning district to the R-5, Residential Single Family, zoning district.

Staff is also in support of this application.

EXHIBITS:

Each of the following items are designed for printing on letter-sized paper unless otherwise listed.

1. Staff Report (12 pages)
2. 2017 aerial photograph from DCAD website
3. Dimensional reference map from DCAD website
4. Zoning map reference (dimensional map with zoning added)
5. Zoning application
6. Public hearing notice to newspaper
7. Public hearing notice to property owners within 200 feet
8. List of Property Owners within 200 feet of boundary of subject parcels



COMMUNITY DEVELOPMENT

702 NORTH HIGHWAY 175
 SEAGOVILLE, TX 75159
 PHONE: (972) 287-2050

DATE: JULY 16, 2018
AUTHOR: JENNIFER BONNER, JUNIOR PLANNER
APPLICANT: CITY OF SEAGOVILLE
PARCEL: 650-426-300-102-7000
LOCATION: 300 WEST FARMERS ROAD (TRACT 27 OF JOHN DENTON ABSTRACT 426 PAGE 300)

REQUEST SUMMARY:

The City is requesting that the subject parcel (in green in the map on the right) have the current zoning on over 2-acres of old railroad right-of-way at 300 West Farmers Road be changed from LM, Light Manufacturing to R-5, Residential Single Family.

An adjacent property owner later in tonight's agenda that needs to rezone their property to residential, so they can re-build their home. Their current zoning is LM, Light Manufacturing, which does not allow residential land uses.



REQUEST LOCATION: Inside City

SIZE OF PROJECT	EXISTING ZONING	SURROUNDING ZONING	EXISTING LAND USE	SURROUNDING LAND USE
Over 2-acres	LM, Light Manufacturing	Northwest: LM, Light Manufacturing Southwest: R-5, Single Family Residential Northeast: LM, Light Manufacturing Southeast: R-5, Single Family Residential	Low Density Residential	Northwest: Medium Density Residential Southwest: Low Density Residential Northeast: Medium Density Residential Southeast: Low Density Residential

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Commission voted 6 to 0 in favor of recommending the **APPROVAL** of the request to change the current zoning on over 2-acres at 300 West Farmers Road (also known as the unplatted Tract 27 of the John Denton Abstract number 426 on page 300) from LM, Light Manufacturing, to the R-5, Residential Single Family, zoning district.

Staff is also in support of this application.

Detailed explanations follow on the attached pages.	
STANDARD:	STAFF ANALYSIS:
Development Calendar (Deadlines)	Has Met
Application Requirements	Has Met
Zoning Code	Has Met

COMPARISON TO ADOPTED CITY MASTER PLANS

STAFF ANALYSIS

PLAN GOALS OR GUIDELINES

2002 Comprehensive Land Use Plan and Map

The lot in the request (the old railroad right-of-way under the green star outlined in purple on the map to the right) is located in an area that the Future Land Use Plan and Map shows to be a Low Density Residential. The mustard-orange area to the north of the property is expected to become Medium Density Residential.

Meets Standard



2009 Master Street Plan and Map

The property in the request (under the green star outlined in purple on the map to the right) has access to both Fran Street and West Farmers Road (both labeled and each shown by a blue line). Since the City owns the property, any required right-of-way required for future improvements of either road is already under our control.

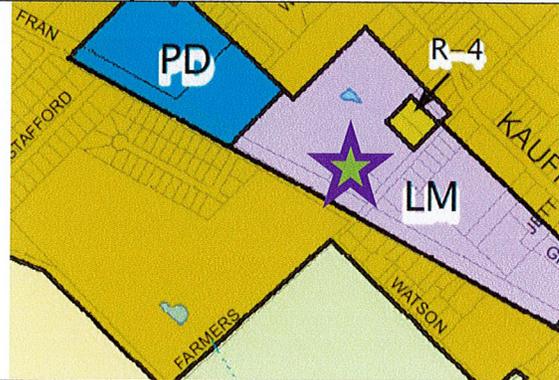
Meets Standard



2009 Zoning Plan and Map

The lot in the request (under the green star outlined in purple on the map) is located in the LM, Light Manufacturing zoning district (light purple). The applicant is requesting that the lot be changed to the R-5, Single Family Residential zoning district (mustard yellow color) since railroad right-of-ways are permitted uses in that district. No other zoning district lists railroad right-of-way as either a permitted use or requiring a special use permit (SUP).

Meets Standard



REVIEW CRITERIA	STAFF ANALYSIS	
1. Will the use be designated, located, and operated so that the public health, safety, and welfare will be protected?	Yes	Public water and sewer and already available, but have not been connected to the site.
2. Will the land use be compatible with other area properties located nearby?	Yes	Lands to the south are zoned residential and match the requested district. Most properties along West Farmers Road are being <i>used</i> residentially, but are in the same LM zoning district as this lot.
3. Will the use be in compliance with all of the provisions of the Zoning Amendments portion of the Municipal Code?	Yes	The requirements for the change in zoning have been met (application, concept, legal notifications, etc.).

REVIEW CRITERIA	STAFF ANALYSIS	
4. Will the use be compliant with all applicable provisions in the Code for the district in which the use is to be located?	Yes	There are no proposed development plans for the site.
5. Will the use facilitate public convenience at that location?	Yes	Fran Street and West Farmers Road are both classified as Minor Collector.
6. Will the use conform to off-street parking and loading requirements?	No	There are no proposed development plans for the site.
7. Are all of the ingress, egress, and pedestrian ways adequate?	Yes	There are currently no pedestrian ways, ingresses, or egresses for the lot.
8. Have safeguards limiting noxious or offensive emissions, including light, noise, glare, dust, and odor been addressed?	Yes	The property is currently vacant and undeveloped as the railroad structures - except those for drainage - were removed several decades ago.
9. Will the proposed landscaping and screening be compliant with all City regulations?	Yes	Staff will require these codes to be met when the lot is built upon.
10. Will the signage be compliant with those portions of the Municipal Code?	Yes	Allowed signage in residentially zoned areas is limited. Staff will require the code to be met when any application is submitted.
11. Will all open space(s) be maintained by the owner/developer?	Yes	The City will continue to maintain the property as needed.
12. Are the size and shape of the site as well as the arrangement of the proposed structure(s) in keeping with the intent of the Code?	Yes	There are no proposed development plans for the site. The site will be extremely limited in what can be built because of its shape.
13. Will granting the permit be authorizing less than the minimum requirements in regards to height, area, setbacks, parking, or landscaping?	No	Any proposed structures will have to all codes at the time they are submit an application for construction.
14. Have the provisions of the existing master thoroughfare plan been met to protect the public interest?	Yes	Since the City owns the property, any required right-of-way required for future improvements of either Fran Street or West Farmers Road.
15. Have the provisions of any existing future land use plan been met to protect the public interest?	Yes	Chapter 5 (Future Land Use) of the 2002 Comprehensive Plan provides suggestions on locations for different types of land use. The subject lot is shown in an area to be Low Density Residential.
16. Have the provisions of any existing capital improvements plan been met to protect the public interest?	Yes	There currently is no active capital improvement plan. The most recent plan (2008) has completed all improvements, but the pay-off has not yet been finalized.
17. Have the provisions of any community facilities plan been met to protect the public interest?	Yes	Changing the zoning of parcels is not affected by the community facilities portion of any city Plan.
18. Have the provisions of any other adopted document for providing required necessary public facilities been met to protect the public interest?	Yes	Chapter 8 (Public Facilities) of the 2002 Comprehensive Plan addresses municipal facilities primarily. Changing the zoning of parcels does not affect the provisions of any city Plan.

Public Comments Received:

Staff mailed out twenty-one (21) letters to the subject and adjoining property owners on Friday, June 1, 2018, before 5:00 PM. A legal ad was also published per the Texas Local Government Code in the Tuesday, June 5, 2018 edition of the Daily Commercial Record newspaper for both Planning & Zoning Commission meeting as well as the City Council meeting. As of the date of this report, July 3, 2018, no (0) property owner have responded in writing against the request and two (2) have responded in writing in favor of the request. No (0)

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letters have been returned as undeliverable by the U.S. Postal Service. No property owners have responded verbally (by phone) or in writing (copies attached) with comments on the request. Any responses received after the distribution of the packet will be attached to the end of this Staff Report.

Other Staff Comments:

Below is a table that compares the types of land uses listed in the zoning code for each zoning district. Reference the table to the right to determine which symbols depict land uses that would be permitted, prohibited, or require a special use permit in the land use table. The land use table is arranged by zoning district and then each district is listed alphabetically. Note: language in each of the "higher" (more intense) business districts specifies that the uses permitted in the "lower" zoning districts are allowed without being specifically listed each of those uses again.

Land Use Table Key:	Zoning District:
P = Permitted land use	R-5 , Residential Single-family
S = Special Use Permit (SUP) required	O , Office
A blank box in the table means that land use is <i>prohibited</i> in that zoning district.	LR , Local Retail
	C , Commercial
	LM , Light Manufacturing

Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Accessory buildings	P				
Addition of pre-packaged food or beverages sales to a retail or business already operating	S	S	S	S	S
Airport or airport facilities	S	S	S	S	S
Art gallery	P	P	P	P	P
Breezeway attaching accessory to the main building	P				
Carnival	S	S	S	S	S
Cemetery	S	S	S	S	S
Children's home on 5 acres or more	S	S	S	S	S
Church or religious worship facility	P				
Circus	S	S	S	S	S
Commercial amusement, temporary	S	S	S	S	S
Community building on 3 acres or more	S	S	S	S	S
Concrete batching plant	S	S	S	S	S
Convalescent home on 5 acres or more	S	S	S	S	S
Daycare or nursery with fewer than four unrelated children	P				
Daycare or nursery with more than four unrelated children	S	S	S	S	S
Detached dwelling for servants employed on-site	P				
Dog kennels on farm of 5 acres or more	S	S	S	S	S
Drive-in theatre on 10 acres or more	S	S	S	S	S
Driving range	S	S	S	P	P
Earth excavation	S	S	S	S	S
Educational institutions	S	S	S	S	S
Electrical public utility regulating station	S	S	S	S	S
Farm without on-site retail or wholesale business	P				
Fire station	P				
Garden without on-site retail or wholesale business	P				
Golf course without driving range	P				
Government use - local, county, state, federal	S	S	S	S	S
Gravel excavation	S	S	S	S	S
Greenhouse	S	S	S	S	S
Greenhouse without on-site retail or wholesale business	P				
Homes for narcotics on 20 acres or more	S	S	S	S	S
Homes for the alcoholic on 20 acres or more	S	S	S	S	S
Homes for the feeble-minded on 20 acres or more	S	S	S	S	S
Homes for the insane on 20 acres or more	S	S	S	S	S
Hospital on 5 acres or more	S	S	S	S	S

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Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Kindergarten - public or private	S	S	S	S	S
Landing airfield or facilities	S	S	S	S	S
Library	P	P	P	P	P
Maternity home on 5 acres or more	S	S	S	S	S
Miniature golf course	S	S	S	P	P
Miniature train ride	S	S	S	S	S
Mixed-Use projects of private housing and shopping center on 3 acres or more	S	S	S	S	S
Museum	P				
Natural gas public utility regulating station	S	S	S	S	S
Neighborhood recreation center (swimming pool, social or hobby rooms)	P				
Normal household pets	P				
Nursery	S	S	S	S	S
Nursery school - public or private	S	S	S	S	S
Nursery without on-site retail or wholesale business	P				
Old people's home on 5 acres or more	S	S	S	S	S
Orchard without on-site retail or wholesale business	P				
Park	P				
Passenger train station	P				
Philanthropic institutions	S	S	S	S	S
Playgrounds	P				
Pony rides	S	S	S	S	S
Private carport and/or garage	P	P	P	P	P
Private school, equivalent to a public school	P	S	S	S	S
Public school (elementary through high school)	P	S	S	S	S
Public stable on 5 acres or more	S	S	S	S	S
Public utility - privately or publicly owned	S	S	S	S	S
Radio or television broadcasting stations	S	S	S	S	S
Radio or television broadcasting towers	S	S	S	S	S
Radio or television transmitter tower	S	S	S	S	S
Railway right-of-way and tracks, passenger station but not including railroad yards, team tracks or storage yards	P				
Religious institutions	S	S	S	S	S
Riding academy on 5 acres or more	S	S	S	S	S
Rock quarry	S	S	S	S	S
Rodeo	S	S	S	S	S
Sale of pre-packaged food/beverages, in combination, that exceeds 10% of an establishment's gross annual sales revenues	S	S	S	S	S
Sand excavation	S	S	S	S	S
Sewage treatment plant	S	S	S	S	S
Single-family residence (detached)	P				
Telephone exchange without office, repair or storage facilities	P				
Temporary and seasonal sales establishment, such as flea market or produce stand	S	S	S	S	S
Temporary buildings to be used for construction purposes only	P				
Travel trailer park	S	S	S	S	S
Veterinary hospital on 5 acres or more	S	S	S	S	S
Water pumping plant	P				
Water supply reservoir	P				
Water tower or artesian well	P				
Wind energy conversion system (WEC)	S	S	S	S	S
Railway ROW & tracks, but no railroad yards, team tracks or storage yards	P				
Ambulance service		P	P	P	P
Architect or engineers' offices		P	P	P	P
Attorneys' offices		P	P	P	P

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Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Business offices		P	P	P	P
Consultants' offices		P	P	P	P
Doctors' & dentists' offices		P	P	P	P
Equipment storage (no repairs)		P	P	P	P
Financial offices		P	P	P	P
General offices		P	P	P	P
Multi-family dwelling units		S	S	S	S
Personal services		P	P	P	P
Political offices		P	P	P	P
Professional offices		P	P	P	P
Real estate offices		P	P	P	P
Records warehousing & storage		P	P	P	P
Salesman's offices		P	P	P	P
Single-family dwelling units		S	S	S	S
Antique shop			P	P	P
Aquarium			P	P	P
Auto laundry inside a building without boiler, heating & steam-cleaning facilities			P	P	P
Auto repair garage - all work inside a building			P	P	P
Auto seat covering			P	P	P
Bakery, retail			P	P	P
Bank			P	P	P
Barber & beauty shop			P	P	P
Bicycle repairs without outside storage or display			P	P	P
Bird & pet shops, retail			P	P	P
Book or stationery store			P	P	P
Bowling alley - if air-conditioned & soundproofed			P	P	P
Brewpub			S	S	S
Camera shop			P	P	P
Candy shop			P	P	P
Caterer			P	P	P
Cleaning & pressing shops smaller than 6,000 square feet			P	P	P
Cleaning, dyeing & laundry station for receiving & delivery of articles only			P	P	P
Clothing - retail sales only			P	P	P
Convenience store or mini-mart between 1,000 & 5,000 square feet			S	S	S
Curtain cleaning shop smaller than 6,000 square feet			P	P	P
Department store			P	P	P
Drive-in for food, beverage, or other service			S	S	S
Drive-in theatre			S		
Drive-through for food, beverage, or other service			S	S	S
Dyeing plant smaller than 6,000 square feet			P	P	P
Electric substation			P	P	P
Electrical goods, retail sales only			P	P	P
Electrical repairing - domestic equipment & autos, retail sales only			P	P	P
Event center in stand-alone building			S		
Exterminating company, retail			P	P	P
Feed store			S		
Film developing & printing			P	P	P
Fix-it shops without outside storage or display			P	P	P
Florist, retail sales only			P	P	P
Frozen food lockers, retail			P	P	P
Furniture repairs & upholstering, retail only without outside storage or display			P	P	P
Furniture store - retail			P	P	P

Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Gasoline/motor fuel sales			P	P	P
Gasoline/motor fuel sales, automated			P	P	P
Grocery store over 5,000 square feet			P	P	P
Hardware - retail sales only			P	P	P
Household & office appliances - retail			P	P	P
Household & office furniture - retail			P	P	P
Ice delivery station			P	P	P
Jewelry - retail			P	P	P
Job printing			P	P	P
Laundry - custom laundering & finishing smaller than 6,000 square feet without pickup or delivery			P	P	P
Letter & mimeograph shop			P	P	P
Meat market, retail sales only			P	P	P
Micro-brewery			S	S	S
Mortuary use in stand-alone buildings			S		
Motor raceway			S		
Moving picture theater			P	P	P
Novelty or variety shop			P	P	P
Nursery, retail sale of plants & trees			P	P	P
Office			P	P	P
Office building			P	P	P
Optical goods - retail			P	P	P
Outside display, new materials			P	P	P
Outside storage units			P	P	P
Paint - retail sales only			P	P	P
Parking lot without public garage for passenger cars & trucks			P	P	P
Pharmacy/drug store			P	P	P
Photographer's or artist's studio			P	P	P
Photographic supplies - retail			P	P	P
Piano & musical instruments, retail sales only			P	P	P
Plumbing shop without warehouse facilities, retail sales only			P	P	P
Portable storage units (PODs) - sales & storage			P	P	P
Public garage			P	P	P
Restaurant (dine-in only) over 4,000 square feet			P	P	P
Restaurant (dine-in only) smaller than 4,000 square feet			S	S	S
Restaurant (dine-in/convenience) over 4,000 square feet			P	P	P
Restaurant (dine-in/convenience) smaller than 4,000 square feet			S	S	S
Restaurant (fast food)			S	S	S
Restaurant (outdoor/patio dining)			S	S	S
Restaurant (private club)			S	S	S
Retail sales			P	P	P
Retail store or shop for custom work or the making of articles on-site			P	P	P
Roller skating rink			S		
Rug cleaning shop, chemical type, smaller than 6,000 square feet with all operations inside a building			P	P	P
Sample room			P	P	P
Seamstress, dressmaker, or tailor			P	P	P
Seed store			P	P	P
Shoe repair shop, retail sales only			P	P	P
Sporting goods - retail sales only			P	P	P
Studio for the display & sale of glass, china, art objects, cloth & draperies			P	P	P
Studios, dance, music, drama, health massage & reducing			P	P	P
Taxi stand			P	P	P
Tobacco shop			S	S	S
Tool sharpening, retail only without outside storage or display			P	P	P

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Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Toys - retail sales only			P	P	P
Used car lot			S	P	P
Walk-up for food, beverage, or other service			S	S	S
Wallpaper - retail sales only			P	P	P
Washateria where the customer can wash & handle his laundry			P	P	P
Wearing apparel including clothing, shoes, hats, millinery & accessories			P	P	P
Wedding services in stand-alone building			S		
Wholesale sales office			P	P	P
Wine-tasting room			S	S	S
Aquarium, wholesale				P	P
Artificial flower manufacture				P	P
Artificial limb manufacture				P	P
Auto painting				P	P
Auto upholstery				P	P
Automobile dealers				P	P
Automobile laundry				P	P
Awning manufacture, cloth, metal, wood				P	P
Bakery, commercial				S	P
Bar				S	S
Beer tavern				S	S
Book bindery				P	P
Book printing				P	P
Bottling works with or without syrup manufacture				P	P
Bowling alley				P	P
Bus & truck storage				P	P
Cabinet shop				P	P
Candy manufacture				P	P
Canvas awning manufacture				P	P
Car barns				P	P
Carpenter shop				P	P
Carpet cleaning - with dustproof room & dust-catching equipment				P	P
Carting, express, hauling or storage				P	P
Cement storage				P	P
Ceramic products smaller than 6,000 square feet				P	P
Cleaning & dry cleaning establishment over 6,000 square feet				P	P
Clothing manufacture				P	P
Cold storage plant				P	P
Commercial amusement				P	P
Commercial colleges				P	P
Contractor's storage yard				P	P
Dance hall				S	S
Dog kennel				S	
Dry goods, wholesale & storage				P	P
Dyeing plant over 6,000 square feet				P	P
Egg candling & grading				P	P
Electrical & neon sign manufacture				P	P
Electrical repairing				P	P
Electro-plating; electro-tying				P	P
Engraving plant				P	P
Envelope manufacture				P	P
Feed store, wholesale & storage				P	P
Florist, wholesale				P	P

Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Food products manufacture, wholesale				P	P
Frozen food lockers, wholesale				P	P
Furniture auction sales				P	P
Furniture repair & upholstering - wholesale				P	P
Handcraft shop smaller than 6,000 square feet				P	P
Hauling, light or heavy				P	P
Homes for narcotics				S	
Homes for the alcoholic				S	
Homes for the feeble-minded				S	
Homes for the insane				S	
Household goods, storage				P	P
Ice cream manufacture				P	P
Ice manufacture				P	P
Job printing & book printing				P	P
Laundry, commercial				P	P
Leather products manufacture				P	P
Lithographing				P	P
Loading or storage tracks				P	P
Loose-leaf book manufacture				P	P
Lounge				S	S
Lumberyard (building material)				P	P
Market - public				P	P
Mattress making & renovating without dust precipitating equipment				P	P
Milk depot, wholesale				P	P
Millinery manufacture				P	P
Mirror re-silvering				P	P
Motel				P	P
Motion picture studio, commercial films				P	P
Motorcycle repairing				P	P
Moving & storage company				P	P
Newspaper printing				P	P
Night club				S	S
Optical goods manufacture				P	P
Outside display, used materials				S	S
Outside storage, new materials				S	P
Outside storage, used materials				S	S
Outside storage of any material over 8-feet tall				S	S
Paint mixing, but no cooking or baking operations				P	P
Paper products & paper box manufacture				P	P
Penal or correctional institutions for insane, feebleminded, liquor or narcotic				P	P
Photoengraving plant				P	P
Plastic products, molding, casting & shaping				P	P
Print shop				P	P
Printing equipment, supplies, repairs				P	P
Publishing company				P	P
Sale of manufactured homes on 3.5 acres or more				S	
Sale of mobile homes on 3.5 acres or more				S	
Schools - all types including trade & commercial colleges				P	P
Secondhand furniture				P	P
Seed store, wholesale sales & storage				P	P
Sheetmetal shop				P	P
Shoe store, wholesale sales & storage				P	P
Skating rink				P	P

**STAFF REPORT
Z2018-08**

Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Stone monument works - retail				P	P
Storage & sales of used auto parts & accessories without open storage or display				P	P
Storage of trucks, & gravel				P	P
Streetcar barns				P	P
Taxicab storage & repairs				P	P
Team tracks & unloading docks, railroads				P	P
Tire retreading & recapping				P	P
Tourist camp				P	P
Trade schools of all types				P	P
Transfer & baggage company				P	P
Travel center				S	S
Trunk manufacturing				P	P
Typesetting				P	P
Venetian blind manufacturing				P	P
Veterinary hospital				S	P
Warehouse, wholesale offices, sales & storage				P	P
Water distillation				P	P
Winery, boutique				S	S
Adding machine manufacture					P
Agricultural implement manufacturing					P
Aircraft parts manufacture					P
Airplane repair & manufacturing					P
Automobile assembly					P
Automobile parts manufacturing					P
Bag manufacturer & cleaning					P
Bank equipment manufacture					P
Blacksmith					P
Boiler manufacture & repair of boilers not exceeding 15 h.p.					P
Bolt & nut manufacture					P
Boot & shoe manufacture					P
Box & crate manufacture (other than paper)					P
Brewery					S
Broom manufacture					P
Building material machinery, or supplying having outside storage					P
Canning & preserving factory					P
Carbon battery manufacture					P
Cargo container					S
Carpet cleaning without dustproof cleaning rooms for dust catching, washing & scouring equipment					P
Celluloid & similar cellulose manufacture					P
Central station, light & power plant					P
Cereal mill					P
Chair manufacture					P
Cheese factory					P
Chick hatchery					P
Coal yard, coal hoist, coal pocket or coal car trestle					P
Coffin manufacture					P
Cooperage company					P
Cotton company					P
Cotton ginning, baling & compressing					P
Cotton oil mill					P
Cotton seed products manufacture					P
Dairy - wholesale					P

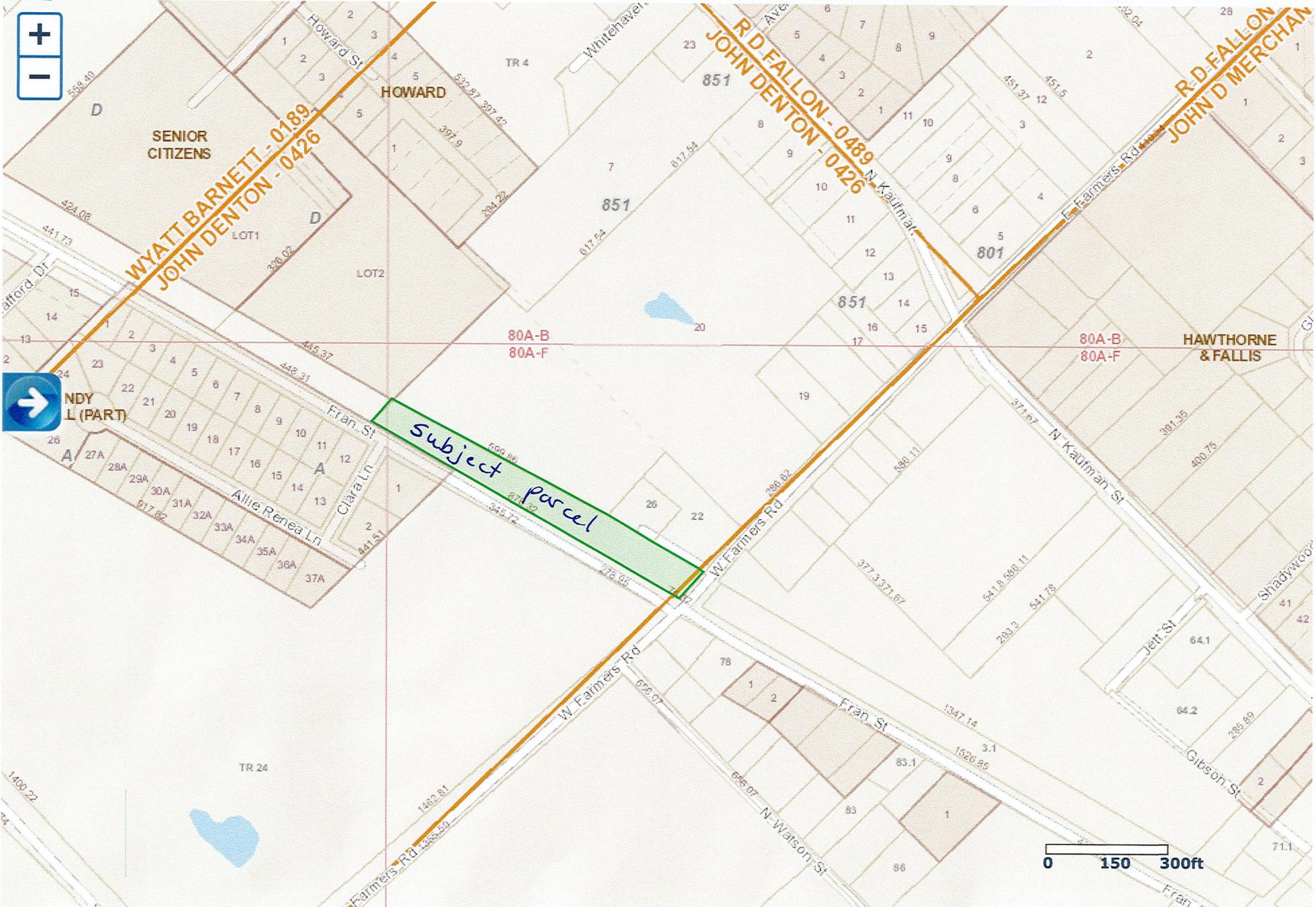
Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Disinfectant manufacture					P
Distillery					S
Dye manufacturing					P
Electric or acetylene welding					P
Electrical power plant					P
Electrical supply manufacture					P
Elevator manufacture					P
Enameling & painting					P
Feed mill					P
Fixture manufacture					P
Flour milling & grain storage & elevators					P
Food processing					P
Fur warehouse					P
Furniture manufacture					P
Gasoline, wholesale storage					P
Grain elevator					P
Hardware manufacture					P
Helicopter terminal					P
Horseshoeing					P
Hosiery mill					P
Insecticide manufacturing					P
Iron works, ornamental					P
Knit goods manufacture					P
Light agricultural implements manufacture					P
Livery stable					P
Machinery manufacture					P
Mattress factory					P
Mattress renovating					P
Metal products, stamping & manufacturing					P
Milk processing plant					P
Paper products manufacture					P
Pattern shop					P
Pecan processing					P
Petroleum, wholesale storage					P
Planing mill					P
Poultry feed manufacturer					P
Poultry slaughtering - dressing & storage					P
Printing ink manufacture					P
Public stable					P
Railroad yards - roundhouse or shop					P
Rice cleaning & polishing					P
Riding academy					P
Riding stable					P
Rock wool manufacture					P
Rug manufacture					P
Shoe factory					P
Stable					P
Stone cutting					P
Storage battery manufacturing					P
Storage of live poultry, or poultry dressing					P
Textile manufacture					P
Tool manufacture					P
Wood products manufacture					P

**STAFF REPORT
Z2018-08**

Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Woodworking shops					P
Winery					S

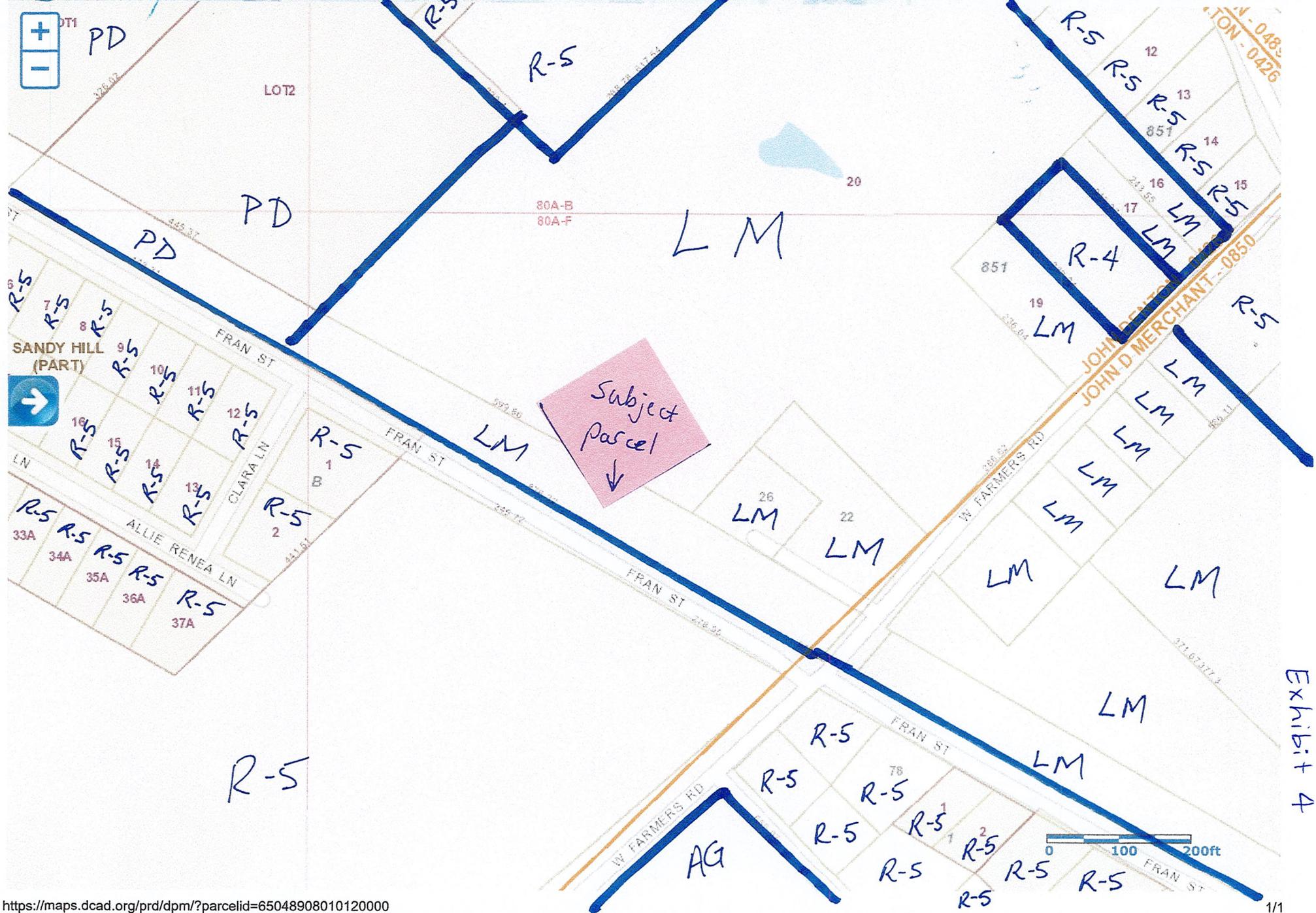


Exhibit 2



Zoning Map

DCAD Property Map





ZONING APPLICATION

City of Seagoville, Texas

ANTICIPATED MEETING DATES: P&Z: 6/26/18 City Council: 7/16/18

DATE OF PRE-APPLICATION CONFERENCE WITH CITY REPS & PLANNER (required): May 28, 2018

Application Type:

- Initial Zoning (newly annexed or Agricultural property)
- Rezoning (property currently zoned)
- Planned Development (PD) – see Zoning Ordinance for special requirements and procedures
- Specific Use Permit (SUP) – see Zoning Ordinance for special requirements and procedures

Name of Subdivision or Project: City R/R property @ 300 W. Farmers

Physical Location of Property: NW/C Farmers & Fran
[General Location – approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate Surveyor's metes and bounds description):
Tract 27 John Denton Abstract 426 Pg. 300 2.0505 Acres
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 2 Existing Zoning: LM Requested Zoning: R-5
[Attach a detailed description of requested zoning & development standards, if a PD]

Applicant / Owner's Name: City of Seagoville Applicant or Owner? (circle one)

Contact Person: Ledis Barr Title: Comm. Dev. Director

Company Name: _____

Street/Mailing Address: 702 Highway 175 City: Seagoville State: TX Zip: 75159

Phone: (972) 287-2050 Fax: () Email Address: lbarr@seagoville.us

Engineer / Representative's Name: _____

Contact Person: _____ Title: _____

Company Name: _____

Street/Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone: () Fax: () Email Address: _____

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. (All zoning applications must be advertised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property. Please contact City staff in advance for submittal deadlines.)

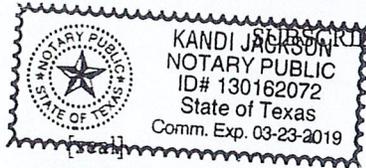
All applications must be COMPLETE before they will be scheduled for P&Z agenda. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements.

All application materials (one copy) must be delivered to the City's Planner. The name, address, phone number, etc. of the City's Planner can be obtained from City staff. Failure to submit all materials to the City's Planner may result in delays scheduling the zoning application for a P&Z agenda.

Notice of Public Records. The submission of plans/drawings with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

I hereby certify that I am the Owner, or the duly authorized agent of the Owner (proof of authorization attached), for the purposes of this application, and that all information submitted herein is complete, true and correct to the best of my knowledge. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

Signed: _____ Title: Comm. Dev. Director Date: 5-28-18



Subscribed AND SWORN TO before me, this the 29 day of May, 2018
[Month] [Year]
Notary Public in and for the State of Texas: Kandi Jackson
My Commission Expires On: 3-23-2019

Office Use Only: Date Rec'd: 5/29/18 Fees Paid: \$ N/A Check #: N/A Receipt #:
Zoning Case # 2-2018-08 Accepted By: [Signature] Official Submittal Date: 5/29/18



May 31, 2018

COMMUNITY DEVELOPMENT
702 NORTH HIGHWAY 175
SEAGOVILLE, TX 75159
PHONE: (972) 287-2050

via email: notices@dailycommercialrecord.com
Daily Commercial Record
706 Main Street
Dallas, Texas 75202

Please publish the legal notice below in the June 5, 2018 issue of your newspaper. Please send the affidavit of publication to the ATTN: Jennifer Bonner at the address above. If you need to contact Jennifer, her office direct number is (972) 287-6833 and her email is jbonner@seagoville.us Jennifer's normal office hours are Monday through Friday from 8:00 AM to 5:00 PM.



**NOTICE OF PUBLIC HEARINGS
SEAGOVILLE PLANNING & ZONING COMMISSION AND CITY COUNCIL
ZONING CASE Z2018-08**

A public hearing will be held by the Seagoville Planning and Zoning Commission on Tuesday, June 26, 2018, at 6:30 PM in the City Council Chambers of the Seagoville City Hall building at 702 North U.S. Highway 175; Seagoville, TX 75159 to consider changing the current zoning on approximately two acres being Tract 27 of the John Denton Abstract (commonly known as 300 West Farmers Road) from LM, Light Manufacturing to the R-5, Residential Single Family zoning district.

A public hearing will also be held by the Seagoville City Council on Monday, July 16, 2018, at 6:30 PM in the City Council Chambers of the Seagoville City Hall building at 702 North U.S. Highway 175; Seagoville, TX 75159 to consider the recommendation from the Planning and Zoning Commission on this request.

All individuals may appear at the public hearings to state their opinions or may send a written notice prior to 4:30 PM on the day of each public hearing to Jr. Planner Jennifer Bonner at 702 North U.S. Highway 175; Seagoville, TX 75159.

CITY OF SEAGOVILLE
Kandi Jackson
City Secretary

Jennifer Bonner
Jr. Planner



May 31, 2018

COMMUNITY DEVELOPMENT
702 NORTH HIGHWAY 175
SEAGOVILLE, TX 75159
PHONE: (972) 287-2050

**NOTICE OF PUBLIC HEARINGS
SEAGOVILLE PLANNING & ZONING COMMISSION AND CITY COUNCIL
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All individuals may appear at the public hearings to state their opinions or may send a written notice prior to 4:30 PM on the day of each public hearing to Jr. Planner Jennifer Bonner at 702 North U.S. Highway 175; Seagoville, TX 75159.

As an adjoining property owner, this is the first of 3 opportunities to voice your opinion about this project for the record. The second and third opportunities will be at each of the public hearings listed above.

*Please indicate your opinion in this matter by checking the appropriate box below.
Please provide any additional comments that you might have in the provided space.
Please also sign and complete the name and address portion below.*

I am in favor of against Zoning Request Z2018-08 as it is described herein.

Additional Comments (attach additional sheets as necessary): _____

Signature(s): _____

Printed Name(s): _____

Address: _____

City, State & Zip code: _____

Phone Number: _____

Property Owners List

Rezone of old railroad property on NW corner of intersection of Farmers Road and Fran Street

Mailed out a total of 21 letters on Friday, June 1, 2018, before 5:00 PM

Subject or adjainer?	Site Address	DCAD Account	Owner	Mailing Address 1	Address 2	City	State	Zip
Subject	300 West Farmers Road	650-426-300-102-70000	City of Seagoville	702 N. Highway 175		Seagoville	TX	75159-1774
Adjoinder	706 North Railroad Road	650-426-300-102-60000	Gary Allen & Teresa Gale Vaden	706 North Railroad Road		Seagoville	TX	75159-2940
Adjoinder	116 West Farmers Road	650-426-300-102-20000	Linda Johnson	116 West Farmers Road		Seagoville	TX	75159-3720
Adjoinder	112 West Farmers Road	650-426-085-102-00000	Oneness Meditation Temple	112 West Farmers Road		Seagoville	TX	75159-3720
Adjoinder	117 West Farmers Road	650-850-095-106-00000	HRG Investments LLC	519 Gibson Street		Seagoville	TX	75159-3733
Adjoinder	400 Fran Street	650-850-075-100-30100	HRG Investments LLC	519 Gibson Street		Seagoville	TX	75159-3733
Adjoinder	615 Fran Street	650-850-100-110-80000	Peggy & Billy E. Day	615 Fran Street		Seagoville	TX	75159-3731
Adjoinder	616 North Watson Street	650-850-100-110-70000	Estate of Maria Valdez	616 North Watson Street		Seagoville	TX	75159-3772
Adjoinder	303 West Farmers Road	650-850-100-107-90000	Williamson Revocable Living Trust	c/o Anna B. Williamson & F. Lewis, Jr.	303 West Farmers Road	Seagoville	TX	75159-3723
Adjoinder	301 West Farmers Road	650-850-100-107-80000	Luis Enrique Cazares	301 West Farmers Road		Seagoville	TX	75159-3723
Adjoinder	1010 Fran Street	650-426-300-102-40000	Leslie Klingman	4041 Creekdale Drive		Dallas	TX	75229-5303
Adjoinder	721 Fran Street	500-422-700-B00-10000	Jose M. Patino	721 Fran Street		Seagoville	TX	75159-3429
Adjoinder	720 Allie Renea Lane	500-422-700-B00-20000	Jose L. Estrada & Olga A. Valencia	720 Allie Renea Lane		Seagoville	TX	75159-0000
Adjoinder	807 Fran Street	500-422-700-A00-90000	Marlon & Sherry Dews	807 Fran Street		Seagoville	TX	75159-3431
Adjoinder	805 Fran Street	500-422-700-A01-00000	Ronit Properties LLC	7308 A Bandera Ranch Trail		Austin	TX	78750-8535
Adjoinder	803 Fran Street	500-422-700-A01-10000	Francisco J. & Dalia Cifuentes	803 Fran Street		Seagoville	TX	75159-3431
Adjoinder	801 Fran Street	500-422-700-A01-20000	Joyce Ann Parker	801 Fran Street		Seagoville	TX	75159-3431
Adjoinder	800 Allie Renea Lane	500-422-700-A01-30000	Samantha L. Ibarra-Aceves & Ricardo C. Camacho	800 Allie Renea Lane		Seagoville	TX	75159-3432
Adjoinder	802 Allie Renea Lane	500-422-700-A01-40000	David Melo	802 Allie Renea Lane		Seagoville	TX	75159-3432
Adjoinder	205 Mathis Street	650-426-300-102-70200	Seagoville Senior Citizens Home Inc.	205 Mathis Street		Seagoville	TX	75159-2927
Adjoinder	112 West Farmers Road	500-205-000-D00-20000	Seagoville Senior Citizens Home Inc.	205 Mathis Street		Seagoville	TX	75159-2927
Adjoinder								
Adjoinder								

Exhibit 8

Regular Session Agenda Item: 6

MEETING DATE: July 16, 2018

ITEM DESCRIPTION

Discuss and consider an Ordinance of the City of Seagoville, Texas, amending the Comprehensive Zoning Ordinance and map of the City of Seagoville, as amended, by granting a change in zoning from the LM, Light Manufacturing, Zoning District to the R-5, Residential Single Family, Zoning District on approximately 2-acres of Real Property described as the unplatted Tract 27 of the John Denton Abstract 426 Page 300 of the Deed Records of Dallas County, Texas, commonly known as 300 West Farmers Road, in the City of Seagoville, Dallas County, Texas, and being depicted in Exhibit "3" attached hereto and incorporated herein: providing for a repealing clause; providing for a savings clause; providing for a severability clause; providing for a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date.

BACKGROUND OF ISSUE:

The City is requesting that the subject parcel to aid an adjacent property owner later in tonight's agenda that needs to rezone their property to a residential district so they can re-build their home. Their current zoning is LM, Light Manufacturing, which does not allow residential land uses. Lands to the south are zoned residential and match the requested district. Most properties along West Farmers Road are being used residentially, but are in the same LM zoning district as this lot.

The property is currently vacant and undeveloped as the railroad structures - except those for drainage - were removed several decades ago.

The existing zoning, land uses, and relevant portions of the City's comprehensive plan are each referenced in the attached staff report.

FINANCIAL IMPACT:

N/A

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Commission voted six (6) to zero (0) in favor of recommending the approval of the request to change the current zoning of about 2-acres at 300 West Farmers Road (also known as the unplatted Tract 27 of John Denton Abstract 426 Page 300) from the LM, Light Manufacturing, zoning district to the R-5, Residential Single Family, zoning district.

Staff is also in support of this application.

EXHIBITS:

1. Ordinance
3. DCAD Property Map

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. ____-20____

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF SEAGOVILLE, AS AMENDED, BY GRANTING A CHANGE IN ZONING FROM THE LM, LIGHT MANUFACTURING, ZONING DISTRICT TO THE R-5, RESIDENTIAL SINGLE FAMILY, ZONING DISTRICT ON APPROXIMATELY 2-ACRES OF REAL PROPERTY DESCRIBED AS THE UNPLATTED TRACT 27 OF THE JOHN DENTON ABSTRACT 426 PAGE 300 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, COMMONLY KNOWN AS 300 WEST FARMERS ROAD, IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING DEPICTED IN EXHIBIT “3” ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Seagoville and the City Council of the City of Seagoville, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes have given requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Seagoville is of the opinion and finds that a zoning change should be granted, and that the Comprehensive Zoning Ordinance and Map should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS:

SECTION 1: That the Comprehensive Zoning Ordinance and Map of the City of Seagoville, Texas, is heretofore amended, be and the same is hereby amended by granting a change in the zoning from the LM, Light Manufacturing, zoning district to the R-5, Residential Single Family, zoning district on approximately 2-acres of real property described as the Unplatted Tract 27 of the John Denton Abstract 426 Page 300 of the Deed Records of Dallas County, Texas, commonly known as 300 West Farmers Road, in the City of Seagoville, Dallas County, Texas, and being depicted in Exhibit “3”, which is attached hereto and incorporated herein.

SECTION 2: That the property described shall be developed and used only for the purposes set out in accordance with the City of Seagoville’s Zoning Ordinance and all other ordinances, codes, and policies of the City of Seagoville, as amended.

SECTION 3: That all provisions of the Ordinances of the City of Seagoville, Texas, in conflict with the provisions of this ordinance as amended be hereby repealed and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4: That should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance or the Comprehensive Zoning Ordinance as a whole, or any part or provision thereof, other than the part declared to be invalid, illegal, or unconstitutional.

SECTION 5: That any person, firm, or corporation violating, disobeying, neglecting, refusing to comply with, or resisting the enforcement of any of the provisions or terms of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be subject to the same penalty of two thousand dollars (\$2,000.00) for each offense as provided for in the Comprehensive Zoning Ordinance of the City of Seagoville, as heretofore amended. Each and every day such a violation continues or is allowed to exist shall constitute a separate offense.

SECTION 6: That This ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Seagoville, Texas this 16th day of July, 2018.

APPROVED:

Dennis, K. Childress, Mayor

ATTEST:

Kandi Jackson, City Secretary

APPROVED AS TO FORM:

Alexis G. Allen, City Attorney
(/cdb 07/10/2018)



DCAD Property Map



Exhibit 3

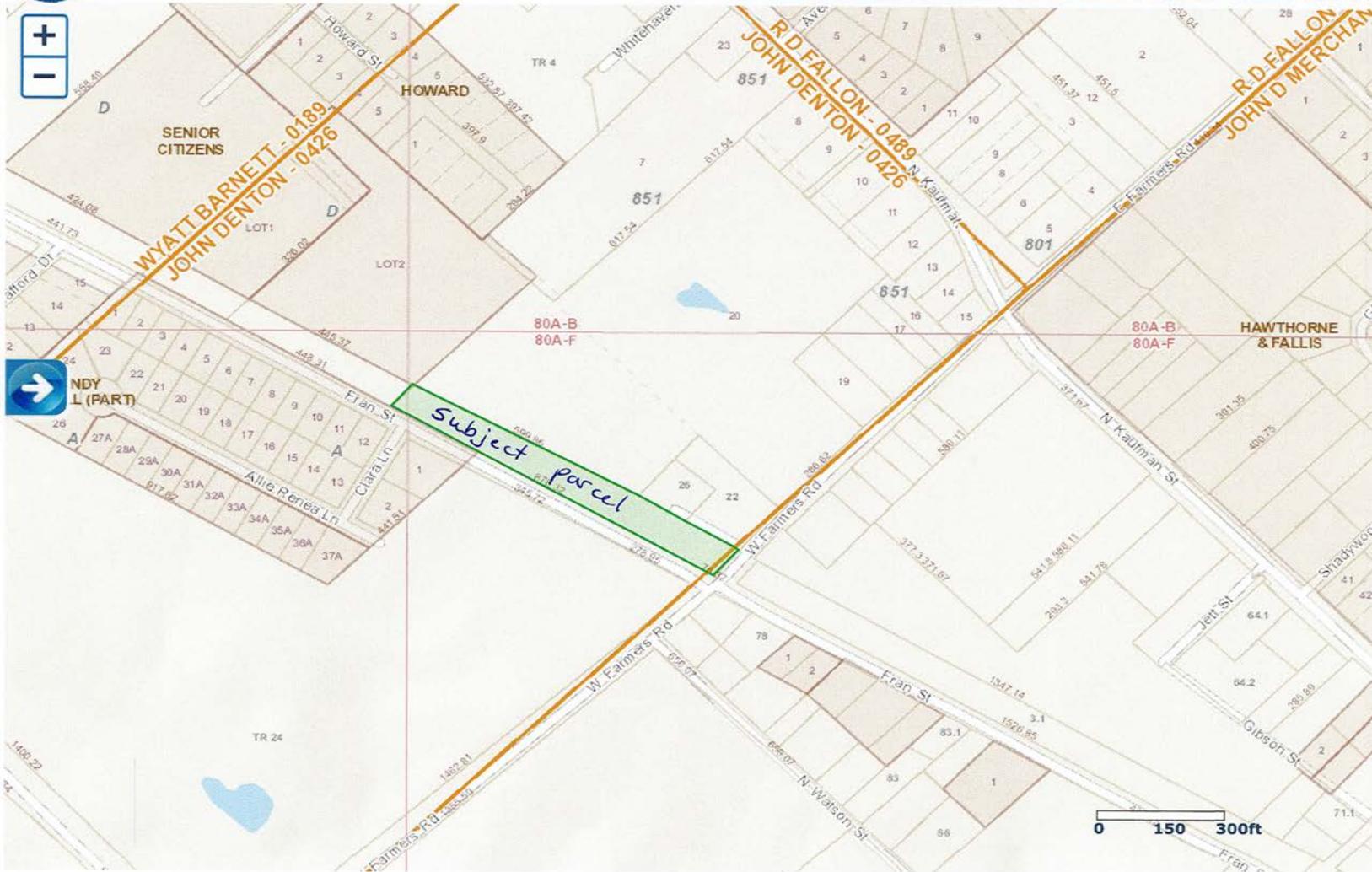


Exhibit 3

Regular Session Agenda Item: 7

MEETING DATE: July 16, 2018

ITEM DESCRIPTION

Conduct a public hearing on a zoning request Z2018-09 to change the zoning on about 0.3-acres at 706 North Railroad Avenue (also known as the unplatted Tract 26 of the John Denton Abstract Number 426 on Page 300) from LM, Light Manufacturing, to the R-5, Residential Single Family, Zoning District.

BACKGROUND OF ISSUE:

The applicants are requesting that the subject parcel to aid one of their mothers, who lives next door to them and is also on tonight's agenda to rezone her property so that she can re-build her home. Her home is not located in nor abuts a residential zoning district. Lands to the south of the subject parcel are zoned residential and match the requested district. Most properties along West Farmers Road are being used residentially, but are in the same LM zoning district as this lot.

The land has been zoned LM, Light Manufacturing, since before 1978. None of the business, commercial, and manufacturing zoning districts allow residences unless a special use permit is acquired.

The existing zoning, land uses, and relevant portions of the City's comprehensive plan are each referenced in the attached staff report.

FINANCIAL IMPACT:

N/A

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Commission voted six (6) to zero (0) in favor of recommending the approval of the request to change the current zoning of about 0.3-acres at 706 North Railroad Avenue (also known as the unplatted Tract 26 of the John Denton Abstract number 426 on page 300) from LM, Light Manufacturing, to the R-5, Residential Single Family, zoning district.

Staff is also in support of this application.

EXHIBITS:

Each of the following items are designed for printing on letter-sized paper unless otherwise listed.

1. Staff Report (12 pages)
2. 2017 aerial photograph from DCAD website
3. Dimensional reference map from DCAD website
4. Zoning map reference (dimensional map with zoning added)
5. Zoning application
6. Public hearing notice to newspaper
7. Public hearing notice to property owners within 200 feet
8. List of Property Owners within 200 feet of boundary of subject parcel



COMMUNITY DEVELOPMENT
702 NORTH HIGHWAY 175
SEAGOVILLE, TX 75159
PHONE: (972) 287-2050

DATE: JULY 16, 2018
AUTHOR: JENNIFER BONNER, JUNIOR PLANNER
APPLICANT: GARY AND TERESA VADEN
PARCEL: 650-426-300-102-60000
LOCATION: 706 NORTH RAILROAD AVENUE (TRACT 26 OF JOHN DENTON ABSTRACT 426 PAGE 300)

REQUEST SUMMARY:

The applicants are requesting that their parcel (under the green star outlined in purple on the map to the right) at 706 North Railroad Avenue have its zoning changed to R-5, Residential Single Family.

In addition, one of the applicants' mothers lives next door and is also on tonight's agenda to rezone her property R-5. Both properties are currently zoned LM, Light Manufacturing, and have been since prior to 1978.



REQUEST LOCATION: Inside City

SIZE OF PROJECT	EXISTING ZONING	SURROUNDING ZONING	EXISTING LAND USE	SURROUNDING LAND USE
About 0.3-acres	LM, Light Manufacturing	<p>Northwest: LM, Light Manufacturing</p> <p>Southwest: R-5, Single Family Residential</p> <p>Northeast: LM, Light Manufacturing</p> <p>Southeast: R-5, Single Family Residential</p>	Low Density Residential	<p>Northwest: Medium Density Residential</p> <p>Southwest: Low Density Residential</p> <p>Northeast: Medium Density Residential</p> <p>Southeast: Low Density Residential</p>

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Commission voted 6 to 0 in favor of recommending the **APPROVAL** of the request to change the current zoning on about 0.3-acres at 706 North Railroad Avenue (also known as the unplatted Tract 26 of the John Denton Abstract number 426 on page 300) from the LM, Light Manufacturing to the R-5, Residential Single Family, zoning district.

Staff is also in support of this application.

Detailed explanations follow on the attached pages.	
STANDARD:	STAFF ANALYSIS:
Development Calendar (Deadlines)	Has Met
Application Requirements	Has Met
Zoning Code	Has Met

COMPARISON TO ADOPTED CITY MASTER PLANS

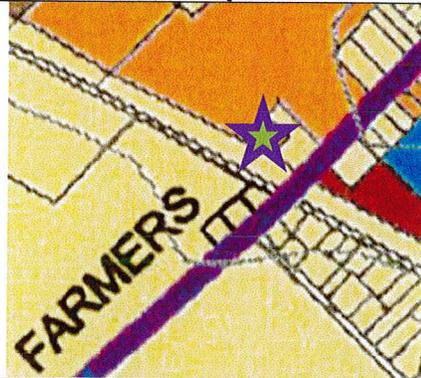
STAFF ANALYSIS

PLAN GOALS OR GUIDELINES

2002 Comprehensive Land Use Plan and Map

The lot in the request (under the green star outlined in purple on the map to the right) is in an area that the Future Land Use Plan and Map shows to be a Low Density Residential. The mustard-orange area to the north of the property is expected to become Medium Density Residential. The subject parcel is shown to be Medium Density Residential but the two (2) adjoining parcels (to the left and right along West Farmers Road) are shown to be Low Density Residential.

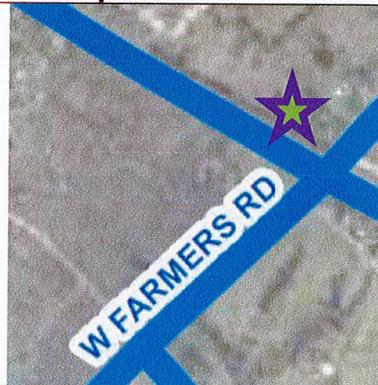
Meets Standard



2009 Master Street Plan and Map

The property in the request (under the green star outlined in purple on the map to the right) has no access West Farmers Road (labeled and shown by a blue line). It is unclear from plats if the right-of-way of Railroad Avenue, which the parcel is addressed on, is included in the railroad right-of-way immediately to the southwest. If either this lot or the mother's lot next door is replatted, Staff will be asking that the property line be adjusted in order to provide direct access onto West Farmers Road.

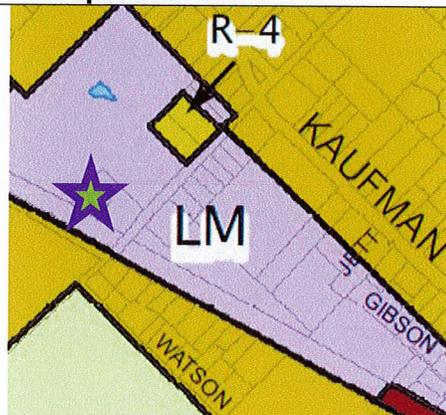
Meets Standard



2009 Zoning Plan and Map

The lot in the request (under the green star outlined in purple on the map) is in the LM, Light Manufacturing zoning district (light purple color). The applicant is requesting that the lot be changed to the R-5, Single Family Residential zoning district (mustard yellow color) so that they can re-model or re-build the house, if wanted or needed.

Meets Standard



REVIEW CRITERIA	STAFF ANALYSIS	
1. Will the use be designated, located, and operated so that the public health, safety, and welfare will be protected?	Yes	The house is currently on Seagoville water and sewer.
2. Will the land use be compatible with other area properties located nearby?	Yes	Lands to the south match the requested zoning district. Most of the properties along West Farmers Road are currently being <i>used</i> residentially, but are in the same LM zoning district as this lot.

REVIEW CRITERIA	STAFF ANALYSIS	
3. Will the use be in compliance with all of the provisions of the Zoning Amendments portion of the Municipal Code?	Yes	The requirements for the change in zoning have been met.
4. Will the use be compliant with all applicable provisions in the Code for the district in which the use is to be located?	Yes	The parcel already has a house on it that is being used as the applicant's residence.
5. Will the use facilitate public convenience at that location?	Yes	The parcel has no frontage on West Farmers Road - which is classified as a Minor Collector. The driveway servicing the lot is shared with 116 West Farmers Road.
6. Will the use conform to off-street parking and loading requirements?	Yes	The quantity of parking for the home conforms to the amount for off-street parking. Staff has visited the site and determined that there is a carport, which does not meet the current enclosed parking requirement.
7. Are all of the ingress, egress, and pedestrian ways adequate?	Yes	The ingress and egress for the lot crosses the adjoining lot owned by one of the applicants' mothers. There is no sidewalk along West Farmers Road.
8. Have safeguards limiting noxious or offensive emissions, including light, noise, glare, dust, and odor been addressed?	Yes	The parcel has a house on it which is the applicants' residence. There have been no issues reported to Code Enforcement.
9. Will the proposed landscaping and screening be compliant with all City regulations?	Yes	The parcel and house were built in compliance with these requirements when the house was built in about 2003.
10. Will the signage be compliant with those portions of the Municipal Code?	Yes	There is signage on the property. The house does have the address posted on the mailbox. There are also several small "Private Property"-type signs at the driveway shared with 116 West Farmers Road.
11. Will all open space(s) be maintained by the owner/developer?	Yes	The parcel already has the applicant's residence on it. The applicant is maintaining the property and will continue to do so.
12. Are the size and shape of the site as well as the arrangement of the proposed structure(s) in keeping with the intent of the Code?	Yes	The house was built in compliance with these requirements when it was built in about 2003.
13. Will granting the permit be authorizing less than the minimum requirements in regards to height, area, setbacks, parking, or landscaping?	No	All review criteria appear to have been met except for the covered and enclosed parking requirements.
14. Have the provisions of the existing master thoroughfare plan been met to protect the public interest?	No	It is unclear from the plats in the City office where the right-of-way of Railroad Avenue is located. Per DCAD, the parcel shows no separate platted access onto any public street, but does show that they share mom's driveway at 116 West Farmers Road. The wife and mother believe that when the plat that created this lot (for the house to be built) per father's direction, there was right-of-way for Railroad Avenue where the shared driveway is located. Documentation has been requested by Staff, but has not yet been provided.
15. Have the provisions of any existing future land use plan been met to protect the public interest?	Yes	Chapter 5 (Future Land Use) of the 2002 Comprehensive Plan provides suggestions on locations for different types of land use. The subject lot is shown in an area to be Low Density Residential.

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REVIEW CRITERIA	STAFF ANALYSIS	
16. Have the provisions of any existing capital improvements plan been met to protect the public interest?	N/A	There currently is no active capital improvement plan. The most recent plan (2008) has completed all improvements, but the pay-off has not yet been finalized.
17. Have the provisions of any community facilities plan been met to protect the public interest?	N/A	Changing the zoning of parcels is not affected by the community facilities portion of any city Plan.
18. Have the provisions of any other adopted document for providing required necessary public facilities been met to protect the public interest?	Yes	Chapter 8 (Public Facilities) of the 2002 Comprehensive Plan addresses municipal facilities primarily. Changing the zoning of parcels does not affect the provisions of any city Plan.

Public Comments Received:

Staff mailed out nine (9) letters to the subject and adjoining property owners on Friday, June 1, 2018, before 5:00 PM. A legal ad was also published per the Texas Local Government Code in the Wednesday, June 6, 2018 edition of the Daily Commercial Record newspaper. As of the date of this report, July 3, 2018, no (0) property owner has responded in writing against the request and one (1) has responded in writing in favor of the request. No (0) letters have been returned as undeliverable by the U.S. Postal Service. No property owners have responded verbally (by phone) either in favor or against the request although several asked about the request. Any responses received after the distribution of the packet will be attached to the end of this Staff Report.

Other Staff Comments:

Below is a table that compares the types of land uses listed in the zoning code for each zoning district. Reference the table to the right to determine which symbols depict land uses that would be permitted, prohibited, or require a special use permit in the land use table. The land use table is arranged by zoning district and then each district is listed alphabetically. Note: language in each of the "higher" (more intense) business districts specifies that the uses permitted in the "lower" zoning districts are allowed without being specifically listed each of those uses again.

Land Use Table Key:	Zoning District:
P = Permitted land use	R-5 , Residential Single-family
S = Special Use Permit (SUP) required	O , Office
A blank box in the table means that land use is prohibited in that zoning district.	LR , Local Retail
	C , Commercial
	LM , Light Manufacturing

Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Accessory buildings	P				
Addition of pre-packaged food or beverages sales to a retail or business already operating	S	S	S	S	S
Airport or airport facilities	S	S	S	S	S
Art gallery	P	P	P	P	P
Breezeway attaching accessory to the main building	P				
Carnival	S	S	S	S	S
Cemetery	S	S	S	S	S
Children's home on 5 acres or more	S	S	S	S	S
Church or religious worship facility	P				
Circus	S	S	S	S	S
Commercial amusement, temporary	S	S	S	S	S
Community building on 3 acres or more	S	S	S	S	S
Concrete batching plant	S	S	S	S	S
Convalescent home on 5 acres or more	S	S	S	S	S
Daycare or nursery with fewer than four unrelated children	P				
Daycare or nursery with more than four unrelated children	S	S	S	S	S
Detached dwelling for servants employed on-site	P				

Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Dog kennels on farm of 5 acres or more	S	S	S	S	S
Drive-in theatre on 10 acres or more	S	S	S	S	S
Driving range	S	S	S	P	P
Earth excavation	S	S	S	S	S
Educational institutions	S	S	S	S	S
Electrical public utility regulating station	S	S	S	S	S
Farm without on-site retail or wholesale business	P				
Fire station	P				
Garden without on-site retail or wholesale business	P				
Golf course without driving range	P				
Government use - local, county, state, federal	S	S	S	S	S
Gravel excavation	S	S	S	S	S
Greenhouse	S	S	S	S	S
Greenhouse without on-site retail or wholesale business	P				
Homes for narcotics on 20 acres or more	S	S	S	S	S
Homes for the alcoholic on 20 acres or more	S	S	S	S	S
Homes for the feeble-minded on 20 acres or more	S	S	S	S	S
Homes for the insane on 20 acres or more	S	S	S	S	S
Hospital on 5 acres or more	S	S	S	S	S
Kindergarten - public or private	S	S	S	S	S
Landing airfield or facilities	S	S	S	S	S
Library	P	P	P	P	P
Maternity home on 5 acres or more	S	S	S	S	S
Miniature golf course	S	S	S	P	P
Miniature train ride	S	S	S	S	S
Mixed-Use projects of private housing and shopping center on 3 acres or more	S	S	S	S	S
Museum	P				
Natural gas public utility regulating station	S	S	S	S	S
Neighborhood recreation center (swimming pool, social or hobby rooms)	P				
Normal household pets	P				
Nursery	S	S	S	S	S
Nursery school - public or private	S	S	S	S	S
Nursery without on-site retail or wholesale business	P				
Old people's home on 5 acres or more	S	S	S	S	S
Orchard without on-site retail or wholesale business	P				
Park	P				
Passenger train station	P				
Philanthropic institutions	S	S	S	S	S
Playgrounds	P				
Pony rides	S	S	S	S	S
Private carport and/or garage	P	P	P	P	P
Private school, equivalent to a public school	P	S	S	S	S
Public school (elementary through high school)	P	S	S	S	S
Public stable on 5 acres or more	S	S	S	S	S
Public utility - privately or publicly owned	S	S	S	S	S
Radio or television broadcasting stations	S	S	S	S	S
Radio or television broadcasting towers	S	S	S	S	S
Radio or television transmitter tower	S	S	S	S	S
Railway right-of-way and tracks, passenger station but not including railroad yards, team tracks or storage yards	P				
Religious institutions	S	S	S	S	S
Riding academy on 5 acres or more	S	S	S	S	S

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Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Rock quarry	S	S	S	S	S
Rodeo	S	S	S	S	S
Sale of pre-packaged food/beverages, in combination, that exceeds 10% of an establishment's gross annual sales revenues	S	S	S	S	S
Sand excavation	S	S	S	S	S
Sewage treatment plant	S	S	S	S	S
Single-family residence (detached)	P				
Telephone exchange without office, repair or storage facilities	P				
Temporary and seasonal sales establishment, such as flea market or produce stand	S	S	S	S	S
Temporary buildings to be used for construction purposes only	P				
Travel trailer park	S	S	S	S	S
Veterinary hospital on 5 acres or more	S	S	S	S	S
Water pumping plant	P				
Water supply reservoir	P				
Water tower or artesian well	P				
Wind energy conversion system (WEC)	S	S	S	S	S
Railway ROW & tracks, but no railroad yards, team tracks or storage yards	P				
Ambulance service		P	P	P	P
Architect or engineers' offices		P	P	P	P
Attorneys' offices		P	P	P	P
Business offices		P	P	P	P
Consultants' offices		P	P	P	P
Doctors' & dentists' offices		P	P	P	P
Equipment storage (no repairs)		P	P	P	P
Financial offices		P	P	P	P
General offices		P	P	P	P
Multi-family dwelling units		S	S	S	S
Personal services		P	P	P	P
Political offices		P	P	P	P
Professional offices		P	P	P	P
Real estate offices		P	P	P	P
Records warehousing & storage		P	P	P	P
Salesman's offices		P	P	P	P
Single-family dwelling units		S	S	S	S
Antique shop			P	P	P
Aquarium			P	P	P
Auto laundry inside a building without boiler, heating & steam-cleaning facilities			P	P	P
Auto repair garage - all work inside a building			P	P	P
Auto seat covering			P	P	P
Bakery, retail			P	P	P
Bank			P	P	P
Barber & beauty shop			P	P	P
Bicycle repairs without outside storage or display			P	P	P
Bird & pet shops, retail			P	P	P
Book or stationery store			P	P	P
Bowling alley - if air-conditioned & soundproofed			P	P	P
Brewpub			S	S	S
Camera shop			P	P	P
Candy shop			P	P	P
Caterer			P	P	P
Cleaning & pressing shops smaller than 6,000 square feet			P	P	P
Cleaning, dyeing & laundry station for receiving & delivery of articles only			P	P	P

Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Clothing - retail sales only			P	P	P
Convenience store or mini-mart between 1,000 & 5,000 square feet			S	S	S
Curtain cleaning shop smaller than 6,000 square feet			P	P	P
Department store			P	P	P
Drive-in for food, beverage, or other service			S	S	S
Drive-in theatre			S		
Drive-through for food, beverage, or other service			S	S	S
Dyeing plant smaller than 6,000 square feet			P	P	P
Electric substation			P	P	P
Electrical goods, retail sales only			P	P	P
Electrical repairing - domestic equipment & autos, retail sales only			P	P	P
Event center in stand-alone building			S		
Exterminating company, retail			P	P	P
Feed store			S		
Film developing & printing			P	P	P
Fix-it shops without outside storage or display			P	P	P
Florist, retail sales only			P	P	P
Frozen food lockers, retail			P	P	P
Furniture repairs & upholstering, retail only without outside storage or display			P	P	P
Furniture store - retail			P	P	P
Gasoline/ motor fuel sales			P	P	P
Gasoline/ motor fuel sales, automated			P	P	P
Grocery store over 5,000 square feet			P	P	P
Hardware - retail sales only			P	P	P
Household & office appliances - retail			P	P	P
Household & office furniture - retail			P	P	P
Ice delivery station			P	P	P
Jewelry - retail			P	P	P
Job printing			P	P	P
Laundry - custom laundering & finishing smaller than 6,000 square feet without pickup or delivery			P	P	P
Letter & mimeograph shop			P	P	P
Meat market, retail sales only			P	P	P
Micro-brewery			S	S	S
Mortuary use in stand-alone buildings			S		
Motor raceway			S		
Moving picture theater			P	P	P
Novelty or variety shop			P	P	P
Nursery, retail sale of plants & trees			P	P	P
Office			P	P	P
Office building			P	P	P
Optical goods - retail			P	P	P
Outside display, new materials			P	P	P
Outside storage units			P	P	P
Paint - retail sales only			P	P	P
Parking lot without public garage for passenger cars & trucks			P	P	P
Pharmacy/drug store			P	P	P
Photographer's or artist's studio			P	P	P
Photographic supplies - retail			P	P	P
Piano & musical instruments, retail sales only			P	P	P
Plumbing shop without warehouse facilities, retail sales only			P	P	P
Portable storage units (PODs) - sales & storage			P	P	P
Public garage			P	P	P

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Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Restaurant (dine-in only) over 4,000 square feet			P	P	P
Restaurant (dine-in only) smaller than 4,000 square feet			S	S	S
Restaurant (dine-in/ convenience) over 4,000 square feet			P	P	P
Restaurant (dine-in/ convenience) smaller than 4,000 square feet			S	S	S
Restaurant (fast food)			S	S	S
Restaurant (outdoor/ patio dining)			S	S	S
Restaurant (private club)			S	S	S
Retail sales			P	P	P
Retail store or shop for custom work or the making of articles on-site			P	P	P
Roller skating rink			S		
Rug cleaning shop, chemical type, smaller than 6,000 square feet with all operations inside a building			P	P	P
Sample room			P	P	P
Seamstress, dressmaker, or tailor			P	P	P
Seed store			P	P	P
Shoe repair shop, retail sales only			P	P	P
Sporting goods - retail sales only			P	P	P
Studio for the display & sale of glass, china, art objects, cloth & draperies			P	P	P
Studios, dance, music, drama, health massage & reducing			P	P	P
Taxi stand			P	P	P
Tobacco shop			S	S	S
Tool sharpening, retail only without outside storage or display			P	P	P
Toys - retail sales only			P	P	P
Used car lot			S	P	P
Walk-up for food, beverage, or other service			S	S	S
Wallpaper - retail sales only			P	P	P
Washateria where the customer can wash & handle his laundry			P	P	P
Wearing apparel including clothing, shoes, hats, millinery & accessories			P	P	P
Wedding services in stand-alone building			S		
Wholesale sales office			P	P	P
Wine-tasting room			S	S	S
Aquarium, wholesale				P	P
Artificial flower manufacture				P	P
Artificial limb manufacture				P	P
Auto painting				P	P
Auto upholstering				P	P
Automobile dealers				P	P
Automobile laundry				P	P
Awning manufacture, cloth, metal, wood				P	P
Bakery, commercial				S	P
Bar				S	S
Beer tavern				S	S
Book bindery				P	P
Book printing				P	P
Bottling works with or without syrup manufacture				P	P
Bowling alley				P	P
Bus & truck storage				P	P
Cabinet shop				P	P
Candy manufacture				P	P
Canvas awning manufacture				P	P
Car barns				P	P
Carpenter shop				P	P
Carpet cleaning - with dustproof room & dust-catching equipment				P	P

Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Carting, express, hauling or storage				P	P
Cement storage				P	P
Ceramic products smaller than 6,000 square feet				P	P
Cleaning & dry cleaning establishment over 6,000 square feet				P	P
Clothing manufacture				P	P
Cold storage plant				P	P
Commercial amusement				P	P
Commercial colleges				P	P
Contractor's storage yard				P	P
Dance hall				S	S
Dog kennel				S	
Dry goods, wholesale & storage				P	P
Dyeing plant over 6,000 square feet				P	P
Egg candling & grading				P	P
Electrical & neon sign manufacture				P	P
Electrical repairing				P	P
Electro-plating; electro-tying				P	P
Engraving plant				P	P
Envelope manufacture				P	P
Feed store, wholesale & storage				P	P
Florist, wholesale				P	P
Food products manufacture, wholesale				P	P
Frozen food lockers, wholesale				P	P
Furniture auction sales				P	P
Furniture repair & upholstery - wholesale				P	P
Handcraft shop smaller than 6,000 square feet				P	P
Hauling, light or heavy				P	P
Homes for narcotics				S	
Homes for the alcoholic				S	
Homes for the feeble-minded				S	
Homes for the insane				S	
Household goods, storage				P	P
Ice cream manufacture				P	P
Ice manufacture				P	P
Job printing & book printing				P	P
Laundry, commercial				P	P
Leather products manufacture				P	P
Lithographing				P	P
Loading or storage tracks				P	P
Loose-leaf book manufacture				P	P
Lounge				S	S
Lumberyard (building material)				P	P
Market - public				P	P
Mattress making & renovating without dust precipitating equipment				P	P
Milk depot, wholesale				P	P
Millinery manufacture				P	P
Mirror re-silvering				P	P
Motel				P	P
Motion picture studio, commercial films				P	P
Motorcycle repairing				P	P
Moving & storage company				P	P
Newspaper printing				P	P

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Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Night club				S	S
Optical goods manufacture				P	P
Outside display, used materials				S	S
Outside storage, new materials				S	P
Outside storage, used materials				S	S
Outside storage of any material over 8-feet tall				S	S
Paint mixing, but no cooking or baking operations				P	P
Paper products & paper box manufacture				P	P
Penal or correctional institutions for insane, feebleminded, liquor or narcotic				P	P
Photoengraving plant				P	P
Plastic products, molding, casting & shaping				P	P
Print shop				P	P
Printing equipment, supplies, repairs				P	P
Publishing company				P	P
Sale of manufactured homes on 3.5 acres or more				S	
Sale of mobile homes on 3.5 acres or more				S	
Schools - all types including trade & commercial colleges				P	P
Secondhand furniture				P	P
Seed store, wholesale sales & storage				P	P
Sheetmetal shop				P	P
Shoe store, wholesale sales & storage				P	P
Skating rink				P	P
Stone monument works - retail				P	P
Storage & sales of used auto parts & accessories without open storage or display				P	P
Storage of trucks, & gravel				P	P
Streetcar barns				P	P
Taxicab storage & repairs				P	P
Team tracks & unloading docks, railroads				P	P
Tire retreading & recapping				P	P
Tourist camp				P	P
Trade schools of all types				P	P
Transfer & baggage company				P	P
Travel center				S	S
Trunk manufacturing				P	P
Typesetting				P	P
Venetian blind manufacturing				P	P
Veterinary hospital				S	P
Warehouse, wholesale offices, sales & storage				P	P
Water distillation				P	P
Winery, boutique				S	S
Adding machine manufacture					P
Agricultural implement manufacturing					P
Aircraft parts manufacture					P
Airplane repair & manufacturing					P
Automobile assembly					P
Automobile parts manufacturing					P
Bag manufacturer & cleaning					P
Bank equipment manufacture					P
Blacksmith					P
Boiler manufacture & repair of boilers not exceeding 15 h.p.					P
Bolt & nut manufacture					P
Boot & shoe manufacture					P

Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Box & crate manufacture (other than paper)					P
Brewery					S
Broom manufacture					P
Building material machinery, or supplying having outside storage					P
Canning & preserving factory					P
Carbon battery manufacture					P
Cargo container					S
Carpet cleaning without dustproof cleaning rooms for dust catching, washing & scouring equipment					P
Celluloid & similar cellulose manufacture					P
Central station, light & power plant					P
Cereal mill					P
Chair manufacture					P
Cheese factory					P
Chick hatchery					P
Coal yard, coal hoist, coal pocket or coal car trestle					P
Coffin manufacture					P
Cooperage company					P
Cotton company					P
Cotton ginning, baling & compressing					P
Cotton oil mill					P
Cotton seed products manufacture					P
Dairy - wholesale					P
Disinfectant manufacture					P
Distillery					S
Dye manufacturing					P
Electric or acetylene welding					P
Electrical power plant					P
Electrical supply manufacture					P
Elevator manufacture					P
Enameling & painting					P
Feed mill					P
Fixture manufacture					P
Flour milling & grain storage & elevators					P
Food processing					P
Fur warehouse					P
Furniture manufacture					P
Gasoline, wholesale storage					P
Grain elevator					P
Hardware manufacture					P
Helicopter terminal					P
Horseshoeing					P
Hosiery mill					P
Insecticide manufacturing					P
Iron works, ornamental					P
Knit goods manufacture					P
Light agricultural implements manufacture					P
Livery stable					P
Machinery manufacture					P
Mattress factory					P
Mattress renovating					P
Metal products, stamping & manufacturing					P
Milk processing plant					P

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Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Paper products manufacture					P
Pattern shop					P
Pecan processing					P
Petroleum, wholesale storage					P
Planing mill					P
Poultry feed manufacturer					P
Poultry slaughtering - dressing & storage					P
Printing ink manufacture					P
Public stable					P
Railroad yards - roundhouse or shop					P
Rice cleaning & polishing					P
Riding academy					P
Riding stable					P
Rock wool manufacture					P
Rug manufacture					P
Shoe factory					P
Stable					P
Stone cutting					P
Storage battery manufacturing					P
Storage of live poultry, or poultry dressing					P
Textile manufacture					P
Tool manufacture					P
Wood products manufacture					P
Woodworking shops					P
Winery					S



Exhibit 2



DCAD Property Map

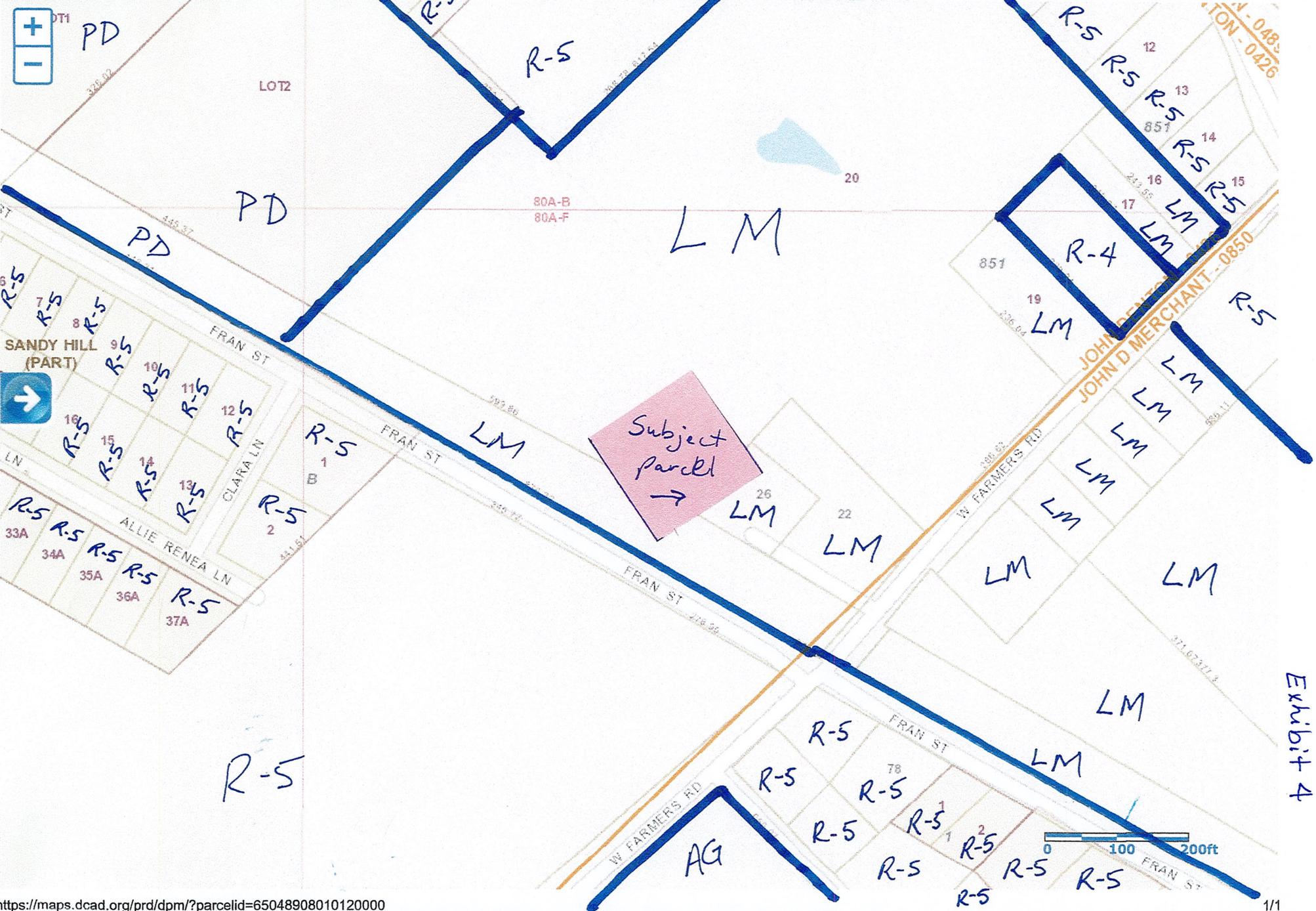
Exhibit 3



Exhibit 3

Zoning Map

DCAD Property Map





ZONING APPLICATION

City of Seagoville, Texas

ANTICIPATED MEETING DATES: P&Z: June 26, 2018 City Council: July 16, 2018
DATE OF PRE-APPLICATION CONFERENCE WITH CITY REPS & PLANNER (required): May 28, 2018

Application Type:

- Initial Zoning (newly annexed or Agricultural property)
- Rezoning (property currently zoned)
- Planned Development (PD) – see Zoning Ordinance for special requirements and procedures
- Specific Use Permit (SUP) – see Zoning Ordinance for special requirements and procedures

Name of Subdivision or Project: _____

Physical Location of Property: 706 N. Railroad Rd
[General Location – approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate Surveyor's metes and bounds description): _____
John Rinton ABST 226-89 300 TR 26
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 3.03 Existing Zoning: LM Requested Zoning: R-5
[Attach a detailed description of requested zoning & development standards, if a PD]

Applicant / Owner's Name: Gary and Teresa Vaden Applicant or Owner (circle one)

Contact Person: Teresa Vaden Title: _____

Company Name: _____

Street/Mailing Address: 706 N Railroad Rd City: Seagoville State: Tx Zip: 75155

Phone: (972) 742 7485 Fax: () Email Address: _____

Engineer / Representative's Name: _____

Contact Person: _____ Title: _____

Company Name: _____

Street/Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone: () Fax: () Email Address: _____

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. (All zoning applications must be advertised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property. Please contact City staff in advance for submittal deadlines.)

All applications must be COMPLETE before they will be scheduled for P&Z agenda. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements.

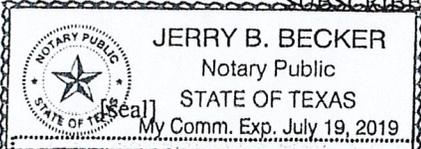
All application materials (one copy) must be delivered to the City's Planner. The name, address, phone number, etc. of the City's Planner can be obtained from City staff. Failure to submit all materials to the City's Planner may result in delays scheduling the zoning application for a P&Z agenda.

Notice of Public Records. The submission of plans/drawings with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

I hereby certify that I am the Owner, or the duly authorized agent of the Owner (proof of authorization attached), for the purposes of this application, and that all information submitted herein is complete, true and correct to the best of my knowledge. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

Signed: Teresa Vaden Title: Owner Date: 5-29-18

SUBSCRIBED AND SWORN TO before me, this the 29th day of May, 2018
[Month] [Year]



Notary Public in and for the State of Texas: Jerry B. Becker
My Commission Expires On: July 19, 2019

Office Use Only: Date Rec'd: 5/29/18 Fees Paid: \$ 250 Check #: Cash Receipt #: 520597
Zoning Case # 22018-09 Accepted By: [Signature] Official Submittal Date: 5/29/18



June 1, 2018

COMMUNITY DEVELOPMENT
702 NORTH HIGHWAY 175
SEAGOVILLE, TX 75159
PHONE: (972) 287-2050

via email: notices@dailycommercialrecord.com
Daily Commercial Record
706 Main Street
Dallas, Texas 75202

Please publish the legal notice below in the June 6, 2018 issue of your newspaper. Please send the affidavit of publication to the ATTN: Jennifer Bonner at the address above. If you need to contact Jennifer, her office direct number is (972) 287-6833 and her email is jbonner@seagoville.us Jennifer's normal office hours are Monday through Friday from 8:00 AM to 5:00 PM.



**NOTICE OF PUBLIC HEARINGS
SEAGOVILLE PLANNING & ZONING COMMISSION AND CITY COUNCIL
ZONING CASE Z2018-09**

A public hearing will be held by the Seagoville Planning and Zoning Commission on Tuesday, June 26, 2018, at 6:30 PM in the City Council Chambers of the Seagoville City Hall building at 702 North U.S. Highway 175; Seagoville, TX 75159 to consider changing the current zoning on approximately 0.3-acres being Tract 26 of the John Denton Abstract (commonly known as 706 North Railroad Road) from LM, Light Manufacturing to the R-5, Residential Single Family zoning district.

A public hearing will also be held by the Seagoville City Council on Monday, July 16, 2018, at 6:30 PM in the City Council Chambers of the Seagoville City Hall building at 702 North U.S. Highway 175; Seagoville, TX 75159 to consider the recommendation from the Planning and Zoning Commission on this request.

All individuals may appear at the public hearings to state their opinions or may send a written notice prior to 4:30 PM on the day of each public hearing to Jr. Planner Jennifer Bonner at 702 North U.S. Highway 175; Seagoville, TX 75159.

CITY OF SEAGOVILLE
Kandi Jackson
City Secretary

Jennifer Bonner
Jr. Planner



June 6, 2018

COMMUNITY DEVELOPMENT
702 NORTH HIGHWAY 175
SEAGOVILLE, TX 75159
PHONE: (972) 287-2050

**NOTICE OF PUBLIC HEARINGS
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All individuals may appear at the public hearings to state their opinions or may send a written notice prior to 4:30 PM on the day of each public hearing to Jr. Planner Jennifer Bonner at 702 North U.S. Highway 175; Seagoville, TX 75159.

As an adjoining property owner, this is the first of 3 opportunities to voice your opinion about this project for the record. The second and third opportunities will be at each of the public hearings listed above.

*Please indicate your opinion in this matter by checking the appropriate box below.
Please provide any additional comments that you might have in the provided space.
Please also sign and complete the name and address portion below.*

I am in favor of against Zoning Request Z2018-09 as it is described herein.

Additional Comments (attach additional sheets as necessary): _____

Signature(s): _____

Printed Name(s): _____

Address: _____

City, State & Zip code: _____

Phone Number: _____

Property Owners List Rezone of 706 North Railroad Road

Mailed out a total of 9 certified letters on Friday, June 1, 2018, before 5:00 PM

Subject or adjoiner?	Site Address	DCAD Account	Owner	Mailing Address 1	Address 2	City	State	Zip
Subject	706 N. Railroad Road	650-426-300-102-60000	Gary A. & Teresa G. Vaden	706 N. Railroad Road		Seagoville	TX	75159-2940
Adjoiner	300 W. Farmers Road	650-426-300-102-70000	City of Seagoville	702 N. Highway 175		Seagoville	TX	75159-1774
Adjoiner	1010 Fran Street	650-426-300-102-40000	Leslie Klingman	4041 Creekdale Drive		Dallas	TX	75229-5303
Adjoiner	301 W. Farmers Road	650-850-100-107-80000	Luis Enrique Cazares	301 W. Farmers Road		Seagoville	TX	75159-3723
Adjoiner	400 Fran Street	650-850-075-100-30100	HRG Investments LLC	519 Gibson Street		Seagoville	TX	75159-3733
Adjoiner	117 W. Farmers Road	650-850-095-106-00000	HRG Investments LLC	519 Gibson Street		Seagoville	TX	75159-3733
Adjoiner	113 W. Farmers Road	650-850-095-108-30000	Life Estate of Louise Morris	REM: James Morris et al	113 W. Farmers Road	Seagoville	TX	75159-3719
Adjoiner	112 W. Farmers Road	650-426-085-102-00000	Oneness Meditation Temple	112 W. Farmers Road		Seagoville	TX	75159-3720
Adjoiner	116 W. Farmers Road	650-426-300-102-20000	Linda Johnson	116 W. Farmers Road		Seagoville	TX	75159-3720
Adjoiner								
Adjoiner								

Exhibit 8

Regular Session Agenda Item: 8

MEETING DATE: July 16, 2018

ITEM DESCRIPTION

Discuss and consider an Ordinance of the City of Seagoville, Texas amending the Comprehensive Zoning Ordinance and map of the City of Seagoville, as amended, by granting a change in zoning from the LM, Light Manufacturing, Zoning District to the R-5, Residential Single Family Zoning District on approximately 0.3-acres of the real property described as the unplatted Tract 26 of the John Denton Abstract Number 426 on Page 300 in the Deed Records of Dallas County, commonly referred to as 706 North Railroad Avenue in the City of Seagoville, Dallas County, Texas, and being depicted in Exhibit “3” attached hereto and incorporated herein; providing for a repealing clause; providing for a savings clause; providing for a severability clause; providing for a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date.

BACKGROUND OF ISSUE:

The applicants are requesting that the subject parcel to aid one of their mothers, who lives next door to them and is also on tonight’s agenda to rezone her property so that she can re-build her home. Her home is not located in nor abuts a residential zoning district. Lands to the south of the subject parcel are zoned residential and match the requested district. Most properties along West Farmers Road are being used residentially, but are in the same LM zoning district as this lot.

The land has been zoned LM, Light Manufacturing, since before 1978. None of the business, commercial, and manufacturing zoning districts allow residences unless a special use permit is acquired.

The existing zoning, land uses, and relevant portions of the City’s comprehensive plan are each referenced in the attached staff report.

FINANCIAL IMPACT:

N/A

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Commission voted six (6) to zero (0) in favor of recommending the approval of the request to change the current zoning of about 0.3-acres at 706 North Railroad Avenue (also known as the unplatted Tract 26 of the John Denton Abstract number 426 on page 300) from LM, Light Manufacturing, to the R-5, Residential Single Family, zoning district.

Staff is also in support of this application.

EXHIBITS:

Each of the following items are designed for printing on letter-sized paper unless otherwise listed.

1. Ordinance (2 pages)
3. DCAD Property Map

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. ____-20____

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF SEAGOVILLE, AS AMENDED, BY GRANTING A CHANGE IN ZONING FROM THE LM, LIGHT MANUFACTURING, ZONING DISTRICT TO THE R-5, RESIDENTIAL SINGLE FAMILY ZONING DISTRICT ON APPROXIMATELY 0.3-ACRES OF THE REAL PROPERTY DESCRIBED AS THE UNPLATTED TRACT 26 OF THE JOHN DENTON ABSTRACT NUMBER 426 ON PAGE 300 IN THE DEED RECORDS OF DALLAS COUNTY, COMMONLY REFERRED TO AS 706 NORTH RAILROAD AVENUE IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING DEPICTED IN EXHIBIT “3” ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Whereas, the Planning and Zoning Commission of the City of Seagoville and the City Council of the City of Seagoville, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given requisite notices by publication and otherwise, and have held due public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Seagoville is of the opinion and finds that a zoning change should be granted, and that the Comprehensive Zoning Ordinance and Map should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS:

SECTION 1: That the Comprehensive Zoning Ordinance and Map of the City of Seagoville, Texas, is heretofore amended, be and the same is hereby amended by granting a change in the zoning from the LM, Light Manufacturing, zoning district to the R-5, Residential Single Family, zoning district on approximately 0.3-acres of the real property described as the Unplatted Tract 26 of the John Denton Abstract Number 426 on Page 300 in the Deed Records of Dallas County, commonly referred to as 706 North Railroad Avenue in the City of Seagoville, Dallas County, Texas, and being depicted in Exhibit “3” attached hereto and incorporated herein.

SECTION 2: That the land shall be used only for the purposes set out in accordance with the City of Seagoville’s Zoning Ordinance; and all other ordinances, codes, and policies of the City of Seagoville, as amended.

SECTION 3: That all provisions of the Ordinances of the City of Seagoville, Texas, in conflict with the provisions of this ordinance as amended be hereby repealed and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5: That should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance or the Comprehensive Zoning Ordinance as a whole, or any part or provision thereof, other than the part declared to be invalid, illegal, or unconstitutional.

SECTION 6: That any person, firm, or corporation violating, disobeying, neglecting, refusing to comply with, or resisting the enforcement of any of the provisions or terms of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be subject to the same penalty of two thousand dollars (\$2,000.00) for each offense as provided for in the Comprehensive Zoning Ordinance of the City of Seagoville, as heretofore amended. Each and every day such a violation continues or is allowed to exist shall constitute a separate offense.

SECTION 7: That This ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Seagoville, Texas this 16TH day of July, 2018.

APPROVED:

Dennis, K. Childress, Mayor

ATTEST:

Kandi Jackson, City Secretary

APPROVED AS TO FORM:

Alexis G. Allen, City Attorney
(/cdb 07/10/2018)



DCAD Property Map

Exhibit 3



Exhibit 3

Regular Session Agenda Item: 9

MEETING DATE: July 16, 2018

ITEM DESCRIPTION

Conduct a public hearing on a zoning request Z2018-10 to change the zoning on about 0.7-acres at 116 West Farmers Road (also known as the unplatted Tract 22 of the John Denton Abstract Number 426 on Page 300) from LM, Light Manufacturing, to the R-5, Residential Single Family, Zoning District.

BACKGROUND OF ISSUE:

The applicant's home, which was built in about 1948, is on the subject parcel. It is need of major repairs, but re-building will be faster and cheaper. The applicant has an agreement with Dallas County Replacement Housing Program to tear down and re-build her house through a grant program. However, the city cannot issue a residential building permit for a property zoned Office, Local Retail, Commercial, or Manufacturing because these zoning districts do not allow residential structures unless a special use permit is acquired. The land has been zoned LM, Light Manufacturing, since before 1978.

Lands to the south of the subject parcel are zoned residential and match the requested district. Most properties along West Farmers Road are being used residentially, but are in the same LM zoning district as this lot.

The existing zoning, land uses, and relevant portions of the City's comprehensive plan are each referenced in the attached staff report.

FINANCIAL IMPACT:

N/A

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Commission voted six (6) to zero (0) in favor of recommending the approval of the request to change the current zoning on about 0.7-acres at 116 West Farmers Road (also known as the unplatted Tract 22 of the John Denton Abstract number 426 on page 300) from the LM, Light Manufacturing to the R-5, Residential Single-family zoning district.

Staff is also in support of this application.

EXHIBITS:

Each of the following items are designed for printing on letter-sized paper unless otherwise listed.

1. Staff Report (12 pages)
2. 2017 aerial photograph from DCAD website
3. Dimensional reference map from DCAD website
4. Zoning map reference (dimensional map with zoning added)
5. Zoning application
6. Public hearing notice to newspaper
7. Public hearing notice to property owners within 200 feet
8. List of Property Owners within 200 feet of boundary of subject parcel



COMMUNITY DEVELOPMENT
702 NORTH HIGHWAY 175
SEAGOVILLE, TX 75159
PHONE: (972) 287-2050

DATE: JULY 16, 2018
AUTHOR: JENNIFER BONNER, JUNIOR PLANNER
APPLICANT: LINDA JOHNSON
PARCEL: 650-426-300-102-20000
LOCATION: 116 WEST FARMERS ROAD (TRACT 22 OF JOHN DENTON ABSTRACT 426 PAGE 300)

REQUEST SUMMARY:

The applicant is requesting that the subject parcel (under the green star outlined in purple on the map to the right) at 116 West Farmers have the zoning changed to R-5, Residential Single Family.

The applicant has an agreement with Dallas County Replacement Housing Program to tear down and re-build her house. However, the city cannot issue a residential building permit for any property located in a non-residential zoning district, because those districts do not allow residential structures.



REQUEST LOCATION: Inside City

SIZE OF PROJECT	EXISTING ZONING	SURROUNDING ZONING	EXISTING LAND USE	SURROUNDING LAND USE
About 0.7-acres	LM, Light Manufacturing	Northwest: LM, Light Manufacturing Southwest: R-5, Single Family Residential Northeast: LM, Light Manufacturing Southeast: R-5, Single Family Residential	Low Density Residential	Northwest: Medium Density Residential Southwest: Low Density Residential Northeast: Medium Density Residential Southeast: Low Density Residential

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Commission voted 6 to 0 in favor of recommending the **APPROVAL** of the request to change the current zoning on about 0.7-acres at 116 West Farmers Road (being Tract 22 of the John Denton Abstract number 426 on page 300) from the LM, Light Manufacturing, zoning district to the R-5, Residential Single Family, zoning district.

Staff is also in support of this application.

Detailed explanations follow on the attached pages.	
STANDARD:	STAFF ANALYSIS:
Development Calendar (Deadlines)	Has Met
Application Requirements	Has Met
Zoning Code	Has Met

COMPARISON TO ADOPTED CITY MASTER PLANS

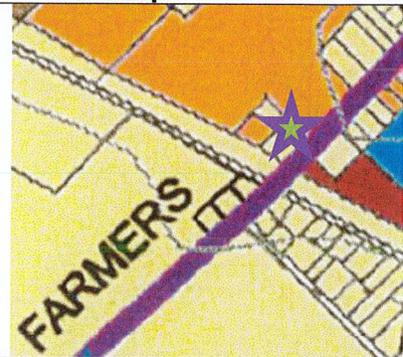
STAFF ANALYSIS

PLAN GOALS OR GUIDELINES

2002 Comprehensive Land Use Plan and Map

The lot in the request (under the green star outlined in purple on the map to the right) is in an area that the Future Land Use Plan and Map shows to be a Low Density Residential. The mustard-orange area to the north and west of the property is expected to become Medium Density Residential.

Meets Standard



2009 Master Street Plan and Map

The property in the request (under the green star outlined in purple on the map to the right) only has access to West Farmers Road (labeled and shown by a blue line). It appears that an additional 10-feet of right-of-way is required, but how much would be required from this specific lot is not clear without a plat showing monuments along both sides of the street. If either this lot or the daughter's lot next door is re-platted, Staff will be asking that each lot provide any "missing" right-of-way.

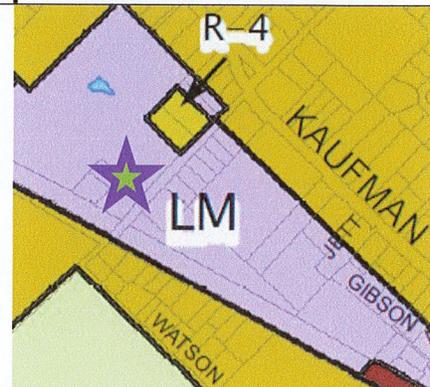
Does Not Meet Standard



2009 Zoning Plan and Map

The lot in the request (under the green star outlined in purple on the map) is in the LM, Light Manufacturing zoning district (light purple color). The applicant is requesting that the lot be changed to the R-5, Single Family Residential zoning district (mustard yellow color) so that she can move forward with the agreement she has with Dallas County Replacement Housing Program to tear-down and re-build her house.

Meets Standard



REVIEW CRITERIA		STAFF ANALYSIS	
1. Will the use be designated, located, and operated so that the public health, safety, and welfare will be protected?	Yes		The current house is on Seagoville water and sewer. The planned new house will also be connected to these utilities.
2. Will the land use be compatible with other area properties located nearby?	Yes		Lands to the southwest and southeast match the requested zoning district of this parcel. Most of the properties along West Farmers Road are currently being <u>used</u> as the proposed zoning district, but are in the same current zoning district as this parcel.

REVIEW CRITERIA	STAFF ANALYSIS	
3. Will the use be in compliance with all of the provisions of the Zoning Amendments portion of the Municipal Code?	Yes	The requirements for the change in zoning have been met. There are plans to tear down the existing house and replace it through the Dallas County Replacement Housing Program.
4. Will the use be compliant with all applicable provisions in the Code for the district in which the use is to be located?	Yes	The current house is being used as the applicant's residence. It is need of major repairs, but re-building will be faster and cheaper.
5. Will the use facilitate public convenience at that location?	Yes	The parcel has frontage on West Farmers Road -which is classified as a Minor Collector.
6. Will the use conform to off-street parking and loading requirements?	Yes	There is uncovered parking available for the home for off-street parking. There is no operational carport or garage. Several variances will be needed for the proposed re-built house as the grant program that Dallas County has funds through will only build a maximum size house and/or parking type.
7. Are all of the ingress, egress, and pedestrian ways adequate?	Yes	The ingress and egress for the lot is sufficient in size. When the house is re-built it will have to be paved. There is no sidewalk along West Farmers Road.
8. Have safeguards limiting noxious or offensive emissions, including light, noise, glare, dust, and odor been addressed?	Yes	The parcel already has a house on it and being used as the applicant's residence. There have been no issues reported to Code Enforcement with the current structure. These items will be reviewed when the new house plans are submitted.
9. Will the proposed landscaping and screening be compliant with all City regulations?	Yes	The parcel and house are currently in compliance. These items will be reviewed when the new house plans are submitted.
10. Will the signage be compliant with those portions of the Municipal Code?	Yes	There is signage on the property. The house does have the address posted on the mailbox. There are also several small "Private Property"-type signs at the driveway which is shared with 116 West Farmers Road.
11. Will all open space(s) be maintained by the owner/developer?	Yes	The parcel already has the applicant's residence on it. The applicant is maintaining the property and will continue to do so.
12. Are the size and shape of the site as well as the arrangement of the proposed structure(s) in keeping with the intent of the Code?	Yes	The parcel and current house are complying with the requirements for when the house was built in about 1948. The proposed new house will be reviewed for these items when the plans are submitted.
13. Will granting the permit be authorizing less than the minimum requirements in regards to height, area, setbacks, parking, or landscaping?	No	The parcel and current house are complying with the requirements for when the house was built in about 1948. The proposed new house will be reviewed for these items when the plans are submitted.
14. Have the provisions of the existing master thoroughfare plan been met to protect the public interest?	No	Staff has determined that there is probably not sufficient right-of-way dedicated for Farmers Road. It appears that an additional 10-feet of right-of-way is required, but how much would be required from this specific lot is not clear without a plat showing monuments along both sides of the street.
15. Have the provisions of any existing future land use plan been met to protect the public interest?	Yes	Chapter 5 (Future Land Use) of the 2002 Comprehensive Plan provides suggestions on locations for different types of land use. The subject lot is shown in an area to be Low Density Residential.

**STAFF REPORT
Z2018-10**

REVIEW CRITERIA	STAFF ANALYSIS	
16. Have the provisions of any existing capital improvements plan been met to protect the public interest?	N/A	There currently is no active capital improvement plan. The most recent plan (2008) has completed all improvements, but the pay-off has not yet been finalized.
17. Have the provisions of any community facilities plan been met to protect the public interest?	N/A	Changing the zoning of parcels is not affected by the community facilities portion of any city Plan.
18. Have the provisions of any other adopted document for providing required necessary public facilities been met to protect the public interest?	Yes	Chapter 8 (Public Facilities) of the 2002 Comprehensive Plan addresses municipal facilities primarily. Changing the zoning of parcels does not affect the provisions of any city Plan.

Public Comments Received:

Staff mailed out twelve (12) letters to the subject and adjoining property owners on Monday, June 4, 2018, before 12:00 noon. A legal ad was also published per the Texas Local Government Code in the Thursday, June 7, 2018 edition of the Daily Commercial Record newspaper. As of the date of this report, July 3, 2018, no (0) property owner has responded in writing against the request and one (1) has responded in writing in favor of the request. One (1) letter has been returned as undeliverable by the U.S. Postal Service. No property owners have responded verbally (by phone) either in favor or against the request although several asked about the request. Any responses received after the distribution of the packet will be attached to the end of this Staff Report.

Other Staff Comments:

Below is a table that compares the types of land uses listed in the zoning code for each zoning district. Reference the table to the right to determine which symbols depict land uses that would be permitted, prohibited, or require a special use permit in the land use table. The land use table is arranged by zoning district and then each district is listed alphabetically. Note: language in each of the "higher" (more intense) business districts specifies that the uses permitted in the "lower" zoning districts are allowed without being specifically listed each of those uses again.

Land Use Table Key:	Zoning District:
P = Permitted land use	R-5 , Residential Single-family
S = Special Use Permit (SUP) required	O , Office
A blank box in the table means that land use is <i>prohibited</i> in that zoning district.	LR , Local Retail
	C , Commercial
	LM , Light Manufacturing

Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Accessory buildings	P				
Addition of pre-packaged food or beverages sales to a retail or business already operating	S	S	S	S	S
Airport or airport facilities	S	S	S	S	S
Art gallery	P	P	P	P	P
Breezeway attaching accessory to the main building	P				
Carnival	S	S	S	S	S
Cemetery	S	S	S	S	S
Children's home on 5 acres or more	S	S	S	S	S
Church or religious worship facility	P				
Circus	S	S	S	S	S
Commercial amusement, temporary	S	S	S	S	S
Community building on 3 acres or more	S	S	S	S	S
Concrete batching plant	S	S	S	S	S
Convalescent home on 5 acres or more	S	S	S	S	S
Daycare or nursery with fewer than four unrelated children	P				
Daycare or nursery with more than four unrelated children	S	S	S	S	S

Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Detached dwelling for servants employed on-site	P				
Dog kennels on farm of 5 acres or more	S	S	S	S	S
Drive-in theatre on 10 acres or more	S	S	S	S	S
Driving range	S	S	S	P	P
Earth excavation	S	S	S	S	S
Educational institutions	S	S	S	S	S
Electrical public utility regulating station	S	S	S	S	S
Farm without on-site retail or wholesale business	P				
Fire station	P				
Garden without on-site retail or wholesale business	P				
Golf course without driving range	P				
Government use - local, county, state, federal	S	S	S	S	S
Gravel excavation	S	S	S	S	S
Greenhouse	S	S	S	S	S
Greenhouse without on-site retail or wholesale business	P				
Homes for narcotics on 20 acres or more	S	S	S	S	S
Homes for the alcoholic on 20 acres or more	S	S	S	S	S
Homes for the feeble-minded on 20 acres or more	S	S	S	S	S
Homes for the insane on 20 acres or more	S	S	S	S	S
Hospital on 5 acres or more	S	S	S	S	S
Kindergarten - public or private	S	S	S	S	S
Landing airfield or facilities	S	S	S	S	S
Library	P	P	P	P	P
Maternity home on 5 acres or more	S	S	S	S	S
Miniature golf course	S	S	S	P	P
Miniature train ride	S	S	S	S	S
Mixed-Use projects of private housing and shopping center on 3 acres or more	S	S	S	S	S
Museum	P				
Natural gas public utility regulating station	S	S	S	S	S
Neighborhood recreation center (swimming pool, social or hobby rooms)	P				
Normal household pets	P				
Nursery	S	S	S	S	S
Nursery school - public or private	S	S	S	S	S
Nursery without on-site retail or wholesale business	P				
Old people's home on 5 acres or more	S	S	S	S	S
Orchard without on-site retail or wholesale business	P				
Park	P				
Passenger train station	P				
Philanthropic institutions	S	S	S	S	S
Playgrounds	P				
Pony rides	S	S	S	S	S
Private carport and/or garage	P	P	P	P	P
Private school, equivalent to a public school	P	S	S	S	S
Public school (elementary through high school)	P	S	S	S	S
Public stable on 5 acres or more	S	S	S	S	S
Public utility - privately or publicly owned	S	S	S	S	S
Radio or television broadcasting stations	S	S	S	S	S
Radio or television broadcasting towers	S	S	S	S	S
Radio or television transmitter tower	S	S	S	S	S
Railway right-of-way and tracks, passenger station but not including railroad yards, team tracks or storage yards	P				
Religious institutions	S	S	S	S	S
Riding academy on 5 acres or more	S	S	S	S	S

**STAFF REPORT
Z2018-10**

Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Rock quarry	S	S	S	S	S
Rodeo	S	S	S	S	S
Sale of pre-packaged food/beverages, in combination, that exceeds 10% of an establishment's gross annual sales revenues	S	S	S	S	S
Sand excavation	S	S	S	S	S
Sewage treatment plant	S	S	S	S	S
Single-family residence (detached)	P				
Telephone exchange without office, repair or storage facilities	P				
Temporary and seasonal sales establishment, such as flea market or produce stand	S	S	S	S	S
Temporary buildings to be used for construction purposes only	P				
Travel trailer park	S	S	S	S	S
Veterinary hospital on 5 acres or more	S	S	S	S	S
Water pumping plant	P				
Water supply reservoir	P				
Water tower or artesian well	P				
Wind energy conversion system (WEC)	S	S	S	S	S
Railway ROW & tracks, but no railroad yards, team tracks or storage yards	P				
Ambulance service		P	P	P	P
Architect or engineers' offices		P	P	P	P
Attorneys' offices		P	P	P	P
Business offices		P	P	P	P
Consultants' offices		P	P	P	P
Doctors' & dentists' offices		P	P	P	P
Equipment storage (no repairs)		P	P	P	P
Financial offices		P	P	P	P
General offices		P	P	P	P
Multi-family dwelling units		S	S	S	S
Personal services		P	P	P	P
Political offices		P	P	P	P
Professional offices		P	P	P	P
Real estate offices		P	P	P	P
Records warehousing & storage		P	P	P	P
Salesman's offices		P	P	P	P
Single-family dwelling units		S	S	S	S
Antique shop			P	P	P
Aquarium			P	P	P
Auto laundry inside a building without boiler, heating & steam-cleaning facilities			P	P	P
Auto repair garage - all work inside a building			P	P	P
Auto seat covering			P	P	P
Bakery, retail			P	P	P
Bank			P	P	P
Barber & beauty shop			P	P	P
Bicycle repairs without outside storage or display			P	P	P
Bird & pet shops, retail			P	P	P
Book or stationery store			P	P	P
Bowling alley - if air-conditioned & soundproofed			P	P	P
Brewpub			S	S	S
Camera shop			P	P	P
Candy shop			P	P	P
Caterer			P	P	P
Cleaning & pressing shops smaller than 6,000 square feet			P	P	P
Cleaning, dyeing & laundry station for receiving & delivery of articles only			P	P	P
Clothing - retail sales only			P	P	P

Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Convenience store or mini-mart between 1,000 & 5,000 square feet			S	S	S
Curtain cleaning shop smaller than 6,000 square feet			P	P	P
Department store			P	P	P
Drive-in for food, beverage, or other service			S	S	S
Drive-in theatre			S		
Drive-through for food, beverage, or other service			S	S	S
Dying plant smaller than 6,000 square feet			P	P	P
Electric substation			P	P	P
Electrical goods, retail sales only			P	P	P
Electrical repairing - domestic equipment & autos, retail sales only			P	P	P
Event center in stand-alone building			S		
Exterminating company, retail			P	P	P
Feed store			S		
Film developing & printing			P	P	P
Fix-it shops without outside storage or display			P	P	P
Florist, retail sales only			P	P	P
Frozen food lockers, retail			P	P	P
Furniture repairs & upholstering, retail only without outside storage or display			P	P	P
Furniture store - retail			P	P	P
Gasoline/motor fuel sales			P	P	P
Gasoline/motor fuel sales, automated			P	P	P
Grocery store over 5,000 square feet			P	P	P
Hardware - retail sales only			P	P	P
Household & office appliances - retail			P	P	P
Household & office furniture - retail			P	P	P
Ice delivery station			P	P	P
Jewelry - retail			P	P	P
Job printing			P	P	P
Laundry - custom laundering & finishing smaller than 6,000 square feet without pickup or delivery			P	P	P
Letter & mimeograph shop			P	P	P
Meat market, retail sales only			P	P	P
Micro-brewery			S	S	S
Mortuary use in stand-alone buildings			S		
Motor raceway			S		
Moving picture theater			P	P	P
Novelty or variety shop			P	P	P
Nursery, retail sale of plants & trees			P	P	P
Office			P	P	P
Office building			P	P	P
Optical goods - retail			P	P	P
Outside display, new materials			P	P	P
Outside storage units			P	P	P
Paint - retail sales only			P	P	P
Parking lot without public garage for passenger cars & trucks			P	P	P
Pharmacy/drug store			P	P	P
Photographer's or artist's studio			P	P	P
Photographic supplies - retail			P	P	P
Piano & musical instruments, retail sales only			P	P	P
Plumbing shop without warehouse facilities, retail sales only			P	P	P
Portable storage units (PODs) - sales & storage			P	P	P
Public garage			P	P	P
Restaurant (dine-in only) over 4,000 square feet			P	P	P
Restaurant (dine-in only) smaller than 4,000 square feet			S	S	S

**STAFF REPORT
Z2018-10**

Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Restaurant (dine-in/convenience) over 4,000 square feet			P	P	P
Restaurant (dine-in/convenience) smaller than 4,000 square feet			S	S	S
Restaurant (fast food)			S	S	S
Restaurant (outdoor/patio dining)			S	S	S
Restaurant (private club)			S	S	S
Retail sales			P	P	P
Retail store or shop for custom work or the making of articles on-site			P	P	P
Roller skating rink			S		
Rug cleaning shop, chemical type, smaller than 6,000 square feet with all operations inside a building			P	P	P
Sample room			P	P	P
Seamstress, dressmaker, or tailor			P	P	P
Seed store			P	P	P
Shoe repair shop, retail sales only			P	P	P
Sporting goods - retail sales only			P	P	P
Studio for the display & sale of glass, china, art objects, cloth & draperies			P	P	P
Studios, dance, music, drama, health massage & reducing			P	P	P
Taxi stand			P	P	P
Tobacco shop			S	S	S
Tool sharpening, retail only without outside storage or display			P	P	P
Toys - retail sales only			P	P	P
Used car lot			S	P	P
Walk-up for food, beverage, or other service			S	S	S
Wallpaper - retail sales only			P	P	P
Washateria where the customer can wash & handle his laundry			P	P	P
Wearing apparel including clothing, shoes, hats, millinery & accessories			P	P	P
Wedding services in stand-alone building			S		
Wholesale sales office			P	P	P
Wine-tasting room			S	S	S
Aquarium, wholesale				P	P
Artificial flower manufacture				P	P
Artificial limb manufacture				P	P
Auto painting				P	P
Auto upholstering				P	P
Automobile dealers				P	P
Automobile laundry				P	P
Awning manufacture, cloth, metal, wood				P	P
Bakery, commercial				S	P
Bar				S	S
Beer tavern				S	S
Book bindery				P	P
Book printing				P	P
Bottling works with or without syrup manufacture				P	P
Bowling alley				P	P
Bus & truck storage				P	P
Cabinet shop				P	P
Candy manufacture				P	P
Canvas awning manufacture				P	P
Car barns				P	P
Carpenter shop				P	P
Carpet cleaning - with dustproof room & dust-catching equipment				P	P
Carting, express, hauling or storage				P	P
Cement storage				P	P
Ceramic products smaller than 6,000 square feet				P	P

Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Cleaning & dry cleaning establishment over 6,000 square feet				P	P
Clothing manufacture				P	P
Cold storage plant				P	P
Commercial amusement				P	P
Commercial colleges				P	P
Contractor's storage yard				P	P
Dance hall				S	S
Dog kennel				S	
Dry goods, wholesale & storage				P	P
Dyeing plant over 6,000 square feet				P	P
Egg candling & grading				P	P
Electrical & neon sign manufacture				P	P
Electrical repairing				P	P
Electro-plating; electro-tying				P	P
Engraving plant				P	P
Envelope manufacture				P	P
Feed store, wholesale & storage				P	P
Florist, wholesale				P	P
Food products manufacture, wholesale				P	P
Frozen food lockers, wholesale				P	P
Furniture auction sales				P	P
Furniture repair & upholstering - wholesale				P	P
Handcraft shop smaller than 6,000 square feet				P	P
Hauling, light or heavy				P	P
Homes for narcotics				S	
Homes for the alcoholic				S	
Homes for the feeble-minded				S	
Homes for the insane				S	
Household goods, storage				P	P
Ice cream manufacture				P	P
Ice manufacture				P	P
Job printing & book printing				P	P
Laundry, commercial				P	P
Leather products manufacture				P	P
Lithographing				P	P
Loading or storage tracks				P	P
Loose-leaf book manufacture				P	P
Lounge				S	S
Lumberyard (building material)				P	P
Market - public				P	P
Mattress making & renovating without dust precipitating equipment				P	P
Milk depot, wholesale				P	P
Millinery manufacture				P	P
Mirror re-silvering				P	P
Motel				P	P
Motion picture studio, commercial films				P	P
Motorcycle repairing				P	P
Moving & storage company				P	P
Newspaper printing				P	P
Night club				S	S
Optical goods manufacture				P	P
Outside display, used materials				S	S
Outside storage, new materials				S	P

**STAFF REPORT
Z2018-10**

Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Outside storage, used materials				S	S
Outside storage of any material over 8-feet tall				S	S
Paint mixing, but no cooking or baking operations				P	P
Paper products & paper box manufacture				P	P
Penal or correctional institutions for insane, feebleminded, liquor or narcotic				P	P
Photoengraving plant				P	P
Plastic products, molding, casting & shaping				P	P
Print shop				P	P
Printing equipment, supplies, repairs				P	P
Publishing company				P	P
Sale of manufactured homes on 3.5 acres or more				S	
Sale of mobile homes on 3.5 acres or more				S	
Schools - all types including trade & commercial colleges				P	P
Secondhand furniture				P	P
Seed store, wholesale sales & storage				P	P
Sheetmetal shop				P	P
Shoe store, wholesale sales & storage				P	P
Skating rink				P	P
Stone monument works - retail				P	P
Storage & sales of used auto parts & accessories without open storage or display				P	P
Storage of trucks, & gravel				P	P
Streetcar barns				P	P
Taxicab storage & repairs				P	P
Team tracks & unloading docks, railroads				P	P
Tire retreading & recapping				P	P
Tourist camp				P	P
Trade schools of all types				P	P
Transfer & baggage company				P	P
Travel center				S	S
Trunk manufacturing				P	P
Typesetting				P	P
Venetian blind manufacturing				P	P
Veterinary hospital				S	P
Warehouse, wholesale offices, sales & storage				P	P
Water distillation				P	P
Winery, boutique				S	S
Adding machine manufacture					P
Agricultural implement manufacturing					P
Aircraft parts manufacture					P
Airplane repair & manufacturing					P
Automobile assembly					P
Automobile parts manufacturing					P
Bag manufacturer & cleaning					P
Bank equipment manufacture					P
Blacksmith					P
Boiler manufacture & repair of boilers not exceeding 15 h.p.					P
Bolt & nut manufacture					P
Boot & shoe manufacture					P
Box & crate manufacture (other than paper)					P
Brewery					S
Broom manufacture					P
Building material machinery, or supplying having outside storage					P
Canning & preserving factory					P

Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Carbon battery manufacture					P
Cargo container					S
Carpet cleaning without dustproof cleaning rooms for dust catching, washing & scouring equipment					P
Celluloid & similar cellulose manufacture					P
Central station, light & power plant					P
Cereal mill					P
Chair manufacture					P
Cheese factory					P
Chick hatchery					P
Coal yard, coal hoist, coal pocket or coal car trestle					P
Coffin manufacture					P
Cooperage company					P
Cotton company					P
Cotton ginning, baling & compressing					P
Cotton oil mill					P
Cotton seed products manufacture					P
Dairy - wholesale					P
Disinfectant manufacture					P
Distillery					S
Dye manufacturing					P
Electric or acetylene welding					P
Electrical power plant					P
Electrical supply manufacture					P
Elevator manufacture					P
Enameling & painting					P
Feed mill					P
Fixture manufacture					P
Flour milling & grain storage & elevators					P
Food processing					P
Fur warehouse					P
Furniture manufacture					P
Gasoline, wholesale storage					P
Grain elevator					P
Hardware manufacture					P
Helicopter terminal					P
Horseshoeing					P
Hosiery mill					P
Insecticide manufacturing					P
Iron works, ornamental					P
Knit goods manufacture					P
Light agricultural implements manufacture					P
Livery stable					P
Machinery manufacture					P
Mattress factory					P
Mattress renovating					P
Metal products, stamping & manufacturing					P
Milk processing plant					P
Paper products manufacture					P
Pattern shop					P
Pecan processing					P
Petroleum, wholesale storage					P
Planing mill					P
Poultry feed manufacturer					P

**STAFF REPORT
Z2018-10**

Type of Land Use	Zoning District				
	R-5	O	LR	C	LM
Poultry slaughtering - dressing & storage					P
Printing ink manufacture					P
Public stable					P
Railroad yards - roundhouse or shop					P
Rice cleaning & polishing					P
Riding academy					P
Riding stable					P
Rock wool manufacture					P
Rug manufacture					P
Shoe factory					P
Stable					P
Stone cutting					P
Storage battery manufacturing					P
Storage of live poultry, or poultry dressing					P
Textile manufacture					P
Tool manufacture					P
Wood products manufacture					P
Woodworking shops					P
Winery					S





DCAD Property Map

Exhibit 3



Exhibit 3



ZONING APPLICATION

City of Seagoville, Texas

ANTICIPATED MEETING DATES: P&Z: June 26, 2018 City Council: July 16, 2018
DATE OF PRE-APPLICATION CONFERENCE WITH CITY REPS & PLANNER (required): May 28, 2018

Application Type:

- Initial Zoning (newly annexed or Agricultural property)
- Rezoning (property currently zoned)
- Planned Development (PD) – see Zoning Ordinance for special requirements and procedures
- Specific Use Permit (SUP) – see Zoning Ordinance for special requirements and procedures

Name of Subdivision or Project: 116 W. Farmers Rd.

Physical Location of Property: _____
[General Location – approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate Surveyor's metes and bounds description):
John Denton Abst. 426 Pg 300 TR 22
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 1.7149 Existing Zoning: LM Requested Zoning: R-5
[Attach a detailed description of requested zoning & development standards, if a PD]

Applicant / Owner's Name: Linda Johnson Applicant or Owner? (circle one)

Contact Person: Linda Johnson Title: _____

Company Name: _____

Street/Mailing Address: 116 W. Farmers Rd City: Seagoville State: TX Zip: 75159

Phone: (214) 244 2651 Fax: () _____ Email Address: LDS44@ymail.com

Engineer / Representative's Name: CAREY RAY

Contact Person: _____ Title: SON

Company Name: _____

Street/Mailing Address: 301 W. Second-52 City: Maryem State: TX Zip: 76064

Phone: (214) 202 1774 Fax: () _____ Email Address: CareyRay4@yahoo.com

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. (All zoning applications must be advertised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property. Please contact City staff in advance for submittal deadlines.)

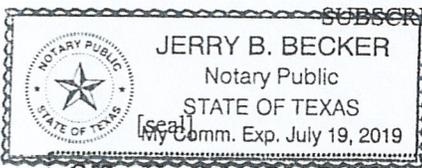
All applications must be COMPLETE before they will be scheduled for P&Z agenda. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements.

All application materials (one copy) must be delivered to the City's Planner. The name, address, phone number, etc. of the City's Planner can be obtained from City staff. Failure to submit all materials to the City's Planner may result in delays scheduling the zoning application for a P&Z agenda.

Notice of Public Records. The submission of plans/drawings with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

I hereby certify that I am the Owner, or the duly authorized agent of the Owner (proof of authorization attached), for the purposes of this application, and that all information submitted herein is complete, true and correct to the best of my knowledge. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

Signed: Linda Johnson Title: owner Date: 5-29-2018



SUBSCRIBED AND SWORN TO before me, this the 29th day of May, 2018
Notary Public in and for the State of Texas: Jerry B. Becker
My Commission Expires On: July 19, 2019

Office Use Only: Date Rec'd: 5/29/18 Fees Paid: \$ 250 Check #: Cash Receipt #: 50596
Zoning Case # 22018-10 Accepted By: AVS Official Submittal Date: 5/29/18



June 1, 2018

COMMUNITY DEVELOPMENT
702 NORTH HIGHWAY 175
SEAGOVILLE, TX 75159
PHONE: (972) 287-2050

Daily Commercial Record
706 Main Street
Dallas, Texas 75202

via email: notices@dailycommercialrecord.com

Please publish the legal notice below in the June 7, 2018 issue of your newspaper. Please send the affidavit of publication to the ATTN: Jennifer Bonner at the address above. If you need to contact Jennifer, her office direct number is (972) 287-6833 and her email is jbonner@seagoville.us Jennifer's normal office hours are Monday through Friday from 8:00 AM to 5:00 PM.



**NOTICE OF PUBLIC HEARINGS
SEAGOVILLE PLANNING & ZONING COMMISSION AND CITY COUNCIL
ZONING CASE Z2018-10**

A public hearing will be held by the Seagoville Planning and Zoning Commission on Tuesday, June 26, 2018, at 6:30 PM in the City Council Chambers of the Seagoville City Hall building at 702 North U.S. Highway 175; Seagoville, TX 75159 to consider changing the current zoning on approximately 0.7-acres being Tract 22 of the John Denton Abstract (commonly known as 116 West Farmers Road) from LM, Light Manufacturing to the R-5, Residential Single Family zoning district.

A public hearing will also be held by the Seagoville City Council on Monday, July 16, 2018, at 6:30 PM in the City Council Chambers of the Seagoville City Hall building at 702 North U.S. Highway 175; Seagoville, TX 75159 to consider the recommendation from the Planning and Zoning Commission on this request.

All individuals may appear at the public hearings to state their opinions or may send a written notice prior to 4:30 PM on the day of each public hearing to Jr. Planner Jennifer Bonner at 702 North U.S. Highway 175; Seagoville, TX 75159.

CITY OF SEAGOVILLE
Kandi Jackson
City Secretary

Jennifer Bonner
Jr. Planner



June 1, 2018

COMMUNITY DEVELOPMENT
702 NORTH HIGHWAY 175
SEAGOVILLE, TX 75159
PHONE: (972) 287-2050

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As an adjoining property owner, this is the first of 3 opportunities to voice your opinion about this project for the record. The second and third opportunities will be at each of the public hearings listed above.

*Please indicate your opinion in this matter by checking the appropriate box below.
Please provide any additional comments that you might have in the provided space.
Please also sign and complete the name and address portion below.*

I am in favor of against Zoning Request Z2018-10 as it is described herein.

Additional Comments (attach additional sheets as necessary): _____

Signature(s): _____
Printed Name(s): _____
Address: _____
City, State & Zip code: _____
Phone Number: _____

JUNE 1, 2018
1

Property Owners List Rezone of 116 West Farmers Road

Mailed out a total of 12 certified letters on Monday, June 4, 2018, before 12 noon

Subject or adjointer?	Site Address	DCAD Account	Owner	Mailing Address 1	Address 2	City	State	Zip
Subject	116 W. Farmers Road	650-426-300-102-20000	Linda Johnson	116 W. Farmers Road		Seagoville	TX	75159-3720
Adjoiner	706 N. Railroad Road	650-426-300-102-60000	Gary A. & Teresa G. Vaden	706 N. Railroad Road		Seagoville	TX	75159-2940
Adjoiner	300 W. Farmers Road	650-426-300-102-70000	City of Seagoville	702 N. Highway 175		Seagoville	TX	75159-1774
Adjoiner	1010 Fran Street	650-426-300-102-40000	Leslie Klingman	4041 Creekdale Drive		Dallas	TX	75229-5303
Adjoiner	301 W. Farmers Road	650-850-100-107-80000	Luis Enrique Cazares	301 W. Farmers Road		Seagoville	TX	75159-3723
Adjoiner	615 Fran Street	650-850-100-110-80000	Peggy & Billy E .Day	615 Fran Street		Seagoville	TX	75159-3731
Adjoiner	400 Fran Street	650-850-075-100-30100	HRG Investments LLC	519 Gibson Street		Seagoville	TX	75159-3733
Adjoiner	117 W. Farmers Road	650-850-095-106-00000	HRG Investments LLC	519 Gibson Street		Seagoville	TX	75159-3733
Adjoiner	113 W. Farmers Road	650-850-095-108-30000	Life Estate of Louise Morris	REM: James Morris et al	113 W. Farmers Road	Seagoville	TX	75159-3719
Adjoiner	111 W. Farmers Road	650-850-095-105-80000	Richard T. & Carole Ann Martin	111 W. Farmers Road		Seagoville	TX	75159-3719
Adjoiner	109 W. Farmers Road	650-850-095-105-60000	Teddy K. & Nila A. Sides	109 W. Farmers Road		Seagoville	TX	75159-3719
Adjoiner	112 W. Farmers Road	650-426-085-102-00000	Oneness Meditation Temple	112 W. Farmers Road		Seagoville	TX	75159-3720
Adjoiner								

Exhibit 8

Regular Session Agenda Item: 10

MEETING DATE: July 16, 2018

ITEM DESCRIPTION

Discuss and consider an Ordinance of the City of Seagoville, Texas, amending the Comprehensive Zoning Ordinance and map of the City of Seagoville, as amended, by granting a change in zoning from the LM, Light Manufacturing, Zoning District to the R-5, Residential Single Family, Zoning District on approximately 0.7-acres of the real property described as Tract 22 of John Denton Abstract 426 Page 300, commonly referred to as 116 West Farmers Road in the City of Seagoville, Dallas County, Texas and being depicted in Exhibit “3” attached hereto and incorporated herein; providing for a repealing clause; providing for a savings clause; providing for a severability clause; providing for a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date.

BACKGROUND OF ISSUE:

The applicant’s home, which was built in about 1948, is on the subject parcel. It is need of major repairs, but re-building will be faster and cheaper. The applicant has an agreement with Dallas County Replacement Housing Program to tear down and re-build her house through a grant program. However, the city cannot issue a residential building permit for a property located in an Office, Local Retail, Commercial, or Manufacturing zoning district because these districts do not allow residential structures unless a special use permit is acquired. The land has been zoned LM, Light Manufacturing, since before 1978.

Lands to the south of the subject parcel are zoned residential and match the requested district. Most properties along West Farmers Road are being used residentially, but are in the same LM zoning district as this lot.

The existing zoning, land uses, and relevant portions of the City’s comprehensive plan are each referenced in the attached staff report.

FINANCIAL IMPACT:

N/A

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Commission voted six (6) to zero (0) in favor of recommending the approval of the request to change the current zoning on about 0.7-acres at 116 West Farmers Road (also known as the unplatted Tract 22 of the John Denton Abstract number 426 on page 300) from the LM, Light Manufacturing to the R-5, Residential Single-family zoning district.

Staff is also in support of this application.

EXHIBITS:

Each of the following items are designed for printing on letter-sized paper unless otherwise listed.

1. Ordinance (2 pages)
3. DCAD Property Map

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. ____-20____

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF SEAGOVILLE, AS AMENDED, BY GRANTING A CHANGE IN ZONING FROM THE LM, LIGHT MANUFACTURING, ZONING DISTRICT TO THE R-5, RESIDENTIAL SINGLE FAMILY, ZONING DISTRICT ON APPROXIMATELY 0.7-ACRES OF THE REAL PROPERTY DESCRIBED AS TRACT 22 OF JOHN DENTON ABSTRACT 426 PAGE 300, COMMONLY REFERRED TO AS 116 WEST FARMERS ROAD IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING DEPICTED IN EXHIBIT “3” ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Whereas, the Planning and Zoning Commission of the City of Seagoville and the City Council of the City of Seagoville, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given requisite notices by publication and otherwise, and have held due public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Seagoville is of the opinion and finds that a zoning change should be granted, and that the Comprehensive Zoning Ordinance and Map should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS:

SECTION 1: That the Comprehensive Zoning Ordinance and Map of the City of Seagoville, Texas, is heretofore amended, be and the same is hereby amended by granting a change in the zoning from the LM, Light Manufacturing zoning district to the R-5, Residential Single Family, zoning district on approximately 0.7-acres of the real property described as Tract 22 of John Denton Abstract 426 Page 300, commonly referred to as 116 West Farmers Road in the City of Seagoville, Dallas County, Texas, and being depicted in Exhibit “3”, which is attached hereto and incorporated herein

SECTION 2: That the land shall be used only for the purposes set out in accordance with the City of Seagoville’s Zoning Ordinance and all other ordinances, codes, and policies of the City of Seagoville, as amended.

SECTION 3: That all provisions of the Ordinances of the City of Seagoville, Texas, in conflict with the provisions of this ordinance as amended be hereby repealed and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4: That should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance or the Comprehensive Zoning Ordinance as a whole, or any part or provision thereof, other than the part declared to be invalid, illegal, or unconstitutional.

SECTION 5: That any person, firm, or corporation violating, disobeying, neglecting, refusing to comply with, or resisting the enforcement of any of the provisions or terms of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be subject to the same penalty of two thousand dollars (\$2,000.00) for each offense as provided for in the Comprehensive Zoning Ordinance of the City of Seagoville, as heretofore amended. Each and every day such a violation continues or is allowed to exist shall constitute a separate offense.

SECTION 6: That This ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Seagoville, Texas this 16th day of July, 2018.

APPROVED:

Dennis, K. Childress, Mayor

ATTEST:

Kandi Jackson, City Secretary

APPROVED AS TO FORM:

Alexis G. Allen, City Attorney
(/cdb 07/10/2018)



DCAD Property Map



Exhibit 3



Exhibit 3

Regular Session Agenda Item: 11

Meeting Date: **July 16, 2018**

ITEM DESCRIPTION

Discuss garage size requirements.

BACKGROUND OF ISSUE:

This item was requested by Councilmember Magill.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS

N/A

Regular Session Agenda Item: 12

Meeting Date: July 16, 2018

ITEM DESCRIPTION:

Library Director, Liz Gant will present virtual tour videos produced by CGI Communication for the purpose of promoting Seagoville to potential future residents and businesses.

BACKGROUND OF ISSUE:

February 5, 2018 Council reviewed and approved Resolution 14-R-2018, entering into a three-year agreement with CGI Communications. These promotional videos will be linked from the City's website for a period of three years.

FINANCIAL IMPACT:

RECOMMENDATION:

EXHIBITS

Regular Session Agenda Item: 13

MEETING DATE: July 16, 2018

ITEM DESCRIPTION

Presentation of City of Seagoville's Third Quarter Financial Report for Fiscal Year 2018.

BACKGROUND OF ISSUE:

Patrick Harvey, Director of Finance presents the City's financial report for the third quarter of FY 2018.

FINANCIAL IMPACT:

N/A



Memo

Date: July 11, 2018
To: Pat Stallings, City Manager
From: Patrick Harvey, Director of Finance
Subject: June 2018 Financial Reports

This memo accompanies the June 2018 Revenue and Expense Reports for the City of Seagoville, and highlights selected financial activities for the first nine months of FY 2018. The first nine months of the fiscal year represents 75% of the total fiscal year, and this memo provides an explanation of variances from that standard.

General Fund

Revenues: General fund total revenue for the first nine months of the fiscal year is above budget expectations (actual 95.1% vs. expected 75.0%). The current year fiscal **Property tax** revenue collections are above last year's collection rate (106.0% vs. 98.5%) – property tax revenue collections will be above the budget estimate. This is due to the FY 2018 property tax revenue calculated on an estimated valuation of \$563,849,648 compared to the actual property tax revenue collection based on John Ames office assessed valuation of \$607,531,041. **Sales Tax** revenue collections are above budget expectations (79.0%). In **Franchise Fee** revenue, a comparison collection trend for the first nine months of FY 2018 vs. FY 2017 appears below:

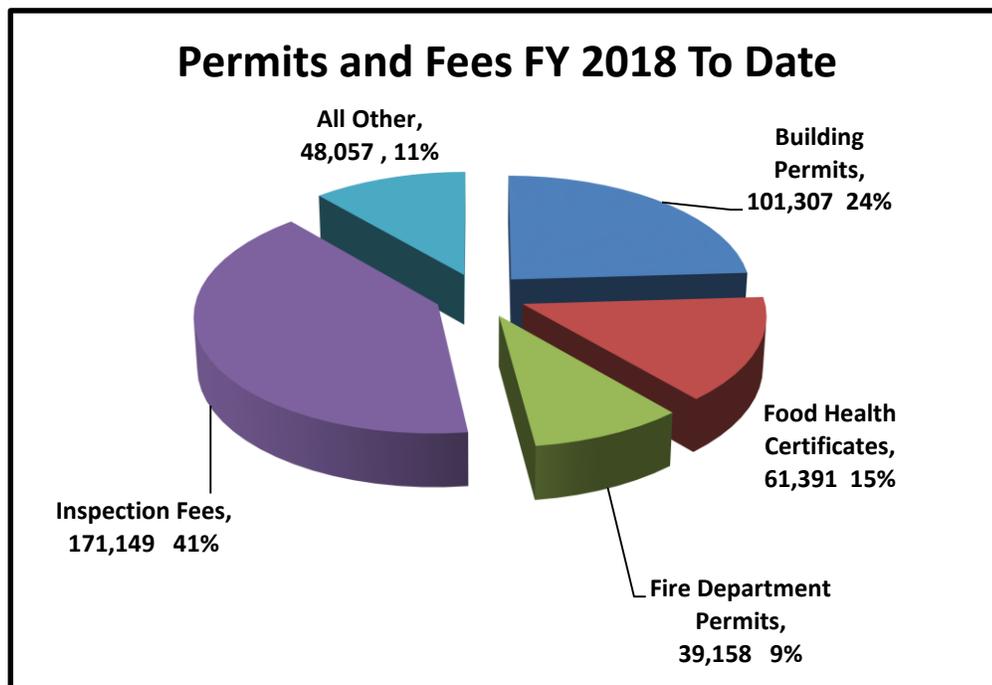
Description	FY 2018 Amount	FY 2017 Amount	Increase (Decrease)
ONCOR	\$ 328,830	\$ 319,677	\$ 9,153
TXU Gas	76,511	74,187	2,324
Suddenlink Cable	17,722	19,489	(1,767)
Telephone	21,464	33,041	(11,577)
Republic Services	34,717	32,968	1,749

Cable television franchise fee is generally received quarterly. The telephone franchise fee is also received quarterly. Included in the FY 2017 amount of \$20,705 was \$7,050 for the final quarter of FY 2016 which was received after the books were closed for FY 2016.

Permits & Fees The first quarter of FY 2018, the City received \$2,547.50 for issuing 2 permits in Priest Acres subdivision, \$3,283.65 for issuing 3 permits in the Sandy Hill subdivision, \$1,072.15 for issuing a permit in the Stafford Addition subdivision, and

\$4,563.25 for issuing six permits in other parts of the City. This compares to the first quarter of FY 2017, in which the City received \$77,030.35 for issuing 69 building permits for the Highland Meadows Phase II subdivision, \$8,320.70 for issuing 6 building permits for the Meadows subdivision, and \$1,273.75 for issuing a permit in the Stafford Addition subdivision. The second quarter of FY 2018 included the receipt of inspection fees for Highland Meadows Phase 3 (\$166,774). Additionally, the City received a building permit for Seagoville Corners 2 (\$1,348.75), the renovation of the local McDonald's (\$3,233.75) and six permits for residences in the Sandy Hill subdivision (\$5,667.15). The third quarter of FY 2018 included the receipt of \$1,217.35 for issuing a permit in Stafford Addition, \$1,273.75 for issuing a permit in East Ridge neighborhood, \$1,099.75 for a permit in Sullivan Addition, \$2,110.70 for issuing 2 commercial permits and \$6,371.25 for issuing 4 permits in other parts of the City. The following is a comparison of FY 2018 revenue vs. FY 2017:

Description	FY 2018 Amount	FY 2017 Amount	Increase (Decrease)
Building Permits	\$ 101,307	\$ 250,828	\$ (149,521)
Inspection Fees	171,149	29,465	141,684
Food Health Certificates	61,391	60,785	606
Fire Department Permits	39,158	35,512	3,645
All Other	48,057	58,707	(10,650)
	\$ 421,061	\$ 435,297	



Sanitation revenue is up compared to budget (83.5% actual vs. 75.0% expected). This is primarily due to increase in residential accounts. **Senior Activities** revenue reflects an increase in support from the Dallas County Aging (\$25,000 budgeted vs. \$35,959 actual

funding). **Fines** revenue reflects increased court enforcement activity from public safety contacts. **Grant** revenue provides funding for the purchase of portable multiband radios for police officers. **Miscellaneous** revenue includes burglar alarm fees (\$7,193) and tower rental fees (\$10,494).

Total revenues for the first nine months of the fiscal year are \$8,104,311 or 95.1% of budget. This compares favorably to total General Fund revenues for the first nine months of the previous fiscal year (\$7,338,496).

Expenditures: Total General Fund expenditures are within budget expectations (75.8% actual vs. 75.0% expected).

Because the City meets its payroll on a biweekly basis consisting of 26 pay periods, there are two months in the fiscal year in which there are three pay periods. June is one of those months. The extra pay period pulls all departments above the monthly average. This explains why many departments are close to the 75% calendar comparison threshold. This trend will come back into balance as we approach the end of the fiscal year.

Finance is above expectations due to the retirement of the Finance technician and part time help during the transition to the current Finance technician.

Code Enforcement is above expectations due to higher than anticipated 3rd party food inspection services, and for a market adjustment to an employee for passing the State Code Enforcement exam. The cost incurred by the City is passed on to the customers serviced by the inspection firm.

Sanitation is above expectations due to higher than anticipated residential activity.

Non departmental is above expectations due to the annual premium payment to TML for workers' compensation, property/casualty insurance, office supplies, printing and memberships.

Grant Equipment represents the purchase of (30) brand new multi band VHF/700.800 MHz portable radios, these radios have been delivered and are currently in use by all officers.

Debt Payment (Quint) is the second annual payment of fifteen on the financing to acquire the quint fire vehicle.

Water and Sewer Fund (Fund 20)

Revenues: Total Water and Sewer Fund revenues are above budget expectations (81.8% vs. 75.0%). **Water** sales usually accelerate during the summer depending upon the weather conditions. **Penalties and Interest** is generated from late customer payment. **Pretreatment Sewer Revenue** is charged to a few of our industrial customers to cover the cost of wastewater pretreatment required by the state to ensure the prevention of harmful materials entering the water system. **Reconnection Fees** are higher than anticipated due to a renewed commitment to enforcement activities against delinquent customers. **Meter Installation, Water Tap and Sewer Tap Fees** are generated by development activity.

Expenditures: The year to date expenditure trend is within expectations (67.0% actual vs. 75.00% expected).

Cityworks System represents progress payments on the installation of the new work order system. It includes GIS mapping, asset registry, condition assessment and work order management. This system represents a major element of compliance with the EPA's administrative order.

Professional Engineering includes payments for the agreement with Halff Associates for the development of a wastewater system asset inventory, including the creation of a GIS based map and database of the City collection system. This effort also includes the development of a wastewater master plan and a wastewater Capital Improvement Plan. Total fiscal year to date payments is \$23,651, the final payment in the contract of \$1,906 made this quarter. This initiative also includes payments to Halff Associates for the FY 2018 water system master plan and water conservation plan. This initiative will create a Capital Improvement Plan for water improvements. Total fiscal year to date payments is \$38,290, with a remaining balance in the contract of \$76,910.

Capital Project Financial Status Report Street Maintenance (Fund 43)

Incoming Resources

Remaining estimated funds for future street projects represents unspent resources from the FY 2015 bond sale after the completion of Woodhaven repairs. This section also includes the FY 2018 planned transfer of General Fund resources into this fund.

Expenditures

Include spending for various street maintenance projects, Hall Street, and Crestview engineering services provided by Halff and Associates.

Unexpended Commitments

Represent estimated costs to complete Hall Street and Crestview engineering services. Total estimated cost for Hall Street Improvements is \$285,583.65. Total estimated cost for Crestview engineering is \$140,600.00

Unspent Resources

This amount is available for funding future street projects (\$977,567.01). This is an estimated amount, given what we know of costs to complete Woodhaven, Hall and Crestview engineering.

**GENERAL FUND
SUMMARY OF REVENUES AND EXPENDITURES
FOR FISCAL YEAR 2017-18
AS OF 6/30/18
75.00 % OF BUDGET YEAR**

	LAST YEAR			THIS YEAR		
	Annual Budget	Year-to-Date	% of Budget	Annual Budget	Year-to-Date	% of Budget
Revenues:						
Property Taxes	\$3,768,772	\$3,713,656	98.5%	\$4,011,440	\$4,251,727	106.0%
Sales Taxes	\$2,178,764	\$1,716,557	78.8%	\$2,293,470	\$1,810,802	79.0%
Franchise Fees	\$647,500	\$493,115	76.2%	\$637,500	\$493,588	77.4%
Permits & Fees	\$258,125	\$435,297	168.6%	\$411,395	\$421,061	102.3%
Sanitation	\$914,560	\$722,617	79.0%	\$934,920	\$780,801	83.5%
Senior Activities	\$24,000	\$26,492	110.4%	\$29,000	\$39,044	134.6%
Fines	\$177,200	\$178,861	100.9%	\$192,500	\$184,858	96.0%
Interest	\$1,500	\$8,028	535.2%	\$2,500	\$18,607	744.3%
Grants		\$13,274			\$79,865	0.0%
Miscellaneous	\$6,000	\$30,600	510.0%	\$6,000	\$23,959	399.3%
Total Revenues	\$7,976,421	\$7,338,496	92.0%	\$8,518,725	\$8,104,311	95.1%
Transfers In:	\$379,904	\$291,828	76.8%	\$379,904	\$291,828	76.8%
Expenditures:						
City Council	\$9,450	\$2,209	23.4%	\$9,450	\$1,756	18.6%
City Manager	\$206,358	\$155,390	75.3%	\$213,681	\$164,456	77.0%
City Secretary	\$115,450	\$122,676	106.3%	\$100,410	\$72,303	72.0%
Finance	\$349,443	\$269,097	77.0%	\$361,436	\$301,437	83.4%
Animal Control	\$117,382	\$74,057	63.1%	\$114,339	\$80,173	70.1%
Code Enforcement	\$175,197	\$119,157	68.0%	\$181,758	\$153,124	84.2%
Inspection/Services	\$255,616	\$184,237	72.1%	\$342,274	\$257,363	75.2%
Police	\$1,929,014	\$1,392,488	72.2%	\$2,024,940	\$1,520,010	75.1%
Planning	\$81,656	\$45,604	55.8%	\$84,023	\$57,956	69.0%
Fire	\$1,579,045	\$1,161,634	73.6%	\$1,698,473	\$1,283,641	75.6%
Municipal Court	\$161,508	\$118,599	73.4%	\$169,508	\$122,077	72.0%
Library	\$177,730	\$130,728	73.6%	\$185,613	\$135,816	73.2%
Senior Center	\$193,552	\$146,994	75.9%	\$202,459	\$151,303	74.7%
Streets	\$495,492	\$354,681	71.6%	\$317,080	\$237,068	74.8%
Sanitation	\$694,088	\$485,266	69.9%	\$747,680	\$598,235	80.0%
Support Services	\$669,800	\$455,429	68.0%	\$662,229	\$457,439	69.1%
Parks	\$231,437	\$145,732	63.0%	\$241,985	\$183,250	75.7%
Emergency Medical Service	\$164,080	\$122,985	75.0%	\$164,080	\$123,060	75.0%
Information Technology	\$93,759	\$64,037	68.3%	\$81,679	\$63,460	77.7%
Human Resources	\$110,403	\$83,130	75.3%	\$114,584	\$88,457	77.2%
Non Departmental	\$340,760	\$275,673	80.9%	\$347,598	\$290,236	83.5%
Total Expenditures	\$8,151,220	\$5,909,804	72.5%	\$8,365,279	\$6,342,620	75.8%
Debt Payment (Quint)				\$72,000	\$69,483	96.5%
Grant Equipment					\$79,865	
Christmas Toy Drive					\$151	
Transfers and Reserves				\$461,350	\$449,350	97.4%
Use of Fund Balance						
Projects	\$544,749	\$589,286	108.2%	\$976,456	\$829,687	85.0%

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**General Fund
Use of Fund Balance Projects
FY 2018**

	<u>Budget</u>	<u>Actual</u>
Police Equipment Purchases	140,095.00	138,920.11
Information Technology Upgrades	20,853.00	12,705.63
Animal Service Vehicle	40,845.00	35,246.95
Street Equipment	161,172.00	157,613.61
CO Bruce Park Restroom Facility	90,000.00	-
Fire Station Study	5,500.00	5,500.00
Firefighting Equipment	91,675.00	90,771.95
Security Equipment	11,846.00	8,455.00
Street Maintenance Projects	300,000.00	300,000.00
Vehicle Replacement	42,000.00	42,000.00
Debt Payment - Roof Repair	47,470.00	33,173.30
Emergency Siren	25,000.00	5,300.00
Total	<u>976,456.00</u>	<u>829,686.55</u>

Police Equipment Purchases

Unit 276 2017 Chevrolet Tahoe	48,260.40	
DVR Camera System	5,170.00	
Unit 277 2018 Dodge Charger	24,477.44	
Unit 278 2018 Dodge Charger	24,477.44	
Unit 279 2018 Dodge Charger	24,477.44	
Window Tinting	456.00	
Slim Lighter	350.00	
Vests	10,619.64	
Graphics for New Vehicles	631.75	
Total		138,920.11

Street Equipment

Kubota Skid Steer	49,537.72	
Flatbed Gooseneck Trailer	8,125.00	
2018 Ford F-550 SD Crew Cab	53,697.00	
Batwing 15" Rotary Cutter	14,833.68	
2018 Kubota Tractor	31,438.21	
Total		157,631.61

Firefighting Equipment

Extrication tools	18,386.00	
Defibrillators	20,356.00	
Fire Command Vehicle	44,905.75	
Graphics - Engines 1 and 2, Brush 1	7,124.20	
Total		90,771.95

Security Equipment

16 Channel GeoVision Network Video Recording Surveillance Server with storage failure protection and twelve cameras City Hall		8,455.00
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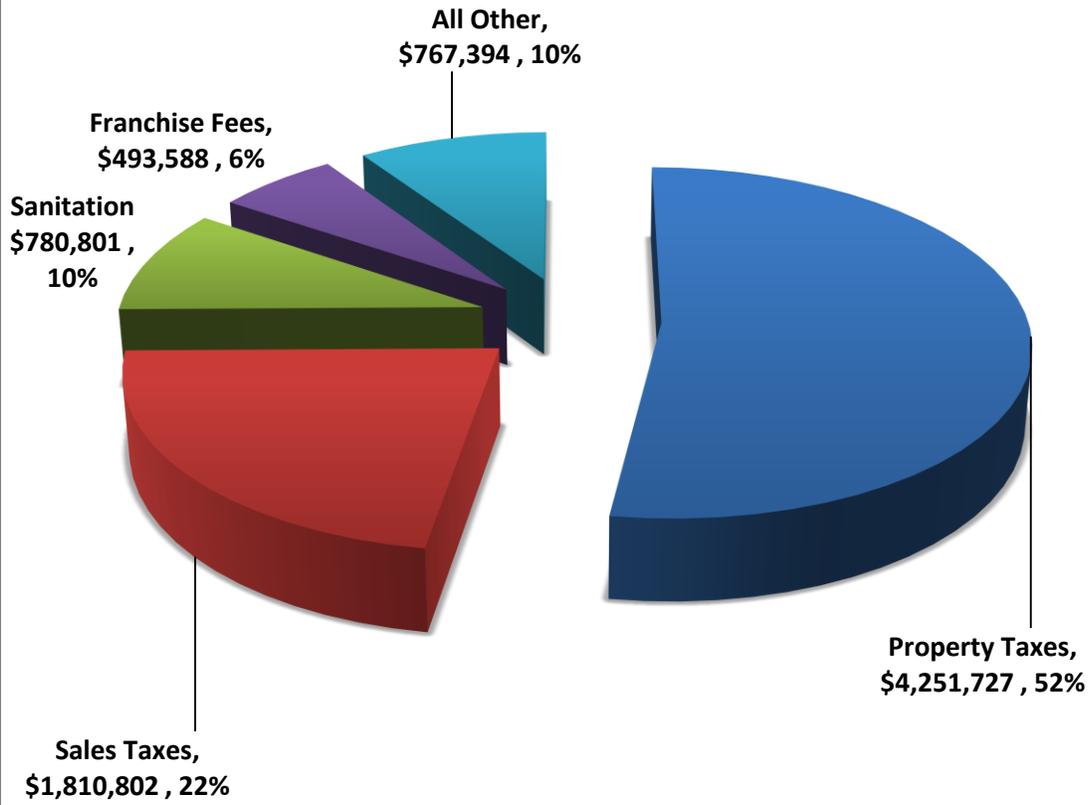
**WATER AND SEWER FUND
SUMMARY OF REVENUES AND EXPENDITURES
FOR FISCAL YEAR 2017-18
AS OF 6/30/18
75.00 % OF BUDGET YEAR**

	LAST YEAR			THIS YEAR		
	Annual Budget	Year-to-Date	% of Budget	Annual Budget	Year-to-Date	% of Budget
Revenues:						
Water Sales	\$3,117,634	\$2,307,183	74.0%	\$3,517,634	\$2,762,645	78.5%
Sewer Service	\$3,120,468	\$2,475,135	79.3%	\$3,120,468	\$2,594,441	83.1%
Outside Contractor Tap Fees	\$0	\$16,600	0.0%	\$0	\$8,840	0.0%
Penalties and Interest	\$110,000	\$105,457	95.9%	\$110,000	\$105,755	96.1%
Pretreatment Sewer Revenue	\$46,388	\$33,406	72.0%	\$46,388	\$30,246	65.2%
Reconnection Fees	\$35,000	\$56,025	160.1%	\$35,000	\$47,060	134.5%
Meter Installation	\$1,600	\$6,800	425.0%	\$1,600	\$4,250	265.6%
Online Payment Fee	\$4,500	\$5,998	133.3%	\$4,500	\$5,524	122.8%
Interest Earnings	\$2,000	\$7,032	351.6%	\$2,000	\$16,837	841.8%
Miscellaneous	\$450	\$1,972	438.2%	\$450	\$2,298	510.7%
Bank and NSF Fees	\$900	\$1,260	140.0%	\$1,012	\$990	97.8%
Water Tap Fees	\$0	\$8,151	0.0%		\$10,600	0.0%
Sewer Tap Fees	\$0	\$7,050	0.0%		\$7,385	0.0%
Total Revenues	\$6,438,940	\$5,032,068	78.2%	\$6,839,052	\$5,596,871	81.8%
Expenditures:						
Utility Administration	\$164,652	\$123,988	75.3%	\$171,194	\$129,594	75.7%
Water Services	\$1,908,999	\$996,302	52.2%	\$2,291,917	\$1,461,942	63.8%
Sewer Services	\$2,349,774	\$1,667,292	71.0%	\$2,410,063	\$1,603,091	66.5%
Customer Services	\$214,119	\$144,868	67.7%	\$212,384	\$161,929	76.2%
Non Departmental	\$395,806	\$121,638	30.7%	\$109,036	\$80,849	74.1%
Debt Service Transfer	\$599,467	\$449,600	75.0%	\$547,970	\$412,148	75.2%
Total Expenditures	\$5,632,817	\$3,503,688	62.2%	\$5,742,564	\$3,849,553	67.0%
Transfers Out	\$752,304	\$578,486	76.9%	\$352,304	\$264,228	75.0%
Cityworks System	\$0		0.0%	\$30,000	\$26,680	88.9%
Professional Engineering	\$0		0.0%	\$115,200	\$61,941	53.8%
Glenn Road Lift Station	\$0		0.0%	\$70,125	\$27,232	38.8%
Capital Projects	\$0		0.0%	\$750,000		0.0%
Vehicles	\$0		0.0%	\$68,000		0.0%

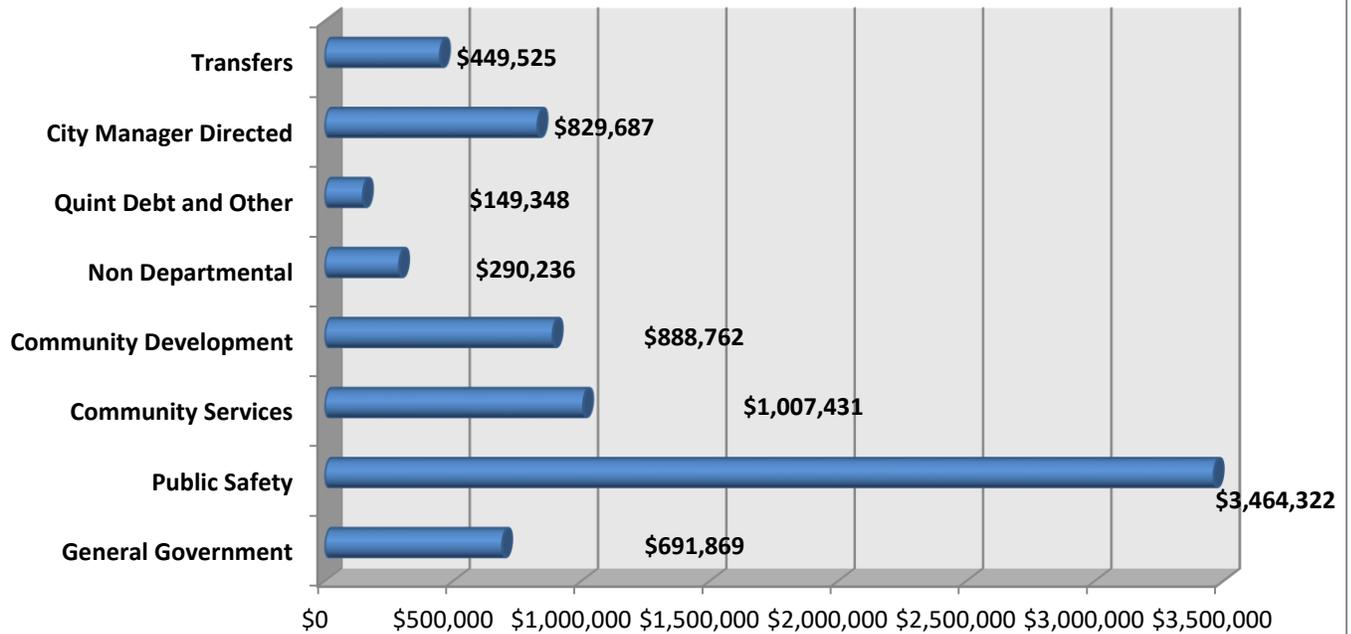
OTHER FUNDS: FINANCIAL SUMMARY
FOR FISCAL YEAR 2017-18
AS OF 6/30/18
75.00 % OF BUDGET YEAR

FUND #	FUND NAME	FY 2017 ACTUAL YEAR-TO-DATE REVENUES	FY 2018 ANNUAL REVENUE BUDGET	FY 2018 ACTUAL YEAR-TO-DATE REVENUES	FY 2017 ACTUAL YEAR-TO-DATE EXPENDITURES	FY 2018 ANNUAL EXPENDITURE BUDGET	FY 2018 ACTUAL YEAR-TO-DATE EXPENDITURES
ENTERPRISE FUNDS					ENTERPRISE FUNDS		
21	W&S Debt Service	\$449,826	\$547,970	\$412,688	\$118,157	\$547,970	\$64,894
22	W&S Improvements	\$314,258	\$750,000		\$313,158		\$52,090
61	Storm Water	\$52,725	\$140,250	\$81,695	\$55,249	\$140,350	\$44,652
SPECIAL REVENUE FUNDS					SPECIAL REVENUE FUNDS		
29	Police Seizure State				\$858		\$1,779
30	Police Seizure Federal						
32	Miscellaneous Grants	\$3,274	\$2,500	\$949	\$2,188	\$2,500	\$905
35	Recycle Revenue Fund	\$0	\$500		\$799		\$321
36	Municipal Court	\$6,861	\$12,192	\$7,782	\$6,547	\$9,996	\$6,673
38	Park Development	\$56,500					
39	Hotel Motel Fund	\$28,986	\$27,500	\$12,741	\$28,760	\$27,500	\$11,860
42	Park Maintenance		\$2,000	\$1,870			
45	Animal Shelter	\$2,775	\$3,000	\$2,592	\$1,066	\$3,000	\$2,709
47	Vehicle Replacement Fund	\$42,000	\$44,500	\$42,547			
48	Technology Replacement		\$17,500	\$17,500		\$17,500	\$15,016
50	TLEOSE		\$2,000	\$2,076		\$2,000	\$1,505
52	InterAgency PS Training		\$2,500			\$2,000	
DEBT SERVICE FUND					DEBT SERVICE FUND		
2	General Debt Service	\$192,744	\$194,420		\$37,363	\$196,170	
CAPITAL PROJECTS					CAPITAL PROJECTS		
41	FY 2015 Street Projects	\$7,637			\$43,482		
43	Street Maintenance	\$262,357	\$731,850	\$747,022	\$163,213	\$981,000	\$1,058,939

**General Fund Revenues
3rd Quarter, FY 2018
Total \$8,104,311**



**General Fund Expenditures, Transfers
and One Time Fund Balance Outlays
3rd Quarter FY 2018
Total \$7,771,156**



General Government

City Council, City Manager, City Secretary, Information Technology, Human Resources and Finance

Community Development

Building Services, Code Enforcement, Streets, Parks, Planning

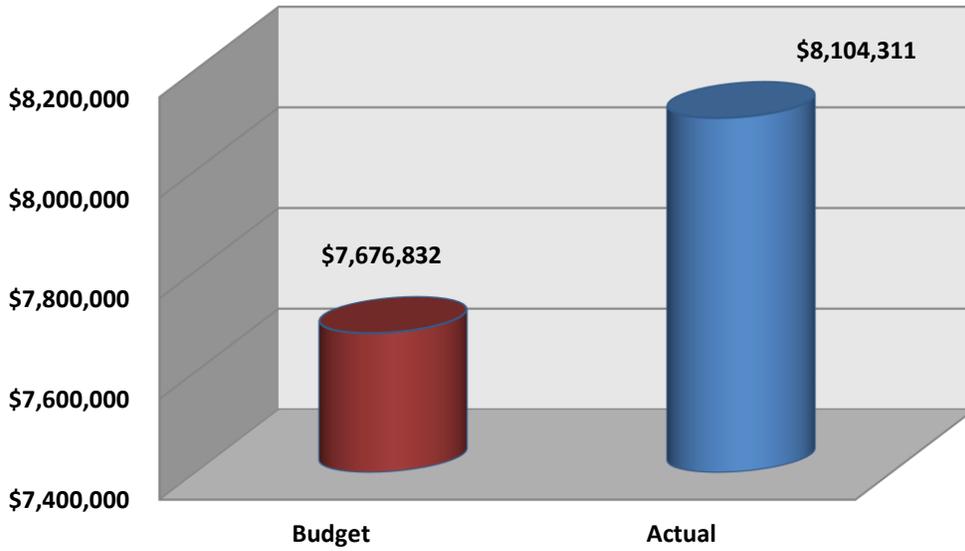
Community Services

Municipal Court, Library, Senior Center, Sanitation

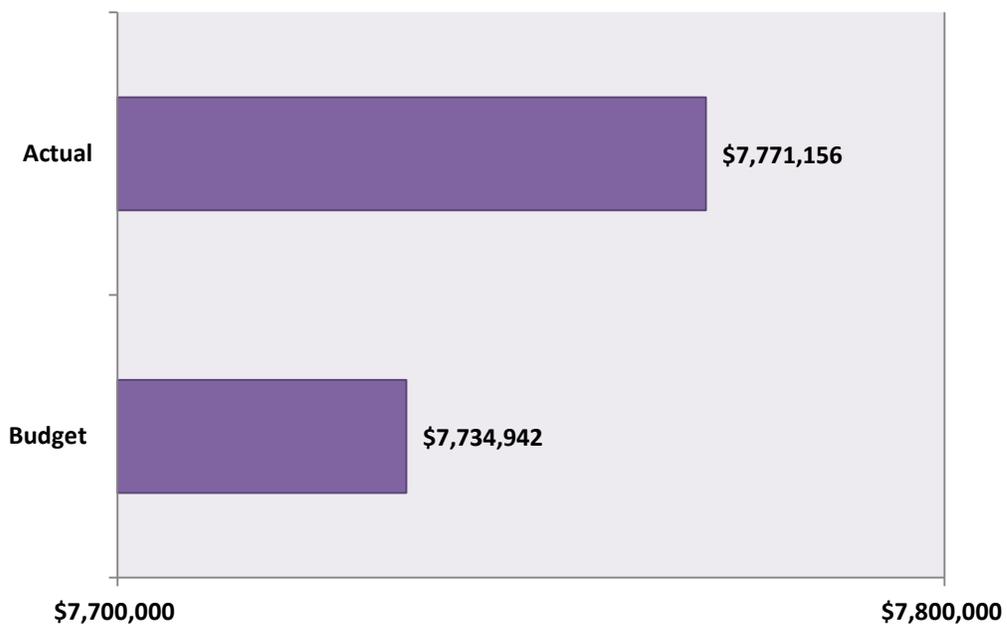
Public Safety

Police, Fire, Ambulance, Support Services, Animal Control

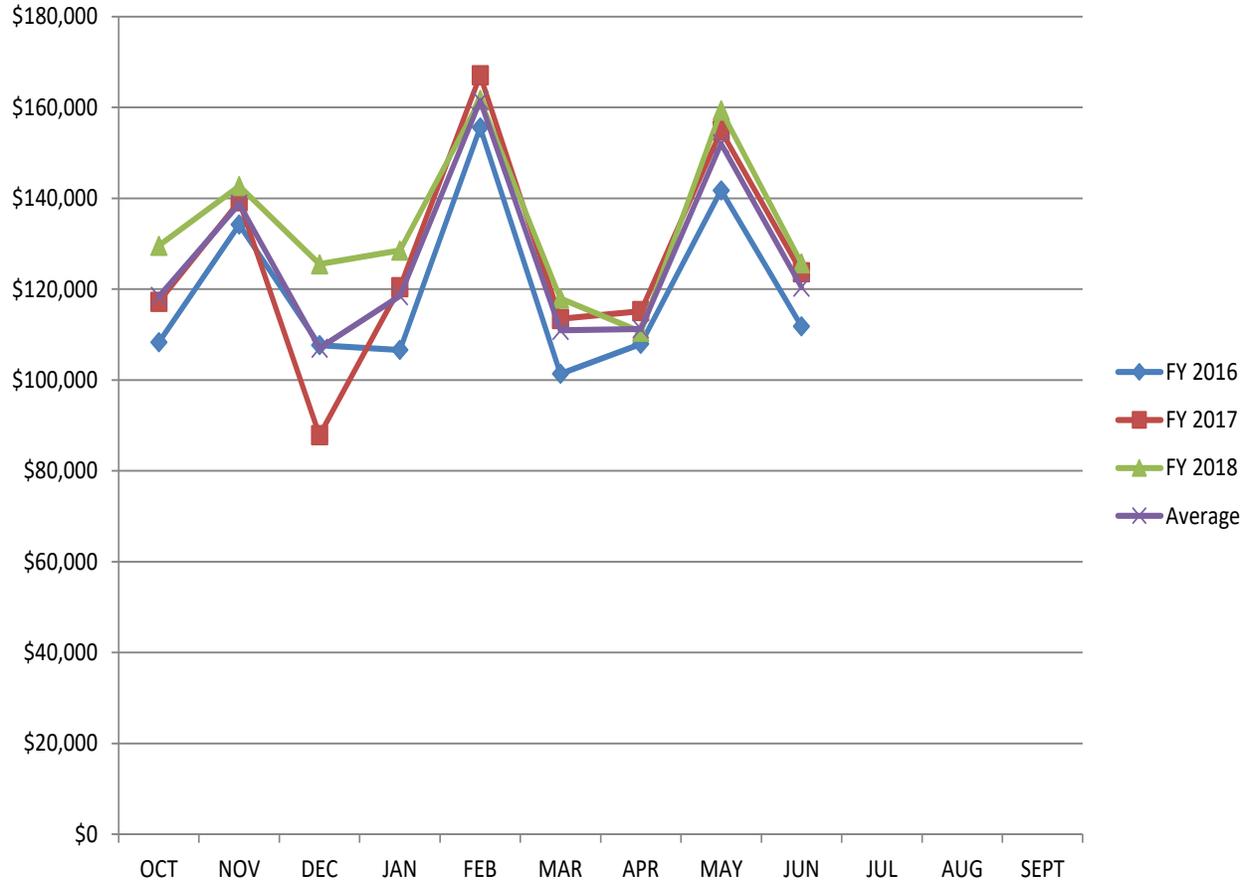
Year to Date Revenue Comparison General Fund



Year to Date Expenditure Comparison General Fund

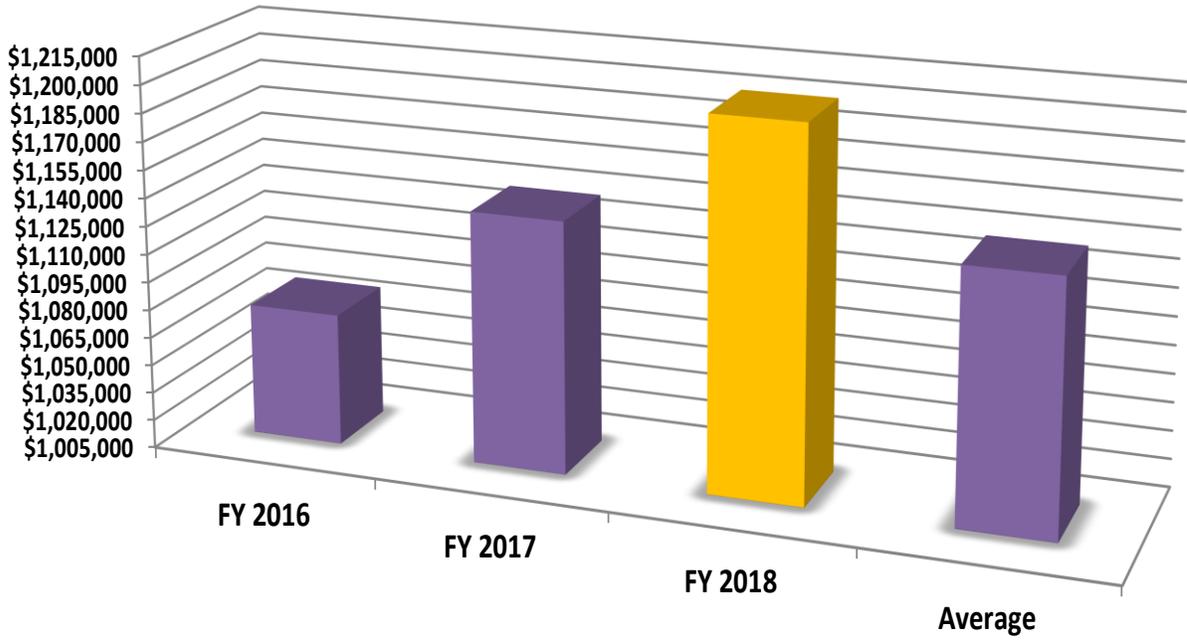


General Fund Sales Tax Comparison



	FY 2016	FY 2017	FY 2018	Three Year Average
OCT	108,304.81	117,255.97	129,581.47	118,380.75
NOV	134,211.07	139,335.95	142,707.74	138,751.59
DEC	107,679.72	87,836.00	125,490.04	107,001.92
JAN	106,634.86	120,436.32	128,533.63	118,534.93
FEB	155,594.11	167,079.94	161,739.81	161,471.28
MAR	101,380.53	113,468.05	117,942.89	110,930.49
APR	107,966.73	115,183.31	110,613.83	111,254.62
MAY	141,751.32	154,902.01	159,370.18	152,007.83
JUNE	111,825.38	123,730.29	125,678.24	120,411.30

Fiscal Year to Date Comparison - Sales Tax



	FY 2016	FY 2017	FY 2018	Three Year Average
Fiscal Year				
To Date	#####	1,139,227.82	1,201,657.81	1,138,744.71



Sales & Use Tax Monthly Summary General Fund

June, 2018

History by Month					
Month	FY 15-16	FY 16-17	FY 17-18	Inc/(Dec) From Last Year	Percent +/-
October	\$ 108,304.81	\$ 117,255.97	\$ 129,581.47	\$ 12,325.50	10.5%
November	\$ 134,211.07	\$ 139,335.95	\$ 142,707.74	\$ 3,371.79	2.4%
December	\$ 107,679.72	\$ 87,836.00	\$ 125,490.04	\$ 37,654.05	42.9%
January	\$ 106,634.86	\$ 120,436.32	\$ 128,533.63	\$ 8,097.30	6.7%
February	\$ 155,594.11	\$ 167,079.94	\$ 161,739.81	\$ (5,340.13)	-3.2%
March	\$ 101,380.53	\$ 113,468.05	\$ 117,942.89	\$ 4,474.84	3.9%
April	\$ 107,966.73	\$ 115,183.31	\$ 110,613.83	\$ (4,569.48)	-4.0%
May	\$ 141,751.32	\$ 154,902.01	\$ 159,370.18	\$ 4,468.16	2.9%
June	\$ 111,825.38	\$ 123,730.29	\$ 125,678.24	\$ 1,947.95	1.6%
July	\$ 114,616.88	\$ 131,020.10	\$ -	\$ -	0.0%
August	\$ 139,302.65	\$ 143,683.22	\$ -	\$ -	0.0%
September	\$ 118,827.00	\$ 122,944.19	\$ -	\$ -	0.0%
Total General Fund	\$ 1,448,095.02	\$ 1,536,875.32	\$ 1,201,657.81	\$ 62,429.99	5.5%

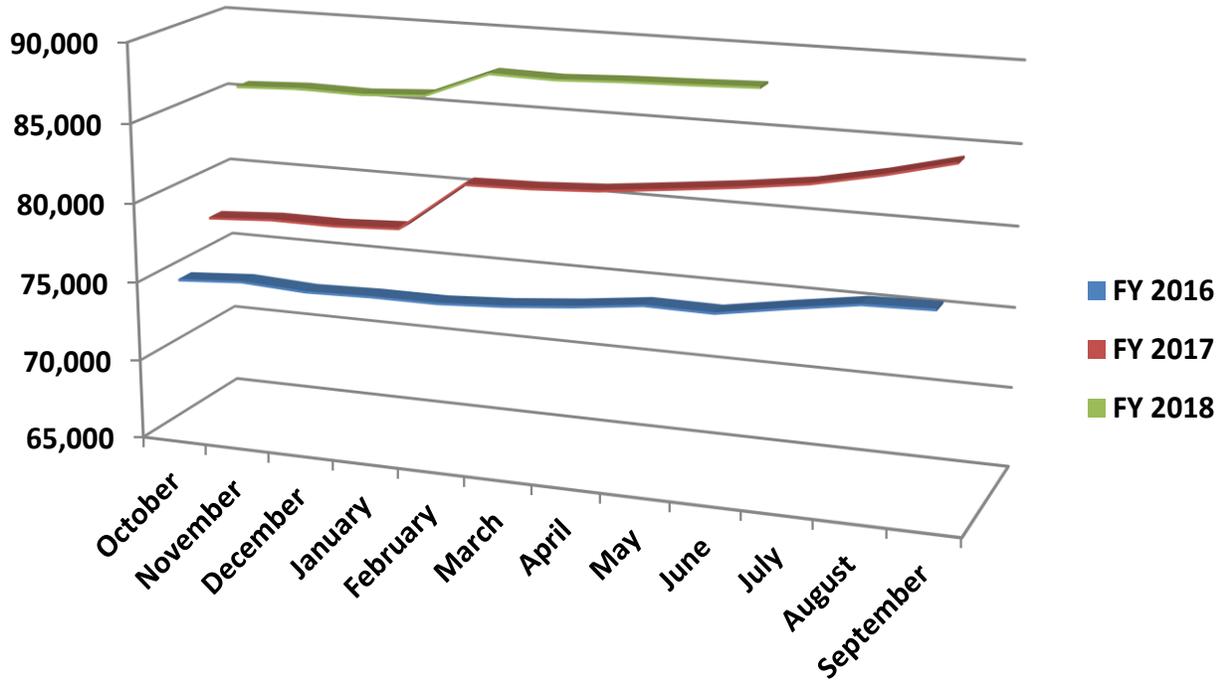
Actual to Budget					
GF Budget FY 2018				\$ 1,513,235	
	<u>PERCENT YTD</u>	<u>AMOUNT YTD</u>			
Target to Budget	75.00%	\$ 1,134,926.25			
Actual to Budget	79.41%	\$ 1,201,657.81			
Amount Over/(Under)		\$ 66,731.55			
Percent +/-		4.41%		<u>OVER/(UNDER)</u>	<u>% +/-</u>
September 30 Forecast			\$ 1,621,096	\$ 107,861	7.1%

Actual to Actual					
Year to Date	FY 15-16	FY 16-17	FY 17-18	Inc/(Dec) From Last Year	Percent +/-
Year to Date	\$ 1,075,348.50	\$ 1,139,227.82	\$ 1,201,657.81	\$ 62,429.99	5.5%

Total Sales Tax & Distribution				
	General Fund	PTR	4B	Total
This Month	\$ 125,678.24	\$ 62,839.12	\$ 62,839.12	\$ 251,356.47
Year to Date	\$ 1,201,657.81	\$ 600,828.90	\$ 600,828.89	\$ 2,403,315.61

NOTE: SALES TAX IS RECEIVED FROM THE STATE TWO MONTHS AFTER THE ACTUAL SALE DATE.

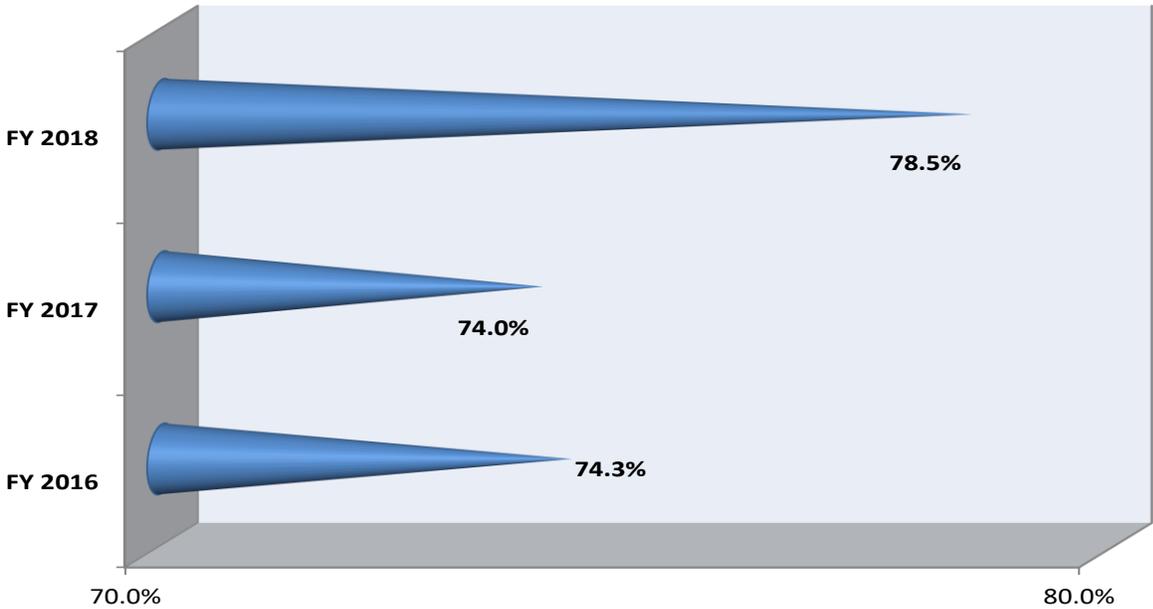
Three Year Comparison of Sanitation Revenue



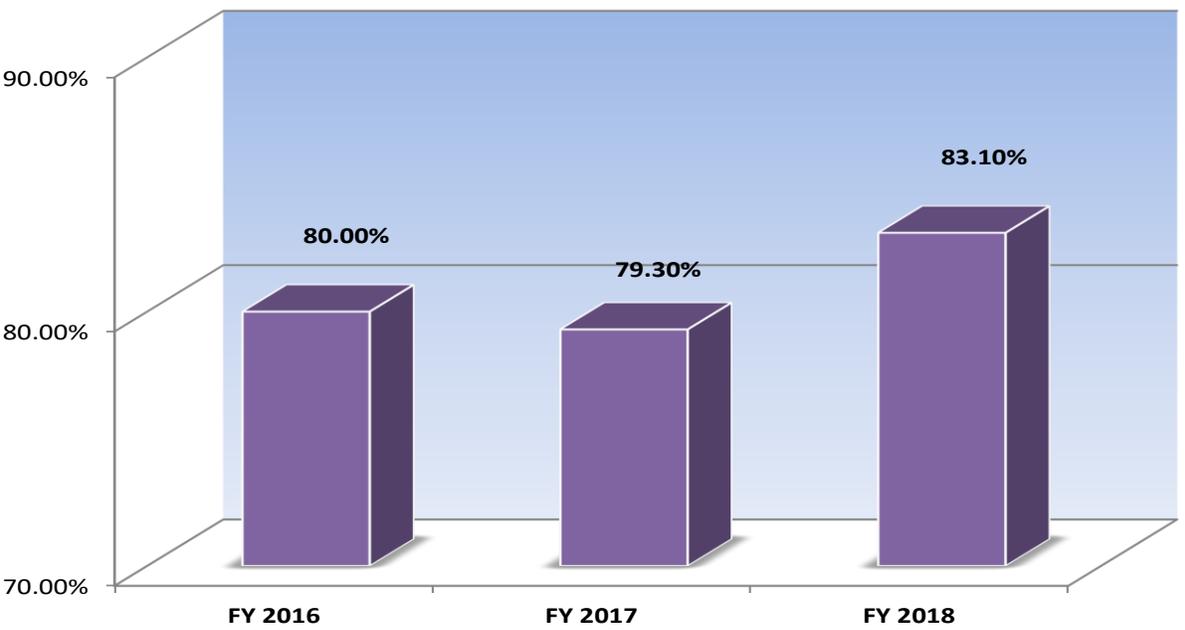
**GENERAL FUND
SUMMARY OF REVENUES AND EXPENDITURES
AS OF 6/30/18
75% OF BUDGET YEAR**

	Adopted Budget	Year to Date	% tage of Budget
REVENUES:			
Property Taxes	\$4,011,440	\$4,251,727	106.0%
Sales Taxes	2,293,470	1,810,802	79.0%
Franchise Fees	637,500	493,588	77.4%
Sanitation	934,920	780,801	83.5%
All Other	<u>641,395</u>	<u>767,394</u>	119.6%
TOTAL REVENUES	\$8,518,725	\$8,104,311	95.1%
Transfers In:	379,904	291,828	76.8%
EXPENDITURES:			
Public Safety	\$4,664,061	\$3,464,322	74.3%
Community Development	1,167,120	888,762	76.2%
Community Services	1,305,260	1,007,431	77.2%
General Government	881,240	691,869	78.5%
Non departmental	<u>347,598</u>	<u>290,236</u>	83.5%
TOTAL EXPENDITURES	\$8,365,279	\$6,342,620	75.8%
Use of Fund Balance	1,509,806	\$1,348,520	89.3%
Grant Equipment		79,865	
Christmas Toy Drive		151	

Water Revenue as a % of Budget 75% of the Fiscal Year



Sewer Revenue as a % of Budget 75% of the Fiscal Year



**WATER AND SEWER FUND
SUMMARY OF REVENUES AND EXPENDITURES
AS OF 6/30/18
75% OF BUDGET YEAR**

	Budget	Year to Date	% tage of Budget
REVENUES:			
Water Sales	\$3,517,634	\$2,762,645	78.5%
Sewer Sales	3,120,468	2,594,441	83.1%
All Other	<u>200,950</u>	<u>239,784</u>	119.3%
TOTAL REVENUES	\$6,839,052	\$5,596,871	81.8%
EXPENDITURES:			
Water Services	\$2,291,917	\$1,461,942	63.8%
Sewer Services	2,410,063	1,603,091	66.5%
Debt Service Transfer	547,970	412,148	75.2%
Non Departmental	109,036	80,849	74.1%
All Other	<u>383,578</u>	<u>291,523</u>	76.0%
TOTAL EXPENDITURES	\$5,742,564	\$3,849,553	67.0%
Use of Reserve	\$1,033,325	\$115,854	11.2%
Transfers Out	352,304	264,228	75.0%

**City of Seagoville
General Government Capital Project Financial Status
May 2018**

INCOMING RESOURCES

Remaining Estimated Funds for Future Street Projects	781,409.57
FY 2018 General Fund Transfer	731,850.00

EXPENDITURES

BSM Hall Street Engineering	1,600.00	
Hall Street Reconstruction	285,583.65	
Crestview Engineering	20,025.00	
		307,208.65

Other Contract Maintenance:

Emergency Repairs - Bruce Way and Ross	21,040.98	
Highland Meadows & Dunbrook	24,156.00	
Asphalt Millings	2,500.00	
Thistlewood & Glen Rose	15,961.05	
Bruce Way	3,225.00	
Tree Limbs	9,680.00	
Traffic Data Collector	9,998.00	
Environmental Way/Old Seagoville	3,240.00	
Malloy Bridge Road Hotmix	17,958.22	
Southwest Crushing	149.66	
		107,908.91

Unexpended Commitments

Hall Street Construction	-	
Crestview Professional Engineering Services	120,575.00	
		120,575.00

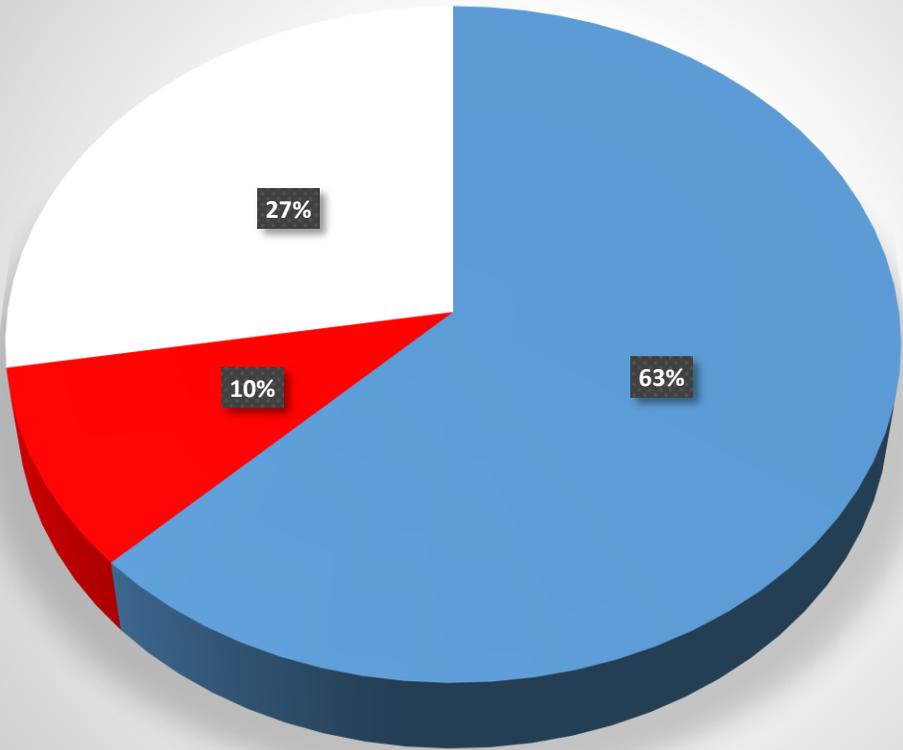
Unspent Resources

977,567.01

**CITY OF SEAGOVILLE
CASH REPORT
3rd QUARTER FY 2018**

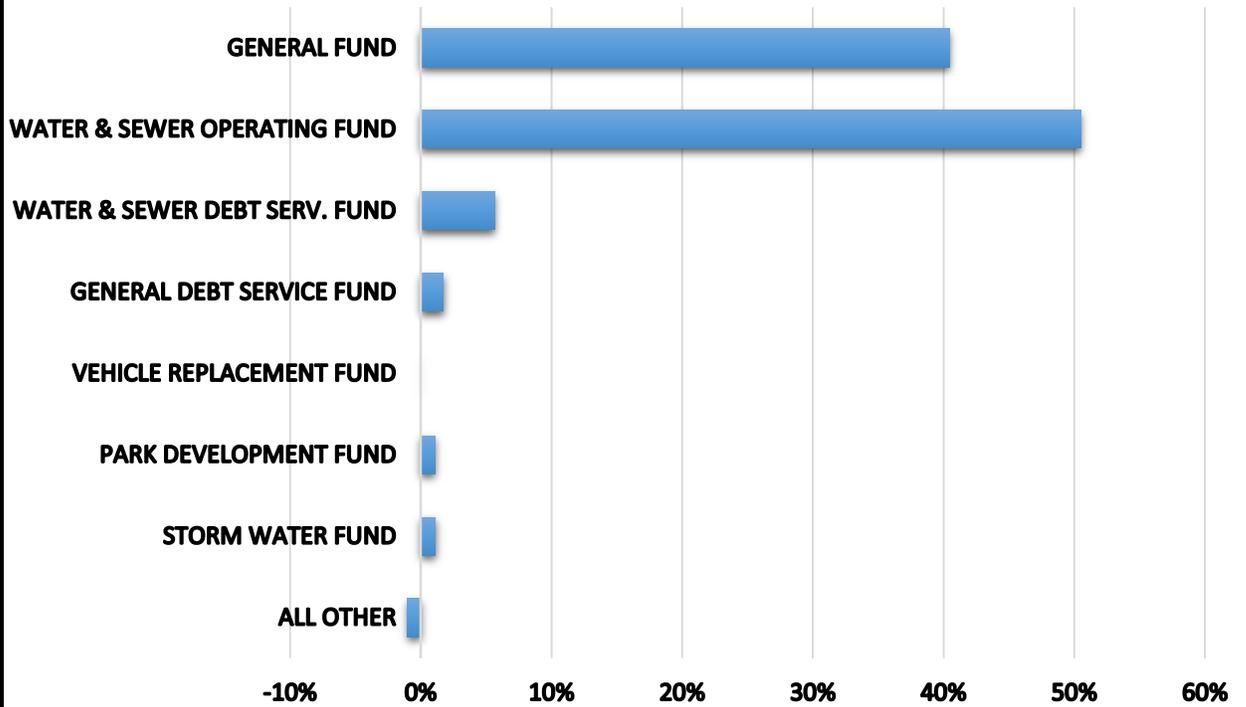
Bank Acct#	Bank Account Name	ACCT BALANCE AS OF MAR 31, 2018	CHANGES	ACCT BALANCE AS OF JUN 30, 2018
800008997	ANB Group Insurance Trust Bank	52.32	0.39	52.71
800000838	ANB PAYROLL FUND	12,647.41	2,709.21	15,356.62
4600130068	ANB ROOF	107,814.58	(11,854.91)	95,959.67
4600016705	ANB PEG	92,720.25	11.56	92,731.81
800007205	ANB PRIMARY	7,925,593.38	(827,216.93)	7,098,376.45
572915620	TEXSTAR	1,521,326.87	(393,821.60)	1,127,505.27
800013104	ANB ANIMAL SHELTER OPERATIONS	4,491.19	0.56	4,491.75
449/1291300001	TEXPOOL-GENERAL FUND	1,532,414.10	6,627.68	1,539,041.78
449/1291300003	TEXPOOL-WATER AND SEWER	1,297,152.82	5,610.13	1,302,762.95
449/1291300004	TEXPOOL-WATER DEPOSIT FUND	312,036.44	1,349.52	313,385.96
449/1291300006	TEXPOOL-GOVT DEBT SVC	11,280.27	48.84	11,329.11
449/1291300007	TEXPOOL-WATER AND SEWER DEBT SVC	51,598.09	223.15	51,821.24
			-	
TOTALS		\$ 12,869,127.72	\$ (1,216,312.40)	\$ 11,652,815.32

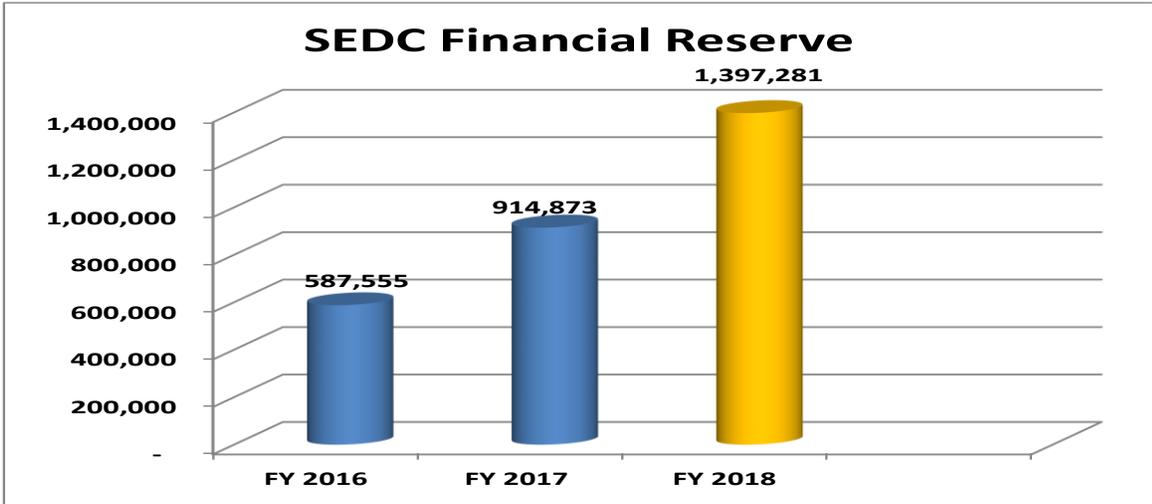
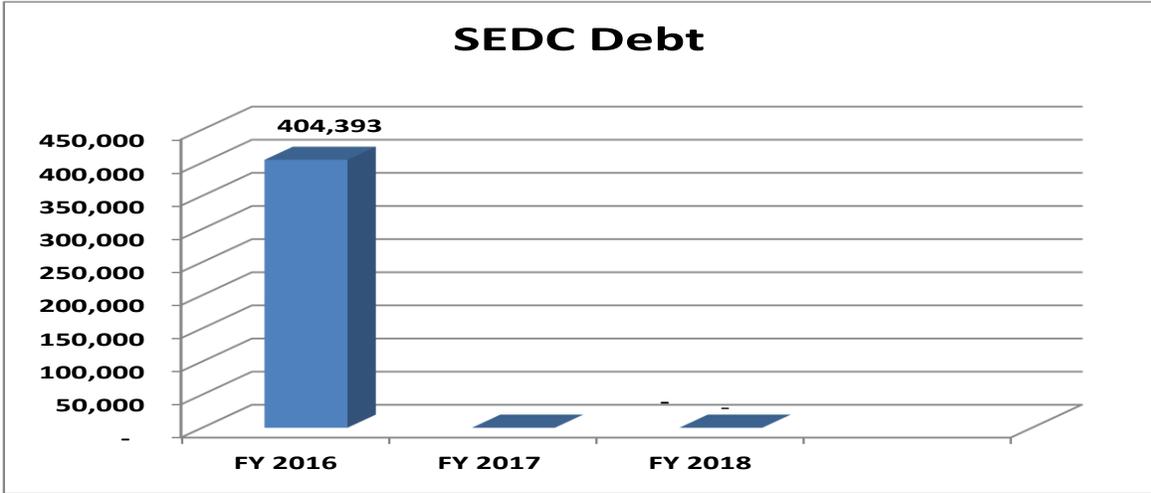
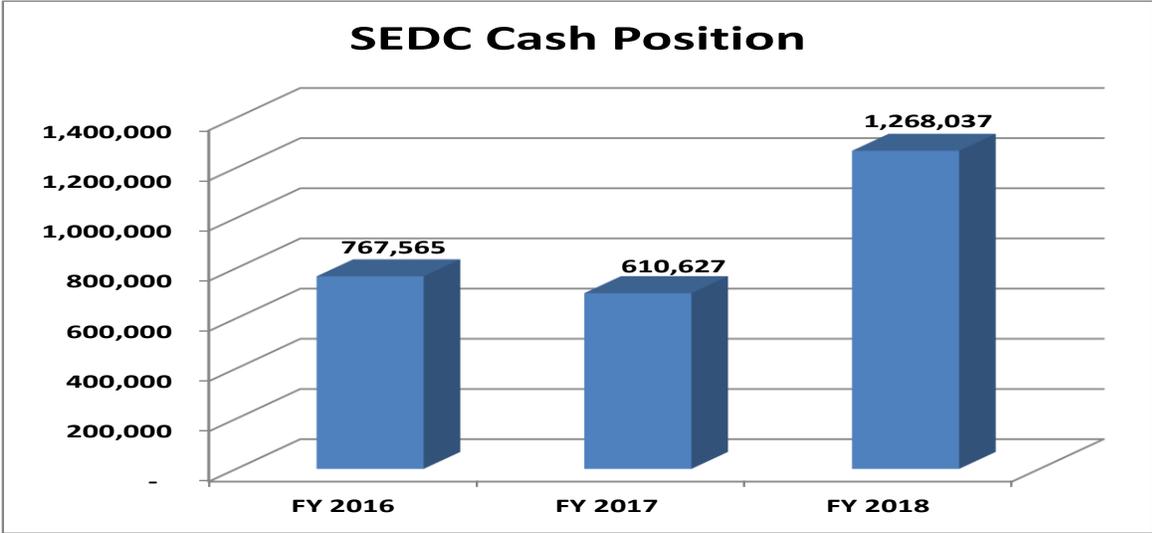
% OF TOTAL CASH



- ANB
- TEXSTAR
- TEXPOOL

% OF CASH BALANCE





Regular Session Agenda Item: 14

Meeting Date: July 16, 2018

ITEM DESCRIPTION

Receive Councilmember Reports/ Items of Community Interest

BACKGROUND OF ISSUE:

Section 551.0415 of the Texas Government Code authorizes a quorum of the governing body of a municipality or county to receive reports about items of community interest during a meeting without having given notice of the subject of the report if no action is taken. Section 551.0415 defines an “item of community interest” to include:

- (1) expressions of thanks, congratulations, or condolence;
- (2) information regarding holiday schedules;
- (3) an honorary or salutory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in status of a person’s public office or public employment is not an honorary or salutory recognition for purposes of this subdivision;
- (4) a reminder about an upcoming event organized or sponsored by the governing body;
- (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and
- (6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

FINANCIAL IMPACT:

N/A

EXHIBITS

N/A

Regular Session Agenda Item: 15

Meeting Date: July 16, 2018

ITEM DESCRIPTION:

Future Agenda Items

BACKGROUND OF ISSUE:

Council provides direction to staff regarding future agenda items. These items will not be discussed and no action will be taken at this meeting.

FINANCIAL IMPACT:

N/A

EXHIBITS

N/A

Executive Session Agenda Item: 16

Meeting Date: July 16, 2018

ITEM DESCRIPTION:

Recess into Executive Session in compliance with Texas Government Code:

- A. Section 551.087. Discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations, and to deliberate the offer of a financial or other incentive to a business prospect, to wit: "Project Cake."

BACKGROUND OF ISSUE:

N/A

FINANCIAL IMPACT:

N/A

EXHIBITS

N/A

Executive Session Agenda Item: 17

Meeting Date: July 16, 2018

ITEM DESCRIPTION:

Reconvene into Regular Session

Council will reconvene into open session, and take action, if any, on matters discussed in Executive Session.

BACKGROUND OF ISSUE:

N/A

FINANCIAL IMPACT:

N/A

EXHIBITS

N/A