



**MINUTES OF CITY COUNCIL
REGULAR SESSION
JULY 16, 2018**

The Regular Session of the City Council of the City of Seagoville, Texas was called to order at 7:02 p.m. on Monday, July 16, 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, Library Director Liz Gant, Community Development Director Ladis Barr, City Attorney Alexis Allen, Finance Director Patrick Harvey, Director of Administrative Services Cindy Brown, and City Secretary Kandi Jackson.

Invocation – *Invocation was led by Councilmember Magill.*

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

Mayor's Report – *Mayor Childress stated the Health Fair will be September 26, 2018 from 10:00 a.m. to 2:00 p.m. and Leadership Seagoville will be held every Thursday night beginning October 4, 2018 through November 15, 2018.*

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.*

None

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)

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

REGULAR AGENDA-

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

City Secretary Jackson stated on June 18, 2018 Council passed a Resolution establishing and creating the 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 Planning & Zoning Commission, and six (6) member 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. She also stated the way the Charter is written members of the committee are not required to be qualified voters or citizens of the City of Seagoville.

Mayor Childress stated Billy Chasteen is the owner of Super Star Cuts Barbershop in downtown Seagoville, a Master Mason, and will be a Shriner in October.

Motion to appoint Billy Chasteen to the Downtown Corridor Advisory Group – Howard, seconded by Magill; motion passed with all ayes. 5/0

Mayor Childress stated Ritha Edwards works and lives in Seagoville, works closely with most City Events, and served on the Planning & Zoning Commission.

Motion to appoint Ritha Edwards to the Downtown Corridor Advisory Group – Magill, seconded by Howard; motion passed with all ayes. 5/0

Mayor Childress stated John Rice owns Brockhouse Jerky in downtown Seagoville, he has experience with marketing, promotions, event planning, and catering.

Motion to appoint John Rice to the Downtown Corridor Advisory Group – Howard, seconded by Epps; motion passed with all ayes. 5/0

Mayor Childress stated Katrina Verduzco works at Home Bank and is currently a Chamber of Commerce Board Member.

Motion to appoint Katrina Verduzco to the Downtown Corridor Advisory Group – Epps, seconded by Magill; motion passed with all ayes. 5/0

Mayor Childress stated Craig McLemore is a small business owner in Seagoville since 1994, a resident of Seagoville since 2016, and has served on the Chamber of Commerce since 1994.

No motion was made.

Mayor Childress stated Litha Marshall lives on Shadywood, is a member of the Community Bread Basket, and a member of the Seagoville Lions Club.

Motion to appoint Litha Marshall to the Downtown Corridor Advisory Group – Hernandez, seconded by Epps; motion passed with all ayes. 5/0

Mayor Childress the application of William Tidwell.

Motion to appoint William Tidwell to the Downtown Corridor Advisory Group – Howard, seconded by Magill.

Councilmember Hernandez asked the relation of William Tidwell to the community. Councilmember Howard stated he is a neighbor of Councilmember Howard.

Mayor Childress called for a vote. Motion passed with all ayes. 5/0

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)

Mayor Childress opened the public hearing at 7:11 p.m.

No one spoke for or against.

Mayor Childress closed the public hearing at 7:11 p.m.

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)

Councilmember Hernandez asked if the applicant is aware of the allowed uses. Community Development Director Barr stated the applicant is aware of the allowed uses and desires to open a landscape business. He also stated the applicant is aware retail sales would require a Special Use Permit (SUP).

Motion to approve 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 saving 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 – Hernandez, seconded by Magill; motion passed with all ayes. 5/0

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)

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

No one spoke for or against.

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

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 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 (Community Development Director)

Councilmember Hernandez asked if this is City owned property. Community Development Director Barr explained this is City owned property.

Motion to approve 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 – Hernandez, seconded by Epps; motion passed with all ayes. 5/0

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)

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

No one spoke for or against.

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

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)

Motion to approve 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 – Epps, seconded by Howard; motion passed with all ayes. 5/0

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)

Mayor Childress opened the public hearing at 7:18 p.m.

No one spoke for or against.

Mayor Childress closed the public hearing at 7:18 p.m.

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)

*Motion to approve 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 – Epps, seconded by Magill; motion passed with all ayes.
5/0*

11. Discuss garage size requirements (Councilmember Magill)

Councilmember Magill stated cars are parking along the new streets in the City of Seagoville and he feels the reason for that is the garage is too small. He stated he would like to make the suggestion to change the Ordinance to have a 20' foot wide x24' foot depth garage. He also stated it would be a good selling point for developers and residents could use the extra space for storage.

Mayor Pro Tem Epps asked for clarification on the size of garage Councilmember Magill is suggesting.

Councilmember Hernandez stated he thinks that would encourage residents to use the garage as storage and scare builders away.

Councilmember Fruin stated he believes the solution would be to widen the streets.

12. Presentation of virtual tour videos produced by CGI Communications for the purpose of promoting Seagoville to potential future residents and businesses (Library Director)

Library Director Gant presented CGI Communications virtual tour videos and explained the purpose is to promote the City of Seagoville to potential future residents and businesses. She also stated the videos are located on the City of Seagoville's website.

13. Presentation of City of Seagoville's Third Quarter Financial Report for Fiscal Year 2018 (Finance Director)

Finance Director Harvey presented the City of Seagoville's Third Quarter Financial Report for Fiscal Year 2018.

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

None.

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.

Mayor Childress stated if possible, he would like the city to rent a street sweeper about three (3) times a year.

16. Recess into Executive Session at 7:49 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."**

17. Reconvene Into Regular Session at 8:01 p.m.

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

No action taken.

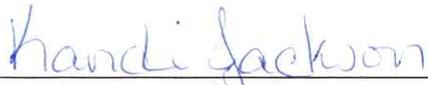
Adjourned at 8:01 p.m.

APPROVED:



Mayor Dennis K. Childress

ATTEST:



Kandi Jackson, City Secretary

