



JOINT MEETING AGENDA

CITY COUNCIL
&
SEAGOVILLE ECONOMIC DEVELOPMENT
CORPORATION

MONDAY, FEBRUARY 25, 2019

7:00 P.M.

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

REGULAR SESSION - 7:00 P.M.

**City Council Call to Order
SEDC Call to Order
Invocation
Pledge**

- 1. Receive presentation by Halff Associates of draft corridor study report (Halff Associates Inc.)**
- 2. Executive Session**

Recess into Executive Session in compliance with Texas Government Code:

- A. § 551.072: Discuss or deliberate regarding the purchase, lease, or value of real property located at U.S. Highway 175**
- B. § 551.072: Discuss or deliberate regarding the purchase, lease, or value of real property located at Farmers Road**
- C. § 551.071: Consultation with the City Attorney: receive legal advice related to legal representation**

3. Reconvene into Regular Session

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

- A. § 551.072: Discuss or deliberate regarding the purchase, lease, or value of real property located at U.S. Highway 175**
- B. § 551.072: Discuss or deliberate regarding the purchase, lease, or value of real property located at Farmers Road**
- C. § 551.071: Consultation with the City Attorney: receive legal advice related to legal representation**

SEDC Adjourn

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.

- 4. Consider approving City Council Meeting minutes for February 4, 2019 (City Secretary)**

REGULAR AGENDA-

- 5. Approval of publishing the Notice of Intent to issue the FY 2019 Bonds**
- 6. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the purchase of two (2) 2019 Ford F-250 4X4 Diesel Crew Cab Utility vehicles for a total amount not to exceed Ninety Thousand Seven Hundred Fifty Dollars and Zero Cents (\$90,750.00) from Chastang Ford; providing for the repeal of any and all Resolutions in conflict; providing a severability clause; and providing an effective date (Assistant Water Utilities Director)**
- 7. Conduct a public hearing to amend the Code of Ordinances by amending Chapter 25, "Zoning", by repealing the requirements for side yards as set forth in Sections 25.02.063(b), 25.02.083(b), 25.02.103(b), 25.02.123(b), and 25.02.153(b), respectively, and replacing each of the same with new requirements for side yards of all lots in detached single-family residential zoning districts (Community Development Director)**

8. Discuss and consider an Ordinance of the City of Seagoville, Texas, amending the Code of Ordinances by amending Chapter 25, "Zoning", by repealing the requirements for side yards as set forth in Sections 25.02.063(b), 25.02.083(b), 25.02.103(b), 25.02.123(b), and 25.02.153(b), respectively, and replacing each of the same with new requirements for side yards; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00); and providing an effective date (Community Development Director)

9. Conduct a public hearing on a request to grant a change in zoning from Planned Development - Residential -5 (PD 17-04) to Planned Development - Residential -5 Amendment 1 (PD 17-04A1) for land located west of Alto Road between Wooley Way and East Farmers Road.

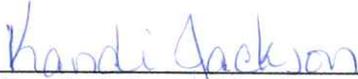
10. Discuss and consider an Ordinance of the City of Seagoville, Texas, amending the Comprehensive Zoning Ordinance and Map of City of Seagoville, Dallas County, Texas, as heretofore amended, by granting a change in zoning from Planned Development - Residential -5 (PD 17-04) to Planned Development - Residential -5 Amended (PD 17-04A1) for land located west of Alto Road between Wooley Way and East Farmers Road, Seagoville, Dallas County, Texas and being legally described in Exhibit "A", attached hereto and incorporated herein; providing for amended development regulations; providing for the approval of the concept plat, which is attached hereto and incorporated herein as Exhibit "B"; 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

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

12. 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.

City Council Adjourn

Posted Friday, February 22, 2019 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, March 4, 2019 Regular City Council Meeting**
- **Monday, March 18, 2019 Regular City Council Meeting**
- **Monday, April 1, 2019 Regular City Council Meeting**

Regular Session Agenda Item: 1

Meeting Date: February 25, 2019

ITEM DESCRIPTION:

Receive presentation by Half Associates of draft corridor study report.

BACKGROUND OF ISSUE:

On June 18, 2018 Council authorized Seagoville Economic Development Corporation (SEDC) to enter into an agreement with Half Associates, Inc. to conduct a downtown corridor study to aid in the revitalization of the downtown area. Half Associates will present a draft corridor study report that was created with the input from the Downtown Corridor Advisory Group.

FINANCIAL IMPACT:

N/A

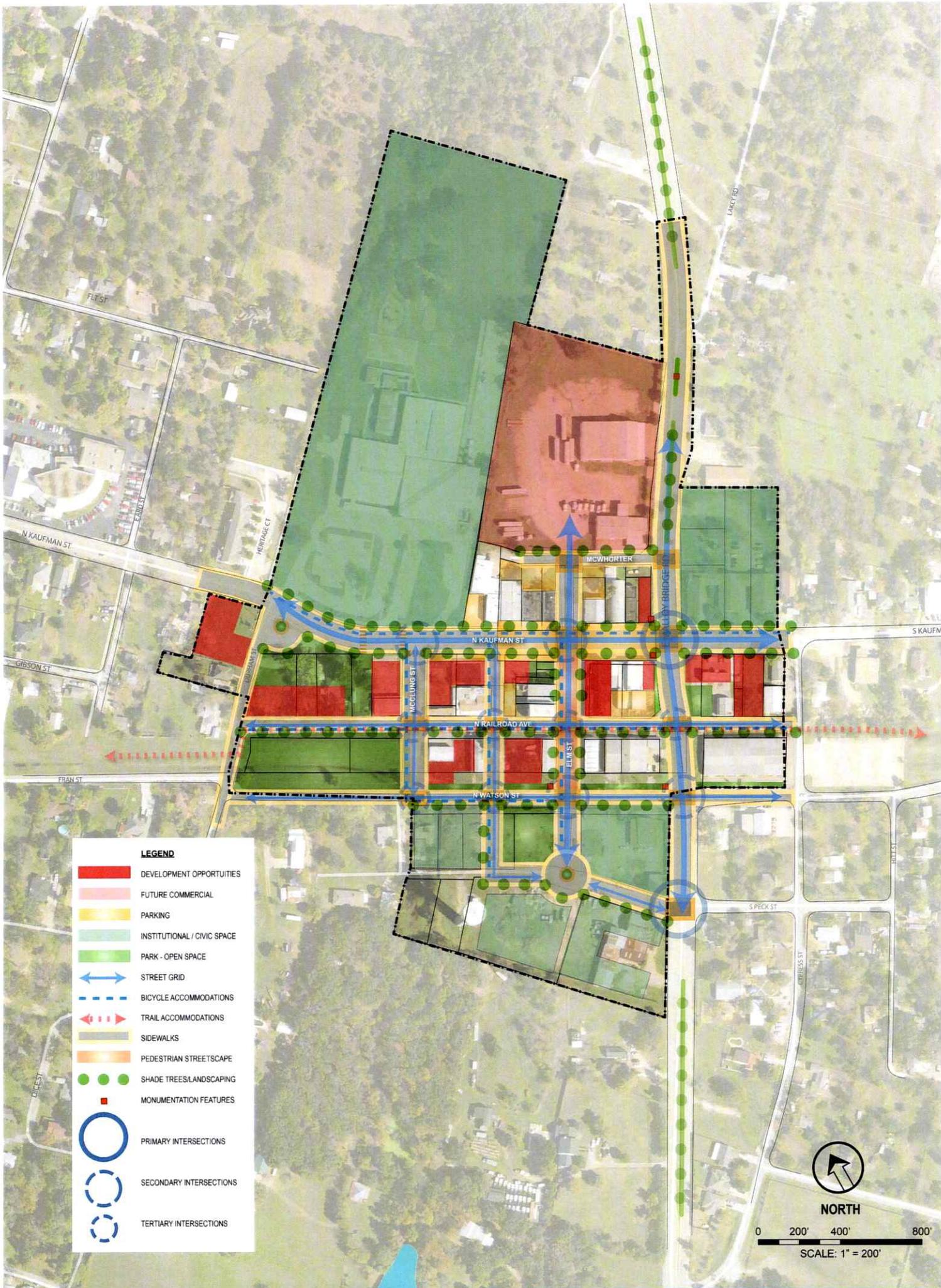
RECOMMENDATION:

N/A

EXHIBITS:

Draft Master Plan Graphic

Seagoville Downtown Corridor Advisory Group Study



LEGEND

	DEVELOPMENT OPPORTUNITIES
	FUTURE COMMERCIAL
	PARKING
	INSTITUTIONAL / CIVIC SPACE
	PARK - OPEN SPACE
	STREET GRID
	BICYCLE ACCOMMODATIONS
	TRAIL ACCOMMODATIONS
	SIDEWALKS
	PEDESTRIAN STREETSCAPE
	SHADE TREES/LANDSCAPING
	MONUMENTATION FEATURES
	PRIMARY INTERSECTIONS
	SECONDARY INTERSECTIONS
	TERTIARY INTERSECTIONS



NORTH

0 200' 400' 800'

SCALE: 1" = 200'



Corridor Advisory Group

Downtown Corridor Study | December 3, 2018



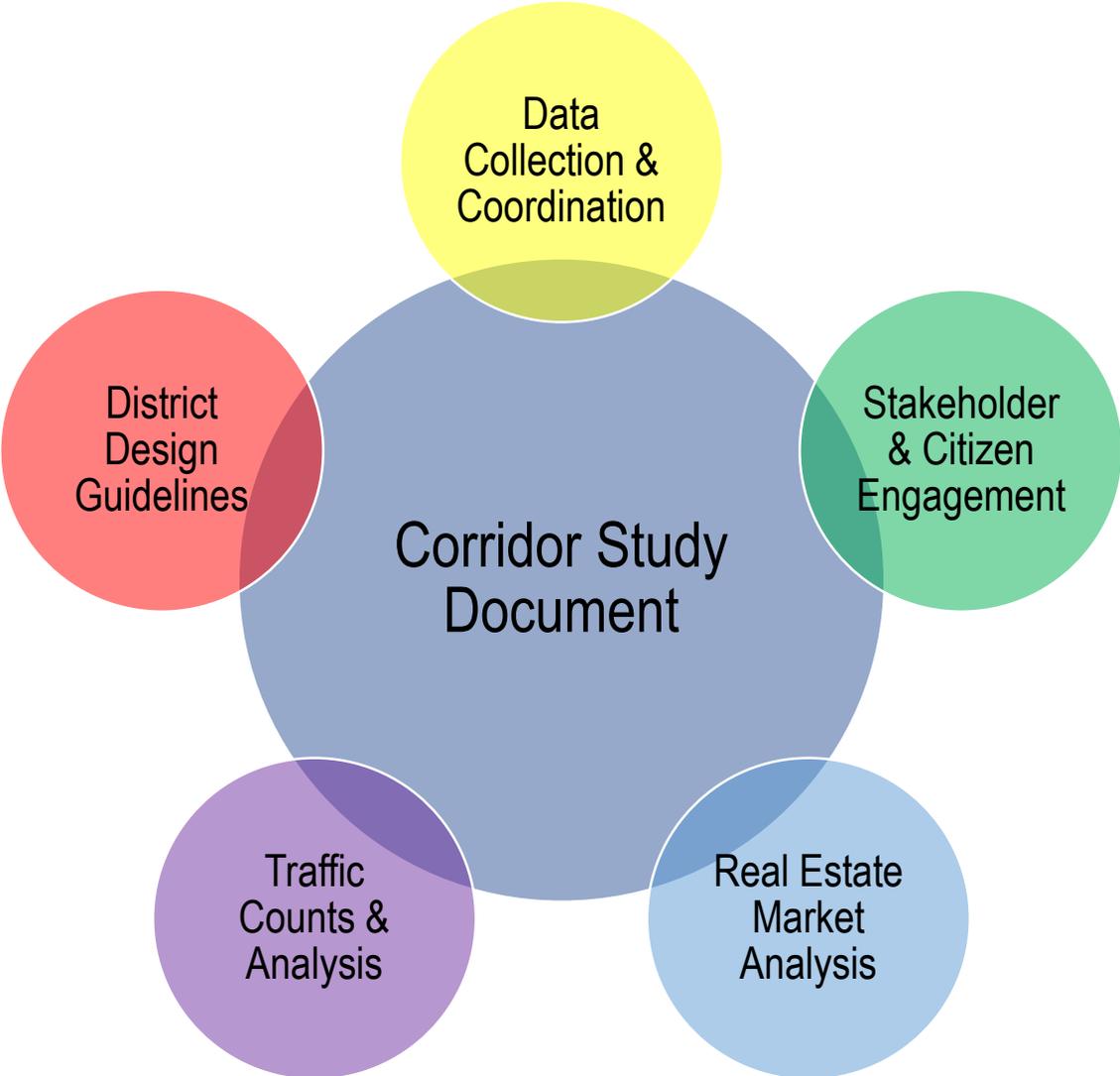
RECAP - STUDY PURPOSE

Key Components:

- Conceptual Plan: Illustrative concepts for streetscape, public space, and transportation alternatives.
- Design Guidelines: Systematic recommendations for construction styles, methods and materials.
- Connectivity Analysis: Graphic assessment of opportunities to improve access and circulation in and around the Downtown District.



RECAP - STUDY PROCESS



MEETING AGENDA

PREVIOUS MEETING RECAP

CORRIDOR PLAN CONCEPT

OVERALL CONNECTIVITY ANALYSIS

BUILDING STANDARDS DISCUSSION

IMPLEMENTATION ACTIONS

NEXT STEPS

PREVIOUS MEETING RECAP

CORRIDOR PLAN CONCEPT

OVERALL CONNECTIVITY ANALYSIS

BUILDING STANDARDS DISCUSSION

IMPLEMENTATION ACTIONS

NEXT STEPS

CORRIDOR VISION AND GOALS

Vision Statement: The Downtown Seagoville corridor will be an energized city center rooted in heritage, supporting community, making connections, and enhancing character.



KEY FINDINGS – CORRIDOR ASSESSMENT

Traffic Analysis

- Relatively low traffic volumes
- Highest peak in traffic coincided with the morning commuter peak and with traffic going to Seagoville Elementary

Market Analysis: Retail Demand

- Restaurants/Other Eating Places – 34,892 sf
- Grocery Stores – 17,795 sf
- Health & Personal Care Stores – 17,224 sf
- General Merchandise Stores – 13,971 sf
- Sporting Goods/Hobby/Musical Instrument Stores – 9,394 sf

PREVIOUS MEETING RECAP

CORRIDOR PLAN CONCEPT

OVERALL CONNECTIVITY ANALYSIS

BUILDING STANDARDS DISCUSSION

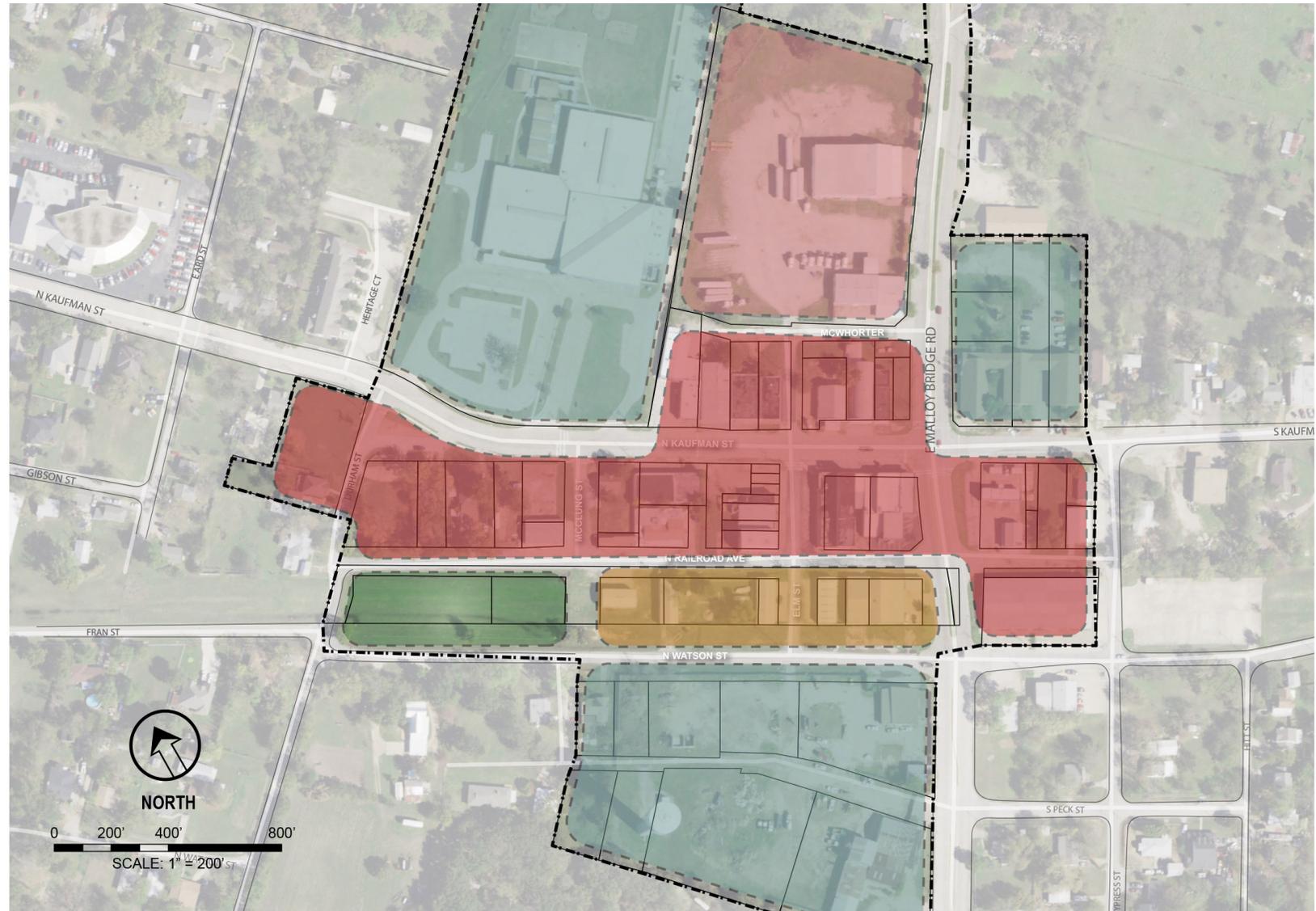
IMPLEMENTATION ACTIONS

NEXT STEPS

MASTER PLAN CONCEPT

CHARACTER ZONES

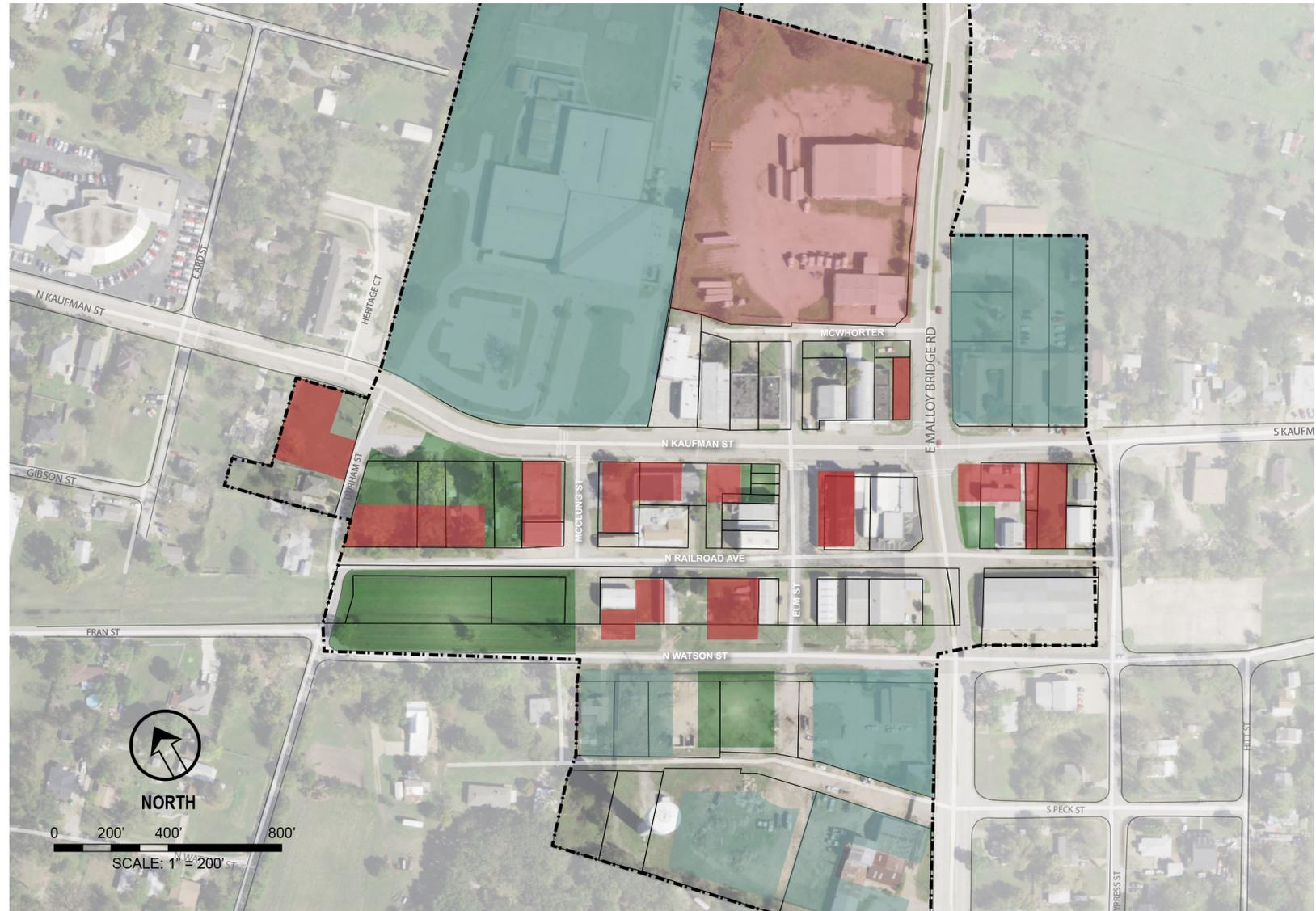
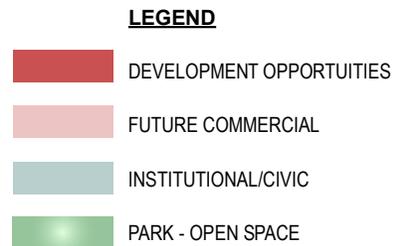
- Downtown Core
- Live/Work
- Institutional
- Park/Public Space



MASTER PLAN CONCEPT

OPPORTUNITIES

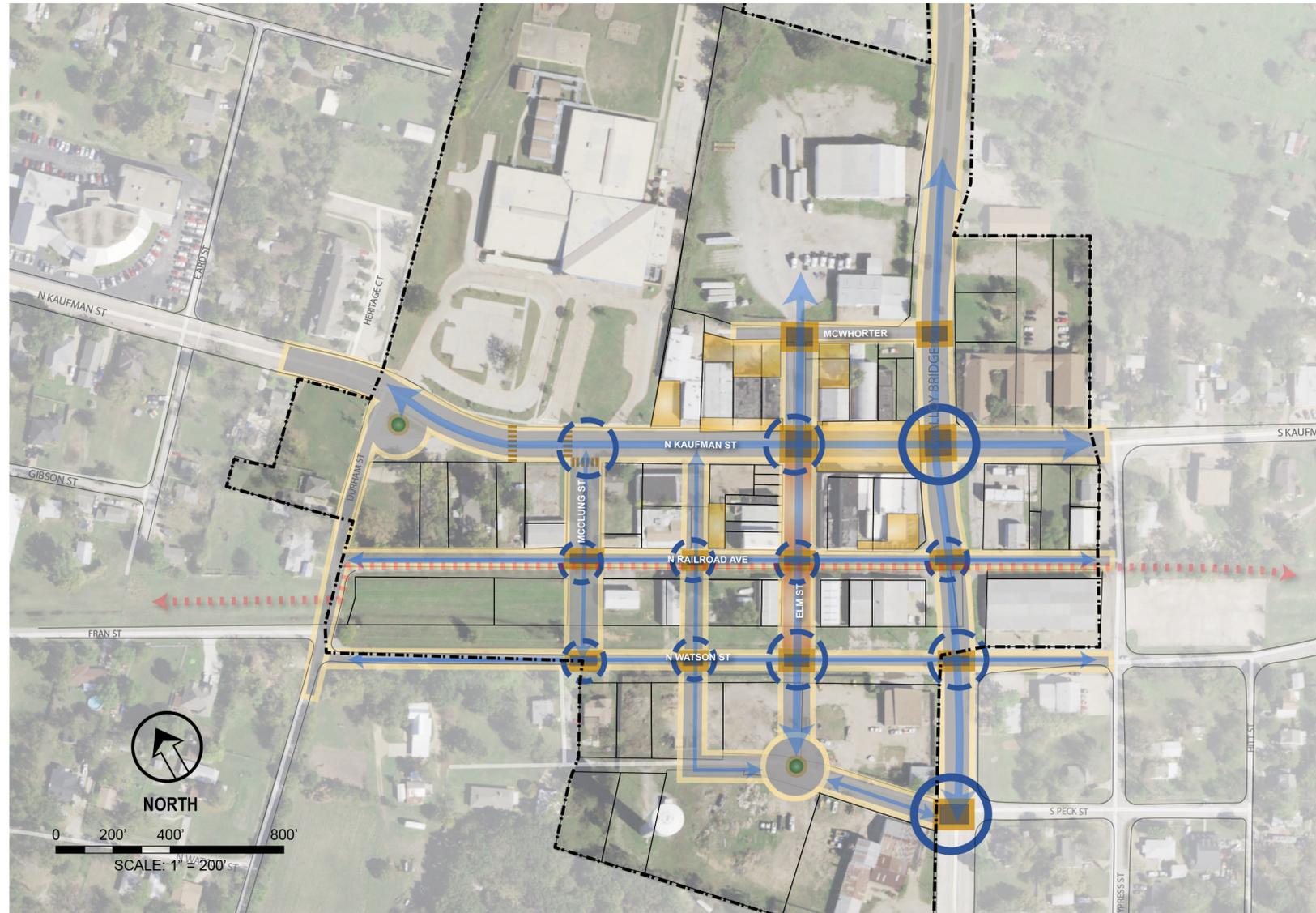
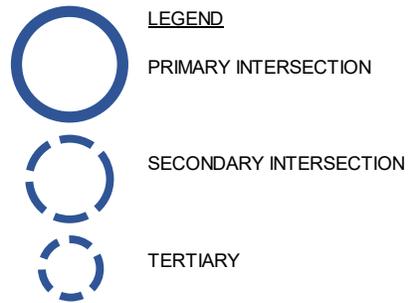
- Commercial
- Institutional/Civic
- Park/Public Space



MASTER PLAN CONCEPT

NODES

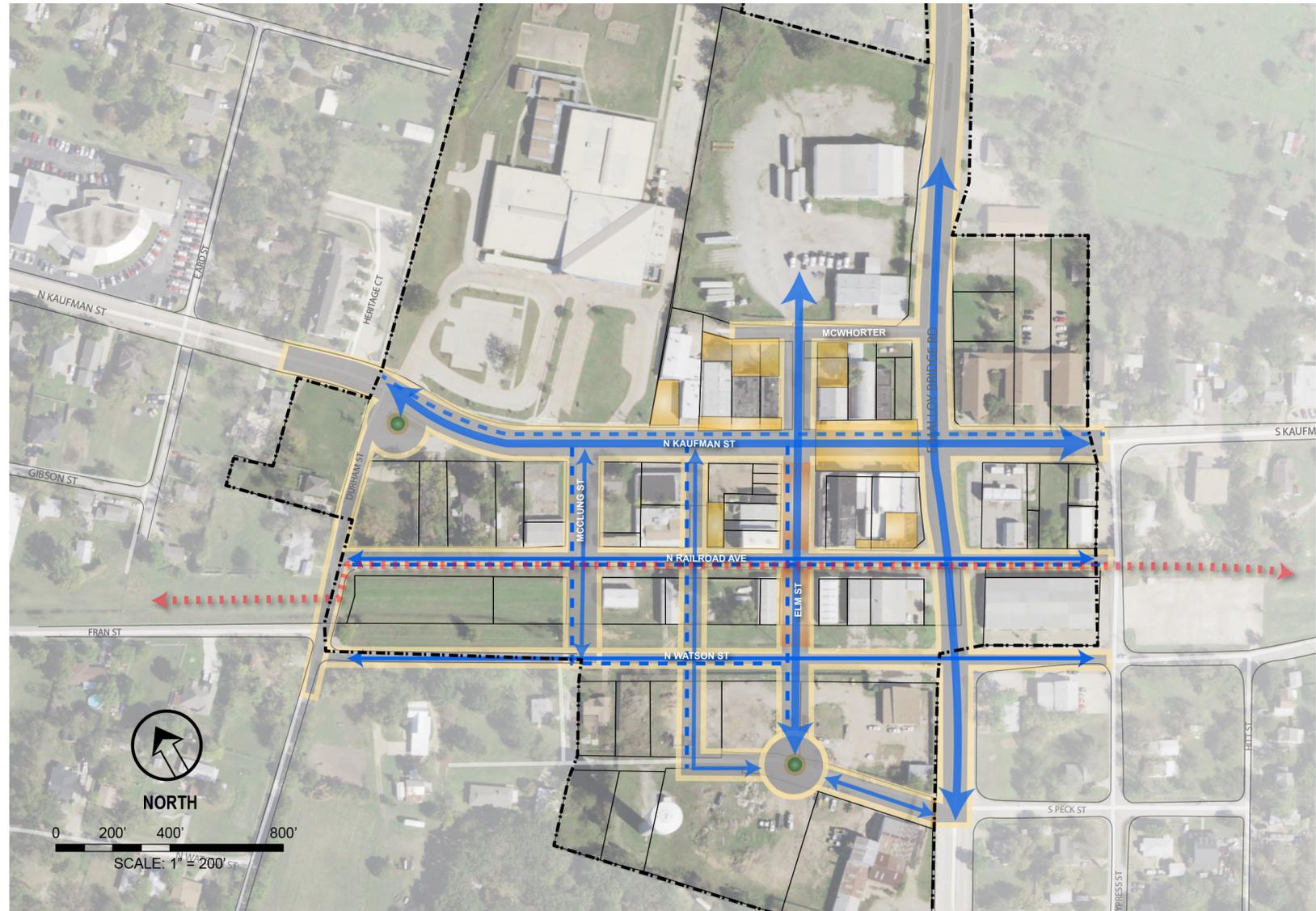
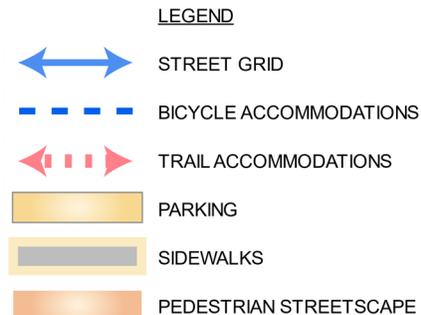
- Primary Intersections
- Secondary Intersections



MASTER PLAN CONCEPT

LINKAGES

- Street Grid
- Parking
- Sidewalks
- Bicycle Accommodations



MASTER PLAN CONCEPT

STREETSCAPE FEATURES

- Landscaping
- Site Furniture
- Monumentation

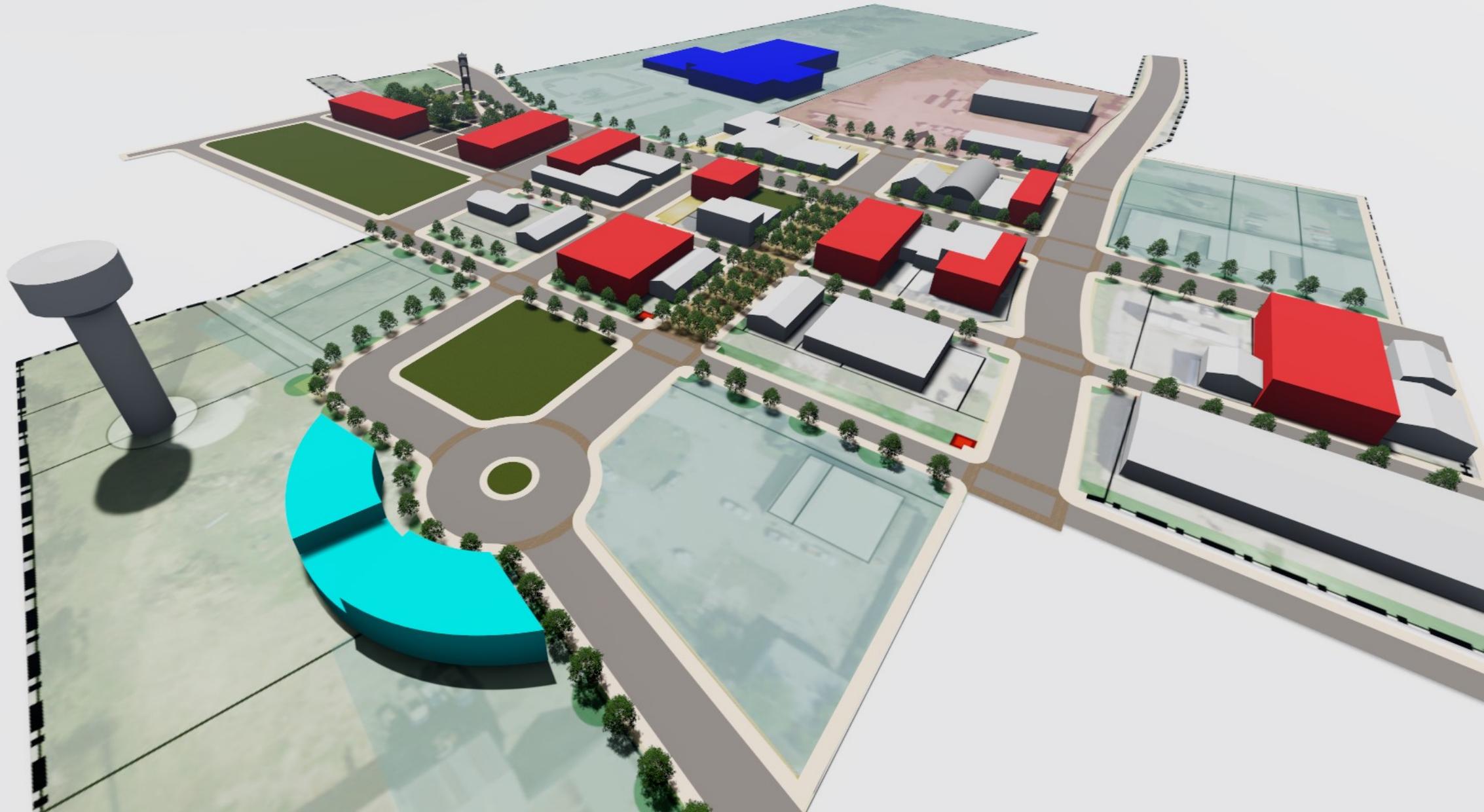
- LEGEND**
- ● ● SHADE TREES / LANDSCAPING
 - MONUMENTATION



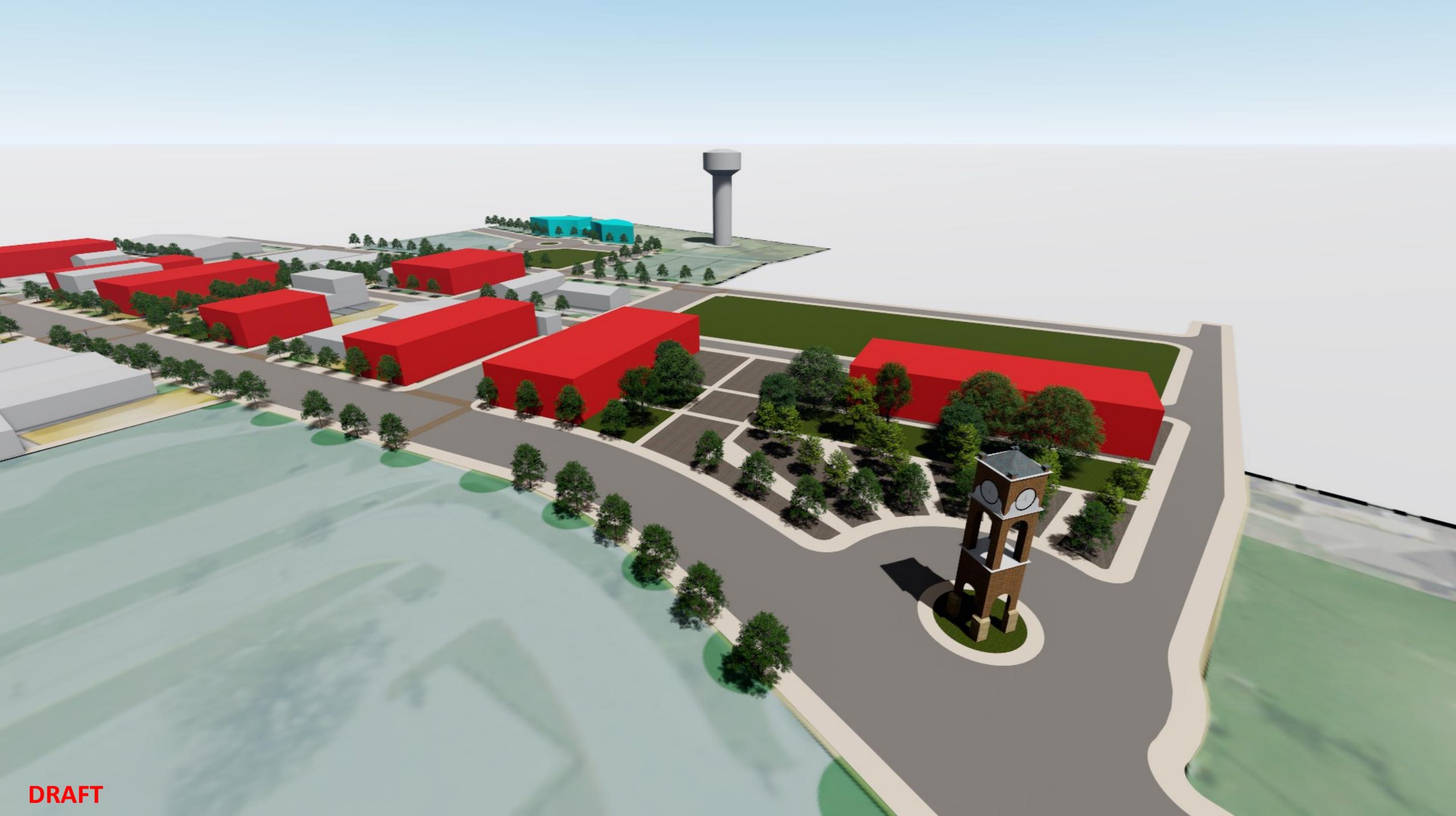
MASTER PLAN CONCEPT

- LEGEND**
- DEVELOPMENT OPPORTUNITIES
 - FUTURE COMMERCIAL
 - PARKING
 - CIVIC SPACE - PUBLIC USES
 - PARK - OPEN SPACE
 - STREET GRID
 - BICYCLE ACCOMMODATIONS
 - TRAIL ACCOMMODATIONS
 - SIDEWALKS
 - PEDESTRIAN STREETSCAPE
 - SHADE TREES / LANDSCAPING
 - MONUMENTATION
 - PRIMARY INTERSECTION
 - SECONDARY INTERSECTION
 - TERTIARY





DRAFT



DRAFT

KAUFMAN STREET



KAUFMAN STREET



KAUFMAN STREET



ELM STREET



DRAFT

ELM STREET



DRAFT

ELM STREET



DRAFT

RAILROAD AVENUE



PREVIOUS MEETING RECAP

CORRIDOR PLAN CONCEPT

OVERALL CONNECTIVITY ANALYSIS

BUILDING STANDARDS DISCUSSION

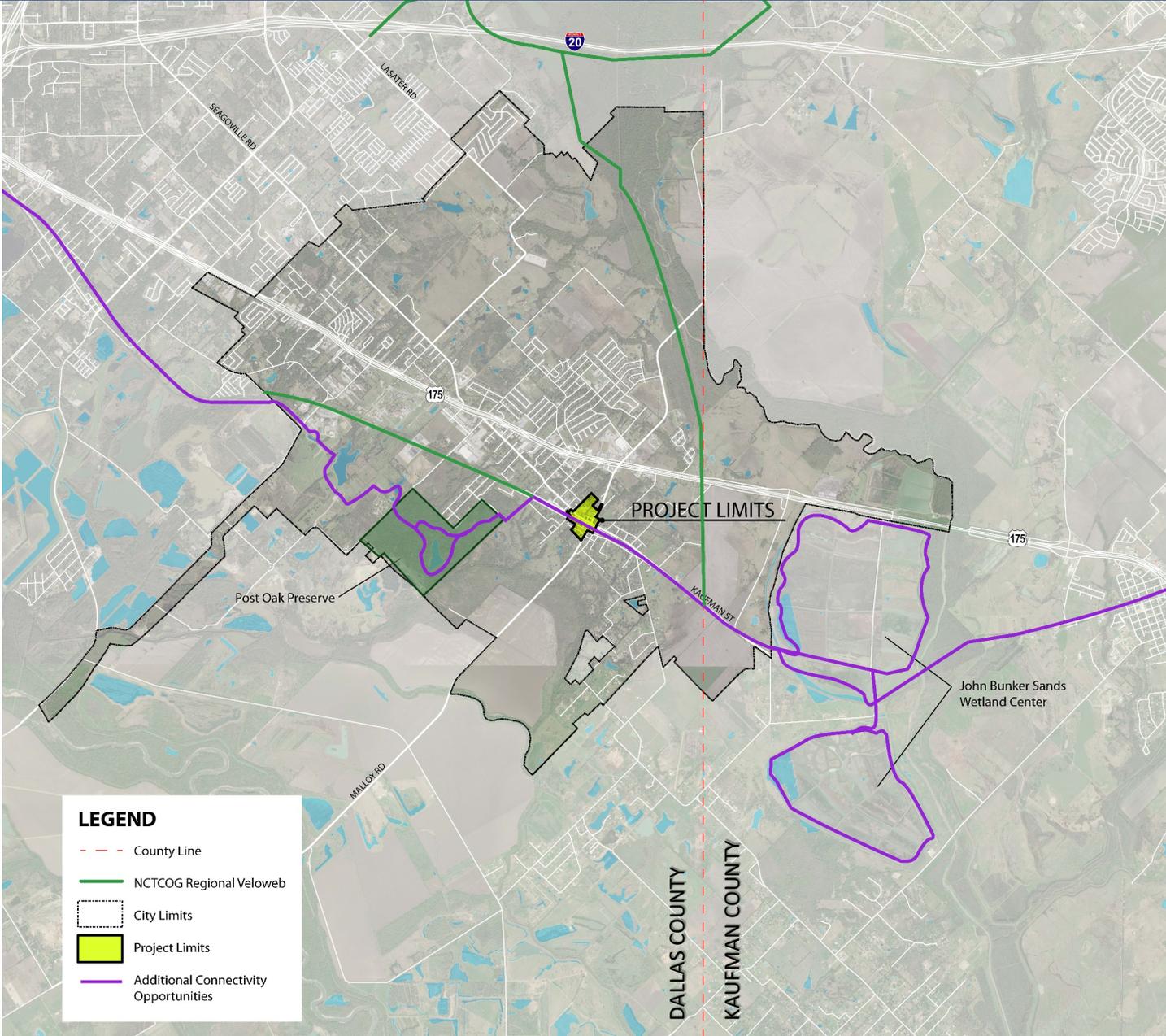
IMPLEMENTATION ACTIONS

NEXT STEPS

OVERALL CITYWIDE CONNECTIVITY ANALYSIS

- Review of NCTCOG Regional Veloweb recommended trails
- Review of additional connectivity opportunities
- Explore options to connect key destinations
 - Downtown Seagoville
 - Post Oak Preserve
 - John Bunker Sands Wetland Center

OVERALL CITYWIDE CONNECTIVITY ANALYSIS



PREVIOUS MEETING RECAP

CORRIDOR PLAN CONCEPT

OVERALL CONNECTIVITY ANALYSIS

BUILDING STANDARDS DISCUSSION

IMPLEMENTATION ACTIONS

NEXT STEPS

Architectural Design Principles

Commercial Areas

- Buildings shall demonstrate a **cohesive scale and form** that enhances a sense of stylistic continuity.
- Provide consistent architectural features such as **awnings, exterior period lighting, planters or plant boxes** and building exterior materials to enhance human scale.
- **Buildings shall frame the street** to strengthen a sense of continuity, of place and to establish continuous experience for people driving, walking or bicycling through the corridor.
- Provide **spaces for outdoor dining / interaction** as opportunities arise along the street corridor.



Architectural Design Principles

Civic and Public Use Space/ City Hall and Library

- Building shall provide a **mix of functional interior space and well landscaped exterior space**. Consider **water features** or water spouts for play, walking or sitting.
- City buildings act as a symbol of the health of the community. **Combining City administration functions and a library** will attract people into downtown to create a critical mass of activities and will attract development in the corridor study area.
- Demonstrate a **cohesive scale** and form that enhances a sense of stylistic continuity.
- Provide a **landmark** integrated into the building that such as a monolith, clock tower, etc.
- Buildings shall **frame the street** to strengthen a sense of continuity, of place and to establish continuous experience for people driving, walking or bicycling through the corridor.



Architectural Design Principles

Corridor Strip Commercial

- Buildings shall demonstrate a cohesive scale and form that enhances a sense of stylistic continuity. **Encourage use of brick or stone as major exterior material.**
- Provide **consistent architectural features** such as awnings, exterior period lighting, planters or plant boxes and building exterior materials.
- Buildings shall **frame the street** to strengthen a sense of continuity, of place and to establish continuous experience for people driving, walking or bicycling through the corridor.
- Provide spaces for **outdoor dining** as opportunities arise.
- Provide **adequate off-street parking** that is well landscaped.



BUILDING STANDARDS DISCUSSION

Application of Design Principles – Kaufman Street

- Use tripartite facade design: Base, Middle and Top
- Primary exterior material to be masonry or stone
- Use Awnings, planter boxes, seating, and period lighting to create human scale and to encourage walkability and gathering spaces.
- Demo buildings not structurally sound and market land for development
- City may need to develop building shells and lease to initiate more development in the corridor area



PREVIOUS MEETING RECAP

CORRIDOR PLAN CONCEPT

OVERALL CONNECTIVITY ANALYSIS

BUILDING STANDARDS DISCUSSION

IMPLEMENTATION ACTIONS

NEXT STEPS

IMPLEMENTATION FRAMEWORK

Key Elements:

- **SUPPORT THE CHARACTER OF ADJACENT NEIGHBORHOODS AS A BUILDING BLOCK OF YOUR CODE.**
- **ADOPT DESIGN STANDARDS FOR INFILL AND OTHER REDEVELOPMENT.**
- **BALANCE PROCEDURAL FLEXIBILITY WITH DESIRED OUTCOMES BY CAREFUL, LIMITED USE OF PRESCRIPTIVE CODES.**
- **INCORPORATE “SMART CODE”-STYLE PROVISIONS INTO ANY RELATED PARTS OF THE MUNICIPAL CODE AFFECTED BY PLANNING, DESIGN, OR DEVELOPMENT.**
- **INTEGRATE STANDARDS FOR BUILDINGS, BLOCKS, AND STREETS SIMULTANEOUSLY FOR A UNIFIED EXPERIENCE.**
- **USE GRAPHICS TO ENHANCE DEFINITIONS AND THE EXPLANATORY CAPACITY OF YOUR CODE.**
- **CREATE PROCEDURAL INCENTIVES TO PROMOTE CONTEXT-SENSITIVE DEVELOPMENT OVER MORE CONVENTIONAL DEVELOPMENT.**
- **OPPORTUNITIES FOR MEANINGFUL PUBLIC SPACES**
- **LIVE/WORK OPPORTUNITIES**

IMPLEMENTATION ACTIONS

Key Market Strategies:

Develop a building-level merchandising plan/recruitment strategy for each block

- Family-oriented uses
- Attract local and non-local visitors
- Mitigate retail leakage
- Develop specialized incentive policy

Strong focus on restaurants and food related uses

- Utilize a third-party recruitment strategy
- Restaurants should have strong curb appeal and active patios
- Explore regional and local grocers
- Explore Farmer's Market concept



IMPLEMENTATION ACTIONS

Key Market Strategies:

Consider recruitment of other businesses that are in demand from the market analysis

- Pharmacies
- Small medical offices
- Small boutiques
- Specialized stores (music, sporting goods)

Create a Housing Strategy to Improve Downtown Housing Options

Create a Programming and Activation Strategy



IMPLEMENTATION ACTIONS

Key Code Strategies:

Allow a variety of uses to create conditions for a vital center of daily living and a range of activities within walking distance of home or work

- Create a mixed-use Downtown District
- Allow mixed-use neighborhoods
- Promote walking from home to destinations in or near the Downtown District
- Incentivize street-facing retail, restaurants, and neighborhood services
- Permit a mix of uses on upper floors

Attract residents to the Downtown District and its larger context by promoting mixed housing densities, types, and styles on a block-by-block basis.

- Increase the range and critical mass of housing
- Allow accessory dwellings as a by-right development type



IMPLEMENTATION ACTIONS

Key Code Strategies:

Promote walkability in the Downtown District through creation of central nodes and connecting linkages within the District and its adjacent neighborhoods.

- Establish maximum block lengths
- Require street connectivity
- Review street and sidewalk design standards to create safe and attractive walking environments
- Reduce or eliminate on-site parking requirements
- Create maximum limits on surface parking spaces
- Encourage construction of municipal surface lots or garages
- Enhance pedestrian-friendly parking through design standards



IMPLEMENTATION ACTIONS

Key Code Strategies:

Promote and incentivize infill development and rehabilitation/restoration of existing properties in the Downtown District.

- Adjust or develop requirements for minimum lot sizes and building setbacks
- Establish “build-to” lines for new development
- Adjust or develop requirements for parking
- Revise development & building codes

Develop design standards that help provide a visual context and framework for the Downtown District.

- Review setback and height requirements
- Make use of illustrated requirements



PREVIOUS MEETING RECAP

CORRIDOR PLAN CONCEPT

OVERALL CONNECTIVITY ANALYSIS

BUILDING STANDARDS DISCUSSION

IMPLEMENTATION ACTIONS

NEXT STEPS

NEXT STEPS

REMAINING SCHEDULE:

Tonight:

- Update to City Council/Economic Development Corporation

January 2019:

- Adoption of Corridor Study Document

SCHEDULE (Subject to Change)

	June	July	Aug	Sept	Oct	Nov	Dec	Jan
Pre-Planning	Kick-Off Call							
Data Collection and Site Visit			Site Visit					
Stakeholder and Citizen Engagement			DCAG #1		DCAG #2	Open House	DCAG #3	
Real Estate Market Analysis								
Traffic Analysis and Traffic Counts								
Draft Corridor Design Elements								
Preparation of Corridor Study Document								
Final Corridor Study Approval & Publishing								Approval Mtgs

*DCAG = Downtown Corridor Advisory Group

Questions?

Kendall Howard, AICP

Urban Planner

khoward@halff.com

Mark Dennis, AICP, PLA

Senior Project Manager

mdennis@halff.com



Executive Session Agenda Item: 2

Meeting Date: February 25, 2019

ITEM DESCRIPTION:

Executive Session

Recess into Executive Session in compliance with Texas Government Code:

(A) Section § 551.072: Discuss or deliberate regarding the purchase, lease, or value of real property located at U.S. Highway 175

(B) Section § 551.072: Discuss or deliberate regarding the purchase, lease, or value of real property located at Farmers Road

(C) Section § 551.071: Consultation with the City Attorney: receive legal advice related to legal representation

BACKGROUND OF ISSUE:

N/A

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

N/A

Executive Session Agenda Item: 3

Meeting Date: February 25, 2019

ITEM DESCRIPTION:

Reconvene into Regular Session

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

- A. § 551.072: Discuss or deliberate regarding the purchase, lease, or value of real property located at U.S. Highway 175
- B. § 551.072: Discuss or deliberate regarding the purchase, lease, or value of real property located at Farmers Road
- C. § 551.071: Consultation with the City Attorney: receive legal advice related to legal representation

BACKGROUND OF ISSUE:

N/A

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

N/A

Consent Session Agenda Item: 4

Meeting Date: February 25, 2019

ITEM DESCRIPTION:

Consider approving City Council Meeting minutes for February 4, 2019

BACKGROUND OF ISSUE:

Approve City Council Meeting minutes for February 4, 2019.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval.

EXHIBITS:

February 4, 2019 Work Session Meeting minutes
February 4, 2019 Regular Session Meeting minutes



**MINUTES OF CITY COUNCIL
WORK SESSION
FEBRUARY 4, 2019**

The Work Session of the City Council of the City of Seagoville, Texas was called to order at 6:31 p.m. on Monday, February 4, 2019, 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: Police Chief Ray Calverley, Community Development Director Ladis Barr, City Attorney Victoria Thomas, Finance Director Patrick Harvey, Director of Administrative Services Cindy Brown, and City Secretary Kandi Jackson.

A. Discuss Regular Session Agenda Items

- 1. Consider approving City Council Meeting minutes for January 28, 2019 (City Secretary)**

No questions.

- 2. Discuss and consider a Resolution of the City Council of the City of Seagoville, Texas, authorizing the Mayor to accept the Police Department's 2018 Racial Profiling Report, providing for the repeal of any and all Resolutions in conflict; providing for a severability clause; and providing an effective date (Police Chief)**

No questions.

- 4. Discuss and consider approving a Resolution ordering the General Election to be held May 4, 2019 (City Secretary)**

Discuta y considere aprobar una Resolucion ordenando la Eleccion General que se celebrara el 4 de Mayo de 2019

No questions.

5. **Discuss and consider a Resolution of the City of Seagoville, Texas, authorizing Up-Rite Foundation Repair to perform the work necessary to repair the foundation of the two (2) story concession stand at Bearden Park in an amount not the exceed Eight Thousand Nine Hundred Dollars and No Cents (\$8,900.00); authorizing the City Manager to execute any and all necessary documents for the work to be performed; and providing and effective date (Community Development Director)**

No questions.

B. Police Department & Animal Control Year End Update – Police Chief

Police Chief Calverley presented the Animal Control Year End Update and then the Police Department Year End Update.

Adjourned at 6:43 p.m.

APPROVED:

Mayor Dennis K. Childress

ATTEST:

Kandi Jackson, City Secretary



**MINUTES OF CITY COUNCIL
REGULAR SESSION
FEBRUARY 4, 2019**

The Regular Session of the City Council of the City of Seagoville, Texas was called to order at 7:00 p.m. on Monday, February 4, 2019 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: Police Chief Ray Calverley, Community Development Director Ladis Barr, City Attorney Victoria Thomas, 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 Leadership Seagoville will begin Thursday, March 7, 2019 through Thursday, April 18, 2019.*

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.*

Paul Morgan of 900 Irene, Seagoville, stated he has received several notices of violation and would like to seek the City's help in resolving the issues.

Martin Ashley of 1702 Parkhaven Drive, Seagoville, expressed his appreciation for Texas Department of Transportation (TxDOT) attending the last City Council Meeting and resolving the pothole issue in less than two (2) days.

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 January 28, 2019 (City Secretary)**

Motion to approve City Council Meeting minutes for January 28, 2019 – Howard, seconded by Magill; motion passed with all ayes. 5/0

REGULAR AGENDA-

- 2. Discuss and consider a Resolution of the City Council of the City of Seagoville, Texas, authorizing the Mayor to accept the Police Department’s 2018 Racial Profiling Report, providing for the repeal of any and all Resolutions in conflict; providing for a severability clause; and providing an effective date (Police Chief)**

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, authorizing the Mayor to accept the Police Department’s 2018 Racial Profiling Report, providing for the repeal of any and all Resolutions in conflict; providing for a severability clause: and providing an effective date – Magill.

Councilmember Hernandez asked if Council could receive the Racial Profiling Reports one (1) or two (2) days in advance so they have time to review the report.

Motion was seconded by Councilmember Hernandez. Motion passed with all ayes. 5/0

- 3. Presentation of City of Seagoville’s First Quarter Financial Report for Fiscal Year 2019 (Finance Director)**

Finance Director Harvey presented the City of Seagoville’s First Quarter Financial Report for Fiscal Year 2019.

- 4. Discuss and consider approving a Resolution ordering the General Election to be held May 4, 2019 (City Secretary)**

Discuta y considere aprobar una Resolucion ordenando la Eleccion General que se celebrara el 4 de Mayo de 2019

Motion to approve a Resolution ordering the General Election to be held May 4, 2019 – Epps, seconded by Magill; motion passed with all ayes. 5/0

- 5. Discuss and consider a Resolution of the City of Seagoville, Texas, authorizing Up-Rite Foundation Repair to perform the work necessary to repair the foundation of the two (2) story concession stand at Bearden Park in an amount not to exceed Eight Thousand Nine Hundred Dollars and No Cents (\$8,900.00); authorizing the City Manager to execute any and all necessary documents for the work to be performed; and providing an effective date (Community Development Director)**

Motion to approve a Resolution of the City of Seagoville, Texas, authorizing Up-Rite Foundation Repair to perform the work necessary to repair the foundation of the two (2) story concession stand at Bearden Park in an amount not to exceed Eight Thousand Nine Hundred Dollars and No Cents (\$8,900.00); authorizing the City Manager to execute any and all necessary documents for the work to be performed and providing an effective date – Magill, seconded by Howard; motion passed with all ayes. 5/0

- 6. Discuss and consider directing staff on the selection of the movie(s) to view at the annual “Movie in the Park” event to be held on: Saturday, August 24, 2019; Saturday, August 31, 2019; Saturday, September 7, 2019; and Saturday, September 14, 2019 (Community Development Director)**

Community Development Director Barr stated there will be four (4) movie dates this year and this item allows Council to determine the movie for each of the four (4) dates.

Councilmember Hernandez wanted Council to realize the movies listed are Parental Guidance (PG) and Parental Guidance–13 (PG 13).

Council selected the movies as follows: Saturday, August 24, 2019 – A Dog’s Way Home; Saturday, August 31, 2019 – Ant-Man and the Wasp; Saturday, September 7, 2019 – Christopher Robin; and Saturday, September 14, 2019 Hotel Transylvania 3: Summer Vacation.

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

None.

- 8. 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 stated he would like to know what the City of Seagoville’s Ordinance has for diaper changing stations in existing restaurants as well as for new construction.

Mayor Childress stated Item #9 and Item #10 will be tabled until the Council Meeting on Monday, February 25, 2019.

9. Executive Session

§ 551.071. Consultation with City Attorney: receive legal advice related to legal representation

10. Reconvene Into Regular Session

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

§ 551.071. Consultation with City Attorney: receive legal advice related to legal representation

Adjourned at 7:28 p.m.

APPROVED:

Mayor Dennis K. Childress

ATTEST:

Kandi Jackson, City Secretary

Regular Session Agenda Item: 5

Meeting Date: February 25, 2019

ITEM DESCRIPTION

Approval of publishing the Notice of Intent to issue the FY 2019 Bonds

BACKGROUND OF ISSUE:

During the FY 2019 budget development process, Council approved bond financing for the following projects: Street Improvements, Acquisition of an Emergency Communications System, and the Woodside Drainage Project. The anticipated date of the bond sale is the summer of 2019, and in November 2018 Council authorized a reimbursing resolution in the amount of \$1,565,000 to position the City to pay advance expenditures and reimburse itself from future bond proceeds. **The anticipated amount required from the bond sale (after bond sale costs) is \$6,000,000.**

Council met on Thursday February 21, 2019 to receive an update on the proposed projects financed by the bond sale. Council was briefed on the following issues in that update:

- Currently Halff Engineering Associates have lowered the cost of the Woodside Drainage Project to the level that staff now proposes that funding for the project be provided from the resources of the Drainage Fund, rather than bond proceeds.
- Staff recommends substituting Malloy Bridge Road Reconstruction in the place of the Woodside Drainage Project for bond funding. Dallas County has indicated that it will provide partial funding in addition to the City's share to perform this project.
- Other Street Improvement projects are as follows: Crestview, Ross, and Johnnie Row.
- The Acquisition of Emergency Communication System remains a FY 2019 bond funded project.
- Estimated project costs:
 - 1.4 million - Acquisition of Emergency Communication System
 - 1.2 million – Crestview
 - 1.0 million – Ross
 - 1.0 million – Johnnie Row
 - 1.4 million – Malloy Bridge Road

Total 6.0 million.

Approval of publication of notice of intent to issue bonds is an important step toward providing the funding for the projects envisioned and listed above.

FINANCIAL IMPACT:

An anticipated 6.0 million to be provided from the bond sale (after bond costs).

RECOMMENDATION:

Staff recommends Council approval of the ordinance.

EXHIBITS

Resolution

A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS

RESOLUTION NO. _____

RESOLUTION AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$6,150,000.00, AUTHORIZING DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT RELATING TO SUCH SERIES OF CERTIFICATES AND AUTHORIZING CERTAIN OTHER MATTERS RELATING THERETO.

STATE OF TEXAS	§
COUNTIES OF DALLAS and KAUFMAN	§
CITY OF SEAGOVILLE	§

WHEREAS, the City Council (the “City Council”) of the City of Seagoville, Texas (the “City”), is authorized to issue certificates of obligation to pay contractual obligations to be incurred for the construction of public works, for the purchase of materials, supplies, equipment, machinery, buildings, land and rights-of-way for authorized needs and purposes, and for the payment of contractual obligations for professional services pursuant to Subchapter C of Chapter 271, Texas Local Government Code, as amended;

WHEREAS, the City Council has determined that it is in the best interests of the City and otherwise desirable to issue the City of Seagoville, Texas Tax and Waterworks and Sewer System Surplus Revenue Certificates of Obligation, Series 2019 in an aggregate principal amount not to exceed \$6,150,000.00 (the “Certificates”) for the purposes set forth in Exhibit A hereto;

WHEREAS, in connection with the Certificates, the City Council intends to publish a notice of intent to issue the Certificates (the “Notice”) in a newspaper of general circulation in the City; and

WHEREAS, the City Council has been presented with and has examined the proposed form of Notice and finds that the form and substance thereof are satisfactory, and that the recitals and findings contained therein are true, correct and complete.

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

Section 1. Preamble. The facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section 2. Authorization of Notice. The City Secretary is hereby authorized and directed to execute and deliver the Notice set forth in Exhibit A hereto and to publish such Notice on behalf of the City once a week for two (2) consecutive weeks in a newspaper which is

of general circulation in the City, the date of the first publication of the Notice to be at least thirty-one (31) days before the date tentatively set in the Notice for the passage of the ordinance authorizing the issuance of the Certificates.

Section 3. Authorization of Other Matters Relating Thereto. The Mayor, City Secretary and other officers and agents of the City are hereby authorized and directed to do any and all things necessary or desirable to carry out the provisions of this Resolution.

Section 4. Public Meeting. It is officially found, determined and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered at such meeting, including this Resolution, was given all as required by the Texas Government Code, Chapter 551, as amended.

[signature page follows]

DULY ADOPTED this 25th day of February, 2019.

APPROVED:

Mayor
City of Seagoville, Texas

ATTEST:

City Secretary
City of Seagoville, Texas

(SEAL)

EXHIBIT A
NOTICE OF INTENTION TO ISSUE CERTIFICATES

NOTICE IS HEREBY GIVEN that the City Council of the City of Seagoville, Texas (the “City”) will meet at its regular meeting place at City Hall, 702 U.S. 175 Frontage Road, Seagoville, Texas at 7:00 p.m. on the 1st day of April 2019, which is the time and place tentatively set for the passage of an ordinance and such other action as may be deemed necessary to authorize the issuance of the City’s certificates of obligation, payable from ad valorem taxation and a limited (in an amount not to exceed \$1,000.00) subordinate pledge of certain revenues of the water and sewer system of the City, in the maximum aggregate principal amount of \$6,150,000.00, bearing interest at any rate or rates, not to exceed the maximum interest rate now or hereafter authorized by law, as shall be determined within the discretion of the City Council at the time of issuance and maturing over a period of years not to exceed forty (40) years from the date thereof, for the purpose of evidencing the indebtedness of the City in connection with (i) the acquisition of public safety equipment including a public radio communication system (ii) the design and construction of street and roadway improvements within the City, including the road, street, sidewalks, curb, drainage and related improvements and (iii) the payment of professional services rendered in connection with the above listed projects.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE CITY, this 25th day of February, 2019.

City Secretary
City of Seagoville, Texas

Regular Session Agenda Item: 6

Meeting Date: February 25, 2019

ITEM DESCRIPTION:

Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the purchase of two (2) 2019 Ford F-250 4X4 Diesel Crew Cab Utility vehicles for a total amount not to exceed Ninety Thousand Seven Hundred Fifty Dollars and Zero Cents (\$90,750.00) from Chastang Ford; providing for the repeal of any and all Resolutions in conflict; providing a severability clause; and providing an effective date.

BACKGROUND OF ISSUE:

The Water/Sewer Department is requesting Council's approval to purchase two (2) new 2019 Ford F-250 4x4 Diesel Crew Cab Utility vehicles complete with all necessary emergency equipment, departmental graphics and tool boxes.

This purchase will enhance our fleet of vehicles and take the place of two (2) of our older Chevy 2500's with high mileage, thus minimizing maintenance cost that are often associated with older high mileage vehicles.

The quote for the purchase of these 2019 Ford F-250's, is through Chastang Ford on the Houston-Galveston Area Council Cooperative Purchasing program.

As a friendly reminder, when purchasing goods and services through a purchasing cooperative, such as the Houston-Galveston Area Council Cooperative Purchasing program all purchasing requirements have been satisfied without having to obtain three (3) competitive bids.

Vehicle breakdown of the purchase as follows:

- | | |
|-----------------------------------------------------------------------------|-------------|
| • Vehicles two (2) 2019 Ford F-250 Diesel Crew Cab base price | \$78,306.00 |
| • Emergency equipment and departmental graphics installed by Pursuit Safety | \$ 8,238.02 |
| • Two (2) toolbox and refueling tank combos | \$ 4,205.98 |

Total cost for vehicles, all necessary equipment and installation of all equipment to include two-year inspection certificate:	\$90,750.00
--------------------------------------------------------------------------------------------------------------------------------	-------------

FINANCIAL IMPACT:

The requested purchase of one truck was presented to Council and approved through the 2018 / 2019 budget and financial meeting. The other truck will be funded through the water/sewer vehicle replacement fund.

RECOMMENDATION:

The Water/Sewer Department recommends that Council approve this purchase to help us maintain a safe and reliable fleet of vehicles for our Department.

EXHIBITS

Resolution

A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS

RESOLUTION NO.

A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS, AUTHORIZING THE PURCHASE OF TWO (2) 2019 FORD F-250 4x4 DIESEL CREW CAB UTILITY VEHICLES FOR A TOTAL AMOUNT NOT TO EXCEED NINETY THOUSAND SEVEN HUNDRED FIFTY DOLLARS AND ZERO CENTS (\$90,750.00) FROM CHASTANG FORD; PROVIDING FOR THE REPEAL OF ANY AND ALL RESOLUTIONS IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council, in the FY 2018/2019 Water/Sewer Budget authorized the purchase of one Ford F-250 Utility vehicle; and

WHEREAS, a second Ford F-250 Utility vehicle is needed and may be purchased using funds from the water/sewer vehicle replacement fund; and

WHEREAS, through the Houston-Galveston Area Council Cooperative Purchasing program, this item has been bid in accordance with all applicable bidding statutes and policies; and

WHEREAS, the City Council has determined that Chastang Ford has met all bid specifications and is the lowest and most responsive bid.

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

SECTION 1. That the City Council hereby authorizes the purchase of two (2) Ford F-250 4x4 diesel crew cab utility vehicles for a total amount not to exceed \$90,750.00 from Chastang Ford and authorizes the City Manager to disburse the funds in payment therefor and to execute all documents necessary for the City's acquisition of the vehicles.

SECTION 2. That all resolutions of the City of Seagoville heretofore adopted which are 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 3. That if any article, paragraph, subdivision, clause or provision of this resolution, as hereby amended, be adjudged invalid or held unconstitutional for any reason, such judgment 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 4. That this resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

DULY PASSED by the City Council of the City of Seagoville, Texas, on the 25th day of February, 2019.

APPROVED:

Dennis K. Childress, Mayor

ATTEST:

Kandi Jackson, City Secretary

APPROVED AS TO FORM:

Victoria W. Thomas, City Attorney
(TM106314 022119)

Regular Session Agenda Item: 7

Meeting Date: February 25, 2019

ITEM DESCRIPTION:

Conduct a public hearing to amending the Code of Ordinances by amending Chapter 25, “Zoning”, by repealing the requirements for side yards as set forth in Sections 25.02.063(b), 25.02.083(b), 25.02.103(b), 25.02.123(b), and 25.02.153(b), respectively, and replacing each of the same with new requirements for side yards of all lots in detached single-family residential zoning districts.

BACKGROUND OF ISSUE:

City Councilman Harold Magill requested that the Planning & Zoning Commission review of the existing and drafting new language for the size of side yards (or setbacks) of all lots in detached single-family residential zoning districts. At their meeting on Monday, November 5, 2018, the City Council moved, seconded, and voted unanimously to remand the P&Z to review of existing and drafting of new language for the size of side yards (or setbacks) of all lots in detached single-family residential zoning districts.

Planning and Zoning Commission discussed the proposed changes at their meeting on Tuesday, November 13, 2018. The Commissioners held a public hearing on Tuesday, January 8, 2019.

Current regulation summary:

1. The side yard language for each of the single family residential zoning districts is different.
 - The R-1 language is in Municipal Code section 25.02.063(b).
 - The R-2 language is in Municipal Code section 25.02.083(b).
 - The R-3 language is in Municipal Code section 25.02.103(b).
 - The R-4 language is in Municipal Code section 25.02.123(b).
 - The R-5 language is in Municipal Code section 25.02.153(b).
 - R-1 and R-2 both currently calls for 10-feet, but only R-1 refers to lots with more than one street frontage.
 - R-3, R-4, and R-5 each currently call for 10-feet or 10% of the lot width, but the street side setback should not be less than 8-feet for R-3 and 6-feet for R-4 and R-5. Each district refers to needing a side yard of 30-feet when the structure “fronts” on more than one side.
2. Additional reference: The front yard language for the R-1 district is slightly different from the other single family residential zoning districts.
 - The front yard information is provided in subsection (a) of each of the Municipal Code sections listed above.
 - R-1 says “not less than 30-feet” while the others simply state “30-feet” for the

- amount of yard depth.
- Each of the districts refer to double frontage lots as those “running through from one street to another”. No reference is made for those lots on the corner of two (2) or more intersecting streets (i.e. having more than one frontage, but not “running through”).

Staff recommended including text in the language to define how setbacks on corner lots (i.e. those having more than one public street frontage, but where the lot does not “running through” to another street) should be recognized.

None of the terms “corner lot”, “double-frontage lot”, “frontage”, or “through lot” are included in Municipal Code Chapter 25 (Zoning) Division 37 (Definitions).

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Planning and Zoning Commission voted unanimously (five to zero) to recommend that City Council replace the existing side yard setback language in each of the detached single-family residential zoning districts (R-1, R-2, R-3, R-4, and R-5) with the following language:

“Side yard. There shall be a side yard on each portion of the lot that is not defined as a front or rear yard. Each side yard shall have a width of not less than 10% of the average lot width or 6-feet, whichever is smaller. When a lot has a property line along more than one street right-of-way, each yard along a street shall meet the requirements of a front yard.”

EXHIBITS:

- Legal notice for Planning and Zoning Commission on January 8, 2019
- Legal notice for City Council on February 25, 2019

Regular Session Agenda Item: 8

Meeting Date: February 25, 2019

ITEM DESCRIPTION:

Discuss and consider an Ordinance of the City of Seagoville, Texas, amending the Code of Ordinances by amending Chapter 25, "Zoning", by repealing the requirements for side yards as set forth in Sections 25.02.063(b), 25.02.083(b), 25.02.103(b), 25.02.123(b), and 25.02.153(b), respectively, and replacing each of the same with new requirements for side yards; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed Two Thousand Dollars (\$2,000.00); and providing an effective date.

BACKGROUND OF ISSUE:

City Councilman Harold Magill requested that the Planning & Zoning Commission review of the existing and drafting new language for the size of side yards (or setbacks) of all lots in detached single-family residential zoning districts. At their meeting on Monday, November 5, 2018, the City Council moved, seconded, and voted unanimously to remand the P&Z to review of existing and drafting of new language for the size of side yards (or setbacks) of all lots in detached single-family residential zoning districts.

Planning and Zoning Commission discussed the proposed changes at their meeting on Tuesday, November 13, 2018. The Commissioners held a public hearing on Tuesday, January 8, 2019.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Planning and Zoning Commission voted unanimously (five to zero) to recommend that City Council replace the existing side yard setback language in each of the detached single-family residential zoning districts (R-1, R-2, R-3, R-4, and R-5) with the following language:

Side yard. There shall be a side yard on each portion of the lot that is not defined as a front or rear yard. Each side yard shall have a width of not less than 10% of the average lot width or 6-feet, whichever is smaller. When a lot has a property line along more than one street right-of-way, each yard along a street shall meet the requirements of a front yard."

EXHIBIT:

Ordinance

THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. ___-19

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS, AMENDING THE CODE OF ORDINANCES BY REPEALING AND REPLACING SUBSECTION 25.02.063(b) “SIDE YARDS” OF CHAPTER 25 “ZONING”, ARTICLE 25.02 “ZONING ORDINANCE”, DIVISION 4 “R-1 SINGLE-FAMILY DWELLING DISTRICT REGULATIONS”, SECTION 25.02.063 “AREA REGULATIONS”; BY REPEALING AND REPLACING SUBSECTION 25.02.083(b) OF CHAPTER 25 “ZONING”, ARTICLE 25.02 “ZONING ORDINANCE”, DIVISION 5 “R-2 SINGLE-FAMILY DWELLING DISTRICT REGULATIONS”, SECTION 25.02.083 “AREA REGULATIONS”; BY REPEALING AND REPLACING SUBSECTION 25.02.103(b) OF CHAPTER 25 “ZONING”, ARTICLE 25.02 “ZONING ORDINANCE”, DIVISION 6 “R-3 SINGLE-FAMILY DWELLING DISTRICT REGULATIONS”, SECTION 25.02.103 “AREA REGULATIONS”; BY REPEALING AND REPLACING SUBSECTION 25.02.123(b) OF CHAPTER 25 “ZONING”, ARTICLE 25.02 “ZONING ORDINANCE”, DIVISION 7 “R-4 SINGLE-FAMILY DWELLING DISTRICT REGULATIONS”, SECTION 25.02.123 “AREA REGULATIONS”; AND BY REPEALING AND REPLACING SUBSECTION 25.02.153(b) OF CHAPTER 25 “ZONING”, ARTICLE 25.02 “ZONING ORDINANCE”, DIVISION 8 “R-5 SINGLE-FAMILY DWELLING DISTRICT REGULATIONS”, SECTION 25.02.153 “AREA 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.

WHEREAS, the City of Seagoville Zoning Ordinance sets forth specific requirements for each of the individual zoning districts; and,

WHEREAS, after a recent review of the requirements set forth for side yards in each of the single-family residential zoning districts, the City Council requested the Planning and Zoning Commission to review the same; and

WHEREAS, the Planning and Zoning Commission reviewed the side yard requirements for single-family residential zoning districts in the November 13, 2018 regular meeting and held a public hearing on the same in the January 8, 2019 regular meeting; and

WHEREAS, by unanimous vote, the Planning and Zoning recommends the City Council repeal the existing side yard requirements for each single-family residential zoning district and replace the same with consistent side yard requirements for all single-family zoning districts; and

WHEREAS, based on the recommendation of the Planning and Zoning Commission, the City Council finds it is in the best interest of the City to repeal the existing side yard requirements for each single-family zoning district and replace the same with consistent requirements;

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

SECTION 1. That Subsection 25.02.063(b) “Side Yards” of Chapter 25 “Zoning”, Article 25.02 “Zoning Ordinance”, Division 4 “R-1 Single Family Dwelling District Regulations”, Section 25.02.063 “Area Regulations” of the Code of Ordinances of the City of Seagoville, Texas be repealed and the same is hereby replaced to read as follows:

**"CHAPTER 25
ZONING**

.....

ARTICLE 25.02 ZONING ORDINANCE

.....

Division 4. R-1 Single Family Dwelling District Regulations

.....

Sec. 25.02.063 Area Regulations

(a) ...

(b) Side yard. There shall be a side yard on each portion of the lot that is not defined as a front or rear yard. Each side yard shall have a width of not less than 10% of the average lot width or 6-feet, whichever is smaller. When a lot has a property line along more than one street right-of-way, each yard along a street shall meet the requirements of a front yard.

.....”

SECTION 2. That Subsection 25.02.083(b) “Side Yards” of Chapter 25 “Zoning”, Article 25.02 “Zoning Ordinance”, Division 5 “R-2 Single Family Dwelling District Regulations”, Section 25.02.083 “Area Regulations” of the Code of Ordinances of the City of Seagoville, Texas be repealed and the same is hereby replaced to read as follows:

**"CHAPTER 25
ZONING**

.....

ARTICLE 25.02 ZONING ORDINANCE

.....

Division 5. R-2 Single Family Dwelling District Regulations

.....

Sec. 25.02.083 Area Regulations

(a) ...

(b) Side yard. There shall be a side yard on each portion of the lot that is not defined as a front or rear yard. Each side yard shall have a width of not less than 10% of the average lot width or 6-feet, whichever is smaller. When a lot has a property line along more than one street right-of-way, each yard along a street shall meet the requirements of a front yard.

.....”

SECTION 3. That Subsection 25.02.103(b) “Side Yards” of Chapter 25 “Zoning”, Article 25.02 “Zoning Ordinance”, Division 6 “R-3 Single Family Dwelling District Regulations”, Section 25.02.103 “Area Regulations” of the Code of Ordinances of the City of Seagoville, Texas be repealed and the same is hereby replaced to read as follows:

**"CHAPTER 25
ZONING**

.....

ARTICLE 25.02 ZONING ORDINANCE

.....

Division 6. R-3 Single Family Dwelling District Regulations

.....

Sec. 25.02.103 Area Regulations

(a) ...

(b) Side yard. There shall be a side yard on each portion of the lot that is not defined as a front or rear yard. Each side yard shall have a width of not less than 10% of the average lot width or 6-feet, whichever is smaller. When a lot has a property line along more than one street right-of-way, each yard along a street shall meet the requirements of a front yard.

.....”

SECTION 4. That Subsection 25.02.123(b) “Side Yards” of Chapter 25 “Zoning”, Article 25.02 “Zoning Ordinance”, Division 7 “R-4 Single Family Dwelling District Regulations”, Section 25.02.123 “Area Regulations” of the Code of Ordinances of the City of Seagoville, Texas be repealed and the same is hereby replaced to read as follows:

**"CHAPTER 25
ZONING**

.....

ARTICLE 25.02 ZONING ORDINANCE

.....

Division 7. R-4 Single Family Dwelling District Regulations

.....

Sec. 25.02.123 Area Regulations

(a) ...

(b) Side yard. There shall be a side yard on each portion of the lot that is not defined as a front or rear yard. Each side yard shall have a width of not less than 10% of the average lot width or 6-feet, whichever is smaller. When a lot has a property line along more than one street right-of-way, each yard along a street shall meet the requirements of a front yard.

.....”

SECTION 5. That Subsection 25.02.153(b) “Side Yards” of Chapter 25 “Zoning”, Article 25.02 “Zoning Ordinance”, Division 8 “R-5 Single Family Dwelling District Regulations”, Section 25.02.153 “Area Regulations” of the Code of Ordinances of the City of Seagoville, Texas be repealed and the same is hereby replaced to read as follows:

**"CHAPTER 25
ZONING**

.....

ARTICLE 25.02 ZONING ORDINANCE

.....

Division 8. R-5 Single Family Dwelling District Regulations

.....

Sec. 25.02.153 Area Regulations

(a) ...

(b) Side yard. There shall be a side yard on each portion of the lot that is not defined as a front or rear yard. Each side yard shall have a width of not less than 10% of the average lot width or 6-feet, whichever is smaller. When a lot has a property line along more than one street right-of-way, each yard along a street shall meet the requirements of a front yard.

.....”

SECTION 6. That all resolutions, policies, and provisions of the Code of Ordinances of the City of Seagoville, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That should any word, phrase, paragraph, section or phrase of this ordinance or of the Code of Ordinances, as amended hereby, be held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 8. That an offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 9. That any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances, as amended hereby, shall be subject to a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such violation is continued shall be deemed to constitute a separate offense.

SECTION 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

PASSED AND ADOPTED by the City Council for the City of Seagoville, Texas at a meeting on the 25th day of February, 2019, at which a quorum was present, and for which due notice was given.

APPROVED:

Dennis K. Childress, Mayor

ATTEST:

Kandi Jackson, City Secretary

APPROVED AS TO FORM:

Victoria W. Thomas, City Attorney
(:cdb 02/19/2019 TM106307)

Regular Session Agenda Item: 9

Meeting Date: February 25, 2019

ITEM DESCRIPTION:

Conduct a public hearing on a request to grant a change in zoning from Planned Development - Residential -5 (PD 17-04) to Planned Development - Residential -5 Amendment 1 (PD 17-04A1) for land located west of Alto Road between Wooley Way and East Farmers Road.

BACKGROUND OF ISSUE:

Zoning request Z2018-26 is asking to amend the current planned development for 88+acres of land (being a tract situated in the Herman Heider Survey, Abstract west of Alto Road between Wooley Way and East Farmers Road) from the current PD 17-04 (Plan Development with a R-5, Residential Single Family, base zoning) to PD 17-04A1 (PD 17-04 Amendment 1). This request considers amending the current Planned Development to reflect design changes after the applicant purchased the property.

The existing zoning, land uses, and relevant portions of the City's comprehensive plan are each referenced in the attached staff report. The report also provides a recommendation from Staff on whether the P&Z and City Council should deny or approve the applicant's request.

A summary of the requested amendments to the Planned Development concept and text are in the bulleted list below. The rest of this section covers each of those items in more detail.

- Correct the size of the development to 88.831 acres;
- Reduce the length of the hike and bike trail from 5,000-feet to 3,500-feet of 8-foot wide (including the length along Alto Road);
- Reduce the number of lots from 378 lots in 3 phases to 372 lots in a single phase;
- Changes the lot types by having more small lots and fewer large ones;
- Reduce the lot depth from 110-feet to 107.4-feet where Atmos Energy may require 50-foot easement outside of any lot; and
- Change the concept plan.

The original ordinance used the 88.818-acreage listed on a proposed construction plat done by a surveyor for the property owner at the time of the original proposal. The 88.831-acreage listed with this amendment comes from the surveyor associated with the engineering company that the new owner has retained for this development. Dallas Central Appraisal District lists a third property size while deeds for the property list another acreage than those listed above.

The original PD language did not define the width of the 5,000-foot long trail to be built in the development. This concept does reduce the length of the trail to 3,500-feet, but does define the width of the trail that will be constructed at 8-foot wide. In addition, the applicant is specifying in

language in addition to on the concept drawing that part of the trail will be placed in substitute for part of the required Alto Road sidewalk.

The original concept plan (labeled Hart Meadows) included with the initial planned development ordinance (18-2017) shows 378 lots and 2 detention ponds to be constructed in 3 phases. As the only available copy of the original concept has been reduced to fit on a letter-sized sheet of paper, it is almost impossible to read the dimensions on the proposed lots.

The lots were color-coded for their minimum size on an 11x17 color copy of the concept. A copy was found with the approved construction plat for the subdivision so has also been “attached” to the original PD ordinance in Exhibit 9 for this review process. The new concept plan is attached as Exhibit 5d (as an 11x17 color copy) for comparison to the original concept (last page of Exhibit 9). The new concept plan (labeled Seagoville Farms) shows only 372 lots and 2 detention ponds to all be constructed in a planned single phase. The table below provides the lot size categories from the original PD and how they compare to the new proposed concept plan.

Planned Development concept comparisons								
	Original Proposal			New Proposal		Difference		
Minimum Lot Size	(Hart Meadows)			(Seagoville Farms)		(Seagoville numbers minus Hart Meadows numbers)		
50' X 110'	Sum of 3 phases	144	38.1%	one phase	262	70.43%	-118	more lots
50' X 120'		135	35.7%		45	12.10%	90	fewer lots
60' X 110'		34	9.0%		24	6.45%	10	fewer lots
60' X 120'		10	2.6%		16	4.30%	-6	more lots
70' X 110'		32	8.5%		25	6.72%	7	fewer lots
70' X 120'		23	6.1%		0	0.00%	23	fewer lots
Total lots		378	100.0%		372	100.00%	6	fewer lots
Minimum Lot Depth	110-feet			107.4-feet where Atmos Energy requires 50-foot easement		2	lots affected in the 50x110 category	

Finally, the applicant is requesting changes to the concept plan to show the changes described above.

FINANCIAL IMPACT:

No city funds will be used for the development of this project.

RECOMMENDATION:

Besides the parcel in question, there are twenty-five (25) properties, and four (4) public streets within 200-feet of the boundary of the subject area. The owners of each parcel were notified in compliance with the 200-foot rule by mail on Monday, November 19, 2018. A legal ad was also published per the Texas Local Government Code in the Monday, November 12, 2018, edition of the Daily Commercial Record newspaper. Prior to the P&Z meeting on Tuesday, November 27, 2018, no (zero) property owners had responded for or against the request. No (zero) letters were

returned as undeliverable by the U.S. Postal Service. No (zero) property owners attended the Planning and Zoning Commission meeting. Due to a number of concept changes between the November 27th meeting and submittal date for the following City Council agenda, the request was re-heard by the P&Z meeting on Tuesday, January 8, 2019. A public notice was sent for the second meeting and published in the Friday, December 21, 2018, edition of the Daily Commercial Record newspaper. Letters were also sent on Friday, December 21, 2018, to the same list of adjoining owners for the second P&Z meeting with no (zero) property owners responded for or against the request. No (zero) letters were returned as undeliverable by the U.S. Postal Service. No (zero) property owners at the Planning and Zoning Commission meeting.

The legal ad for the City Council meeting was published per the Texas Local Government Code in the Thursday, January 31, 2019, edition of the Daily Commercial Record newspaper. Letters to the owners of each parcel were notified in compliance with the 200-foot rule by mail on Thursday, February 7, 2019. As of the date of this report, Wednesday, February 13, 2019, no (zero) additional property owners have responded in writing or verbally for or against the request. No (zero) additional letters have been returned as undeliverable by the U.S. Postal Service. Any responses received after the emailing of the packet to the Council will be available for review at the meeting.

The Commission voted unanimously five (5) to zero (0) to recommend conditional approval of the request to amend the current PD 17-04 (Plan Development with a R-5, Residential Single Family base zoning) to PD 17-04A1 (PD 17-04 Amendment 1), which is located west of Alto Road between Wooley Way and East Farmers Road, in the Herman Heider Survey, Abstract 541, by:

- Correcting the acreage to 88.831; and
- Amending the Development Regulations and Concept Plan by:
 - Reducing the length of the hike and bike trail,
 - Decreasing the number of lots,
 - Amending the percentages of lot types,
 - Decreasing the minimum lot depth on certain lots to allow for a gas pipeline easement,
 - Amending the screening wall along Farmers Road and preserving the existing trees for screening along the undisturbed areas,
 - Providing for the screening wall along Alto Road to be constructed of 6-foot wooden fence mixed with the planting of large trees, and
 - Providing that the paving section along Meyers Road to include a sidewalk on both sides.

The condition of approval was Staff's recommendation for the addition to the concept plan of the previously-shown and required 1-acre open field/play area.

EXHIBITS: Each of the following are set for printing on letter-sized paper unless otherwise listed.

1. Staff Report (5 pages)
2. 2017 aerial photograph from DCAD website
3. Dimensional map from DCAD website
4. Zoning map reference (dimensional map with zoning added)
5. Zoning application (4 pages)
 - a. Application
 - b. List of requested changes
 - c. New survey of property showing new acreage (11x17 sheet)

- d. New PD concept plan (11x17 sheet)
- 6. Public hearing notice to newspaper
- 7. Public hearing notice to property owners within 200 feet (2 pages)
- 8. List of property owners within 200 feet of subject parcel
- 9. Original PD ordinance 18-2017 (5 pages with the last one being 11x17 concept)



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

Exhibit 1
STAFF REPORT
Z2018-26

DATE: FEBRUARY 25, 2019
AUTHOR: JENNIFER BONNER, JUNIOR PLANNER
APPLICANT: LGI HOMES – TEXAS LLC; PAPE-DAWSON ENGINEERS, INC.
PARCEL: 65054148010080000
LOCATION: 1900 SEAGOVILLE ROAD (TRACT 8 OF HERMAN HEIDER ABSTRACT)

REQUEST SUMMARY:

The applicants are requesting that the current planned development's text and concept be amended to reflect changes to concept from the new property owner and developer. The changes include:

- Correcting the size of the development;
- Reducing the length of the hike and bike trail;
- Changing the lot types by having more small lots and fewer large ones which reduces the total number of lots to be built in 3 phases to those built in a single phase of construction;
- Reducing the lot depth where Atmos Energy may require 50-foot easement outside of any lot; and
- Changing the concept plan.



REQUEST LOCATION: Inside City; Dallas County

SIZE OF PROPERTY	EXISTING ZONING	SURROUNDING ZONING	EXISTING LAND USE	SURROUNDING LAND USE
88+acres to be divided into residential lots and several common areas	PD-R5, Planned Development with R-5 base zoning district	North: R-5, Single Family Residential and AG, Agriculture South: LR, Local Retail and R-5, Single Family Residential East: R-5, Single Family Residential West: PD-R5 and R-5, Single Family Residential	Low Density Residential	North: Low Density Residential South: Low Density Residential and Retail East: Low Density Residential West: Low Density Residential

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Commission voted unanimously five (5) to zero (0) to recommend approval with conditions of the request to amend the current PD 17-04 (Plan Development with a R-5, Residential Single Family base zoning) to PD 17-04A1 (PD 17-04 Amendment 1), which is located west of Alto Road between Wooley Way and East Farmers Road, in the Herman Heider Survey, Abstract 541, by:

- Correcting the acreage from 88.818 to 88.831; and
- Amending the Development Regulations and Concept Plan by:
 - Reducing the length of the hike and bike trail,
 - Decreasing the number of lots,
 - Amending the percentages of lot types,
 - Decreasing the minimum lot depth on some lots to allow for a utility easement,
 - Amending the screening wall along Farmers Road

Detailed explanations follow on the attached pages.	
STANDARD:	STAFF ANALYSIS:
Development Calendar (Deadlines)	Has Met
Application Requirements	Has Met
Zoning Code	Has Met
Subdivision Code	Has Not Met

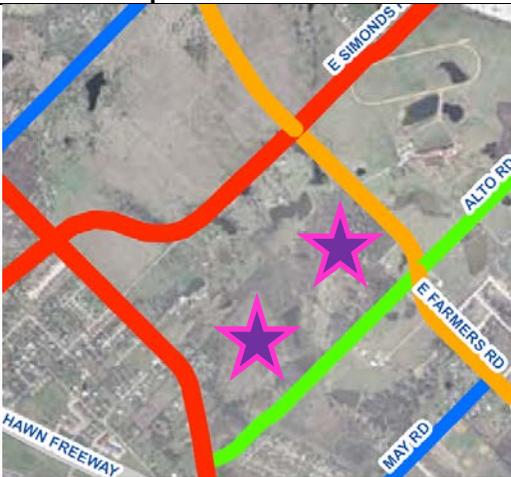
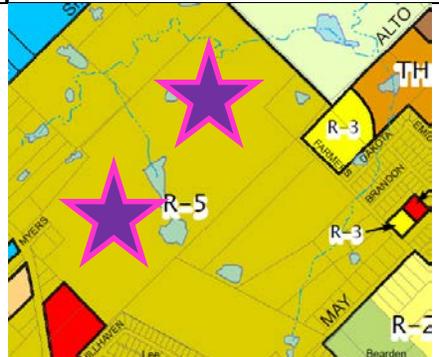
**STAFF REPORT
Z2018-26**

- and preserving the existing trees for screening along the undisturbed areas,
- o Providing for the screening wall along Alto Road to be constructed of 6-foot wooden fence mixed with the planting of large trees, and
- o Providing that the paving section along Meyers Road to include a sidewalk on both sides.

The condition of approval was Staff’s recommendation for the addition to the concept plan of the previously-shown and required 1-acre open field/play area.

Staff recommends approval of this request with the condition of adding to the concept plan the 1-acre open field/play area shown in the concept by the previous owner.

COMPARISON TO ADOPTED CITY MASTER PLANS

STAFF ANALYSIS	PLAN GOALS OR GUIDELINES
2002 Future Land Use Plan and Map	
<p>The site for this subdivision is under the 2 purple stars outlined in pink. The parent parcel is in a planned area of Low Density Residential (light yellow color) area in the map to the right. The red areas to the south are to become Retail. The green areas to the east are existing city parks.</p>	<p style="text-align: center;">Meets Standard</p> 
2006 Master Thoroughfare Plan and Map	
<p>The property in the request (under the 2 purple stars outlined in pink) will extend the improvements of Alto Road from behind the school to Farmers Road. Farmers Road will also be widened and improved within the limits of the subdivision.</p>	<p style="text-align: center;">Meets Standard</p> 
2009 Zoning Plan and Map	
<p>The subject of the request (under the 2 purple stars outlined in pink) is in a Planned Development which is not reflected on the 2009 map because the initial zoning change occurred in 2017. The planned development has a base zoning of R-5, Residential Single Family, which matches the zoning across Alto Road that was placed into a planned development earlier this year under the light blue star. All of the mustard-yellow colored areas are R-5.</p>	<p style="text-align: center;">Meets Standard</p> 

REVIEW CRITERIA	STAFF ANALYSIS	
1. Will the development provide for a superior design of the lots or buildings?	No	The buildings are to be a superior design. The application calls for lots smaller than the base zoning - as approved with the original PD request.
2. Will the development or land use provide for increased recreation and open space opportunities for public use and enjoyment?	Yes	The area for recreation and open space on this concept has increased by placing a 50-foot wide green space over the existing gas line alignment, preserving the trees in HOA Lot 2 by minimizing the grading where it meets residential lots or streets, and adding other smaller open space areas within the development.
3. Will the development or land use provide amenities or features that would be of special benefit to the property users or to the overall community?	No	The land uses appear to be primarily for a benefit of the residences in the subdivision as there are no planned public open spaces. Only the detention areas will provide some benefit to other parts of Seagoville.
4. Will the development or land use protect or provide natural amenities and environmental assets?	Yes	The new concept shows that most of the large lower common area will be undisturbed. The existing gas pipeline's alignment will also largely remain untouched to prevent damage to the pipeline. The applicant plans to use the pipeline area and certain other planned areas for a hike-and-bike trail system.
5. Will the development or land use protect or preserve existing historical buildings, structures, features, or places?	No	Only HOA Lot 2 has been identified for protection or tree preservation at this time.
6. Will the development or land use provide an appropriate balance between the intensity of the development and the ability to provide adequate supporting public facilities and services?	Yes	Street, water, sewer, and storm infrastructure will be constructed by the developer and inspected by city. Public water and sewer services, once accepted by the city, will be provided by the city to the individual lots.
7. Will the development or land use meet or exceed the planned development regulations?	No	5 lots will have their depth reduced from 110-feet to near the new intersection of Myers Street and Wooley Way because of the requirements of the gas line easement. 2 of the 5 lots will have a side measuring 107.4-feet. The others will transition from 107.4-feet to a number larger than 110-feet.
8. Will the use be designated, located, and operated so that the public health, safety, and welfare will be protected?	Yes	City water and sewer will be provided. Lots will only be accessible from internal streets constructed by the developer.
9. Will the land use be compatible with other area properties located nearby?	Yes	This region of Seagoville is used residentially or other compatible use. The Seagoville North Elementary School building abuts the subdivision on the southern corner of the development.
10. Will the use be in compliance with all provisions of the zoning amendments portion of the Municipal Code?	Yes	All requirements for amending the planned development have been met during this application process.
11. 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 primary land use in the base zoning district is residential. Detention ponds are also an allowed use.
12. Will the use facilitate public convenience at that location?	Yes	All lots will be accessible from only new internal streets that will be constructed by the owner and developer.

**STAFF REPORT
Z2018-26**

REVIEW CRITERIA	STAFF ANALYSIS	
13. Will the use conform to off-street parking and loading requirements?	Yes	Staff will require these code minimums to be met at the time a building permit is issued for the residential lots.
14. Are the ingress, egress, and pedestrian ways adequate?	Yes	Staff will require these code minimums to be met at the time a building permit is issued for the residential lots.
15. Have safeguards limiting noxious or offensive emissions, including light, noise, glare, dust, and odor been addressed?	N/A	No safeguards are required because the development will be located in an area that is almost exclusively used for detached single family residences.
16. Will the proposed landscaping and screening be compliant with all City regulations?	Yes	A 6-foot tall screening wall will be required along Farmers Road. No screening is currently required along Alto Road. As the original PD ordinance does not call for any differences to landscaping, the lots will be required to provide the landscaping required by code.
17. Will the signage be compliant with those portions of the Municipal Code?	N/A	There will be little to no on-site signage that will require permitting.
18. Will all open space(s) be maintained by the owner/developer?	Yes	The PD ordinance requires a Homeowners Association that will own and maintain the common areas of the development once it is complete. Individual lots will be regulated by Seagoville's Code Enforcement officers once the houses are built.
19. 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 lot widths are not changing. The minimum lot depths are changing to 107.4-feet but only where the Atmos gas easement will not allow the easement to be placed within a building lot. The minimum lot area of 5,500 square feet may need to be revised in the future, but will dependent on the comments that come from an Atmos review of the plans. The minimum house sizes are not being changed by this amendment.
20. Will granting the permit be authorizing less than the minimum requirements in regards to height, area, setbacks, parking, or landscaping?	No	If the amendment is approved as submitted, the PD ordinance will overrule standard code minimum requirements.
21. Have the provisions of the existing master thoroughfare plan been met to protect the public interest?	Yes	The dedicated quantities of right-of-way for both Alto Road and Farmers Road meet or exceed the Master Thoroughfare Plan.
22. 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 calls for this area to be Low Density Residential, which this development will meet those current definitions.
23. 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.
24. Have the provisions of any community facilities plan been met to protect the public interest?	N/A	Chapter 6 (Parks, Recreation, and Open Space) and Chapter 7 (Infrastructure Systems) of the 2002 Comprehensive Plan discuss other community facilities. Changing the zoning is not affected by these chapters of the Plan.

REVIEW CRITERIA	STAFF ANALYSIS	
25. 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. Neither the existing nor amended planned development are affected by the Plan.

Public Comments Received:

Besides the parcel in question, there are twenty-five (25) properties, and four (4) public streets within 200-feet of the boundary of the subject area. The owners of each parcel were notified in compliance with the 200-foot rule by mail on Monday, November 19, 2018. A legal ad was also published per the Texas Local Government Code in the Monday, November 12, 2018, edition of the Daily Commercial Record newspaper. Prior to the P&Z meeting on Tuesday, November 27, 2018, no (zero) property owners had responded for or against the request. No (zero) letters were returned as undeliverable by the U.S. Postal Service. No (zero) property owners attended the Planning and Zoning Commission meeting. Due to a number of concept changes between the November 27th meeting and submittal date for the following City Council agenda, the request was re-heard by the P&Z meeting on Tuesday, January 8, 2019. A public notice was sent for the second meeting and published in the Friday, December 21, 2018, edition of the Daily Commercial Record newspaper. Letters were also sent on Friday, December 21, 2018, to the same list of adjoining owners for the second P&Z meeting with no (zero) property owners responded for or against the request. No (zero) letters were returned as undeliverable by the U.S. Postal Service. No (zero) property owners at the Planning and Zoning Commission meeting.

The legal ad for the City Council meeting was published per the Texas Local Government Code in the Thursday, January 31, 2019, edition of the Daily Commercial Record newspaper. Letters to the owners of each parcel were notified in compliance with the 200-foot rule by mail on Thursday, February 7, 2019. As of the date of this report, Wednesday, February 13, 2019, no (zero) additional property owners have responded in writing or verbally for or against the request. No (zero) additional letters have been returned as undeliverable by the U.S. Postal Service. Any responses received after the emailing of the packet to the Council will be available for review at the meeting.



Exhibit 2



DCAD Property Map

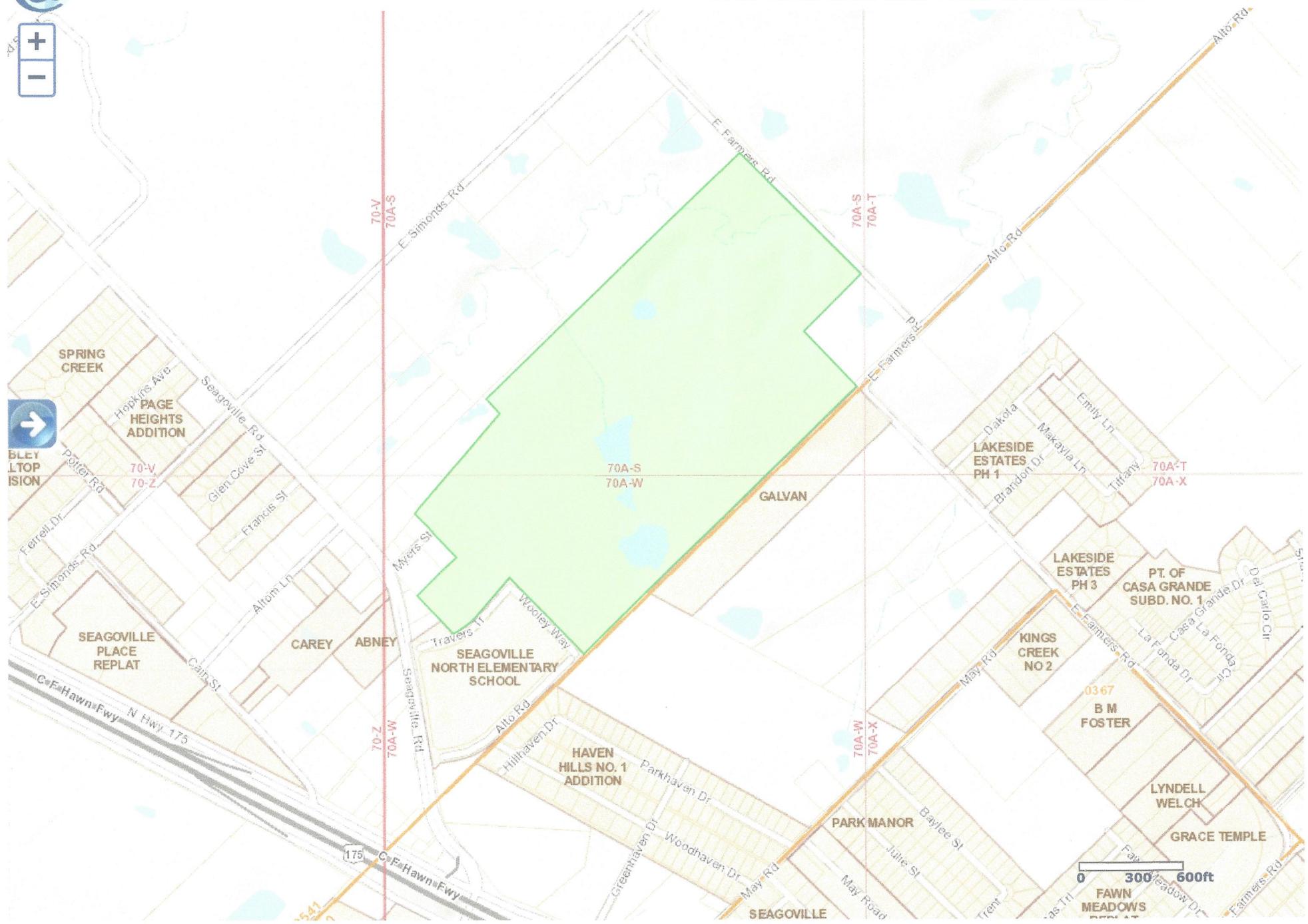
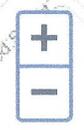
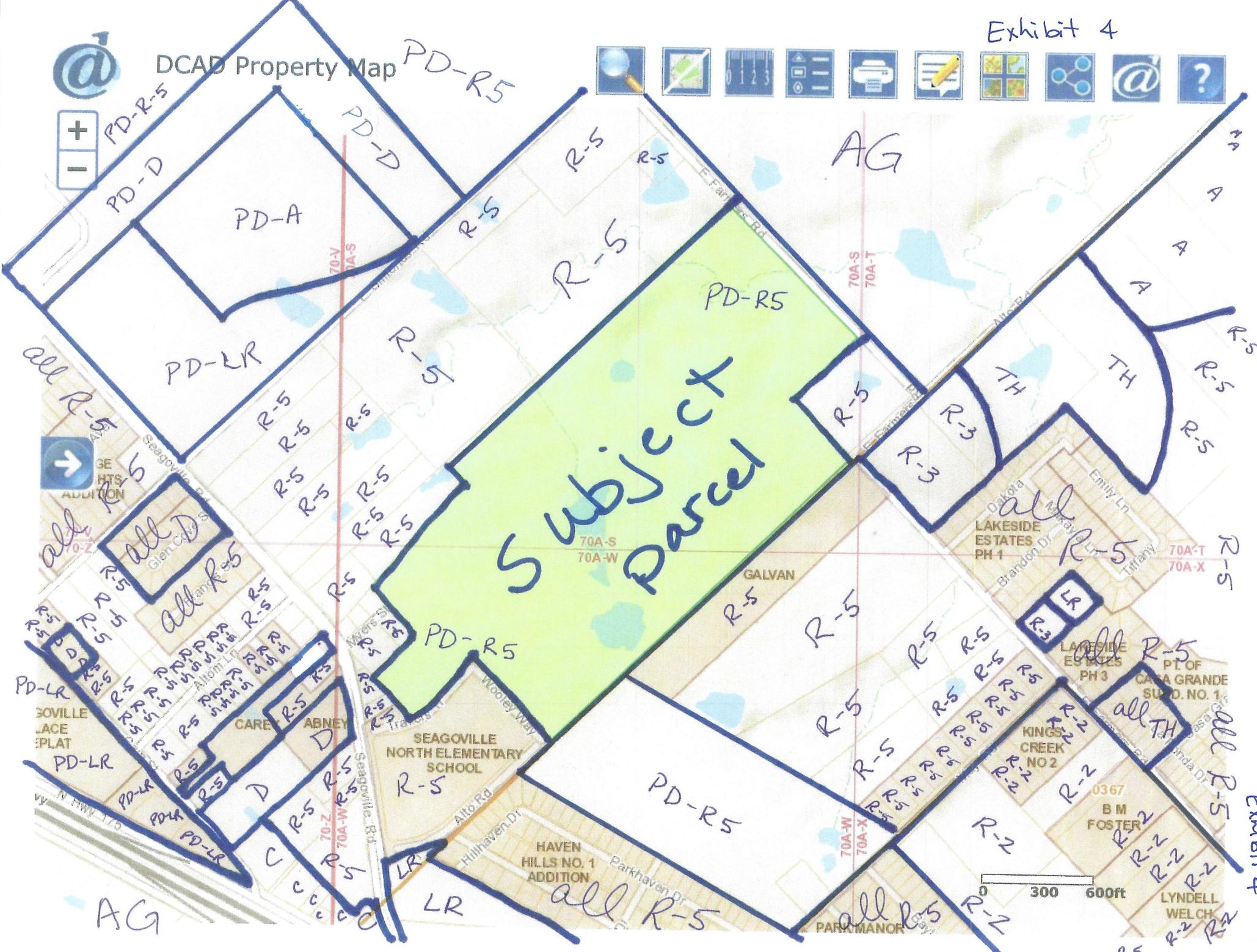


Exhibit 3



Subject Parcel

all R-5
all R-5
all D
all R-5

all R-5

all R-5

all TH

all R-5

all R-5

all R-5

AG

Exhibit 4



0.5



ZONING APPLICATION

City of Seagoville, Texas

ANTICIPATED MEETING DATES: P&Z: 11/13/2018 City Council: 12/03/2018
DATE OF PRE-APPLICATION CONFERENCE WITH CITY REPS & PLANNER (required): 10/03/2018

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: Seagoville Farms

Physical Location of Property: Northeast corner of the intersection of Alto Road and Wooley Way
[General Location – approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate Surveyor's metes and bounds description): Being 88.855 acres situated in the Herman Heider survey, abstract 451, in the city of Seagoville, Dallas County Texas.
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 88.855 Existing Zoning: PD Requested Zoning: PD Amendment
[Attach a detailed description of requested zoning & development standards, if a PD]

Applicant / Owner's Name: LGI Homes - Texas LLC Applicant or Owner? (circle one)

Contact Person: Elaine Torres Title: Officer

Company Name: LGI Homes - Texas LLC

Street/Mailing Address: 1450 Lake Robbins Dr. Suite 430 City: The Woodlands State: TX Zip: 77380

Phone: (281) 210 - 5484 Fax: () Email Address: Elaine.Torres@LGIHomes.com

Engineer / Representative's Name: Pape-Dawson Engineers Inc.

Contact Person: Dustin Wentz Title: Senior Project Manager

Company Name: Pape-Dawson Engineers Inc.

Street/Mailing Address: 5810 Tennyson Pky. Suite 425 City: Plano State: TX Zip: 75024

Phone: (214) 420 - 8494 Fax: () Email Address: DWentz@Pape-Dawson.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.)

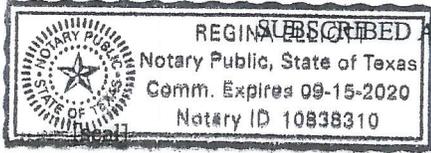
All applications must be COMPLETE before they will be scheduled for P&Z agenda. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that 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] LGI Homes Texas LLC Title: Officer Date: 10-9-18



AND SWORN TO before me, this the 9th day of October, 2018.
Notary Public in and for the State of Texas: Regene Elliott
My Commission Expires On: 9-15-2020

Office Use Only: Date Rec'd: 10/12/18 Fees Paid: \$1500 Check #: 990321-10009121 Receipt #: 539592
Zoning Case # 22018-26 Accepted By: [Signature] Official Submittal Date: 10/12/18

- Correct size of development. – 88.831 Acres

A. Screening requirements will be as shown on the attached Concept Plan.

a Farmers Road – 6' masonry wall adjacent to residential lots. Enhanced screening along HOA Lot 2 will not be required unless the existing trees are removed and the lot is developed.

b Alto Road – 6' homebuilder fence with enhanced parkway. The parkway includes eight (8) foot wide trail and three (3) inch large tree planted every forty (40) feet on center.

B. A minimum of 3,500 linear feet of eight (8) foot wide hike/bike trail will be constructed. This length includes the construction of a hike/bike trail in lieu of sidewalk along the proposed Alto Road frontage.

C. An amenity area will consist of the following: two (2) gazebos, one (1) playground, and one (1) acre play field.

D. All common areas, detention ponds, green space, screening walls and unimproved surfaces shall be maintained by the Homeowners' Association ("HOA").

E. Myers Road shall be paved concrete, curb, and gutter roadway. 4' sidewalks will abut the back of curb per the City's request.

F. Reduced lot depth where a 50' gas easement outside of lots would be required by Atmos Energy.

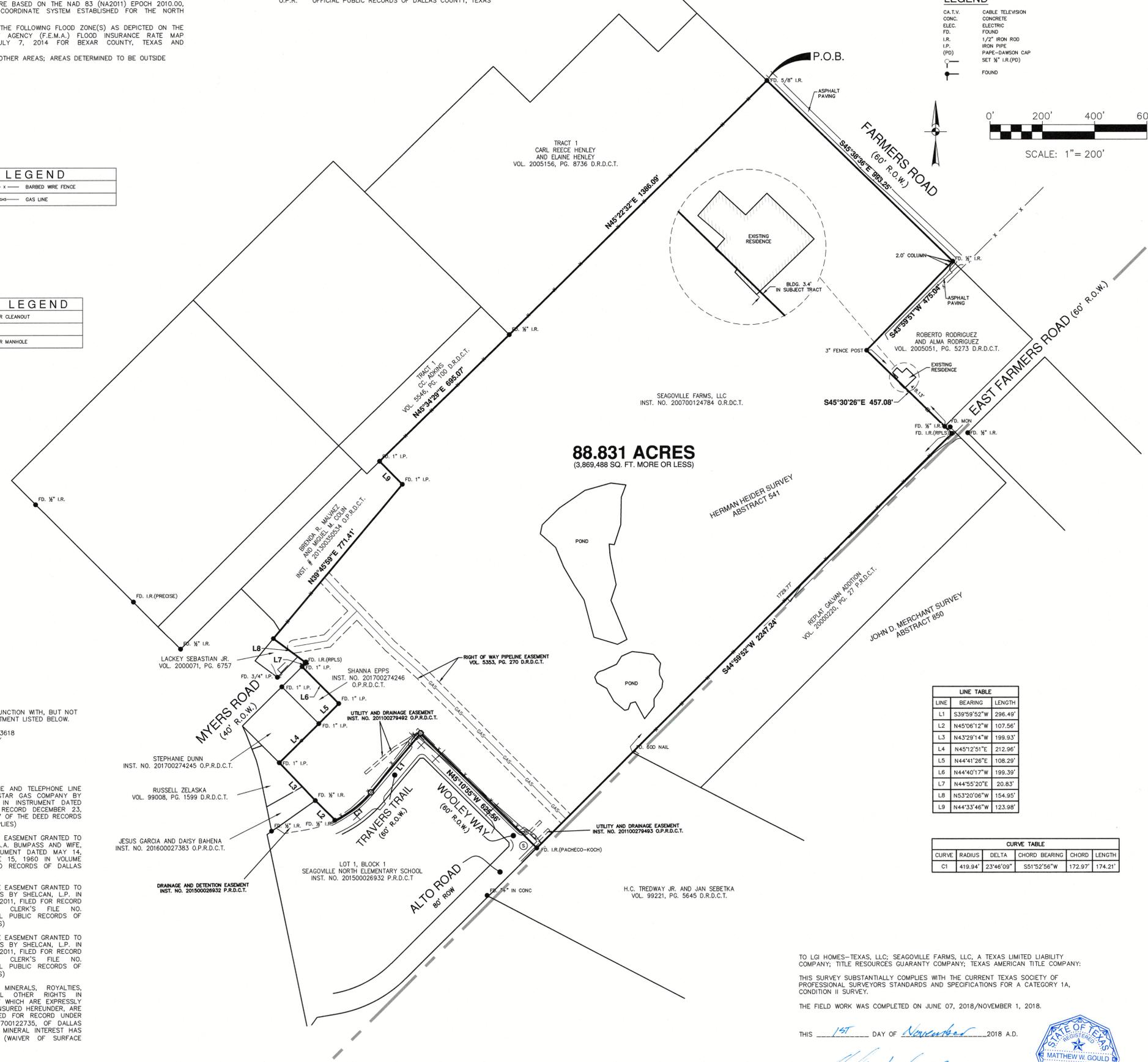
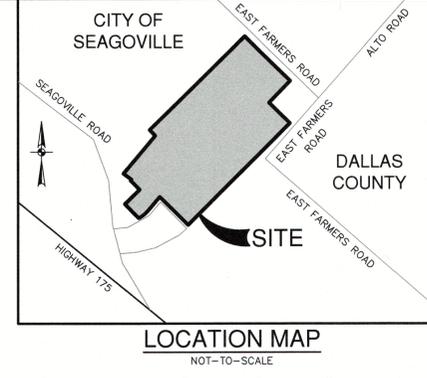
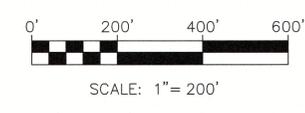
NOTES:
1) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE.
3) THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48113C0545K, DATED JULY 7, 2014 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS.
ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."

DEED/PLAT REFERENCE
D.R. DEED RECORDS OF DALLAS COUNTY, TEXAS
P.R. PLAT RECORDS OF DALLAS COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

LINE LEGEND table with symbols for BARBED WIRE FENCE and GAS LINE.

SYMBOL LEGEND table with symbols for SANITARY SEWER CLEANOUT, GAS METER, and SANITARY SEWER MANHOLE.

LEGEND table with symbols for CA. TV. CONC., CABLE TELEVISION CONCRETE, ELEC. FOUND, 1/2" IRON ROD, IRON PIPE, PAPE-DAWSON CAP SET 1/2" I.R.(PD), and FOUND.



88.831 ACRES
(3,869,488 SQ. FT. MORE OR LESS)

LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lines L1 through L9 with their respective bearings and lengths.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Lists curves C1 and C2 with their respective parameters.

REFERENCES:
THIS SURVEY WAS PREPARED IN CONJUNCTION WITH, BUT NOT SOLELY RELYING ON, THE TITLE COMMITMENT LISTED BELOW.
TITLE COMMITMENT: G.F. # 2767518-03618
TITLE RESOURCES GUARANTY COMPANY
EFFECTIVE DATE: MARCH 30, 2018
DATE ISSUED: APRIL 9, 2018
1. RESTRICTIVE COVENANTS
NONE
10a. BLANKET RIGHT OF WAY PIPELINE AND TELEPHONE LINE EASEMENT GRANTED TO LONE STAR GAS COMPANY BY MRS. H. RANDERSON, ET AL. IN INSTRUMENT DATED AUGUST 22, 1929, FILED FOR RECORD DECEMBER 23, 1929 IN VOLUME 1599, PAGE 547 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS. (APPLIES)
f. BLANKET RIGHT OF WAY PIPELINE EASEMENT GRANTED TO LONE STAR GAS COMPANY BY A.A. BUMPASS AND WIFE, GRACE LEE BUMPASS IN INSTRUMENT DATED MAY 14, 1960, FILED FOR RECORD JUNE 15, 1960 IN VOLUME 5353, PAGE 270 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS. (APPLIES)
9. A STREET, UTILITY AND DRAINAGE EASEMENT GRANTED TO THE CITY OF SEAGOVILLE, TEXAS BY SHELCAN, L.P. IN INSTRUMENT DATED AUGUST 16, 2011, FILED FOR RECORD OCTOBER 26, 2011 UNDER CLERK'S FILE NO. 201100279493 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS. (APPLIES)
h. A STREET, UTILITY AND DRAINAGE EASEMENT GRANTED TO THE CITY OF SEAGOVILLE, TEXAS BY SHELCAN, L.P. IN INSTRUMENT DATED AUGUST 16, 2011, FILED FOR RECORD OCTOBER 26, 2011 UNDER CLERK'S FILE NO. 201100279493 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS. (APPLIES)
i. ALL OIL, GAS AND OTHER MINERALS, ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME, ALL OF WHICH ARE EXPRESSLY EXCEPTED HEREFROM AND NOT INSURED HEREBUNDER, ARE SET FORTH IN INSTRUMENT FILED FOR RECORD UNDER COUNTY CLERK'S FILE NO. 201700122735, OF DALLAS COUNTY, TEXAS. TITLE TO SAID MINERAL INTEREST HAS NOT BEEN TRACED FURTHER. (WAIVER OF SURFACE RIGHTS CONTAINED THEREIN)

TO LCI HOMES-TEXAS, LLC; SEAGOVILLE FARMS, LLC, A TEXAS LIMITED LIABILITY COMPANY; TITLE RESOURCES GUARANTY COMPANY; TEXAS AMERICAN TITLE COMPANY;
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.
THE FIELD WORK WAS COMPLETED ON JUNE 07, 2018/NOVEMBER 1, 2018.

THIS 15th DAY OF November 2018 A.D.

MATTHEW W. GOULD
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5763
MGOULD @ PAPE-DAWSON.COM



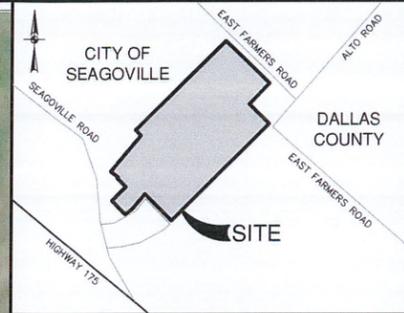
METES AND BOUNDS DESCRIPTION FOR
BEING A 88.855 ACRE TRACT OF LAND AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN A DEED TO SEAGOVILLE FARMS, LLC, A TEXAS LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT NUMBER 20070024784 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, OUT OF THE HERMAN HEIDER SURVEY, ABSTRACT 541, IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, SAID 88.855 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00;
BEGINNING AT A FOUND 5/8" IRON ROD ON THE SOUTHWEST RIGHT-OF-WAY LINE OF FARMERS ROAD, A 60-FOOT RIGHT-OF-WAY, THE EAST CORNER OF TRACT 1, DESCRIBED IN DEED TO CARL REECE HENLEY AND ELAINE HENLEY RECORDED IN VOLUME 2005156, PAGE 8736 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, THE NORTH CORNER OF SAID SEAGOVILLE FARMS TRACT AND THE HEREIN DESCRIBED TRACT;
THENCE S 45°38'36" E, ALONG AND WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FARMERS ROAD, ALONG AND WITH THE NORTHEAST LINE OF SAID SEAGOVILLE FARMS TRACT, A DISTANCE OF 593.25 FEET TO A FOUND 1/2" IRON ROD AT THE NORTH CORNER OF A TRACT DESCRIBED IN DEED TO ROBERTO RODRIGUEZ AND ALMA RODRIGUEZ RECORDED IN VOLUME 2005051, PAGE 5273 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, THE NORTHERNMOST, EAST CORNER OF SAID SEAGOVILLE FARMS TRACT AND THE HEREIN DESCRIBED TRACT;
THENCE S 43°59'51" W, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FARMERS ROAD, ALONG AND WITH THE NORTHWEST LINE OF SAID RODRIGUEZ TRACT, THE SOUTHWEST LINE OF SAID SEAGOVILLE FARMS TRACT, A DISTANCE OF 875.94 FEET TO A FOUND 3/4" IRON ROD AT THE WEST CORNER OF SAID RODRIGUEZ TRACT, THE RE-ENTRANT CORNER OF SAID SEAGOVILLE FARMS TRACT AND THE HEREIN DESCRIBED TRACT;
THENCE S 45°30'26" E, ALONG AND WITH THE SOUTHWEST LINE OF SAID RODRIGUEZ TRACT, THE NORTHEAST LINE OF SAID SEAGOVILLE FARMS TRACT, PASSING AT A DISTANCE OF 418.33 FEET A FOUND 1/2" IRON ROD AT THE SOUTH CORNER OF SAID RODRIGUEZ TRACT, THE EAST CORNER OF EAST FARMERS ROAD, A 60-FOOT RIGHT-OF-WAY, CONTINUING FOR A TOTAL DISTANCE OF 457.88 FEET TO A FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "RPLS 5430" ON THE NORTHWEST LINE OF THE GALVAN ADDITION SUBDIVISION RECORDED IN VOLUME 2000220, PAGE 27 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS, THE EAST CORNER OF SAID SEAGOVILLE FARMS TRACT AND THE HEREIN DESCRIBED TRACT;
THENCE S 44°59'52" W, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID EAST FARMERS ROAD, ALONG AND WITH THE NORTHWEST LINE OF SAID GALVAN ADDITION SUBDIVISION, THE SOUTHWEST LINE OF SAID SEAGOVILLE FARMS TRACT, PASSING AT A DISTANCE OF 1729.53 FEET THE WEST CORNER OF SAID GALVAN ADDITION SUBDIVISION, THE NORTH CORNER OF A TRACT DESCRIBED IN DEED TO H.C. TREDWAY JR. AND JAN SEBETKA, CONTINUING FOR A TOTAL DISTANCE OF 224.24 FEET TO A FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "PACHECO KICK" AT THE EAST INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF WOOLEY WAY, A 60-FOOT RIGHT-OF-WAY WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF ALTO ROAD, A 60-FOOT RIGHT-OF-WAY DEDICATED IN SEAGOVILLE NORTH ELEMENTARY SCHOOL SUBDIVISION RECORDED IN INSTRUMENT NUMBER 20180006932 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS, AT THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N 45°06'12" W, DEPARTING THE NORTHWEST LINE OF SAID H.C. TREDWAY JR. AND JAN SEBETKA TRACT, ALONG AND WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID WOOLEY WAY, THE SOUTHWEST LINE OF SAID SEAGOVILLE FARMS TRACT, A DISTANCE OF 625.56 FEET TO A SET 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" AT THE NORTH INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF SAID WOOLEY WAY WITH THE NORTHWEST RIGHT-OF-WAY LINE OF TRAVERS TRAIL, A 60-FOOT RIGHT-OF-WAY, THE RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE ALONG AND WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID TRAVERS TRAIL, THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING BEARINGS AND DISTANCES:
S 39°59'52" W, A DISTANCE OF 296.49 FEET TO A SET 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" FOR AN ANGLE POINT;
SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 23°46'09", A CHORD BEARING AND DISTANCE OF S 51°52'56" W, 172.97 FEET, FOR AN ARC LENGTH OF 174.21 FEET TO A FOUND 1/2" IRON ROD AT THE EAST CORNER OF A DRAINAGE AND DETENTION EASEMENT RECORDED IN INSTRUMENT NUMBER 20180006932 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS, THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID TRAVERS TRAIL, ALONG AND WITH THE NORTHEAST LINES OF SAID DRAINAGE AND DETENTION EASEMENT, OF JESUS GARCIA AND DAISY BAHENA RECORDED IN INSTRUMENT NUMBER 201800027383 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, OF RUSSELL ZELASKA RECORDED IN VOLUME 99008, PAGE 1599 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, THE FOLLOWING BEARINGS AND DISTANCES:
N 45°06'12" W, A DISTANCE OF 107.56 FEET TO A FOUND 1/2" IRON ROD AT THE EAST CORNER OF SAID JESUS GARCIA AND DAISY BAHENA TRACT, THE NORTH CORNER OF SAID DRAINAGE AND DETENTION EASEMENT;
N 43°29'14" W, A DISTANCE OF 199.93 FEET TO A FOUND 1/2" IRON PIPE AT THE SOUTH CORNER OF A TRACT DESCRIBED IN DEED TO STEPHANIE DUNN RECORDED IN INSTRUMENT NUMBER 20174245 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, THE WEST CORNER OF SAID SEAGOVILLE FARMS TRACT AND THE HEREIN DESCRIBED TRACT;
THENCE DEPARTING THE NORTHEAST LINE OF SAID DUNN TRACT, ALONG AND WITH THE NORTHEAST LINE OF SAID DUNN TRACT, THE SOUTH CORNER OF SAID EPPS TRACT;
N 45°12'51" E, A DISTANCE OF 212.96 FEET TO A FOUND 1/2" IRON PIPE AT THE EAST CORNER OF SAID DUNN TRACT, THE SOUTH CORNER OF SAID EPPS TRACT;
N 44°41'26" E, A DISTANCE OF 108.39 FEET TO A FOUND 1/2" IRON PIPE AT THE EAST CORNER OF SAID EPPS TRACT, THE RE-ENTRANT CORNER OF SAID SEAGOVILLE FARMS TRACT AND THE HEREIN DESCRIBED TRACT;
N 44°40'17" W, ALONG AND WITH THE NORTHEAST LINE OF SAID EPPS TRACT, THE SOUTHWEST LINE OF SAID SEAGOVILLE FARMS TRACT, A DISTANCE OF 199.93 FEET TO A FOUND 1/2" IRON PIPE AT THE SOUTHWEST RIGHT-OF-WAY LINE OF MYERS ROAD, A 40-FOOT RIGHT-OF-WAY, THE NORTH CORNER OF SAID EPPS TRACT, A WEST CORNER OF SAID SEAGOVILLE FARMS TRACT;
THENCE N 44°55'20" E, ALONG AND WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID MYERS ROAD, A DISTANCE OF 20.83 FEET TO A SET 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" AT THE EAST CORNER OF SAID MYERS ROAD, A RE-ENTRANT CORNER OF SAID SEAGOVILLE FARMS TRACT;
THENCE N 53°20'06" W, ALONG AND WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID MYERS ROAD, THE NORTHEAST LINE OF A TRACT DESCRIBED IN DEED TO LACEY SEBASTIAN JR. RECORDED IN VOLUME 2000071, PAGE 6757 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, THE SOUTHWEST LINE OF SAID SEAGOVILLE FARMS TRACT, A DISTANCE OF 154.95 FEET TO A FOUND 6 INCH FENCE POST AT THE NORTH CORNER OF SAID SEBASTIAN TRACT, THE WEST CORNER OF SAID SEAGOVILLE FARMS TRACT;
THENCE N 39°45'59" E, ALONG AND WITH THE SOUTHWEST LINE OF A TRACT DESCRIBED IN DEED TO BRENDA R. MALVAEZ AND MIGUEL M. COLIN RECORDED IN INSTRUMENT NUMBER 201300350534 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, THE NORTHWEST LINE OF SAID SEAGOVILLE FARMS TRACT, A DISTANCE OF 771.41 FEET TO A FOUND 1/2" IRON PIPE AT THE EAST CORNER OF SAID BRENDA R. MALVAEZ AND MIGUEL M. COLIN TRACT, A RE-ENTRANT CORNER OF SAID SEAGOVILLE FARMS TRACT AND THE HEREIN DESCRIBED TRACT;
THENCE N 44°33'46" W, ALONG AND WITH THE NORTHEAST LINE OF SAID BRENDA R. MALVAEZ AND MIGUEL M. COLIN TRACT, THE SOUTHWEST LINE OF SAID SEAGOVILLE FARMS TRACT, A DISTANCE OF 123.98 FEET TO A FOUND 1/2" IRON PIPE ON THE SOUTHWEST LINE OF TRACT 1, DESCRIBED IN DEED TO CC. ADKINS RECORDED IN VOLUME 5546, PAGE 100 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, THE NORTH CORNER OF SAID BRENDA R. MALVAEZ AND MIGUEL M. COLIN TRACT, A WEST CORNER OF SAID SEAGOVILLE FARMS TRACT AND THE HEREIN DESCRIBED TRACT;
THENCE ALONG AND WITH THE SOUTHWEST LINES OF SAID ADKINS TRACT AND SAID HENLEY TRACT, THE NORTHWEST LINE OF SAID SEAGOVILLE FARMS TRACT AND THE HEREIN DESCRIBED TRACT, THE FOLLOWING BEARINGS AND DISTANCES:
N 45°34'29" E, A DISTANCE OF 695.07 FEET TO A FOUND 1/2" IRON ROD AT THE EAST CORNER OF SAID ADKINS TRACT THE SOUTH CORNER OF SAID HENLEY TRACT, AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
N 45°22'32" E, A DISTANCE OF 1386.09 FEET TO THE POINT OF BEGINNING, AND CONTAINING CALCULATED AREA OF 3,869,488 SQUARE FEET OR 88.831 ACRES, SAID TRACT BEING DESCRIBED IN ACCORDANCE WITH A SURVEY MADE ON THE GROUND AND A SURVEY DESCRIPTION AND MAP PREPARED UNDER JOB NUMBER 70086-00 BY PAPE-DAWSON ENGINEERS, INC.

REVISION table with columns: NO., DATE, REVISION. Includes entries for CORRECTED COORDINATE SYSTEM USE and CORRECTED COORDINATE STREET NAME.

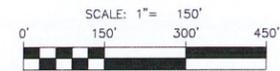
PAPE-DAWSON ENGINEERS logo and contact information: DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH, 5700 W. PLANO PKWY, STE 2500 | PLANO, TX 75088 | 214.420.8484

LAND TITLE SURVEY OF
A 88.855 ACRE, OR 3,870,544 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING A PORTION OF THAT TRACT DESCRIBED IN DEED TO SEAGOVILLE FARMS, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN INSTRUMENT NUMBER 200700124784 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, OUT OF THE HERMAN HEIDER SURVEY, ABSTRACT 541, IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS.

JOB NO. 70086-00
DATE NOVEMBER 05, 2018
CHECKED MG DRAWN VMR
CIVIL JOB NO. ---
REFERENCE ---
SHEET 1 OF 1



LOCATION MAP
NOT-TO-SCALE



LEGEND

- PROPERTY BOUNDARY
- PROPOSED SCREENING WALL
- PROPOSED LIVE SCREENING
- PROPOSED 8' HIKE & BIKE TRAIL
- PROPOSED 5' SIDEWALK
- PROPOSED 4' SIDEWALK AT BACK OF CURB
- PROPOSED TREE
- TREE PRESERVATION

PROJECT SUMMARY

LOT COLOR CODE	MIN. LOT SIZE	APPROX. UNITS	PERCENTAGE
Yellow	50' X 110'	261	70.35%
Orange	50' X 120'	45	12.13%
Light Green	60' X 110'	26	7.01%
Light Blue	60' X 120'	16	4.31%
Light Purple	70' X 110'	23	6.20%
TOTAL		371	100.00%

BUILDING SETBACK

- FRONT: 20'
- REAR: 20'
- INTERIOR SIDE: 5'
- SIDE ADJACENT TO STREET: 20'

MAXIMUM BUILDING COVERAGE

55%

TOTAL OPEN SPACE

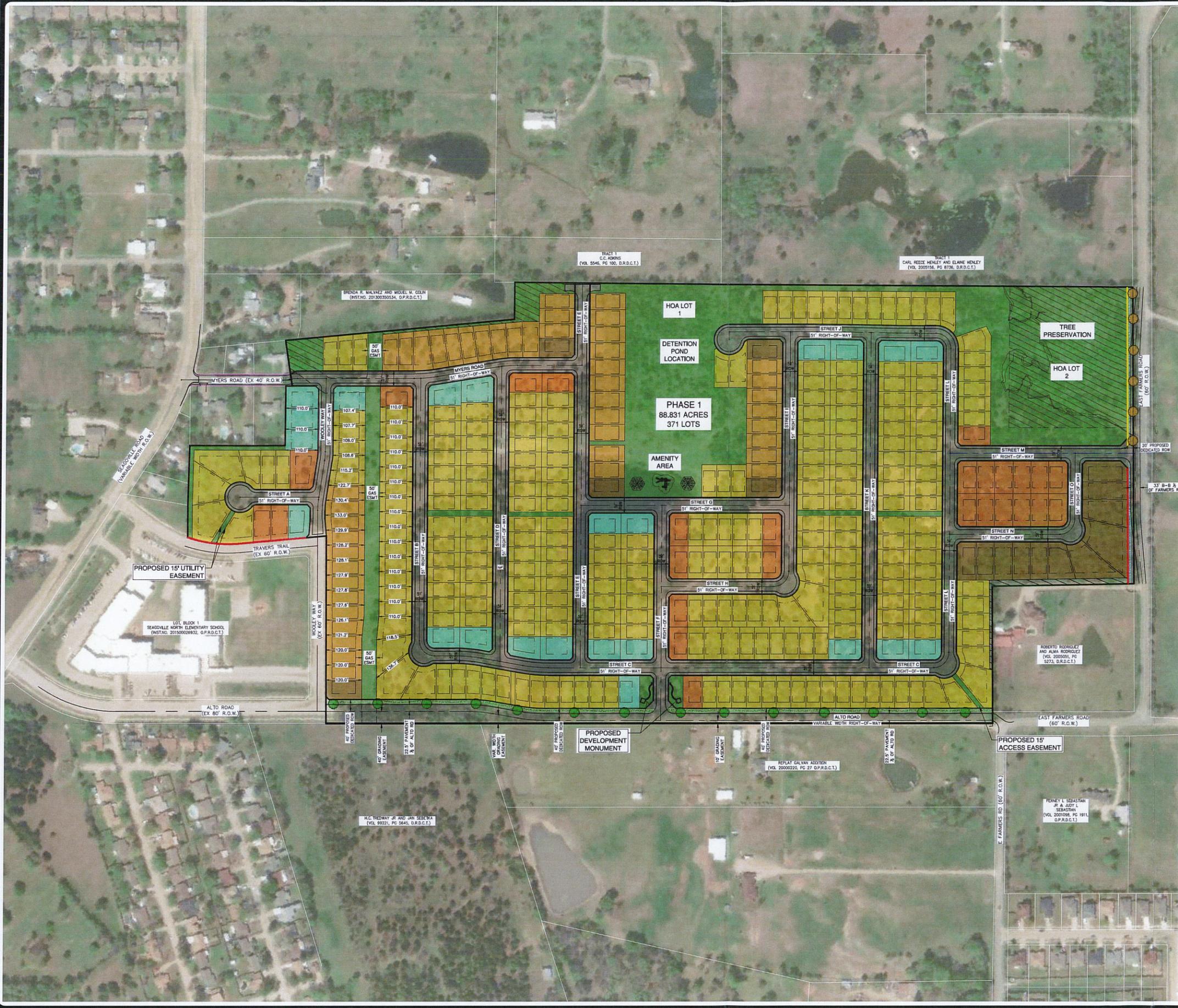
15.434 ACRES

ANTICIPATED LIVING AREA

MIN: 1,700 SF

NOTES:

1. PROPOSED IMPROVEMENTS WILL MEET CURRENT LANDSCAPE REQUIREMENTS.
2. SCREEN WALL SHALL BE LOCATED ALONG TRAVERS TRAIL, ALTO ROAD AND FARMERS ROAD.
3. ALL COMMON AREAS, DETENTION PONDS, GREEN SPACE, SCREENING WALLS AND UNIMPROVED SURFACES SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION ("HOA").
4. PROPOSED HIKE/BIKE TRAIL TOTAL LINEAR FOOT WILL BE 3,500. TO BE LOCATED IN THE DEVELOPMENT WHERE APPLICABLE.
5. NO DIRECT ACCESS FROM ANY LOT ONTO ALTO ROAD.
6. SCREEN WALL TO BE COMPLETED PRIOR TO FINAL PLAT.
7. TREES WITHIN THE TREE PRESERVES WILL BE PROTECTED FROM DISPLACEMENT TO THE EXTENT REASONABLY POSSIBLE.



PAPE-DAWSON ENGINEERS
 DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
 5810 TEINYSOHN PKWY., STE 425 | PLANO, TX 75024 | 214.420.8484
 TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

SEAGOVILLE FARMS
 SEAGOVILLE, DALLAS COUNTY, TEXAS
 CONCEPT PLAN EXHIBIT

JOB NO.	70086-01
DESIGNED	JN
DRAWN	CLH
CHECKED	DEW
DATE	DECEMBER 2018
SHEET	EX 1

Date: Dec 19, 2018, 12:56pm User ID: Saronis
 File: W:\Projects\70086\08_V01_V2.0_Design\2.4_Concept\2.4_Concept Land Planning - Seagoville Land Planning

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADEQUATELY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



February 7, 2019

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

**NOTICE OF PUBLIC HEARING
SEAGOVILLE CITY COUNCIL
ZONING CASE Z2018-26**

The Seagoville City Council will hold a public hearing on Monday, February 25, 2019, at 6:30 PM in the City Council Chambers in City Hall at 702 North U.S. Highway 175; Seagoville, TX 75159 to consider a request to amend the current PD 17-04 (Plan Development with a R-5, Residential Single Family, base zoning) to PD 17-04A1 (PD 17-04 Amendment 1), which is located west of Alto Road between Wooley Way and East Farmers Road, in the Herman Heider Survey, Abstract 541, by:

- Correcting the acreage from 88.818 to 88.831; and
- Amending the Development Regulations and Concept Plan by:
 - Reducing the length of the hike and bike trail,
 - Decreasing the number of lots,
 - Amending the percentages of lot types,
 - Decreasing the minimum lot depth on some lots to allow for a utility easement,
 - Amending the screening wall along Farmers Road and preserving the existing trees for screening along the undisturbed areas,
 - Providing for the screening wall along Alto Road to be constructed of 6-foot wooden fence mixed with the planting of large trees, and
 - Providing that the paving section along Meyers Road to include a sidewalk on both sides.

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 the 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 second opportunity to voice your opinion about this project for the record. The final opportunity will be at the public hearing held in front of City Council on the date and time 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 Z2018-26 as it is described herein.

Additional Comments (attach additional sheets as necessary): _____

Signature(s): _____

Printed Name(s): _____

Address: _____

Phone Number: _____

PD amendment of Hart Meadows to Seagoville Farms

Mailed out a total of 25 certified letters on Monday, November 19, 2018, before 4:00 PM

Subject or adjoiner?	Site Address	DCAD Account	Owner	Mailing Address 1	Address 2	City	State	Zip
Subject	1900 Seagoville Road	65054148010080000	Seagoville Farms LLC	13901 Midway Road	#102 LB 243	Farmers Branch	TX	75244
Adjoiner	1900 Seagoville Road	50046560010010000	Dallas I.S.D.	Attn: Treasurer	9400 North Central Expressway	Dallas	TX	75231
Adjoiner	405 May Road	65085006510070000	H. C. Tredway, Jr.	405 May Road		Seagoville	TX	75159
Adjoiner	1601 East Farmers Road	50014750000000000	Francisco & Raquel Galvan	1643 East Farmers Road		Seagoville	TX	75159
Adjoiner	1650 East Farmers Road	65085006510120400	Judy & Ferney Sebastian, Jr.	2210 North Highway 175		Seagoville	TX	75159
Adjoiner	1801 East Farmers Road	65054142510040000	Roberts & Alma Rodriguez	1801 East Farmers Road		Seagoville	TX	75159
Adjoiner	1900 East Farmers Road	65054142510050000	Jose & Sheery Ann Huerta	1900 East Farmers Road		Seagoville	TX	75159
Adjoiner	2001 East Farmers Road	65054142510020000	Carl & Janet Henley	2001 East Farmers Road		Seagoville	TX	75159
Adjoiner	1900 Seagoville Road	65054148010100000	Altie Clark	c/o Clark & Vaught	870 VZ County Road 2703	Mabank	TX	75147
Adjoiner	710 East Simonds Road	65054148010090000	Jerome & Joyce Yearout	710 East Simonds Road		Seagoville	TX	75159
Adjoiner	2004 Seagoville Road	65054148010040000	Jose & Elisa Luciano	2004 Seagoville Road		Seagoville	TX	75159
Adjoiner	2002 Seagoville Road	65054148010130000	Brenda Malvaez	2002 Seagoville Road		Seagoville	TX	75159
Adjoiner	1918 Seagoville Road	65054148010050000	Dee Thompson	1918 Seagoville Road		Seagoville	TX	75159
Adjoiner	2002 Seagoville Road	65054148010060000	Brenda Malvaez	2002 Seagoville Road		Seagoville	TX	75159
Adjoiner	603 Myers Street	65054148010140000	Roger & Clara Bauer	603 Myers Street		Seagoville	TX	75159
Adjoiner	605 Myers Street	65054148010070000	Lackey Sebastian, Jr.	1650 East Farmers Road		Seagoville	TX	75159
Adjoiner	606 Myers Street	65054148010120000	Shanna Epps	606 Myers Street		Seagoville	TX	75159
Adjoiner	602 Myers Street	65054148010110000	Stephanie Dunn	602 Myers Street		Seagoville	TX	75159
Adjoiner	602 Myers Street	65054147510250000	F. L. Sebastian, Jr.	1650 East Farmers Road		Seagoville	TX	75159
Adjoiner	1910 Seagoville Road	65054147510120000	Russell Zelaska	1910 Seagoville Road		Seagoville	TX	75159
Adjoiner	1908 Seagoville Road	65054147510130000	Jesus Garcia & Daisy Bahena	1908 Seagoville Road		Seagoville	TX	75159
Adjoiner	1906 Seagoville Road	5004656000000A00	Dallas I.S.D.	Attn: Treasurer	9400 North Central Expressway	Dallas	TX	75231
Adjoiner	1915 Seagoville Road	65054147510220000	Micheal & Sandra Muncrief Life Estates	1915 Seagoville Road		Seagoville	TX	75159
Adjoiner	1917 Seagoville Road	50009400000010000	Arturo Pelayo	1015 North Woody Road		Dallas	TX	75253
Adjoiner	1913 Seagoville Road	50000550000010000	Madge Cornell	1913 Seagoville Road		Seagoville	TX	75159
Adjoiner								

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. 18-2017

AN ORDINANCE OF THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM RESIDENTIAL-5 (R-5) TO PLANNED DEVELOPMENT-RESIDENTIAL -5 (PD-17-04) FOR 88.818 ACRES OF LAND LOCATED WEST OF ALTO ROAD BETWEEN WOOLEY WAY AND E. FARMERS ROAD, SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING LEGALLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR AMENDED DEVELOPMENT REGULATIONS; PROVIDING FOR THE APPROVAL OF THE CONCEPT PLAN, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "B"; 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.

WHEREAS, the City Planning and Zoning Commission and the governing body of the City of Seagoville, Texas, in compliance with the laws of the State of Texas, and pursuant to the Comprehensive Zoning Ordinance of the City of Seagoville, have given requisite notices by publication and otherwise, and after holding due hearings and affording 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, the said governing body is of the opinion that Zoning Application No. Z2017-04 (PD 17-04) should be approved, and in the exercise of legislative discretion have concluded 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, duly passed by the governing body of the City of Seagoville, Texas, as heretofore amended, be and the same is hereby amended by granting a change in zoning from Residential-5 (R-5) to Planned Development-Residential-5 (PD 17-04) for 88.818 acres of land located west

of Alto Road between Wooley Way and E. Farmers Road, Seagoville, Dallas County, Texas, and being legally described in Exhibit "A", attached hereto and incorporated herein.

SECTION 2. The property shall be developed and used in accordance with the City of Seagoville Zoning Ordinance and Construction Standards, except as amended herein, and the following development regulations:

- A. The property shall be developed in accordance with the approved Comprehensive Site Plan, which is attached hereto and made a part of the ordinance
- B. Front yard shall have a minimum depth of not less than 20 feet
- C. Side yard shall have a width of not less than 5 feet
- D. Side yard with street shall have a width of not less than 20 feet
- E. Rear yard shall have a minimum depth of not less than 20 feet
- F. Minimum area of the lot shall be not less than 5,500 square feet
- G. Minimum depth of the lot shall be not less than 110 feet
- H. Minimum width of the lot shall be not less than 50 feet
- I. Minimum living area of the dwelling shall be 1,700 square feet
- J. Main and accessory buildings shall not cover more than 55 percent of the lot area
- K. Fence posts shall be schedule 40 steel pipe fence post(s) and be buried to a depth of two feet (2') in concrete as required by Article 21.08 of the City of Seagoville Code of Ordinances
- L. A 6' screening wall shall be constructed along Farmers Road
- M. A minimum 5,000 linear feet or hike/bike trail, an amenity center including two (2) gazebos, a playground area and a minimum one (1) acre open play field shall be constructed

- N. All common areas, detention ponds, green space, screening walls and unimproved surfaces shall be maintained by the Homeowners' Association ("HOA")
- O. The property shall be landscaped in compliance with Division 21 of the City of Seagoville Zoning Ordinance
- P. All signage shall comply with Article 21.09 of the City of Seagoville Code of Ordinances
- Q. One-half of Farmers Road, that portion that runs the full length of the property abutting Farmers Road, shall be paved concrete, curb, and gutter roadway
- R. Myers Road shall be paved concrete, curb, and gutter roadway
- S. Except as amended herein, all construction shall comply with the construction standards and ordinances of the City of Seagoville, Texas

SECTION 3. The property shall be developed and used only in accordance with the conceptual plan attached as Exhibit "B" and incorporated herein for all purposes, and which is hereby approved.

SECTION 4. That the above property shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Seagoville, as heretofore amended and as amended herein.

SECTION 5. That all provisions of the Ordinances of the City of Seagoville, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so

decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 7. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 8. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Seagoville, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

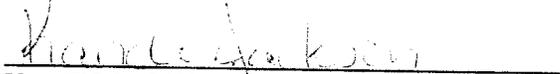
SECTION 9. That this ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Seagoville, Texas, this the 28th day of August, 2017.

APPROVED:

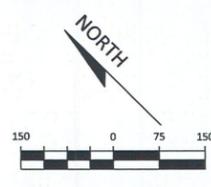

DENNIS K. CHILDRESS, MAYOR

ATTEST:


KANDI JACKSON, CITY SECRETARY

APPROVED AS TO FORM:


ALEXIS G. ALLEN, CITY ATTORNEY
(/cdb)



LEGEND

- 8" HIKE/BIKE TRAIL
- BRICK SCREEN WALL

PHASE 1 SUMMARY

LOT COLOR CODE	MIN. LOT SIZE	APPROX. UNITS	PERCENTAGE
[Light Green]	50'x110'	59	47.6%
[Yellow]	50'x120'	20	16.1%
[Light Orange]	60'x110'	22	17.7%
[Orange]	60'x120'	2	1.6%
[Dark Orange]	70'x110'	17	13.7%
[Green]	70'x120'	4	3.2%

PHASE 2 SUMMARY

LOT COLOR CODE	MIN. LOT SIZE	APPROX. UNITS	PERCENTAGE
[Light Green]	50'x110'	45	34.9%
[Yellow]	50'x120'	57	44.2%
[Light Orange]	60'x110'	7	5.4%
[Orange]	60'x120'	3	2.3%
[Dark Orange]	70'x110'	8	6.2%
[Green]	70'x120'	9	7.0%

PHASE 3 SUMMARY

LOT COLOR CODE	MIN. LOT SIZE	APPROX. UNITS	PERCENTAGE
[Light Green]	50'x110'	40	32.0%
[Yellow]	50'x120'	58	46.4%
[Light Orange]	60'x110'	5	4.0%
[Orange]	60'x120'	5	4.0%
[Dark Orange]	70'x110'	7	5.6%
[Green]	70'x120'	10	8.0%

PROJECT SUMMARY

LOT COLOR CODE	MIN. LOT SIZE	APPROX. UNITS	PERCENTAGE
[Light Green]	50'x110'	144	38.1%
[Yellow]	50'x120'	135	35.7%
[Light Orange]	60'x110'	34	9.0%
[Orange]	60'x120'	10	2.6%
[Dark Orange]	70'x110'	32	8.5%
[Green]	70'x120'	23	6.1%

BUILDING SETBACK

- FRONT : 20'
- REAR : 20'
- SIDE : 5'

MAXIMUM BUILDING COVERAGE

55%

TOTAL OPEN SPACE

4.85 AC.

ANTICIPATED LIVING AREA

- MIN : 1,700 SF
- AVG : 1,900 SF

NOTES:

1. * EXTENSION OF PROPOSED STREET TO FARMERS ROAD MAY BE ELIMINATED DEPENDING ON FINAL DRAINAGE ANALYSIS.
2. PROPOSED IMPROVEMENTS WILL MEET CURRENT LANDSCAPE REQUIREMENTS.
3. PROPOSED IMPROVEMENTS INCLUDE OVER 5,000 LF OF HIKE/BIKE TRAIL, A PLAYGROUND AREA WITH TWO GAZEBOS AND OVER ONE ACRE OF OPEN PLAY FIELD.
4. BRICK SCREEN WALL SHALL BE LOCATED ALONG TRAVERS TRAIL, WOOLEY WAY AND ALTO ROAD.

**HART MEADOWS
CONCEPTUAL MASTER PLAN**

JUNE 23, 2017



Regular Session Agenda Item: 10

MEETING DATE: February 25, 2019

ITEM DESCRIPTION

Discuss and consider an Ordinance of the City of Seagoville, Texas, amending the Comprehensive Zoning Ordinance and Map of City of Seagoville, Dallas County, Texas, as heretofore amended, by granting a change in zoning from Planned Development - Residential -5 (PD 17-04) to Planned Development - Residential -5 Amended (PD 17-04A1) for land located west of Alto Road between Wooley Way and East Farmers Road, Seagoville, Dallas County, Texas and being legally described in Exhibit "A", attached hereto and incorporated herein; providing for amended development regulations; providing for the approval of the concept plat, which is attached hereto and incorporated herein as Exhibit "B"; 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.

BACKGROUND OF ISSUE:

Zoning request Z2018-26 is to amend Planned Development 17-04 (with a R-5, Residential Single Family base zoning) to Planned Development 17-04A1 (PD 17-04 Amendment 1), which is located west of Alto Road between Wooley Way and East Farmers Road, in the Herman Heider Survey, Abstract 541. This request considers amending the current Planned Development Regulations and Concept Plan to reflect design changes after the applicant purchased the property.

A summary of the requested amendments to the current Planned Development Regulations and Concept Plan are in the bulleted list below. The rest of this section covers each of those items in more detail.

- Correct the size of the development to 88.831 acres;
- Reduce the length of the hike and bike trail from 5,000-feet to 3,500-feet of 8-foot wide (including the length along Alto Road);
- Reduce the number of lots from 378 lots in 3 phases to 372 lots in a single phase;
- Changes the lot types by having more small lots and fewer large ones;
- Reduce the lot depth from 110-feet to 107.4-feet where Atmos Energy may require 50-foot easement outside of any lot; and
- Change the concept plan.

The original ordinance used the 88.818-acreage listed on a proposed construction plat done by a surveyor for the property owner at the time of the original proposal. The 88.831-acreage listed with this amendment comes from the surveyor associated with the engineering company that the new owner has retained for this development. Dallas Central Appraisal District lists a third property size while deeds for the property list another acreage than those listed above.

The original PD language did not define the width of the 5,000-foot long trail to be built in the development. This concept does reduce the length of the trail to 3,500-feet, but does define the width of the trail that will be constructed at 8-feet wide. In addition, the applicant is specifying in language in addition to on the concept drawing that part of the trail will be placed in substitute for part of the required Alto Road sidewalk.

The original concept plan (labeled Hart Meadows) included with the initial planned development ordinance (18-2017) shows 378 lots and 2 detention ponds to be constructed in 3 phases. As the only available copy of the original concept has been reduced to fit on a letter-sized sheet of paper, it is almost impossible to read the dimensions on the proposed lots.

The lots were color-coded for their minimum size on an 11x17 color copy of the concept. A copy was found with the approved construction plat for the subdivision so has also been “attached” to the original PD ordinance in Exhibit 9 for this review process. The new concept plan is attached as Exhibit 5d (as an 11x17 color copy) for comparison to the original concept (last page of Exhibit 9). The new concept plan (labeled Seagoville Farms) shows only 372 lots and 2 detention ponds to all be constructed in a planned single phase. The table below provides the lot size categories from the original PD and how they compare to the new proposed concept plan.

Planned Development concept comparisons								
	Original Proposal			New Proposal			Difference	
Minimum Lot Size	(Hart Meadows)			(Seagoville Farms)			(Seagoville numbers minus Hart Meadows numbers)	
50' X 110'	Sum of 3 phases	144	38.1%	one phase	262	70.43%	-118	more lots
50' X 120'		135	35.7%		45	12.10%	90	fewer lots
60' X 110'		34	9.0%		24	6.45%	10	fewer lots
60' X 120'		10	2.6%		16	4.30%	-6	more lots
70' X 110'		32	8.5%		25	6.72%	7	fewer lots
70' X 120'		23	6.1%		0	0.00%	23	fewer lots
Total lots		378	100.0%		372	100.00%	6	fewer lots
Minimum Lot Depth	110-feet			107.4-feet where Atmos Energy requires 50-foot easement			2	lots affected in the 50x110 category

Finally, the applicant is requesting changes to the concept plan to show the changes described above.

FINANCIAL IMPACT:

No city funds will be used for the development of this project.

RECOMMENDATION:

Besides the parcel in question, there are twenty-five (25) properties, and four (4) public streets within 200-feet of the boundary of the subject area. The owners of each parcel were notified in compliance with the 200-foot rule by mail on Monday, November 19, 2018. A legal ad was also

published per the Texas Local Government Code in the Monday, November 12, 2018, edition of the Daily Commercial Record newspaper. Prior to the P&Z meeting on Tuesday, November 27, 2018, no (zero) property owners had responded for or against the request. No (zero) letters were returned as undeliverable by the U.S. Postal Service. No (zero) property owners attended the Planning and Zoning Commission meeting. Due to a number of concept changes between the November 27th meeting and submittal date for the following City Council agenda, the request was re-heard by the P&Z meeting on Tuesday, January 8, 2019. A public notice was sent for the second meeting and published in the Friday, December 21, 2018, edition of the Daily Commercial Record newspaper. Letters were also sent on Friday, December 21, 2018, to the same list of adjoining owners for the second P&Z meeting with no (zero) property owners responded for or against the request. No (zero) letters were returned as undeliverable by the U.S. Postal Service. No (zero) property owners at the Planning and Zoning Commission meeting.

The legal ad for the City Council meeting was published per the Texas Local Government Code in the Thursday, January 31, 2019, edition of the Daily Commercial Record newspaper. Letters to the owners of each parcel were notified in compliance with the 200-foot rule by mail on Thursday, February 7, 2019. As of the date of this report, Wednesday, February 13, 2019, no (zero) additional property owners have responded in writing or verbally for or against the request. No (zero) additional letters have been returned as undeliverable by the U.S. Postal Service. Any responses received after the emailing of the packet to the Council will be available for review at the meeting.

The Commission voted unanimously five (5) to zero (0) to recommend conditional approval of the request to amend the current PD 17-04 (Plan Development with a R-5, Residential Single Family base zoning) to PD 17-04A1 (PD 17-04 Amendment 1), which is located west of Alto Road between Wooley Way and East Farmers Road, in the Herman Heider Survey, Abstract 541, by:

- Correcting the acreage to 88.831; and
- Amending the Development Regulations and Concept Plan by:
 - Reducing the length of the hike and bike trail,
 - Decreasing the number of lots,
 - Amending the percentages of lot types,
 - Decreasing the minimum lot depth on certain lots to allow for a gas pipeline easement,
 - Amending the screening wall along Farmers Road and preserving the existing trees for screening along the undisturbed areas,
 - Providing for the screening wall along Alto Road to be constructed of 6-foot wooden fence mixed with the planting of large trees, and
 - Providing that the paving section along Meyers Road to include a sidewalk on both sides.

The condition of approval was Staff's recommendation for the addition to the concept plan of the previously-shown and required 1-acre open field/play area.

EXHIBIT:

Ordinance with attached exhibits

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM PLANNED DEVELOPMENT - RESIDENTIAL 5 (PD-17-04) TO PLANNED DEVELOPMENT - RESIDENTIAL 5 – AMENDED (PD 17-04A1) FOR LAND LOCATED WEST OF ALTO ROAD BETWEEN WOOLEY WAY AND E. FARMERS ROAD, SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING LEGALLY DESCRIBED IN EXHIBIT “A”, ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR AMENDED DEVELOPMENT REGULATIONS; PROVIDING FOR THE APPROVAL OF THE CONCEPT PLAN, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT “B”; 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.

WHEREAS, the City Planning and Zoning Commission and the governing body of the City of Seagoville, Texas, in compliance with the laws of the State of Texas, and pursuant to the Comprehensive Zoning Ordinance of the City of Seagoville, have given requisite notices by publication and otherwise, and after holding due hearings and affording 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, the said governing body is of the opinion that Zoning Application No. Z2018-26 (PD 17-04A1) should be approved, and in the exercise of legislative discretion have concluded 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, duly passed by the governing body of the City of Seagoville, Texas, as heretofore amended, be and the same is hereby amended by granting a change in zoning from Planned Development - Residential 5 (PD-17-04) to Planned Development - Residential 5 – Amended (PD 17-04A1) land located west of Alto Road between Wooley Way and E. Farmers Road,

Seagoville, Dallas County, Texas, and being legally described in Exhibit “A”, attached hereto and incorporated herein.

SECTION 2. The property shall be developed and used in accordance with the City of Seagoville Zoning Ordinance and Construction Standards and Ordinance No. 18-2017, except as amended herein, and the following development regulations:

- A. That the size of the development shall be corrected to reflect 88.831 acres.
- B. A six foot (6') masonry wall adjacent to the residential lots shall be constructed on Farmers Road.
- C. Enhanced screening along Farmers Road on HOA Lot 2 will not be required unless the existing trees are removed and the lot is developed.
- D. That a 6' homebuilder fence with enhanced parkway shall be constructed on Alto Road.
- E. The enhanced parkway on Alto Road shall include an eight foot (8') wide trail and three (3") inch large trees plated every forty (40') feet on center.
- F. The hike and bike trail shall be eight feet (8') in width and 3,500 feet in length, which length shall include the construction of a hike/bike trail in lieu of sidewalks along the proposed Alto Road frontage.
- G. The amenity area will consists of the two (2) gazebos, one (1) playground, and one (1) acre play field.
- H. All common areas, detention ponds, green space, screening walls and unimproved surfaces shall be maintained by the Homeowners' Association.
- I. Myers Road shall be paved concrete, curb, and gutter roadway with four (4') foot sidewalks abutting the back of the curb.
- J. The minimum lot depth will be reduced to the extent shown on the concept plan attached hereto as Exhibit “B” where a fifty (50') foot gas easement outside the lots is required by Atmos Energy.
- K. Except as amended herein, all construction shall comply with the construction standards and ordinances of the City of Seagoville, Texas, Ordinance No. 18-2017, and the approved concept plan.

SECTION 3. The property shall be developed and used only in accordance with the concept plan attached as Exhibit “B” and incorporated herein for all purposes, and which is hereby approved.

SECTION 4. That the above property shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Seagoville, as heretofore amended and as amended herein.

SECTION 5. That all provisions of the Ordinances of the City of Seagoville, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 7. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 8. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Seagoville, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 9. 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 the 25th day of February, 2019.

APPROVED:

DENNIS K. CHILDRESS, MAYOR

ATTEST:

KANDI JACKSON, CITY SECRETARY

APPROVED AS TO FORM:

VICTORIA W. THOMAS, CITY ATTORNEY

(/cdb 02/19/2019 TM106306)

EXHIBIT "A"
(Legal Property Description)

METES AND BOUNDS DESCRIPTION:

Being a 88.855-acre tract of land and being a portion of that tract of land described in a deed to Seagoville Farms, LLC, a Texas Limited Liability Company as recorded in Instrument Number 200700124784 of the Official Public Records of Dallas County, Texas, out of the Herman Heider Survey, Abstract 541, in the City of Seagoville, Dallas County, Texas. Said 88.855-acre tract being more fully described as follows, with bearings based on the Texas coordinate system established for the North Central Zone from the North American Datum of 1983 (NAD 83 {NA2011} Epoch 2010.00);

BEGINNING at a found 5/8-inch iron rod on the southwest right-of-way line of Farmers Road, a 60-foot right-of-way, on the east corner of Tract 1, described in deed to Carl Reece Henley and Elaine Henley recorded in Volume 2005156, Page 8736 of the Deed Records of Dallas County, Texas, being the north corner of said Seagoville Farms tract and the herein described tract;

THENCE South 45 degrees 38 minutes 36 seconds East, along and with the southwest right-of-way line of said Farmers Road, also being the northeast line of said Seagoville Farms tract, a distance of 993.25 feet to a found 1/2-inch iron rod at the north corner of a tract described in deed to Roberto Rodriguez and Alma Rodriguez recorded in Volume 2005051, Page 5273 of the Deed Records of Dallas County, Texas, being the northernmost, east corner of said Seagoville Farms tract and the herein described tract;

THENCE South 43 degrees 59 minutes 51 seconds West, departing the southwest right-of-way line of said Farmers Road, along and with the northwest line of said Rodriguez tract, being the southeast line of said Seagoville Farms tract, a distance of 475.04 feet to a found 3-inch fence post at the west corner of said Rodriguez tract, a re-entrant corner of said Seagoville Farms tract and the herein described tract;

THENCE South 45 degrees 30 minutes 26 seconds East, along and with the southwest line of said Rodriguez tract, being the northeast line of said Seagoville Farms tract, passing at a distance of 418.13 feet to a found 1/2-inch iron rod at the south corner of said Rodriguez tract, to the east corner in East Farmers Road, a 60-foot right-of-way, continuing for a total distance of 457.08 feet a found 1/2-inch iron rod with yellow cap marked "RPLS 5430" on the northwest line of the Galvan Addition subdivision recorded in Volume 20000220, Page 27 of the Plat Records of Dallas County, Texas, being the east corner of said Seagoville Farms tract and the herein described tract;

THENCE South 44 degrees 59 minutes 52 seconds West, departing the southwest right-of-way line of said East Farmers Road, along and with the northwest line of said Galvan Addition subdivision, being the southeast line of said Seagoville Farms tract, passing at a distance of 1729.53 feet the west corner of said Galvan Addition subdivision and the north corner of a tract described in a deed to H.C. Tredway Jr. and Jan Sebetlka, continuing for a total distance of 2247.24 feet to a found 1/2-inch iron rod with yellow cap marked "PACHECO KOCH" at the east intersection of the northeast right-of-way line of Wooley Way, a 60-foot right-of-way with the southeast right-of-way line of Alto Road, a 60-foot right-of-way dedicated in the Seagoville North Elementary School Subdivision recorded in Instrument 201800026932 of the Plat Records of Dallas County, Texas, being the south corner of the herein described tract;

THENCE North 45 degrees 10 minutes 55 seconds West, departing the northwest line of said H.C. Tredway Jr. and Jan Sebetlka tract, along and with the northeast right-of-way line of said Wooley Way, being the southwest line said Seagoville Farms tract, a distance of 625.56 feet to a set 1/2-inch iron rod with cap marked "PAPE-DAWSON" at the north intersection of the northeast right-of-way line of said Wooley Way with the northwest right-of-way line of Travers Trail, a 60-foot right-of-way, being a re-entrant corner of the herein described tract;

THENCE along and with the northwest right-of-way line of said Travers Trail, being the southeast line of the herein described tract, the following bearings and distances:

South 39 degrees 59 minutes 52 seconds West, a distance of 296.49 feet to a set 1/2-inch iron rod with cap marked "PAPE-DAWSON" for an angle point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 420.00 feet, a central angle of 23 degrees 46 minutes 09 seconds, a chord bearing and distance of South 51 degrees 52 minutes 56 seconds West, 172.97 feet, for an arc length of 174.21 feet to a found 1/2-inch iron rod at the east corner of a Drainage and Detention Easement recorded in Instrument 201500026932 of the Plat Records of Dallas County, Texas, being the south corner of the herein described tract;

THENCE departing the northwest right-of-way line of said Travers Trail, along and with the northeast lines of said Drainage and Detention Easement, of a tract of land deeded to Jesus Garcia and Daisy Bahena as recorded in Instrument Number 201600027383 of the Official Public Records of Dallas County, Texas, of Russell Zelaska recorded in Volume 99008, Page 1599 of the Deed Records of Dallas County, Texas, the following bearings and distances:

North 45 degrees 06 minutes 12 seconds West, a distance of 107.56 feet to a found 1/2-inch iron rod at the east corner of said Jesus Garcia and Daisy Bahena tract, being the north corner of said Drainage and Detention Easement;

North 43 degrees 29 minutes 14 seconds West, a distance of 199.93 feet to a found 1-inch iron pipe at the south corner of a tract described in a deed to Stephanie Dunn recorded in Instrument Number 20174245 of the Official Public Records of Dallas County, Texas, being the west corner of said Seagoville Farms tract and the herein described tract;

THENCE departing the northeast line of said Russell Zelaska tract, along and with the southeast lines of Dunn tract, also of a tract described in a deed to Shanna Epps recorded in Instrument Number 201700274246 of the Official Public Records of Dallas County, Texas, being the northwest line of said Seagoville Farms tract, the following bearings and distances:

North 45 degrees 12 minutes 51 seconds East, a distance of 212.96 feet to a found 1-inch iron pipe at the east corner of said Dunn tract, being the south corner of said Epps tract;

North 44 degrees 41 minutes 26 seconds East, a distance of 108.39 feet to a found 1-inch iron pipe at the east corner of said Epps tract, a re-entrant corner of said Seagoville Farms tract and the herein described tract;

THENCE North 44 degrees 40 minutes 17 seconds West, along and with the northeast line of said Epps tract, being the southwest line of said Seagoville Farms tract, a distance of 199.39

feet to a found 1-inch iron pipe on the southeast right-of-way line Myers Road, a 40-foot right-of-way, being the north corner of said Epps tract, being a west corner of said Seagoville Farms tract;

THENCE North 44 degrees 55 minutes 20 seconds East, along and with the southeast right-of-way line said Myers Road, a distance of 20.83 feet to a set 1/2-inch iron rod with cap marked "PAPE-DAWSON" at the east corner of said Myers Road, a re-entrant corner of said Seagoville Farms tract;

THENCE North 53 degrees 20 minutes 06 seconds West, along and with the northeast right-of-way line said Myers Road, being the northeast line of a tract described in deed to Lackey Sebastian Jr. recorded in Volume 2000071, Page 6757 of the Official Public Records of Dallas County, Texas, being the southwest line of said Seagoville Farms tract, a distance of 154.95 feet to a found 6-inch fence post at the north corner of said Sebastian tract, being the west corner of said Seagoville Farms tract;

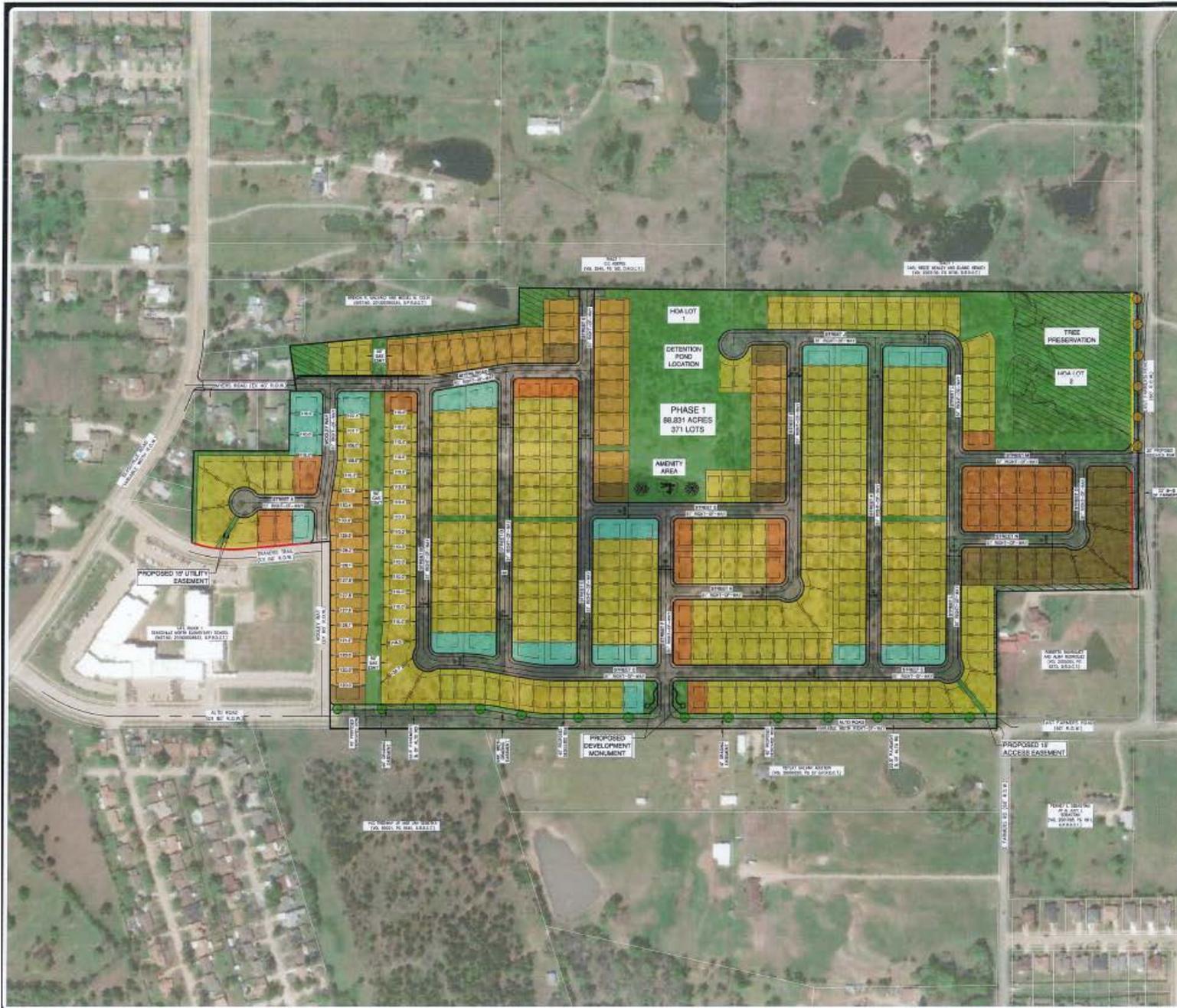
THENCE North 39 degrees 45 minutes 59 seconds East, along and with the southeast line of a tract described in a deed to Brenda R. Malvaez and Miguel M. Colin recorded in Instrument Number 201300350534 of the Official Public Records of Dallas County, Texas, being the northwest line of said Seagoville Farms tract, a distance of 771.41 feet to a found 1-inch iron pipe at the east corner of said Brenda R. Malvaez and Miguel M. Colin tract, a re-entrant corner of said Seagoville Farms tract and the herein described tract;

THENCE North 44 degrees 33 minutes 46 seconds West, along and with the northeast line of said Brenda R. Malvaez and Miguel M. Colin tract, being the southwest line of said Seagoville Farms tract, a distance of 123.98 feet to a found 1-inch iron pipe on the southeast line of Tract 1, described in a deed to CC. Adkins recorded in Volume 5546, Page 100 of the Deed Records of Dallas County, Texas, being the north corner of said Brenda R. Malvaez and Miguel M. Colin tract, being a west corner of said Seagoville Farms tract and the herein described tract;

THENCE along and with the southeast lines of said Adkins tract and said Henley tract, being the northwest line of said Seagoville Farms tract and the herein described tract, the following bearings and distances:

North 45 degrees 34 minutes 29 seconds East, a distance of 695.07 feet to a found 1/2-inch iron rod at the east corner of said Adkins tract, the south corner of said Henley tract, and an angle point of the herein described tract;

North 45 degrees 22 minutes 32 seconds East, a distance of 1386.09 feet to the **POINT OF BEGINNING**, and containing calculated area 3,869,488 square feet or 88.831 acres, said tract being described in accordance with a survey made on the ground and a survey description and map prepared under Job Number 70086-00 by Pape-Dawson Engineers, Inc.



LEGEND

- PROPERTY BOUNDARY
- PROPOSED SCREENING WALL
- PROPOSED LIVE SCREENING
- PROPOSED 4" PVC & 6" BWT TRAIL
- PROPOSED 4" SIDEWALK
- PROPOSED 4" SIDEWALK AT BACK OF LOT
- PROPOSED 30" TREE PRESERVATION

PROJECT SUMMARY

LOT COLOR CODE	MIN. LOT SIZE	APPROX. UNITS	PERCENTAGE
Light Green	80' x 120'	281	75.30%
Yellow	80' x 120'	42	11.30%
Orange	80' x 120'	26	7.01%
Light Blue	80' x 120'	36	9.63%
Dark Blue	100' x 110'	20	5.22%
TOTAL		371	100.00%

BUILDING SETBACK
 FRONT: 20'
 REAR: 20'
 INTERIOR: 5'
 SIDE: 5' (ADJACENT TO STREET: 20')
MAXIMUM BUILDING COVERAGE
 35%
TOTAL OPEN SPACE
 15,434 ACRES
ANTICIPATED LIVING AREA
 4,101,790 SF

- NOTES:**
- PROPOSED IMPROVEMENTS WILL MEET CURRENT LANSPECIFIC REQUIREMENTS.
 - SCREENING WALL SHALL BE LOCATED ALONG TRAIRED TRAIL, ALTO ROAD AND PARKWAY FENCE LINE.
 - ALL COMMON AREAS, DIVISION FENCE, GREEN SPACE, SCREENING WALLS AND UNIMPROVED SURFACES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
 - PROPOSED TRAIRED TRAIL TOTAL LINEAR FOOT WILL BE 5,500' TO BE LOCATED IN THE DEVELOPMENT WHERE APPLICABLE.
 - NO DIRECT ACCESS FROM ANY LOT INTO ALTO ROAD.
 - SCREENING WALL TO BE COMPLETED PRIOR TO FINAL PLAT.
 - TREES WITH THE TREE PRESERVATION WILL BE PROTECTED FROM DISPLACEMENT TO THE EXTENT REASONABLY POSSIBLE.

DATE	
REVISION	
NO.	

PAPE-DAWSON ENGINEERS
 8811 LAMAR AVENUE SUITE 1000 HOUSTON, TEXAS 77063
 281.419.7000 FAX 281.419.7001
 WWW.PAPE-DAWSON.COM

SEAGOVILLE FARMS
 SEAGOVILLE, DALLAS COUNTY, TEXAS
 CONCEPT PLAN EXHIBIT

JOB NO: 202505-01
 DRAWING: 01
 PROJECT: SEAGOVILLE FARMS
 DATE: DECEMBER 2025
EX 1

Regular Session Agenda Item: 11

Meeting Date: February 25, 2019

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

RECOMMENDATION:

N/A

EXHIBITS:

N/A

Regular Session Agenda Item: 12

Meeting Date: February 25, 2019

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

RECOMMENDATION:

N/A

EXHIBITS:

N/A