



**MINUTES OF CITY COUNCIL  
JOINT WITH SEAGOVILLE ECONOMIC DEVELOPMENT CORPORATION  
FEBRUARY 25, 2019**

**The Regular Session of the Joint Meeting with Seagoville Economic Development Corporation of the City of Seagoville, Texas was called to order at 7:00 p.m. on Monday, February 25, 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

Jose Hernandez	Board Chair
Stepper Sebastian	Board Vice Chair
Barbara Sherman	Board Member
Martin Ashley	Board Member
Harold Magill	Board Member
Alvin Ross	Board Member
Howard Sanders	Board Member

The following staff members were also present: City Manager Patrick Stallings, Police Chief Ray Calverley, Junior Planner Jennifer Bonner, City Attorney Victoria Thomas, Water Utilities Director Phil DeChant, Assistant Water Utilities Director Chris Ryan, Seagoville Economic Development Administrative Assistant Don Cole. Finance Director Patrick Harvey, Director of Administrative Services Cindy Brown, and City Secretary Kandi Jackson.

**Invocation** – *Invocation was led by Seagoville Economic Development Administrative Assistant Dr. Cole.*

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

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

*Kendall Howard, Urban Planner for Halff Associates, Inc. presented the draft corridor study report.*

**2. City Council recessed into Executive Session at 7:35 p.m.**

**Seagoville Economic Development Corporation recessed into Executive Session at 7:35 p.m.**

**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. City Council Reconvened into Regular Session at 8:12 p.m.**

**Seagoville Economic Development Corporation Reconvened into Regular Session at 8:12 p.m.**

**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**

*No action taken by City Council.*

*Motion to approve the appraisal for the property located at U.S. Highway 175 and at the same time motion for the appraisal for Farmers Road property- Board Member Sebastian. Board Chair Hernandez stated we need to have two separate motions, one for each property. Board Member Sebastian stated his motion is for the property at U.S. Highway 175. Board Chair Hernandez amended the motion not to exceed two thousand six hundred dollars (\$2,600) for each appraisal, seconded by Board Member Ashley; motion passed with all ayes. 7/0*

*Motion approve an appraisal not to exceed two thousand six hundred dollars (\$2,600.00) for the property located at Farmers Road – Sebastian, seconded by Magill; motion passed with all ayes. 7/0*

**SEDC Adjourned at 8:13 p.m.**

**Mayor's Report**

*None.*

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

*None.*

**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)**

*Motion to approve the City Council Meeting minutes for February 4, 2019 – Hernandez, seconded by Magill; motion passed with all ayes. 5/0*

**REGULAR AGENDA-**

- 5. Approval of publishing the Notice of Intent to issue the FY 2019 Bonds**

*Motion to approve the publishing of the Notice of Intent to issue the FY 2019 Bonds – Hernandez, seconded by Howard; motion passed with all ayes. 5/0*

- 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)**

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

**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)**

*Mayor Childress opened the public hearing at 8:16 p.m.*

*No one spoke for or against.*

*Mayor Childress closed the public hearing at 8:16 p.m.*

**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)**

*Motion to approve 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 – Epps. Councilmember Hernandez requested to make the following amendment; "Each side yard shall have a minimum lot width of 6-feet."*

*Junior Planner Bonner explained the Planning & Zoning process and changes that were made to the Ordinance. Councilmember Hernandez seconded the motion; motion passed with all ayes. 5/0*

**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.**

*Mayor Childress opened the public hearing at 8:21 p.m.*

*No one spoke for or against.*

*Mayor Childress closed the public hearing at 8:21 p.m.*

**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**

*Junior Planner Bonner stated the size of the development will be corrected, the length of the hike and bike trail will be reduced, adding more small lots and reducing the amount of larger lots, reducing the total number of lots to be built in three (3) phases due to the changes in lot sizes, reducing the lot depth where Atmos Energy may require a 50-foot easement outside of any lot, and the concept plan will change.*

*After some discussion, a motion to approve 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 – Fruin, seconded by Epps; motion passed with Howard, Hernandez, Fruin and Epps for, and Magill against. 4/1*

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

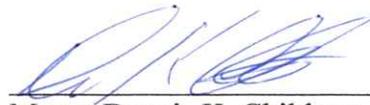
*None.*

**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.

*Councilmember Magill requested a discussion with Republic Services concerning customer service.*

**City Council Adjourned at 8:35 p.m.**

**APPROVED:**



\_\_\_\_\_  
Mayor Dennis K. Childress

**ATTEST:**

  
\_\_\_\_\_  
Kandi Jackson, City Secretary

