



**SEAGOVILLE, TEXAS
CITY COUNCIL MEETING AGENDA
MONDAY, NOVEMBER 18, 2019**

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

WORK SESSION – 6:30 P.M.

Call to Order

A. Discuss regular session agenda items

Adjourn

REGULAR SESSION - 7:00 P.M.

ROUTINE ANNOUNCEMENTS, RECOGNITIONS, and PROCLAMATIONS

Call to Order

Invocation

Pledge of Allegiance

Mayor's Report

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

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

- 1. Consider approving City Council Meeting minutes for November 4, 2019 and Special Called Joint Meeting with Seagoville Economic Development Corporation minutes for November 12, 2019 (City Secretary)**

REGULAR AGENDA-

2. Discuss and consider a Resolution of the City Council of the City of Seagoville, Texas, awarding a unit price contract for asphalt repair to Anderson Asphalt & Concrete Paving, LLC; authorizing the City Manager to execute any and all necessary documents; and providing an effective date (Community Development Director)

3. Conduct a public hearing on a request to change in zoning from Residential-5 (R-5) to Planned Development-19-04 (PD-19-04) for Residential Single Family on approximately 46+ acres, being Tract 4 and Tract 16, John D. Merchant Abstract 850, commonly known as 835 Thedford, Seagoville, Dallas County, Texas (Community Development Director)

4. Discuss and consider approving an Ordinance of the City of Seagoville, 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-19-04 (PD-19-04) on approximately 46+ acres, being comprised of Tract 4 and Tract 16, John D. Merchant Abstract 850, commonly collectively known as 835 Thedford, Seagoville, Dallas County, Texas, and being legally described in Exhibit "A" and depicted in Exhibit "B", attached hereto; providing for development regulations; providing for the approval of a concept plan, which is attached hereto and incorporated herein as Exhibit "C"; providing for a repealing clause; providing for a severability clause; providing for a savings clause; providing for a penalty fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and providing an effective date (Community Development Director)

5. Conduct a public hearing on a request for a change in zoning from Residential-2 (Ord 45-03) to Planned Development – Residential 2 - amended PD-19-05 on approximately 43+ acres, being two (2) tracts of land described as Tract 1 and Tract 1.1 in the Herman Heider Abstract 541, commonly referred to as 408 East Stark Road, Seagoville, Dallas County, Texas, to provide for an amended concept plan and new development regulation (Community Development Director)

6. Discuss and consider approving 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-2 (Ord 45-03) to Planned Development – Residential 2 - amended (PD 19-05) on approximately 43+ acres, being two (2) tracts of land described as Tract 1 and Tract 1.1 in the Herman Heider Abstract 541, commonly collectively referred to as 408 East Stark 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 for a severability clause; providing for a savings clause; providing for a penalty fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date (Community Development Director)

7. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the purchase of a 2020 Ford F-350 Diesel Crew Cab Utility vehicle for an amount not to exceed Fifty Eight Thousand Three Hundred Thirty Seven Dollars and Ninety Cents \$58,337.90 from Rush Truck Center; providing for the repeal of any and all Resolutions in conflict; providing for severability clause; and providing an effective date (Community Development Director)

8. Discuss and consider development of a food truck/trailer court (City Manager)

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

10. 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.

11. Recess into Executive Session

Council will recess into Executive Session in compliance with Texas Government Code:

- A. § 551.071. Consultation with City Attorney: receive legal advice related to the process to sell city owned property**
- B. § 551.071. Consultation with City Attorney: receive legal advice related to Charles Miller v. Board of Adjustment, City of Seagoville, Cause No. DC-19-10489 in the 134th Judicial District Court of Dallas County, Texas**
- C. § 551.087. Discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations, and to deliberate the offer of a financial or other incentive to a business prospect, to wit: “Project Restaurant”**

12. Reconvene Into Regular Session

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

- A. § 551.071. Consultation with City Attorney: receive legal advice related to process to sell city owned property**
- B. § 551.071. Consultation with City Attorney: receive legal advice related to Charles Miller v. Board of Adjustment, City of Seagoville, Cause No. DC-19-10489 in the 134th Judicial District Court of Dallas County, Texas**
- C. § 551.087. Discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations, and to deliberate the offer of a financial or other incentive to a business prospect, to wit: "Project Restaurant"**

Adjourn

Posted Friday, November 15, 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, December 2, 2019 Regular City Council Meeting**
- **Monday, December 16, 2019 Regular City Council Meeting**

Consent Session Agenda Item: 1

Meeting Date: November 18, 2019

ITEM DESCRIPTION:

Consider approving City Council Meeting minutes for November 4, 2019 and Special Called Joint Meeting with Seagoville Economic Development Corporation minutes for November 12, 2019.

BACKGROUND OF ISSUE:

Approve City Council Meeting minutes for October 7, 2019 and Special Called Joint Meeting minutes with Seagoville Economic Development Corporation for November 12, 2019.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval.

EXHIBITS:

November 4, 2019 Work Session Minutes
November 4, 2019 Regular Meeting Minutes
November 12, 2019 Special Called Joint Meeting minutes with Seagoville Economic Development Corporation



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

The Work Session of the City Council of the City of Seagoville, Texas was called to order at 6:30 p.m. on Monday, November 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: City Manager Patrick Stallings, Police Chief Ray Calverley, Community Development Director Ladis Barr, City Attorney Victoria Thomas, Library Director Liz Gant, Fire Chief Todd Gilcrease, 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 October 7, 2019 (City Secretary)

No questions.

2. Discuss parking in fire lane behind Valero (Councilmember Fruin)

Councilmember Fruin stated he wanted to remove Item #2 on the Regular Agenda.

3. Conduct interviews with Boards & Commissions Applicant for appointment (City Secretary)

City Manager Stallings stated City Secretary Jackson will present the Boards & Commissions Applicant during Regular Session.

4. Discuss and consider approving the Grossman Design Build, LLC Letter of Intent concerning Fire Station #2 (City Manager)

City Manager Stallings stated Fire Chief Gilcrease, Halff Associates, Inc., Project Manager Alan LaFon, and Mr. Brian Grossman will update Council concerning the Letter of Intent for Fire Station #2.

5. Conduct a public hearing on a request to change the zoning from Planned Development - Apartments (PD-A) and Planned Development – Local Retail (PD-LR) to Planned Development – Commercial (PD-19-03) for approximately 5.6± acres of the land described as Lot 2 Block 1 Seagoville Place Addition, commonly referred to as 2110 North Highway 175, and Lot 1 Block 1 Seagoville Place Re-Plat, commonly referred to as 2108 North Highway 175, Seagoville, Dallas County, Texas (Community Development Director)

City Manager Stallings stated Item #5 is a public hearing concerning a rezone for 2110 and 2108 North Highway 175.

6. Discuss and consider approving 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 - Apartments (PD-A) and Planned Development – Local Retail (PD-LR) to Planned Development – Commercial (PD-19-03) for approximately 5.6± acres of land described as Lot 2 Block 1 Seagoville Place Addition, commonly known as 2110 North Highway 175, and Lot 1 Block 1 Seagoville Place Re-Plat, commonly known as 2108 North Highway 175, Seagoville, Dallas County, Texas, and being legally described and depicted in Exhibit “A”, attached hereto and incorporated herein; providing for development regulations; providing for the approval of the site 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 (Community Development Director)

City Manager Stallings stated this Ordinance concerns the rezone at 2110 and 2108 North Highway 175.

7. Receive an update from Halff Associates, Inc. concerning roads included in bond package (Halff Associates, Inc.)

City Manager Stallings stated Engineer Jeff Roberts with Halff Associates, Inc. will bring an update concerning roads included in the bond package. He stated he is working on Malloy Bridge Road from Highway 175 to just past Crestview. The asphalt will turn into a concrete four (4) lane road. Crestview will then turn into a two (2) lane concrete road. He also stated Ross and Johnnie Row will turn into concrete roadways with curb and gutter.

8. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the Mayor to sign a Fiscal Year 2020 Agreement Amendment and Extension of the Fiscal Year 2019 Agreement for Title III Federal Services with Dallas Area Agency on Aging; providing for the repeal of any and all Resolutions in conflict; providing for a severability clause; and providing an effective date (Library Director)

Library Director Gant stated every other year the City of Seagoville amends and extends their agreement with Dallas concerning the Dallas Area Agency on Aging. She stated the only adjustment made was to the number of meals provided to the seniors. She also stated there are no changes to the funding levels or the City of Seagoville's obligation.

No questions.

9. Discuss and consider a Resolution of the City of Seagoville, Texas, (1) authorizing the City Manager to execute an Agreement with Vector Concepts for the purchase and installation of 290 square yards of Hidden Plains 1A Carpet Tile at the Seagoville Public Library in an amount not to exceed \$11,097.00 said amount to include all necessary materials, labor, equipment and installation, and (2) further authorizing the City Manager to execute an agreement with Randy Thomas Library Works for professional library stack/furniture moving services to support the carpet installation process in an amount not to exceed \$10,777.00, and providing an effective date (Library Director)

Library Director Gant stated this Resolution allows for the purchase and installation of new carpet for the Library to match the rest of City Hall. She also stated the Resolution allows for the moving of Library furniture.

No questions.

10. Discuss and consider approving a Resolution of the City of Seagoville, Dallas County, Texas casting its vote for the fourth member of the Board of Directors of the Dallas Central Appraisal District (City Secretary)

City Secretary Jackson stated this Resolution allows Seagoville City Council to cast a vote for the fourth member of the Board of Directors of the Dallas Central Appraisal District.

11. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the purchase of one (1) Pro-Patch Asphalt Pothole Patcher Trailer Model TM 300-40 DHE Trailer Unit in an amount not to exceed \$53,825.00 from H.D. Industries, Inc.; and authorizing the City Manager to execute any and all necessary documents and disburse said funds; and providing for an effective date (Community Development Director)

City Manager Stallings stated this Resolution allows for the purchase of one (1) Pro-Patch Asphalt Pothole Patcher Trailer Model TM 300-40 DHE Trailer Unit which helps to perform crack sealing.

12. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the City Manager to execute an Agreement for the purchase and installation of five (5) HVAC units for City Hall in an amount not to exceed \$50,119.00 from Infinity Contractors; and providing an effective date (Community Development Director)

City Manager Stallings stated this Resolution allows for replacing the old HVAC Units at City Hall.

13. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving a project and expenditure by the Seagoville Economic Development Corporation in an amount not to exceed \$83,770.00 to Concrete Walls, Inc. for the remodel/finish out work on 106 and 108 Railroad as set forth in Exhibit A attached hereto and incorporated herein and authorizing the City Manager to execute any documents necessary for the performance of said work; providing for a repealing clause; providing for a severability clause; and providing an effective date (City Manager)

City Manager Stallings stated this Resolution is to ratify the agreement with Seagoville Economic Development Corporation (SEDC) and Concrete Walls Inc., to combine 106 & 108 Railroad into one building.

14. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the purchase of two (2) FlashCAM 880SX Mobility Starter Packages in an amount not to exceed \$15,660.00 from Q-Star Technology; and providing an effective date (Community Development Director)

City Manager Stallings stated this purchase was approved in the budget to purchase two (2) FlashCAM 880SX Mobility Starter Packages, these are high-tech cameras to help with illegal dumping. He stated this will be placed in various place around the city to help catch some of the violators that dump illegally.

Councilmember Hernandez asked if the cameras can be easily moved. City Manager Stallings stated the cameras are easily moved and are not easily detected.

Councilmember Hernandez asked if the cameras come with a memory card. Community Development Director Barr stated the memory card comes with the unit.

Councilmember Hernandez asked if the cameras can be locked. Community Development Director Barr stated they can be locked and secured.

Councilmember Fruin stated the cameras also capture the license plates and vehicle descriptions. Community Development Director Barr stated the camera can read a license plate up to two hundred fifty (250) feet away in the dark.

15. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the City Manager to execute an Agreement for the purchase of one (1) High-Production Crack-Sealing Machine BK-400D in an amount not to exceed \$56,460.00, said amount to include freight and delivery charges, from Romco Equipment Co.; and providing an effective date (Community Development Director)

City Manager Stallings stated he reversed Item #11 with Item #15. He stated Item #15 is the purchase of a machine for crack sealing and Item #11 was the pro-patch for the asphalt replacement. He stated the two will complement each other.

Councilmember Hernandez asked about the life expectancy of this machine. Community Development Director Barr stated the life span is about ten (10) years.

16. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the purchase of one (1) Stalker SAM (Speed Awareness Monitor) Trailer in an amount not to exceed \$7,885.00 from Stalker Applied Concepts, Inc.; and providing an effective date (Community Development Director)

Community Development Director Barr stated this Resolution allows for the purchase of one (1) Stalker SAM (Speed Awareness Monitor) Trailer and is equipped with red and blue lights. He stated there are some similar units in the city that are fixed in place. He stated this unit is able to be relocated to different parts of the City. He also stated the characters on the sign are visible at one thousand (1,000) feet.

17. Discuss and consider approving an Ordinance of the City of Seagoville, Texas, amending the Code of Ordinances by adding a new section 13.01.004 titled “Residential Exterior Lighting Trespass and Nuisance” to article 13.01 titled “General Provisions” of Chapter 13 titled “Offenses and Nuisances”; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of Five Hundred Dollars (\$500.00) for each offense; and providing an effective date (Community Development Director)

Community Development Director Barr stated this Ordinance will allow for enforcement of “Residential Exterior Lighting Trespass and Nuisance”. He stated Staff recently received some complaints concerning lights that trespass onto neighboring properties in the residential areas.

B. Police Department & Animal Control Update (Police Chief)

Police Chief Calverley provided an update concerning Animal Control and the Police Department.

Adjourned at 6:58 p.m.

APPROVED:

Mayor Dennis K. Childress

ATTEST:

Kandi Jackson, City Secretary



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

The Regular Session of the City Council of the City of Seagoville, Texas was called to order at 7:09 p.m. on Monday, November 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: City Manager Patrick Stallings, Police Chief Ray Calverley, Library Director Liz Gant, Community Development Director Ladis Barr, City Attorney Victoria Thomas, Fire Chief Todd Gilcrease, 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.*

Proclamation – Dyslexia – *Mayor Childress presented a proclamation concerning dyslexia. He also recognized Jai'quarrius Carter, an intern from Seagoville High School, for his work on the proclamation*

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.*

Karl Boss at 2701 Old Farm, stated his concern for the illegal dumping of animals.

Megan Probus at 1322 Dowdy Ferry Rd, stated her concern for the illegal dumping of animals.

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 October 7, 2019 (City Secretary)

Motion to approve City Council Meeting minutes for October 7, 2019 – Hernandez, seconded by Epps; motion passed with all ayes. 5/0

REGULAR AGENDA-

2. Discuss parking in fire lane behind Valero (Councilmember Fruin)

Mayor Childress stated this item will be tabled until further notice.

3. Conduct interviews with Boards & Commissions Applicant for appointment (City Secretary)

City Secretary Jackson stated the Planning & Zoning Commission has vacancies for Place Six (6) and Place Seven (7). She stated Mr. Tyree Roberson has submitted his application and completed a background check to fill one of the vacancies. She also stated Mr. Roberson is present for questions from Council.

Applicant Roberson presented his history in the City of Seagoville as well as his personal growth.

Councilmember Hernandez asked Mr. Roberson if he is experienced with city planning or planning large events. Mr. Roberson stated he has experience in both, city planning and event planning.

Motion to appoint Mr. Roberson to Place Six (6) on the Planning & Zoning Commission – Hernandez, seconded by Howard; motion passed with all ayes. 5/0

4. Discuss and consider approving the Grossman Design Build, LLC Letter of Intent concerning Fire Station #2 (City Manager)

Halff Associates, Inc., Project Manager Alan LaFon introduced himself and Brian Grossman with Grossman Design Build. He stated Grossman Design Build has a lot of experience in the design build of Police and Fire Stations.

Project Manager LaFon stated the Letter of Intent is the first step in moving forward with Fire Station #2. He stated the Letter of Intent will allow Grossman to proceed with pre-construction services. He stated Grossman Design Build guarantees to stay within the 1.1 million city budget. He also stated they will be back in January or February for approval of a contract.

Motion to approve the Grossman Design Build, LLC Letter of Intent concerning Fire Station #2 – Magill, seconded by Hernandez; motion passed with all ayes. 5/0

5. Conduct a public hearing on a request to change the zoning from Planned Development - Apartments (PD-A) and Planned Development – Local Retail (PD-LR) to Planned Development – Commercial (PD-19-03) for approximately 5.6± acres of the land described as Lot 2 Block 1 Seagoville Place Addition, commonly referred to as 2110 North Highway 175, and Lot 1 Block 1 Seagoville Place Re-Plat, commonly referred to as 2108 North Highway 175, Seagoville, Dallas County, Texas (Community Development Director)

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

No one spoke for or against.

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

6. Discuss and consider approving 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 - Apartments (PD-A) and Planned Development – Local Retail (PD-LR) to Planned Development – Commercial (PD-19-03) for approximately 5.6± acres of land described as Lot 2 Block 1 Seagoville Place Addition, commonly known as 2110 North Highway 175, and Lot 1 Block 1 Seagoville Place Re-Plat, commonly known as 2108 North Highway 175, Seagoville, Dallas County, Texas, and being legally described and depicted in Exhibit “A”, attached hereto and incorporated herein; providing for development regulations; providing for the approval of the site 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 (Community Development Director)

Motion to approve an Ordinance of the City of Seagoville, Dallas County, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Seagoville, Dallas County, Texas, as heretofore amended, by granting a change in zoning from Planned Development - Apartments (PD-A) and Planned Development – Local Retail (PD-LR) to Planned Development – Commercial (PD-19-03) for approximately 5.6± acres of land described as Lot 2 Block 1 Seagoville Place Addition, commonly known as 2110 North Highway 175, and Lot 1 Block 1 Seagoville Place Re-Plat, commonly known as 2108 North Highway 175, Seagoville, Dallas County, Texas, and being legally described and depicted in Exhibit “A”, attached hereto and incorporated herein; providing for development regulations; providing for the approval of the site 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 – Hernandez, seconded by Howard; motion passed with all ayes. 5/0

7. Receive an update from Halff Associates, Inc. concerning roads included in bond package (Halff Associates, Inc.)

Halff Associates, Inc., Project Manager and Civil Engineer Jeff Roberts provided an update concerning Crestview Lane, East Malloy Bridge Road from Highway 175 to 200 feet past Crestview Lane, Johnnie Row, and Ross Lane.

Mayor Pro Tem Epps asked if Johnnie Row and Ross Lane will have six (6) inches of concrete. Project Manager and Civil Engineer Roberts stated yes, both Johnnie Row and Ross Lane will have six (6) inches of concrete.

8. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the Mayor to sign a Fiscal Year 2020 Agreement Amendment and Extension of the Fiscal Year 2019 Agreement for Title III Federal Services with Dallas Area Agency on Aging; providing for the repeal of any and all Resolutions in conflict; providing for a severability clause; and providing an effective date (Library Director)

Motion to approve a Resolution of the City of Seagoville, Texas, authorizing the Mayor to sign a Fiscal Year 2020 Agreement Amendment and Extension of the Fiscal Year 2019 Agreement for Title III Federal Services with Dallas Area Agency on Aging; providing for the repeal of any and all Resolutions in conflict; providing for a severability clause; and providing an effective date – Howard, seconded by Fruin; motion passed with all ayes. 5/0

9. Discuss and consider a Resolution of the City of Seagoville, Texas, (1) authorizing the City Manager to execute an Agreement with Vector Concepts for the purchase and installation of 290 square yards of Hidden Plains 1A Carpet Tile at the Seagoville Public Library in an amount not to exceed \$11,097.00 said amount to include all necessary materials, labor, equipment and installation, and (2) further authorizing the City Manager to execute an agreement with Randy Thomas Library Works for professional library stack/furniture moving services to support the carpet installation process in an amount not to exceed \$10,777.00, and providing an effective date (Library Director)

Motion to approve a Resolution of the City of Seagoville, Texas, (1) authorizing the City Manager to execute an Agreement with Vector Concepts for the purchase and installation of 290 square yards of Hidden Plains 1A Carpet Tile at the Seagoville Public Library in an amount not to exceed \$11,097.00 said amount to include all necessary materials, labor, equipment and installation, and (2) further authorizing the City Manager to execute an agreement with Randy Thomas Library Works for professional library stack/furniture moving services to support the carpet installation process in an amount not to exceed \$10,777.00, and providing an effective date – Fruin, seconded by Magill; motion passed with all ayes. 5/0

10. Discuss and consider approving a Resolution of the City of Seagoville, Dallas County, Texas casting its vote for the fourth member of the Board of Directors of the Dallas Central Appraisal District (City Secretary)

Councilmember Fruin asked if Council is voting for one (1) out of the five (5) candidates presented. City Secretary Jackson confirmed Council is voting for one (1) member.

Councilmember Magill asked what city each member is representing. City Secretary Jackson stated Mr. Michael Hurtt is representing Desoto, Duncanville, Richardson, Ms. Dianne Cartwright is representing Irving, Ms. Mona Dixon is representing Lancaster, Mr. Brett Franks is representing Sachse, and Mr. Steve Nichols is representing Hutchins.

Motion to cast a vote for Mr. Michael Hurtt – Magill, seconded by Howard; motion passed with all ayes. 5/0

11. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the purchase of one (1) Pro-Patch Asphalt Pothole Patcher Trailer Model TM 300-40 DHE Trailer Unit in an amount not to exceed \$53,825.00 from H.D. Industries, Inc.; and authorizing the City Manager to execute any and all necessary documents and disburse said funds; and providing for an effective date (Community Development Director)

Motion to approve a Resolution of the City of Seagoville, Texas, authorizing the purchase of one (1) Pro-Patch Asphalt Pothole Patcher Trailer Model TM 300-40 DHE Trailer Unit in an amount not to exceed \$53,825.00 from H.D. Industries, Inc.; and authorizing the City Manager to execute any and all necessary documents and disburse said funds; and providing for an effective date – Fruin, seconded by Hernandez; motion passed with all ayes. 5/0

12. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the City Manager to execute an Agreement for the purchase and installation of five (5) HVAC units for City Hall in an amount not to exceed \$50,119.00 from Infinity Contractors; and providing an effective date (Community Development Director)

Motion to approve a Resolution of the City of Seagoville, Texas, authorizing the City Manager to execute an Agreement for the purchase and installation of five (5) HVAC units for City Hall in an amount not to exceed \$50,119.00 from Infinity Contractors; and providing an effective date – Epps, seconded by Howard; motion passed with all ayes. 5/0

13. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving a project and expenditure by the Seagoville Economic Development Corporation in an amount not to exceed \$83,770.00 to Concrete Walls, Inc. for the remodel/finish out work on 106 and 108 Railroad as set forth in Exhibit A attached hereto and incorporated herein and authorizing the City Manager to execute any documents necessary for the performance of said work; providing for a repealing clause; providing for a severability clause; and providing an effective date (City Manager)

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, approving a project and expenditure by the Seagoville Economic Development Corporation in an amount not to exceed \$83,770.00 to Concrete Walls, Inc. for the remodel/finish out work on 106 and 108 Railroad as set forth in Exhibit A attached hereto and incorporated herein and authorizing the City Manager to execute any documents necessary for the performance of said work; providing for a repealing clause; providing for a severability clause; and providing an effective date – Magill, seconded by Howard; motion passed with all ayes. 5/0

14. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the purchase of two (2) FlashCAM 880SX Mobility Starter Packages in an amount not to exceed \$15,660.00 from Q-Star Technology; and providing an effective date (Community Development Director)

Motion to approve a Resolution of the City of Seagoville, Texas, authorizing the purchase of two (2) FlashCAM 880SX Mobility Starter Packages in an amount not to exceed \$15,660.00 from Q-Star Technology; and providing an effective date – Hernandez, seconded by Magill; motion passed with all ayes. 5/0

15. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the City Manager to execute an Agreement for the purchase of one (1) High-Production Crack-Sealing Machine BK-400D in an amount not to exceed \$56,460.00, said amount to include freight and delivery charges, from Romco Equipment Co.; and providing an effective date (Community Development Director)

Motion to approve a Resolution of the City of Seagoville, Texas, authorizing the City Manager to execute an Agreement for the purchase of one (1) High-Production Crack-Sealing Machine BK-400D in an amount not to exceed \$56,460.00, said amount to include freight and delivery charges, from Romco Equipment Co.; and providing an effective date – Magill, seconded by Epps; motion passed with all ayes. 5/0

16. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the purchase of one (1) Stalker SAM (Speed Awareness Monitor) Trailer in an amount not to exceed \$7,885.00 from Stalker Applied Concepts, Inc.; and providing an effective date (Community Development Director)

Motion to approve a Resolution of the City of Seagoville, Texas, authorizing the purchase of one (1) Stalker SAM (Speed Awareness Monitor) Trailer in an amount not to exceed \$7,885.00 from Stalker Applied Concepts, Inc.; and providing an effective date – Howard, seconded by Magill; motion passed with all ayes. 5/0

17. Discuss and consider approving an Ordinance of the City of Seagoville, Texas, amending the Code of Ordinances by adding a new section 13.01.004 titled “Residential Exterior Lighting Trespass and Nuisance” to article 13.01 titled “General Provisions” of Chapter 13 titled “Offenses and Nuisances”; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of Five Hundred Dollars (\$500.00) for each offense; 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 adding a new section 13.01.004 titled “Residential Exterior Lighting Trespass and Nuisance” to article 13.01 titled “General Provisions” of Chapter 13 titled “Offenses and Nuisances”; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of Five Hundred Dollars (\$500.00) for each offense; and providing an effective date – Magill, seconded by Howard; motion passed with all ayes. 5/0

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

Councilmember Magill stated he would like to commend the Seagoville Police Department for their response to an incident at a school bus stop. He stated the Seagoville Police Department responded first to the incident and the job was well done.

19. 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 requested Staff to present to Council the numbers for the cost of sidewalks on Malloy Bridge Road from Highway 175 to the Senior Center.

20. Recess Into Executive Session at 7:53 p.m.

Council will recess into Executive Session in compliance with Texas Government Code:

- A. § 551.071. (2) Consultation with attorney to seek legal advice on a matter under that subsection, to wit: ordinances regarding panhandling, vagrancy and/or loitering**

21. Reconvene Into Regular Session at 8:13 p.m.

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

- A. § 551.071. (2) Consultation with attorney to seek legal advice on a matter under that subsection, to wit: ordinances regarding panhandling, vagrancy and/or loitering**

No action taken.

Adjourned at 8:14 p.m.

APPROVED:

Mayor Dennis K. Childress

ATTEST:

Kandi Jackson, City Secretary



**MINUTES OF CITY COUNCIL
JOINT WITH SEAGOVILLE ECONOMIC DEVELOPMENT CORPORATION
NOVEMBER 12, 2019**

The Joint Meeting with Seagoville Economic Development Corporation of the City of Seagoville, Texas was called to order at 6:33 p.m. on Tuesday, November 12, 2019, at John Bunker Sands Wetland Center, 655 Martin Lane, Seagoville, Texas with a quorum present, to wit:

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

Jose Hernandez	Board Chair	
Stepper Sebastian	Board Vice Chair	
Barbara Sherman	Board Member	Absent
Harold Magill	Board Member	
Martin Ashley	Board Member	

The following staff members were also present: City Manager Patrick Stallings, City Attorney Victoria Thomas, Director of Administrative Services Cindy Brown, and City Secretary Kandi Jackson.

REGULAR AGENDA-

1. Discuss and consider options in support of the Wetland Center

City Manager Stallings stated the purpose of this meeting is to explore opportunities for the City to participate with John Bunker Sands Wetland Center.

City Attorney Thomas explained ways the City of Seagoville can participate with John Bunker Sands Wetland Center.

John Bunker Sands Wetland Center Director John DeFilipo gave an overview of John Bunker Sands Wetland Center.

Seagoville Economic Development Center Adjourned at 7:32 p.m.

City Council Adjourned at 7:32 p.m.

APPROVED:

Mayor Dennis K. Childress

ATTEST:

Kandi Jackson, City Secretary

Regular Session Agenda Item: 2

Meeting Date: November 18, 2019

ITEM DESCRIPTION:

Discuss and consider a Resolution of the City Council of the City of Seagoville, Texas, awarding a unit price contract for asphalt repair to Anderson Asphalt & Concrete Paving, LLC; authorizing the City Manager to execute any and all necessary documents; and providing an effective date.

BACKGROUND OF ISSUE:

A bid notice was issued and publicized for this Project on October 9, 2019; October 16, 2019; and October 23, 2019. A non-mandatory pre-bid meeting for the project was held on Friday, October 18, 2019 at 2:00 p.m., at the City of Seagoville, 702 N. Highway 175, Seagoville, Texas 75159.

A total of one (1) complete bid was received. Anderson Asphalt & Concrete Paving, LLC was the only company to submit a bid for this Project for \$2,168,225.00. The base bid included bid items associated with the maintenance and repair of asphalt pavement. Jeffrey F. Roberts with Half Associates tabulated the bids and submitted a recommendation to proceed with Anderson Asphalt & Concrete Paving, LLC.

Contract will commence work within ten (10) calendar days after the date of written notice to commence work and to fully complete the same within 365 consecutive calendar days after the date of written notice to commence work for Unit Price Asphalt Repair Contract., subject to such extensions of time as are provided by the General and Specific Conditions.

FINANCIAL IMPACT:

\$2,168,225.00

RECOMMENDATION:

The engineering consultant and city staff recommend approval of awarding this bid to the low bidder. Anderson Asphalt & Concrete Paving, LLC. In the amount of \$2,168,225.00.

EXHIBITS:

Resolution
Letter of Recommendation

THE CITY OF SEAGOVILLE, TEXAS

RESOLUTION NO. __-R-2019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS, AWARDING A UNIT PRICE CONTRACT FOR ASPHALT REPAIR TO ANDERSON ASPHALT & CONCRETE PAVING, LLC; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY AND ALL NECESSARY DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, City Administration south and obtained bids for the Unit Price Contract for Asphalt Repair ((the "Project") on a unit price basis; and

WHEREAS, having determined that the lowest bid was submitted by Anderson Asphalt & Concrete Paving, LLC, City Administration recommends awarding a unit price contract for the Project to Anderson Asphalt & Concrete Paving, LLC; and

WHEREAS the City Council of the City of Seagoville, Texas, finds it to be in the public interest to accept and approve the recommendation of the City Administration,

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

Section 1. The City hereby awards the Unit Price Contract for Asphalt Repair to Anderson Asphalt & Concrete Paving, LLC and authorizes the City Manager to sign, on behalf of the City, the Unit Price Contract for Asphalt Repair in accordance with the unit prices submitted by Anderson Asphalt & Concrete Paving, LLC as shown in its bid documents attached hereto and incorporated herein as Exhibit A and any other documents necessary to said Contract.

Section 2. This resolution shall take effect immediately from and after its passage and it is accordingly so resolved.

PASSED AND APPROVED by the City Council of the City of Seagoville, Texas, at a meeting on the 18th day of November, 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 Thomas, City Attorney
(:cdb 11.12.2019) TM112192



November 8, 2019

037009

City of Seagoville, Texas
702 US175 Frontage Road
Seagoville, TX 75159

Attention: Mr. Ladis Barr

Re: Unit Price Asphalt Repair Contract

Dear Mr. Barr:

A total of one (1) complete bid was received for the project. The detailed bid tabulation sheet for the bid received is enclosed for your use. The Bidder submitted with their Bid a complete set of documents as required by the Contract Documents. The base bid included a bid items associated with the maintenance and repair of asphalt pavement. The lowest base bid was submitted by Anderson Asphalt & Concrete Paving, LLC, with a total of \$2,168,225.00. In accordance with your request we are submitting this evaluation of the low bidder for both the base and alternate bids for the subject project.

The surety company to be used by Anderson Asphalt & Concrete Paving, LLC, is SURETEC INSURANCE COMPANY, 2103 CityWest Boulevard, Suite 1300, Houston, TX 77042. We checked the following: 1) SURETEC is on the Federal Register list of companies holding certificates of authority as acceptable sureties on federal bonds and as acceptable reinsuring companies.

Anderson Asphalt & Concrete Paving, LLC, has prior City project experience of similar nature and magnitude. Based on the information above we do not find grounds to disqualify Anderson Asphalt & Concrete Paving, LLC, from the project based on their financial capacity, experience, or prior performance as defined in the project specifications. This evaluation is limited to review of the Federal Register, project experience information on prior performance by City of Seagoville staff. Halff recommends the project be awarded to Anderson Asphalt & Concrete Paving, LLC, at the November 18th council meeting.

We look forward to working with the City of Seagoville and the Contractor on the next phase of this important project. Please feel free to contact me if you need additional information.

Sincerely,

HALFF ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Jeff F. Roberts".

Jeffrey F. Roberts, P.E., CFM
Civil Engineer

Regular Session Agenda Item: 3

Meeting Date: **November 18, 2019**

ITEM DESCRIPTION:

Conduct a public hearing on a request to change in zoning from Residential-5 (R-5) to Planned Development-19-04 (PD-19-04) for Residential Single Family on approximately 46± acres, being Tract 4 and Tract 16, John D. Merchant Abstract 850, commonly known as 835 Thedford, Seagoville, Dallas County, Texas.

BACKGROUND OF ISSUE:

The land is currently unimproved and is located northeast of East Farmers Road and between Thedford Road and Brandon Drive.

Pat Atkins, representing his company KPA Consulting Inc. and property owners, Mehrdad Ghafar & Kamil Navai, in their request for a zoning change from (vacant) land zoned R-5 to a residential subdivision in a plan development with an R-5 base zoning. The proposed development regulations include:

- Development in accordance with a submitted (to-be-approved by City Council) concept plan
- Minimum front yard depth of 20-feet
- Minimum rear yard depth of 10-feet
- Minimum side yard width of 5-feet
- Minimum lot width of 50-feet
- Minimum lot depth of 110-feet
- Minimum lot area of 6,000 square feet
- Minimum living area of the houses to be:
 - 15% having at least 1,600-square feet;
 - 70% having at least 1,700-square feet; and
 - 15% having at least 1,800-square feet;
- Maximum 35-feet height of each house

On October 7th, 2019, the property was sold by Mehrdad Ghafar & Kamil Navai to developer and home builder Robbie Hale under his company name of Shepherd Place Homes. Mr. Hale had contacted the previous owners about developing their property. It was through an agreement with Mr. Hale that the initial request was submitted. Mr. Hale worked with Mr. Atkins to create the list of development regulations that were submitted with the original application by Mr. Ghafar and Ms. Navai.

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 should deny or approve the applicant's request.

FINANCIAL IMPACT:

Not applicable

RECOMMENDATION:

Besides the two (2) subject parcels, there are one hundred eight (108) properties and parts of eleven (11) 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 Friday, October 4, 2019. A legal ad was also published per the Texas Local Government Code in the Friday, October 4, 2019, edition of the Daily Commercial Record newspaper. Two (2) letters were returned as undeliverable by the U.S. Postal Service. Several phone calls have been received by staff asking about this project, but only three (3) written responses have been returned. One (1) person spoke against the request at the Planning and Zoning Commission meeting on October 22nd.

For the City Council meeting, the owners of each parcel were again notified in compliance with the 200-foot rule by mail on Thursday, November 7, 2019. A legal ad was also published per the Texas Local Government Code in the Friday, November 1, 2019, edition of the Daily Commercial Record newspaper. As of the date of this report, Tuesday, November 12, 2019, no (zero) additional letters have been returned as undeliverable by the U.S. Postal Service. No (zero) additional written response have been returned. Any responses received after the emailing of the packet to the Council members will be provided at the meeting.

On October 22nd, the Planning and Zoning Commission voted five (5) to zero (0) in favor of recommending approval with conditions of the request to change zoning for property located at 835 Thedford, being two (2) tracts described as Tract 4 consisting of 10+ acres and Tract 16 consisting of 36+ acres in the John D. Merchant Abstract 850, Seagoville, Dallas County, Texas from R-5, Residential Single Family, to PD-19-04 for a new residential subdivision with development regulations. The condition of approval was the addition of 5-foot wide sidewalk along Casa Grande Drive with its pavement improvements. All other constructed streets to have 4-foot wide sidewalks on both sides.

Staff also supports the requested change with the listed conditions of approval.

EXHIBITS:

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

1. Staff Report (7 pages)
2. 2017 aerial photograph from DCAD website
3. Dimensional reference map from DCAD website
4. Zoning map reference (dimensional map with zoning added)
5. Application packet
 - a. Application
 - i. Original owners' application (2 pages – missing his signature and notaries)
 - ii. New owner's application (2 pages)
 - b. Proposed development regulations
 - c. Legal Description and Title Survey of combined properties (5 pages with last on 11x17)
 - d. Concept plan (11 x 17 in color)
6. Legal notice to newspaper
 - a. Planning and Zoning Commission notice
 - b. City Council notice
7. Letters to property owners
 - a. Letter sent to property owners prior to Planning and Zoning Commission (2 pages)
 - b. Letter sent to property owners prior to City Council (2 pages)
 - c. Responses received (3 pages)
8. List of property owners within 200-feet of property (5 pages)



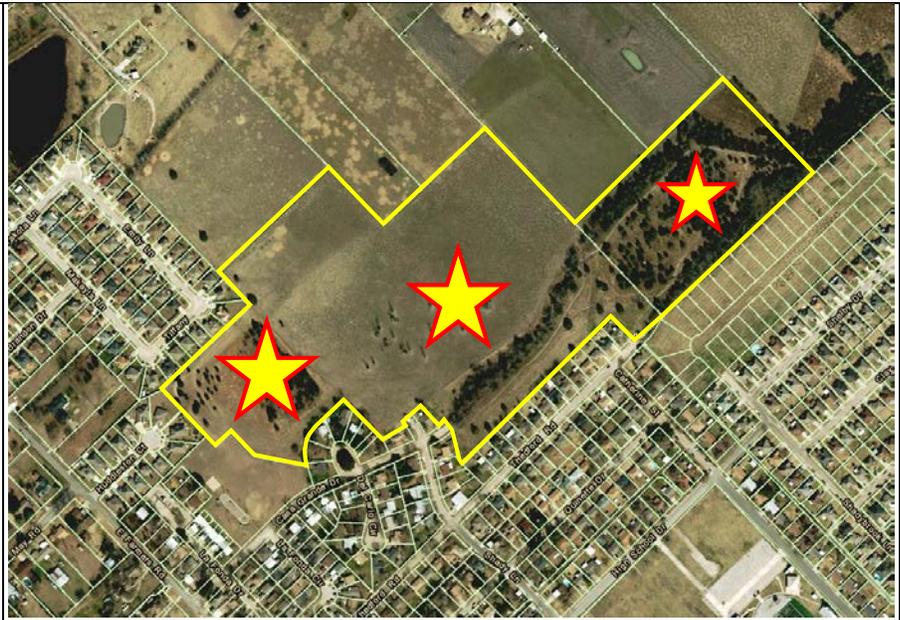
COMMUNITY DEVELOPMENT
702 NORTH HIGHWAY 175
SEAGOVILLE, TX 75159
PHONE: (972) 287-2050

DATE: NOVEMBER 18, 2019
AUTHOR: JENNIFER BONNER, JUNIOR PLANNER
APPLICANT: K.P.A. CONSULTING INC.; SHEPHERD PLACE HOMES
PARCELS: 65085006510040000 AND 65085006510160000
LOCATION: 10±ACRES OF TRACT 4 AND 36±ACRES OF TRACT 16 OF JOHN D. MERCHANT ABSTRACT 850

REQUEST SUMMARY:

The applicant is requesting that the current zoning be changed from R-5 to PD-R5, a plan development for a residential subdivision of detached single family houses.

The subdivision and plan development will be located on the about 46-acres that are outlined in yellow and on the two parcels that are under the three yellow stars that are outlined in red.



REQUEST LOCATION: Inside City; Dallas County

SIZE OF PROPERTY	EXISTING ZONING	SURROUNDING ZONING	EXISTING LAND USE	SURROUNDING LAND USE
46±acres	R-5, Single Family Residential	North: AG, Agriculture <u>and</u> R-5, Single Family Residential West: TH, Townhouse <u>and</u> R-5, Single Family Residential East: R-5, Single Family Residential South: TH, Townhouse <u>and</u> R-5, Single Family Residential	vacant	Low Density Residential

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On October 22nd, the Planning and Zoning Commission voted five (5) to zero (0) in favor of recommending approval with conditions of the request to change zoning for property located at 835 Thedford, being two (2) tracts described as Tract 4 consisting of 10±acres and Tract 16 consisting of 36±acres in the John D. Merchant Abstract 850, Seagoville, Dallas County, Texas from R-5, Residential Single Family, to PD-19-04 for a new residential subdivision with development regulations. The condition of approval was the addition of 5-foot wide sidewalk along Casa Grande Drive with its pavement improvements. All other streets are to be constructed with 4-foot wide sidewalks on both sides.

Staff also supports the requested change with the listed conditions of approval.

Planning and Zoning Commission reviews and makes a recommendation to the City Council, which makes the final decision on the request.

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

COMPARISON TO ADOPTED CITY MASTER PLANS

STAFF ANALYSIS

PLAN GOALS OR GUIDELINES

2002 Future Land Use Plan and Map

The subject parcels are outlined in red and located under the 2 pink stars outlined in the darker pink/purple. This entire area of Seagoville is in an area expected to remain as Low Density Residential (light yellow color). The developer plans to make improvements to Casa Grande Park as part of this development instead of the option of paying park fees of \$500.00 per residential lot.

Meets Standard

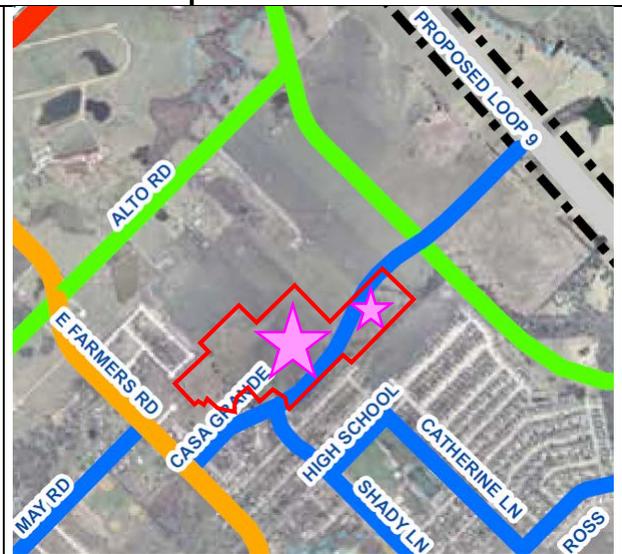


2006 Thoroughfare Plan and Map

The subject parcels are outlined in red and under the 2 pink stars outlined in the darker pink/purple. The properties currently only have access via Casa Grande Drive (a Minor Collector) as well as Shady Lane and Thedford Road, which are both classified as Residential or Local Streets.

Casa Grande Drive will have to be extended through this development and several other new internal residential streets will also be required to have right-of-way dedicated and built as part of the development's construction.

Meets Standard

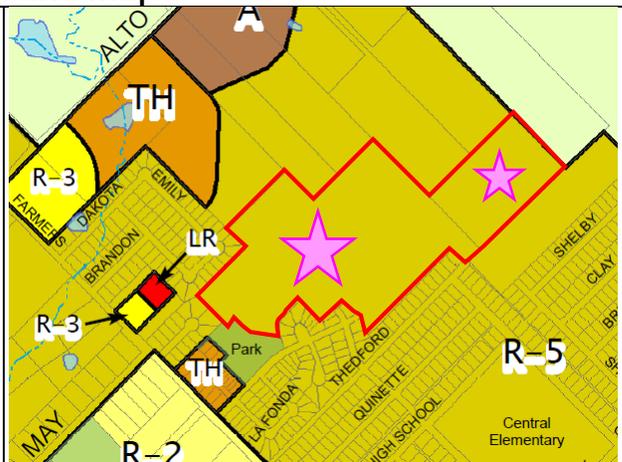


2009 Zoning Plan and Map

The plan development encompasses about 36+acres of vacant land outlined in red and under the 2 pink stars outlined in the darker pink/purple.

The applicant is requesting that the property be rezoned for the development of a residential subdivision with a PD-R5 zoning. The development's base zoning would be R-5 to match the surrounding parcels. The applicant is asking for a plan development zoning so that the lot sizes can be reduced in size in exchange for homes with minimum size that would be larger than the R-5 requires.

Meets Standard



REVIEW CRITERIA	STAFF ANALYSIS	
1. Will the development provide for a superior design of the lots or buildings?	Yes	The plan development is asking for narrower lots than the existing R-5 district in exchange for a mixture of home sizes that will be primarily larger-than-the-code-required minimum.
2. Will the development or land use provide for increased recreation and open space opportunities for public use and enjoyment?	Yes	There are a couple of planned areas that will be designated for open space within the subdivision.
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?	Yes	The developer plans to make improvements to Casa Grande Park as part of this development instead of the option of paying park fees of \$500.00 per residential lot.
4. Will the development or land use protect or provide natural amenities and environmental assets?	Yes	There is a small existing creek. The planned detention pond will have to be designed to address control of increased stormwater runoff from all areas of this subdivision into the creek to protect downstream neighbors from flooding.
5. Will the development or land use protect or preserve existing historical buildings, structures, features, or places?	No	There are no identified locations at this time that have been identified for historical protection or preservation.
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	The development will expand the existing water and sanitary sewer services in this area. Engineering of each service will have to be completed in order to provide adequate service to each structure built within the development.
7. Will the development or land use meet or exceed the planned development regulations?	Yes	The lot dimensions shown on this concept plan are to be typically 50-feet wide by 120-feet deep.
8. Will the use be designated, located, and operated so that the public health, safety, and welfare will be protected?	Yes	Water, sanitary sewer, and storm utility services will be designed, engineered and operated to protect public health, safety, and welfare.
9. Will the land use be compatible with other area properties located nearby?	Yes	This area of Seagoville is almost exclusively detached single family homes. There are a few townhomes located closer to East Farmers Road in an adjoining development.
10. Will the use be in compliance with all provisions of the zoning amendments portion of the Municipal Code?	Yes	The requirements for the change in zoning have been met (application, legal notifications, etc.).
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 proposed base zoning district will be residential.
12. Will the use facilitate public convenience at that location?	Yes	There are several existing streets that can be used for accessing this site once development occurs. Also, Casa Grande Drive (or a connected street) will have to extend as a Minor Arterial through the development to its northern property line per the 2006 Master Thoroughfare Plan.
13. Will the use conform to off-street parking and loading requirements?	Yes	This requirement will have to be met at the time the construction plat, and later the final plat, are submitted.

**STAFF REPORT
Z2019-27**

REVIEW CRITERIA	STAFF ANALYSIS	
14. Are the ingress, egress, and pedestrian ways adequate?	Yes	All ingress and egress ways will be constructed by the City's contractor as part of the site's development. Improvements will include construction of sidewalks and ramps.
15. Have safeguards limiting noxious or offensive emissions, including light, noise, glare, dust, and odor been addressed?	Yes	No safeguards will be required since the surrounding land uses are existing single family residences, as is that for the planned development.
16. Will the proposed landscaping and screening be compliant with all City regulations?	Yes	Since no detailed landscaping or screening information for the subdivision was provided, it will be required to meet code-defined minimums with its construction plat submittal and approval.
17. Will the signage be compliant with those portions of the Municipal Code?	Yes	Signage for this site will be limited to those allowed by code. Signage is a separate review conducted by Staff.
18. Will all open space(s) be maintained by the owner/developer?	Yes	The property owner will be required to maintain the property until the development is complete, when maintenance will be turned over to either private lot owners or a homeowners' association.
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 submitted request is asking for approval to plan for lots that will be smaller-than-required in exchange for providing larger-than-required homes.
20. Will granting the permit be authorizing less than the minimum requirements in regards to height, area, setbacks, parking, or landscaping?	No	Some of these regulations are allowed by code to be changed if part of a plan development. Each change is required to be defined in the subdivision's regulating ordinance. A list of the requested changes from code can be found in attached Exhibit 5b.
21. Have the provisions of the existing master thoroughfare plan been met to protect the public interest?	Yes	The quantities of right-of-way for Casa Grande Drive and its improvements will be required to meet the 2006 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.
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.
24. Have the provisions of any community facilities plan been met to protect the public interest?	Yes	Chapter 6 (Parks, Recreation, and Open Space) and Chapter 7 (Infrastructure Systems) of the 2002 Comprehensive Plan discuss community facilities. The developer plans to make improvements to Casa Grande Park as part of this development instead of paying park fees of \$500.00 per residential lot.
25. Have the provisions of any other adopted document for providing required necessary public facilities been met to protect the public interest?	N/A	Chapter 8 (Public Facilities) of the 2002 Comprehensive Plan addresses municipal facilities primarily. Changing the zoning is not affected by these chapters of the Plan.

Public Comments Received: Besides the two (2) subject parcels, there are one hundred eight (108) properties and parts of eleven (11) 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 Friday, October 4, 2019. A legal ad was also published per the Texas Local Government Code in the Friday, October 4, 2019, edition of the Daily Commercial Record newspaper. Two (2) letters were returned as undeliverable by the U.S. Postal Service. Several phone calls

have been received by staff asking about this project, but only three (3) written responses have been returned. Any responses received after the emailing of the packet to the Commissioners will be provided at the meeting. Any responses received after the emailing of the packet to the Commissioners were provided at the meeting. One (1) person spoke against the request at the Planning and Zoning Commission meeting on October 22nd.

For the City Council meeting, the owners of each parcel were again notified in compliance with the 200-foot rule by mail on Thursday, November 7, 2019. A legal ad was also published per the Texas Local Government Code in the Friday, November 1, 2019, edition of the Daily Commercial Record newspaper. As of the date of this report, Tuesday, November 12, 2019, no (zero) additional letters have been returned as undeliverable by the U.S. Postal Service. No (zero) additional written response have been returned. Any responses received after the emailing of the packet to the Council members will be provided at the meeting.

On October 22nd, the Planning and Zoning Commission voted five (5) to zero (0) in favor of recommending approval with conditions of the request to change zoning for property located at 835 Thedford, being two (2) tracts described as Tract 4 consisting of 10+ acres and Tract 16 consisting of 36+ acres in the John D. Merchant Abstract 850, Seagoville, Dallas County, Texas from R-5, Residential Single Family, to PD-19-04 for a new residential subdivision with development regulations. The condition of approval was the addition of 5-foot wide sidewalk along Casa Grande Drive with its pavement improvements. All other streets are to be constructed with 4-foot wide sidewalks on both sides.

Staff also supports the requested change with the listed conditions of approval.

Other comments: Below is a table that compares land uses listed in the municipal code for each relevant zoning district. Reference the table to the right to determine which symbols depict land uses that would be permitted or require a conditional use permit or special use permit. Any land use that is not listed in the table or that has a blank cell to its right are prohibited in that district. The land uses are arranged alphabetically.

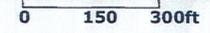
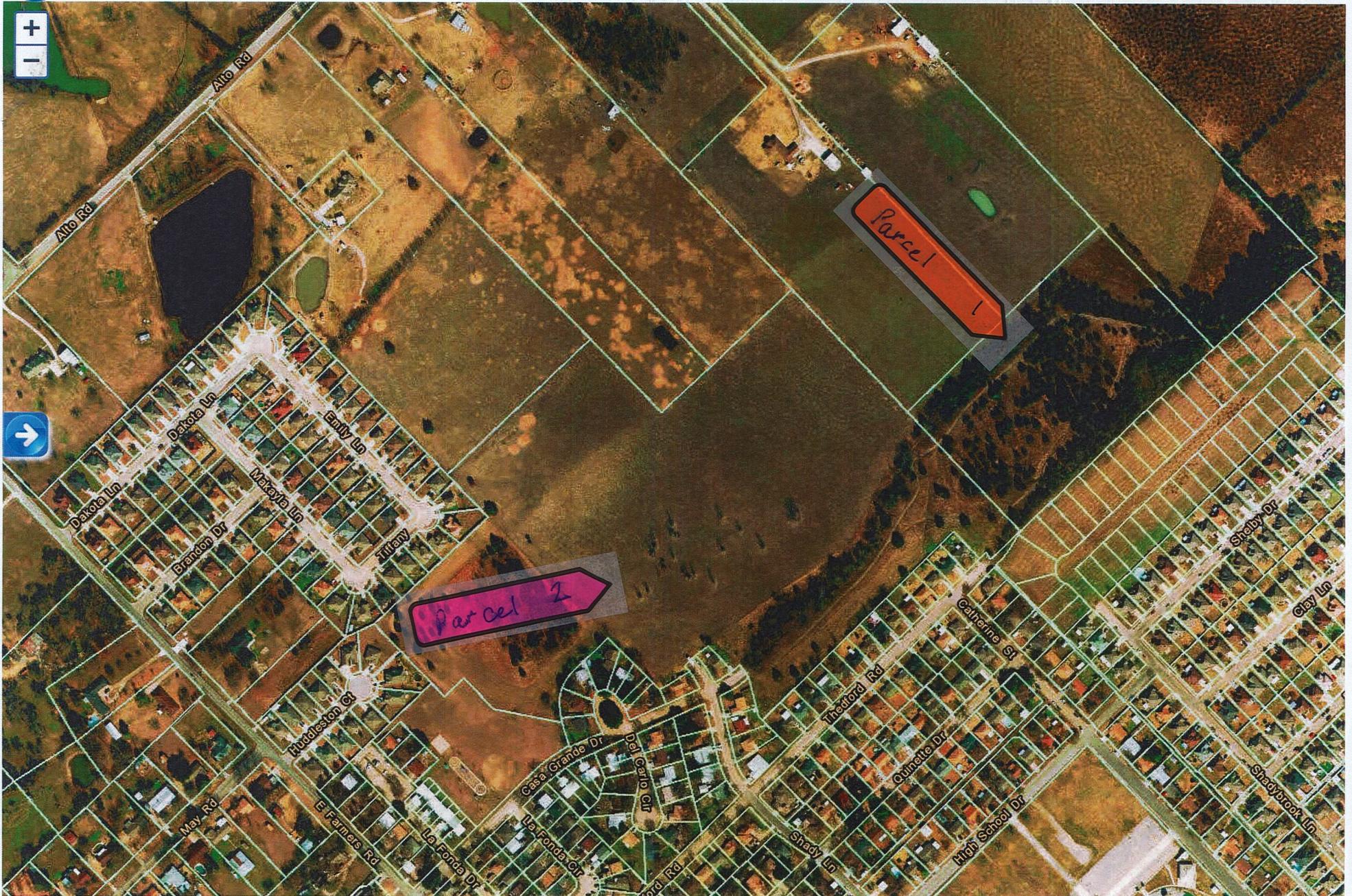
Key to Uses:	Zoning Districts:
P = Permitted Use	R-5, Residential Single-family
SUP = Special Use Permit required	

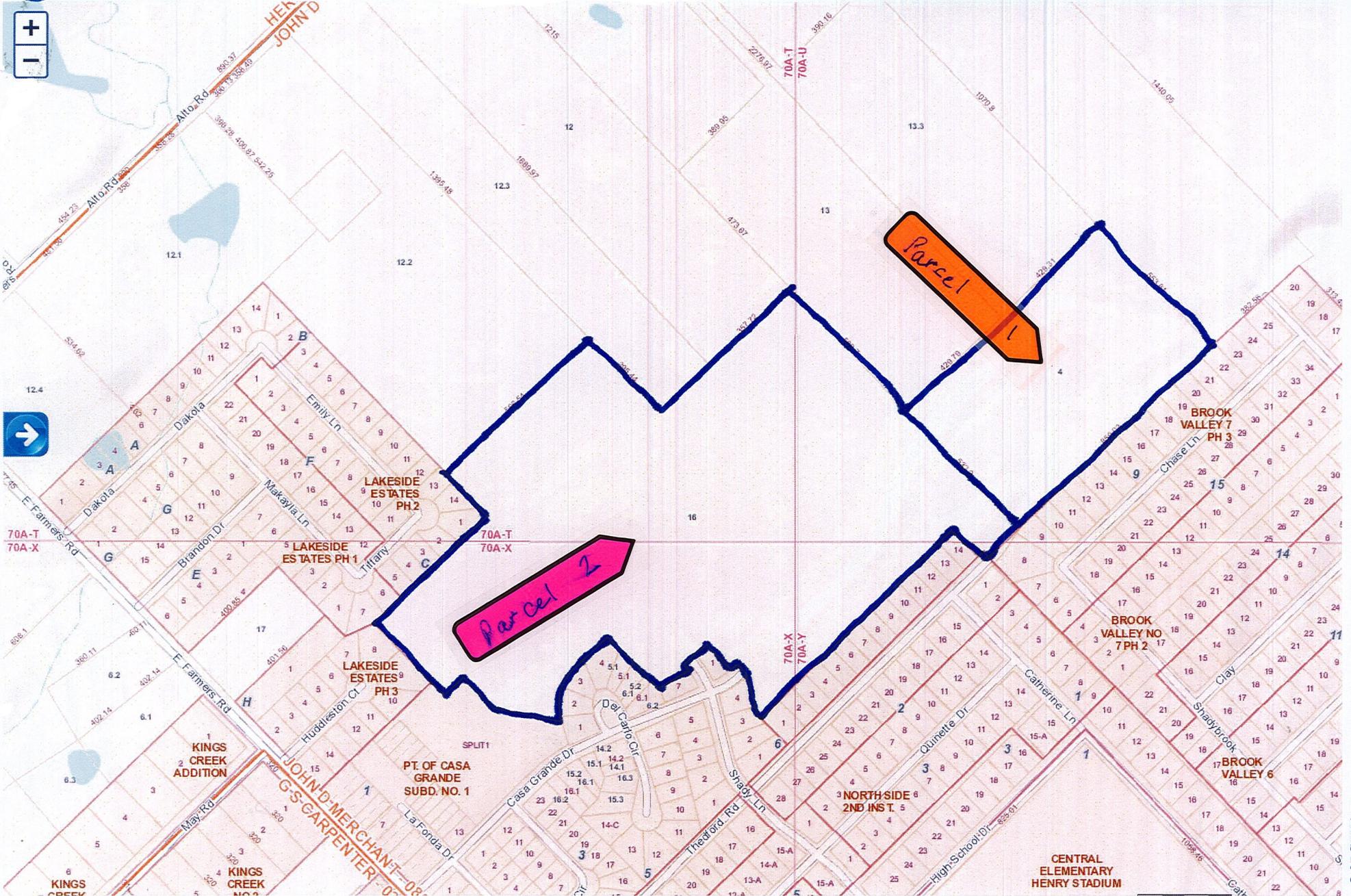
Type of Use	Zoning District	Residential
		R-5
Accessory buildings		P
Addition of pre-packaged food or beverages sales to a retail or business already operating		SUP
Airport or airport facilities		SUP
Art gallery		P
Breezeway attaching accessory to the main building		P
Carnival		SUP
Cemetery		SUP
Children's home on 5 acres or more		SUP
Church or religious worship facility		P
Circus		SUP
Commercial amusement, temporary		SUP
Community building on 3 acres or more		SUP
Concrete batching plant		SUP
Convalescent home on 5 acres or more		SUP
Daycare or nursery with fewer than four unrelated children		P
Daycare or nursery with more than four unrelated children		SUP
Detached dwelling for servants employed on-site		P
Dog kennels on farm of 5 acres or more		SUP
Drive-in theatre on 10 acres or more		SUP
Driving range		SUP
Earth excavation		SUP
Educational institutions		SUP

**STAFF REPORT
Z2019-27**

Type of Use	Zoning District	Residential
Electrical public utility regulating station		R-5 SUP
Farm without on-site retail or wholesale business		P
Fire station		P
Garden without on-site retail or wholesale business		P
Golf course without driving range		P
Government use - local, county, state, federal		SUP
Gravel excavation		SUP
Greenhouse		SUP
Greenhouse without on-site retail or wholesale business		P
Homes for narcotics on 20 acres or more		SUP
Homes for the alcoholic on 20 acres or more		SUP
Homes for the feeble-minded on 20 acres or more		SUP
Homes for the insane on 20 acres or more		SUP
Hospital on 5 acres or more		SUP
Kindergarten - public or private		SUP
Landing airfield or facilities		SUP
Library		P
Maternity home on 5 acres or more		SUP
Miniature golf course		SUP
Miniature train ride		SUP
Mixed-Use projects of private housing and shopping center on 3 acres or more		SUP
Museum		P
Natural gas public utility regulating station		SUP
Neighborhood recreation center (swimming pool, social or hobby rooms)		P
Normal household pets		P
Nursery		SUP
Nursery school - public or private		SUP
Nursery without on-site retail or wholesale business		P
Old people's home on 5 acres or more		SUP
Orchard without on-site retail or wholesale business		P
Park		P
Passenger train station		P
Philanthropic institutions		SUP
Playgrounds		P
Pony rides		SUP
Private carport and/or garage		P
Private school, equivalent to a public school		P
Public school (elementary through high school)		P
Public stable on 5 acres or more		SUP
Public utility - privately or publicly owned		SUP
Radio or television broadcasting stations		SUP
Radio or television broadcasting towers		SUP
Radio or television transmitter tower		SUP
Railway ROW & tracks, but no railroad yards, team tracks or storage yards		P
Religious institutions		SUP
Riding academy on 5 acres or more		SUP
Rock quarry		SUP
Rodeo		SUP
Sale of pre-packaged food/beverages, in combination, that exceeds 10% of an establishment's gross annual sales revenues		SUP
Sand excavation		SUP
Sewage treatment plant		SUP
Single-family residence (detached)		P

Type of Use	Zoning District	Residential
Telephone exchange without office, repair or storage facilities		R-5
Temporary and seasonal sales establishment, such as flea market or produce stand		P
Temporary buildings to be used for construction purposes only		SUP
Travel trailer park		P
Veterinary hospital on 5 acres or more		SUP
Water pumping plant		SUP
Water supply reservoir		P
Water tower or artesian well		P
Wind energy conversion system (WEC)		SUP









ZONING APPLICATION

City of Seagoville, Texas

ANTICIPATED MEETING DATES: P&Z: 10/30 City Council: 11/4

DATE OF PRE-APPLICATION CONFERENCE WITH CITY REPS & PLANNER (required): _____

Application Type:

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

Name of Subdivision or Project: Cottonwood Creek

Physical Location of Property: 835 Thedford Rd, Seagoville, Texas

[General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate Surveyor's metes and bounds description): _____

JOHN D MERCHANT ABST 850 PG 065 TR 16 ACS 36.253 & TR 4 ACS 10.00

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 46.10 Existing Zoning: R-5 Requested Zoning: Planned Development

[Attach a detailed description of requested zoning & development standards, if a PD]

Applicant / Owner's Name: KPA Consulting Inc. Applicant or Owner? (circle one)

Contact Person: Pat Atkins Title: Director / Owner Representative

Company Name: KPA Consulting Inc

Street/Mailing Address: 3076 Hays Lane City: Rockwall State: TX Zip: 75087

Phone: (972) 388-6383 Fax: () _____ Email Address: kpatatkins@yahoo.com

Engineer / Representative's Name: KPA Consulting Inc.

Contact Person: Pat Atkins Title: Director

Company Name: KPA Consulting Inc

Street/Mailing Address: 3076 Hays Lane City: Rockwall State: TX Zip: 75087

Phone: (972) 388-6383 Fax: () _____ Email Address: kpatatkins@yahoo.com

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

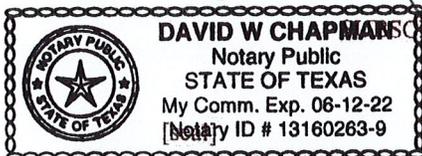
All applications must be COMPLETE before they will be scheduled for P&Z agenda. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that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

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

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

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

Signed: [Signature] Title: President Date: 9/30/19



SUBSCRIBED AND SWORN TO before me, this the 30th day of SEPTEMBER, 2019.

Notary Public in and for the State of Texas: [Signature]

My Commission Expires On: 6-12-22

Office Use Only: Date Rec'd: 9/4/19 Fees Paid: \$ 1500 Check #: 118099 Receipt #: 9/4/19

Zoning Case # 22019-27 Accepted By: [Signature] Official Submittal Date: 584647



PAT ATKINS
President
KPA Consulting, Inc.
3076 Hays Lane, Rockwall Texas 75087
972.388.6383 | kpatatkins@yahoo.com

August 28, 2019

Owner Authorization

PROPERTY LEGAL DESCRIPTION:

John D Merchant Abstract 850 Pg 65 Tr. 16 Acres 36.253 Parcel ID 0850065101600

John D Merchant Abstract 850 Pg 65 Tr. 4 Acres 10.00 Parcel ID 0850065100400

STREET ADDRESS: 835 Thedford Road, Seagoville Texas

Please print:

Property Owner: Mehrdad Ghafar

Property Owner: Navai Kamil

The undersigned, registered property owners of the above noted property, do hereby authorize

Pat Atkins, of KPA Consulting

to act on my behalf and take all actions necessary for the processing of all entitlements with the City of Seagoville, pertaining to the Cottonwood Creek development.

Property Owner's Address (if different than property above):

Mehrdad Ghafar @ 2110 Hogan Drive Irving, TX 75038

Kamil Navai @ 15400 Winchester Blvd #37 Los Gatos, California 95030

Telephone: 408-438-6070 Kamil - 972-977-9995 Mehrdad

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.

Authorized Signature Date: _____

Authorized Signature KAMIL NAVAI

Date: 8/28/19



ZONING APPLICATION

City of Seagoville, Texas

ANTICIPATED MEETING DATES: P&Z: _____ City Council: _____

DATE OF PRE-APPLICATION CONFERENCE WITH CITY REPS & PLANNER (required): _____

Application Type:

- Initial Zoning (newly annexed or Agricultural property)
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JOHN D MERCHANT ABST 850 PG 065 TR 16 ACS 36.253 & TR 4 ACS 10.00

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 46.10 Existing Zoning: R-5 Requested Zoning: Planned Development

[Attach a detailed description of requested zoning & development standards, if a PD]

Applicant / Owner's Name: Shepherd Place Homes

Applicant or Owner? (circle one)

Contact Person: Robbie Hale

Title: Owner VP

Company Name: Shepherd Place Homes

Street/Mailing Address: 105 Southampton Dr City: Rockwall State: TX Zip: 75032

Phone: (972) 771-5089 Fax: () _____ Email Address: cjones@robbiehalehomes.com

Engineer / Representative's Name: KPA Consulting Inc.

Contact Person: Pat Atkins

Title: Director

Company Name: KPA Consulting Inc

Street/Mailing Address: 3076 Hays Lane City: Rockwall State: TX Zip: 75087

Phone: (972) 388-6383 Fax: () _____ Email Address: kpatatkins@yahoo.com

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

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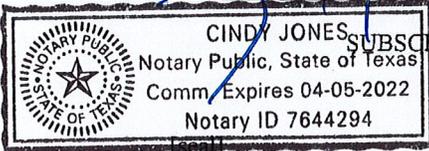
Notice of Public Records. The submission of plans/drawings with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated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

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

Signed: _____

Title: Vice Pres

Date: 10/09/19



CINDY JONES, Notary Public, State of Texas, Comm. Expires 04-05-2022, Notary ID 7644294

Notary Public in and for the State of Texas: Cindy Jones

My Commission Expires On: 04-05-2022

Office Use Only: Date Rec'd: _____ Fees Paid: \$ _____ Check #: _____ Receipt #: _____
 Zoning Case # _____ Accepted By: _____ Official Submittal Date: _____

From: George Pack <ageorgepack@gmail.com>
Sent: Thursday, October 10, 2019 4:12 PM
To: Jennifer Bonner
Subject: Cottonwood Creek

Jennifer,

The property was closed Monday 10/7/19

Thank you,

George Pack

KPA Consulting - Project Manager

214.717.8534

ageorgepack@gmail.com



PAT ATKINS

President

KPA Consulting, Inc.

3076 Hays Lane, Rockwall Texas 75087

972.388.6383 | kpatatkins@yahoo.com

August 26, 2019

Planned Development Use and Regulation

RE: Cottonwood Creek - Seagoville, Texas

The property consists of 46.1 acres of land, northeast and adjacent to Casa Grande subdivision. The property is sparsely vegetated on the entirety of the property, except with native trees along the drainage draws along the northeast quadrant.

The property will allow for residential use New home construction will range from \$200k and up. The target market for homes is young families, young professionals, and empty nesters.

The property will generate an additional \$48.85 million to the City of Seagoville tax base. Cottonwood Creek will have a Master H.O.A. requirement within the development of the property.

The density is based on guidelines set forth in the Comprehensive Plan creating an exclusive, high-end residential neighborhood.

In accordance with the guidelines set out in the Comprehensive Plan the design of this community provides open space throughout the residential neighborhood quadrants.

Development regulations to include:

Minimum Lot Size 50'x120'

Minimum Side Yard 5'

Minimum Front Yard 20'

Minimum Rear Yard 10'

Minimum Lot Size 6000sf

Minimum House Size: 15% of lots = 1600s.f.

70% of lots = 1700s.f.

15% of lots = 1800s.f.

Maximum House Height 35'

PROPERTY DESCRIPTION

BEING ALL OF THOSE CERTAIN called 45.975 acres lots, tracts or parcels of land lying and being situated in the City of Seagoville and the County of Dallas, Texas, in the J. D. Merchant Survey, Abstract No. 850, of Dallas County, Texas, and being out of those certain tracts of land described first and secondly in a Special Warranty Deed With Vendor's Lien from Gateway National Bank, a National Banking Association, to Feridon Shirazi, Merdad N. Ghafar and Mehran Dadgostar Recorded in Volume 93224 at Page 1943, of the Deed Records, Dallas County, Texas (D.R.D.C.T.), also being the same property described as a 45.9750 acres lot, tract or parcel of land in a Warranty Deed With Vendor's Lien from Mehrdad Ghafar and Kamil Navai to Seagoville Partnership, L.P., a Texas limited partnership recorded in Volume 2004127 at Page 15186, D.R.D.C.T., also being the same property described as two lots, tracts, or parcels of land in a Warranty Deed from to Feridon Shirazi, Merdad N. Ghafar and Mehran Dadgostar to Mehrdad Ghafar and Kamil Navai recorded in Volume 2001140 at Page 6709, D.R.D.C.T., more particularly described as follows:

BEGINNING at a 1/2" Iron Rebar found for the northwesterly corner of Lot 1, Block 6 of Northside Addition, 3rd Installment, an addition to the City of Seagoville, Dallas County, Texas, as recorded in Volume 90131 at Page 1550, of the Map Records of Dallas County, Texas (M.R.D.C.T.), same being in a southeasterly line of Lot 3 of Block 6 of Casa Grande Subdivision No. 1, Revised, an addition to the City of Seagoville, Dallas County, Texas, as recorded in Volume 72069 at, Page 1, M.R.D.C.T.;

THENCE North 47°10' 27" West, (*Deed=North 46 °27' 08" West*), departing said northwest corner continuing with the southeasterly line of Lot 3, Block 6 of said subdivision, a distance of 8.40 feet (*Deed=8.28 feet*) to a 1/2" Iron Rebar found for corner;

THENCE North 17°29' 49" West, (*Deed=North 15 °48' 53" West*) with the southeast line of Lots 3 and 4, Block 6, of said addition, a distance of 132.94 feet (*Deed=133.08 feet*) to a 1/2" Iron Rebar stamped RPLS 3963 found for the northeasterly corner of Lot 4, Block 6 of said subdivision same being in the south line of Casa Grande Drive, a 50.00 feet wide public right-of-way, same being in a curve concave to the left from which point the radius bears, North 43°39' 29" West, 302.66 feet having a chord bearing and distance of North 45°12' 05" West, 12.05 feet (*Deed =North 46 °07' 52" East, 11.95 feet*);

THENCE continuing northeasterly with said curve concave to the left through a central angle of 02°16' 52" (*Deed = 02 °15' 45"*) an arc distance of 12.05 feet (*Deed = 11.95 feet*) to a 1/2" Iron Rebar found for corner and the end of said curve same being the southeasterly terminus of said Casa Grande Drive;

THENCE South 46°47' 25" East, (*Deed=South 45 °00' 00" East*) continuing with the east terminus of said Casa Grande Drive, a distance of 50.00 feet (*Deed=50.00 feet*) to a 1/2" Iron Rebar found for corner in the north line of Casa Grande Drive, same being in a curve concave to the right from which point the radius bears, North 48°43' 52" West, 252.66 feet, having a chord bearing and distance of South 44°45' 25" West, 30.76 feet (*Deed =South 48 °50' 29" West, 29.72 feet*);

THENCE continuing southwesterly with said curve concave to the right through a central angle of 06°58' 35" (*Deed = 06 °44' 38"*) an arc distance of 30.76 feet (*Deed = 29.72 feet*) to a 1/2" Iron Rebar found for corner and the end of said curve, same being in the north line of Casa Grande Drive and the southeasterly corner of Lot 1, Block 7 of said subdivision;

THENCE North 45°50' 09" West, (*Deed=North 44 °33' 00" West*) continuing with the east line of Lot 1, Block 7 of said subdivision, a distance of 116.28 feet (*Deed=115.00 feet*) to a 1/2" Iron Rebar found for the northeasterly corner of said Lot 1, Block 7 of said subdivision;

THENCE South $51^{\circ} 38' 31''$ West, (*Deed=South $52^{\circ} 58' 00''$ West*) a distance of 51.66 feet (*Deed = 50.50 feet*) to a 1/2" Iron Rebar found for northeasterly terminus of Shady Lane, a 50.00 feet wide public right-of-way;

THENCE South $42^{\circ} 41' 48''$ West, (*Deed=South $45^{\circ} 00' 00''$ West*), a distance of 48.77 feet (*Deed = 50.00 feet*) to a 1/2" Iron Rebar found for the northwesterly terminus of said Shady Lane, same being in a curve concave to the right from which point the radius bears, South $46^{\circ} 31' 33''$ West, 250.10 feet, having a chord bearing and distance of South $40^{\circ} 41' 53''$ East, 24.23 feet (*Deed =South $42^{\circ} 17' 43''$ East, 23.60 feet*);

THENCE continuing southeasterly with said curve concave to the right through a central angle of $05^{\circ} 33' 08''$ (*Deed = $05^{\circ} 24' 31''$*) an arc distance of 24.24 feet (*Deed = 23.61 feet*) to a 1/2" Iron Rebar found for corner and the end of said curve, same being in the north line of Shady Lane and being also the southeasterly corner of Lot 1, Block 8 of said subdivision;

THENCE South $60^{\circ} 46' 08''$ West, (*Deed=South $62^{\circ} 33' 36''$ West*), departing the west line of Shady Lane and continuing with the north line of Lot 7, Block 8 of said subdivision, a distance of 112.86 feet (*Deed = 112.90 feet*) to a 1/2" Iron Rebar found for the common corner of Lot 7 and Lot 6, Block 8;

THENCE North $45^{\circ} 23' 54''$ West, (*Deed=North $45^{\circ} 23' 54''$ West*) continuing with the northwesterly line of Lots 6, 5, and 4, all of Block 8, a distance of 231.48 feet (*Deed = 231.48 feet*) to a 1/2" Iron Rebar found for the northeasterly corner of Lot 4, Block 8 of said subdivision;

THENCE South $44^{\circ} 29' 51''$ West, (*Deed=North $46^{\circ} 09' 00''$ West*) with the southwesterly line of Lots 4 and 3, Block 8, a distance of 166.27 feet (*Deed = 160.00 feet*) to a 1/2" Iron Rebar found for corner and the beginning of a curve concave to the left from which point the radius bears, South $39^{\circ} 19' 54''$ East, 144.64 feet, having a chord bearing and distance of South $29^{\circ} 42' 45''$ West, 103.46 feet (*Deed =South $26^{\circ} 59' 00''$ West, 94.98 feet*);

THENCE continuing southeasterly with said curve concave to the left through a central angle of $41^{\circ} 54' 43''$ (*Deed = $38^{\circ} 19' 59''$*) an arc distance of 105.80 feet (*Deed = 96.77 feet*) to a 1/2" Iron Rebar found for corner and the beginning of a compound curve concave to the left from which point the radius bears, North $88^{\circ} 53' 08''$ East, 259.28 feet, having a chord bearing and distance of South $10^{\circ} 57' 58''$ East, 88.72 feet (*Deed =South $02^{\circ} 19' 11''$ East, 91.26 feet*);

THENCE continuing southeasterly with said curve concave to the left through a central angle of $19^{\circ} 42' 11''$ (*Deed = $20^{\circ} 16' 23''$*) an arc distance of 89.16 feet (*Deed = 91.26 feet*) to a 1/2" Iron Rebar found for a corner of Lot 1, Block 8 of said subdivision, same being the southeasterly corner of Casa Grande Park as dedicated by said Casa Grande Subdivision, No. 1, Revised;

THENCE North $81^{\circ} 31' 27''$ West, (*Deed=North $79^{\circ} 54' 00''$ West*) continuing with the northwesterly line of Casa Grande Park, a distance of 214.49 feet (*Deed = 214.60 feet*) to a 1/2" Iron Rebar with a plastic cap stamped RPLS 3963;

THENCE North $46^{\circ} 35' 14''$ West, (*Deed=North $44^{\circ} 56' 40''$ West*), continuing with the northwesterly line of Casa Grande Park, a distance of 140.40 feet (*Deed=140.19 feet*) to a 5/8" Iron Rebar found for corner;

THENCE South $43^{\circ} 10' 40''$ West, (*Deed=South $44^{\circ} 50' 39''$ West*) continuing with the southwesterly line of Casa Grande Park, a distance of 84.98 feet (*Deed=84.94 feet*) to a 5/8" Iron Rebar found for corner;

THENCE North $46^{\circ} 49' 28''$ West, (*Deed=North $45^{\circ} 14' 31''$ West*) continuing with the northwesterly line

of Casa Grande Park, a distance of 60.01 feet (*Deed= 60.04 feet*) to a 5/8" Iron Rebar found for the most northwesterly corner of Casa Grande Park, same being the northeasterly corner of Lot 9, Block H, Phase 3 of the Replat Lakeside Estates, Phase 1, 2 & 3, an addition to the City of Seagoville, Dallas County, Texas, recorded in Volume 2003231 at Page 216, D.R.D.C.T.;

THENCE North 46° 52' 02" West, (*Plat=North 45 ° 06' 03" West*) continuing with the northwesterly line of Lots 9 and 8, Block H, a distance of 265.26 feet (*Plat= 265.32 feet*) to a 3/8" Iron Rebar found for the northeasterly corner of Lot 8, Block H, of said Phase 3, same being an inner ell corner of said Replat Lakeside Estates, Phase 1, 2 and 3;

THENCE North 43° 49' 29" East, (*Plat=North 45 ° 36' 32" East*) continuing with the southwesterly line of Lots 7, 6, 5, 4, 3, 2 and 1, Block C, of said Phase 2, a distance of 501.98 feet (*Plat= 502.03 feet*) to a 1/2" Iron Rebar with a plastic cap stamped 3963 found for the southeasterly corner of Lot 1, Block C of said Phase 2;

THENCE North 46° 39' 30" West, (*Plat=North 44 ° 54' 00" West*) continuing with the northwesterly line of Lots 1 and 14 of Block B, a distance of 172.58 feet to a 1/2" Iron Rebar found for corner, same being the southwesterly corner of that certain called 17.0426 acres lot, tract or parcel of land described in a Warranty Deed With Vendor's Lien from Mark L. Schueler, Sr. and wife, Delores A. Schueler to David R. Quizada and wife Yolanda G. Quizada recorded in Volume 2000064 at Page 6967, D.R.D.C.T.;

THENCE North 43° 20' 39" East, (*Deed=North 45 ° 00' 00" East*), continuing with the southwesterly line of said Quizada's tract of land a distance of 636.93 feet (*Deed=637.12 feet*) to a 3/8" Iron Rebar found for corner, same being in the southeasterly line of that certain called 10.0961 acres lot, tract or parcel of land described in a Warranty Deed With Vendor's Lien from Carl K. Polnac and wife Judith L. Polnac to Ryan Woodward and wife Lindsey Haygood recorded under Dallas County Clerk's Instrument No. 201600316225, of the Official Public records of Dallas County, Texas (O.P.R.D.C.T.)

THENCE South 46° 41' 54" East, (*Deed=South 45 ° 01' 19" East*) continuing with Woodward's and Haygood's tract of land, a distance of 327.85 feet (*Deed=327.63 feet*) to a 1/2" Iron Rebar found for the southwesterly corner of Woodward's and Haygood's tract of land;

THENCE North 43° 58' 27" East, (*Deed=North 45 ° 37' 53" East*) continuing with the southwesterly line of Woodward's and Haygood's tract of land, a distance of 259.52 feet (*Deed=259.47 feet*) to a 1/2" Iron Rebar found for the northeasterly corner of Woodward's and Haygood's tract of land, same being the southwesterly corner that certain called 14.11 acres lot, tract or parcel of land described in a Warranty Deed With Vendor's Lien from Judith Ford, to Calwold J. Henry and wife Judy L. Henry recorded in Volume 2002062 at Page 9164, D.R.D.C.T.;

THENCE North 43° 58' 57" East, (*Deed=North 45 ° 37' 53" East*) a distance of 336.80 feet (*Deed=340.46 feet*) to a 1/2" Iron Rebar with a plastic cap stamped 5299 found for corner in the northeasterly line of Henry's tract of land, same being in the southwesterly line of that certain called 12.482 acres lot, tract or parcel of land described in a General Warranty Deed from Noel Maldonado and Belinda Maldonado to Johnny Guzman recorded in Volume 2003174 at Page 107, D.R.D.C.T.;

THENCE South 46° 43' 38" East, (*Deed=South 44 ° 43' 19" East*) continuing with the northwesterly line of Guzman's tract of land, a distance of 558.63 feet (*Deed=558.52 feet*) to a T-bar found for corner same being the southwesterly corner of Guzman's tract of land and being also the most westerly corner of said first tract;

THENCE North 43°24' 08" East, (*Deed=North 44 ° 59' 46" East*) continuing with the southwesterly line of Guzman's tract of land and the northeasterly line of said first tract a distance of 430.16 feet (*Deed=430.10 feet*) to a 1/2" Iron Rebar found for the southeasterly corner of Guzman's tract of land, same being the southwesterly corner of that certain called 12.482 acres lot, tract or parcel of land described in a Warranty Deed With Vendor's Lien from R. R. Stanley to Manuela O. Guzman recorded in Volume 2003174 at Page 107, D.R.D.C.T.;

THENCE North 43°23' 19" East, (*Deed=North 44 ° 59' 46" East*) continuing with the southwesterly line of Guzman's tract of land and the northeasterly line of said first tract a distance of 430.16 feet (*Deed=430.10 feet*) to a 1/2" Iron Rebar found for the southeasterly corner of Guzman's tract of land, same being the southwesterly corner of that certain called 14.16 acres lot, tract or parcel of land described in a Deed from E. Dwaine Greenawalt to M. C. Cole Company recorded in Volume 70184 at Page 52, D.R.D.C.T.;

THENCE South 46°39' 53" East, (*Deed=South 45 ° 00' 00" East*) with the northwesterly line of M. C. Cole Company's tract of land , a distance of 506.65 feet (*Deed=507.10 feet*) to a 1/2" Iron Rebar found for corner, being also in Lot 22, Block 9 of Brook Valley 7, Phase 3, an addition to the City of Seagoville, Dallas County, Texas, recorded in Volume 90131 at Page 1550 of the D.R.D.C.T., same being also the most easterly corner of the herein described tract of land;

THENCE South 43° 24' 24" West, (*Deed=South 45 ° 00' 00" West*) continuing with the northeasterly line of Block 9 of said addition, a distance of 860.34 feet (*Deed=860.26 feet*) to a 1/2" Iron Rebar found for corner at the most Southern corner of said first tract, same being in the northeasterly line of Lot 9, Block 9 of said addition;

THENCE South 43°24' 24" West, (*Deed=South 45 ° 13' 22" West*) continuing with the northeasterly line of Lots 9 and 8, Block 9 of said addition, a distance of 190.26 feet (*Deed=190.22 feet*) to a Cut Cross "X" found for corner;

THENCE North 46° 54' 26" West, (*Deed=North 45 ° 15' 00" West*) passing at distance of 26.97 feet the most easterly corner of Lot 14, Block 6 of said Northside Addition, 3rd Installment continuing with the southeasterly line of Lot 14, Block 6, in all a total distance of 146.90 feet (*Deed=146.97 feet*) to a 1/2" Iron Rebar found for the northeasterly corner of said Lot 14, Block 6;

THENCE South 43° 07' 09" West (*Deed=South 44 ° 44' 47" West*) with the northeasterly line of Block 6 of said addition a distance of 860.71 feet (*Deed=860.64 feet*) to the **PLACE OF BEGINNING** containing 1,999,497.21 square feet or 45.902 acres of land.

A Survey Map or Plat of even date accompanies this Metes and Bounds Description and is made a part hereby.

September 16, 2019

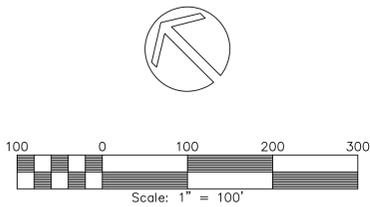
Larry Probeck, RPLS
Probeck Land Surveyors
PO Box 550695
Dallas, Texas 75355-0695
214 549.5349
lprobeck@earthlink.net
TBPLS Firm No. 10042600



Sept. 16, 2019

LAND TITLE SURVEY OF
45.902 ACRES OF LAND OUT OF THE
J. D. MERCHANT SURVEY, ABSTRACT NO. 850
CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS

Exhibit 5c



CALLED 41.16 ACRES
M. C. COLE COMPANY
VOL. 70184, PG. 52
D.R.D.C.T.

SURVEY CERTIFICATION

To Mehrdad Ghafar, Kamil Navai, Seagoville Partners, L.P., a Texas limited partnership, and First American Title Guaranty Company.

This is to certify that I have this date performed a careful and accurate on the ground survey of the property located at 835 Thedford Road, Seagoville, Dallas County, Texas.

Date of Map or Plat: September 19, 2019.

SCHEDULE B

The location of each easement, right-of-way and other matter or record affecting the subject premises and listed in the Commitment for Title Insurance GF No. 1011-284355-RTT, policy with an issue date of August 22, 2019 at 8:00 a.m. by First American Title Guaranty Company with respect to the subject premises, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. All visible above ground utilities have been shown. The subject premises shown on the survey is the premises described in said title commitment. Specific items in Schedule B are addresses as follows:

10 f. Easement granted by Mortgage Control, Inc., to the City of Seagoville, filed 05/11/1990, recorded in Volume 90093, Page 2158, Real Property Records, Dallas County, Texas. Affects this property.

CALLED 12.482 ACRES
MANUELA O. GUZMAN
VOL. 200109, PG. 6905
D.R.D.C.T.

CALLED 12.482 ACRES
JOHNNY GUZMAN
VOL. 2003174, PG. 107
D.R.D.C.T.

SEAGOVILLE PARTNERSHIP, L.P.
VOLUME 2004127, PAGE 15186
D.R.D.C.T.

CALLED 14.11 ACRES
CALWALD J. HENRY AND WIFE, JUDY L. HENRY
VOL. 2002062, PG. 9164
D.R.D.C.T.

CALLED 10.0961 ACRES
RYAN WOODWARD AND LINDSEY HAYGOOD
INST. NO. 201600316225
O.P.R.D.C.T.

CALLED 17.0426 ACRES
DAVID R. QUIZADA AND WIFE
YOLANDA G. QUIZADA
VOLUME 2000064, PAGE 6967
D.R.D.C.T.

REPLAT LAKESIDE ESTATES, PHASE 2
VOLUME 2003231, PAGE 216
D.R.D.C.T.
BLOCK B

EMILY LANE
51' R.O.W.

REPLAT LAKESIDE ESTATES, PHASE 2
VOLUME 2003231, PAGE 216
D.R.D.C.T.
BLOCK C

REPLAT LAKESIDE ESTATES, PHASE 1
VOLUME 2003231, PAGE 216
D.R.D.C.T.
BLOCK D

REPLAT LAKESIDE ESTATES, PHASE 3
VOLUME 2003231, PAGE 216
D.R.D.C.T.
BLOCK H

BOUNDARY LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 47°10'27" W	8.40'
L2	N 17°29'49" W	132.94'
L3	N 46°47'25" W	50.00'
L4	N 45°50'09" W	116.28'
L5	S 51°38'31" W	51.66'
L6	S 42°41'48" W	48.77'
L7	S 60°46'08" W	112.86'
L8	S 43°10'40" W	84.98'
L9	N 46°49'28" W	60.01'

BOUNDARY CURVE TABLE

NUMBER	DELTA	ANGLE	RADIUS	ARC LENGTH	CHORD	DIRECTION	CHORD LENGTH
C1	02°16'52"		302.66	12.05	N 45°12'05" E		12.05
C2	06°58'35"		252.66	30.76	S 44°45'25" W		30.75
C3	05°33'08"		250.10	24.24	S 40°41'53" E		24.23
C4	41°54'43"		144.64	105.80	S 29°42'45" W		103.46
C5	19°42'11"		259.28	89.16	S 10°57'58" E		88.72

1,999,497.21 SQ. FT.
45.902 ACRES

SEAGOVILLE PARTNERSHIP, L.P.
VOLUME 2004127, PAGE 15186
D.R.D.C.T.

LARRY PROBECK, RPLS
PROBECK LAND SURVEYORS
PO BOX 550695
DALLAS, TEXAS 75355-0695
214 549 5349
lprobeck@earthlink.net
T.B.P.L.S.FIRM NO. 10042800

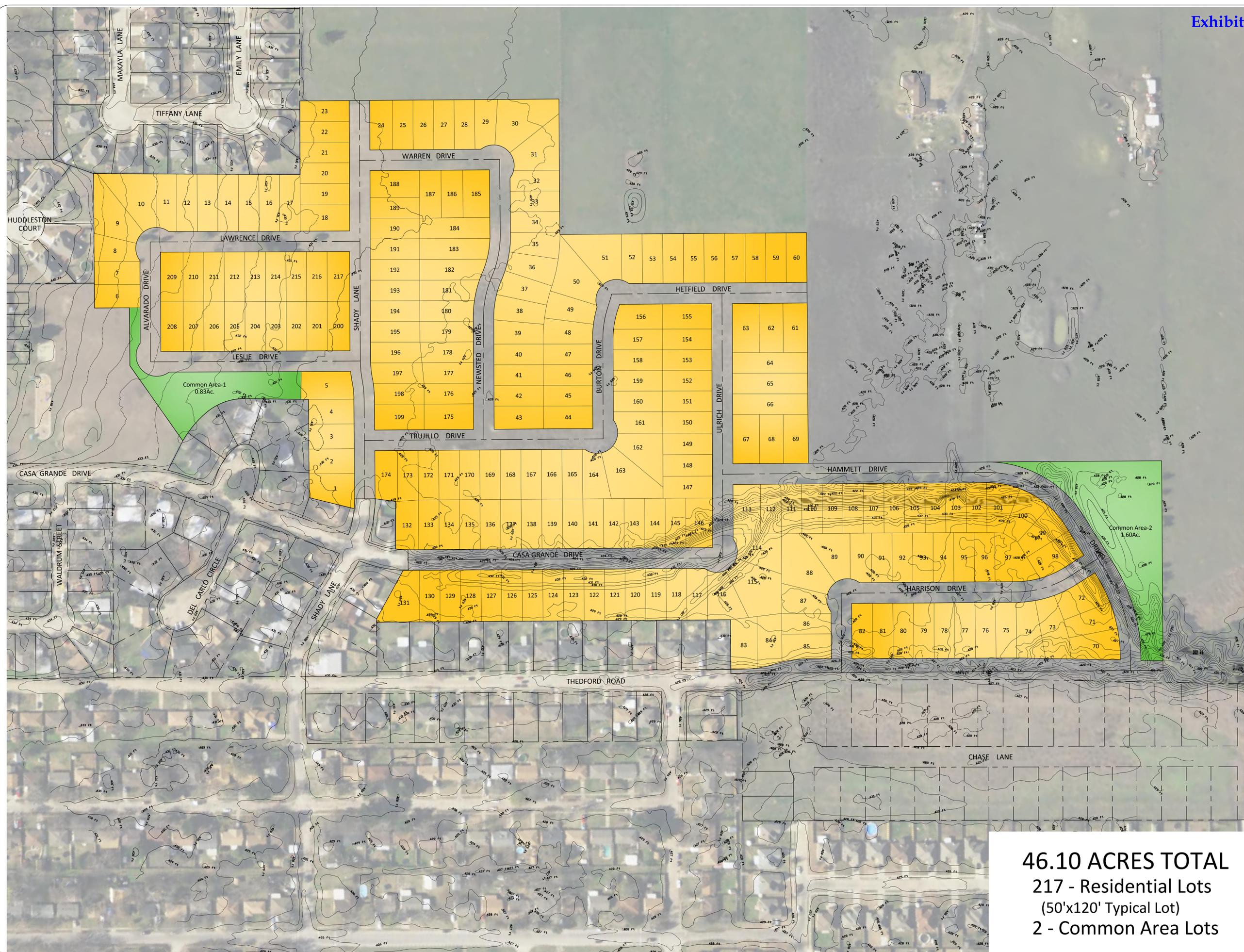
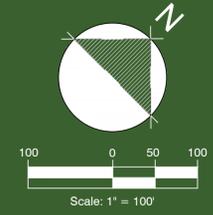


THIS SURVEY WAS PERFORMED FOR:
FIRST AMERICAN TITLE GUARANTY CO.
USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.
NAME: SEAGOVILLE PARTNERSHIP, L.P.
JOB NO.: 201951
DATE: SEPT. 19, 2019
OF#: 1011-284355-RTT
DRN. BY: L.A.P.

FLOOD STATEMENT
THIS IS TO CERTIFY THAT ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 48181 (CITY OF SEAGOVILLE), PANEL 048, BUILT IN A WITH A REVISION DATE OF JULY 27, 2014 THE PROPERTY USE IN ZONE (S) OTHER AREAS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF THE SURVEYOR.

A Metes and Bounds Description of even date accompanies this survey map or plat and is made a part hereby.

Exhibit 5c



CONCEPT PLAN A
COTTONWOOD CREEK
SEAGOVILLE, TEXAS

46.10 ACRES TOTAL
217 - Residential Lots
(50'x120' Typical Lot)
2 - Common Area Lots





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

October 3, 2019

**NOTICE OF PUBLIC HEARING
SEAGOVILLE PLANNING & ZONING COMMISSION
ZONING CASE Z2019-27**

The Seagoville Planning and Zoning Commission will hold a public hearing on Tuesday, October 22, 2019, at 6:30 PM in the Council Chambers in City Hall at 702 North U.S. Highway 175; Seagoville, TX 75159 to consider a request to change zoning for property located at 835 Thedford, being two (2) tracts described as Tract 4 consisting of 10+ acres and Tract 16 consisting of 36+ acres in the John D. Merchant Abstract 850, Seagoville, Dallas County, Texas from R-5, Residential Single Family, to PD-19-04 for a new residential subdivision with development regulations.

All individuals may appear at the public hearing 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 first opportunity to voice your opinion about this project for the record. The second opportunity will be at the public hearing listed above. There will also be a public hearing held in front of City Council, but that meeting date has not yet been set.

*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 Z2019-27 as it is described herein.

Additional Comments (attach additional sheets as necessary): _____

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



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

November 7, 2019

**NOTICE OF PUBLIC HEARING
SEAGOVILLE CITY COUNCIL
ZONING CASE Z2019-27**

The Seagoville City Council will hold a public hearing on Monday, November 18, 2019, at 6:30 PM in the Council Chambers in City Hall at 702 North U.S. Highway 175; Seagoville, TX 75159 to consider a request to change zoning for property located at 835 Thedford, being two (2) tracts described as Tract 4 consisting of 10±acres and Tract 16 consisting of 36±acres in the John D. Merchant Abstract 850, Seagoville, Dallas County, Texas from R-5, Residential Single Family, to PD-19-04 for a new residential subdivision with development regulations.

All individuals may appear at the public hearing 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 meeting will be the final opportunity to voice your opinion about this project for the record.

CITY OF SEAGOVILLE
Jennifer Bonner
Jr. Planner





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

October 3, 2019

NOTICE OF PUBLIC HEARING
SEAGOVILLE PLANNING & ZONING COMMISSION
ZONING CASE Z2019-27

The Seagoville Planning and Zoning Commission will hold a public hearing on Tuesday, October 22, 2019, at 6:30 PM in the Council Chambers in City Hall at 702 North U.S. Highway 175; Seagoville, TX 75159 to consider a request to change zoning for property located at 835 Thedford, being two (2) tracts described as Tract 4 consisting of 10+ acres and Tract 16 consisting of 36+ acres in the John D. Merchant Abstract 850, Seagoville, Dallas County, Texas from R-5, Residential Single Family, to PD-19-04 for a new residential subdivision with development regulations.

All individuals may appear at the public hearing 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 first opportunity to voice your opinion about this project for the record. The second opportunity will be at the public hearing listed above. There will also be a public hearing held in front of City Council, but that meeting date has not yet been set.

*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 Z2019-27 as it is described herein.

Additional Comments (attach additional sheets as necessary):

Signature(s): Billy G. Chambliss & Sharon Chambliss
Printed Name(s): BILLY G. CHAMBLISS
Address: 1426 DEL CARLO CIRLE
City, State & Zip code: SEAGOVILLE, TX 75159
Phone Number: 972-287-1147

RECEIVED
OCT 11 2019
CJ

OCTOBER 3, 2019
1



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

October 3, 2019

RECEIVED

OCT 08 2019

NOTICE OF PUBLIC HEARING
SEAGOVILLE PLANNING & ZONING COMMISSION
ZONING CASE Z2019-27

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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 Z2019-27 as it is described herein.

Additional Comments (attach additional sheets as necessary):

Signature(s):
Printed Name(s): SHEPHERD PLACE HOMES, INC.
Address: dba ROBBIE HALE HOMES
972-475-1100
City, State & Zip code: 620 ROWLETT RD.
Phone Number: GARLAND, TX 75043-3703

RECEIVED
OCT 18 2019

BY: APB

OCTOBER 3, 2019
1



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

October 3, 2019

RECEIVED

OCT 08 2019

NOTICE OF PUBLIC HEARING
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Printed Name(s): SHEPHERD PLACE HOMES, INC.
Address: dba ROBBIE HALE HOMES
City, State & Zip code: 972-475-1100
Phone Number: 620 ROWLETT RD.
GARLAND, TX 75043-3703

RECEIVED
OCT 18 2019
BY:

OCTOBER 3, 2019
1

**Property Owner List for Cottonwood Creek
ZONING REQUEST Z2019-27: Create Plan Development**

Exhibit 8

Mailed out a total of 110 certified letters on Friday, October 4, 2019, before 5:00 PM

Subject or adjoiner?	Site Address	DCAD acc't	Owner	Mailing Address 1	Address 2	City	State	Zip
Subject	835 Thedford Road	65085006510040000	Mehrdad Ghafar & Kamil Navai	6524 Briarhaven Drive		Dallas	TX	75240
Subject	835 Thedford Road	65085006510160000	Mehrdad Ghafar & Kamil Navai	2110 Hoagn Drive		Irving	TX	85038
Adjoiner	1249 Chase Lane	50007730090250000	Joanna Villarreal & Arnaldo Villarreal-Perez	1249 Chase Lane		Seagoville	TX	75159
Adjoiner	1247 Chase Lane	50007730090240000	Louiza Ann Missi	1247 Chase Lane		Seagoville	TX	75159
Adjoiner	1245 Chase Lane	50007730090230000	Francisco Javier M. Diaz & Amor Sarai P. Lozano	1245 Chase Lane		Seagoville	TX	75159
Adjoiner	1243 Chase Lane	50007730090220000	Winston L. Sears	1243 Chase Lane		Seagoville	TX	75159
Adjoiner	1241 Chase Lane	50007730090210000	Shepherd Place Homes Inc.	620 Rowlett Road		Garland	TX	75043
Adjoiner	1239 Chase Lane	50007730090200000	Joshua Noe Camarillo	1239 Chase Lane		Seagoville	TX	75159
Adjoiner	1237 Chase Lane	50007730090190000	Downer Pace Dykes, Jr.	1237 Chase Lane		Seagoville	TX	75159
Adjoiner	1235 Chase Lane	50007730090180000	Tara Lashay Carter & Anthony DeJuan Nealon	1235 Chase Lane		Seagoville	TX	75159
Adjoiner	1233 Chase Lane	50007730090170000	Larishla Yvonne Taulton & Billy Ray Henderson	1233 Chase Lane		Seagoville	TX	75159
Adjoiner	1231 Chase Lane	50007730090160000	Matthew D. Rose & Tristine L. Rhomas	1231 Chase Lane		Seagoville	TX	75159
Adjoiner	1229 Chase Lane	50007730090150000	Mechelle L. Fleming	1229 Chase Lane		Seagoville	TX	75159
Adjoiner	1227 Chase Lane	50007730090140000	Pablo Guerrero & Maria E. Beltran	1227 Chase Lane		Seagoville	TX	75159
Adjoiner	1225 Chase Lane	50007730090130000	Raymond Charles Covert	1225 Chase Lane		Seagoville	TX	75159
Adjoiner	1223 Chase Lane	50007730090120000	Feranando Perez-Ramirez & Maura Perez	1223 Chase Lane		Seagoville	TX	75159
Adjoiner	1221 Chase Lane	50007730090110000	Amanda R. Crow & Robert Y. Hernandez, Jr.	1221 Chase Lane		Seagoville	TX	75159
Adjoiner	1219 Chase Lane	50007730090100000	Jose A. & Leticia Estrada	1219 Chase Lane		Seagoville	TX	75159
Adjoiner	1217 Chase Lane	50007730090090000	Roberto Gil Padro Rosado & Noemi Rivera Serrano	1217 Chase Lane		Seagoville	TX	75159
Adjoiner	1215 Shadybrook Lane	50007730090080000	Miguel A. Rodriguez Salinas & Amanda R. Lara	1215 Chase Lane		Seagoville	TX	75159
Adjoiner	1213 Shadybrook Lane	50007730090070000	Shepherd Place Homes Inc.	620 Rowlett Road		Garland	TX	75043
Adjoiner	1214 Catherine Drive	50030500010030000	Judith A. Dalton	1214 Catherine Drive		Seagoville	TX	75159
Adjoiner	1216 Catherine Drive	50030610010020000	James W. Ewing	1216 Catherine Drive		Seagoville	TX	75159

Exhibit 8

**Property Owner List for Cottonwood Creek
ZONING REQUEST Z2019-27: Create Plan Development**

Exhibit 8

Mailed out a total of 110 certified letters on Friday, October 4, 2019, before 5:00 PM

Subject or adjoiner?	Site Address	DCAD acc't	Owner	Mailing Address 1	Address 2	City	State	Zip
Adjoiner	1218 Catherine Drive	50030610010010000	Troy Berry	9320 East R.L. Thornton Freeway		Dallas	TX	75228
Adjoiner	828 Thedford Road	50030610020150000	Richardo & Natalio Flores-Pompa	828 Thedford Road		Seagoville	TX	75159
Adjoiner	826 Thedford Road	50030610020160000	Martin Contreras	826 Thedford Road		Seagoville	TX	75159
Adjoiner	824 Thedford Road	50030610020170000	Kathy J. & Micheal A. Williams	824 Thedford Road		Seagoville	TX	75159
Adjoiner	822 Thedford Road	50030610020180000	Sergio Suarez Palacios	822 Thedford Road		Seagoville	TX	75159
Adjoiner	820 Thedford Road	50030610020190000	Reynaldo Flores & Rubicelia Sanchez	820 Thedford Road		Seagoville	TX	75159
Adjoiner	818 Thedford Road	50030610020200000	Maria Guadalupe Lazo & Torres Martine Marcelino	818 Thedford Road		Seagoville	TX	75159
Adjoiner	816 Thedford Road	50030610020210000	Molly S. Gonzalez	816 Thedford Road		Seagoville	TX	75159
Adjoiner	814 Thedford Road	50030610020220000	Joy D. Keel	814 Thedford Road		Seagoville	TX	75159
Adjoiner	812 Thedford Road	50030610020230000	Isaias Castillo Moreno	2020 Delmar Drive		Garland	TX	75041
Adjoiner	810 Thedford Road	50030610020240000	Orlando & Sheila E. Delgado	3501 Madeline Court		Arlington	TX	76001
Adjoiner	808 Thedford Road	50030610020250000	Dolores Zuniga	808 Thedford Road		Seagoville	TX	75159
Adjoiner	806 Thedford Road	50030610020260000	Griselda & Sabino Leon	806 Thedford Road		Seagoville	TX	75159
Adjoiner	804 Thedford Road	50030610020270000	Eloy Urbano & Caro Yolanda Estrada	804 Thedford Road		Seagoville	TX	75159
Adjoiner	802 Thedford Road	50030610020280000	Anthony O'dell & Brandy Bannister	802 Thedford Road		Seagoville	TX	75159
Adjoiner	807 Thedford Road	50030610060010000	Maria Aguirre Sanchez	807 Thedford Road		Seagoville	TX	75159
Adjoiner	809 Thedford Road	50030610060020000	Rafael Contreras	809 Thedford Road		Seagoville	TX	75159
Adjoiner	811 Thedford Road	50030610060030000	FKF Investment Group LLC	P. O. Box 270067		Flower Mound	TX	75027
Adjoiner	813 Thedford Road	50030610060040000	Gabriel Delgado	813 Thedford Road		Seagoville	TX	75159
Adjoiner	815 Thedford Road	50030610060050000	Stacey Petrea	P. O. Box 1139		Forney	TX	75126
Adjoiner	817 Thedford Road	50030610060060000	Jonathan Mattehew Torres	817 Thedford Road		Seagoville	TX	75159
Adjoiner	819 Thedford Road	50030610060070000	Joseph B. & Brenda Walker	819 Thedford Road		Seagoville	TX	75159
Adjoiner	821 Thedford Road	50030610060080000	Rebekah Marie Farley & William Raymond Covington	821 Thedford Road		Seagoville	TX	75159
Adjoiner	823 Thedford Road	50030610060090000	Jose & Jessica Mendez	823 Thedford Road		Seagoville	TX	75159
Adjoiner	825 Thedford Road	50030610060100000	Michael & Cherie Kennedy	825 Thedford Road		Seagoville	TX	75159
Adjoiner	827 Thedford Road	50030610060110000	Steve R. & Theresa A. Hall	827 Thedford Road		Seagoville	TX	75159
Adjoiner	829 Thedford Road	50030610060120000	Kenneth Joe Lee	829 Thedford Road		Seagoville	TX	75159
Adjoiner	831 Thedford Road	50030610060130000	Francisco Ruiz	831 Thedford Road		Seagoville	TX	75159

Exhibit 8

**Property Owner List for Cottonwood Creek
ZONING REQUEST Z2019-27: Create Plan Development**

Exhibit 8

Mailed out a total of 110 certified letters on Friday, October 4, 2019, before 5:00 PM

Subject or adjoiner?	Site Address	DCAD acc't	Owner	Mailing Address 1	Address 2	City	State	Zip
Adjoiner	833 Thedford Road	50030610060140000	Jeannie S. Hewitt	833 Thedford Road		Seagoville	TX	75159
Adjoiner	1404 Shady Lane	50009500060010000	Bryson C. Owens	P. O. Box 252		Seagoville	TX	75159
Adjoiner	1408 Shady Lane	50009500060020000	Thomas D. & Sandra K. Bragg	1408 Shady Lane		Seagoville	TX	75159
Adjoiner	1412 Shady Lane	50009500060030000	Earnest Glazener	1412 Shady Lane		Seagoville	TX	75159
Adjoiner	1416 Shady Lane	50009500060040000	Kandy Winchester	1416 Shady Lane		Seagoville	TX	75159
Adjoiner	1405 Shady Lane	50009500050020000	Jason Wayne & Brenda Marcelle Newby	1405 Shady Lane		Seagoville	TX	75159
Adjoiner	1409 Shady Lane	50009500050030000	Vincente & Angelica Vega	1409 Shady Lane		Seagoville	TX	75159
Adjoiner	1413 Shady Lane	50009500050040000	Albert Washington, Jr.	1413 Shady Lane		Seagoville	TX	75159
Adjoiner	1417 Shady Lane	50009500050050000	Michael W. Hutchins	1417 Shady Lane		Seagoville	TX	75159
Adjoiner	1426 Del Carlo Circle	50009500050060000	Billy G. Chambliss	1426 Del Carlo Circle		Seagoville	TX	75159
Adjoiner	1422 Del Carlo Circle	50009500050070000	Jeffrey L. Williamson	6335 Couty Road 4095		Kaufman	TX	75142
Adjoiner	1415 Del Carlo Circle	50009500050140100	Phillip Shaffer etal.	230 West Main Street		Denison	TX	75020
Adjoiner	1417 Del Carlo Circle	50009500050140200	Phillip Shaffer etal.	230 West Main Street		Denison	TX	75020
Adjoiner	722 Casa Grande Drive	50009500050150100	Phillip G. Shaffer etal.	230 West Main Street		Denison	TX	75020
Adjoiner	720 Casa Grande Drive	50009500050150200	Phillip G. Shaffer etal.	230 West Main Street		Denison	TX	75020
Adjoiner	718 Casa Grande Drive	50009500050160100	Phillip Shaffer etal.	230 West Main Street		Denison	TX	75020
Adjoiner	716 Casa Grande Drive	50009500050160200	Phillip Shaffer etal.	230 West Main Street		Denison	TX	75020
Adjoiner	1502 Shady Lane	50009500070010000	Omar Guillermo Arnaud Acosta	1502 Shady Lane		Seagoville	TX	75159
Adjoiner	1501 Shady Lane	50009500080070000	Brian Blessing	6471 Tranquilo	Apartment 3059	Irving	TX	75039
Adjoiner	1500 Del Carlo Circle	50009500080060200	Elaine McCoy	1500 Del Carlo Circle		Seagoville	TX	75159
Adjoiner	1502 Del Carlo Circle	50009500080060100	Michelle L. McCoy	1502 Del Carlo Circle		Seagoville	TX	75159
Adjoiner	1504 Del Carlo Circle	50009500080050200	Joel E. Harroff	1001 Shadow Wood Lane		Lewisville	TX	75067
Adjoiner	1506 Del Carlo Circle	50009500080050100	Victor M. R. Garay	1506 Del Carlo Circle		Seagoville	TX	75159
Adjoiner	1508 Del Carlo Circle	50009500080040000	Amber D. Campbell	1508 Del Carlo Circle		Seagoville	TX	75159
Adjoiner	1507 Del Carlo Circle	50009500080030000	Russell E. Shumate	1507 Del Carlo Circle		Seagoville	TX	75159
Adjoiner	1505 Del Carlo Circle	50009500080020000	Juan Reyna	1505 Del Carlo Circle		Seagoville	TX	75159
Adjoiner	1501 Del Carlo Circle	50009500080010000	John C. Cunningham	1501 Del Carlo Circle		Seagoville	TX	75159
Adjoiner	800 Casa Grande Drive	50009500000000100	City of Seagoville	702 North Highway 175		Seagoville	TX	75159
Adjoiner	808 Huddleston Court	500219900H0110000	Lisa Brown	808 Huddleston Court		Seagoville	TX	75159
Adjoiner	810 Huddleston Court	500219900H0100000	Jerome D. Martinez	2017 Bamboo		Mesquite	TX	75150
Adjoiner	812 Huddleston Court	500219900H0090000	Gabriel Martinez, Jr.	812 Huddleston Court		Seagoville	TX	75159

Exhibit 8

**Property Owner List for Cottonwood Creek
ZONING REQUEST Z2019-27: Create Plan Development**

Exhibit 8

Mailed out a total of 110 certified letters on Friday, October 4, 2019, before 5:00 PM

Subject or adjoiner?	Site Address	DCAD acc't	Owner	Mailing Address 1	Address 2	City	State	Zip
Adjoiner	813 Huddleston Court	500219900H0080000	Home SFR Borrower LLC	c/o Altisource Asset Management Corporation	1110 Strand Street; Suite 2A	Christiansted	VA	00820
Adjoiner	811 Huddleston Court	500219900H0070000	Dessie F. Sexton	811 Huddleston Court		Seagoville	TX	75159
Adjoiner	809 Huddleston Court	500219900H0060000	Noe G. Ortiz	809 Huddleston Court		Seagoville	TX	75159
Adjoiner	1 Huddleston Court	500219900H0010000	Ricardo Soto-Martinez & Noella Guadalupe Soto	8406 Birch Avenue		Dallas	TX	75217
Adjoiner	1606 East Farmers Road	65085006510170000	Maricruz O.R. & Jose A. Ramirez and Maribel R. Arredondo	1606 East Farmers Road		Seagoville	TX	75159
Adjoiner	1611 Makayla Lane	500219900D0020000	Gerardo Martinez and Yadira Ivette Verduzco	1611 Makayla Lane		Seagoville	TX	75159
Adjoiner	1609 Makayla Lane	500219900D0010000	Billie A. Mayfield Living Trust	c/o Billie A. Mayfield, Trustee	1609 Makayla Lane	Seagoville	TX	75159
Adjoiner	1610 Makayla Lane	500219900F0120000	Stephanie Burton	1610 Makayla Lane		Seagoville	TX	75159
Adjoiner	1611 Emily Lane	500219900F0110000	Safari One Asset Company LLC	5001 Plaza on the Lake	Suite 200	Austin	TX	78746
Adjoiner	1613 Emily Lane	500219900F0100000	Felicia Augustine	1613 Emily Lane		Seagoville	TX	75159
Adjoiner	816 Tiffany Lane	500219900C0070000	Francisco C. Esparza	816 Tiffany Lane		Seagoville	TX	75159
Adjoiner	818 Tiffany Lane	500219900C0060000	Margarita Andrade	818 Tiffany Lane		Seagoville	TX	75159
Adjoiner	820 Tiffany Lane	500219900C0050000	Bobby J. Shofner	P. O. Box 360143		Dallas	TX	75336
Adjoiner	822 Tiffany Lane	500219900C0040000	Alisha Boren	822 Tiffany Lane		Seagoville	TX	75159
Adjoiner	824 Tiffany Lane	500219900C0030000	Progress Residential 2015 3 Borrower LLC	P. O. Box 4090		Scottsdale	AZ	85261
Adjoiner	826 Tiffany Lane	500219900C0020000	Estate of Charles E. Cooper, Jr.	826 Tiffany Lane		Seagoville	TX	75159
Adjoiner	828 Tiffany Lane	500219900C0010000	Derek D. & Shawn F. Pompey	828 Tiffany Lane		Seagoville	TX	75159
Adjoiner	1608 Emily Lane	500219900B0140000	Maricela Ruiz	1608 Emily Lane		Seagoville	TX	75159
Adjoiner	1610 Emily Lane	500219900B0130000	Safari One Asset Company LLC	5001 Plaza on the Lake	Suite 200	Austin	TX	78746
Adjoiner	1612 Emily Lane	500219900B0120000	John Bryne	1612 Emily Lane		Seagoville	TX	75159
Adjoiner	1614 Emily Lane	500219900B0110000	Crystal Chaffin	1614 Emily Lane		Seagoville	TX	75159
Adjoiner	1616 Emily Lane	500219900B0100000	Joce A. & Maria G. Rodriguez-Vega	1616 Emily Lane		Seagoville	TX	75159
Adjoiner	1270 Alto Road	65085006510120200	David R. Quezada	1270 Alto Road		Seagoville	TX	75159
Adjoiner	1300 Alto Road	65085006510120300	Ryan Woodard & Lindsey Haygood	1300 Alto Road		Seagoville	TX	75159
Adjoiner	1320 Alto Road	65085006510120000	Calwald J. & Judy L. Henry	1320 Alto Road		Seagoville	TX	75159
Adjoiner	1360 Alto Road	65085006510130000	Johnny Guzman	P. O. Box 663		Seagoville	TX	75159
Adjoiner	1370 Alto Road	65085006510130300	Manuela O. Guzman	P. O. Box 207		Seagoville	TX	75159

Exhibit 8

Property Owner List for Cottonwood Creek
ZONING REQUEST Z2019-27: Create Plan Development

Exhibit 8

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Subject or adjoiner?	Site Address	DCAD acc't	Owner	Mailing Address 1	Address 2	City	State	Zip
Adjoiner	900 Alto Road	65085006510030000	Lavon Greenawalt	7810 Ivy Lane		Rowlett	TX	75089
Adjoiner								

Exhibit 8

Regular Session Agenda Item: 4

Meeting Date: **November 18, 2019**

ITEM DESCRIPTION:

Discuss and consider approving an Ordinance of the City of Seagoville, 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-19-04 (PD-19-04) on approximately 46± acres, being comprised of Tract 4 and Tract 16, John D. Merchant Abstract 850, commonly collectively known as 835 Thedford, Seagoville, Dallas County, Texas, and being legally described in Exhibit “A” and depicted in Exhibit “B”, attached hereto; providing for development regulations; providing for the approval of a concept plan, which is attached hereto as Exhibit “C”; providing for a repealing clause; providing for a severability clause; providing for a savings clause; providing a penalty fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and providing an effective date.

BACKGROUND OF ISSUE:

The land is currently unimproved and is located northeast of East Farmers Road and between Thedford Road and Brandon Drive.

Pat Atkins, representing his company KPA Consulting Inc. and property owners, Mehrdad Ghafar & Kamil Navai, in their request for a zoning change from (vacant) land zoned R-5 to a residential subdivision in a plan development with an R-5 base zoning. The proposed development regulations include:

- Development in accordance with a submitted (to-be-approved by City Council) concept plan
- Minimum front yard depth of 20-feet
- Minimum rear yard depth of 10-feet
- Minimum side yard width of 5-feet
- Minimum lot width of 50-feet
- Minimum lot depth of 110-feet
- Minimum lot area of 6,000 square feet
- Minimum living area of the houses to be:
 - 15% having at least 1,600-square feet;
 - 70% having at least 1,700-square feet; and
 - 15% having at least 1,800-square feet;
- Maximum 35-feet height of each house

On October 7th, 2019, the property was sold by Mehrdad Ghafar & Kamil Navai to developer and home builder Robbie Hale under his company name of Shepherd Place Homes. Mr. Hale had contacted the previous owners about developing their property. It was through an agreement with Mr. Hale that the initial request was submitted. Mr. Hale worked with Mr. Atkins to create the list

of development regulations that were submitted with the original application by Mr. Ghafar and Ms. Navai.

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 should deny or approve the applicant's request.

FINANCIAL IMPACT:

Not applicable

RECOMMENDATION:

Besides the two (2) subject parcels, there are one hundred eight (108) properties and parts of eleven (11) 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 Friday, October 4, 2019. A legal ad was also published per the Texas Local Government Code in the Friday, October 4, 2019, edition of the Daily Commercial Record newspaper. Two (2) letters were returned as undeliverable by the U.S. Postal Service. Several phone calls have been received by staff asking about this project, but only three (3) written responses have been returned. One (1) person spoke against the request at the Planning and Zoning Commission meeting on October 22nd.

For the City Council meeting, the owners of each parcel were again notified in compliance with the 200-foot rule by mail on Thursday, November 7, 2019. A legal ad was also published per the Texas Local Government Code in the Friday, November 1, 2019, edition of the Daily Commercial Record newspaper. As of the date of this report, Tuesday, November 12, 2019, no (zero) additional letters have been returned as undeliverable by the U.S. Postal Service. No (zero) additional written responses have been returned. Any responses received after the emailing of the packet to the Council members will be provided at the meeting.

On October 22nd, the Planning and Zoning Commission voted five (5) to zero (0) in favor of recommending approval with conditions of the request to change zoning for property located at 835 Thedford, being two (2) tracts described as Tract 4 consisting of 10+ acres and Tract 16 consisting of 36+ acres in the John D. Merchant Abstract 850, Seagoville, Dallas County, Texas from R-5, Residential Single Family, to PD-19-04 for a new residential subdivision with development regulations. The condition of approval was the addition of 5-foot wide sidewalk along Casa Grande Drive with its pavement improvements. All other constructed streets to have 4-foot wide sidewalks on both sides.

Staff also supports the requested change with the listed conditions of approval.

EXHIBIT:

1. Ordinance (9 pages)

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. ____-2019

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-19-04 (PD-19-04) ON APPROXIMATELY 46±ACRES, BEING COMPRISED OF TRACT 4 AND TRACT 16, JOHN D MERCHANT ABSTRACT 850, COMMONLY COLLECTIVELY KNOWN AS 835 THEDFORD, SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING LEGALLY DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B", ATTACHED HERETO; PROVIDING FOR DEVELOPMENT REGULATIONS; PROVIDING FOR APPROVAL OF A CONCEPT PLAN, WHICH IS ATTACHED HERETO AS EXHIBIT "C"; 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. Z2019-27 (PD 19-04) should be approved, and in the exercise of legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map should be amended to reflect the zoning change.

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

SECTION 1. That Zoning Application No. Z2019-27 (PD 19-04) is hereby approved and 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 are hereby amended by granting a change in zoning from Residential-5 (R-5) to Planned Development-19-04 (PD-19-04) on approximately 46± acres, being comprised of Tract 4 and Tract 16, John D Merchant Abstract 850, commonly collectively known as 835 Thedford, Seagoville, Dallas County, Texas, and being legally described in Exhibit "A" and depicted in Exhibit "B", attached hereto and incorporated herein.

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

- A. The property shall be used only for the construction of single family residential dwellings.
- B. The minimum lot dimensions shall be 50 feet x 120 feet and minimum lot size shall be 6000 square feet.
- C. The minimum side yard setback shall be 5 feet.
- D. The minimum front yard setback shall be 20 feet.
- E. The minimum rear yard setback shall be 10 feet.
- F. The minimum dwelling size shall be:
 - (1) 1600 square feet on 15% of the lots;
 - (2) 1700 square feet on 70% of the lots; and,
 - (3) 1800 square feet. on 15% of the lots.
- G. The property shall be developed in accordance with the approved concept plan.

SECTION 3. The property shall be developed and used only in accordance with the Concept Plan, attached as Exhibit "C" 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.

PASSED AND ADOPTED by the City Council for the City of Seagoville at a meeting on the 18th day of November, 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 11.13.2019) TM 112200 111419

EXHIBIT "A"

PROPERTY DESCRIPTION

BEING ALL OF THOSE CERTAIN called 45.975 acres lots, tracts or parcels of land lying and being situated in the City of Seagoville and the County of Dallas, Texas, in the J. D. Merchant Survey, Abstract No. 850, of Dallas County, Texas, and being out of those certain tracts of land described first and secondly in a Special Warranty Deed With Vendor's Lien from Gateway National Bank, a National Banking Association, to Feridon Shirazi, Merdad N. Ghafar and Mehran Dadgostar Recorded in Volume 93224 at Page 1943, of the Deed Records, Dallas County, Texas (D.R.D.C.T.), also being the same property described as a 45.9750 acres lot, tract or parcel of land in a Warranty Deed With Vendor's Lien from Mehrdad Ghafar and Kamil Navai to Seagoville Partnership, L.P., a Texas limited partnership recorded in Volume 2004127 at Page 15186, D.R.D.C.T., also being the same property described as two lots, tracts, or parcels of land in a Warranty Deed from to Feridon Shirazi, Merdad N. Ghafar and Mehran Dadgostar to Mehrdad Ghafar and Kamil Navai recorded in Volume 2001140 at Page 6709, D.R.D.C.T., more particularly described as follows:

BEGINNING at a 1/2" Iron Rebar found for the northwesterly corner of Lot 1, Block 6 of Northside Addition, 3rd Installment, an addition to the City of Seagoville, Dallas County, Texas, as recorded in Volume 90131 at Page 1550, of the Map Records of Dallas County, Texas (M.R.D.C.T.), same being in a southeasterly line of Lot 3 of Block 6 of Casa Grande Subdivision No. 1, Revised, an addition to the City of Seagoville, Dallas County, Texas, as recorded in Volume 72069 at, Page 1, M.R.D.C.T.;

THENCE North 47°10' 27" West, (*Deed=North 46 °27' 08" West*), departing said northwest corner continuing with the southeasterly line of Lot 3, Block 6 of said subdivision, a distance of 8.40 feet (*Deed=8.28 feet*) to a 1/2" Iron Rebar found for corner;

THENCE North 17°29' 49" West, (*Deed=North 15 °48' 53" West*) with the southeast line of Lots 3 and 4, Block 6, of said addition, a distance of 132.94 feet (*Deed=133.08 feet*) to a 1/2" Iron Rebar stamped RPLS 3963 found for the northeasterly corner of Lot 4, Block 6 of said subdivision same being in the south line of Casa Grande Drive, a 50.00 feet wide public right-of-way, same being in a curve concave to the left from which point the radius bears, North 43°39' 29" West, 302.66 feet having a chord bearing and distance of North 45°12' 05" West, 12.05 feet (*Deed =North 46 ° 07' 52" East, 11.95 feet*);

THENCE continuing northeasterly with said curve concave to the left through a central angle of 02° 16' 52" (*Deed = 02 ° 15' 45"*) an arc distance of 12.05 feet (*Deed = 11.95 feet*) to a 1/2" Iron Rebar found for corner and the end of said curve same being the southeasterly terminus of said Casa Grande Drive;

THENCE South 46°47' 25" East, (*Deed=South 45 °00' 00" East*) continuing with the east terminus of said Casa Grande Drive, a distance of 50.00 feet (*Deed=50.00 feet*) to a 1/2" Iron Rebar found for corner in the north line of Casa Grande Drive, same being in a curve concave to the right from which point the radius bears, North 48°43' 52" West, 252.66 feet, having a chord bearing and distance of South 44°45' 25" West, 30.76 feet (*Deed =South 48 ° 50' 29" West, 29.72 feet*);

THENCE continuing southwesterly with said curve concave to the right through a central angle of 06° 58' 35" (*Deed = 06 ° 44' 38"*) an arc distance of 30.76 feet (*Deed = 29.72 feet*) to a 1/2" Iron Rebar found for corner and the end of said curve, same being in the north line of Casa Grande Drive and the southeasterly corner of Lot 1, Block 7 of said subdivision;

THENCE North 45°50' 09" West, (*Deed=North 44 ° 33' 00" West*) continuing with the east line of Lot 1, Block 7 of said subdivision, a distance of 116.28 feet (*Deed=115.00 feet*) to a 1/2" Iron Rebar found for the northeasterly corner of said Lot 1, Block 7 of said subdivision;

THENCE South $51^{\circ} 38' 31''$ West, (*Deed=South $52^{\circ} 58' 00''$ West*) a distance of 51.66 feet (*Deed = 50.50 feet*) to a 1/2" Iron Rebar found for northeasterly terminus of Shady Lane, a 50.00 feet wide public right-of-way;

THENCE South $42^{\circ} 41' 48''$ West, (*Deed=South $45^{\circ} 00' 00''$ West*), a distance of 48.77 feet (*Deed = 50.00 feet*) to a 1/2" Iron Rebar found for the northwesterly terminus of said Shady Lane, same being in a curve concave to the right from which point the radius bears, South $46^{\circ} 31' 33''$ West, 250.10 feet, having a chord bearing and distance of South $40^{\circ} 41' 53''$ East, 24.23 feet (*Deed =South $42^{\circ} 17' 43''$ East, 23.60 feet*);

THENCE continuing southeasterly with said curve concave to the right through a central angle of $05^{\circ} 33' 08''$ (*Deed = $05^{\circ} 24' 31''$*) an arc distance of 24.24 feet (*Deed = 23.61 feet*) to a 1/2" Iron Rebar found for corner and the end of said curve, same being in the north line of Shady Lane and being also the southeasterly corner of Lot 1, Block 8 of said subdivision;

THENCE South $60^{\circ} 46' 08''$ West, (*Deed=South $62^{\circ} 33' 36''$ West*), departing the west line of Shady Lane and continuing with the north line of Lot 7, Block 8 of said subdivision, a distance of 112.86 feet (*Deed = 112.90 feet*) to a 1/2" Iron Rebar found for the common corner of Lot 7 and Lot 6, Block 8;

THENCE North $45^{\circ} 23' 54''$ West, (*Deed=North $45^{\circ} 23' 54''$ West*) continuing with the northwesterly line of Lots 6, 5, and 4, all of Block 8, a distance of 231.48 feet (*Deed = 231.48 feet*) to a 1/2" Iron Rebar found for the northeasterly corner of Lot 4, Block 8 of said subdivision;

THENCE South $44^{\circ} 29' 51''$ West, (*Deed=North $46^{\circ} 09' 00''$ West*) with the southwesterly line of Lots 4 and 3, Block 8, a distance of 166.27 feet (*Deed = 160.00 feet*) to a 1/2" Iron Rebar found for corner and the beginning of a curve concave to the left from which point the radius bears, South $39^{\circ} 19' 54''$ East, 144.64 feet, having a chord bearing and distance of South $29^{\circ} 42' 45''$ West, 103.46 feet (*Deed =South $26^{\circ} 59' 00''$ West, 94.98 feet*);

THENCE continuing southeasterly with said curve concave to the left through a central angle of $41^{\circ} 54' 43''$ (*Deed = $38^{\circ} 19' 59''$*) an arc distance of 105.80 feet (*Deed = 96.77 feet*) to a 1/2" Iron Rebar found for corner and the beginning of a compound curve concave to the left from which point the radius bears, North $88^{\circ} 53' 08''$ East, 259.28 feet, having a chord bearing and distance of South $10^{\circ} 57' 58''$ East, 88.72 feet (*Deed =South $02^{\circ} 19' 11''$ East, 91.26 feet*);

THENCE continuing southeasterly with said curve concave to the left through a central angle of $19^{\circ} 42' 11''$ (*Deed = $20^{\circ} 16' 23''$*) an arc distance of 89.16 feet (*Deed = 91.26 feet*) to a 1/2" Iron Rebar found for a corner of Lot 1, Block 8 of said subdivision, same being the southeasterly corner of Casa Grande Park as dedicated by said Casa Grande Subdivision, No. 1, Revised;

THENCE North $81^{\circ} 31' 27''$ West, (*Deed=North $79^{\circ} 54' 00''$ West*) continuing with the northwesterly line of Casa Grande Park, a distance of 214.49 feet (*Deed = 214.60 feet*) to a 1/2" Iron Rebar with a plastic cap stamped RPLS 3963;

THENCE North $46^{\circ} 35' 14''$ West, (*Deed=North $44^{\circ} 56' 40''$ West*), continuing with the northwesterly line of Casa Grande Park, a distance of 140.40 feet (*Deed=140.19 feet*) to a 5/8" Iron Rebar found for corner;

THENCE South $43^{\circ} 10' 40''$ West, (*Deed=South $44^{\circ} 50' 39''$ West*) continuing with the southwesterly line of Casa Grande Park, a distance of 84.98 feet (*Deed=84.94 feet*) to a 5/8" Iron Rebar found for corner;

THENCE North $46^{\circ} 49' 28''$ West, (*Deed=North $45^{\circ} 14' 31''$ West*) continuing with the northwesterly line

of Casa Grande Park, a distance of 60.01 feet (*Deed= 60.04 feet*) to a 5/8" Iron Rebar found for the most northwesterly corner of Casa Grande Park, same being the northeasterly corner of Lot 9, Block H, Phase 3 of the Replat Lakeside Estates, Phase 1, 2 & 3, an addition to the City of Seagoville, Dallas County, Texas, recorded in Volume 2003231 at Page 216, D.R.D.C.T.;

THENCE North 46° 52' 02" West, (*Plat=North 45 ° 06' 03" West*) continuing with the northwesterly line of Lots 9 and 8, Block H, a distance of 265.26 feet (*Plat= 265.32 feet*) to a 3/8" Iron Rebar found for the northeasterly corner of Lot 8, Block H, of said Phase 3, same being an inner ell corner of said Replat Lakeside Estates, Phase 1, 2 and 3;

THENCE North 43° 49' 29" East, (*Plat=North 45 ° 36' 32" East*) continuing with the southwesterly line of Lots 7, 6, 5, 4, 3, 2 and 1, Block C, of said Phase 2, a distance of 501.98 feet (*Plat= 502.03 feet*) to a 1/2" Iron Rebar with a plastic cap stamped 3963 found for the southeasterly corner of Lot 1, Block C of said Phase 2;

THENCE North 46° 39' 30" West, (*Plat=North 44 ° 54' 00" West*) continuing with the northwesterly line of Lots 1 and 14 of Block B, a distance of 172.58 feet to a 1/2" Iron Rebar found for corner, same being the southwesterly corner of that certain called 17.0426 acres lot, tract or parcel of land described in a Warranty Deed With Vendor's Lien from Mark L. Schueler, Sr. and wife, Delores A. Schueler to David R. Quizada and wife Yolanda G. Quizada recorded in Volume 2000064 at Page 6967, D.R.D.C.T.;

THENCE North 43° 20' 39" East, (*Deed=North 45 ° 00' 00" East*), continuing with the southwesterly line of said Quizada's tract of land a distance of 636.93 feet (*Deed=637.12 feet*) to a 3/8" Iron Rebar found for corner, same being in the southeasterly line of that certain called 10.0961 acres lot, tract or parcel of land described in a Warranty Deed With Vendor's Lien from Carl K. Polnac and wife Judith L. Polnac to Ryan Woodward and wife Lindsey Haygood recorded under Dallas County Clerk's Instrument No. 201600316225, of the Official Public records of Dallas County, Texas (O.P.R.D.C.T.)

THENCE South 46° 41' 54" East, (*Deed=South 45 ° 01' 19" East*) continuing with Woodward's and Haygood's tract of land, a distance of 327.85 feet (*Deed=327.63 feet*) to a 1/2" Iron Rebar found for the southwesterly corner of Woodward's and Haygood's tract of land;

THENCE North 43° 58' 27" East, (*Deed=North 45 ° 37' 53" East*) continuing with the southwesterly line of Woodward's and Haygood's tract of land, a distance of 259.52 feet (*Deed=259.47 feet*) to a 1/2" Iron Rebar found for the northeasterly corner of Woodward's and Haygood's tract of land, same being the southwesterly corner that certain called 14.11 acres lot, tract or parcel of land described in a Warranty Deed With Vendor's Lien from Judith Ford, to Calwald J. Henry and wife Judy L. Henry recorded in Volume 2002062 at Page 9164, D.R.D.C.T.;

THENCE North 43° 58' 57" East, (*Deed=North 45 ° 37' 53" East*) a distance of 336.80 feet (*Deed=340.46 feet*) to a 1/2" Iron Rebar with a plastic cap stamped 5299 found for corner in the northeasterly line of Henry's tract of land, same being in the southwesterly line of that certain called 12.482 acres lot, tract or parcel of land described in a General Warranty Deed from Noel Maldonado and Belinda Maldonado to Johnny Guzman recorded in Volume 2003174 at Page 107, D.R.D.C.T.;

THENCE South 46° 43' 38" East, (*Deed=South 44 ° 43' 19" East*) continuing with the northwesterly line of Guzman's tract of land, a distance of 558.63 feet (*Deed=558.52 feet*) to a T-bar found for corner same being the southwesterly corner of Guzman's tract of land and being also the most westerly corner of said first tract;

THENCE North 43°24' 08" East, (*Deed=North 44° 59' 46" East*) continuing with the southwesterly line of Guzman's tract of land and the northeasterly line of said first tract a distance of 430.16 feet (*Deed=430.10 feet*) to a 1/2" Iron Rebar found for the southeasterly corner of Guzman's tract of land, same being the southwesterly corner of that certain called 12.482 acres lot, tract or parcel of land described in a Warranty Deed With Vendor's Lien from R. R. Stanley to Manuela O. Guzman recorded in Volume 2003174 at Page 107, D.R.D.C.T.;

THENCE North 43°23' 19" East, (*Deed=North 44° 59' 46" East*) continuing with the southwesterly line of Guzman's tract of land and the northeasterly line of said first tract a distance of 430.16 feet (*Deed=430.10 feet*) to a 1/2" Iron Rebar found for the southeasterly corner of Guzman's tract of land, same being the southwesterly corner of that certain called 14.16 acres lot, tract or parcel of land described in a Deed from E. Dwaine Greenawalt to M. C. Cole Company recorded in Volume 70184 at Page 52, D.R.D.C.T.;

THENCE South 46°39' 53" East, (*Deed=South 45° 00' 00" East*) with the northwesterly line of M. C. Cole Company's tract of land, a distance of 506.65 feet (*Deed=507.10 feet*) to a 1/2" Iron Rebar found for corner, being also in Lot 22, Block 9 of Brook Valley 7, Phase 3, an addition to the City of Seagoville, Dallas County, Texas, recorded in Volume 90131 at Page 1550 of the D.R.D.C.T., same being also the most easterly corner of the herein described tract of land;

THENCE South 43° 24' 24" West, (*Deed=South 45° 00' 00" West*) continuing with the northeasterly line of Block 9 of said addition, a distance of 860.34 feet (*Deed=860.26 feet*) to a 1/2" Iron Rebar found for corner at the most Southern corner of said first tract, same being in the northeasterly line of Lot 9, Block 9 of said addition;

THENCE South 43°24' 24" West, (*Deed=South 45° 13' 22" West*) continuing with the northeasterly line of Lots 9 and 8, Block 9 of said addition, a distance of 190.26 feet (*Deed=190.22 feet*) to a Cut Cross "X" found for corner;

THENCE North 46° 54' 26" West, (*Deed=North 45° 15' 00" West*) passing at distance of 26.97 feet the most easterly corner of Lot 14, Block 6 of said Northside Addition, 3rd Installment continuing with the southeasterly line of Lot 14, Block 6, in all a total distance of 146.90 feet (*Deed=146.97 feet*) to a 1/2" Iron Rebar found for the northeasterly corner of said Lot 14, Block 6;

THENCE South 43° 07' 09" West (*Deed=South 44° 44' 47" West*) with the northeasterly line of Block 6 of said addition a distance of 860.71 feet (*Deed=860.64 feet*) to the **PLACE OF BEGINNING** containing 1,999,497.21 square feet or 45.902 acres of land.

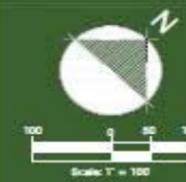
A Survey Map or Plat of even date accompanies this Metes and Bounds Description and is made a part hereby.

September 16, 2019

Larry Probeck, RPLS
Probeck Land Surveyors
PO Box 550695
Dallas, Texas 75355-0695
214 549.5349
lprobeck@earthlink.net
TBPLS Firm No. 10042600



EXHIBIT "C"
CONCEPT PLAN



CONCEPT PLAN A
COTTONWOOD CREEK
SEAGOVILLE, TEXAS



Engineer:
 AUGUST 20, 2019
 SHEET NO. 1 OF 1
 PROJECT #00000

Regular Session Agenda Item: 5

Meeting Date: **November 18, 2019**

ITEM DESCRIPTION:

Conduct a public hearing on a request for a change in zoning from Residential-2 (Ord 45-03) to Planned Development – Residential 2 - amended PD-19-05 on approximately 43+acres, being two (2) tracts of land described as Tract 1 and Tract 1.1 in the Herman Heider Abstract 541, commonly referred to as 408 East Stark Road, Seagoville, Dallas County, Texas, to provide for an amended concept plan and new development regulation.

BACKGROUND OF ISSUE:

The applicants are requesting that the concept plan and development regulations for the Plan Development at 408 East Stark Road be amended. Jose E. & Maria I. Manriquez own the larger tract that is about 33-acres. They had already sold a 10-acre tract to Lupe Gonzalez before finding out that the land had a PD zoning, which requires that a subdivision be built on the land.

The land is currently vacant. The request – if approved – would change the PD regulations and concept plan for the developer that the owners have a tentative sales agreement with. The applicant’s representative is the prospective buyer and developer of the properties.

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 should deny or approve the applicant’s request.

FINANCIAL IMPACT:

Not applicable

RECOMMENDATION:

Including the parcels in question, there are seventy-six (76) adjoining properties, and ten (10) 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 Friday, October 4, 2019. A legal ad was also published per the Texas Local Government Code in the Friday, October 4, 2019 edition of the Daily Commercial Record newspaper. As of the date of this report, Thursday, October 17, 2019, no (zero) property owners have responded in writing for or against the request. No (zero) letters has been returned as undeliverable by the U.S. Postal Service. Staff has received several calls inquiring about the rezone, but no written responses. Three (3) people spoke against this request at the Planning and Zoning Commission meeting on October 22nd. One of these also supplied her written response at the meeting.

For the City Council meeting, the owners of each parcel were again notified in compliance with the 200-foot rule by mail on Thursday, November 7, 2019. A legal ad was also published per the Texas Local Government Code in the Friday, November 1, 2019, edition of the Daily Commercial Record newspaper. As of the date of this report, Tuesday, November 12, 2019, no (zero) additional letters have been returned as undeliverable by the U.S. Postal Service. No (zero) additional written response have been returned. Any responses received after the emailing of the packet to the Council members will be provided at the meeting.

On October 22nd, the Planning and Zoning Commission voted five (5) to zero (0) in favor of recommending approval of a request for zoning amendment for property located at 408 E. Stark Road, being two (2) tracts described as Tract 1.1 consisting of 10± acres and Tract 1 consisting of 33.3± acres in the Herman Heider Abstract 541, Seagoville, Dallas County, Texas from PD-R2 (Plan Development with R-2 base zoning) to PD-19-05 to provide for an amended concept plan and new development regulation. The conditions of approval were:

- Improving and paving Stark Road within the limits of this development.
- Addition of 5-foot wide sidewalk along Stark Road with its pavement improvements. All other internal streets to have 4-foot wide sidewalks on both sides.

Staff supports the requested change with the listed conditions of approval with the additional condition that the developer connect to Robinwood Drive (through an existing dedicated but unbuilt street along the development's southern boundary) for a third access point.

EXHIBITS:

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

1. Staff Report (7 pages)
2. Aerial photograph from DCAD website
3. Dimensional reference map from DCAD website
4. Zoning map reference (dimensional map with zoning added)
5. Jurisdictional reference map from DCAD website
6. Application packet
 - a. Application
 - i. Manriquez application with Tract 1 legal description (4 pages)
 - ii. Gonzalez application with Tract 2 legal description (2 pages)
 - b. Title Survey
 - c. Requested development regulation changes
 - d. Concept plan (2 pages: color and 11x17 black and white)
7. Legal ad to newspaper
 - a. Planning & Zoning Commission notice
 - b. City Council notice
8. Notice to adjoining property owners
 - a. Planning & Zoning Commission letter (2 pages)
 - b. City Council letter (2 pages)
9. List of property owners within 200 feet of subject parcel (3 pages)
10. Ordinance 45-03 (4 pages)



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

DATE: NOVEMBER 18, 2019
AUTHOR: JENNIFER BONNER, JUNIOR PLANNER
APPLICANTS: JOSE E. & MARIA I. MANRIQUEZ AND LUPE GONZALEZ
PARCELS: 65054144510010000 AND 65054144510010100
LOCATION: 408 EAST STARK ROAD (TRACT 1 AND TRACT 1.1 OF THE HERMAN HEIDER ABSTRACT 541)

REQUEST SUMMARY:

The applicants are requesting that the subject land (under the purple stars outlined in orange) at 408 East Stark Road have the development regulations for the Plan Development be amended from its creation by Ordinance 45-03.

The Manriquez couple own the larger tract that is about 33-acres. They had already sold a 10-acre tract to Mr. Gonzalez before finding out that the land had a PD zoning, which requires that a subdivision be built on the land.

Their request - if approved by the City Council - would change the PD regulations for a developer that they have a tentative sales agreement with.



REQUEST LOCATION: Inside City, Dallas County

SIZE OF PROJECT	EXISTING ZONING	SURROUNDING ZONING	EXISTING LAND USE	SURROUNDING LAND USE
About 44-acres	PD-R2, Plan Development with R-2 base zoning	<p>Northwest: In City of Dallas</p> <p>Southwest: R-5, Single Family Residential</p> <p>Northeast: R-2, Single Family Residential</p> <p>Southeast: R-5, Single Family Residential</p>	Low Density Residential	<p>Northwest: Public or Civic</p> <p>Southwest: Low Density Residential</p> <p>Northeast: Low Density Residential</p> <p>Southeast: Low Density Residential</p>

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On October 22nd, the Planning and Zoning Commission voted five (5) to zero (0) in favor of recommending approval of a request for zoning amendment for property located at 408 E. Stark Road, being two (2) tracts described as Tract 1.1 consisting of 10+ acres and Tract 1 consisting of 33.3+ acres in the Herman Heider Abstract 541, Seagoville, Dallas County, Texas from PD-R2 (Plan Development with R-2 base zoning) to PD-19-05 to provide for an amended concept plan and new development regulation. The conditions of approval were:

Planning and Zoning Commission reviews and makes a recommendation to the City Council, which makes the final decision on the request.

- Improving and paving Stark Road within the limits of this development.
- Addition of 5-foot wide sidewalk along Stark Road with its pavement improvements. All other internal streets to have 4-foot wide sidewalks on both sides.

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

**STAFF REPORT
Z2019-30**

Staff supports the requested change with the listed conditions of approval with the additional condition that the developer connect to Robinwood Drive (through an existing dedicated but unbuilt street along the development's southern boundary) for a third access point.

COMPARISON TO ADOPTED CITY MASTER PLANS

STAFF ANALYSIS

PLAN GOALS OR GUIDELINES

2002 Comprehensive Land Use Plan and Map

The land in the request (green star outlined in purple) is in an area that the Future Land Use Plan and Map shows to become Low Density Residential.

Meets Standard



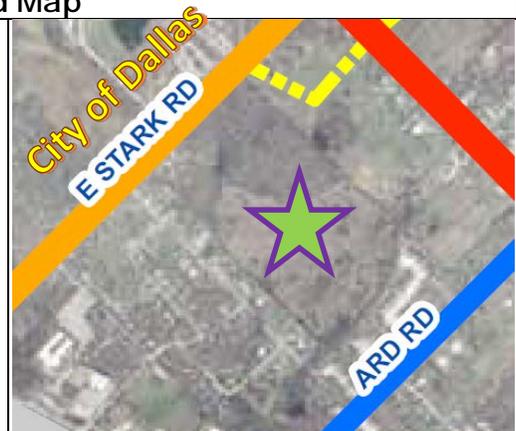
2006 Thoroughfare Plan and Map

The land in the request (green star outlined in purple) only has access to Stark Road (orange line) and Robinwood Drive (residential street located at the end of the lower left point on the star).

Stark Road is classified as a Minor Arterial and requires a total of 100-feet of right-of-way per the Thoroughfare Plan. Any portion of the right-of-way on this side of the pavement centerline that has not been dedicated will be required with this development.

The plat for Robinwood Estates 2nd Installment shows a total of 60-feet of right-of-way for this portion of Stark Road.

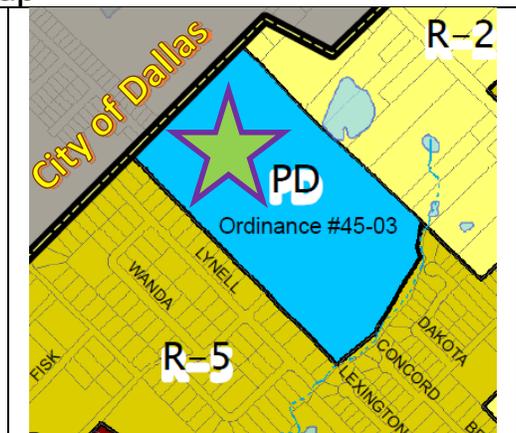
Meets Standard



2009 Zoning Plan and Map

The lot in the request (green star outlined in purple) is in a PD, Planned Development controlled by Ordinance 45-03. The mustard yellow color is an area that is zoned R-5, Single Family Residential. The light yellow color is zoned R-2, Single Family Residential. The applicant is requesting that the development regulations and concept plan be amended.

Meets Standard



REVIEW CRITERIA

STAFF ANALYSIS

1. Will the use be designated, located, and operated so that the public health, safety, and welfare will be protected?

Yes

Seagoville municipal water and sewer are available at various locations along the boundary.

REVIEW CRITERIA	STAFF ANALYSIS	
2. Will the land use be compatible with other area properties located nearby?	Yes	The requested district matches the one along the northeast property line. Since remaining a residential district, it is compatible with all adjoining lots.
3. Will the use be in compliance with all of the provisions of the Zoning Amendments portion of the Municipal Code?	Yes	The requirements for the plan development amendment process have been met.
4. Will the use be compliant with all applicable provisions in the Code for the district in which the use is to be located?	Yes	With this development plan, the land will meet the requirements of the base district.
5. Will the use facilitate public convenience at that location?	Yes	The development accesses to Stark Road, an existing public street dividing Seagoville from Dallas. The property also has access to Robinwood Drive, a dedicated public street without any pavement along its southern boundary. The developer does not appear to plan to connect to this street. Staff requests a connection to Robinwood Drive for an additional access point.
6. Will the use conform to off-street parking and loading requirements?	Yes	Each lot will be required at the time of its construction to meet the off-street requirements associated with its house.
7. Are all of the ingress, egress, and pedestrian ways adequate?	Yes	This development will be dedicating right-of-way along Stark Road. The improvements along Stark will include sidewalks and ramps to meet the Master Thoroughfare Plan. New internal streets will also be built with sidewalk to city standards.
8. Have safeguards limiting noxious or offensive emissions, including light, noise, glare, dust, and odor been addressed?	Yes	Since the proposed use will match the surrounding land use, there should not be any offensive emissions created. Once the development is built-out, Code Enforcement will ensure compliance with city ordinances.
9. Will the proposed landscaping and screening be compliant with all City regulations?	Yes	Since the proposed use will match the surrounding land use, no screening of the overall development is required. Staff will enforce the landscaping required on each lot at the time of the construction of each house.
10. Will the signage be compliant with those portions of the Municipal Code?	Yes	Signage is a separate review by Staff, which will ensure compliance at the time of application.
11. Will all open space(s) be maintained by the owner/developer?	Yes	The applicants are maintaining the property and will continue to do so until ownership changes or is converted to a Home Owners' Association for common areas.
12. Are the size and shape of the site as well as the arrangement of the proposed structure(s) in keeping with the intent of the Code?	Yes	The current property owners were not aware that the land has a PD zoning so has attempted to sell off acreage tracts. When City informed the owners of the zoning, the owners agreed to find a buyer of all areas within the PD. Tonight's representative is the prospective buyer and developer of the properties.

**STAFF REPORT
Z2019-30**

REVIEW CRITERIA	STAFF ANALYSIS	
13. Will granting the permit be authorizing less than the minimum requirements in regards to height, area, setbacks, parking, or landscaping?	No	A plan development can request these items be changed as part of their new development regulations. Once approved, staff will ensure each item is met during the development process for both the overall subdivision as well as the individual lots.
14. Have the provisions of the existing master thoroughfare plan been met to protect the public interest?	Yes	Additional right-of-way along Stark Road will be required to meet the Master Thoroughfare Plan. The lots backing-up to Stark have intentionally been designed to be deeper than standard to provide a buffer if additional right-of-way is required in the future.
15. Have the provisions of any existing future land use plan been met to protect the public interest?	Yes	Chapter 5 (Future Land Use) of the 2002 Comprehensive Plan suggests the subject parcel be Low Density Residential.
16. Have the provisions of any existing capital improvements plan been met to protect the public interest?	N/A	There currently is no active capital improvement plan.
17. Have the provisions of any community facilities plan been met to protect the public interest?	N/A	Changing the zoning of parcels is not affected by the Community Facilities portion of any City Plan.
18. Have the provisions of any other adopted document for providing required necessary public facilities been met to protect the public interest?	Yes	Chapter 8 (Public Facilities) of the 2002 Comprehensive Plan addresses municipal facilities primarily. Changing the zoning of parcels does not affect the provisions of any City Plan.

Public Comments Received: Besides the parcels in question, there were seventy-six (76) properties and parts of ten (10) 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 Friday, October 4, 2019. A legal ad was also published per the Texas Local Government Code in the Friday, October 4, 2019, edition of the Daily Commercial Record newspaper. No (zero) letters have been returned as undeliverable by the U.S. Postal Service. Several phone calls were received by staff asking about this project, but no (zero) written response was returned. Three (3) people spoke against the request at the Planning and Zoning Commission meeting on October 22nd.

For the City Council meeting, the owners of each parcel were again notified in compliance with the 200-foot rule by mail on Tuesday, October 29, 2019. A legal ad was also published per the Texas Local Government Code in the Friday, November 1, 2019, edition of the Daily Commercial Record newspaper. As of the date of this report, Tuesday, November 12, 2019, no (zero) additional letters have been returned as undeliverable by the U.S. Postal Service. No (zero) additional written response have been returned. Any responses received after the emailing of the packet to the Council members will be provided at the meeting.

On October 22nd, the Planning and Zoning Commission voted five (5) to zero (0) in favor of recommending approval of a request for zoning amendment for property located at 408 E. Stark Road, being two (2) tracts described as Tract 1.1 consisting of 10+ acres and Tract 1 consisting of 33.3+ acres in the Herman Heider Abstract 541, Seagoville, Dallas County, Texas from PD-R2 (Plan Development with R-2 base zoning) to PD-19-05 to provide for an amended concept plan and new development regulation. The conditions of approval were:

- Improving and paving Stark Road within the limits of this development.
- Addition of 5-foot wide sidewalk along Stark Road with its pavement improvements. All other internal streets to have 4-foot wide sidewalks on both sides.

Staff supports the requested change with the listed conditions of approval with the additional condition that the developer connect to Robinwood Drive (through an existing dedicated but unbuilt street along the development's

southern boundary) for a third access point.

Other Staff Comments: Starting on the next page is a table that lists the types of land uses listed in the municipal code for the R-2 zoning district. Reference the table to the right to determine which symbols depict land uses that would be permitted or require a special use permit in the land use table. Any other land use would be prohibited. The land uses in the table are arranged alphabetically.

Land Use Table Key:
P = Permitted land use
S = Special Use Permit (SUP) required

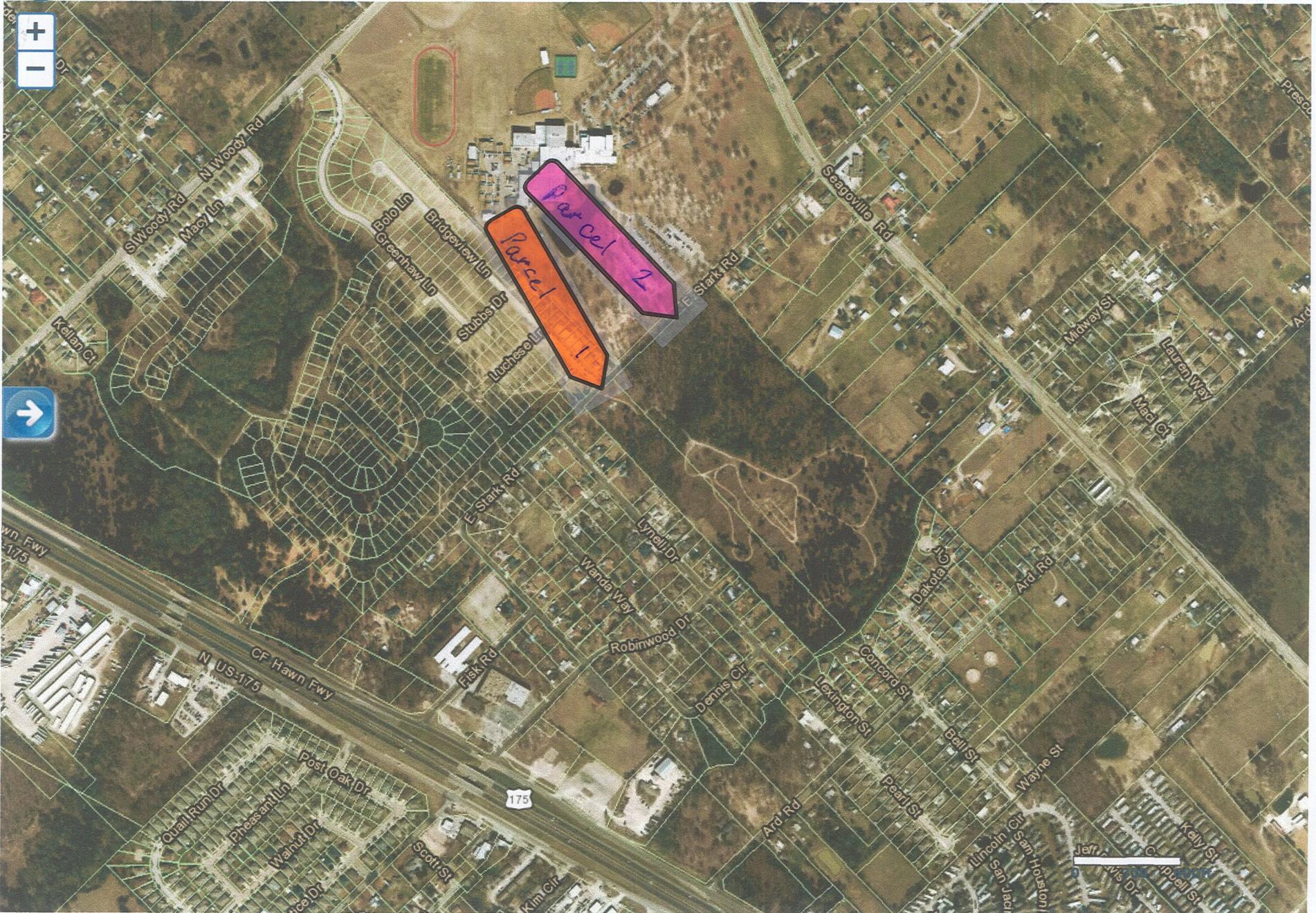
At the end of this Staff Report on page 7 is a table that summarizes the regulations established for the existing Planned Development by Ordinance 45-30 and compares those regulations to the standards of the current R-2 zoning district as well as the proposed development regulations of zoning request Z2019-30.

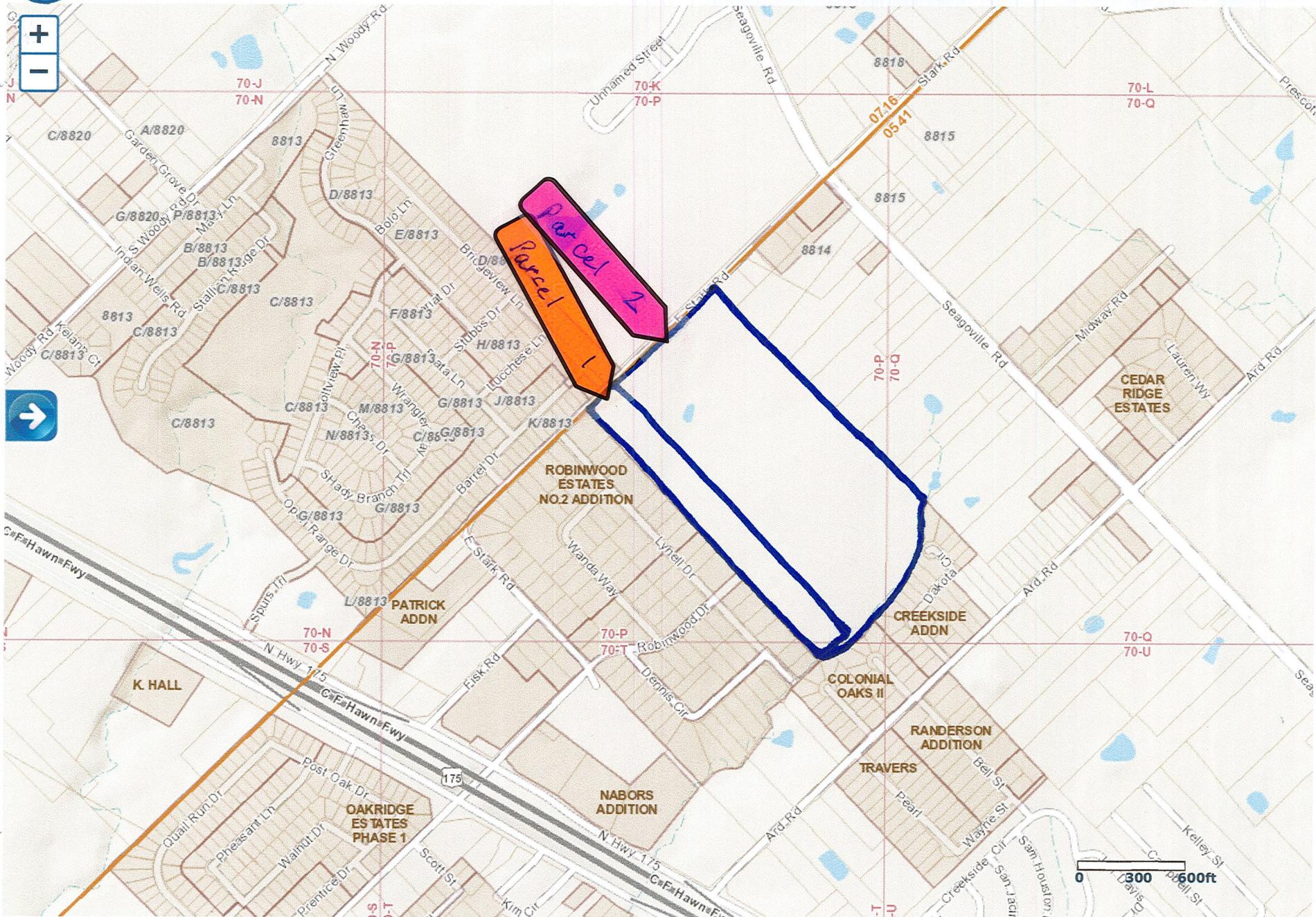
Type of Land Use	Zoning District	R-2
Accessory buildings		P
Addition of pre-packaged food or beverages sales to a retail or business already operating		S
Airport or airport facilities		S
Art gallery		P
Breezeway attaching accessory to the main building		P
Carnival		S
Cemetery		S
Children's home on 5 acres or more		S
Church or religious worship facility		P
Circus		S
Commercial amusement, temporary		S
Community building on 3 acres or more		S
Concrete batching plant		S
Convalescent home on 5 acres or more		S
Daycare or nursery with fewer than four unrelated children		P
Daycare or nursery with more than four unrelated children		S
Detached dwelling for servants employed on-site		P
Dog kennels on farm of 5 acres or more		S
Drive-in theatre on 10 acres or more		S
Driving range		S
Earth excavation		S
Educational institutions		S
Electrical public utility regulating station		S
Farm without on-site retail or wholesale business		P
Fire station		P
Garden without on-site retail or wholesale business		P
Golf course without driving range		P
Government use - local, county, state, federal		S
Gravel excavation		S
Greenhouse		S
Greenhouse without on-site retail or wholesale business		P
Homes for narcotics on 20 acres or more		S
Homes for the alcoholic on 20 acres or more		S
Homes for the feeble-minded on 20 acres or more		S
Homes for the insane on 20 acres or more		S
Hospital on 5 acres or more		S
Kindergarten - public or private		S
Landing airfield or facilities		S
Library		P
Maternity home on 5 acres or more		S

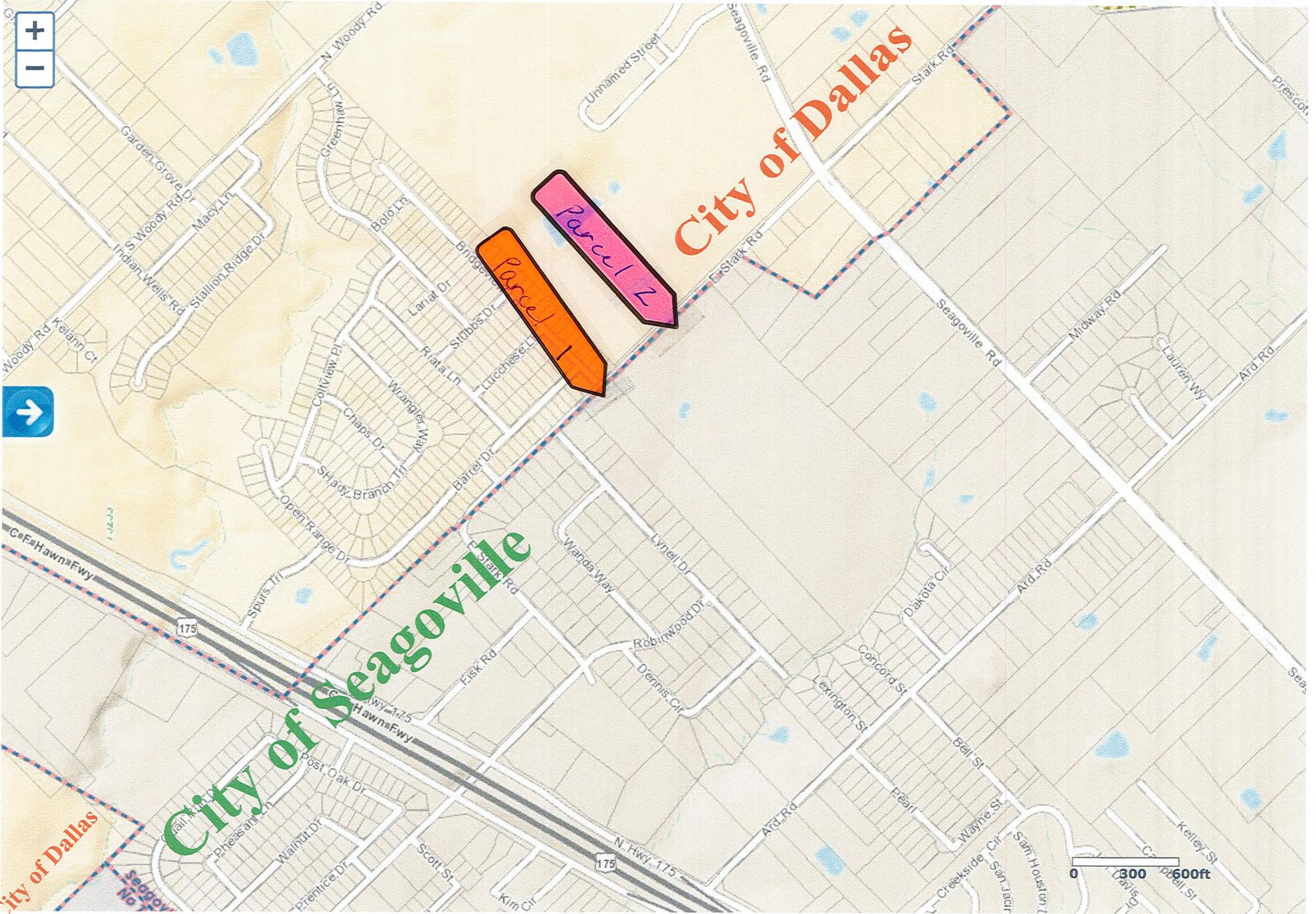
**STAFF REPORT
Z2019-30**

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

	Existing PD 45-03	Standard R-2 district	Proposed PD-19-05
Uses	Any use permitted in the R-2 zoning classification of the Zoning Ordinance	See Code Section 25.02.061 (summarized in land use table)	Any use permitted in the R-2 zoning classification of the Zoning Ordinance
Min. Lot Area	7,800 sq. ft.	9,000 sq. ft.	7,200 sq. ft.
Min. Lot Width	65-feet	75-feet	60-feet
Min. Lot Depth	120-feet with 100-feet on cul-de-sacs	120-feet	120-feet: <u>Staff comments from concept plan:</u> This item is not being changed. All but 6 lots will be over 123.75-feet. 4 of the exception lots will be 113- to 116-feet deep. 2 other exception lots will have a side (depth) of 62.96-feet.
Max. Lot Coverage	40%	40%	40%
Required Front Yard	30-feet	30-feet	30-feet
Required Side Yard - Interior	7-feet	6-feet	5-feet
Required Side Yard - Corner	10-feet	double frontage requires 30-foot setback on each street	25-feet
Required Rear Yard	20-feet	min. 20% of total lot depth; max. 24-feet	24-feet
Max. Height - Primary Structure	2-1/2 stories	2-1/2 stories	2-1/2 stories
Max. Height - Accessory Structure	2-1/2 stories	2-1/2 stories	2-1/2 stories
Min. Dwelling Size	50% at 1,400 sq. ft.; 50% at 1,800 sq. ft.	2,000 sq. ft.	1,700 sq. ft.
Exterior Wall Materials	In accordance with R-2 in Zoning Ordinance	Per Code Section 25.02.712 : 80% front and rear walls plus 100% side walls as masonry	<u>Staff comments:</u> Local exterior building material requirements are unenforceable under a state law that went into effect on September 1, 2019. New law does require the materials to meet the building code. The City adopted the 2018 version of the International Building Code with local amendments in January 2019.
Min. Off-Street Parking Required	In accordance with R-2 in Zoning Ordinance	2 off-street parking spaces per dwelling unit; 400 sq. ft. garage structure per dwelling unit; No structure in front yard setback; Public assembly uses require one parking space for every 5 seats (or fraction thereof)	In accordance with R-2 in Zoning Ordinance









ZONING APPLICATION

City of Seagoville, Texas

ANTICIPATED MEETING DATES: P&Z: 10/22/19 City Council: 11/18/19
DATE OF PRE-APPLICATION CONFERENCE WITH CITY REPS & PLANNER (required): _____

Application Type:

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

Name of Subdivision or Project: _____

Physical Location of Property: 408 E. Stark Rd.
[General Location – approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate Surveyor's metes and bounds description): _____

Acreage: 4.3 Existing Zoning: PD Requested Zoning: _____
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]
[Attach a detailed description of requested zoning & development standards, if a PD]

Applicant / Owner's Name: Jose & Maria Manriquez Applicant or Owner? (circle one)

Contact Person: Lyndsey Johnson Title: Commercial Director

Company Name: Keller Williams Commercial

Street/Mailing Address: 4783 Preston Rd. City: Frisco State: TX Zip: 75034

Phone: (214) 906-3003 Fax: () Email Address: lyndsey @ emmygroup.com

Engineer / Representative's Name: Eric Luneborg

Contact Person: _____ Title: owner

Company Name: CAL Ventures

Street/Mailing Address: 2807 Allen #818 City: Dallas State: TX Zip: 75204

Phone: (214) 335-1889 Fax: () Email Address: caluneborg@gmail.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.

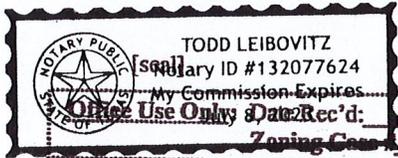
All application materials (one copy) must be delivered to the City's Planner. The name, address, phone number, etc. of the City's Planner can be obtained from City staff. Failure to submit all materials to the City's Planner may result in delays scheduling the zoning application for a P&Z agenda.

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: Jose F. Manriquez Title: N/A Date: 8-8-19
Maria J. Manriquez

SUBSCRIBED AND SWORN TO before me, this 8th day of August, 2019.
(Month) (Year)



Notary Public in and for the State of Texas: Todd Leibovitz
My Commission Expires On: July 8th, 2023

9/26/19 Fees Paid: \$ 1500 Check #: _____ Receipt #: _____
22019-30 Accepted By: AJB Official Submittal Date: 9/26/19



ZONING APPLICATION

City of Seagoville, Texas

ANTICIPATED MEETING DATES: P&Z: _____ City Council: _____

DATE OF PRE-APPLICATION CONFERENCE WITH CITY REPS & PLANNER (required): _____

Application Type:

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

Name of Subdivision or Project: _____

Physical Location of Property: 408 E STARK RD.

[General Location – approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate Surveyor's metes and bounds description): 44A2.

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 43 Existing Zoning: PD Requested Zoning: _____
[Attach a detailed description of requested zoning & development standards, if a PD]

Applicant / Owner's Name: Jose & Maria Manriquez and Lupe Gonzalez
Applicant or Owner? (circle one)

Contact Person: Lyndsey Johnson Title: Commercial Director

Company Name: Keller Williams Commercial

Street/Mailing Address: 4783 Preston Rd. City: Frisco State: Tx Zip: 75034

Phone: (214) 906-3003 Fax: () Email Address: lyndsey@emmiygroup.com

Engineer / Representative's Name: Eric Luneborg

Contact Person: " Title: owner

Company Name: CH Ventures

Street/Mailing Address: 2807 Allen # 818 City: Dallas State: TX Zip: 75204

Phone: (214) 335-1889 Fax: () Email Address: caluneborg@gmail.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.)

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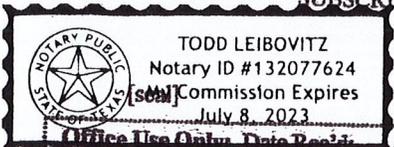
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I hereby certify that I am the Owner, or the duly authorized agent of the Owner (proof of authorization attached), for the purposes of this application, and that all information submitted herein is complete, true and correct to the best of my knowledge.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

Signed: Jose E Manriquez Title: N/A Date: 8-8-19-

Mario I Manriquez SUBSCRIBED AND SWORN TO before me, this the 8th day of August, 2019.
[Month] [Year]



Notary Public in and for the State of Texas: Todd Leibovitz
My Commission Expires On: July 8th, 2023

Office Use Only: Date Received: _____ Zoning Case # _____ Fees Paid: \$ 1200 Check #: _____ Receipt #: _____
Accepted By: _____ Official Submittal Date: _____

LEGAL DESCRIPTION**TRACT 1**

Being a 33.11 acre tract or parcel of land situated in the **Harman Hider Survey, Abstract Number 541** in Dallas County, Texas and being a portion of a called 43.3592 acre tract of land described in the deed to Jose E. Manriquez and Maria I. Manriquez, recorded in Document Number 201700214509 of the Official Public Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron pipe found at the North corner of said 43.3592 acre tract and the common West corner of a called 0.289 acre tract of land described as Tract One in the deed to James Ray Zimmerman, recorded in Vol. 2000096, Page 5423 of the Deed Records of Dallas County, Texas, and being in the South East Right-of-Way line of Stark Road;

THENCE South 44°42'18" East, with the East line of said 43.3592 acre tract and the common West line of said Tract One, a distance of 157.04 feet to 1/2" iron rod found at the South corner of said Tract One and the common West corner of a called 4.175 acre tract of land described in the deed to Humberto Correa-Flores and Humberto Fabian Correa, recorded in Document Number 201700097238 of the Official Public Records of Dallas County, Texas;

THENCE South 45°39'00" East, with the East line of said 43.3592 acre tract and the common West line of said 4.175 acre tract, passing at a distance of 267.11 feet a capped 1/2" iron rod stamped "CBG" found at the South corner of said 4.175 acre tract and the common West corner of a called 3.50 acre tract of land described in the deed to Jose E. Manriquez and Maria I. Manriquez, recorded in Document Number 201600305567 of the Official Public Records of Dallas County, Texas, continuing on said course and with the East line of said 43.3592 acre tract and the common West line of said 3.50 acre tract a total distance of 432.93 feet to a 1/2" iron pipe found at the South corner of said 3.50 acre tract and being the common West corner of a called 3.285 acre tract of land described in the deed to Jose E. Manriquez, recorded in Document Number 200600269987 of the Official Public Records of Dallas County, Texas;

THENCE South 45°07'32" East, with the West line of said 3.285 acre tract and the West line of a called 4 acre tract of land described in the deed to David L. King, recorded in Volume 80246, Page 1368 of the Deed Records of Dallas County, Texas respectively, passing at a distance of 360.61 feet a 1" iron pipe found at the South corner of said David L. King tract and being the common West corner of a called 4 acre tract of land described in the deed to Carl B. Mann, recorded in Volume 73082, Page 329 of the Deed Records of Dallas County, Texas, continuing on said course and with the West line of said Carl B. Mann tract and the West line of a tract of land described in the deed to The Flowers Family Trust, recorded in Document Number 201000013980 of the Official Public Records of Dallas County, Texas respectively a total distance of 842.59 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the South corner of said The Flowers Family Trust tract;

THENCE North 45°07'54" East, with the South line of said The Flowers Family Trust tract, a distance of 35.77 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the West corner of a tract of

land described as Tract Two in the deed to Edgar Salas, recorded in Document Number 201500262318 of the Official Public Records of Dallas County, Texas;

THENCE South 46°08'16" East, with the West line of said Tract Two, passing at a distance of 99.80 feet a 1/2" iron rod at the South corner of said Tract Two and the common West corner of a called 4.991 acre tract of land described in the deed to James Ray Zimmerman, recorded in Volume 86132, Page 5455 of the Deed Records of Dallas County, Texas continuing on said course and with the West line of said 4.991 acre tract, a total distance of 226.22 feet to a 3/4" iron pipe found at the East corner of said 43.3592 acre tract;

THENCE with the South line of said 43.3592 acre tract the following courses and distances;

South 09°41'08" West, a distance of 160.63 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

South 20°40'52" East, a distance of 68.62 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

South 31°21'08" West, a distance of 536.59 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

South 17°32'08" West, a distance of 39.24 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

South 51°43'08" West, a distance of 333.56 feet to a 1" iron pipe found at the South corner of said 43.3592 acre tract and the common East corner of Lot 7, Block B of the First Installment of Robinwood Estates, recorded in Volume 22, Page 55 of the Map Records of Dallas County, Texas;

THENCE North 44°17'16" West, with the West line of said 43.3592 acre tract and the Common East line of said Lot 7, a distance of 10.22 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the South corner of a called 10.00 acre tract of land described in the deed to Lupe Gonzalez, recorded in Document Number 201800069394 of the Official Public Records of Dallas County, Texas;

THENCE North 51°32'58" East, with the South line of said 10.00 acre tract, a distance of 226.91 feet to a 1/2" iron rod found at the East corner of said 10.00 acre tract;

THENCE North 44°15'02" West, with the East line of said 10.00 acre tract, a distance of 1933.12 feet to a capped 1/2" iron rod stamped "RHODES SURVEYING" found in the North line of said 43.3592 acre tract and being the North corner of said 10.00 acre tract and in the South East Right-of-Way line of said Stark Road;

THENCE North 44°48'11" East, with the North line of said 43.3592 acre tract and the common South East Right-of-Way line of said Stark Road, a distance of 749.82 feet to the **POINT OF BEGINNING** and containing **33.11** acres of land more or less.

TRACT 2



ZONING APPLICATION

City of Seagoville, Texas

ANTICIPATED MEETING DATES: P&Z: _____ City Council: _____
DATE OF PRE-APPLICATION CONFERENCE WITH CITY REPS & PLANNER (required): _____

Application Type:

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

Name of Subdivision or Project: _____

Physical Location of Property: 408 E. Stark Rd.
[General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate Surveyor's metes and bounds description): _____

Acreage: 43 Existing Zoning: R2 PD Requested Zoning: _____
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]
[Attach a detailed description of requested zoning & development standards, if a PD]

Applicant / Owner's Name: Lupe Gonzalez Applicant or Owner? (circle one)

Contact Person: Lyndsey Johnson Title: _____

Company Name: Keller Williams Commercial

Street/Mailing Address: 4783 Preston Rd. City: Frisco State: Tx Zip: 75034

Phone: (214) 906-3003 Fax: () _____ Email Address: lyndsey@emmygroup.com

Engineer / Representative's Name: Eric Luneborg

Contact Person: _____ Title: owner

Company Name: CAL Ventures

Street/Mailing Address: 2807 Allen #818 City: Dallas State: Tx Zip: 75204

Phone: (214) 335-1889 Fax: () _____ Email Address: caluneborg@gmail.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.

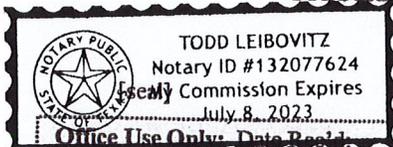
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Notice of Public Records. The submission of plans/drawings with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in 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: Lupe Gonzalez Title: N/A Date: 8-8-19

SUBSCRIBED AND SWORN TO before me, this 8th day of August, 2019.
(Month) (Year)



Notary Public in and for the State of Texas: Todd Leibovitz

My Commission Expires On: July 8th, 2023

Office Use Only: Date Rec'd: _____ Fees Paid: \$ _____ Check #: _____ Receipt #: _____
Zoning Case # _____ Accepted By: _____ Official Submittal Date: _____

Being a 9.98 acre tract or parcel of land situated in the **Harman Hider Survey, Abstract Number 541** in Dallas County, Texas and being all of a called 10.00 acre tract of land described in the deed to Lupe Gonzalez, recorded in Document Number 201800069394 of the Official Public Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

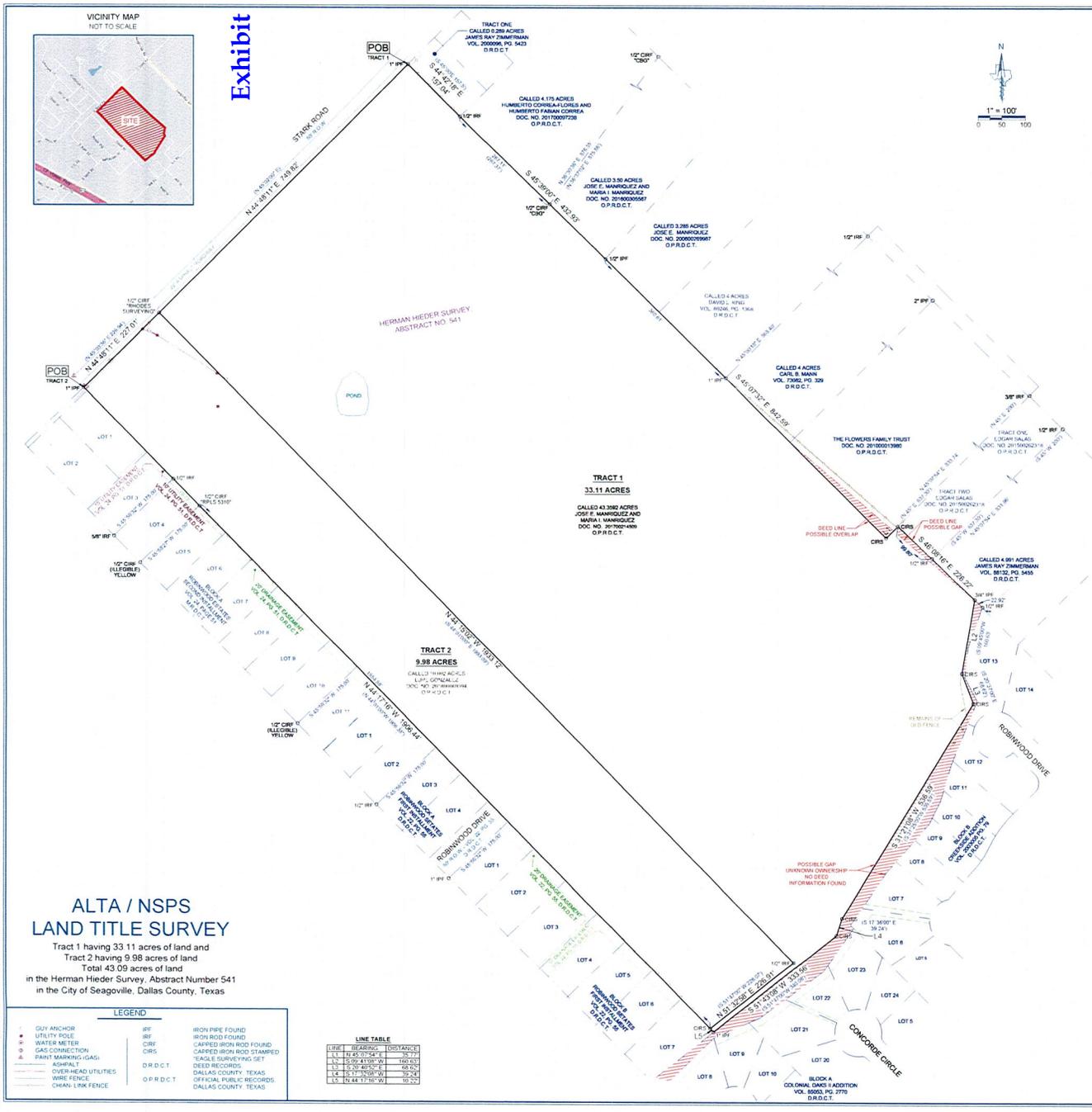
BEGINNING at a 1" iron pipe found at the West corner of said 10.00 acre tract and the common North corner of the Second Installment of Robinwood Estates, recorded in Volume 24, Page 51 of the Map Records of Dallas County, Texas and being in the South East Right-of-Way line of Stark Road;

THENCE North 44°48'11" East, with the North line of said 10.00 acre tract and the common South East Right-of-Way line of said Stark Road, a distance of 227.01 feet to a capped 1/2" iron rod stamped "RHODES SURVEYING" found at the North corner of said 10.00 acre tract;

THENCE South 44°15'02" East, with the East line of said 10.00 acre tract, a distance of 1933.12 feet to a 1/2" iron rod found at the East corner of said 10.00 acre tract;

THENCE South 51°32'58" West, with the South line of said 10.00 acre tract, a distance of 226.91 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the West corner of said 10.00 acre tract and being in the East line of the First Installment of Robinwood Estates, recorded in Volume 22, Page 55 of the Map Records of Dallas County, Texas;

THENCE North 44°17'16" West, with the West line of said 10.00 acre tract and the common East lines of said First Installment and Second Installment of said Robinwood Estates respectively, passing at a distance of 1554.58 feet a capped 1/2" iron rod Stamped "R.P.L.S. 5310" found at the North corner of Lot 5 and the East corner of Lot 4, Block A of said Second Installment of Robinwood Estates, passing at a distance of 1634.32 feet a 1/2" iron rod found at the North corner of Lot 4 and the East corner of Lot 3, Block A of said Second Installment of Robinwood Estates continuing on said course a total distance of 1906.44 feet to the **POINT OF BEGINNING** and containing **9.98** acres of land more or less.



LEGAL DESCRIPTION

TRACT 1
Being a 33.11 acre tract or parcel of land situated in the Herman Hieder Survey, Abstract Number 541 in Dallas County, Texas and being a portion of a called 43,350 acre tract of land described in the deed to Jose E. Manriquez and Maria I. Manriquez, recorded in Document Number 201702014509 of the Official Public Records of Dallas County, Texas...

TRACT 2
Being a 9.98 acre tract or parcel of land situated in the Herman Hieder Survey, Abstract Number 541 in Dallas County, Texas and being all of a called 10.00 acre tract of land described in the deed to Luce Gonzalez, recorded in Document Number 201800099324 of the Official Public Records of Dallas County, Texas...

FLOOD NOTE
This property is located in Non-Shaded Zone "A" as indicated from the F.E.M.A. Flood Insurance Rate Map dated July 7, 2014 and is located in Community Number 480187 as shown on Map Number 481300540K...

SCHEDULE B EXCEPTIONS OF COVERAGE
Subject to the covenants and exclusions in Schedule "B" of the title commitment provided by Westcoast Land Title Insurance Company with G.F. No. 4936301 as listed below...

- 1. Eagle Surveying, LLC did not abstract the subject property. This survey was based off of a Legal Description provided by Westcoast Land Title Insurance Company with G.F. No. 4936301 with an effective date of August 09, 2019 at 8:00 a.m. and issued on August 19, 2019 at 8:00 a.m. This survey is only valid for G.F. No. 4936301. Eagle Surveying, LLC does not intend to express an opinion regarding ownership or title of the subject property.
2. This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as necessary in conjunction with this transaction.
3. The underground utility locations shown herein are approximate and are based on above-ground evidence and utility markings. The surveyor makes no representation that the underground utility locations are in the exact location indicated, but does certify that they are located as accurately as is reasonably practicable from the information provided and observed in the field.
4. There was no visible evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
5. The site is undeveloped therefore no parking spaces were observed in the process of conducting the fieldwork.
6. Eagle Surveying, LLC has not been provided any documentation regarding proposed changes in street right of way lines, furthermore there was no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
7. There are no visible encroachments or overlapping of encroachments except as shown herein.
8. There were no buildings observed in the process of conducting the fieldwork.
9. No substantial features were observed in the process of conducting the fieldwork except as shown herein.
10. No field delineation of wetlands was observed in the process of conducting the fieldwork.
11. Eagle Surveying, LLC has not been provided a zoning report or letter at the time this survey was prepared.
12. The bearings shown on this survey are based on GPS observations utilizing the AllTexas RTK Network. NAD 83 (2011) Datum.

SURVEYORS CERTIFICATION

This survey is certified to Westcoast Land Title Insurance Company, CAL Ventures and/or assignee, Jose E. Manriquez, Maria I. Manriquez & Luce Gonzalez and is only valid for G.F. No. 4936301 with an effective date of August 09, 2019 at 8:00 a.m. and issued on August 19, 2019 at 8:00 a.m. This survey is only valid for G.F. No. 4936301. Eagle Surveying, LLC does not intend to express an opinion regarding ownership or title of the subject property.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes terms 1, 2, 3, 4, 7(a), 8, 11, 13, 14, 17, 18, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
This map or plat was prepared on:
PRELIMINARY
This document shall not be considered for any purpose and shall not be used or relied on in relation to a real estate transaction.
DATE: 8/19/2019
DRAWN BY: CF

ALTA / NSPS LAND TITLE SURVEY
Tract 1 having 33.11 acres of land and Tract 2 having 9.98 acres of land Total 43.09 acres of land in the Herman Hieder Survey, Abstract Number 541 in the City of Seagoville, Dallas County, Texas

LEGEND table with symbols for GUY ANCHOR, UTILITY POLE, WATER METER, GAS CONNECTION, PAINT MARKING (GAS), ASPHALT, OVER-HEAD UTILITIES, WIRE FENCE, CHAIN LINK FENCE, IRON PIPE FOUND, IRON ROD FOUND, CAPPED IRON ROD FOUND, CARVED IRON ROD STAMPED, 'EAGLE SURVEYING SET', DEED RECORDS, DALLAS COUNTY, TEXAS, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

LINE TABLE table with columns: LINE, BEARING, DISTANCE, and notes for lines 1 through 15.

Job information box including JOB NUMBER (19-08-45), DATE (8-19-2019), REVISION, DRAWN BY (CF), Eagle Surveying, LLC logo and contact information (210 South Elm Street, Suite: 104, Denton, TX 76201, 940.222.3009, www.eaglesurveying.com, TX Firm # 10194177), and PROPERTY ADDRESS (408 E STARK ROAD, SEAGOVILLE, TX, 75159).

Zoning Request changes in regards to the current zoning ordinance:
Here is what exist in black lettering and my request **will be in blue**.

(2) Where lots have a double frontage, running through from one street to another, the required front yard shall be provided on both streets. **A. 25 ft. side front yard set back for corner lots.**

****** (b) Side yards. There shall be a side yard on each side of the lot having a width of not less than ten feet from the building lines. **Not less than a width of 5 feet from building lines to the property line.**

(d) Area of the lot. The minimum area of the lot shall be 9,000 square feet; **The minimum area of the lot shall be 7200 square feet.**

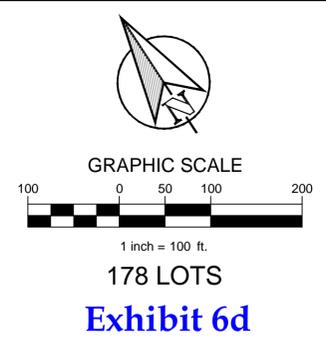
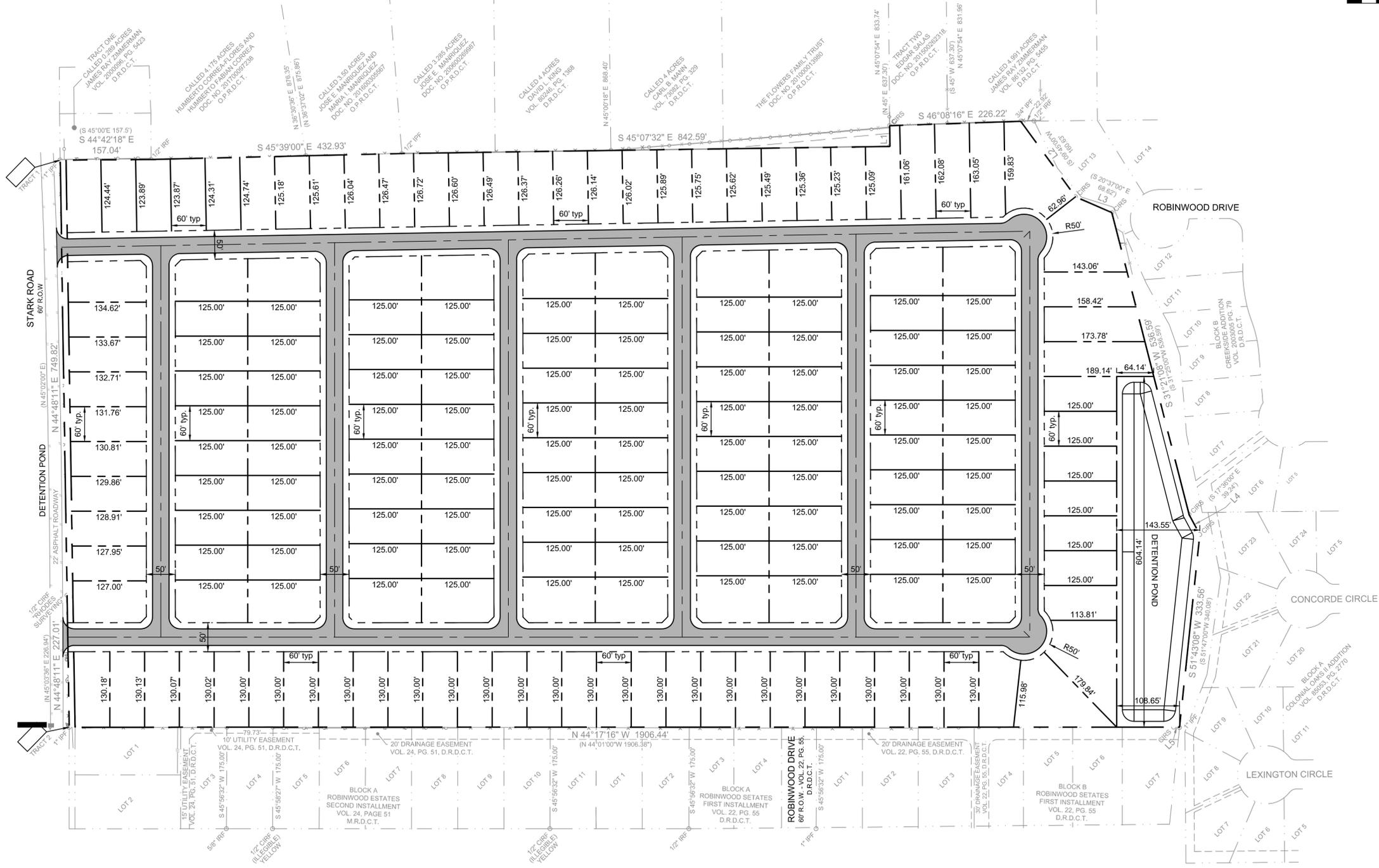
(e) Width of lot. The minimum width of the lot shall be 75 feet. **The minimum width of the lot shall be 60 feet**

(i) Area of dwelling. The minimum living area of the dwelling shall be 2,000 square feet. **The minimum living area of the dwelling shall be 1700 square feet.**

****Note from staff:** The above on-line information (in black) for the R-2 zoning district was downloaded prior to Ordinance 16-2019 taking affect. That ordinance changed the side setbacks for all detached single family zoning districts to 6-feet on non-street sides. The ordinance also defined that if a lot has more than one property line along a street right-of-way, each yard along a street must meet the front yard requirements.



PLOTTED BY: DREW DONOSKY
 PLOT DATE: 10/16/2019 12:50 PM
 LOCATION: C:\USERS\DONOSKY\DESKTOP\SEAGOVILLE STARK RD\CADD\BASE\VSITE.DWG
 LAST SAVED: 9/10/2019 2:47 PM



TEXAS REGISTRATION #14199
CLAY MOORE
 ENGINEERING
 PHONE: 972.281.9272
 1903 CENTRAL DR. SUITE #1
 BEVERLY, TX 75858
 WWW.CLAYMOOREENGINEERING.COM

**STARK ROAD
 RESIDENTIAL
 SEAGOVILLE, TX**

No.	DATE	REVISION	BY

CONCEPTUAL SITE PLAN

DESIGN:	ASD
DRAWN:	ASD
CHECKED:	MAM
DATE:	9/10/2019



October 3, 2019

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

**NOTICE OF PUBLIC HEARING
SEAGOVILLE PLANNING & ZONING COMMISSION
ZONING CASE Z2019-30**

The Seagoville Planning and Zoning Commission will hold a public hearing on Tuesday, October 22, 2019, at 6:30 PM in the Council Chambers in City Hall at 702 North U.S. Highway 175; Seagoville, TX 75159 to consider a request for zoning amendment for property located at 408 E. Stark Road, being two (2) tracts described as Tract 1.1 consisting of 10± acres and Tract 1 consisting of 33.3± acres in the Herman Heider Abstract 541, Seagoville, Dallas County, Texas from PD-R2 (Plan Development with R-2 base zoning) to PD-19-05 to provide for an amended concept plan and new development regulation.

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

As an adjoining property owner, this is the first of 3 opportunities to voice your opinion about this project for the record. The second opportunity will be at each of the public hearing 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 Z2019-30 as it is described herein.

Additional Comments (attach additional sheets as necessary): _____

Signature(s): _____

Printed Name(s): _____

Address: _____

City, State & Zip code: _____

Phone Number: _____

Dallas

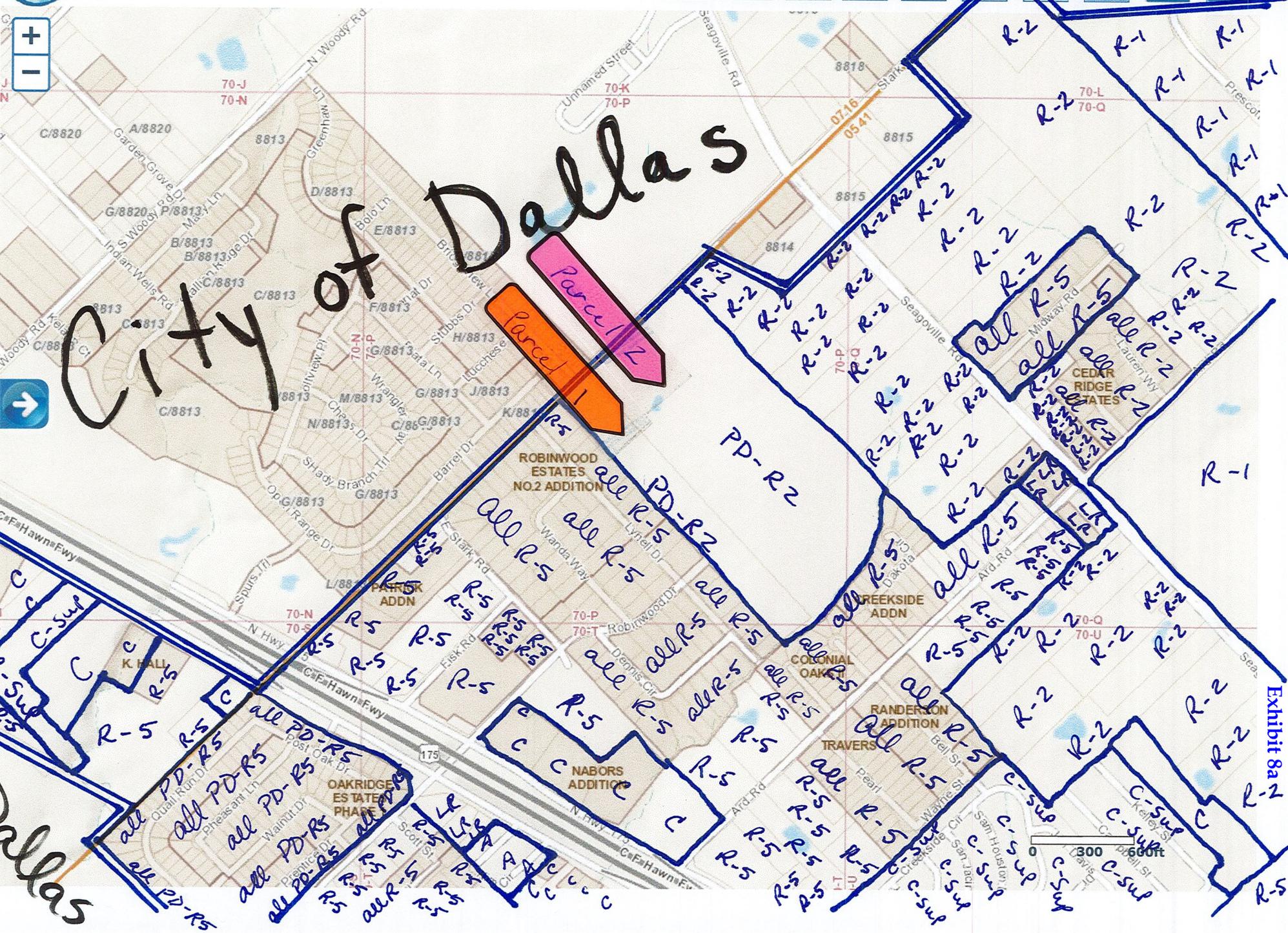


City of Dallas

Parcel 1
Parcel 2

Dallas

Exhibit 8a





November 7, 2019

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

**NOTICE OF PUBLIC HEARING
SEAGOVILLE CITY COUNCIL
ZONING CASE Z2019-30**

The Seagoville City Council will hold a public hearing on Monday, November 18, 2019, at 6:30 PM in the Council Chambers in City Hall at 702 North U.S. Highway 175; Seagoville, TX 75159 to consider a request for zoning amendment for property located at 408 E. Stark Road, being two (2) tracts described as Tract 1.1 consisting of 10± acres and Tract 1 consisting of 33.3± acres in the Herman Heider Abstract 541, Seagoville, Dallas County, Texas from PD-R2 (Plan Development with R-2 base zoning) to PD-19-05 to provide for an amended concept plan and new development regulation.

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

As an adjoining property owner, this meeting will be the last opportunity to voice your opinion about this project.

CITY OF SEAGOVILLE
Jennifer Bonner
Jr. Planner

Dallas



City of Dallas

Parcel 1
Parcel 2



Dallas

Exhibit 8b

Property Owners List

PD amendment of 408 East Stark Road

Mailed out a total of 76 certified letters on Friday, October 4, 2019, before 5:00 PM

Subject or adjointer?	Site Address	DCAD Account	Owner	Mailing Address 1	Address 2	City	State	Zip
Subject	408 East Stark Road	65054144510010000	Jose E. and Maria I. Manriquez	16230 Seagoville Road		Dallas	TX	75253
Subject	408 East Stark Road	65054144510010100	Lupe Gonzalez	9708 Teagarden Road		Dallas	TX	75217
Adjoiner	1810 East Stark Road	65054144510220000	Maria Hernandez & Severiano	1804 East Stark Road		Dallas	TX	75253
Adjoiner	1804 East Stark Road	65054144510200000	Ann Rutherford	1804 East Stark Road		Dallas	TX	75253
Adjoiner	16210 Seagoville Road	65054144510030000	Humberto Correa-Flores & Humberto Fabian Correa	2403 Fenwick Drive		Dallas	TX	75228
Adjoiner	16220 Seagoville Road	65054144510030100	Jose E. & Maria I. Manriquez	16220 Seagoville Road		Dallas	TX	75253
Adjoiner	16230 East Seagoville Road	65054144510040100	Jose E. Manriquez	16230 Seagoville Road		Dallas	TX	75253
Adjoiner	2815 East Seagoville Road	65054144510210000	Kenneth E. Zimmerman	2815 Seagoville Road		Seagoville	TX	75159
Adjoiner	2809 East Seagoville Road	65054144510230000	John D. Whitley	2809 Seagoville Road		Seagoville	TX	75159
Adjoiner	2807 Seagoville Road	65054144510050000	The Flowers Family Trust	2807 Seagoville Road		Seagoville	TX	75159
Adjoiner	2803 East Seagoville Road	65054144510180000	Edgar Salas	2803 Seagoville Road		Seagoville	TX	75159
Adjoiner	2801 East Seagoville Road	65054144510060000	Life Estate of James Zimmerman	2801 Seagoville Road		Seagoville	TX	75159
Adjoiner	2721 East Seagoville Road	65054144510150000	Francisco B. Tamez	2721 Seagoville Road		Seagoville	TX	75159
Adjoiner	Dakota Circle		City of Seagoville	702 North Highway 175		Seagoville	TX	75159
Adjoiner	2716 Dakota Circle	500105500B0160000	Larry D. Skinner	2716 Dakota Circle		Seagoville	TX	75159
Adjoiner	2718 Dakota Circle	500105500B0150000	John W. & Susan R. Goodwin	2718 Dakota Circle		Seagoville	TX	75159
Adjoiner	2720 Dakota Circle	500105500B0140000	Doyle N. Wimbish	2720 Dakota Circle		Seagoville	TX	75159
Adjoiner	2722 Dakota Circle	500105500B0130000	Daniel & Linda Chavez	2722 Dakota Circle		Seagoville	TX	75159
Adjoiner	2723 Dakota Circle	500105500B0120000	Tameggie L. Jones	2723 Dakota Circle		Seagoville	TX	75159
Adjoiner	2721 Dakota Circle	500105500B0110000	Octavio Diana Moreno	2721 Dakota Circle		Seagoville	TX	75159
Adjoiner	2719 Dakota Circle	500105500B0100000	Linda Patino	2719 Dakota Circle		Seagoville	TX	75159
Adjoiner	2717 Dakota Circle	500105500B0090000	Anabel Reyna	2717 Dakota Circle		Seagoville	TX	75159
Adjoiner	2715 Dakota Circle	500105500B0080000	Erik Tovias	2715 Dakota Circle		Seagoville	TX	75159
Adjoiner	2713 Dakota Circle	500105500B0070000	Gustavo Salazar	2713 Dakota Circle		Seagoville	TX	75159
Adjoiner	2711 Dakota Circle	500105500B0060000	Rose Buckner	2711 Dakota Circle		Seagoville	TX	75159
Adjoiner	2709 Dakota Circle	500105500B0050000	Cassandra L. Price	2709 Dakota Circle		Seagoville	TX	75159
Adjoiner	2707 Dakota Circle	500105500B0040000	Rickey Gaeke	2707 Dakota Circle		Seagoville	TX	75159
Adjoiner	2710 Dakota Circle	500105500A0090000	Fidel Vargaslimon	2710 Dakota Circle		Seagoville	TX	75159
Adjoiner	2708 Dakota Circle	500105500A0080000	Jamerle Stafford	2708 Dakota Circle		Seagoville	TX	75159
Adjoiner	2706 Dakota Circle	500105500A0070000	Julio C. Perez	2706 Dakota Circle		Seagoville	TX	75159
Adjoiner	Concorde Circle		City of Seagoville	702 North Highway 175		Seagoville	TX	75159
Adjoiner	2706 Concorde Circle	500099100A0250000	Jennifer C. & Gary K. Spoerl	2706 Concord Street		Seagoville	TX	75159
Adjoiner	2708 Concorde Circle	500099100A0240000	American Dream Incorporated	1703 Brookview Lane		Balch Springs	TX	75180

Property Owners List

Subject or adjoiner?	Site Address	DCAD Account	Owner	Mailing Address 1	Address 2	City	State	Zip
Adjoiner	2710 Concorde Circle	500099100A0230000	Estate of Pedro & Monica Sanchez	2710 Concord Street		Seagoville	TX	75159
Adjoiner	2713 Concorde Circle	500099100A0220000	Juanita Esparza	2713 Concord Street		Seagoville	TX	75159
Adjoiner	2711 Concorde Circle	500099100A0210000	Susan Babbette Starbuck	2711 Concord Street		Seagoville	TX	75159
Adjoiner	2709 Concorde Circle	500099100A0200000	Jeffrey B. Takatss	2709 Concord Street		Seagoville	TX	75159
Adjoiner	Lexington Circle		City of Seagoville	702 North Highway 175		Seagoville	TX	75159
Adjoiner	2708 Lexington Circle	500099100A0110000	Deborah Lynn Axton	2708 Lexington Street		Seagoville	TX	75159
Adjoiner	2710 Lexington Circle	500099100A0100000	Cruz Sixtos	2710 Lexington Street		Seagoville	TX	75159
Adjoiner	2712 Lexington Circle	500099100A0090000	Humerto Toledo Arce	2712 Lexington Circle		Seagoville	TX	75159
Adjoiner	8 Lexington Circle	500099100A0080000	Billy R. & Desly D. Breedlove	1517 Shearer Circle		Moore	OK	73160
Adjoiner	2713 Lexington Circle	500099100A0070000	Leonel Juarez & Iscel Vega	2713 Lexington Street		Seagoville	TX	75159
Adjoiner	2711 Lexington Circle	500099100A0060000	Stacey Finch	404 Kent Drive		Mesquite	TX	75149
Adjoiner	2709 Lexington Circle	500099100A0050000	Michael S. Clifton	2709 Lexington Street		Seagoville	TX	75159
Adjoiner	Lynell Drive, Dennis Circle, Robinwood Drive, Wanda Way, & Stark		City of Seagoville	702 North Highway 175		Seagoville	TX	75159
Adjoiner	2702 Lynell Drive	50040500020070000	Billie E. Stockman	12518 Quail		Balch Springs	TX	75180
Adjoiner	2704 Lynell Drive	50040500020060000	Ed Solis	2704 Lynell Drive		Seagoville	TX	75159
Adjoiner	2706 Lynell Drive	50040500020040000	Manuel Rodriguez	2706 Lynell Drive		Seagoville	TX	75159
Adjoiner	2804 Lynell Drive	50040500020030000	Donna M. & Daniell M. Whitaker	2804 Lynell Drive		Seagoville	TX	75159
Adjoiner	2806 Lynell Drive	50040500020020000	Jamie Pineda & Daniel Lopez	711 Palmer Place		Richardson	TX	75080
Adjoiner	2808 Lynell Drive	50040500020010000	Ana Laura & Hiliodoro Reyes, Jr.	2808 Lynell Drive		Seagoville	TX	75159
Adjoiner	2902 Lynell Drive	50040500010040000	Estate of Elia Reed Foster	2902 Lynell Drive		Seagoville	TX	75159
Adjoiner	2906 Lynell Drive	50040500010020000	Johnny Toland, Jr.	2906 Lynell Drive		Seagoville	TX	75159
Adjoiner	2908 Lynell Drive	50040500010010000	John Anthony Toland	2908 Lynell Drive		Seagoville	TX	75159
Adjoiner	2910 Lynell Drive	50041500010110000	Jose R. Mireles	2910 Lynell Drive		Seagoville	TX	75159
Adjoiner	2912 Lynell Drive	50041500010100000	Carla Smith & Cameo N. Orear & Jessica Hurn	2914 Lynell Drive		Seagoville	TX	75159
Adjoiner	2912 Lynell Drive	50041500010090000	Carla Smith & Cameo N. Orear & Jessica Hurn	6593 County Road 4097		Kaufman	TX	75142
Adjoiner	2914 Lynell Drive	50041500010080000	Ricardo Guzman Ruiz & Mayda Amaro Santiago	2914 Lynell Drive		Seagoville	TX	75159
Adjoiner	2920 Lynell Drive	50041500010050000	James A. Henderson	2920 Lynell Drive		Seagoville	TX	75159
Adjoiner	3002 Lynell Drive	50041500010040000	Inosensio Aguirre	5711 County Road 4104		Kaufman	TX	75142
Adjoiner	3004 Lynell Drive	50041500010030000	Paul Herrera	3004 Lynell Drive		Seagoville	TX	75159
Adjoiner	402 East Stark Road	50041500010020000	Barbara E. Couch	402 East Stark Road		Seagoville	TX	75159

Property Owners List

Subject or adjointer?	Site Address	DCAD Account	Owner	Mailing Address 1	Address 2	City	State	Zip
Adjoiner	1350 Barrel Drive	008813000K0080000	Anewdy Figuero Roman & Iliana Reyes-Recarte	1350 Barrel Drive		Dallas	TX	75253
Adjoiner	1342 Barrel Drive	008813000K0090000	Maribel Viveros	1342 Barrel Drive		Dallas	TX	75253
Adjoiner	1334 Barrel Drive	008813000K0100000	Juan Altamirano	1334 Barrel Drive		Dallas	TX	75253
Adjoiner	1326 Barrel Drive	008813000K0110000	LGI Homes, LLC	1450 Lake Robbins Drive	Suite 430	The Woodlands	TX	77380
Adjoiner	1318 Barrel Drive	008813000K0120000	Rufino Nunez Garcia	1318 Barrel Drive		Dallas	TX	75253
Adjoiner	1310 Barrel Drive	008813000K0130000	Hugo Garcia & Lena Garcia-Arredonco	1310 Barrel Drive		Dallas	TX	75253
Adjoiner	1302 Barrel Drive	008813000K0410000	Nohemi Munoz	1302 Barrel Drive		Dallas	TX	75253
Adjoiner	Barrel Drive, Bridgeview Lane, & Stark Road		City of Dallas	c/o Development Director	1500 Marilla Street	Dallas	TX	75201
Adjoiner	14355 Bridgeview Lane	008813000D0550000	Luis & Daniella Garcia	14355 Bridgeview Lane		Dallas	TX	75253
Adjoiner	14351 Bridgeview Lane	008813000D0540000	Armando & Wendy Becerra	14351 Bridgeview Lane		Dallas	TX	75253
Adjoiner	14347 Bridgeview Lane	008813000D0530000	Daniel Alvarez	14347 Bridgeview Lane		Dallas	TX	75253
Adjoiner	14343 Bridgeview Lane	008813000D0520000	Francis & Frank O'Brien, Jr.	14343 Bridgeview Lane		Dallas	TX	75253
Adjoiner	15920 Seagoville Road	0088130A000010000	Dallas I. S. D.	ATTN: Treasurer	9400 North Central Expressway	Dallas	TX	75231
Adjoiner								

ORDINANCE NO. 45-03

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SEAGOVILLE, AS HERETOFORE AMENDED, BY CHANGING THE ZONING FROM “AG” AGRICULTURAL AND “R-2” RESIDENTIAL-2 TO “PD” PLANNED DEVELOPMENT ON 44.0 ACRES, ON TRACT 1 OF ABSTRACT 541, MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO; APPROVING A COMPREHENSIVE SITE PLAN ATTACHED AS EXHIBIT “B”; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Seagoville, Texas, as heretofore amended, be, and the same are hereby, amended by changing the property described as 44.0 acres in Tract 1 of Abstract 541, more particularly described in Exhibit “A” attached hereto, from “AG” Agricultural and “R-2” Residential-2 for single family dwelling to “PD” Planned Development District for single family residential uses.

SECTION 2. That the property described may be used only for the purposes set out in the comprehensive site plan of the development attached hereto as Exhibit “B”, approved hereby, and made part hereof for all purposes.

SECTION 3. That any provisions of the ordinances of the City of Seagoville in conflict with the provisions of this ordinance or the Comprehensive Zoning Ordinance and Map, as amended hereby, be, and the same are hereby, repealed.

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

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Seagoville, Texas, and upon conviction in the municipal court of the City of Seagoville, Texas, 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 is continued shall be deemed to constitute a separate offense.

SECTION 6. 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.

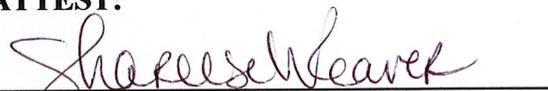
DULY PASSED by the City Council of the City of Seagoville, Texas, on the 4th day of December, 2003.

APPROVED:



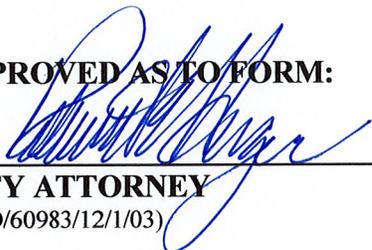
MAYOR

ATTEST:



CITY SECRETARY

APPROVED AS TO FORM:



CITY ATTORNEY

(RLD/60983/12/1/03)

EXHIBIT "A"

BEING A TRACT OF LAND IN DALLAS COUNTY, TEXAS, AND BEING A PART OF THE HERMAN DEIDER SURVEY, ABSTRACT 541, DALLAS COUNTY, TEXAS, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEAST RIGHT-OF-WAY OF STARK ROAD AND BEING 11,632.25 FEET NORTH 45 DEGREES 02 MINUTES EAST AND 20.00 FEET SOUTH 44 DEGREES 58 MINUTES EAST OF THE WEST CORNER OF THE DEIDER SURVEY, SAID POINT BEING THE NORTH CORNER OF TRACT 1;

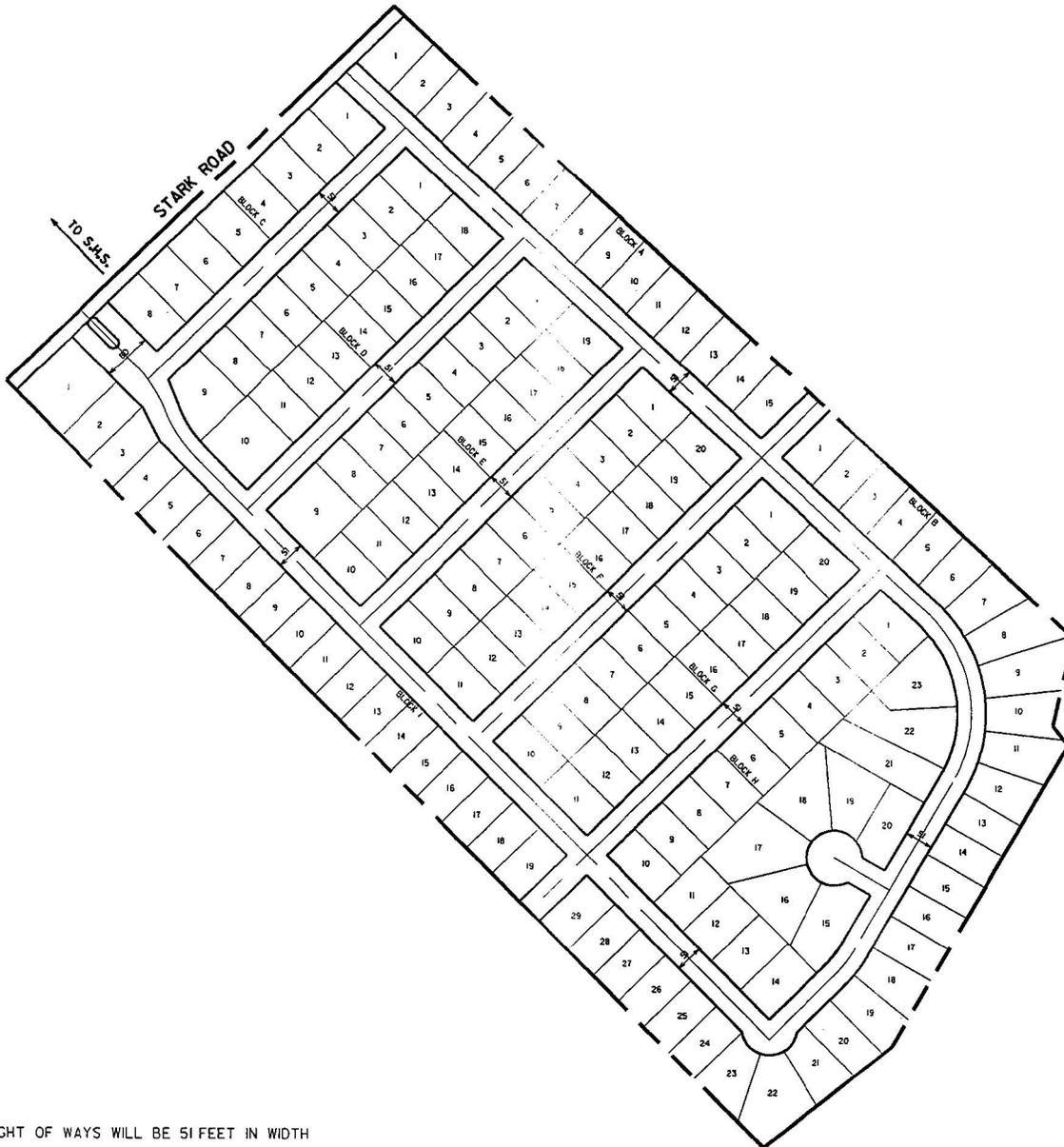
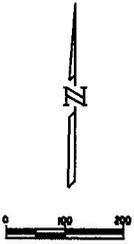
THENCE NORTH 45 DEG. 02 MIN. EAST ALONG THE SOUTHEAST RIGHT-OF-WAY OF STARK ROAD, 976.75 FEET TO THE NORTH CORNER OF THE D.C. DOUGHERTY TRACT;

THENCE, SOUTH 46 DEG. 31 MIN. EAST ALONG THE NORTHEAST LINE OF SAID DOUGHERTY TRACT, 1,660.08 FEET TO THE EAST CORNER OF SAID DOUGHERTY TRACT, SAID POINT BEING IN AN OLD FENCE LINE AND ON THE NORTHWEST BANK OF A SMALL BRANCH;

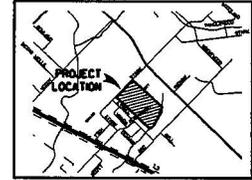
THENCE, ALONG SAID FENCE AND BANK OF BRANCH WITH THE FOLLOWING MEANDERS;

- SOUTH 9 DEGREES 45 MINUTES WEST, 160.63 FEET;
- SOUTH 20 DEGREES 37 MINUTES EAST, 68.62 FEET;
- SOUTH 31 DEGREES 25 MINUTES WEST, 536.59 FEET;
- SOUTH 17 DEGREES 36 MINUTES WEST, 39.24 FEET;
- SOUTH 51 DEGREES 47 MINUTES WEST, 340.00 FEET TO THE EAST CORNER OF TRACT NO.1;

THENCE, NORTH 44 DEG. 01 MIN. WEST ALONG THE NORTHEAST LINE OF LOT 1, 1919.41 FEET TO THE PLACE OF BEGINNING AND CONTAINING 43.80 ACRES OF LAND.



NOTE: ALL RIGHT OF WAYS WILL BE 51 FEET IN WIDTH



Vicinity Map
N.T.S.

PD (Residential) Development Regulations	
Uses	Any use permitted in the R-2 zoning classification of the Seagoville Zoning Ordinance.
Minimum Lot Area (Sq. Ft.)	7800
Minimum Lot Width (Ft.)	65
Minimum Lot Depth (Ft.)	120 with 100 on cul-de-sacs
Maximum Lot Coverage (%)	40
Required Front Yard Depth (Ft.)	30
Required Side Yard Width-Interior (Ft.)	7
Required Side Yard Width-Corner (Ft.)	10
Required Rear Yard Depth (Ft.)	20
Maximum Height - Primary Structure	2 1/2 Stories
Maximum Height - Accessory Structure	In accordance with R-2 Zoning ordinance
Minimum Dwelling Size (Sq. Ft.)	500 - 1400 500 - 1800
Exterior Wall Materials	In accordance with R-2 Zoning Ordinance
Minimum Off-Street Parking Required	In accordance with R-2 Zoning Ordinance

Owners	Applicants
Carmen Waglaro ET AL 507 W. Brown Street Ennis, TX 75119 972-875-3244	Carmen Waglaro ET AL 507 W. Brown Street Ennis, TX 75119 972-875-3244

PD ORDINANCE #45-03

Exhibit "B"

**Planned Development District
Site Plan
171 Residential Lots**

44.0 Acres
In the Hermon Holder Survey, Abstract No. 541
City of Seagoville
Dallas County, Texas

Carter & Burgess, Inc.
7950 Embrook Drive, Suite 200
Dallas, TX 75247
214-638-0145

October 2003

PROJECT NO. 02-2437-000

Regular Session Agenda Item: 6

Meeting Date: November 18, 2019

ITEM DESCRIPTION:

Discuss and consider approving 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-2 (Ord 45-03) to Planned Development – Residential 2 - amended (PD 19-05) on approximately 43+ acres, being two (2) tracts of land described as Tract 1 and Tract 1.1 in the Herman Heider Abstract 541, commonly collectively referred to as 408 East Stark 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 for a severability clause; providing for a savings clause; providing a penalty fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date.

BACKGROUND OF ISSUE:

The applicants are requesting that the concept plan and development regulations for the Plan Development at 408 East Stark Road be amended. Jose E. & Maria I. Manriquez own the larger tract that is about 33-acres. They had already sold a 10-acre tract to Lupe Gonzalez before finding out that the land had a PD zoning, which requires that a subdivision be built on the land.

The land is currently vacant. The request – if approved – would change the PD regulations and concept plan for the developer that the owners have a tentative sales agreement with. The applicant’s representative is the prospective buyer and developer of the properties.

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 should deny or approve the applicant’s request.

FINANCIAL IMPACT:

Not applicable

RECOMMENDATION:

Including the parcels in question, there are seventy-six (76) adjoining properties, and ten (10) 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 Friday, October 4, 2019. A legal ad was also published per the Texas Local Government Code in the Friday, October 4, 2019 edition of the Daily Commercial Record newspaper. As of the date of this report, Thursday, October 17, 2019, no (zero) property owners have responded in writing for or against the request. No (zero) letters has been returned as undeliverable by the U.S. Postal Service. Staff has received several calls inquiring about the rezone, but no written responses. Three (3) people spoke against this request at the Planning and Zoning Commission meeting on October 22nd. One of these also supplied her written response at the meeting.

For the City Council meeting, the owners of each parcel were again notified in compliance with the 200-foot rule by mail on Thursday, November 7, 2019. A legal ad was also published per the Texas Local Government Code in the Friday, November 1, 2019, edition of the Daily Commercial Record newspaper. As of the date of this report, Tuesday, November 12, 2019, no (zero) additional letters have been returned as undeliverable by the U.S. Postal Service. No (zero) additional written response have been returned. Any responses received after the emailing of the packet to the Council members will be provided at the meeting.

On October 22nd, the Planning and Zoning Commission voted five (5) to zero (0) in favor of recommending approval of a request for zoning amendment for property located at 408 E. Stark Road, being two (2) tracts described as Tract 1.1 consisting of 10± acres and Tract 1 consisting of 33.3± acres in the Herman Heider Abstract 541, Seagoville, Dallas County, Texas from PD-R2 (Plan Development with R-2 base zoning) to PD-19-05 to provide for an amended concept plan and new development regulation. The conditions of approval were:

- Improving and paving Stark Road within the limits of this development.
- Addition of 5-foot wide sidewalk along Stark Road with its pavement improvements. All other internal streets to have 4-foot wide sidewalks on both sides.

Staff supports the requested change with the listed conditions of approval with the additional condition that the developer connect to Robinwood Drive (through an existing dedicated but unbuilt street along the development's southern boundary) for a third access point.

EXHIBITS:

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

1. Ordinance (8 pages)

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 2 (ORD 45-03) TO PLANNED DEVELOPMENT - RESIDENTIAL 2 – AMENDED (PD 19-05) ON APPROXIMATELY 43± ACRES, BEING TWO (2) TRACTS OF LAND DESCRIBED AS TRACT 1 AND TRACT 1.1 IN THE HERMAN HEIDER ABSTRACT 541, COMMONLY COLLECTIVELY REFERRED TO AS 408 EAST STARK 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. Z2019-30 (PD 19-05) 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 2 (Ord 45-03) to Planned Development - Residential 2 – Amended

(PD 19-05) on approximately 43± acres, being comprised of two (2) Tracts of land described as Tract 1 and Tract 1.1 in the Herman Heider Abstract 541, commonly collectively referred to as 408 East Stark 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 side yard setback for corner lots shall be a minimum of 25 feet.
- B. The side yard setback for interior lots shall be a minimum of 5 feet.
- C. The minimum area of each lot shall be 7200 square feet.
- D. The minimum width of each lot shall be 60 feet.
- E. The minimum living area of any dwelling shall be 1700 square feet.

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 18th day of November, 2019.

APPROVED:

DENNIS K. CHILDRESS, MAYOR

ATTEST:

KANDI JACKSON, CITY SECRETARY

APPROVED AS TO FORM:

VICTORIA THOMAS, CITY ATTORNEY
(/cdb 11/13/2019) TM112195 111419

EXHIBIT "A"
(Legal Property Description)

LEGAL DESCRIPTION

TRACT 1

Being a 33.11 acre tract or parcel of land situated in the **Harman Hider Survey, Abstract Number 541** in Dallas County, Texas and being a portion of a called 43.3592 acre tract of land described in the deed to Jose E. Manriquez and Maria I. Manriquez, recorded in Document Number 201700214509 of the Official Public Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron pipe found at the North corner of said 43.3592 acre tract and the common West corner of a called 0.289 acre tract of land described as Tract One in the deed to James Ray Zimmerman, recorded in Vol. 2000096, Page 5423 of the Deed Records of Dallas County, Texas, and being in the South East Right-of-Way line of Stark Road;

THENCE South 44°42'18" East, with the East line of said 43.3592 acre tract and the common West line of said Tract One, a distance of 157.04 feet to 1/2" iron rod found at the South corner of said Tract One and the common West corner of a called 4.175 acre tract of land described in the deed to Humberto Correa-Flores and Humberto Fabian Correa, recorded in Document Number 201700097238 of the Official Public Records of Dallas County, Texas;

THENCE South 45°39'00" East, with the East line of said 43.3592 acre tract and the common West line of said 4.175 acre tract, passing at a distance of 267.11 feet a capped 1/2" iron rod stamped "CBG" found at the South corner of said 4.175 acre tract and the common West corner of a called 3.50 acre tract of land described in the deed to Jose E. Manriquez and Maria I. Manriquez, recorded in Document Number 201600305567 of the Official Public Records of Dallas County, Texas, continuing on said course and with the East line of said 43.3592 acre tract and the common West line of said 3.50 acre tract a total distance of 432.93 feet to a 1/2" iron pipe found at the South corner of said 3.50 acre tract and being the common West corner of a called 3.285 acre tract of land described in the deed to Jose E. Manriquez, recorded in Document Number 200600269987 of the Official Public Records of Dallas County, Texas;

THENCE South 45°07'32" East, with the West line of said 3.285 acre tract and the West line of a called 4 acre tract of land described in the deed to David L. King, recorded in Volume 80246, Page 1368 of the Deed Records of Dallas County, Texas respectively, passing at a distance of 360.61 feet a 1" iron pipe found at the South corner of said David L. King tract and being the common West corner of a called 4 acre tract of land described in the deed to Carl B. Mann, recorded in Volume 73082, Page 329 of the Deed Records of Dallas County, Texas, continuing on said course and with the West line of said Carl B. Mann tract and the West line of a tract of land described in the deed to The Flowers Family Trust, recorded in Document Number 201000013980 of the Official Public Records of Dallas County, Texas respectively a total distance of 842.59 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the South corner of said The Flowers Family Trust tract;

THENCE North 45°07'54" East, with the South line of said The Flowers Family Trust tract, a distance of 35.77 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the West corner of a tract of

land described as Tract Two in the deed to Edgar Salas, recorded in Document Number 201500262318 of the Official Public Records of Dallas County, Texas;

THENCE South 46°08'16" East, with the West line of said Tract Two, passing at a distance of 99.80 feet a 1/2" iron rod at the South corner of said Tract Two and the common West corner of a called 4.991 acre tract of land described in the deed to James Ray Zimmerman, recorded in Volume 86132, Page 5455 of the Deed Records of Dallas County, Texas continuing on said course and with the West line of said 4.991 acre tract, a total distance of 226.22 feet to a 3/4" iron pipe found at the East corner of said 43.3592 acre tract;

THENCE with the South line of said 43.3592 acre tract the following courses and distances;

South 09°41'08" West, a distance of 160.63 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

South 20°40'52" East, a distance of 68.62 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

South 31°21'08" West, a distance of 536.59 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

South 17°32'08" West, a distance of 39.24 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

South 51°43'08" West, a distance of 333.56 feet to a 1" iron pipe found at the South corner of said 43.3592 acre tract and the common East corner of Lot 7, Block B of the First Installment of Robinwood Estates, recorded in Volume 22, Page 55 of the Map Records of Dallas County, Texas;

THENCE North 44°17'16" West, with the West line of said 43.3592 acre tract and the Common East line of said Lot 7, a distance of 10.22 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the South corner of a called 10.00 acre tract of land described in the deed to Lupe Gonzalez, recorded in Document Number 201800069394 of the Official Public Records of Dallas County, Texas;

THENCE North 51°32'58" East, with the South line of said 10.00 acre tract, a distance of 226.91 feet to a 1/2" iron rod found at the East corner of said 10.00 acre tract;

THENCE North 44°15'02" West, with the East line of said 10.00 acre tract, a distance of 1933.12 feet to a capped 1/2" iron rod stamped "RHODES SURVEYING" found in the North line of said 43.3592 acre tract and being the North corner of said 10.00 acre tract and in the South East Right-of-Way line of said Stark Road;

THENCE North 44°48'11" East, with the North line of said 43.3592 acre tract and the common South East Right-of-Way line of said Stark Road, a distance of 749.82 feet to the **POINT OF BEGINNING** and containing **33.11** acres of land more or less.

Tract 1.1

Being a 9.98 acre tract or parcel of land situated in the **Harman Hider Survey, Abstract Number 541** in Dallas County, Texas and being all of a called 10.00 acre tract of land described in the deed to Lupe Gonzalez, recorded in Document Number 201800069394 of the Official Public Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron pipe found at the West corner of said 10.00 acre tract and the common North corner of the Second Installment of Robinwood Estates, recorded in Volume 24, Page 51 of the Map Records of Dallas County, Texas and being in the South East Right-of-Way line of Stark Road;

THENCE North 44°48'11" East, with the North line of said 10.00 acre tract and the common South East Right-of-Way line of said Stark Road, a distance of 227.01 feet to a capped 1/2" iron rod stamped "RHODES SURVEYING" found at the North corner of said 10.00 acre tract;

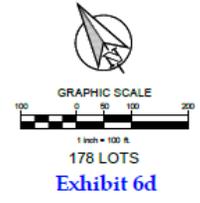
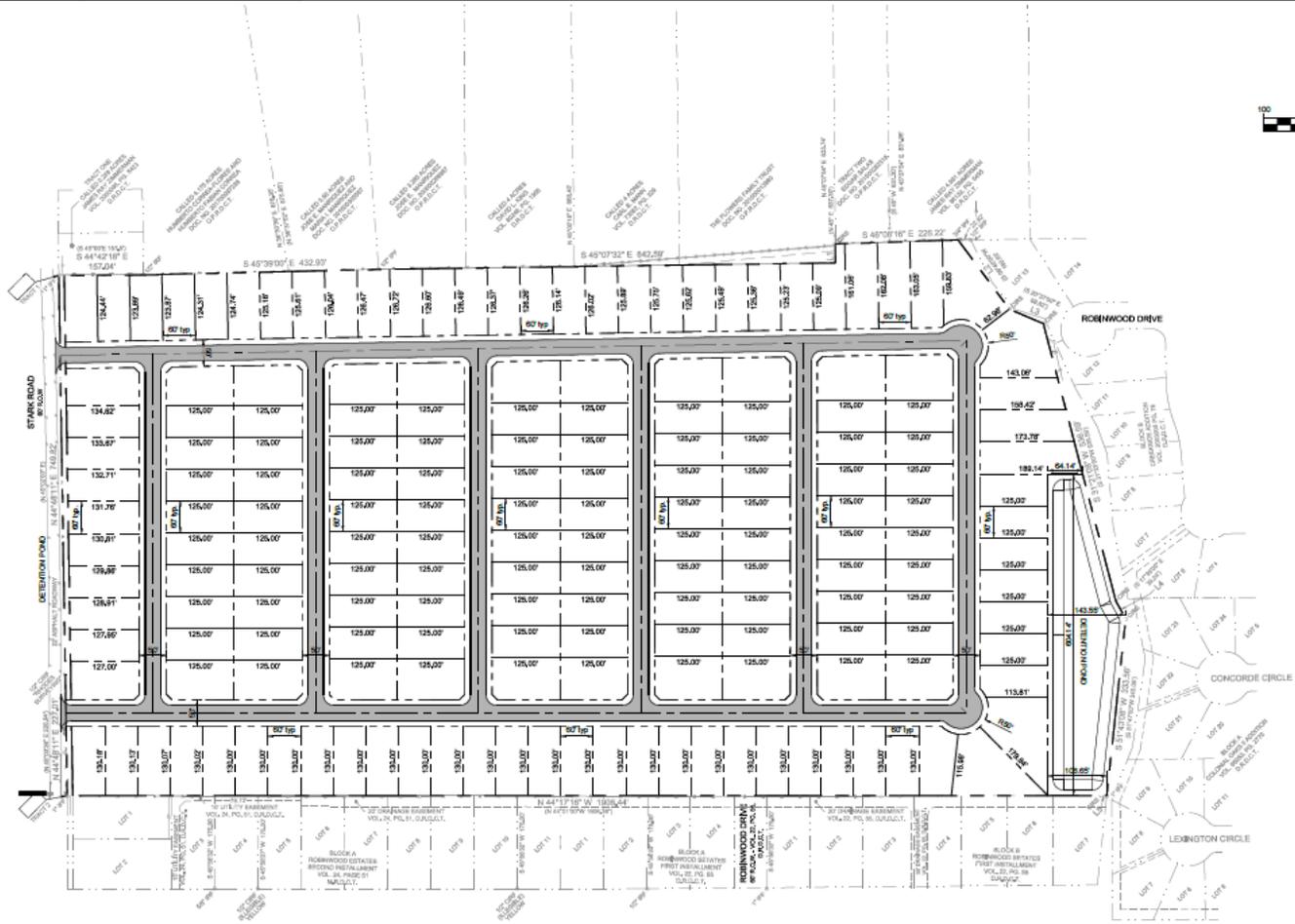
THENCE South 44°15'02" East, with the East line of said 10.00 acre tract, a distance of 1933.12 feet to a 1/2" iron rod found at the East corner of said 10.00 acre tract;

THENCE South 51°32'58" West, with the South line of said 10.00 acre tract, a distance of 226.91 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the West corner of said 10.00 acre tract and being in the East line of the First Installment of Robinwood Estates, recorded in Volume 22, Page 55 of the Map Records of Dallas County, Texas;

THENCE North 44°17'16" West, with the West line of said 10.00 acre tract and the common East lines of said First Installment and Second Installment of said Robinwood Estates respectively, passing at a distance of 1554.58 feet a capped 1/2" iron rod Stamped "R.P.L.S. 5310" found at the North corner of Lot 5 and the East corner of Lot 4, Block A of said Second Installment of Robinwood Estates, passing at a distance of 1634.32 feet a 1/2" iron rod found at the North corner of Lot 4 and the East corner of Lot 3, Block A of said Second Installment of Robinwood Estates continuing on said course a total distance of 1906.44 feet to the **POINT OF BEGINNING** and containing **9.98** acres of land more or less.

Exhibit "C"

PLATTED BY: DEW, BOGGS & CO.
 PLATT DATE: 10/16/2019 12:50 PM
 LOCATION: C:\DEW\BOGGS\PROJECTS\SEAGOVILLE STARK RD\CAD\PLANS\EXHIBIT C
 LAST SAVE: 9/10/2019 2:41 PM



**STARK ROAD
 RESIDENTIAL
 SEAGOVILLE, TX**

CONCEPTUAL SITE PLAN

DESIGNER	DEW
CHECKED	DEW
DATE	9/10/2019

SHEET
 SP-1

Regular Session Agenda Item: 7

Meeting Date: November 18, 2019

ITEM DESCRIPTION

Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the purchase of a 2020 Ford F-350 Diesel Crew Cab Utility vehicle for an amount not to exceed Fifty Eight Thousand Three Hundred Thirty Seven Dollars and Ninety Cents \$58,337.90 from Rush Truck Center; providing for the repeal of any and all Resolutions in conflict; providing for severability clause; and providing an effective date.

BACKGROUND OF ISSUE:

The Water/Sewer Department is requesting council's approval to purchase a new 2020 Ford F-350 4x4 Diesel Crew Cab Utility vehicle complete with all necessary emergency equipment, departmental graphics and tool boxes.

This purchase will enhance our fleet of vehicles and take place of an older Chevy 2500 with high mileage, thus minimizing maintenance cost that are often associated with older high mileage vehicles.

The quote for the purchase of the 2020 Ford F-350 Diesel Crew Cab Utility vehicle, is through Rush Truck Center on the Texas Local Government Purchasing Cooperative Buyboard.

As a friendly reminder, when purchasing goods and services through a purchasing cooperative, such as the Texas Local Government Purchasing Cooperative Buyboard program all purchasing requirements have been satisfied without having to obtain three (3) competitive bids.

Vehicle breakdown of the purchase as Follows

- | | |
|--|-------------|
| • 2020 Ford F-350 Diesel Crew Cab base price | \$46,163.70 |
| • Knapheide 696 service body | \$ 9,295.00 |
| • Light bar, graphics and rhino liner | \$ 2,479.20 |

Total cost for the vehicle, all necessary equipment and installation of all equipment to include two-year inspection certificate:
\$58,337.90

FINANCIAL IMPACT:

The requested purchase 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 A 2020 FORD F-350 DIESEL CREW CAB UTILITY VEHICLE FOR AN AMOUNT NOT TO EXCEED FIFTY-EIGHT THOUSAND THREE HUNDRED THIRTY-SEVEN DOLLARS AND NINETY CENTS \$58,337.90 FROM RUSH TRUCK CENTER; PROVIDING FOR THE REPEAL OF ANY AND ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, purchase of a Ford F-350 Diesel Crew Cab Utility vehicle has been recommended by City Administration; and

WHEREAS, the Ford F-350 Diesel Crew Cab Utility vehicle would be purchased from the water/sewer vehicle replacement fund; and

WHEREAS, through the Texas Local Government Purchasing Cooperative Buy Board program, this item has been bid in accordance with all applicable bidding statutes and policies; and

WHEREAS, the City Council has determined that Rush Truck Center 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. The City Council hereby authorizes the purchase of a 2020 Ford F-350 Diesel Crew Cab Utility vehicle in an amount not to exceed \$58,337.90 from Rush Truck Center and authorizes the City Manager to execute any necessary documents and to disburse the funds for the purchase.

SECTION 2. 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. 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. This resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

APPROVED:

Dennis K. Childress, Mayor

ATTEST:

Kandi Jackson, City Secretary

APPROVED AS TO FORM:

Victoria Thomas, City Attorney
TM112193 111419

TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE BUYBOARD

Vendor	RUSH TRUCK CENTER	Date Prepared	11/7/2019
Contact for Vendor:	COLTON KRUSE	Phone	(830) 320-5219
End User:	City of Seagoville		
End User Contact:	BJ Putman	Phone/Fax	214 329 3381
Product Description:	2020 F-350		

A: Base Price in Bid/Proposal Number: 521-16		Series: F-350	\$ 21,655.00			
B: Published Options (Itemize Below)						
	DESCRIPTION	AMOUNT		OPT #	DESCRIPTION	AMOUNT
	W3B 4X4 Crew cab	\$ 7,295.00		RTC-0051	21 Pt. Rush Care Inspection	\$ 1,236.00
Ford	6.7L V-8 Diesel Engine	\$ 10,495.00		RTC-1059	Lot Insurance	\$ 959.30
Ford	Power Equipment Group	\$ 1,125.00		RTC-1060	Floorplan Interest	\$ 953.40
Ford	xl value pkg	\$ 725.00		Ford	Brake cont/running boards	\$ 715.00
Ford	elec 3.31 locking rear	\$ 390.00		Ford	upfitter switches	\$ 165.00
Ford	all terrain tires/skip plates	\$ 265.00		Ford	backup alarm/run lights	\$ 185.00
Subtotal Column 1:		\$ 20,295.00		Subtotal Column 2:		\$ 4,213.70
Published Options added to Base Price (Subtotal of "Col 1" & "Col 2")			\$ 24,508.70			

C: Subtotal of A + B		\$ 46,163.70	
D: Non Published Options			
Knapheide 696 service body	\$ 9,295.00		
Rhino line	1,000.00		
Lightbar and corner strobes	\$ 1,479.20		
Subtotal Column 1:	\$ 11,774.20	Subtotal Column 2:	\$ -

Unpublished Options added to Base price (Subtotal "Col 1 + Col 2")	\$ 11,774.20
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E: Contract Price Adjustment (If any, explain here)		
Ford Freight and Material Surcharge		

F: Total of C + D +/- E	\$ 57,937.90
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G: Quantity order Units: 1.00 x	\$ 57,937.90
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H: BUYBOARD Administrative Fee	\$ 400.00
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I: Non-Equipment Charges & Credits (I.e.: Ext. Warranty, Trade-In, Delivery, etc.)			

J: TOTAL PURCHASE PRICE INCLUDING (G+H+I)	\$ 58,337.90
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Prepared for: Mr. BJ Putman, Mngr., City of Seagoville

2020 F-350 4x4 SD Crew Cab 8' box 176" WB SRW XL (W3B)

Price Level: 20



Client Proposal

Prepared by:

MIKE FOLEY

Office: 214-215-3536

Email: foleym@rushenterprises.com

Quote ID: 11072019-1

Date: 11/08/2019



Rush Medium Duty Truck Center, Dallas | 4000 Irving Blvd., Dallas, Texas, 752475816

Office: 214-631-2050

Prepared for: Mr. BJ Putman

Mngr., City of Seagoville

Prepared by: MIKE FOLEY

11/08/2019

Rush Medium Duty Truck Center, Dallas | 4000 Irving Blvd. Dallas Texas | 752475816



2020 F-350 4x4 SD Crew Cab 8' box 176" WB SRW XL (W3B)

Price Level: 20 | Quote ID: 11072019-1

Mr. BJ Putman, Mngr., City of Seagoville

Re: Quote ID 11072019-1 11/08/2019

Dear Mr. Putman,

Thank you very much for your interest in acquiring a vehicle from our dealership. We concur that your interest is well deserved. We hope that an outstanding product lineup and our dedication to customer service will enhance your ownership experience should you decide to buy a vehicle from us.

Attached, please find additional information that I hope will assist you in making a more informed decision. Please feel free to contact me at any time as I would truly appreciate the opportunity to be of service to you.

Sincerely,

MIKE FOLEY

Municipal Sales Dir.

214-215-3536

foleym@rushenterprises.com

Prepared for: Mr. BJ Putman

Mngr., City of Seagoville

Prepared by: MIKE FOLEY

11/08/2019

Rush Medium Duty Truck Center, Dallas | 4000 Irving Blvd. Dallas Texas | 752475816



2020 F-350 4x4 SD Crew Cab 8' box 176" WB SRW XL (W3B)

Price Level: 20 | Quote ID: 11072019-1

As Configured Vehicle

Code	Description	MSRP
Base Vehicle		
W3B	Base Vehicle Price (W3B)	\$41,820.00
Packages		
610A	Order Code 610A <i>Includes:</i> - Transmission: TorqShift 10-Speed Automatic Includes SelectShift and selectable drive modes: normal, tow/haul, eco and deep sand/snow. - Wheels: 17" Argent Painted Steel Includes painted hub covers/center ornaments. - HD Vinyl 40/20/40 Split Bench Seat Includes center armrest, cupholder, storage and driver's side manual lumbar. - Radio: AM/FM Stereo w/MP3 Player Includes 4 speakers. - SYNC Communications & Entertainment System Includes enhanced voice recognition with 911 Assist, 4.2" LCD center stack screen, AppLink and 1 smart-charging USB-C port.	N/C
Powertrain		
99T	Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel B20 <i>Includes manual push-button engine-exhaust braking and intelligent oil-life monitor.</i> <i>Includes:</i> - Dual 78-AH 750 CCA Batteries - 48 Gallon Fuel Tank - GVWR: 11,500 lb Payload Package	\$10,495.00
44G	Transmission: TorqShift 10-Speed Automatic <i>Includes SelectShift and selectable drive modes: normal, tow/haul, eco and deep sand/snow.</i>	Included
X3H	Electronic-Locking w/3.31 Axle Ratio	\$390.00
NONGV	GVWR: 11,500 lb Payload Package	Included
Wheels & Tires		
TBM	Tires: LT245/75Rx17E BSW A/T (4)	\$165.00
64A	Wheels: 17" Argent Painted Steel <i>Includes painted hub covers/center ornaments.</i>	Included
Seats & Seat Trim		
A	HD Vinyl 40/20/40 Split Bench Seat <i>Includes center armrest, cupholder, storage and driver's side manual lumbar.</i>	Included

Other Options

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. BJ Putman

Mngr., City of Seagoville

Prepared by: MIKE FOLEY

11/08/2019

Rush Medium Duty Truck Center, Dallas | 4000 Irving Blvd. Dallas Texas | 752475816

**2020 F-350 4x4 SD Crew Cab 8' box 176" WB SRW XL (W3B)**

Price Level: 20 | Quote ID: 11072019-1

As Configured Vehicle (cont'd)

Code	Description	MSRP
176WB	176" Wheelbase	STD
96V	XL Value Package <i>Includes:</i> - Bright Chrome Hub Covers & Center Ornaments - Chrome Front Bumper - Chrome Rear Step Bumper - Steering Wheel-Mounted Cruise Control	\$725.00
90L	Power Equipment Group <i>Deletes passenger-side lock cylinder. Includes upgraded door trim panel.</i> <i>Includes:</i> - Accessory Delay - Trailer Tow Mirrors w/Power Heated Glass - Includes power heated glass, heated convex spotter mirror and integrated clearance lights and turn signal indicators - Advanced Security Pack - Includes SecuriLock Passive Anti-Theft System (PATS) and inclination/intrusion sensors. - Power Locks - Power Tailgate Lock - Power Front & Rear Seat Windows - Includes 1-touch up/down driver/passenger window. - Remote Keyless Entry	\$1,125.00
41P	Transfer Case & Fuel Tank Skid Plates	\$100.00
52B	Trailer Brake Controller <i>Verified to be compatible with select electric over hydraulic brakes. Includes smart trailer tow connector.</i>	\$270.00
18B	Platform Running Boards	\$445.00
PAINT	Monotone Paint Application	STD
66S	Upfitter Switches (6) Requires Dual Alternators (67A) when ordered with 110V/400W Outlet (43C) and Snow Plow Pkg. (473) or Snow Plow/Camper Pkg. (47B). <i>Located in overhead console.</i> <i>Includes:</i> - 240 Amp Alternator	\$165.00
587	Radio: AM/FM Stereo w/MP3 Player <i>Includes 4 speakers.</i> <i>Includes:</i> - SYNC Communications & Entertainment System - Includes enhanced voice recognition with 911 Assist, 4.2" LCD center stack screen, AppLink and 1 smart-charging USB-C port.	Included
76C	Exterior Backup Alarm (Pre-Installed)	\$140.00

Fleet Options

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. BJ Putman

Mngr., City of Seagoville
Prepared by: MIKE FOLEY
11/08/2019



Rush Medium Duty Truck Center, Dallas | 4000 Irving Blvd. Dallas Texas | 752475816

2020 F-350 4x4 SD Crew Cab 8' box 176" WB SRW XL (W3B)

Price Level: 20 | Quote ID: 11072019-1

As Configured Vehicle (cont'd)

Code	Description	MSRP
942	Daytime Running Lamps (DRL) (LPO) Requires valid FIN code. <i>The non-controllable 942 Daytime Running Lamps (DRL) replace the standard Daytime Running Lamps (DRL) on/off cluster controllable.</i>	\$45.00
Emissions		
425	50-State Emissions System	STD
Interior Colors		
AS_01	Medium Earth Gray	N/C
Primary Colors		
Z1_01	Oxford White	N/C
Upfit Options		
0000	BUYBOARD DISCOUNT	-\$10,916.10
01514565	Rhino line service body	\$1,000.00
2242224541	Lightbar and corner strobes	\$1,479.00
754641655	Knapheide 696 service body	\$9,295.00
SUBTOTAL		\$56,742.90
Destination Charge		\$1,595.00
TOTAL		\$58,337.90

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. BJ Putman

Mngr., City of Seagoville

Prepared by: MIKE FOLEY

11/08/2019

Rush Medium Duty Truck Center, Dallas | 4000 Irving Blvd. Dallas Texas | 752475816



2020 F-350 4x4 SD Crew Cab 8' box 176" WB SRW XL (W3B)

Price Level: 20 | Quote ID: 11072019-1

Pricing Summary - Single Vehicle

	MSRP
<i>Vehicle Pricing</i>	
Base Vehicle Price	\$41,820.00
Options & Colors	\$14,065.00
Upfitting	\$857.90
Destination Charge	\$1,595.00
<hr/>	
Total	\$58,337.90

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. BJ Putman
 Mng., City of Seagoville
 Prepared by: MIKE FOLEY
 11/08/2019



Rush Medium Duty Truck Center, Dallas | 4000 Irving Blvd Dallas Texas | 752475816

2020 F-350 4x4 SD Crew Cab 8' box 176" WB SRW XL (W3B)

Price Level: 20 | Quote ID: 11072019-1

Major Equipment

- (Based on selected options, shown at right)
- Powerstroke 6.7L V-8 OHV w/diesel direct injection 475hp
- TorqShift 10 speed automatic w/OD
- * Rear locking differential driver selectable
- * Brake assistance
- * LT 245/75R17 E BSW AT S-rated tires
- * Firm suspension
- * Air conditioning
- * AM/FM stereo with seek-scan, external memory control
- * Daytime running
- * Variable intermittent wipers
- * Dual front airbags
- * SecurILock immobilizer
- * Message Center
- * Reclining front split-bench seats
- * Running boards
- * Class V hitch
- * Rear axle capacity: 7280 lbs.
- * Rear spring rating: 6340 lbs.
- * Frame Yield Strength 50000 psi

As Configured Vehicle

STANDARD VEHICLE PRICE	MSRP
Order Code 610A	\$41,820.00
176" Wheelbase	N/C
Monotone Paint Application	STD
50-State Emissions System	STD
Oxford White	N/C
Medium Earth Gray	N/C
Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel B20	\$10,495.00
Electronic-Locking w/3.31 Axle Ratio	\$390.00
Tires: LT245/75R17E BSW A/T (4)	\$165.00
XL Value Package	\$725.00
Power Equipment Group	\$1,125.00
Transfer Case & Fuel Tank Skid Plates	\$100.00
Trailer Brake Controller	\$270.00
Platform Running Boards	\$445.00
Upfitter Switches (6)	\$165.00
Exterior Backup Alarm (Pre-Installed)	\$140.00
Daytime Running Lamps (DRL) (LPO)	\$45.00

Fuel Economy

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Regular Session Agenda Item: 8

Meeting Date: November 18, 2019

ITEM DESCRIPTION

Discuss and consider development of a food truck/trailer court.

BACKGROUND OF ISSUE:

Staff has received comments from members of the SEDC Board of Directors requesting a discussion concerning the development of a food truck/trailer court .

FINANCIAL IMPACT:

NA

RECOMMENDATION:

NA

EXHIBITS

NA

Regular Session Agenda Item: 9

Meeting Date: November 18, 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: 10

Meeting Date: November 18, 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

Executive Session Agenda Item: 11

Meeting Date: November 18, 2019

ITEM DESCRIPTION:

Recess into Executive Session

Council will recess into Executive Session in compliance with Texas Government Code:

- A. § 551.071. Consultation with City Attorney: receive legal advice related to the process to sell city owned property
- B. § 551.071. Consultation with City Attorney: receive legal advice related to Charles Miller v. Board of Adjustment, City of Seagoville, Cause No. DC-19-10489 in the 134th Judicial District Court of Dallas County, Texas
- C. § 551.087. Discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations, and to deliberate the offer of a financial or other incentive to a business prospect, to wit: "Project Restaurant"

BACKGROUND OF ISSUE:

N/A

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

N/A

Executive Session Agenda Item: 12

Meeting Date: November 18, 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. § 551.071. Consultation with City Attorney: receive legal advice related to process to sell city owned property
- B. § 551.071. Consultation with City Attorney: receive legal advice related to Charles Miller v. Board of Adjustment, City of Seagoville, Cause No. DC-19-10489 in the 134th Judicial District Court of Dallas County, Texas
- C. § 551.087. Discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations, and to deliberate the offer of a financial or other incentive to a business prospect, to wit: "Project Restaurant"

BACKGROUND OF ISSUE:

N/A

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

N/A