



**SEAGOVILLE, TEXAS
CITY COUNCIL MEETING AGENDA
MONDAY, DECEMBER 16, 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**
- B. Receive presentation on erosion control at C.O. Bruce Park**

Adjourn

REGULAR SESSION - 7:00 P.M.

ROUTINE ANNOUNCEMENTS, RECOGNITIONS, and PROCLAMATIONS

Call to Order

Invocation

Pledge of Allegiance

Proclamation – Republic Services Employee, Steve Bustamante

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 December 2, 2019 (City Secretary)**

REGULAR AGENDA-

- 2. Presentation concerning the State of the City (Mayor Childress)**
- 3. Appoint Councilmembers to serve on the Finance Committee (Finance Director)**
- 4. Conduct interviews with Boards & Commissions Applicant for appointment (City Secretary)**
- 5. Conduct a public hearing on a request for Special Use Permit (“SUP”), subject to specified conditions, authorizing a religious institution on property zoned “C”, Commercial, being approximately 1500 square feet located on the southwest side of an approximate 16,500 square foot building commonly referred to as 150 South Watson Street, Suite 110 (Community Development Director)**
- 6. Discuss and consider approving an Ordinance of the City of Seagoville, Texas, amending the Comprehensive Zoning Ordinance and Map, as amended, by granting a Special Use Permit (“SUP”), subject to specified conditions, authorizing a religious institution on property zoned “C”, Commercial, being approximately 1500 square feet located on the southwest side of an approximate 16,500 square foot building commonly referred to as 150 South Watson Street, Suite 110, in the City of Seagoville, Dallas County, Texas; providing for a repealing clause; providing for a savings clause; providing for a severability clause; providing for a penalty fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date (Community Development Director)**
- 7. Receive Storm Water Permit update presentation from Mark Kestner with Halff Associates Inc. (Water Utilities Director & Halff Associates Inc.)**
- 8. Receive an update from Stephen Crawford with Halff Associates, Inc. concerning roads included in bond package (Community Development Director)**
- 9. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, authorizing Anderson Asphalt & Concrete Paving LLC., to perform the work on Simonds Road, from Highway 175 to approximately Two Hundred feet (200’) west of Cloverhill, in an amount not to exceed One Hundred Sixteen Thousand Four Hundred Sixty Four Dollars and Twenty-Five Cents (\$116,464.25) as set forth in Exhibit A, attached hereto and incorporated herein; authorizing the City Manager to execute any and all necessary documents; and providing an effective date (Community Development Director)**

10. Executive Session

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

- A. Section § 551.071. Consultation with City Attorney: receive legal advice related to process to sell city owned property**
- B. Section § 551.071. Consultation with attorney to seek legal advice regarding issuance of bond debt for quality of life project/tourism**

11. Reconvene Into Regular Session

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

- A. Section § 551.071. Consultation with City Attorney: receive legal advice related to process to sell city owned property**
- B. Section § 551.071. Consultation with attorney to seek legal advice regarding issuance of bond debt for quality of life project/tourism**

12. Discuss and consider a Resolution of the City Council of the City of Seagoville, Texas, approving the sale of an approximately 0.320 acre tract of land located as Lot 1R1, Denny's Day's Inn Addition in the City of Seagoville, Texas, to the Seagoville Economic Development Corporation for economic development purposes, and authorizing the signing of such further documents as may be necessary to consummate said conveyance; repealing prior actions in conflict herewith; and providing for an effective date (City Manager)

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

14. Future Agenda Items – Council to provide direction to staff regarding future agenda items. These items will not be discussed and no action will be taken at this meeting.

Adjourn

Posted Friday, December 13, 2019 by 5:00 P.M.

Kandi Jackson
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, January 6, 2019 Regular City Council Meeting**
- **Monday, January 27, 2019 Regular City Council Meeting**
- **Monday, February 3, 2019 Regular City Council Meeting**



Mayoral Proclamation

WHEREAS, the citizens of the City of Seagoville receive waste disposal and trash removal services from Republic Services; and

WHEREAS, Steve Bustamante has been employed by Republic Services since 1997 with a perfect driving record; and

WHEREAS, Steve has had no accidents or injuries during his employment with Republic Services while providing waste disposal services to various communities including Seagoville; and

WHEREAS, the 5 R's of Republic Services, Respectful, Responsible, Resourceful, Relentless and Reliable, are exemplified through Steve's job performance; and

WHEREAS, being the hard worker he is, Steve has provided excellent customer Service for the City of Seagoville through Republic Services.

NOW, THEREFORE, I, Dennis K. Childress, Mayor of the City of Seagoville, Texas and on behalf the Seagoville City Council, do hereby recognize Steve Bustamante for his dedication and service to the citizens of our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Seagoville to be affixed this the 16th day of December, 2019.

Mayor Dennis K. Childress

The City of Seagoville, Texas

Consent Session Agenda Item: 1

Meeting Date: December 16, 2019

ITEM DESCRIPTION:

Consider approving City Council Meeting minutes for December 2, 2019.

BACKGROUND OF ISSUE:

Approve City Council Meeting minutes for December 2, 2019.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval.

EXHIBITS:

December 2, 2019 Work Session Minutes
December 2, 2019 Regular Meeting Minutes



**MINUTES OF CITY COUNCIL
WORK SESSION
DECEMBER 2, 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, December 2, 2019, at City Hall, 702 N. Hwy 175, Seagoville, Texas with a quorum present, to wit:

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

The following staff members were also present: Police Chief Ray Calverley, Community Development Director Ladis Barr, City Attorney Victoria Thomas, Finance Director Patrick Harvey, Water Utilities Director Chris Ryan, Police Captain Steve Davis, Police Sergeant Tim Talley, 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 November 18, 2019 (City Secretary)

No questions.

2. Discuss and consider approving a Resolution of the City of Seagoville, Texas, Authorizing the City Manager to execute an agreement for the purchase of water line parts for a new water main along East Simonds Road in an amount not to exceed \$125,002.91 from Apsco Supply; and providing an effective date (Water Utilities Director)

Water Utilities Director Ryan stated this Resolution will approve an agreement for the purchase of water line parts for a new water main along East Simonds Road. He also stated this water line will allow service for the new fire station.

Councilmember Fruin asked if there is a list for where the fire hydrants will be located. Water Utilities Director Ryan stated the fire hydrants will be located on the same side of the street as the fire station.

Adjourned at 6:34 p.m.

APPROVED:

Mayor Dennis K. Childress

ATTEST:

Kandi Jackson, City Secretary



**MINUTES OF CITY COUNCIL
REGULAR SESSION
DECEMBER 2, 2019**

The Regular Session of the City Council of the City of Seagoville, Texas was called to order at 7:00 p.m. on Monday, December 2, 2019, at City Hall, 702 N. Hwy 175, Seagoville, Texas with a quorum present, to wit:

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

The following staff members were also present: Police Chief Ray Calverley, Community Development Director Ladis Barr, Water Utilities Director Chris Ryan, Police Captain Steve Davis, Police Sergeant Tim Talley, City Attorney Victoria Thomas, Finance Director Patrick Harvey, Director of Administrative Services Cindy Brown, and City Secretary Kandi Jackson.

Invocation – *Invocation was led by Councilmember Magill.*

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

Recognition of Citizen on Patrol – William Heavrin – *Police Chief Calverley explained that William Heavrin is a graduate of the Citizen’s On Patrol Program. He explained Mr. Heavrin was able to find a missing person on the afternoon of Saturday, November 2, 2019.*

Presentation of Finance Awards – *Mayor Childress presented Finance Director Harvey with the Government Finance Officers Association (GFOA) Comprehensive Annual Finance Report (CAFR) and Popular Annual Finance Report (PAFR) awards. Finance Director Harvey stated obtaining the awards was a team effort. He thanked the Payables/Payroll Administrator Marty Anderson, Assistant Finance Director Gail French, and all of the City of Seagoville Staff for working together as a team.*

Mayor’s Report – *None.*

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

None.

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

1. Consider approving City Council Meeting minutes for November 18, 2019 (City Secretary)

Motion to approve the City Council Meeting minutes for November 18, 2019 – Magill, seconded by Howard; motion passed with all ayes. 5/0

REGULAR AGENDA-

2. Discuss and consider approving a Resolution of the City of Seagoville, Texas, Authorizing the City Manager to execute an agreement for the purchase of water line parts for a new water main along East Simonds Road in an amount not to exceed \$125,002.91 from Apsco Supply; and providing an effective date (Water Utilities Director)

Motion to approve a Resolution of the City of Seagoville, Texas, Authorizing the City Manager to execute an agreement for the purchase of water line parts for a new water main along East Simonds Road in an amount not to exceed \$125,002.91 from Apsco Supply; and providing an effective date – Fruin, seconded by Magill; motion passed with all ayes. 5/0

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

Motion to appoint Mr. Hamilton to Place 4 on the Seagoville Economic Development Corporation – Magill.

In response to a question by Councilmember Hernandez, Mr. Hamilton stated his experience is in planning and serving.

Councilmember Hernandez seconded the motion to appoint Mr. Hamilton to Place 4 on the Seagoville Economic Development Corporation; motion passed with all ayes. 5/0

4. Discuss and consider approving City Staff ½ day holiday time on Christmas Eve, Tuesday, December 24, 2019 (Councilmember Hernandez)

Councilmember Hernandez stated the Christmas Holiday falls on Wednesday this year and City Staff is only off for Wednesday Christmas Day. He stated he would like Council to consider approving City Staff half (1/2) day holiday on Christmas Eve, Tuesday, December 24, 2019.

Councilmember Fruin asked if City Hall would close at noon on Tuesday, December 24, 2019. Councilmember Hernandez stated yes that is the intent.

Motion to approve City Staff ½ day holiday time on Christmas Eve, Tuesday, December 24, 2019 – Hernandez, seconded by Howard; motion passed with all ayes. 5/0

5. Recess into Executive Session at 7:12 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 unauthorized camping and obstruction

6. Reconvene Into Regular Session at 7:32 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 unauthorized camping and obstruction.

No action taken.

7. Discuss and consider approving an Ordinance of the City of Seagoville, Texas amending The Code of Ordinances by adding a new Article 13.11 Titled “Unauthorized Camping and Obstruction” to 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

Motion to approve an Ordinance of the City of Seagoville, Texas amending The Code of Ordinances by adding a new Article 13.11 Titled “Unauthorized Camping and Obstruction” to 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 – Fruin, seconded by Hernandez; motion passed with all ayes. 5/0

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

None.

9. 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.

None.

Adjourned at 7:33 p.m.

APPROVED:

Mayor Dennis K. Childress

ATTEST:

Kandi Jackson, City Secretary

Regular Session Agenda Item: 2

Meeting Date: December 16, 2019

ITEM DESCRIPTION:

Presentation concerning the State of the City

BACKGROUND OF ISSUE:

Mayor to provide the State of the City

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

N/A

Regular Session Agenda Item: 3

Meeting Date: December 16, 2019

ITEM DESCRIPTION:

Appoint City Councilmembers to serve on the Finance Committee.

BACKGROUND OF ISSUE:

The Finance Committee of the Seagoville City Council exists to assist the City Council in fulfilling its financial and compliance oversight responsibilities. It is to be the City Council's principal agent in ensuring the independence of the City's annual financial audit, the integrity of City management, and the adequacy of financial disclosures to the public. The Finance Committee serves as the focal point for communication between the City Council, the independent auditor, and City management. The current members of the Finance Committee are Councilmember Jose Hernandez and Councilmember Rick Howard.

FINANCIAL IMPACT:

None.

ATTACHMENT:

None.

Regular Session Agenda Item: 4

Meeting Date: December 16, 2019

ITEM DESCRIPTION:

Conduct interviews with Boards & Commissions Applicant for appointment.

BACKGROUND OF ISSUE:

At this time, Place Seven (7) is vacant on the Seagoville Economic Development Corporation and Place 6 and Place 7 are vacant on the Planning & Zoning Commission. Ms. Heather Rice has submitted an application to fill one of the vacancies on one of the aforementioned boards. In compliance with Ordinance No. 24-2019, a criminal background check has been completed for Ms. Rice.

In the past City Council has interviewed all boards and commission applicants. At this time, brief interviews may be conducted with the applicants. For your convenience, a list of appointments has been provided.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

List of appointments

CITY PLANNING & ZONING COMMISSION

	Place	Appt. Date	Term Expires
Olu Olajimi	1	6/2019	6/2021
Mike Dupuis (Chair)	2	6/2016	6/2020
Charles Galbreth	3	6/2019	6/2021
Tommy Lemond	4	8/2019	6/2021
David Grimes (Vice-Chair)	5	6/2018	6/2020
Tyree Roberson	6	11/2019	6/2021
Vacant	7		

Reappointees:	New Applicants:
	Heather Rice-2nd Choice

BOARD OF ADJUSTMENTS

	Place	Appt. Date	Term Expires
Jerry Yearout (Chair)	1	7/2015	6/2021
Sidney M. Sexton, Jr.	2	8/2013	6/2020
Vacant	3		
Nancy Ashley (Vice-Chair)	4	6/2016	6/2020
Lorin Mullens	5	6/2016	6/2020
Vacant	Alt. #1		
Vacant	Alt. #2		

Reappointees:	New Applicants:

ANIMAL SHELTER OVERSIGHT COMMITTEE

	Place	Appt. Date	Term Expires
Dr. Karen Williams	1	11/2018	6/2020
Sgt. Karl Bailey	2		
Bettye Baker	3	8/2012	6/2020
Justin Harley	4		
David Grimes	5	11/2017	6/2021

Reappointees:	New Applicants:

LIBRARY BOARD

	Place	Appt. Date	Term Expires
Vacant	1		
Reba Groblebe (Vice-Chair)	2	6/2008	6/2020
Mary Graham	3	6/2009	6/2021
Judy Whitehead	4	6/2016	6/2020
Pat Bearden (Chair)	5	6/2007	6/2021
Renee Dominguez	6	6/2017	6/2021

Reappointees:	New Applicants:

KEEP SEAGOVILLE BEAUTIFUL COMMISSION

	Place	Appt. Date	Term Expires
Bonnie Goodson	1	7/2019	6/2021
Carolyn Jackson	2	9/2019	6/2021
Vacant	3		
Vacant	4		
Charlotte Hernandez (Chair)	5	6/2009	6/2021
Kara Dodson (Vice-Chair)	6	7/2014	6/2020

Reappointees:	New Applicants:

SEAGOVILLE ECONOMIC DEVELOPMENT CORPORATION

	Place	Appt. Date	Term Expires
Barbara Sherman	1	7/2015	6/2021
F.L. Stepper Sebastian	2	6/2008	6/2020
Martin Ashley	3	11/2016	6/2020
William Hamilton	4	12/2019	6/2021
Jose Hernandez (Chair)	5	1/2016	6/2021
Harold Magill (Vice-Chair)	6	6/2016	6/2021
Vacant	7		

Reappointees:	New Applicants:
	Heather Rice - 1st Choice

Regular Session Agenda Item: 5

Meeting Date: **December 16, 2019**

ITEM DESCRIPTION:

Conduct a public hearing on a request for Special Use Permit (“SUP”), subject to specified conditions, authorizing a religious institution on property zoned “C”, Commercial, being approximately 1500 square feet located on the southwest side of an approximate 16,500 square foot building commonly referred to as 150 South Watson Street, Suite 110.

BACKGROUND OF ISSUE:

The land is improved with a 16,500 square foot building. It is located between West Malloy Bridge Road and West Cypress Street as well as between South Railroad Avenue and South Watson Street.

Raed Ajlouni, property owner, has someone interested in renting a portion of the building at 150 South Watson Street for a church. Religious institutions are permitted with a Special Use Permit in all zoning districts. The owner also owns the property across Cypress Street that has a parking lot on it.

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

There are eighteen (18) properties and parts of nine (9) 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 Tuesday, October 29, 2019. A legal ad was also published per the Texas Local Government Code in the Tuesday, October 29, 2019, edition of the Daily Commercial Record newspaper. No (zero) letters were returned as undeliverable by the U.S. Postal Service. No (zero) written responses were returned. No (zero) people spoke for or against the project at the Planning and Zoning Commission 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 21, 2019, about the City Council meeting. A legal ad was also published per the Texas Local Government Code in the Monday, November 25, 2019, edition of the Daily Commercial Record newspaper. As of the date of this report, Monday, December 2, 2019, no (zero) additional letters have been returned as undeliverable by the U.S. Postal Service. No (zero) written responses have been returned. One email was received by staff asking about this project. Any responses received after the emailing of the packet to the Council will be provided at the meeting.

FINANCIAL IMPACT:

Not applicable

RECOMMENDATION:

On November 12th, the Planning and Zoning Commission voted five (5) to zero (0) in favor of recommending approval with conditions on the request for a religious institution at 150 South Watson Street in Suite 110, Seagoville, Dallas County, Texas from C, Commercial to C-SUP, Commercial with a Special Use Permit. The conditions of approval were:

- SUP limited to maximum 2 calendar years.
- This SUP will expire when one of the following happens:
 - The church relocates;
 - The church closes its doors; or
 - The church applies for a new SUP for this location.

Staff 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 (4 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
 - b. Email from owner stating portion of building to be used
6. Legal notice to newspaper
 - a. Planning and Zoning Commission
 - b. City Council
7. Letters to property owners
 - a. Planning and Zoning Commission (2 pages)
 - b. City Council (2 pages)
8. List of property owners within 200-feet of property



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

DATE: DECEMBER 16, 2019
AUTHOR: JENNIFER BONNER, JUNIOR PLANNER
APPLICANT: RAED AJLOUNI
PARCEL: 65017812010640000
LOCATION: 150 WEST WATSON STREET; SUITE 110

REQUEST SUMMARY:

The owner of the subject parcel and the parking lot to the east - that is accessible from West Cypress Street - has someone who would like to rent a portion of his (otherwise) empty commercial building for use by a church. The portion of the building that is requesting the Special Use Permit is Suite 110, which is under the yellow star that is outlined in red in the photograph to the right.

Religious institutions are permitted with a Special Use Permit in all zoning districts.



REQUEST LOCATION: Inside City; Dallas County

SIZE OF PROPERTY	EXISTING ZONING	SURROUNDING ZONING	EXISTING LAND USE	SURROUNDING LAND USE
1,500±square feet in the request; 0.5±acres for building lot	Building: Commercial; Parking lot on West Cypress Street: R-5, Single Family Residential	Northwest: C, Commercial Southwest: LM, Light Manufacturing Northeast: C, Commercial <i>and</i> R-5, Single Family Residential Southeast: R-5, Single Family Residential	Town Center	Northwest: Town Center Southwest: Town Center Northeast: Town Center Southeast: Low Density Residential

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On November 12th, the Planning and Zoning Commission voted five (5) to zero (0) in favor of recommending approval with conditions on the request for a religious institution at 150 South Watson Street in Suite 110, Seagoville, Dallas County, Texas from C, Commercial to C-SUP, Commercial with a Special Use Permit. The conditions of approval were:

- SUP limited to maximum 2 calendar years.
- This SUP will expire when one of the following happens:
 - The church relocates;
 - The church closes its doors; or
 - The church applies for a new SUP for this location.

Planning & 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:	ANALYSIS:
Development Calendar (Deadlines)	Has Met
Application(s) Requirements	Has Met
Zoning Code	Has Met

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

COMPARISON TO ADOPTED CITY MASTER PLANS

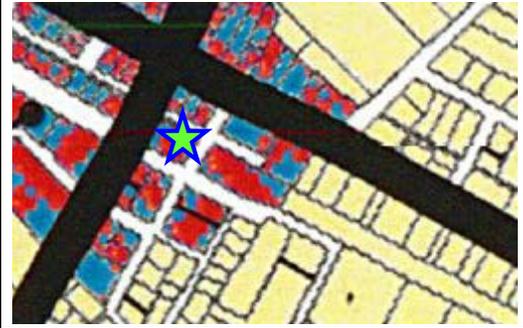
STAFF ANALYSIS

PLAN GOALS OR GUIDELINES

2002 Future Land Use Plan and Map

The site for this request (green star outlined in dark blue) is located in the Central Area (which could also be called the Central Business District or Town Center) portion of town as it was identified in Chapter 5: The Future Land Use Plan of the City's *2002 Comprehensive Plan*. The Future Land Use Plan calls for the Central Area to provide "... a concentrated, mixed-use focal point and center of business/government in the core area of Seagoville. ... A mixture of land uses ... for the area, ... live, ... shop, conduct personal and government-related business, eat, ... and gather for community events."

Meets Standard



2006 Thoroughfare Plan and Map

The site for this request (green star outlined in dark blue) will have access via West Cypress Street, West Malloy Bridge Road (labeled and shown in red) and South Watson Street (labeled and shown in blue). No right-of-way is required with this request. There will be no direct access to Kaufman Street (shown in orange.)

Meets Standard



2009 Zoning Plan and Map

The green star outlined in blue shows the planned location of the church. The church will use only a portion of the building on the subject property.

Meets Standard



REVIEW CRITERIA

STAFF ANALYSIS

1. Will the use conform to off-street parking and loading requirements?

Yes

Per the email from the property owner, the parking lots on both the subject property and to the east on West Cypress Street will be available for parking.

2. Has a site plan been submitted showing the layout of the proposed development/use?

No

A floor plan of the building was found in the city files on the property, but no plan was provided by the applicant.

REVIEW CRITERIA	STAFF ANALYSIS	
3. Are all of the ingress and egress ways adequate?	Yes	Since ingress and egress to the property will be via existing public streets, these criteria will be met. Staff has not been notified of which access point to the building for the use will be used so that doorway has not been reviewed.
4. Are the size and shape of the site as well as the arrangement of the proposed structure(s) in keeping with the intent of the Code?	Yes	There planned use will be located in an existing building.
5. Will granting the permit be authorizing less than the minimum requirements in regards to height, area, setbacks, parking, or landscaping?	No	The building and parking lots are existing.
6. Are there any outside lighting or screening controls that needs to be installed?	No	There is no proposed new lighting or screening planned. Both the building and parking lot have existing lighting.
7. Will the proposed landscaping and screening be compliant with all City regulations?	N/A	There is no proposed new landscaping or screening for this use.
8. Are there any special setbacks that are needed between this use and adjoining properties?	No	The building and parking lots are existing.
9. What type of surfacing will be applied to parking areas and drives?	N/A	Both parking lots are existing concrete pavement.
10. Will curbs and drainage structures be installed as part of the project?	No	There are no proposed changes to the existing pavement or building so no changes will be made in the curb or drainage structures.
11. Will granting the permit be authorizing any use that is not allowed or that defies the intent of the district it will be located in?	No	Religious institutions are permitted with a Special Use Permit in all zoning districts.
12. Will the use be designated, located, and operated so that the public health, safety, and welfare will be protected?	Yes	The existing building is already on city water and sewer.
13. Will the land use be compatible with other area properties located nearby?	Yes	Religious institutions are permitted in all zoning districts if a Special Use Permit is acquired.
14. Will the use conform to all provisions in the Code for the district in which the use is to be located?	Yes	Religious institutions are permitted with a Special Use Permit in all zoning districts.
15. Will the use facilitate public convenience at that location?	Yes	The subject property with the building is the only lot in the block. There are streets on all sides of the block. The parking lot has streets on 2 sides of it, but is only accessible from West Cypress Street.
16. Have safeguards limiting noxious or offensive emissions, including light, noise, glare, dust, and odor been addressed?	N/A	There will be no increased emissions of light other than as vehicles enter or leave the site. There should be no increase in glare other than at these same times.
17. Will the signage conform to 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 the open space be maintained by the owner and/or developer?	Yes	The property owner will continue to maintain both the building and parking lot per city codes.

Public Notices and Response:

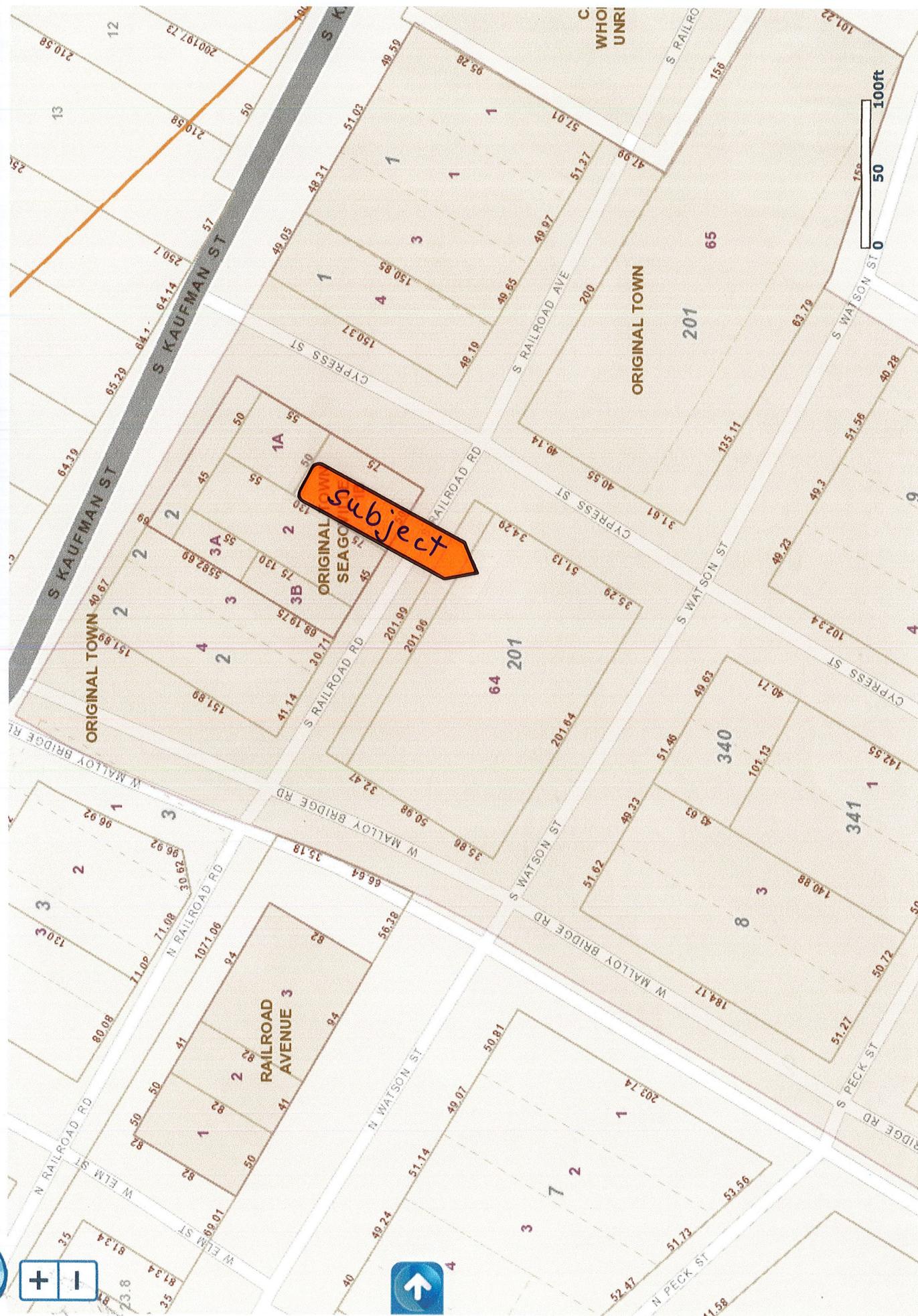
There are eighteen (18) properties and parts of nine (9) public streets within 200-feet of the boundary of the subject area. The owners of each parcel were notified in compliance with the 200-foot rule by mail on Tuesday, October 29, 2019. A legal ad was also published per the Texas Local Government Code in the Tuesday, October 29, 2019, edition of the Daily Commercial Record newspaper. No (zero) letters were returned as undeliverable by the U.S. Postal Service. No (zero) written responses were returned. No (zero) people spoke for or against the project at the Planning and Zoning Commission meeting.

On November 12th, the Planning and Zoning Commission voted five (5) to zero (0) in favor of recommending approval with conditions on the request for a religious institution at 150 South Watson Street in Suite 110, Seagoville, Dallas County, Texas from C, Commercial to C-SUP, Commercial with a Special Use Permit. The conditions of approval were:

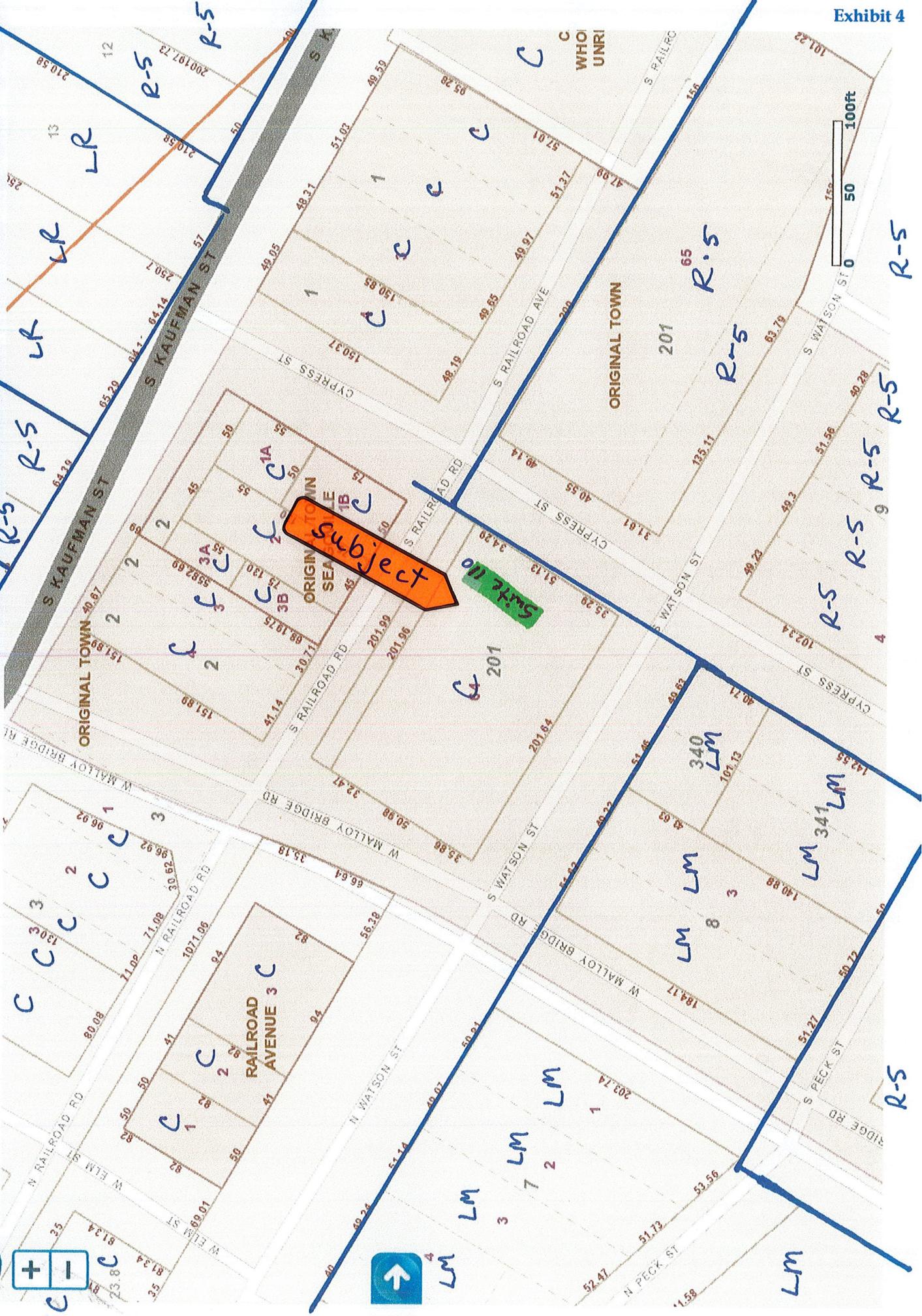
- SUP limited to maximum 2 calendar years.
- This SUP will expire when one of the following happens:
 - The church relocates;
 - The church closes its doors; or
 - The church applies for a new SUP for this location.

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 21, 2019, about the City Council meeting. A legal ad was also published per the Texas Local Government Code in the Monday, November 25, 2019, edition of the Daily Commercial Record newspaper. As of the date of this report, Monday, December 2, 2019, no (zero) additional letters have been returned as undeliverable by the U.S. Postal Service. No (zero) written responses have been returned. One email was received by staff asking about this project. Any responses received after the emailing of the packet to the Council will be provided at the meeting.





DCAD Property Map





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: 150 S. Watson St, Seagoville, TX
[General Location -- approximate distance to nearest existing street corner]

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

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

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

Applicant / Owner's Name: Raed Ajlouni Applicant or Owner? (circle one)

Contact Person: Self (Raed Ajlouni) Title: Owner

Company Name: _____

Street/Mailing Address: 100 W. Southlake Blvd Ste 146 City: Southlake State: TX Zip: 76092

Phone: (214) 995-0806 Fax: () Email Address: ajlouni@icloud.com

Engineer / Representative's Name: Raed Ajlouni

Contact Person: Raed Ajlouni Title: Owner

Company Name: _____

Street/Mailing Address: 100 W. Southlake Blvd Ste 146 City: Southlake State: TX Zip: 76092

Phone: (214) 995-0806 Fax: () Email Address: ajlouni@icloud.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.)

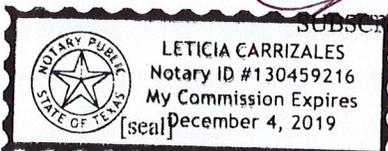
All applications must be COMPLETE before they will be scheduled for P&Z agenda. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that 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: _____ Title: Owner Date: 10/16/2019



SUBSCRIBED AND SWORN TO before me, this the 16th day of October, 2019.

Notary Public in and for the State of Texas: Leticia Carrizales
My Commission Expires On: Dec 4, 2019

Office Use Only: Date Rec'd: 10/17/2019 Fees Paid: \$ 250 Check #: 1033 Receipt #: 591139
Zoning Case #: 22019-31 Accepted By: CE Official Submittal Date: 10/17/19

From: Raed Ajlouni <ajlounir@icloud.com>
Sent: Friday, October 18, 2019 10:27 AM
To: Jennifer Bonner
Subject: 150 S. Watson

Dear Ms. Bonner,

The space that is needed by a church is approximately 1500 SF. It will be on the Southwest side of the building facing the parking lot on Cypress. They will use parking space equivalent to the occupancy of the building as determined by code.

Please let me know if you have any questions.

Sincerely,

Raed Ajlouni, Owner

Sent from my iPhone



October 28, 2019

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

**NOTICE OF PUBLIC HEARING
SEAGOVILLE PLANNING & ZONING COMMISSION
ZONING CASE 22019-31**

The Seagoville Planning and Zoning Commission will hold a public hearing on Tuesday, November 12, 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 a religious institution at 150 South Watson Street in Suite 110, Seagoville, Dallas County, Texas from C, Commercial to C-SUP, Commercial with a Special Use Permit.

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.*

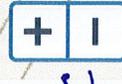
I am in favor of against Zoning Request 22019-31 as it is described herein.

Additional Comments (attach additional sheets as necessary): _____

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



DCAD Property Map



Handwritten annotations on the map include:
- 'LR' in blue ink at the top left.
- 'R-5' in blue ink along the top and right edges.
- 'LM' in blue ink at the bottom and right edges.
- 'Site 110' in green ink on a lot near the center.
- 'ORIGINAL TOWN SEAGOVILLE' and 'ORIGINAL TOWN' labels on several lots.
- Lot numbers such as 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 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.



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

November 21, 2019

**NOTICE OF PUBLIC HEARING
SEAGOVILLE CITY COUNCIL
ZONING CASE Z2019-31**

The Seagoville City Council will hold a public hearing on Monday, December 16, 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 a religious institution at 150 South Watson Street in Suite 110, Seagoville, Dallas County, Texas from C, Commercial to C-SUP, Commercial with a Special Use Permit.

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 Z2019-31 as it is described herein.

Additional Comments (attach additional sheets as necessary): _____

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

**Property Owner List for 150 South Watson Street
ZONING REQUEST Z2019-31: Special Use Permit for church**

Mailed out a total of 18 certified letters on Tuesday, October 29, 2019, before 5:00 PM

Subject or adjoiner?	Site Address	DCAD acc't	Owner	Mailing Address 1	Address 2	City	State	Zip
Subject	150 South Watson Street	65017812010640000	Raed Al Ajlouni & Al Khaldown	403 Stockton Drive		Southlake	TX	76092
Adjoiner	100 South Kaufman Street	50000500020040000	Hartis Holdings Inc.	570 Shepherd Road		Combine	TX	75159
Adjoiner	104 South Kaufman Street	500005000203B0000	Robert H. Knight	9959 Farm Road 269 South		Pickton	TX	75471
Adjoiner	102 South Kaufman Street	500005000203A0000	Robert H. Knight	9959 Farm Road 269 South		Pickton	TX	75471
Adjoiner	106 South Kaufman Street	50000500020020000	Robert H. Knight	9959 Farm Road 269 South		Pickton	TX	75471
Adjoiner	108 South Kaufman Street	500005000201A0000	Robert H. Knight	9959 Farm Road 269 South		Pickton	TX	75471
Adjoiner	200 Cypress Street	500005000201B0000	Robert H. & Donna M. Knight	9959 Farm Road 269 South		Pickton	TX	75471
Adjoiner	202 South Kaufman Street	50000500010040000	Luis Cerda	706 North Kaufman Street		Seagoville	TX	75159
Adjoiner	206 South Kaufman Street	50000500010020000	Luis Cerda	706 North Kaufman Street		Seagoville	TX	75159
Adjoiner	201 Cypress Street	65017812010650000	Raed Al Ajlouni & Al Khaldown	403 Stockton Drive		Southlake	TX	76092
Adjoiner	305 Cypress Street	50000500090030100	Luke W. Hurt	305 Cypress Street		Seagoville	TX	75159
Adjoiner	300 Cypress Street	50000933408000000	Seagoville Signs & Designs	c/o Julio R. Torres	210 North Kaufman Street	Seagoville	TX	75159
Adjoiner	304 Cypress Street	50000933411000000	Timothy L. Ramsey & Jill Ramsey-Smith	307 North Watson Street		Seagoville	TX	75159
Adjoiner	301 West Malloy Bridge Road	50000500080030000	Jack & Debra M. Gullledge	P. O. Box 140426		Dallas	TX	75214
Adjoiner	101 North Watson Street	50000500070010000	City of Seagoville	702 North Highway 175		Seagoville	TX	75159
Adjoiner	200 West Malloy Bridge Road	50034510000030000	John Boccio	200 West Malloy Bridge Road		Seagoville	TX	75159
Adjoiner	104 Railroad Avenue	50034510000020000	Miguel O. Albarra & Leticia A. Cruz-Ibarra	905 East Malloy Bridge Road		Seagoville	TX	75159
Adjoiner	103 North Kaufman Street	50000500030010300	Seagoville Economic Development Corporation	702 North Highway 175		Seagoville	TX	75159
Adjoiner								
Adjoiner								

Regular Session Agenda Item: 6

Meeting Date: December 16, 2019

ITEM DESCRIPTION:

Discuss and consider approving an Ordinance of the City of Seagoville, Texas, amending the Comprehensive Zoning Ordinance and Map, as amended, by granting a Special Use Permit (“SUP”), subject to specified conditions, authorizing a religious institution on property zoned “C”, Commercial, being approximately 1500 square feet located on the southwest side of an approximate 16,500 square foot building commonly referred to as 150 South Watson Street, Suite 110, in the City of Seagoville, Dallas County, Texas; providing for a repealing clause; providing for a savings clause; providing for a severability clause; providing for a penalty fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date.

BACKGROUND OF ISSUE:

The land is improved with a 16,500 square foot building. It is located between West Malloy Bridge Road and West Cypress Street as well as between South Railroad Avenue and South Watson Street.

Raed Ajlouni, property owner, has someone interested in renting a portion of the building at 150 South Watson Street for a church. Religious institutions are permitted with a Special Use Permit in all zoning districts. The owner also owns the property across Cypress Street that has a parking lot on it.

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

There are eighteen (18) properties and parts of nine (9) 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 Tuesday, October 29, 2019. A legal ad was also published per the Texas Local Government Code in the Tuesday, October 29, 2019, edition of the Daily Commercial Record newspaper. No (zero) letters were returned as undeliverable by the U.S. Postal Service. No (zero) written responses were returned. No (zero) people spoke for or against the project at the Planning and Zoning Commission 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 21, 2019, about the City Council meeting. A legal ad was also published per the Texas Local Government Code in the Monday, November 25, 2019, edition of the Daily Commercial Record newspaper. As of the date of this report, Monday, December 2, 2019, no (zero) additional letters have been returned as undeliverable by the U.S. Postal Service. No (zero) written responses have been returned. One email was received by staff asking about this project. Any responses received after the emailing of the packet to the Council will be provided at the meeting.

FINANCIAL IMPACT:

Not applicable

RECOMMENDATION:

On November 12th, the Planning and Zoning Commission voted five (5) to zero (0) in favor of recommending approval with conditions on the request for a religious institution at 150 South Watson Street in Suite 110, Seagoville, Dallas County, Texas from C, Commercial to C-SUP, Commercial with a Special Use Permit. The conditions of approval were:

- SUP limited to maximum 2 calendar years.
- This SUP will expire when one of the following happens:
 - The church relocates;
 - The church closes its doors; or
 - The church applies for a new SUP for this location.

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

EXHIBIT:

1. Ordinance (3 pages)

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. ____-2019

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS AMENDED, BY GRANTING A SPECIAL USE PERMIT ("SUP"), SUBJECT TO SPECIFIED CONDITIONS, AUTHORIZING A RELIGIOUS INSTITUTION ON PROPERTY ZONED "C", COMMERCIAL, BEING APPROXIMATELY 1500 SQUARE FEET LOCATED ON THE SOUTHWEST SIDE OF AN APPROXIMATE 16,500 SQUARE FOOT BUILDING COMMONLY REFERRED TO AS 150 SOUTH WATSON STREET, SUITE 110, IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the building located at 150 South Watson is an approximate 16,500 square foot building that is broken down into separate suites; and,

WHEREAS, the owner has made application for, and desires to obtain, the appropriate Special Use Permit to provide for a religious institution in Suite 110 of said building; and

WHEREAS, the Planning and Zoning Commission of the City of Seagoville and the City Council of the City of Seagoville, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes have given requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Seagoville is of the opinion and finds that a zoning change should be granted with certain conditions, and that the Comprehensive Zoning Ordinance and Map should be accordingly 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, be and the same is hereby amended by granting a Special Use Permit authorizing a religious institution on property zoned "C", Commercial, being approximately 1500 square feet located on the southwest side of an approximate 16,500 square foot building commonly

referred to as 150 South Watson Street, Suite 110, in the City of Seagoville, Dallas County, Texas, subject to the following conditions:

- A. That the special use permit providing for the religious institute shall be applicable only to Suite 110.
- B. That the special use permit shall expire when the church relocates, when the church closes its doors, or upon the expiration of two (2) calendar years from the date of approval, whichever comes first.

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

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

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

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

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

DULY PASSED by the City Council of the City of Seagoville, Texas this 16th day of December, 2019.

APPROVED:

DENNIS, K. CHILDRESS, MAYOR

ATTEST:

KANDI JACKSON, CITY SECRETARY

APPROVED AS TO FORM:

VICTORIA THOMAS, CITY ATTORNEY
(/cdb 12/06/2019)

Regular Session Agenda Item: 7

Meeting Date: December 16, 2019

ITEM DESCRIPTION:

Receive Storm Water Permit update presentation from Mark Kestner with Halff Associates Inc.

BACKGROUND OF ISSUE:

The City is required to participate through the Texas Commission on Environmental Quality (TCEQ) with their Storm Water Permit Program. The City has set various goals (Control Measures) over a five (5) year permit period to improve storm water quality in the City.

Public Education, Outreach and Involvement
Illicit Discharge Detection and Eliminations
Construction Site Storm Water Runoff Control
Post-Construction Storm Water Management
Pollution Prevention

The City has retained a consultant, Halff Associates, Inc., to assist us with ensuring compliance with our storm water permit and filing annual reports to the TCEQ. One requirement of our permit is to give a report to the City Council each year. Mark Kestner of Halff Associates, Inc. will present that report.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

N/A

Regular Session Agenda Item: 8

Meeting Date: December 16, 2019

ITEM DESCRIPTION:

Receive an update from Stephen Crawford with Halff Associates, Inc. concerning roads included in bond package.

BACKGROUND OF ISSUE:

In FY 2018-2019 Crestview, Johnnie Row, and Ross Lane was approved by Council in a bond package. Later, Malloy Bridge Road was added to the bond package. Stephen Crawford with Halff Associates, Inc. will provide an update concerning the aforementioned roads.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

N/A

Regular Session Agenda Item: 9

Meeting Date: December 16, 2019

ITEM DESCRIPTION:

Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, authorizing Anderson Asphalt & Concrete Paving LLC., to perform the work on Simonds Road, from Highway 175 to approximately Two Hundred feet (200') west of Cloverhill, in an amount not to exceed One Hundred Sixteen Thousand Four Hundred Sixty Four Dollars and Twenty-Five Cents (\$116,464.25) as set forth in Exhibit A, attached hereto and incorporated herein; authorizing the City Manager to execute any and all necessary documents; and providing an effective date.

BACKGROUND OF ISSUE:

On or about November 18, 2019 the City of Seagoville awarded a Unit Price Contract for Asphalt Repair ("Contract") to Anderson Asphalt & Concrete Paving LLC. Pursuant to said contract Anderson Asphalt & Concrete Paving LLC., submitted an estimate for the repairs of Simonds Road, from Highway 175 to approximately 200 feet west of Cloverhill as set forth in the scope of work attached hereto in an amount not to exceed One Hundred Sixteen Thousand Four Hundred Sixty Four Dollars and Twenty-Five Cents (\$116,464.25).

FINANCIAL IMPACT:

\$116,464.25

RECOMMENDATION:

Staff recommends that Council approve this proposal.

EXHIBITS:

Resolution
Exhibit "A" Maintenance Contract

**A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS
RESOLUTION NO. __-R-2019**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS AUTHORIZING ANDERSON ASPHALT & CONCRETE PAVING TO PERFORM THE WORK ON SIMONDS ROAD, FROM HIGHWAY 175 TO APPROXIMATELY TWO HUNDRED FEET (200') WEST OF CLOVERHILL, IN AN AMOUNT NOT TO EXCEED ONE HUNDRED SIXTEEN THOUSAND FOUR HUNDRED SIXTY FOUR DOLLARS AND TWENTY-FIVE CENTS (\$116,464.25) AS SET FORTH IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY AND ALL NECESSARY DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on or about November 18, 2019 the City of Seagoville awarded a Unit Price Contract for Asphalt Repair ("Contract") to Anderson Asphalt & Concrete Paving; and

WHEREAS, pursuant to said Contract, Anderson Asphalt & Concrete Paving submitted an estimate in the amount of \$116,464.25 for repair of Simonds Road, from Highway 175 to approximately 200' west of Cloverhill, a copy of which is attached as Exhibit A; and

WHEREAS, the City Council for the City of Seagoville, Texas has reviewed the estimate and has determined it to be in the best interest of the City to authorize the City Manager to execute any documents necessary to authorize Anderson Asphalt & Concrete Paving to repair Simonds Road as set forth in Exhibit A;

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

SECTION 1. The City Council hereby authorizes Anderson Asphalt & Concrete Paving to perform the work on Simonds Road, from Highway 175 to approximately two hundred feet (200') west of Cloverhill, in an amount not to exceed One Hundred Sixteen Thousand Four Hundred Sixty Four Dollars and Twenty-Five Cents (\$116,464.25), as set forth in Exhibit A, attached hereto and incorporated herein; and, the City Manager is authorized to execute any documents necessary for the work to be performed.

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

DULY ORDERED by the City Council of the City of Seagoville, Texas, this the 16th day of December, 2019.

APPROVED:

Dennis K. Childress, Mayor

ATTEST:

Kandi Jackson, City Secretary

APPROVED AS TO FORM:

Victoria Thomas, City Attorney
(/cdb 12.06.2019)

EXHIBIT "A"

Anderson Asphalt & Concrete Paving **City of Seagoville Maintenance Contract**
December 5, 2019 **SIMONDS RD**

	DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL
1C	Mobilization (5% of Contract)	1	EA	10,000.00	10,000.00
3.1	Milling	2,067	SY	5.85	12,091.95
9.1	Hot Mix Asphalt Pavement (4" Thick), Type B	475	TN	117.50	55,812.50
11	Hot Mix Asphalt Pavement (2" Thick), Type D	238	TN	128.00	30,464.00
16	Backfill Pavement Edges	1,152	LF	2.80	3,225.60
18	Manhole and Valve Adjustments	1	EA	800.00	800.00
19	4-inch Painted Pavement Markings (Type I, White or Yellow, Broken or Solid) Inst	2,304	LF	1.30	2,995.20
21	Traffic Control	5	DAYS	215.00	1,075.00
			TOTAL		116,464.25

From Hwy 175 to Cloudbird

Executive Session Agenda Item: 10

Meeting Date: December 16, 2019

ITEM DESCRIPTION:

Executive Session

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

- A. Section § 551.071. Consultation with City Attorney: receive legal advice related to process to sell city owned property
- B. Section § 551.071. Consultation with attorney to seek legal advice regarding issuance of bond debt for quality of life project/tourism

BACKGROUND OF ISSUE:

N/A

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

N/A

Executive Session Agenda Item: 11

Meeting Date: December 16, 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. Section § 551.071. Consultation with City Attorney: receive legal advice related to process to sell city owned property
- B. Section § 551.071. Consultation with attorney to seek legal advice regarding issuance of bond debt for quality of life project/tourism

BACKGROUND OF ISSUE:

N/A

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

N/A

Regular Session Agenda Item: 12

Meeting Date: December 16, 2019

ITEM DESCRIPTION:

Discuss and consider a Resolution of the City Council of the City of Seagoville, Texas, approving the sale of an approximately 0.320 acre tract of land located as Lot 1R1, Denny's Day's Inn Addition in the City of Seagoville, Texas, to the Seagoville Economic Development Corporation for economic development purposes, and authorizing the signing of such further documents as may be necessary to consummate said conveyance; repealing prior actions in conflict herewith; and providing for an effective date.

BACKGROUND OF ISSUE:

The City of Seagoville owns an approximately 0.320 acre tract of land located as Lot 1R1, Denny's Day's Inn Additions in the City of Seagoville, Texas. The City may only sell real property by public auction, or pursuant to notice and competitive bidding and for fair market value; however, the Texas Local Government Code, Section 272.001(b) (4) authorizes the City to sell real property it wants developed by contract with an independent foundation without public auction, or pursuant to competitive bidding. The Seagoville Economic Development Corporation ("SEDC") qualifies as an independent foundation for purposes of Texas Local Government Code, Section 272.001(b)(4). The City desires to have the property developed for economic development purposes. The SEDC desires to purchase the property from the City, in order to develop the property for economic development purposes. The City Council finds it to be in the public interest to approve the sale of the Property to the SEDC for a purchase price of net less than the fair market value of the property, to be determined by broker's price opinion or other legally acceptable means and including restrictions on the use and development of the property for economic development purposes

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval.

EXHIBITS:

Resolution
Survey

A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS, APPROVING THE SALE OF AN APPROXIMATELY 0.320 ACRE TRACT OF LAND LOCATED AS LOT 1R1, DENNY’S DAY’S INN ADDITION IN THE CITY OF SEAGOVILLE, TEXAS, TO THE SEAGOVILLE ECONOMIC DEVELOPMENT CORPORATION FOR ECONOMIC DEVELOPMENT PURPOSES, AND AUTHORIZING THE SIGNING OF SUCH FURTHER DOCUMENTS AS MAY BE NECESSARY TO CONSUMMATE SAID CONVEYANCE; REPEALING PRIOR ACTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Seagoville (“the City”) owns an approximately 0.320 acre tract of land located as Lot 1R1, Denny’s Day’s Inn Addition in the City of Seagoville, Texas, as described and depicted in Exhibit “A” (“the Property”); and

WHEREAS, the City may only sell real property by public auction, or pursuant to notice and competitive bidding and for fair market value; however, the Texas Local Government Code, Section 272.001(b) (4) authorizes the City to sell real property it wants developed by contract with an independent foundation without public auction, or pursuant to competitive bidding; and

WHEREAS, the Seagoville Economic Development Corporation (“SEDC”) qualifies as an independent foundation for purposes of Texas Local Government Code, Section 272.001(b)(4); and

WHEREAS, the City desires to have the Property developed for economic development purposes; and

WHEREAS, the SEDC desires to purchase the Property from the City, in order to develop the property for economic development purposes; and

WHEREAS, the City Council finds it to be in the public interest to approve the sale of the Property to the SEDC for a purchase price of net less than the fair market value of the Property, to be determined by broker’s price opinion or other legally acceptable means and including restrictions on the use and development of the property for economic development purposes.

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

SECTION 1. The sale of the 0.320 acres located as Lot 1R1, Denny’s Day’s Inn Addition in the City of Seagoville, Texas, as more fully described and depicted in Exhibit “A” and hereto, which are incorporated herein by this reference, to the Seagoville Economic Development Corporation for a purchase price not less than the fair market value of the Property, to be determined by broker’s price opinion or other legally acceptable means, and including restrictions on the use and development of the Property for economic development purposes is authorized and approved.

SECTION 2. The City Manager is hereby authorized to sign on behalf of the City a Purchase and Sale Agreement with the Seagoville Economic Development Corporation, as well as any and all deeds, restriction and buy-back agreements, settlement statements, instruments and/or consents as may be determined by the City Manager to be reasonable and necessary to consummate the sale of the Property in the manner and for the purpose described in the above recitals.

SECTION 3. To the extent that the provisions of this Resolution conflict with any prior action of the City, said acts are repealed to the extent of such conflict.

SECTION 4. This resolution shall be effective immediately upon approval.

DULY ORDERED by the City Council of the City of Seagoville, Texas the 16th day of December, 2019.

APPROVED:

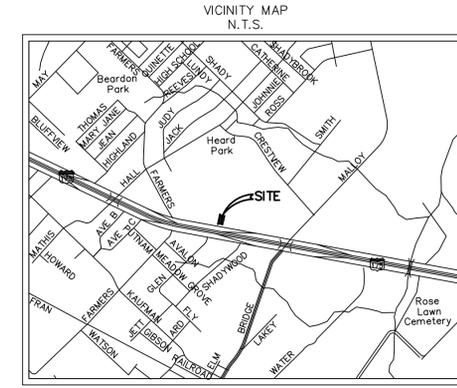
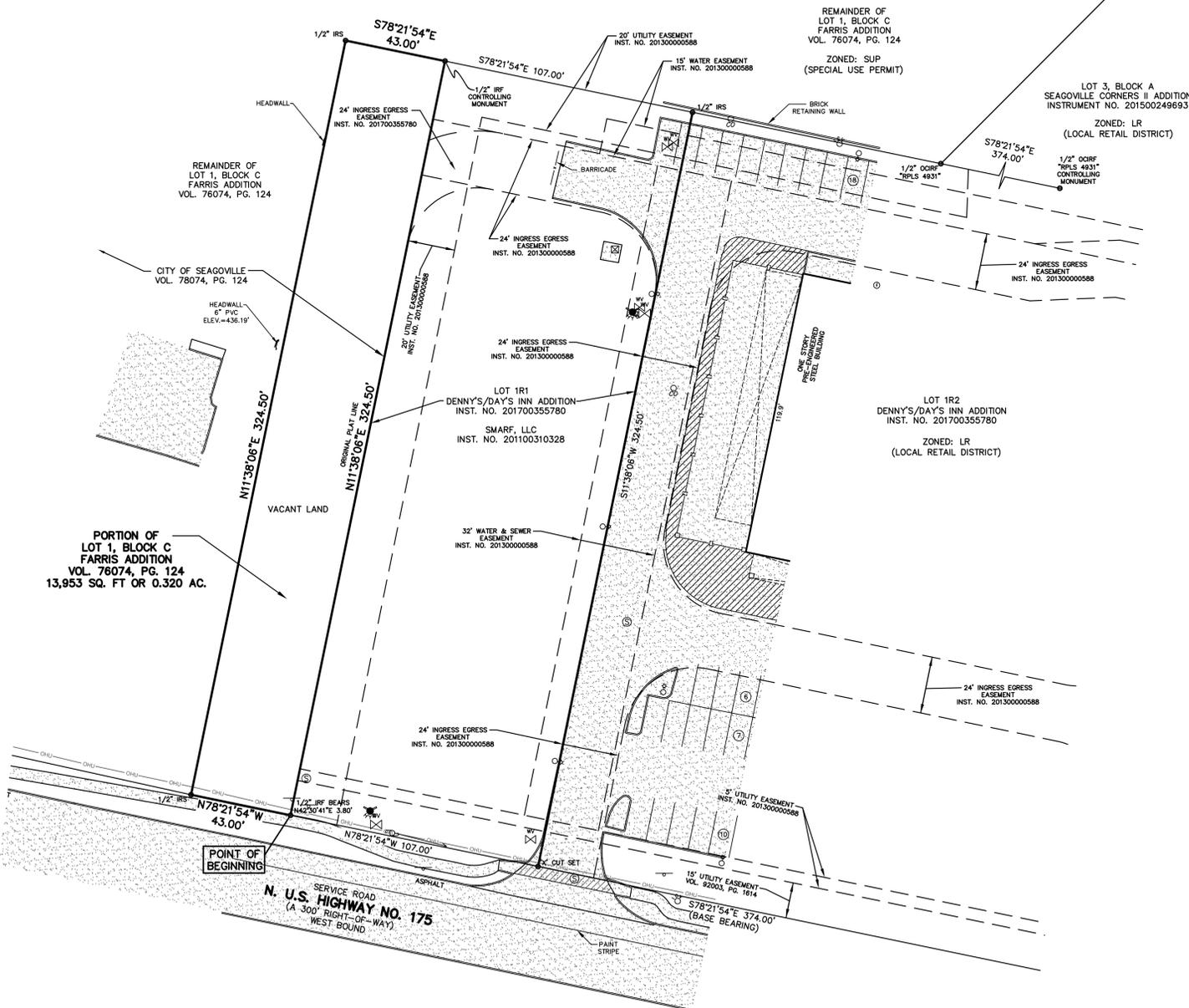
Dennis Childress, Mayor

ATTEST:

Kandi Jackson, City Secretary

APPROVED AS TO FORM:

Victoria W. Thomas, City Attorney
TM 112706 121319)



This is to certify that I have, this date, made an on the ground survey of the property located on N. U.S. Highway 175 in the City of Seagoville, Texas, described as follows:

BEING all that certain 0.320 acre tract of land situated in the J.D. Merchant survey, Abstract No. 850, and being a portion of Lot 1, Block C, Farris Addition, an addition to the City of Seagoville, Dallas County, Texas, according to the plat thereof recorded in Volume 78074, Page 124, Plat Records, Dallas County, Texas, and being a portion of that certain tract of land as conveyed to the City of Seagoville, by deed recorded in Volume 96047, Page 1049, said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the southeast corner of said Lot 1, from which a 1/2 inch iron rod found bears North 12 deg. 30 min. 41 sec. East, 3.80 feet, same being the southwest corner of Lot 1R1, Denny's/Day's Inn Addition, an addition to the City of Seagoville, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201700355780, Official Public Records of Dallas County, Texas, same being in the north right-of-way line of N. U.S. Highway No. 175 (a called 300' right-of-way);

THENCE North 78 deg. 21 min. 54 sec. West, along the common line of said Lot 1 and said U.S. Highway 175, a distance of 43.00 feet to a 1/2 inch iron rod set for the southwest corner of the herein described tract;

THENCE through the interior of said Lot 1 as follows:
 North 11 deg. 38 min. 06 sec. East, a distance of 324.50 feet to a 1/2 inch iron rod set for the northwest corner of the herein described tract;
 South 78 deg. 21 min. 54 sec. East, a distance of 43.00 feet to a 1/2 inch iron rod found for the northeast corner of the herein described tract, same being an internal corner of said Lot 1, same being the northwest corner of aforesaid Lot 1R1;

THENCE South 11 deg. 38 min. 06 sec. West, along the common line of said Lot 1 and said Lot 1R1, a distance of 324.50 feet to the POINT OF BEGINNING and containing 13,953 square feet or 0.320 acre of computed land, more or less.

NOTES:

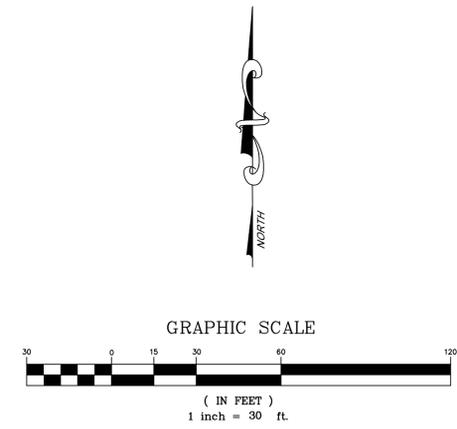
1. IRF - Iron Rod Found
2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. Basis of bearings: Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface.
4. This survey was performed in connection with the transaction described in Commitment by _____ OF _____, effective _____, USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.
5. Basis of Elevations: Elevations shown hereon refer to North American Vertical Datum of 1988 (NAVD88), as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
6. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
7. O.P.R.D.C.T. - Official Public Records Dallas County Texas
8. D.R.D.C.T. - Deed Records Dallas County Texas
9. INST. NO. - Instrument Number
10. VOL. - Volume
11. PG. - Page

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for the City of Seagoville, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 07/07/14 Community Panel No. 48113C0545K subject lot is located in Zone X. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

To: Economic Development Corporation;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items Items 1-4, 6b, 7(a), 7(b), 7c, 8, 9, 11(a), 13, 14 and 16, 17, 18 of Table A thereof. The latest field work was completed on 11/18/2019.
 Date of Plat or Map: 12/___/2016



PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE 12/06/2019

Timothy R. Mankin Registered Professional Land Surveyor No. 6122

LEGEND			
⊗	GAS METER	⊗	FIRE HYDRANT
⊗	IRR. CONTROL VALVE	⊗	WATER METER
⊗	TELEPHONE PEDESTAL	⊗	FUEL PORT
⊗	POWER POLE	⊗	WATER VALVE
⊗	DOWN GUY	⊗	TRANSFORMER PAD
⊗	S.S. MANHOLE	⊗	ELECTRIC METER
⊗	CLEAN OUT	⊗	LIGHT POLE
⊗	WATER MANHOLE	⊗	TRAFFIC SIGNAL POLE
⊗	TELEPHONE MANHOLE	⊗	A/C PAD
⊗	GREASE TRAP	⊗	BOLLARD
⊗	HANDICAP SPACE	⊗	SIGN
⊗	WROUGHT IRON FENCE	⊗	WIRE FENCE
⊗	METAL FENCE	⊗	WOOD FENCE
⊗	CONCRETE	⊗	COVERED AREA

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

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ALTA/NSPS LAND TITLE SURVEY

N. U.S. HIGHWAY 175

SEAGOVILLE, TEXAS 75159

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.:	17-0113
DATE:	12/06/2019
FIELD DATE:	11/18/2019
SCALE:	1" = 30'
FIELD:	J.L.
DRAWN:	J.M.N.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
 www.peisersurveying.com

1604 HART STREET
 SOUTHLAKE, TEXAS 76092
 817-481-1806 (O)

COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE

Member Since 1977

Regular Session Agenda Item: 13

Meeting Date: December 16, 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: 14

Meeting Date: December 16, 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