



**MINUTES OF CITY COUNCIL  
WORK SESSION  
JANUARY 6, 2020**

**The Work Session of the City Council of the City of Seagoville, Texas was called to order at 6:31 p.m. on Monday, January 6, 2020, 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, Finance Director Patrick Harvey, 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 December 16, 2019 (City Secretary)***

*No questions.*

- 2. Presentation of City of Seagoville's Financial Report for Fiscal Year 2019 (Finance Director)***

- 3. Discuss and consider an Ordinance approving a budget amendment for Fiscal Year end September 30, 2019 (Finance Director)***

*City Manager Stallings stated Finance Director Harvey will present Items #2 and #3 in Regular Session.*

**4. Consider directing staff concerning the installation of an inclusive playground (Burke Playground Equipment)**

*City Manager Stallings presented a depiction of an inclusive playground and stated this will allow for the installation of the same on a vacant lot in downtown Seagoville next to the Soul's Harbor building. He also stated wifi technology can be added and a butterfly mural can be painted on the side of the building.*

*Councilmember Hernandez asked if we could receive citizen input on the mural. City Manager Stallings stated yes, we can receive citizen input on the mural.*

**5. Discuss and consider 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 on or about November 4, 2019 Seagoville City Council cast a vote for Michael Hurtt as the fourth member of the Board of Directors of the Dallas Central Appraisal District. Staff received notification from Dallas Central Appraisal District, due to no one candidate receiving a majority number of votes, a runoff election is necessary for the fourth member. She also stated the runoff candidates are Michael Hurtt and Mona Dixon.*

*No questions.*

**6. Discuss and consider a Resolution of the City of Seagoville, Texas, approving and ratifying Seagoville Economic Development Corporation's Consent to Assignment Agreement by and between KH, LLC, d/b/a Kelly Harris Company and Allen National Investments, the Seagoville Economic Development Corporation, and FR Group, LLC, attached as Exhibit "1"; authorizing the City Manager to execute any and all necessary documents; and providing an effective date (City Manager)**

*City Manager Stallings asked City Attorney Thomas to explain item #6. City Attorney Thomas stated KH, LLC, d/b/a Kelly Harris Company and Allen National Investments entered into an Incentive Agreement with the Seagoville Economic Development Corporation ("SEDC") concerning property located at 1880 N. Highway 175. She stated Kelly Harris desires now to sell the property, which requires the consent of the SEDC due to the Incentive Agreement still being active. The SEDC has consented provided that the purchaser will assume all the obligations of the Incentive Agreement and Restriction Agreement.*

*City Manager Stallings stated the FR Group is very aggressive and they are trying to bring restaurants to this location.*

*No questions.*

7. ***Discuss and consider a Resolution of the City Council of the City of Seagoville, Texas, ratifying and approving an Economic Development Incentive Agreement between Seagoville Economic Development Corporation ("SEDC") and Seagoville Holdings, LLC, a Texas Limited Liability Company and Patrick Michael, L.P., a Texas Limited Partnership, Jointly and Severally, in an amount not to exceed One Hundred Thousand Dollars (\$100,000.00), for the expansion of the current Excel Linen located at 208 and 210 Railroad Avenue, Seagoville, Texas, and the renovations and improvements required to operate the Support Center for Excel Linen and Migalitos Supermercado located at 217 North Kaufman Street, Seagoville, Texas, attached as Exhibit "I"; providing for a repealing clause; providing for a severability clause; and providing an effective date (City Manager)***

*City Manager Stallings stated this is an Economic Development Incentive Agreement between Seagoville Economic Development Corporation ("SEDC") and Seagoville Holdings, LLC, a Texas Limited Liability Company and Patrick Michael, L.P., a Texas Limited Partnership, Jointly and Severally, in an amount not to exceed One Hundred Thousand Dollars (\$100,000.00), for the expansion of the current Excel Linen located at 208 and 210 Railroad Avenue, Seagoville, Texas, and the renovations and improvements required to operate the Support Center for Excel Linen and Migalitos Supermercado located at 217 North Kaufman Street. He also stated he will install a parking lot in the back and will house up to eight (8) employees at this location.*

*Councilmember Magill stated this will retain a business in the City of Seagoville.*

8. ***Discuss and consider approving an Ordinance of the City of Seagoville, Texas, amending Ordinance 33-2019 by correcting a scrivener error related to the minimum lot area set forth in the development regulations under Section 2, subsection F; providing a severability clause; providing a conflicts resolution clause; and providing an effective date (Community Development Director)***

*Community Development Director Barr stated this Ordinance corrects a scrivener error concerning a comma that appeared to be the number one (1).*

9. ***Conduct a public hearing on a request to authorize a religious institution on property zoned "R-5", Residential-5, being Tract 52 of the Wyatt Barnett Abstract 189, commonly referred to as 1201 North Kaufman Street, in the City of Seagoville, Dallas County, Texas (Community Development Director)***

**10. Discuss and consider approving an Ordinance of the City of Seagoville, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Seagoville, as amended, by granting a Special Use Permit ("SUP") subject to specified conditions authorizing a religious institution on property zoned "R-5", Residential-5, being Tract 52 of the Wyatt Barnett Abstract 189, commonly referred to as 1201 North Kaufman Street, 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)**

*City Manager Stallings stated Items #9 and #10 are companion items concerning a zoning request for a Special Use Permit (SUP) for a church.*

*City Attorney Thomas stated the Religious Land Use and Institutionalized Persons Act ("RLUIPA") of 2000 allows religious institutions in almost all zoning districts unless there is a valid reason that it is incompatible with other uses in that district. The Planning & Zoning Commission suggested the SUP expire in two (2) years but that will violate the RLUIPA. She also stated it is her strong legal recommendation that the provision for a two (2) year expiration only take affect if they have not instituted the use by that time.*

*In response to a question by Councilmember Hernandez, City Attorney Thomas stated inadequate parking is a valid reason to deny a SUP.*

**B. Presentation concerning Shadybrook and Ross Lane road repair**

*Community Development Director Barr provided pictures and explained the road repair at Shadybrook and Ross Lane.*

**Adjourned at 6:59 p.m.**

**APPROVED:**

  
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Mayor Dennis K. Childress

**ATTEST:**

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

