



**SEAGOVILLE, TEXAS
CITY COUNCIL MEETING AGENDA
MONDAY, MAY 18, 2020**

Notice is hereby given in accordance with the Order of the Office of the Governor issued March 16, 2020, the City of Seagoville will conduct a Regular Meeting by video conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (CoVID-19).

To access the meeting video conference (which provides two-way communication for Public Comment during that portion of the Meeting), use the following link or phone number:

Video Conference: <https://webinar.ringcentral.com/j/1480831230>

REGULAR SESSION - 7:00 P.M.

ROUTINE ANNOUNCEMENTS, RECOGNITIONS, and PROCLAMATIONS

Call to Order

Invocation

Pledge of Allegiance

Oaths of Office for Newly Elected City Council Members

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.*

If you would like to make a Public Comment, please email Kandi Jackson, City Secretary, at kjackson@seagoville.us no later than 6:00 P.M. on Monday, May 18, 2020.

Please include the following information in your email:

- **Name**
- **Address**
- **Email Address and Phone Number**
- **Agenda Item or general subject of your comment**

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 May 4, 2020 (City Secretary)

REGULAR AGENDA-

2. Presentation from Mr. Sid Sexton of \$1000.00 to the Library and Animal Shelter (Mr. Sid Sexton)
3. Discuss and consider a Resolution of the City of Seagoville, Texas, awarding a contract to XIT Paving and Construction Inc. for the Johnnie Row and Ross Lane Reconstruction Project in the amount of Nine Hundred Ninety Two Thousand Seven Hundred Thirty Five Dollars and No Cents (\$992,735.00); authorizing the City Manager to execute any and all necessary documents; and providing an effective date (Community Development Director)
4. Conduct a Public Hearing on a request to change the zoning from Planned Development-19-04 (PD-19-04) to Planned Development-19-04-Amended (PD-19-04A) 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, by amending the development regulations and amending the concept plan (Community Development Director)
5. 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 Planned Development-19-04 (PD-19-04) to Planned Development-19-04-Amended (PD-19-04A) 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, and being legally described in Exhibit "A", attached hereto; providing for amended development regulations; providing for approval of an amended 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 (Community Development Director)
6. Conduct a Public Hearing on a request to change the zoning AG, Agriculture, to R-5, Residential Single Family-5, on approximately 0.2346± acres of the real property described as Tract 98 of John D Merchant Abstract 850, commonly referred to as 417 North Watson Street in the City of Seagoville, Dallas County, Texas (Community Development Director)

7. **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 change in zoning from AG, Agriculture, to R-5, Residential Single Family-5, on approximately 0.2346± acres of the real property described as Tract 98 of John D Merchant Abstract 850, commonly referred to as 417 North Watson Street in the City of Seagoville, Dallas County, Texas, and being legally described by metes and bounds in Exhibit “A” attached hereto and incorporated herein; 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 (Community Development Director)**
8. **Discuss and consider directing staff on disposal of bricks from the demo of the old high school once located at 300/306 North Kaufman (Community Development Director)**
9. **Discuss and consider a Resolution Declaring Certain City Property Surplus and authorizing the City Manager to sell, trade, and/or dispose of the property in accordance with the process established in the Code of Ordinances: providing for the repeal of any and all Resolutions in conflict: providing for a severability clause; and providing an effective date (Police Chief)**
10. **Discuss and consider a Resolution of the City Council of the City of Seagoville, Texas approving the terms and conditions of an Interlocal Cooperative Agreement with the Town of Sunnyvale, Texas relating to the donation of surplus law enforcement property (The “Property”); authorizing its execution by the City Manager or designee; and providing an effective date (Police Chief)**
11. **Discussion and staff update concerning the Small Business Incentive Grant Program (City Manager)**
12. **Discussion and consider extending the Small Business Incentive Grant Program (Councilmember Hernandez)**
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.**
15. **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 Orders issued by Governor Abbott and Dallas County Judge Jenkins**

16. 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 Orders issued by Governor Abbott and Dallas County Judge Jenkins

Adjourn

Posted Friday, May 15, 2020 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, June 1, 2020 Regular City Council Meeting**
- **Monday, June 15, 2020 Regular City Council Meeting**
- **Monday, July 6, 2020 Regular City Council Meeting**
- **Monday, July 20, 2020 Regular City Council Meeting**

Consent Session Agenda Item: 1

Meeting Date: May 18, 2020

ITEM DESCRIPTION:

Consider approving City Council Meeting minutes for May 4, 2020.

BACKGROUND OF ISSUE:

Approve City Council Meeting minutes for May 4, 2020.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval.

EXHIBITS:

May 4, 2020 Regular Meeting Minutes



**MINUTES OF CITY COUNCIL
REGULAR SESSION
MAY 4, 2020**

The Regular Session of the City Council of the City of Seagoville, Texas was called to order at 7:00 p.m. on Monday, May 4, 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, Community Development Director Ladis Barr, City Attorney Victoria Thomas, and City Secretary Kandi Jackson.

Invocation – *Invocation was led by Mayor Childress.*

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

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.*

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 April 20, 2020 (City Secretary)

Motion to approve City Council Meeting minutes for April 20,2020 – Hernandez, seconded by Magill; motion passed with all ayes. 5/0

REGULAR AGENDA-

- 2. Discuss and consider approving an Ordinance of the City of Seagoville, Texas amending the Code of Ordinances by amending Chapter 17 “Traffic”, Article 17.04 “Parking, Stopping or Standing”, Division 2 “Parking Regulations for Specific Streets”, by adding a new subsection 17.04.067 to provide for One (1) Hour Parking on Seagoville Road, from its point of intersection with Bruce Way southeast a distance of approximately 746 feet to its point of intersection with the U.S Highway 175 service road; and providing for no parking on Seagoville Road, beginning at its point of intersection with Bruce Way extending southwest approximately 197 feet to its point of dead end; authorizing the City Manager or designee to cause the appropriate signage to be erected; providing a savings clause; providing for a severability clause; providing a penalty of fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense; providing for publication; and providing an effective date (Community Development Director)**

Motion to approve an Ordinance of the City of Seagoville, Texas amending the Code of Ordinances by amending Chapter 17 “Traffic”, Article 17.04 “Parking, Stopping or Standing”, Division 2 “Parking Regulations for Specific Streets”, by adding a new subsection 17.04.067 to provide for One (1) Hour Parking on Seagoville Road, from its point of intersection with Bruce Way southeast a distance of approximately 746 feet to its point of intersection with the U.S Highway 175 service road; and providing for no parking on Seagoville Road, beginning at its point of intersection with Bruce Way extending southwest approximately 197 feet to its point of dead end; authorizing the City Manager or designee to cause the appropriate signage to be erected; providing a savings clause; providing for a severability clause; providing a penalty of fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense; providing for publication; and providing an effective date – Magill.

In response to a question by Councilmember Fruin, Community Development Director Barr stated a citation would be issued and after seventy-two (72) hours the vehicle could be towed.

Councilmember Fruin asked if there is a way the vehicles can be removed immediately since this is an ongoing problem. City Attorney Thomas stated it would have to pose a danger to the health, safety, and welfare of the public.

Councilmember Hernandez asked if the vehicles met the definition of a “junked vehicle” could they be removed immediately. City Attorney Thomas stated it would be case by case basis and the Police Department or Code Enforcement would need to be involved. She also stated they would have to receive a legal opinion from her for each case.

Community Development Director Barr stated the Certificate of Occupancy could be pulled or that area could be designated for fire protection.

Councilmember Magill amended his motion to Ordinance of the City of Seagoville, Texas amending the Code of Ordinances by amending Chapter 17 “Traffic”, Article 17.04

“Parking, Stopping or Standing”, Division 2 “Parking Regulations for Specific Streets”, by adding a new subsection 17.04.067 to provide for One (1) Hour Parking on Seagoville Road, from its point of intersection with Bruce Way southeast a distance of approximately 746 feet to its point of intersection with the U.S Highway 175 service road; and providing for establishment of a fire lane; and providing for no parking on Seagoville Road, beginning at its point of intersection with Bruce Way extending southwest approximately 197 feet to its point of dead end; authorizing the City Manager or designee to cause the appropriate signage to be erected; providing a savings clause; providing for a severability clause; providing a penalty of fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense; providing for publication; and providing an effective date – seconded by Howard; motion passed with all ayes. 5/0

- 3. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving the terms and conditions of the Agreement of Cooperation for CDBG/HOME/ESG Programs with Dallas County, which is attached hereto and incorporated herein as Exhibit “A”, authorizing the Mayor to execute said agreement, and, further authorizing the execution of any and all necessary documents with Dallas County for the submission of grant application(s) for the Community Development Block Grant Program; and providing an effective date (Community Director)**

Motion to approve approving a Resolution of the City Council of the City of Seagoville, Texas, approving the terms and conditions of the Agreement of Cooperation for CDBG/HOME/ESG Programs with Dallas County, which is attached hereto and incorporated herein as Exhibit “A”, authorizing the Mayor to execute said agreement, and, further authorizing the execution of any and all necessary documents with Dallas County for the submission of grant application(s) for the Community Development Block Grant Program; and providing an effective date – Magill, seconded by Hernandez; motion passed with all ayes. 5/0

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

Councilmember Howard stated there is a family at the corner of Shady and High School Drive extending help with food for anyone in need. He stated they would probably take donations too.

Councilmember Hernandez stated this week is Teacher Appreciation Week.

- 5. 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.

6. Council recessed into Executive Session at 7:14 p.m.

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

§551.071. Consultation with City Attorney: Receive legal advice related to COVID - 19 pandemic - reopening businesses and Governor's recent Executive Orders regarding same

7. 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

§551.071. Consultation with City Attorney: Receive legal advice related to COVID - 19 pandemic - reopening businesses and Governor's recent Executive Orders regarding same

Mayor Childress stated the Seagoville City Council unanimously wants to reopen businesses that are hurting. He also stated the orders by Governor will not allow local government to reopen businesses and the City Attorney advised not to override the law.

Adjourned at 7:33 p.m.

APPROVED:

Mayor Dennis K. Childress

ATTEST:

Kandi Jackson, City Secretary

Regular Session Agenda Item: 2

Meeting Date: May 18, 2020

ITEM DESCRIPTION:

Presentation from Mr. Sid Sexton of \$1000.00 to the Library and Animal Shelter.

BACKGROUND OF ISSUE:

N/A

FINANCIAL IMPACT:

\$1000.00

RECOMMENDATION:

N/A

EXHIBITS:

N/A

Regular Session Agenda Item: 3

Meeting Date: May 18, 2020

ITEM DESCRIPTION:

Discuss and consider a Resolution of the City of Seagoville, Texas, awarding a contract to XIT Paving and Construction Inc. for the Johnnie Row and Ross Lane Reconstruction Project in the amount of Nine Hundred Ninety Two Thousand Seven Hundred Thirty Five Dollars and No Cents (\$992,735.00); authorizing the City Manager to execute any and all necessary documents; and providing an effective date.

BACKGROUND OF ISSUE:

The City of Seagoville accepted sealed bids for the Johnnie Row and Ross Lane Reconstruction Project. A total of eleven (11) bids were received that ranged to as high as \$1,686,961.13. All received bids were complete. One (1) bid had errors that did not change the results of the bid opening.

Halff Associates, Inc. has reviewed the bids, ensured all bid specifications were met, confirmed the company information, experience record and have determined that XIT Paving and Construction Inc. is the lowest responsible bidder.

FINANCIAL IMPACT:

\$992,735.00

RECOMMENDATION:

Staff recommends approval.

EXHIBITS:

Resolution (2 pages)

Recommendation Letter from Halff with Bid Tabulation (6 pages)

THE CITY OF SEAGOVILLE, TEXAS

RESOLUTION NO. __-R-2020

A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS, AWARDING A CONTRACT TO XIT PAVING AND CONSTRUCTION INC. FOR THE JOHNNIE ROW AND ROSS LANE RECONSTRUCTION PROJECT IN THE AMOUNT OF NINE HUNDRED NINETY TWO THOUSAND SEVEN HUNDRED THIRTY FIVE DOLLARS AND NO CENTS (\$992,735.00); AUTHORIZING THE CITY MANAGER TO EXECUTE ANY AND ALL NECESSARY DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Seagoville ("City") accepted sealed bids for the Johnnie Row and Ross Lane Reconstruction Project ("Project"); and

WHEREAS, a total of eleven (11) bids were received by the deadline and considered for the Project; and

WHEREAS, Halff Associates, Inc. (the "Engineer") has reviewed the bids, ensured all bid specifications were met, confirmed the surety company information, the experience record, the resumes of the key personnel to be assigned to the Project, and have determined that XIT Paving and Construction Inc. is the lowest responsible bidder; and

WHEREAS, the City Council has determined this work is in the best interest of the citizens of Seagoville and hereby awards the contract for the Project to XIT Paving and Construction Inc. in the amount of Nine Hundred Ninety Two Thousand Seven Hundred Thirty Five Dollars and no cents (\$992,735.00).

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

Section 1. The City Council hereby awards the contract for the Johnnie Row and Ross Lane Reconstruction Project to XIT Paving and Construction Inc. in the amount of Nine Hundred Ninety Two Thousand Seven Hundred Thirty Five Dollars and no cents (\$992,735.00) as set forth in Exhibit A, which is attached hereto and incorporated herein, and the City Manager is hereby authorized to execute any and all documents necessary to complete the project.

Section 2. All resolutions of the City of Seagoville heretofore adopted which are in conflict with the provisions of the 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.

PASSED AND APPROVED by the City Council of the City of Seagoville, Texas this 18th day of May, 2020.

APPROVED:

Dennis K. Childress, Mayor

ATTEST:

Kandi Jackson, City Secretary

APPROVED AS TO FORM:

Victoria Thomas, City Attorney
(:cdb 05/13/2020 TM115623 051320)



May 13, 2020

036445

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

Attention: Mr. Ladis Barr

Re: Bids for Johnnie Row and Ross Lane Reconstruction

Dear Mr. Barr:

A total of eleven (11) complete bids were received for the project. An additional bid was rejected as late and was not accepted by the City. The detailed bid tabulation sheet for the bids received is enclosed for your use. All Bidders submitted with their respective Bids a complete set of documents as required by the Contract Documents. The lowest base bid was submitted by XIT Paving and Construction Inc., with a total of \$992,735.00. The bids ranged as high as \$1,686,961.13. There were errors in 3S Services bid (refer to attached bid tabulations) which does not change the results of the bid.

The surety company to be used by XIT Paving and Construction Inc, is WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY, AND OHIO FARMERS INSURANCE COMPANY, P. O. Box 5001, Westfield Center, OH 44251 - 5001. We checked the following: 1) WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY, AND OHIO FARMERS INSURANCE COMPANY is on the Federal Register list of companies holding certificates of authority as acceptable sureties on federal bonds and as acceptable reinsuring companies. 2) The project total amount does not exceed WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY, AND OHIO FARMERS INSURANCE COMPANY's bonding capacity as set by the Department of Treasury.

XIT Paving and Construction Inc, provided experience records that included several roadway construction projects of similar nature and magnitude, and they provided resumes of the key personnel who will be assigned to the project. The projects and key personnel are summarized below:

Similar Project Experience

Owner	Contact	Phone Number	Project
City of Garland	Tim Tumulty	972-205-3555	Club Creek, Shari Ln & Northridge
City of Garland	Tim Tumulty	972-205-3555	Annual Residential & Arterial Pavement Repair Contract
City of Richardson	Ed Witkowski	972-744-4285	Bradshaw Drive
City of Plano	Alison Smith	972-941-5249	Brennan, Knollwood & Casa Grande
City of Ennis	Ed Green	972-875-1906	Bucee's Blvd & Sonoma Trail



Key Personnel

1. Ryan Heimer – Vice-President of Operation
2. Aaron Andrews – Project Manager

Halff checked the references listed in the experience record provided by XIT Paving and Construction Inc. All references contacted were positive and each said that XIT Paving and Construction Inc would be re-hired by their respective organizations if given the chance.

XIT Paving and Construction Inc, provided financial statements, dated September 2019, and March 2020. Halff has reviewed the information as to any cause for concern.

Based on the information above we do not find grounds to disqualify XIT Paving and Construction Inc, 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 and financial information furnished to Halff by XIT Paving and Construction Inc, and verifying references listed above. Halff recommends the project be awarded to XIT Paving and Construction Inc at the May 18, 2020 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, appearing to read "Jeff Roberts", is written over a light blue horizontal line.

Jeffrey Roberts, P.E., CFM
Civil Engineer

Attachments

Company	Schedule 1 Johnnie Row	Schedule 2 Ross Lane	Total Base Bid	As Read
XIT PAVING & CONSTRUCTION	\$ 589,255.00	\$ 403,480.00	\$ 992,735.00	\$ 992,735.00
TEXAS CIVIL CONSTRUCTION	\$ 626,326.00	\$ 383,431.50	\$ 1,009,757.50	\$ 1,009,757.50
RELIABLE PAVING, INC.	\$ 625,922.56	\$ 415,840.22	\$ 1,041,762.78	\$ 1,041,762.78
KIK UNDERGROUND, LLC	\$ 602,683.00	\$ 450,205.80	\$ 1,052,888.80	\$ 1,052,888.80
NEW WORLD CONTRACTING, LLC	\$ 668,837.00	\$ 451,696.00	\$ 1,120,533.00	\$ 1,120,533.00
PAVECON PUBLIC WORKS	\$ 686,866.00	\$ 441,337.75	\$ 1,128,203.75	\$ 1,128,203.75
ESTRADA CONCRETE CO. LLC	\$ 696,418.00	\$ 465,402.00	\$ 1,161,820.00	\$ 1,161,820.00
ED BELL CONSTRUCTION	\$ 661,253.50	\$ 518,500.50	\$ 1,179,754.00	\$ 1,179,754.00
AXIS CONTRACTING, INC.	\$ 725,641.00	\$ 505,833.00	\$ 1,231,474.00	\$ 1,231,474.00
FNH CONSTRUCTION, LLC	\$ 937,210.00	\$ 662,615.00	\$ 1,599,825.00	\$ 1,599,825.00
3S SERVICES	\$ 896,990.40	\$ 788,813.10	\$ 1,685,803.50	\$ 1,686,961.13

SCHEDULE 1 - JOHNNIE ROW				XIT PAVING & CONSTRUCTION		ESTRADA CONCRETE CO. LLC		3S SERVICES	
Item Number	Description	Unit	Bid Quantity	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
1.01	Mobilization (Not to Exceed 5% of Total Base Bid)	LS	1	\$25,000.00	\$ 25,000.00	\$50,000.00	\$ 50,000.00	\$56,268.58	\$ 56,268.58
1.02	Project Signs	EA	2	\$500.00	\$ 1,000.00	\$1,000.00	\$ 2,000.00	\$1,128.33	\$ 2,256.66
1.03	Storm Water Pollution Prevention Plan	LS	1	\$1,650.00	\$ 1,650.00	\$4,500.00	\$ 4,500.00	\$1,692.49	\$ 1,692.49
1.04	Barricades, Signs, and Traffic Control	MO	4	\$4,000.00	\$ 16,000.00	\$1,000.00	\$ 4,000.00	\$2,030.99	\$ 8,123.96
1.05	R.O.W. Preparation	STA	9	\$1,100.00	\$ 9,900.00	\$1,000.00	\$ 9,000.00	\$564.16	\$ 5,077.44
1.06	Remove Concrete Pavement	SY	620	\$10.00	\$ 6,200.00	\$15.00	\$ 9,300.00	\$6.77	\$ 4,197.40
1.07	Remove Asphalt	SY	2,950	\$9.00	\$ 26,550.00	\$10.00	\$ 29,500.00	\$6.77	\$ 19,971.50
1.08	Remove Concrete Curb and Gutter	LF	1,711	\$9.00	\$ 15,399.00	\$5.00	\$ 8,555.00	\$6.77	\$ 11,583.47
1.09	Remove Concrete Flume	SY	84	\$12.00	\$ 1,008.00	\$50.00	\$ 4,200.00	\$6.77	\$ 568.68
1.10	Construction Staking	STA	14	\$800.00	\$ 11,200.00	\$750.00	\$ 10,500.00	\$225.67	\$ 3,159.38
1.11	Inlet Protection	EA	4	\$121.00	\$ 484.00	\$100.00	\$ 400.00	\$1,128.33	\$ 4,513.32
1.12	Rock Check Dam	LF	20	\$83.00	\$ 1,660.00	\$50.00	\$ 1,000.00	\$112.83	\$ 2,256.60
1.13	Unclassified Street Excavation	CY	175	\$20.00	\$ 3,500.00	\$10.00	\$ 1,750.00	\$5.64	\$ 987.00
1.14	Subgrade Preparation (Scarification and Recompaction)	SY	3,150	\$5.00	\$ 15,750.00	\$8.00	\$ 25,200.00	\$2.26	\$ 7,119.00
1.15	Reinforced Concrete Pavement (8")(4,000 Psi)(Road)	SY	2,860	\$55.00	\$ 157,300.00	\$65.00	\$ 185,900.00	\$145.55	\$ 416,273.00
1.16	Separate Concrete Curb and Gutter	LF	95	\$35.00	\$ 3,325.00	\$50.00	\$ 4,750.00	\$67.70	\$ 6,431.50
1.17	Monolithic Curb	LF	1,620	\$2.00	\$ 3,240.00	\$5.00	\$ 8,100.00	\$28.21	\$ 45,700.20
1.18	Reinforced Concrete Pavement (6")(4,000 Psi)(Driveway)	SY	471	\$60.00	\$ 28,260.00	\$63.00	\$ 29,673.00	\$115.09	\$ 54,207.39
1.19	Reinforced Concrete Pavement (6")(4,000 Psi)(Driveway)(Private)	SY	161	\$50.00	\$ 8,050.00	\$63.00	\$ 10,143.00	\$115.09	\$ 18,529.49
1.20	6" Flexible Base (Type A Grade 1 or 2)	SY	80	\$45.00	\$ 3,600.00	\$50.00	\$ 4,000.00	\$112.83	\$ 9,026.40
1.21	6" Type "D" HMAC	TON	27	\$225.00	\$ 6,075.00	\$200.00	\$ 5,400.00	\$546.00	\$ 14,742.00
1.22	24" Stop Bar	LF	30	\$12.00	\$ 360.00	\$20.00	\$ 600.00	\$45.13	\$ 1,353.90
1.23	24" Reinforce Concrete Pipe (CL III)	LF	620	\$105.00	\$ 65,100.00	\$135.00	\$ 83,700.00	\$97.04	\$ 60,164.80
1.24	24" Reinforce Concrete Pipe (CL IV)	LF	487	\$115.00	\$ 56,005.00	\$135.00	\$ 65,745.00	\$97.04	\$ 47,258.48
1.25	42" Reinforce Concrete Pipe (CL IV)	LF	161	\$230.00	\$ 37,030.00	\$190.00	\$ 30,590.00	\$200.84	\$ 32,335.24
1.26	Trench Safety	LF	1,268	\$3.00	\$ 3,804.00	\$4.00	\$ 5,072.00	\$4.51	\$ 5,718.68
1.27	Rock Rip-Rap (18") w/ Filter Fabric (27" Thick)	CY	55	\$175.00	\$ 9,625.00	\$500.00	\$ 27,500.00	\$95.91	\$ 5,275.05
1.28	10' Std. Curb Inlet	EA	2	\$7,000.00	\$ 14,000.00	\$6,500.00	\$ 13,000.00	\$4,287.64	\$ 8,575.28
1.29	15' Recessed Curb Inlet	EA	1	\$8,300.00	\$ 8,300.00	\$8,000.00	\$ 8,000.00	\$5,754.46	\$ 5,754.46
1.30	5'x5' PAZD (RC) w/ Apron	EA	1	\$5,500.00	\$ 5,500.00	\$8,500.00	\$ 8,500.00	\$4,738.97	\$ 4,738.97
1.31	Type 'A' Storm Drain Manhole	EA	3	\$7,200.00	\$ 21,600.00	\$8,000.00	\$ 24,000.00	\$3,949.14	\$ 11,847.42
1.32	CH-PW-0 Headwall (5')	EA	1	\$10,900.00	\$ 10,900.00	\$6,000.00	\$ 6,000.00	\$9,590.76	\$ 9,590.76
1.33	Sodding with Topsoil (Including Water & Fertilizer)	SY	990	\$12.00	\$ 11,880.00	\$16.00	\$ 15,840.00	\$11.81	\$ 11,691.90
SCHEDULE 1 TOTAL				\$	589,255.00	\$	696,418.00	\$	896,990.40

SCHEDULE 1 - JOHNNIE ROW				XIT PAVING & CONSTRUCTION		ESTRADA CONCRETE CO. LLC		3S SERVICES	
Item Number	Description	Unit	Bid Quantity	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
2.01	Project Signs	EA	2	\$500.00	\$ 1,000.00	\$750.00	\$ 1,500.00	\$1,128.30	\$ 2,256.60
2.02	Storm Water Pollution Prevention Plan	LS	1	\$1,650.00	\$ 1,650.00	\$5,000.00	\$ 5,000.00	\$1,692.49	\$ 1,692.49
2.03	Barricades, Signs, and Traffic Control	MO	4	\$4,000.00	\$ 16,000.00	\$1,000.00	\$ 4,000.00	\$2,030.98	\$ 8,123.92
2.04	R.O.W. Preparation	STA	12	\$1,100.00	\$ 13,200.00	\$1,000.00	\$ 12,000.00	\$564.00	\$ 6,768.00
2.05	Remove Concrete Pavement	SY	1,105	\$10.00	\$ 11,050.00	\$15.00	\$ 16,575.00	\$6.77	\$ 7,480.85
2.06	Remove Asphalt	SY	2,875	\$9.00	\$ 25,875.00	\$10.00	\$ 28,750.00	\$6.77	\$ 19,463.75
2.07	Remove Concrete Curb and Gutter	LF	2,230	\$9.00	\$ 20,070.00	\$5.00	\$ 11,150.00	\$6.77	\$ 15,097.10
2.08	Remove Concrete	SY	40	\$12.00	\$ 480.00	\$50.00	\$ 2,000.00	\$6.77	\$ 270.80
2.09	Construction Staking	STA	12	\$800.00	\$ 9,600.00	\$750.00	\$ 9,000.00	\$226.00	\$ 2,712.00
2.10	Inlet Protection	EA	2	\$225.00	\$ 450.00	\$100.00	\$ 200.00	\$1,128.30	\$ 2,256.60
2.11	Unclassified Street Excavation	CY	380	\$20.00	\$ 7,600.00	\$20.00	\$ 7,600.00	\$5.64	\$ 2,143.20
2.12	Subgrade Preparation (Scarification and Recompaction)	SY	4,075	\$5.00	\$ 20,375.00	\$8.00	\$ 32,600.00	\$2.26	\$ 9,209.50
2.13	Reinforced Concrete Pavement (8")(4,000 Psi)(Road)	SY	3,790	\$55.00	\$ 208,450.00	\$65.00	\$ 246,350.00	\$145.55	\$ 551,634.50
2.14	Monolithic Curb	LF	2,260	\$2.00	\$ 4,520.00	\$5.00	\$ 11,300.00	\$28.21	\$ 63,754.60
2.15	Reinforced Concrete Pavement (6")(4,000 Psi)(Driveway)	SY	380	\$60.00	\$ 22,800.00	\$63.00	\$ 23,940.00	\$115.09	\$ 43,734.20
2.16	Reinforced Concrete Pavement (6")(4,000 Psi)(Driveway)(Private)	SY	59	\$50.00	\$ 2,950.00	\$63.00	\$ 3,717.00	\$115.09	\$ 6,790.31
2.17	6" Flexible Base (Type A Grade 1 or 2)	SY	57	\$45.00	\$ 2,565.00	\$50.00	\$ 2,850.00	\$112.83	\$ 6,431.31
2.18	6" Type "D" HMAC	TON	19	\$225.00	\$ 4,275.00	\$200.00	\$ 3,800.00	\$564.00	\$ 10,716.00
2.19	5-Foot Sidewalk (4")	SY	21	\$50.00	\$ 1,050.00	\$80.00	\$ 1,680.00	\$115.09	\$ 2,416.89
2.20	24" Stop Bar	LF	58	\$12.00	\$ 696.00	\$20.00	\$ 1,160.00	\$45.13	\$ 2,617.54
2.21	24" Reinforce Concrete Pipe (CL III)	LF	23	\$105.00	\$ 2,415.00	\$200.00	\$ 4,600.00	\$97.04	\$ 2,231.92
2.22	Trench Safety	LF	23	\$3.00	\$ 69.00	\$10.00	\$ 230.00	\$4.51	\$ 103.73
2.23	10' Std. Curb Inlet	EA	1	\$7,000.00	\$ 7,000.00	\$7,000.00	\$ 7,000.00	\$4,287.64	\$ 4,287.64
2.24	15' Std. Curb Inlet	EA	1	\$8,300.00	\$ 8,300.00	\$10,000.00	\$ 10,000.00	\$5,754.45	\$ 5,754.45
2.25	Sodding with Topsoil (Including Water & Fertilizer)	SY	920	\$12.00	\$ 11,040.00	\$20.00	\$ 18,400.00	\$11.81	\$ 10,865.20
SCHEDULE 2 TOTAL				\$	403,480.00	\$	465,402.00	\$	788,813.10
BID TOTAL				\$	992,735.00	\$	1,161,820.00	\$	1,685,803.50

SCHEDULE 1 - JOHNNIE ROW				AXIS CONTRACTING, INC.		RELIABLE PAVING, INC.		NEW WORLD CONTRACTING, LLC		ED BELL CONSTRUCTION		KIK UNDERGROUND, LLC	
Item Number	Description	Unit	Bid Quantity	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
1.01	Mobilization (Not to Exceed 5% of Total Base Bid)	LS	1	\$60,600.00	\$ 60,600.00	\$61,600.00	\$ 61,600.00	\$40,000.00	\$ 40,000.00	\$33,333.00	\$ 33,333.00	\$35,500.00	\$ 35,500.00
1.02	Project Signs	EA	2	\$649.00	\$ 1,298.00	\$528.00	\$ 1,056.00	\$593.00	\$ 1,186.00	\$400.00	\$ 800.00	\$650.00	\$ 1,300.00
1.03	Storm Water Pollution Prevention Plan	LS	1	\$3,106.00	\$ 3,106.00	\$2,040.00	\$ 2,040.00	\$1,873.00	\$ 1,873.00	\$2,000.00	\$ 2,000.00	\$3,000.00	\$ 3,000.00
1.04	Barricades, Signs, and Traffic Control	MO	4	\$3,476.00	\$ 13,904.00	\$3,215.00	\$ 12,860.00	\$1,998.00	\$ 7,992.00	\$2,500.00	\$ 10,000.00	\$2,500.00	\$ 10,000.00
1.05	R.O.W. Preparation	STA	9	\$2,250.00	\$ 20,250.00	\$1,087.00	\$ 9,783.00	\$832.00	\$ 7,488.00	\$1,500.00	\$ 13,500.00	\$750.00	\$ 6,750.00
1.06	Remove Concrete Pavement	SY	620	\$9.00	\$ 5,580.00	\$14.54	\$ 9,014.80	\$10.00	\$ 6,200.00	\$10.00	\$ 6,200.00	\$12.00	\$ 7,440.00
1.07	Remove Asphalt	SY	2,950	\$5.00	\$ 14,750.00	\$7.00	\$ 20,650.00	\$5.00	\$ 14,750.00	\$10.00	\$ 29,500.00	\$16.00	\$ 47,200.00
1.08	Remove Concrete Curb and Gutter	LF	1,711	\$3.00	\$ 5,133.00	\$3.81	\$ 6,518.91	\$3.00	\$ 5,133.00	\$7.50	\$ 12,832.50	\$4.00	\$ 6,844.00
1.09	Remove Concrete Flume	SY	84	\$6.00	\$ 504.00	\$37.43	\$ 3,144.12	\$6.00	\$ 504.00	\$20.00	\$ 1,680.00	\$15.00	\$ 1,260.00
1.10	Construction Staking	STA	14	\$1,000.00	\$ 14,000.00	\$324.00	\$ 4,536.00	\$749.00	\$ 10,486.00	\$500.00	\$ 7,000.00	\$300.00	\$ 4,200.00
1.11	Inlet Protection	EA	4	\$119.00	\$ 476.00	\$283.43	\$ 1,133.72	\$137.00	\$ 548.00	\$125.00	\$ 500.00	\$175.00	\$ 700.00
1.12	Rock Check Dam	LF	20	\$48.00	\$ 960.00	\$45.35	\$ 907.00	\$47.00	\$ 940.00	\$75.00	\$ 1,500.00	\$25.00	\$ 500.00
1.13	Unclassified Street Excavation	CY	175	\$23.00	\$ 4,025.00	\$27.10	\$ 4,742.50	\$26.00	\$ 4,550.00	\$50.00	\$ 8,750.00	\$25.00	\$ 4,375.00
1.14	Subgrade Preparation (Scarification and Recompaction)	SY	3,150	\$4.00	\$ 12,600.00	\$4.52	\$ 14,238.00	\$4.00	\$ 12,600.00	\$1.50	\$ 4,725.00	\$3.00	\$ 9,450.00
1.15	Reinforced Concrete Pavement (8")(4,000 Psi)(Road)	SY	2,860	\$79.00	\$ 225,940.00	\$65.45	\$ 187,187.00	\$72.00	\$ 205,920.00	\$85.00	\$ 243,100.00	\$72.00	\$ 205,920.00
1.16	Separate Concrete Curb and Gutter	LF	95	\$44.00	\$ 4,180.00	\$41.93	\$ 3,983.35	\$29.00	\$ 2,755.00	\$50.00	\$ 4,750.00	\$45.00	\$ 4,275.00
1.17	Monolithic Curb	LF	1,620	\$4.00	\$ 6,480.00	\$2.50	\$ 4,050.00	\$11.00	\$ 17,820.00	\$2.00	\$ 3,240.00	\$3.00	\$ 4,860.00
1.18	Reinforced Concrete Pavement (6")(4,000 Psi)(Driveway)	SY	471	\$82.00	\$ 38,622.00	\$77.36	\$ 36,436.56	\$68.00	\$ 32,028.00	\$90.00	\$ 42,390.00	\$64.00	\$ 30,144.00
1.19	Reinforced Concrete Pavement (6")(4,000 Psi)(Driveway)(Private)	SY	161	\$82.00	\$ 13,202.00	\$77.34	\$ 12,451.74	\$68.00	\$ 10,948.00	\$90.00	\$ 14,490.00	\$72.00	\$ 11,592.00
1.20	6" Flexible Base (Type A Grade 1 or 2)	SY	80	\$40.00	\$ 3,200.00	\$16.86	\$ 1,348.80	\$43.00	\$ 3,440.00	\$40.00	\$ 3,200.00	\$16.00	\$ 1,280.00
1.21	6" Type "D" HMAC	TON	27	\$660.00	\$ 17,820.00	\$176.00	\$ 4,752.00	\$350.00	\$ 9,450.00	\$200.00	\$ 5,400.00	\$200.00	\$ 5,400.00
1.22	24" Stop Bar	LF	30	\$44.00	\$ 1,320.00	\$27.21	\$ 816.30	\$22.00	\$ 660.00	\$17.50	\$ 525.00	\$25.00	\$ 750.00
1.23	24" Reinforce Concrete Pipe (CL III)	LF	620	\$96.00	\$ 59,520.00	\$100.90	\$ 62,558.00	\$131.00	\$ 81,220.00	\$100.00	\$ 62,000.00	\$98.00	\$ 60,760.00
1.24	24" Reinforce Concrete Pipe (CL IV)	LF	487	\$118.00	\$ 57,466.00	\$109.97	\$ 53,555.39	\$141.00	\$ 68,667.00	\$110.00	\$ 53,570.00	\$103.00	\$ 50,161.00
1.25	42" Reinforce Concrete Pipe (CL IV)	LF	161	\$297.00	\$ 47,817.00	\$215.41	\$ 34,681.01	\$185.00	\$ 29,785.00	\$200.00	\$ 32,200.00	\$214.00	\$ 34,454.00
1.26	Trench Safety	LF	1,268	\$2.00	\$ 2,536.00	\$2.27	\$ 2,878.36	\$4.00	\$ 5,072.00	\$1.00	\$ 1,268.00	\$1.00	\$ 1,268.00
1.27	Rock Rip-Rap (18") w/ Filter Fabric (27" Thick)	CY	55	\$303.00	\$ 16,665.00	\$209.74	\$ 11,535.70	\$313.00	\$ 17,215.00	\$150.00	\$ 8,250.00	\$110.00	\$ 6,050.00
1.28	10' Std. Curb Inlet	EA	2	\$5,305.00	\$ 10,610.00	\$5,442.00	\$ 10,884.00	\$4,148.00	\$ 8,296.00	\$5,250.00	\$ 10,500.00	\$4,250.00	\$ 8,500.00
1.29	15' Recessed Curb Inlet	EA	1	\$7,054.00	\$ 7,054.00	\$8,163.00	\$ 8,163.00	\$6,204.00	\$ 6,204.00	\$6,300.00	\$ 6,300.00	\$5,500.00	\$ 5,500.00
1.30	5'x5' PAZD (RC) w/ Apron	EA	1	\$5,093.00	\$ 5,093.00	\$6,145.00	\$ 6,145.00	\$6,908.00	\$ 6,908.00	\$5,250.00	\$ 5,250.00	\$4,550.00	\$ 4,550.00
1.31	Type 'A' Storm Drain Manhole	EA	3	\$9,020.00	\$ 27,060.00	\$5,440.00	\$ 16,320.00	\$4,201.00	\$ 12,603.00	\$4,200.00	\$ 12,600.00	\$4,850.00	\$ 14,550.00
1.32	CH-PW-0 Headwall (5')	EA	1	\$9,020.00	\$ 9,020.00	\$6,973.00	\$ 6,973.00	\$20,746.00	\$ 20,746.00	\$10,000.00	\$ 10,000.00	\$4,250.00	\$ 4,250.00
1.33	Sodding with Topsoil (Including Water & Fertilizer)	SY	990	\$15.00	\$ 14,850.00	\$9.07	\$ 8,979.30	\$15.00	\$ 14,850.00	\$10.00	\$ 9,900.00	\$10.00	\$ 9,900.00
SCHEDULE 1 TOTAL				\$ 725,641.00	\$ 725,641.00	\$ 625,922.56	\$ 625,922.56	\$ 668,837.00	\$ 668,837.00	\$ 661,253.50	\$ 661,253.50	\$ 602,683.00	\$ 602,683.00

SCHEDULE 1 - JOHNNIE ROW				AXIS CONTRACTING, INC.		RELIABLE PAVING, INC.		NEW WORLD CONTRACTING, LLC		ED BELL CONSTRUCTION		KIK UNDERGROUND, LLC	
Item Number	Description	Unit	Bid Quantity	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
2.01	Project Signs	EA	2	\$649.00	\$ 1,298.00	\$528.00	\$ 1,056.00	\$593.00	\$ 1,186.00	\$400.00	\$ 800.00	\$650.00	\$ 1,300.00
2.02	Storm Water Pollution Prevention Plan	LS	1	\$3,106.00	\$ 3,106.00	\$907.00	\$ 907.00	\$1,873.00	\$ 1,873.00	\$2,000.00	\$ 2,000.00	\$2,000.00	\$ 2,000.00
2.03	Barricades, Signs, and Traffic Control	MO	4	\$3,476.00	\$ 13,904.00	\$2,747.00	\$ 10,988.00	\$1,998.00	\$ 7,992.00	\$2,500.00	\$ 10,000.00	\$1,500.00	\$ 6,000.00
2.04	R.O.W. Preparation	STA	12	\$2,250.00	\$ 27,000.00	\$75.58	\$ 906.96	\$624.00	\$ 7,488.00	\$1,500.00	\$ 18,000.00	\$650.00	\$ 7,800.00
2.05	Remove Concrete Pavement	SY	1,105	\$9.00	\$ 9,945.00	\$13.15	\$ 14,530.75	\$9.00	\$ 9,945.00	\$10.00	\$ 11,050.00	\$12.00	\$ 13,260.00
2.06	Remove Asphalt	SY	2,875	\$5.00	\$ 14,375.00	\$6.94	\$ 19,952.50	\$5.00	\$ 14,375.00	\$10.00	\$ 28,750.00	\$16.00	\$ 46,000.00
2.07	Remove Concrete Curb and Gutter	LF	2,230	\$3.00	\$ 6,690.00	\$3.81	\$ 8,496.30	\$3.00	\$ 6,690.00	\$7.50	\$ 16,725.00	\$4.00	\$ 8,920.00
2.08	Remove Concrete	SY	40	\$6.00	\$ 240.00	\$14.53	\$ 581.20	\$6.00	\$ 240.00	\$21.00	\$ 840.00	\$14.00	\$ 560.00
2.09	Construction Staking	STA	12	\$1,000.00	\$ 12,000.00	\$378.00	\$ 4,536.00	\$749.00	\$ 8,988.00	\$500.00	\$ 6,000.00	\$300.00	\$ 3,600.00
2.10	Inlet Protection	EA	2	\$119.00	\$ 238.00	\$283.44	\$ 566.88	\$137.00	\$ 274.00	\$125.00	\$ 250.00	\$175.00	\$ 350.00
2.11	Unclassified Street Excavation	CY	380	\$23.00	\$ 8,740.00	\$27.09	\$ 10,294.20	\$26.00	\$ 9,880.00	\$50.00	\$ 19,000.00	\$15.00	\$ 5,700.00
2.12	Subgrade Preparation (Scarification and Recompaction)	SY	4,075	\$4.00	\$ 16,300.00	\$3.51	\$ 14,303.25	\$4.00	\$ 16,300.00	\$1.50	\$ 6,112.50	\$2.50	\$ 10,187.50
2.13	Reinforced Concrete Pavement (8")(4,000 Psi)(Road)	SY	3,790	\$79.00	\$ 299,410.00	\$67.45	\$ 255,635.50	\$72.00	\$ 272,880.00	\$85.00	\$ 322,150.00	\$74.00	\$ 280,460.00
2.14	Monolithic Curb	LF	2,260	\$4.00	\$ 9,040.00	\$2.50	\$ 5,650.00	\$11.00	\$ 24,860.00	\$2.00	\$ 4,520.00	\$3.00	\$ 6,780.00
2.15	Reinforced Concrete Pavement (6")(4,000 Psi)(Driveway)	SY	380	\$82.00	\$ 31,160.00	\$77.38	\$ 29,404.40	\$68.00	\$ 25,840.00	\$90.00	\$ 34,200.00	\$64.00	\$ 24,320.00
2.16	Reinforced Concrete Pavement (6")(4,000 Psi)(Driveway)(Private)	SY	59	\$82.00	\$ 4,838.00	\$77.34	\$ 4,563.06	\$68.00	\$ 4,012.00	\$90.00	\$ 5,310.00	\$78.00	\$ 4,602.00
2.17	6" Flexible Base (Type A Grade 1 or 2)	SY	57	\$40.00	\$ 2,280.00	\$22.79	\$ 1,299.03	\$43.00	\$ 2,451.00	\$40.00	\$ 2,280.00	\$16.00	\$ 912.00
2.18	6" Type "D" HMAC	TON	19	\$660.00	\$ 12,540.00	\$175.21	\$ 3,328.99	\$350.00	\$ 6,650.00	\$200.00	\$ 3,800.00	\$200.00	\$ 3,800.00
2.19	5-Foot Sidewalk (4")	SY	21	\$84.00	\$ 1,764.00	\$80.50	\$ 1,690.50	\$59.00	\$ 1,239.00	\$125.00	\$ 2,625.00	\$53.00	\$ 1,113.00
2.20	24" Stop Bar	LF	58	\$44.00	\$ 2,552.00	\$27.21	\$ 1,578.18	\$22.00	\$ 1,276.00	\$17.50	\$ 1,015.00	\$25.00	\$ 1,450.00
2.21	24" Reinforce Concrete Pipe (CL III)	LF	23	\$96.00	\$ 2,208.00	\$100.90	\$ 2,320.70	\$131.00	\$ 3,013.00	\$100.00	\$ 2,300.00	\$92.10	\$ 2,118.30
2.22	Trench Safety	LF	23	\$2.00	\$ 46.00	\$11.34	\$ 260.82	\$4.00	\$ 92.00	\$1.00	\$ 23.00	\$1.00	\$ 23.00
2.23	10' Std. Curb Inlet	EA	1	\$5,305.00	\$ 5,305.00	\$5,443.00	\$ 5,443.00	\$4,148.00	\$ 4,148.00	\$5,250.00	\$ 5,250.00	\$4,250.00	\$ 4,250.00
2.24	15' Std. Curb Inlet	EA	1	\$7,054.00	\$ 7,054.00	\$8,163.00	\$ 8,163.00	\$6,204.00	\$ 6,204.00	\$6,300.00	\$ 6,300.00	\$5,500.00	\$ 5,500.00
2.25	Sodding with Topsoil (Including Water & Fertilizer)	SY	920	\$15.00	\$ 13,800.00	\$10.20	\$ 9,384.00	\$15.00	\$ 13,800.00	\$10.00	\$ 9,200.00	\$10.00	\$ 9,200.00
SCHEDULE 2 TOTAL				\$ 505,833.00	\$ 505,833.00	\$ 415,840.22	\$ 415,840.22	\$ 451,696.00	\$ 451,696.00	\$ 518,500.50	\$ 518,500.50	\$ 450,205.80	\$ 450,205.80
BID TOTAL				\$ 1,231,474.00	\$ 1,231,474.00	\$ 1,041,762.78	\$ 1,041,762.78	\$ 1,120,533.00	\$ 1,120,533.00	\$ 1,179,754.00	\$ 1,179,754.00	\$ 1,052,888.80	\$ 1,052,888.80

SCHEDULE 1 - JOHNNIE ROW				TEXAS CIVIL CONSTRUCTION		FNH CONSTRUCTION, LLC		PAVECON PUBLIC WORKS	
Item Number	Description	Unit	Bid Quantity	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
1.01	Mobilization (Not to Exceed 5% of Total Base Bid)	LS	1	\$45,000.00	\$ 45,000.00	\$80,000.00	\$ 80,000.00	\$45,100.00	\$ 45,100.00
1.02	Project Signs	EA	2	\$530.00	\$ 1,060.00	\$1,500.00	\$ 3,000.00	\$420.00	\$ 840.00
1.03	Storm Water Pollution Prevention Plan	LS	1	\$2,500.00	\$ 2,500.00	\$8,500.00	\$ 8,500.00	\$2,000.00	\$ 2,000.00
1.04	Barricades, Signs, and Traffic Control	MO	4	\$1,115.00	\$ 4,460.00	\$8,500.00	\$ 34,000.00	\$2,900.00	\$ 11,600.00
1.05	R.O.W. Preparation	STA	9	\$7,000.00	\$ 63,000.00	\$10,000.00	\$ 90,000.00	\$1,500.00	\$ 13,500.00
1.06	Remove Concrete Pavement	SY	620	\$11.00	\$ 6,820.00	\$20.00	\$ 12,400.00	\$9.11	\$ 5,648.20
1.07	Remove Asphalt	SY	2,950	\$7.00	\$ 20,650.00	\$20.00	\$ 59,000.00	\$8.60	\$ 25,370.00
1.08	Remove Concrete Curb and Gutter	LF	1,711	\$1.50	\$ 2,566.50	\$20.00	\$ 34,220.00	\$3.80	\$ 6,501.80
1.09	Remove Concrete Flume	SY	84	\$15.00	\$ 1,260.00	\$20.00	\$ 1,680.00	\$18.20	\$ 1,528.80
1.10	Construction Staking	STA	14	\$350.00	\$ 4,900.00	\$2,000.00	\$ 28,000.00	\$165.00	\$ 2,310.00
1.11	Inlet Protection	EA	4	\$140.00	\$ 560.00	\$500.00	\$ 2,000.00	\$110.00	\$ 440.00
1.12	Rock Check Dam	LF	20	\$50.00	\$ 1,000.00	\$50.00	\$ 1,000.00	\$50.00	\$ 1,000.00
1.13	Unclassified Street Excavation	CY	175	\$25.00	\$ 4,375.00	\$20.00	\$ 3,500.00	\$18.50	\$ 3,237.50
1.14	Subgrade Preparation (Scarification and Recompaction)	SY	3,150	\$4.00	\$ 12,600.00	\$12.00	\$ 37,800.00	\$6.60	\$ 20,790.00
1.15	Reinforced Concrete Pavement (8")(4,000 Psi)(Road)	SY	2,860	\$74.75	\$ 213,785.00	\$58.00	\$ 165,880.00	\$71.10	\$ 203,346.00
1.16	Separate Concrete Curb and Gutter	LF	95	\$25.00	\$ 2,375.00	\$50.00	\$ 4,750.00	\$31.40	\$ 2,983.00
1.17	Monolithic Curb	LF	1,620	\$3.00	\$ 4,860.00	\$8.00	\$ 12,960.00	\$3.00	\$ 4,860.00
1.18	Reinforced Concrete Pavement (6")(4,000 Psi)(Driveway)	SY	471	\$85.00	\$ 40,035.00	\$80.00	\$ 37,680.00	\$124.30	\$ 58,545.30
1.19	Reinforced Concrete Pavement (6")(4,000 Psi)(Driveway)(Private)	SY	161	\$85.00	\$ 13,685.00	\$85.00	\$ 13,685.00	\$108.00	\$ 17,388.00
1.20	6" Flexible Base (Type A Grade 1 or 2)	SY	80	\$25.00	\$ 2,000.00	\$60.00	\$ 4,800.00	\$18.00	\$ 1,440.00
1.21	6" Type "D" HMAc	TON	27	\$111.00	\$ 2,997.00	\$200.00	\$ 5,400.00	\$150.00	\$ 4,050.00
1.22	24" Stop Bar	LF	30	\$22.00	\$ 660.00	\$20.00	\$ 600.00	\$15.80	\$ 474.00
1.23	24" Reinforce Concrete Pipe (CL III)	LF	620	\$79.50	\$ 49,290.00	\$105.00	\$ 65,100.00	\$113.70	\$ 70,494.00
1.24	24" Reinforce Concrete Pipe (CL IV)	LF	487	\$87.50	\$ 42,612.50	\$110.00	\$ 53,570.00	\$113.70	\$ 55,371.90
1.25	42" Reinforce Concrete Pipe (CL IV)	LF	161	\$192.00	\$ 30,912.00	\$450.00	\$ 72,450.00	\$261.10	\$ 42,037.10
1.26	Trench Safety	LF	1,268	\$1.00	\$ 1,268.00	\$10.00	\$ 12,680.00	\$8.80	\$ 11,158.40
1.27	Rock Rip-Rap (18") w/ Filter Fabric (27" Thick)	CY	55	\$165.00	\$ 9,075.00	\$185.00	\$ 10,175.00	\$148.00	\$ 8,140.00
1.28	10' Std. Curb Inlet	EA	2	\$3,600.00	\$ 7,200.00	\$6,500.00	\$ 13,000.00	\$4,500.00	\$ 9,000.00
1.29	15' Recessed Curb Inlet	EA	1	\$4,500.00	\$ 4,500.00	\$8,500.00	\$ 8,500.00	\$6,500.00	\$ 6,500.00
1.30	5'x5' PAZD (RC) w/ Apron	EA	1	\$2,000.00	\$ 2,000.00	\$8,500.00	\$ 8,500.00	\$7,700.00	\$ 7,700.00
1.31	Type 'A' Storm Drain Manhole	EA	3	\$4,000.00	\$ 12,000.00	\$8,500.00	\$ 25,500.00	\$5,150.00	\$ 15,450.00
1.32	CH-PW-0 Headwall (5')	EA	1	\$3,450.00	\$ 3,450.00	\$15,000.00	\$ 15,000.00	\$4,500.00	\$ 4,500.00
1.33	Sodding with Topsoil (Including Water & Fertilizer)	SY	990	\$13.00	\$ 12,870.00	\$12.00	\$ 11,880.00	\$23.80	\$ 23,562.00
SCHEDULE 1 TOTAL				\$	626,326.00	\$	937,210.00	\$	686,866.00

SCHEDULE 1 - JOHNNIE ROW				TEXAS CIVIL CONSTRUCTION		FNH CONSTRUCTION, LLC		PAVECON PUBLIC WORKS	
Item Number	Description	Unit	Bid Quantity	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
2.01	Project Signs	EA	2	\$530.00	\$ 1,060.00	\$1,500.00	\$ 3,000.00	\$420.00	\$ 840.00
2.02	Storm Water Pollution Prevention Plan	LS	1	\$725.00	\$ 725.00	\$4,500.00	\$ 4,500.00	\$2,000.00	\$ 2,000.00
2.03	Barricades, Signs, and Traffic Control	MO	4	\$1,115.00	\$ 4,460.00	\$8,500.00	\$ 34,000.00	\$2,900.00	\$ 11,600.00
2.04	R.O.W. Preparation	STA	12	\$75.00	\$ 900.00	\$5,000.00	\$ 60,000.00	\$300.00	\$ 3,600.00
2.05	Remove Concrete Pavement	SY	1,105	\$8.50	\$ 9,392.50	\$20.00	\$ 22,100.00	\$9.11	\$ 10,066.55
2.06	Remove Asphalt	SY	2,875	\$7.00	\$ 20,125.00	\$20.00	\$ 57,500.00	\$8.60	\$ 24,725.00
2.07	Remove Concrete Curb and Gutter	LF	2,230	\$1.50	\$ 3,345.00	\$20.00	\$ 44,600.00	\$3.80	\$ 8,474.00
2.08	Remove Concrete	SY	40	\$20.00	\$ 800.00	\$20.00	\$ 800.00	\$41.00	\$ 1,640.00
2.09	Construction Staking	STA	12	\$365.00	\$ 4,380.00	\$2,000.00	\$ 24,000.00	\$192.00	\$ 2,304.00
2.10	Inlet Protection	EA	2	\$140.00	\$ 280.00	\$500.00	\$ 1,000.00	\$110.00	\$ 220.00
2.11	Unclassified Street Excavation	CY	380	\$25.00	\$ 9,500.00	\$20.00	\$ 7,600.00	\$18.50	\$ 7,030.00
2.12	Subgrade Preparation (Scarification and Recompaction)	SY	4,075	\$4.00	\$ 16,300.00	\$12.00	\$ 48,900.00	\$5.20	\$ 21,190.00
2.13	Reinforced Concrete Pavement (8")(4,000 Psi)(Road)	SY	3,790	\$62.50	\$ 236,875.00	\$65.00	\$ 246,350.00	\$64.90	\$ 245,971.00
2.14	Monolithic Curb	LF	2,260	\$3.00	\$ 6,780.00	\$14.00	\$ 31,640.00	\$3.00	\$ 6,780.00
2.15	Reinforced Concrete Pavement (6")(4,000 Psi)(Driveway)	SY	380	\$85.00	\$ 32,300.00	\$85.00	\$ 32,300.00	\$112.00	\$ 42,560.00
2.16	Reinforced Concrete Pavement (6")(4,000 Psi)(Driveway)(Private)	SY	59	\$85.00	\$ 5,015.00	\$85.00	\$ 5,015.00	\$158.00	\$ 9,322.00
2.17	6" Flexible Base (Type A Grade 1 or 2)	SY	57	\$30.00	\$ 1,710.00	\$60.00	\$ 3,420.00	\$22.00	\$ 1,254.00
2.18	6" Type "D" HMAc	TON	19	\$111.00	\$ 2,109.00	\$200.00	\$ 3,800.00	\$178.00	\$ 3,382.00
2.19	5-Foot Sidewalk (4")	SY	21	\$83.00	\$ 1,743.00	\$85.00	\$ 1,785.00	\$83.30	\$ 1,749.30
2.20	24" Stop Bar	LF	58	\$12.00	\$ 696.00	\$20.00	\$ 1,160.00	\$15.80	\$ 916.40
2.21	24" Reinforce Concrete Pipe (CL III)	LF	23	\$192.00	\$ 4,416.00	\$125.00	\$ 2,875.00	\$113.70	\$ 2,615.10
2.22	Trench Safety	LF	23	\$20.00	\$ 460.00	\$10.00	\$ 230.00	\$8.80	\$ 202.40
2.23	10' Std. Curb Inlet	EA	1	\$3,600.00	\$ 3,600.00	\$6,500.00	\$ 6,500.00	\$4,500.00	\$ 4,500.00
2.24	15' Std. Curb Inlet	EA	1	\$4,500.00	\$ 4,500.00	\$8,500.00	\$ 8,500.00	\$6,500.00	\$ 6,500.00
2.25	Sodding with Topsoil (Including Water & Fertilizer)	SY	920	\$13.00	\$ 11,960.00	\$12.00	\$ 11,040.00	\$23.80	\$ 21,896.00
SCHEDULE 2 TOTAL				\$	383,431.50	\$	662,615.00	\$	441,337.75
BID TOTAL				\$	1,009,757.50	\$	1,599,825.00	\$	1,128,203.75

Regular Session Agenda Item: 4

Meeting Date: **May 18, 2020**

ITEM DESCRIPTION:

Conduct a Public Hearing on a request to change the zoning from Planned Development-19-04 (PD-19-04) to Planned Development-19-04-Amended (PD-19-04A) 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, by amending the development regulations and amending the concept plan.

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 owner, developer, and home builder Robbie Hale (under his company name of Shepherd Place Homes) in their request to amend the current plan development. The development regulations requesting a change are:

- A revised concept plan; and
- Reducing the minimum lot depth from 120-feet to 110-feet on certain lots.

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.

A legal ad was published per the Texas Local Government Code for the public hearing at the Planning and Zoning Commission in the Monday, April 13, 2020, edition of the Daily Commercial Record newspaper. Not including the subject parcels, there are one hundred eight (108) 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 Wednesday, April 15, 2020, for the Planning and Zoning Commission meeting. Three (3) letters were returned as undeliverable by the U.S. Postal Service. One (1) letter was returned against the request by a neighbor and a copy was provided to the Commissioners in their meeting packet. Other than the applicant, no (zero) other people spoke for or against the request at the Planning and Zoning Commission meeting held by utilizing Zoom to host a webinar.

For the City Council meeting, a legal ad was published again per the Texas Local Government Code in the Friday, May 1, 2020, edition of the Daily Commercial Record newspaper. The owners of each parcel were again notified in compliance with the 200-foot rule by mail on Friday, May 1, 2020. As of the date of this report, Monday, May 11, 2020, no (zero) additional letters were returned as undeliverable by the U.S. Postal Service and one (1) additional written response against and one (1) additional written response in favor of the project has been received. Staff will make the Council members aware of any additional responses received at their meeting.

FINANCIAL IMPACT:

Not applicable

RECOMMENDATION:

On April 28th, the Planning and Zoning Commission voted six (6) to zero (0) in favor of recommending approval with conditions to City Council on the zoning request to change from PD-19-04 to PD-19-04-A1 to amend the development regulations by amending the lot dimensions while maintaining the minimum 6,000 square foot lot area and amending the concept plan to reflect the same on approximately 46-acres located at 835 Thedford Road; Seagoville, Dallas County, Texas. There were three (3) conditions of approval.

- The new concept plan is acceptable if both of the below conditions are also met.
- Only those lots identified with this application may have a reduced lot depth of not less than 110.00-feet. All other lots shall maintain their minimum lot depth of 120.00-feet.
- No lot shall have its total area be reduced from 6,000.00-square-feet.

Staff also supports the requested change with the above 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. 2019 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. Proposed development regulations
 - c. New concept plan
 - i. Concept plan (11 x 17 without dimensions)
 - ii. Draft Construction Plat (11 x 17 with lot dimensions)
 - iii. Lots requesting reduced lot depth (11 x 17 with colored hatching)
6. Legal notices to newspaper
 - a. Planning and Zoning Commission notice
 - b. City Council notice
7. Legal notice to adjoining owners
 - a. Planning and Zoning Commission notice (2 pages)
 - b. City Council notice (2 pages)
 - c. Responses received (3 pages)
8. List of property owners within 200-feet of property (4 pages)
9. Current PD Ordinance 36-2019 (9 pages)
10. Applicant's PowerPoint presentation (22 pages)



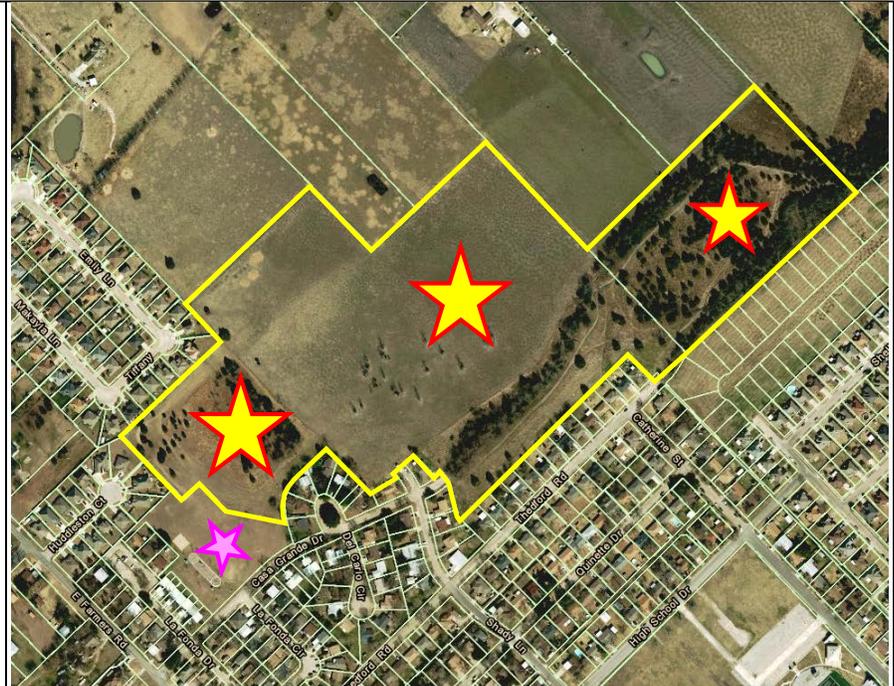
COMMUNITY DEVELOPMENT
702 NORTH HIGHWAY 175
SEAGOVILLE, TX 75159
PHONE: (972) 287-2050

DATE: MAY 18, 2020
AUTHOR: JENNIFER BONNER, PLANNER
APPLICANT: K.P.A. CONSULTING INC.; SHEPHERD PLACE HOMES
PARCELS: 65085006510040000 AND 65085006510160000
LOCATION: 835 THEDFORD ROAD

REQUEST SUMMARY:

The applicant is requesting that the current plan development regulations for a residential subdivision of detached single family houses be amended. The amendment requests are for a new concept plan and a reduction in the lot depth from 120-feet to 110-feet.

The subdivision and plan development will be located on 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. Casa Grande Park is the parcel under the light pink star with the darker pink outline.



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 <i>and</i> R-5, Single Family Residential West: TH, Townhouse <i>and</i> R-5, Single Family Residential East: R-5, Single Family Residential South: TH, Townhouse <i>and</i> R-5, Single Family Residential	vacant	Low Density Residential

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On April 28, 2020, the Planning and Zoning Commission voted six (6) to zero (0) in favor of recommending to City Council to approve with conditions the zoning request to change from PD-19-04 to PD-19-04-A1 to amend the development regulations by amending the lot dimensions while maintaining the minimum 6,000 square foot lot area and amending the concept plan to reflect the same on approximately 46-acres located at 835 Thedford Road; Seagoville, Dallas County, Texas. There were three (3) conditions of approval.

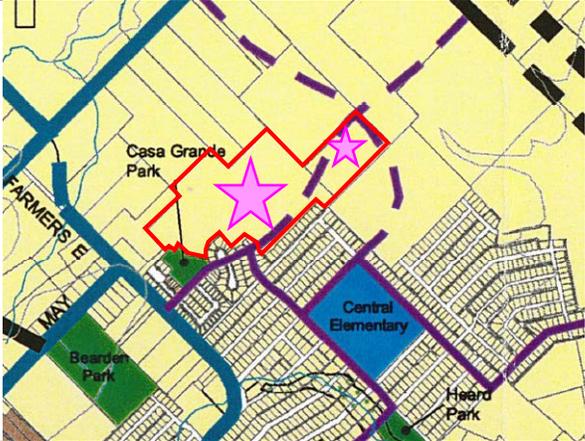
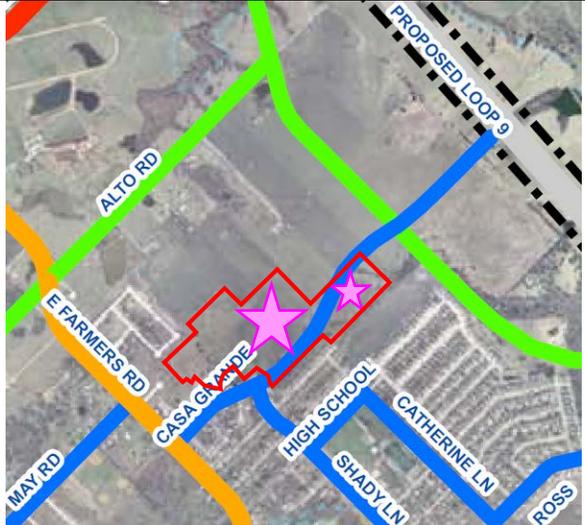
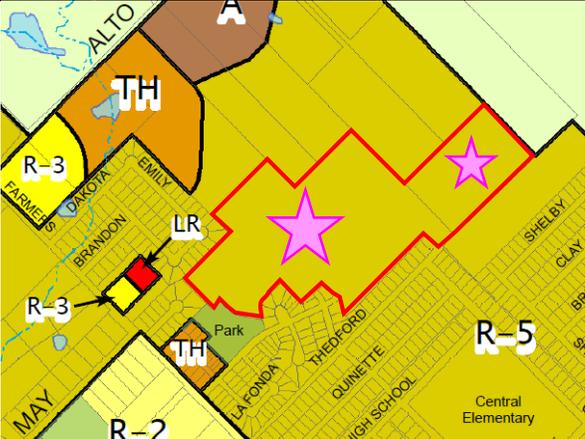
- The new concept plan is acceptable if both of the below conditions are also met.
- Only those lots identified with this application may have a reduced lot depth of not less than 110.00-feet. All other lots shall maintain their minimum lot depth of 120.00-feet.
- No lot shall have its total area be reduced from 6,000.00-

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

square-feet.

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

COMPARISON TO ADOPTED CITY MASTER PLANS

STAFF ANALYSIS	PLAN GOALS OR GUIDELINES
2002 Future Land Use Plan and Map	
<p>The subject parcels are outlined in red and under the 2 light 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). While land will still be dedicated as an addition Casa Granda Park, the developer now plans to pay park fees of \$500.00 per residential lot instead of making improvements to Casa Grande Park.</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Meets Standard</p> 
2006 Thoroughfare Plan and Map	
<p>The subject parcels are outlined in red and under the 2 light 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.</p> <p>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.</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Meets Standard</p> 
2009 Zoning Plan and Map	
<p>The plan development encompasses about 36+ acres of vacant land outlined in red and under the 2 light pink stars outlined in the darker pink/purple.</p> <p>The applicant is requesting a new concept plan and a reduction in the lot depth from 120-feet to 110-feet. The total area of the lot (6,000-square feet, the minimum size that R-5 requires) is not being reduced with this request.</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Meets Standard</p> 

REVIEW CRITERIA	STAFF ANALYSIS	
1. Will the development provide for a superior design of the lots or buildings?	Yes	This amendment to the plan development is asking for lots that will be 10-feet shallower than the code-required R-5 district 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 areas that will be designated for open space within the subdivision. This concept plan adds more land to Casa Grande Park (0.83-acres to 1.05-acres) while removing some from the planned detention pond area (1.60-acres to 1.53-acres). The applicant stated at the P&Z meeting that preliminary drainage calculations allow for the area reduction at the detention pond. The engineers have told the applicant that more detailed calculations may require this area to be increased and he is aware this may mean the loss of lot(s).
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	While land will still be dedicated as an addition Casa Granda Park, the developer now plans to pay park fees of \$500.00 per residential lot instead of making improvements to Casa Grande Park.
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 existing creek to protect both the upstream and 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 within the development 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 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	Most of the planned 217 lots shown on this new concept plan will be 50-feet wide by 120-feet deep or larger. This amendment is requesting for approximately 60 lots to reduce the minimum lot depth to 110.00-feet. Most of these lots are planned to be between 110.00- and 120.00-feet deep. Only 10 of these 60 lots will have one or both sides at 110.00-feet in depth. The total lot area is <i>not</i> being asked to be reduced with this request from 6,000-square-feet.
8. Will the use be designated, located, and operated so that the public health, safety, and welfare will be protected?	Yes	City water and sanitary sewer services will be extended into this area of Seagoville and will be designed, engineered, and operated to protect public health, safety, and welfare. Storm utility services will also have to be designed, engineered, and operated to protect the public.
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 compliant 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.).

**STAFF REPORT
Z2020-04**

REVIEW CRITERIA	STAFF ANALYSIS	
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 remain 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 will extend through the development to its northern property line. Per the 2006 Master Thoroughfare Plan, this street extension will be designed as a Minor Arterial.
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.
14. Are the ingress, egress, and pedestrian ways adequate?	Yes	All ingress and egress ways will be constructed by the 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. Once the development is built-out, Code Enforcement will ensure compliance with city ordinances.
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. Staff will enforce the landscaping required on each lot at the time of the construction of each house.
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 subdivision is not changing size. The submitted request is asking for a reduction in the lot depth from 120-feet to 110-feet on certain lots.
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. If approved, staff will ensure each item is met during the development process for both the subdivision as well as the individual lots.
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.

MAY 18, 2020

REVIEW CRITERIA	STAFF ANALYSIS	
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 now plans to pay park fees of \$500.00 per residential lot instead of making improvements to Casa Grande Park.
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. A change in the zoning of parcels does not affect this chapter of the Plan.

Public Comments Received: A legal ad was published per the Texas Local Government Code for the public hearing at the Planning and Zoning Commission in the Monday, April 13, 2020, edition of the Daily Commercial Record newspaper. Not including the subject parcels, there are one hundred eight (108) 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 Wednesday, April 15, 2020, for the Planning and Zoning Commission meeting. Three (3) letters were returned as undeliverable by the U.S. Postal Service. One (1) letter was returned against the request by a neighbor and a copy was provided to the Commissioners in their meeting packet. Other than the applicant, no (zero) other people spoke for or against the request at the Planning and Zoning Commission meeting held by utilizing Zoom to host a webinar.

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Other comments: Below is a table listing the land uses in the municipal code for the R-5 zoning district. Use the table to the right to determine which symbols depict land uses that would be permitted outright instead of requiring a special use permit. Any land use that is not listed in the table is prohibited. The table below is sorted alphabetically by type of land use.

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

Type of Land 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

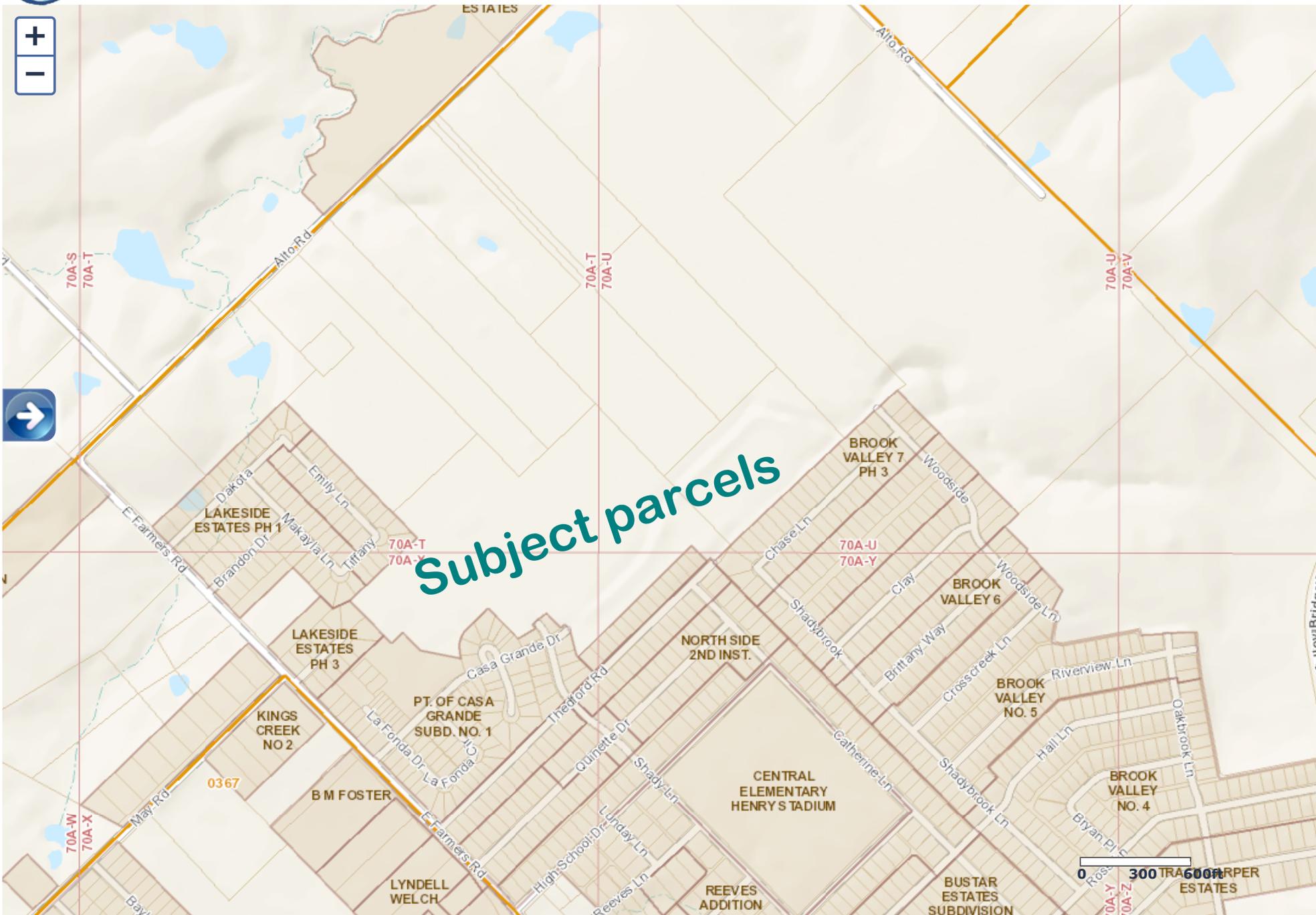
**STAFF REPORT
Z2020-04**

Type of Land Use	Zoning District	Residential
Daycare or nursery with more than four unrelated children		R-5 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
Electrical public utility regulating station		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

MAY 18, 2020

Type of Land Use	Zoning District	Residential
		R-5
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
Telephone exchange without office, repair or storage facilities		P
Temporary and seasonal sales establishment, such as flea market or produce stand		SUP
Temporary buildings to be used for construction purposes only		P
Travel trailer park		SUP
Veterinary hospital on 5 acres or more		SUP
Water pumping plant		P
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: 3/24/2020 City Council: 4/20/2020
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 75159
[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, 36.253 Acres, TR 4, 10 Acres
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 46.10 Existing Zoning: PD-36-2019 Requested Zoning: Revised 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: Vice President

Company Name: Shepherd Place Homes

Street/Mailing Address: 620 Rowlett Rd City: Garland State: TX Zip: 75159

Phone: (214) 957-3216 Fax: () _____ Email Address: rhonda@edmondspaving.com

Engineer / Representative's Name: KPA Consulting Inc.

Contact Person: Pat Atkins Title: President

Company Name: KPA Consulting

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.)

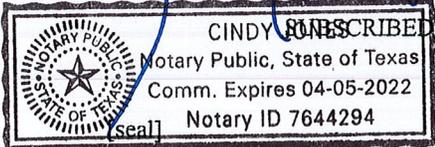
All applications must be COMPLETE before they will be scheduled for P&Z agenda. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that 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: Robbie Hale VP Title: VICE PRESIDENT/CNO Date: 02-21-2020



WITNESSED AND SWORN TO before me, this the 21 day of February, 2020.
[Month] [Year]
Notary Public in and for the State of Texas:
My Commission Expires On: 04-05-2022

Office Use Only: Date Rec'd: 2/25/2020 Fees Paid: \$ 1500 Check #: 120731 Receipt #: 608855
Zoning Case # 22020-04 Accepted By: AJB Official Submittal Date: 2/25/2020



PAT ATKINS

President

KPA Consulting, Inc.

3076 Hays Lane, Rockwall Texas 75087

972.388.6383 | kpatatkins@yahoo.com

March 05, 2020

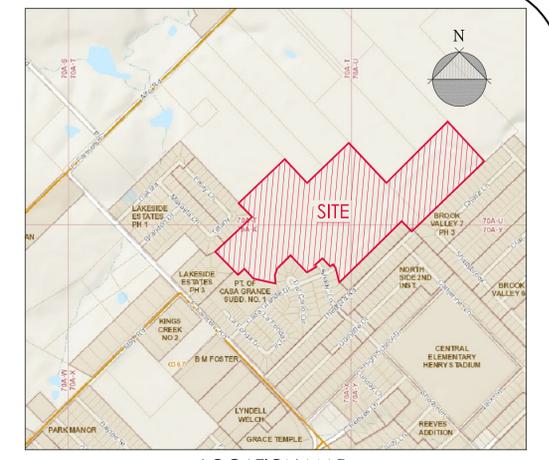
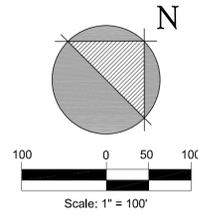
Planned Development Use and Regulation - Amended

RE: Cottonwood Creek - Seagoville, Texas

Minimum Lot Size 50'x110'

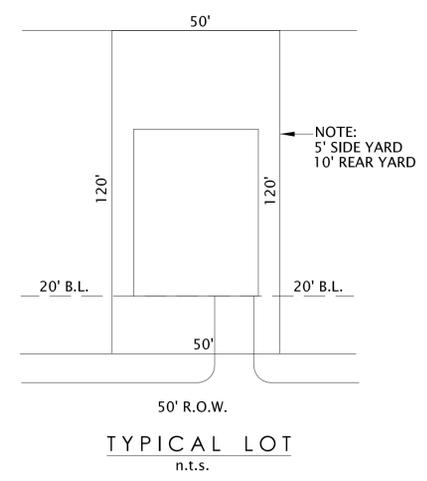
Minimum Lot Width of 50' to be measured at front building line

Revised Concept Planned - Layout changes



BOUNDARY LINE DATA
L1 N 45°42'06" W 8.40'
L2 N 5°22'54" W 50.00'
L3 N 45°15'47" W 114.92'
L4 S 02°36'50" W 50.50'
L5 S 44°38'02" W 50.00'

BOUNDARY CURVE DATA
C1 L=12.05' R=302.66' Δ=2°16'53" CB=N 46°40'26" E CH=12.05'
C2 L=29.71' R=252.66' Δ=6°44'14" CB=S 47°39'05" W CH=29.69'
C3 L=23.60' R=250.10' Δ=5°24'24" CB=S 42°16'21" E CH=23.59'

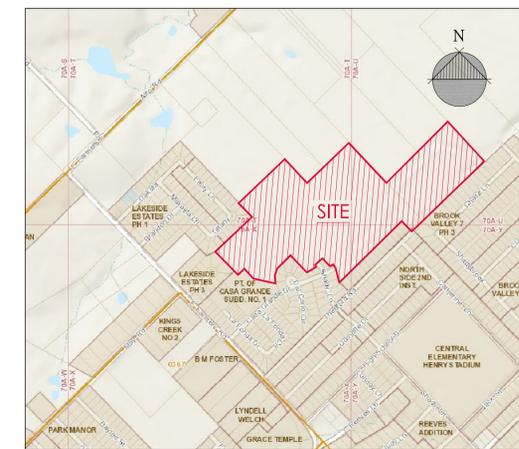
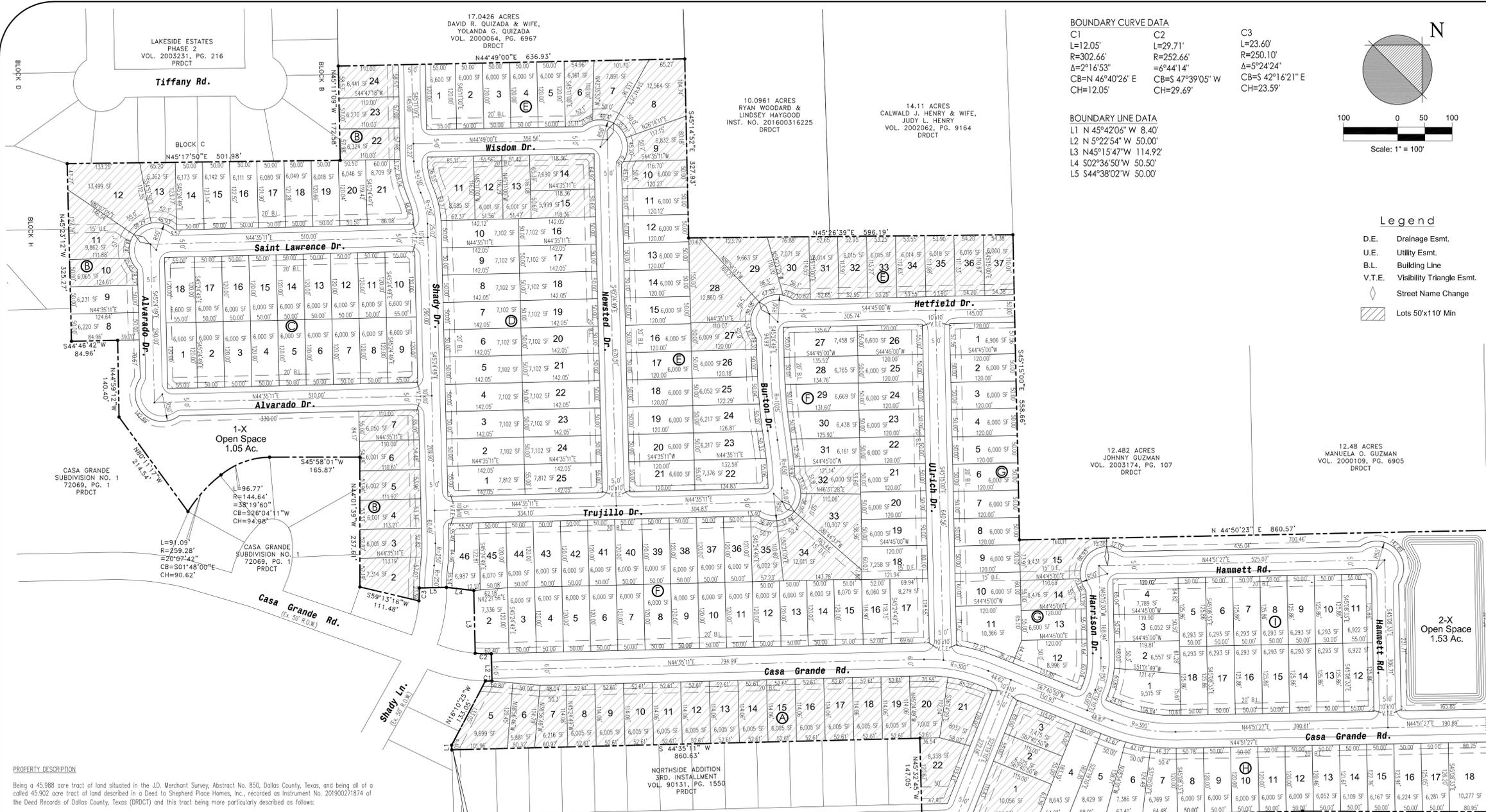


Cottonwood Creek

Block A, Lots 5-22 Block D, Lots 1-25 Block G, Lots 1-15
Block B, Lots 2-24 Block E, Lots 1-37 Block H, Lots 1-18
Block C, Lots 1-18 Block F, Lots 2-46 Block I, Lots 1-18
Being a 45.988 Ac. Tract of Land situated in the
J. D. Merchant Survey, Abst. No. 850
City of Seagoville, Dallas County, Texas

Developer/Applicant:
KPA
consulting, inc.
3076 Hays Lane
Rockwall, Texas 75043
972.388.6383
Contact: Pat Atkins

Owner:
Shepherd Place Homes, Inc.
620 Rowlett Rd.
Garland, Texas 75043
972.475.1100



- Legend**
- D.E. Drainage Esmt.
 - U.E. Utility Esmt.
 - B.L. Building Line
 - V.T.E. Visibility Triangle Esmt.
 - Street Name Change
 - Lots 50'x110' Min

LOCATION MAP

PROPERTY DESCRIPTION

Being a 45,988 acre tract of land situated in the J.D. Merchant Survey, Abstract No. 850, Dallas County, Texas, and being all of a called 45,902 acre tract of land described in a Deed to Shepherd Place Homes, Inc., recorded as Instrument No. 201900271874 of the Deed Records of Dallas County, Texas (DRDCT) and this tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in a northeast line of Casa Grande Subdivision No. 1, an Addition to the City of Seagoville, recorded in Volume 72069, Page 1 of the Plat Records of Dallas County, Texas (PRDCT) at a southeast corner of said 45,902 acre tract common to the most western corner of Northside Addition 3rd Installment, an Addition to the City of Seagoville, recorded in Volume 90131, Page 1550 (PRDCT);

THENCE along the common boundary lines of said Casa Grande Addition and 45,902 acre tract as occupied on the ground, the following courses:

North 45°42'06" West, a distance of 8.40 feet, to a 5/8" iron rod with a yellow cap, stamped "RPLS 3963", set for corner;

North 16°10'25" West, a distance of 133.05 feet, to a 5/8" iron rod with a yellow cap, stamped "RPLS 3963", set for corner at the beginning of a non-tangent curve to the left having a radius of 302.86 feet and a Chord which bears North 46°40'26" East a distance of 12.05 feet;

Northeastly with said curve to the left, having a central angle of 02°16'53", an arc distance of 12.05 feet, to a 1/2" iron rod found for corner;

North 45°22'54" West, a distance of 50.00 feet, to a point for corner from which a 1/2" iron rod found for reference bears South 62°33'34" East a distance of 0.74 feet, said point being at the beginning of a non-tangent curve to the right having radius of 252.66 feet and a Chord which bears South 47°39'05" West a distance of 29.69 feet;

Southeasterly with said curve to the right, having a central angle of 06°44'14", an arc distance of 29.71 feet, to a 1/2" iron rod with a red cap found for corner;

North 45°15'47" West, a distance of 114.92 feet, to a point for corner;

South 52°36'00" West, a distance of 50.50 feet, to a point for corner from which a 1/2" iron rod found for reference bears North 63°51'56" West a distance of 1.00 feet;

South 44°38'00" West, a distance of 50.00 feet, to a 5/8" iron rod with a yellow cap, stamped "RPLS 3963", set for corner at the beginning of a non-tangent curve to the right having radius of 250.10 feet and a Chord which bears South 42°16'21" East a distance of 23.59 feet;

Southeasterly with said curve to the right, having a central angle of 05°24'24", an arc distance of 23.60 feet, to a 1/2" iron rod found for corner;

South 59°13'16" West, a distance of 111.48 feet, to a point for corner from which a 1/2" iron rod found for reference bears North 45°27'11" West a distance of 6.11 feet;

North 44°01'39" West, a distance of 237.61 feet, to a point for corner from which a 1/2" iron rod found for reference bears South 45°58'01" West a distance of 5.91 feet;

South 45°58'01" West, a distance of 165.87 feet, to a 1/2" iron rod found for corner at the beginning of a non-tangent curve to the left, having a radius of 144.64 feet and a Chord which bears South 26°04'11" West a distance of 94.98 feet;

Southeasterly with said curve to the left, having a central angle of 38°19'59", an arc distance of 96.77 feet, to a 1/2" iron rod found for corner from which a 1/2" iron rod found for reference bears North 68°33'11" West a distance of 1.26 feet, said point being at the beginning of a compound curve to the left having a radius of 259.28 feet and a Chord which bears South 01°48'00" East a distance of 90.62 feet;

Southeasterly with said curve to the left, having a central angle of 20°07'42", an arc distance of 91.09 feet, to a 1/2" iron rod found for corner;

North 80°11'17" West, a distance of 214.54 feet, to a 1/2" iron rod found for corner;

North 44°59'12" West, a distance of 140.40 feet, to a 1/2" iron rod found for corner;

South 44°46'42" West, a distance of 84.96 feet, to a 1/2" iron rod found for corner;

THENCE North 45°23'12" West, along a southwest line of said 45,902 acre tract and partly with the northeast lines of said Casa Grande Addition and Lakeside Estates, an Addition to the City of Seagoville, recorded in Volume 2003231, Page 216 (PRDCT), respectively, a distance of 325.27 feet, to a 5/8" iron rod with a yellow cap, stamped "RPLS 3963", set for corner at the most western corner of said 45,902 acre tract common to an interior ell corner of last mentioned Addition;

THENCE along the common lines of said 45,902 acre tract and said Lakeside Estates Addition, the following courses:

North 45°17'50" East, a distance of 501.98 feet, to a 1/2" iron rod found for corner;

North 45°11'09" West, a distance of 172.58 feet, to a 1/2" iron rod found for corner in a northeast line of said Lakeside Estates Addition at an exterior ell corner of said 45,902 acre tract common to the most southern corner of a called 17,0426 acre tract described in a Deed to David R. Quizada and wife, Yolanda G. Quizada, recorded in Volume 2000064, Page 6967 (DRDCT);

THENCE North 44°49'00" East, along a northwest line of said 45,902 acre tract common to the southwest line of said 17,0426 acre tract, a distance of 636.93 feet, to a 3/8" iron rod found for corner in the southwest line of a called 10,0961 acre tract described in a Deed to Ryan Woodard and Lindsey Haygood, recorded as Instrument No. 201600316225 (DRDCT) at an exterior ell corner of said 45,902 acre tract common to the most eastern corner of said 17,0426 acre tract;

THENCE South 45°14'52" East, along a boundary line of said 45,902 acre tract common to the southwest line of said 10,0961 acre tract, a distance of 327.93 feet, to a 1/2" iron rod found for corner at the most southern corner thereof;

THENCE North 45°26'39" East, along a northeast line of said 45,902 acre tract and the southeast lines of said 10,0961 acre tract and a called 14.11 acre tract described in a Deed to Calwald J. Henry and wife, Judy L. Henry, recorded in Volume 2002062, Page 9164 (DRDCT), respectively, a distance of 596.19 feet, to a 5/8" iron rod with a yellow cap, stamped "RPLS 3963", set for corner at the most eastern corner thereof and being in the southwest line of a called 12,482 acre tract of land described in a Deed to Johnny Guzman, recorded in Volume 2003174, Page 107 (DRDCT) said point being an exterior ell corner of said 45,902 acre tract;

THENCE South 45°15'00" East, along a boundary line of said 45,902 acre tract common to the southwest line of said 12,482 acre tract, a distance of 558.66 feet, to a 1/2" iron rod found for a common corner thereof;

THENCE North 44°50'23" East, along a northwest line of said 45,902 acre tract and the southeast lines of said 12,482 acre tract and a called 12,482 acre tract described in a Deed to Manuela O. Guzman, recorded in Volume 2000109, Page 6905 (DRDCT), respectively, a distance of 860.57 feet, to a 1/2" iron rod found for corner in the southwest line of a called 66.46 acre tract of land described in a Deed to William J. Greenawalt, Jr., recorded in Volume 69145, Page 272 (DRDCT), at the most northern corner of said 45,902 acre tract;

THENCE South 45°13'14" East, along a northeast line of said 45,902 acre tract common to the southwest line of said 66.46 acre tract, a distance of 515.38 feet, to a 5/8" iron rod with a yellow cap, stamped "RPLS 3963", set for corner in the northwest line of Brook Valley No. 7, Phase 3, an Addition to the City of Seagoville, recorded as Instrument No. 201800254619 (PRDCT), at the most eastern corner of said 45,902 acre tract;

THENCE along the common lines of said 45,902 acre tract and Brook Valley Addition, the following courses:

South 46°10'22" West, a distance of 351.15 feet, to a 5/8" iron rod with a yellow cap, stamped "RPLS 3963", set for corner;

South 44°51'27" West, a distance of 509.92 feet, to a 5/8" iron rod with a yellow cap, stamped "RPLS 3963", set for corner;

South 45°02'47" West, a distance of 189.81 feet, to a cut "X" found for corner at an exterior ell corner of said 45,902 acre tract common to an interior ell corner of said Northside Addition;

THENCE along the common lines of said 45,902 acre tract and Northside Addition, the following courses:

North 45°32'45" West, a distance of 147.05 feet, to a 1/2" iron rod found for corner;

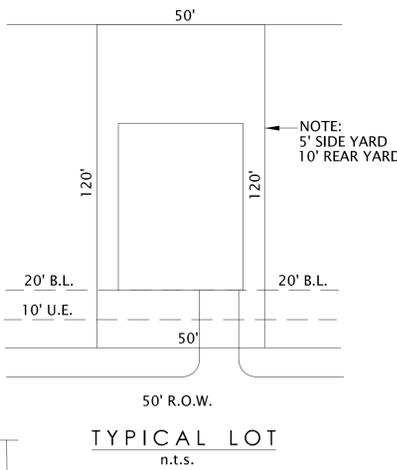
South 44°35'11" West, a distance of 860.63 feet, to THE POINT OF BEGINNING and containing 2,003,257 square feet, or 45,988 acres of land.

Note:
Open space, detention areas, parks and trails to be owned, operated and maintained by H.O.A.

Preliminary. This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This final plat is released on City of Seagoville and other parties for comments and progression to an Approved Final Plat.

PRELIMINARY - NOT TO BE RECORDED

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963



217 LOTS
2 Open Space, Lot 1-X, 2-X
CONSTRUCTION PLAT

Cottonwood Creek

Block A, Lots 5-22 Block D, Lots 1-25 Block G, Lots 1-15
Block B, Lots 2-24 Block E, Lots 1-37 Block H, Lots 1-18
Block C, Lots 1-18 Block F, Lots 2-46 Block I, Lots 1-18
Being a 45,988 Ac. Tract of Land situated in the
J. D. Merchant Survey, Abst. No. 850
City of Seagoville, Dallas County, Texas

Owner:
Shepherd Place Homes, Inc.
620 Rowlett Rd.
Garland, Texas 75043
972-475-1100

Surveyor:
R.C. Myers Surveying, LLC
488 Arroyo Ct.
Sunnyvale, Texas 75182
214-532-0636
Firm No. 10192300

Developer/Applicant:
KPA consulting, inc.
3076 Hays Lane
Rockwall, Texas 75087
972.388.6383
Contact: Pat Atkins



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

April 14, 2020

**NOTICE OF PUBLIC HEARING
SEAGOVILLE PLANNING & ZONING COMMISSION
ZONING CASE Z2020-04**

The Seagoville Planning and Zoning Commission will hold a public hearing on Tuesday, April 28, 2020, at 6:30 PM utilizing Zoom to host a webinar at <https://webinar.ringcentral.com/j/1480928198> to consider a zoning request to change from PD-19-04 to PD-19-04-A1 to amend the development regulations by amending the lot dimensions while maintaining the minimum 6,000 square foot lot area and amending the concept plan to reflect the same on approximately 46-acres located at 835 Thedford Road, Seagoville, Dallas County, Texas.

Anyone may send a written notice prior to 4:00 PM on the day of the public hearing to City of Seagoville; c/o Planner Jennifer Bonner; 702 North U.S. Highway 175; Seagoville, TX 75159. Individuals may state their opinions by video conference (which will provide two-way communication during the meeting) at the public hearing by using the link above. If you would like to make a public comment, please email Planner Jennifer Bonner at jbonner@seagoville.us no later than 4:00 P.M. on Tuesday, April 28, 2020. Please include the following in your email: your name, your postal address, your email address and phone number, and the agenda items or general subject of your comment.

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 Z2020-04 as it is described herein.

Additional Comments (attach additional sheets as necessary): _____

Signature(s): _____

Printed Name(s): _____

Address: _____

City, State & Zip code: _____

Phone Number: _____

APRIL 14, 2020



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

May 1, 2020

**NOTICE OF PUBLIC HEARING
SEAGOVILLE CITY COUNCIL
ZONING CASE Z2020-04**

Seagoville City Council will hold a public hearing on Monday, May 18, 2020, at 6:30 PM utilizing Zoom to host a webinar at <https://webinar.ringcentral.com/j/1483034540> to consider a zoning request to change from PD-19-04 to PD-19-04-A1 to amend the development regulations by amending the lot dimensions while maintaining the minimum 6,000 square foot lot area and amending the concept plan to reflect the same on approximately 46-acres located at 835 Thedford Road; Seagoville, Dallas County, Texas.

Anyone may send a written notice prior to 12:00 noon on the day of the public hearing to City of Seagoville; c/o Planner Jennifer Bonner; 702 North U.S. Highway 175; Seagoville, TX 75159. Individuals may state their opinions by video conference (which will provide two-way communication during the meeting) at the public hearing by using the link above. If you would like to make a public comment, please email City Secretary Kandi Jackson at kjackson@seagoville.us no later than 12:00 noon on Monday, May 18, 2020. Please include the following in your email: your name, your postal address, your email address and phone number, and the agenda items or general subject of your comment.

As an adjoining property owner, this is an opportunity to voice your opinion about this project for the record. The final opportunity will be at the public hearing held with City Council 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 Z2020-04 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

April 14, 2020

NOTICE OF PUBLIC HEARING
SEAGOVILLE PLANNING & ZONING COMMISSION
ZONING CASE Z2020-04

The Seagoville Planning and Zoning Commission will hold a public hearing on Tuesday, April 28, 2020, at 6:30 PM utilizing Zoom to host a webinar at <https://webinar.ringcentral.com/j/1480928198> to consider a zoning request to change from PD-19-04 to PD-19-04-A1 to amend the development regulations by amending the lot dimensions while maintaining the minimum 6,000 square foot lot area and amending the concept plan to reflect the same on approximately 46-acres located at 835 Thedford Road, Seagoville, Dallas County, Texas.

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*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 Z2020-04 as it is described herein.

Additional Comments (attach additional sheets as necessary):

Signature(s): *MR*
Printed Name(s): Mariceta Ruiz
Address: 1608 Emily Lane
City, State & Zip code: Seagoville TX 75159
Phone Number: 469-787-9119

RECEIVED
APR 20 2020
BY: *gfb*

APRIL 14, 2020
1



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

April 14, 2020

NOTICE OF PUBLIC HEARING
SEAGOVILLE PLANNING & ZONING COMMISSION
ZONING CASE Z2020-04

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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 Z2020-04 as it is described herein.

Additional Comments (attach additional sheets as necessary): I am completely against this. I am considered in city but have NO water, sewer, internet etc. and Seagoville is wanting to develop all around Alto Rd. and STILL not offer any of this. I was told years ago we would have water and still dont. Do not know why we are in city limits with no city services.

Signature(s): [Handwritten Signature]

Printed Name(s): Ryan Woodard

Address: 1300 Alto Rd

City, State & Zip code: Seagoville, Tx 75159

Phone Number: 214-577-2967

RECEIVED
APR 29 2010

BY: [Handwritten Signature]

APRIL 14, 2020



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

May 1, 2020

NOTICE OF PUBLIC HEARING
SEAGOVILLE CITY COUNCIL
ZONING CASE Z2020-04

Seagoville City Council will hold a public hearing on Monday, May 18, 2020, at 6:30 PM utilizing Zoom to host a webinar at <https://webinar.ringcentral.com/j/1483034540> to consider a zoning request to change from PD-19-04 to PD-19-04-A1 to amend the development regulations by amending the lot dimensions while maintaining the minimum 6,000 square foot lot area and amending the concept plan to reflect the same on approximately 46-acres located at 835 Thedford Road; Seagoville, Dallas County, Texas.

Anyone may send a written notice prior to 12:00 noon on the day of the public hearing to City of Seagoville; c/o Planner Jennifer Bonner; 702 North U.S. Highway 175; Seagoville, TX 75159. Individuals may state their opinions by video conference (which will provide two-way communication during the meeting) at the public hearing by using the link above. If you would like to make a public comment, please email City Secretary Kandi Jackson at kjackson@seagoville.us no later than 12:00 noon on Monday, May 18, 2020. Please include the following in your email: your name, your postal address, your email address and phone number, and the agenda items or general subject of your comment.

As an adjoining property owner, this is an opportunity to voice your opinion about this project for the record. The final opportunity will be at the public hearing held with City Council 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 Z2020-04 as it is described herein.

Additional Comments (attach additional sheets as necessary):

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

RECEIVED
MAY 11 2020
BY: [Signature]

MAY 1, 2020

**Property Owner List for Cottonwood Creek PD Amendment
ZONING REQUEST Z2020-04: Amend Plan Development**

Exhibit 8

Mailed out a total of 110 certified letters on Wednesday, April 15, 2020, 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	Shepherd Place Homes Inc.	620 Rowlett Road		Garland	TX	75043
Subject	835 Thedford Road	65085006510160000	Shepherd Place Homes Inc.	620 Rowlett Road		Garland	TX	75043
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 J. M. Diaz & Amor S. 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	Norkrithen L. Payne	1241 Chase Lane		Seagoville	TX	75159
Adjoiner	1239 Chase Lane	50007730090200000	Joshua N. Camarillo	1239 Chase Lane		Seagoville	TX	75159
Adjoiner	1237 Chase Lane	50007730090190000	Downer P. Dykes, Jr.	1237 Chase Lane		Seagoville	TX	75159
Adjoiner	1235 Chase Lane	50007730090180000	Tara L. Carter & Anthony D. Nealon	1235 Chase Lane		Seagoville	TX	75159
Adjoiner	1233 Chase Lane	50007730090170000	Larishla Y. Taulton & Billy R. 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 C. Covert	1225 Chase Lane		Seagoville	TX	75159
Adjoiner	1223 Chase Lane	50007730090120000	Feranando P. 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 G. P. Rosado & Noemi R. Serrano	1217 Chase Lane		Seagoville	TX	75159
Adjoiner	1215 Shadybrook Lane	50007730090080000	Miguel A. R. Salinas & Amanda R. Lara	1215 Chase Lane		Seagoville	TX	75159
Adjoiner	1213 Shadybrook Lane	50007730090070000	Alfreda Thomas	1213 Shadybrook Lane		Seagoville	TX	75159
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
Adjoiner	1218 Catherine Drive	50030610010010000	Troy Berry	9320 East R.L. Thornton Freeway		Dallas	TX	75228
Adjoiner	807 Thedford Road	50030610060010000	Maria A. Sanchez	807 Thedford Road		Seagoville	TX	75159
Adjoiner	809 Thedford Road	50030610060020000	Rafael Contreras	809 Thedford Road		Seagoville	TX	75159

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Adjoinder	811 Thedford Road	50030610060030000	FKF Investment Group LLC	P. O. Box 270067		Flower Mound	TX	75027
Adjoinder	813 Thedford Road	50030610060040000	Gabriel Delgado	813 Thedford Road		Seagoville	TX	75159
Adjoinder	815 Thedford Road	50030610060050000	Stacey Petrea	P. O. Box 1139		Forney	TX	75126
Adjoinder	817 Thedford Road	50030610060060000	Jonathan M. Torres	817 Thedford Road		Seagoville	TX	75159
Adjoinder	819 Thedford Road	50030610060070000	Joseph B. & Brenda Walker	819 Thedford Road		Seagoville	TX	75159
Adjoinder	821 Thedford Road	50030610060080000	Rebekah M. Farley & William R. Covington	821 Thedford Road		Seagoville	TX	75159
Adjoinder	823 Thedford Road	50030610060090000	Jose & Jessica Mendez	823 Thedford Road		Seagoville	TX	75159
Adjoinder	825 Thedford Road	50030610060100000	Michael & Cherie Kennedy	825 Thedford Road		Seagoville	TX	75159
Adjoinder	827 Thedford Road	50030610060110000	Steve R. & Theresa A. Hall	827 Thedford Road		Seagoville	TX	75159
Adjoinder	829 Thedford Road	50030610060120000	Kenneth J. Lee	829 Thedford Road		Seagoville	TX	75159
Adjoinder	831 Thedford Road	50030610060130000	Francisco Ruiz	831 Thedford Road		Seagoville	TX	75159
Adjoinder	833 Thedford Road	50030610060140000	Jeannie S. Hewitt	833 Thedford Road		Seagoville	TX	75159
Adjoinder	828 Thedford Road	50030610020150000	Richardo & Natalio Flores-Pompa	828 Thedford Road		Seagoville	TX	75159
Adjoinder	826 Thedford Road	50030610020160000	Martin Contreras	826 Thedford Road		Seagoville	TX	75159
Adjoinder	824 Thedford Road	50030610020170000	Kathy J. & Micheal A. Williams	824 Thedford Road		Seagoville	TX	75159
Adjoinder	822 Thedford Road	50030610020180000	Sergio S. Palacios	822 Thedford Road		Seagoville	TX	75159
Adjoinder	820 Thedford Road	50030610020190000	Reynaldo Flores & Rubicelia Sanchez	820 Thedford Road		Seagoville	TX	75159
Adjoinder	818 Thedford Road	50030610020200000	Maria G. Lazo & Torres M. Marcelino	818 Thedford Road		Seagoville	TX	75159
Adjoinder	816 Thedford Road	50030610020210000	Molly S. Gonzalez	816 Thedford Road		Seagoville	TX	75159
Adjoinder	814 Thedford Road	50030610020220000	Joy D. Keel	814 Thedford Road		Seagoville	TX	75159
Adjoinder	812 Thedford Road	50030610020230000	Isaias C. Moreno	2020 Delmar Drive		Garland	TX	75041
Adjoinder	810 Thedford Road	50030610020240000	Orlando & Sheila E. Delgado	3501 Madeline Court		Arlington	TX	76001
Adjoinder	808 Thedford Road	50030610020250000	Dolores Zuniga	808 Thedford Road		Seagoville	TX	75159
Adjoinder	806 Thedford Road	50030610020260000	Griselda & Sabino Leon	806 Thedford Road		Seagoville	TX	75159
Adjoinder	804 Thedford Road	50030610020270000	Eloy Urbano & Caro Yolanda Estrada	804 Thedford Road		Seagoville	TX	75159
Adjoinder	802 Thedford Road	50030610020280000	Anthony O'dell & Brandy Bannister	802 Thedford Road		Seagoville	TX	75159
Adjoinder	1404 Shady Lane	50009500060010000	Bryson C. Owens	P. O. Box 252		Seagoville	TX	75159
Adjoinder	1408 Shady Lane	50009500060020000	Thomas D. & Sandra K. Bragg	1408 Shady Lane		Seagoville	TX	75159
Adjoinder	1412 Shady Lane	50009500060030000	Earnest Glazener	1412 Shady Lane		Seagoville	TX	75159
Adjoinder	1416 Shady Lane	50009500060040000	Kandy Winchester	1416 Shady Lane		Seagoville	TX	75159
Adjoinder	1405 Shady Lane	50009500050020000	Jason W. & Brenda M. Newby	1405 Shady Lane		Seagoville	TX	75159

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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	Samuel & Manuela Leyva	1422 Del Carlo Circle		Seagoville	TX	75159
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 G. A. 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	Sissy D. Brown	P. O. Box 564		Terrell	TX	75160
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
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 S. Martinez & Noella G. 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	Juan A. Acost & Daniella Anguiano	1611 Makayla Lane		Seagoville	TX	75159

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Adjoinder	1609 Makayla Lane	500219900D0010000	Billie A. Mayfield Living Trust	c/o Billie A. Mayfield, Trustee	1609 Makayla Lane	Seagoville	TX	75159
Adjoinder	1610 Makayla Lane	500219900F0120000	Stephanie Burton	1610 Makayla Lane		Seagoville	TX	75159
Adjoinder	1611 Emily Lane	500219900F0110000	Safari One Asset Company LLC	5001 Plaza on the Lake	Suite 200	Austin	TX	78746
Adjoinder	1613 Emily Lane	500219900F0100000	Felicia Augustine	1613 Emily Lane		Seagoville	TX	75159
Adjoinder	816 Tiffany Lane	500219900C0070000	Francisco C. Esparza	816 Tiffany Lane		Seagoville	TX	75159
Adjoinder	818 Tiffany Lane	500219900C0060000	Margarita Andrade	818 Tiffany Lane		Seagoville	TX	75159
Adjoinder	820 Tiffany Lane	500219900C0050000	Bobby J. Shofner	P. O. Box 360143		Dallas	TX	75336
Adjoinder	822 Tiffany Lane	500219900C0040000	Alisha Boren	822 Tiffany Lane		Seagoville	TX	75159
Adjoinder	824 Tiffany Lane	500219900C0030000	Progress Residential 2015 3 Borrower LLC	P. O. Box 4090		Scottsdale	AZ	85261
Adjoinder	826 Tiffany Lane	500219900C0020000	Alvaro Javier Canochola	826 Tiffany Lane		Seagoville	TX	75159
Adjoinder	828 Tiffany Lane	500219900C0010000	Derek D. & Shawn F. Pompey	828 Tiffany Lane		Seagoville	TX	75159
Adjoinder	1608 Emily Lane	500219900B0140000	Maricela Ruiz	1608 Emily Lane		Seagoville	TX	75159
Adjoinder	1610 Emily Lane	500219900B0130000	Safari One Asset Company LLC	5001 Plaza on the Lake	Suite 200	Austin	TX	78746
Adjoinder	1612 Emily Lane	500219900B0120000	John Bryne	1612 Emily Lane		Seagoville	TX	75159
Adjoinder	1614 Emily Lane	500219900B0110000	Crystal Chaffin	1614 Emily Lane		Seagoville	TX	75159
Adjoinder	1616 Emily Lane	500219900B0100000	Jose A. & Maria G. Rodriguez-Vega	1616 Emily Lane		Seagoville	TX	75159
Adjoinder	1270 Alto Road	65085006510120200	David R. Quezada	1270 Alto Road		Seagoville	TX	75159
Adjoinder	1300 Alto Road	65085006510120300	Ryan Woodard & Lindsey Haygood	1300 Alto Road		Seagoville	TX	75159
Adjoinder	1320 Alto Road	65085006510120000	Calwald J. & Judy L. Henry	1320 Alto Road		Seagoville	TX	75159
Adjoinder	1360 Alto Road	65085006510130000	Johnny Guzman	P. O. Box 663		Seagoville	TX	75159
Adjoinder	1370 Alto Road	65085006510130300	Manuela O. Guzman	P. O. Box 207		Seagoville	TX	75159
Adjoinder	900 Alto Road	65085006510030000	Lavon Greenawalt	7810 Ivy Lane		Rowlett	TX	75089
Adjoinder								

Exhibit 8

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. 36-2019

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.

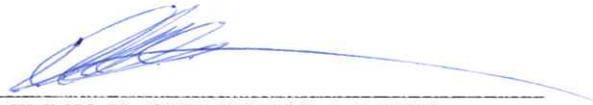
SECTION 7. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

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.

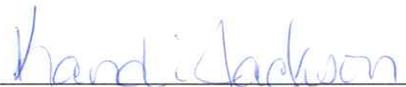
SECTION 9. That this ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

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:

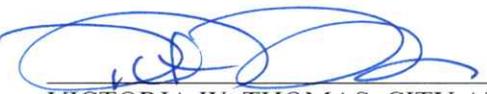

VICTORIA W. THOMAS, CITY ATTORNEY
(/cdb 11.13.2019) TM 112200 111419

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



LAND TITLE SURVEY OF
46.862 ACRES OF LAND OUT OF THE
W. D. MERCHANT SURVEY, ABSTRACT NO. 650
CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS



NOTICE OF CONVEYANCE

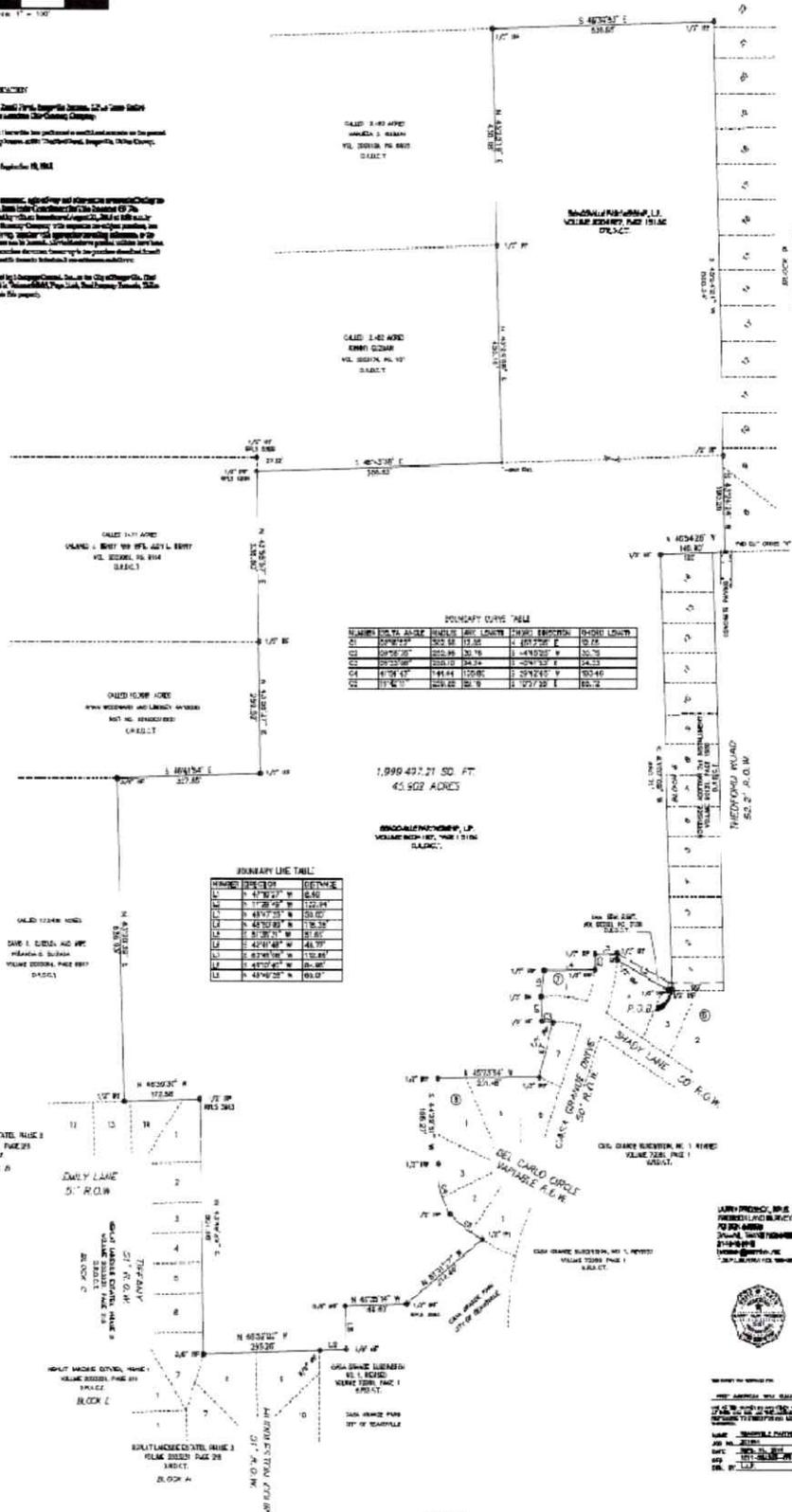
The undersigned County Clerk of Dallas County, Texas, do hereby certify that the foregoing is a true and correct copy of the original record of the foregoing instrument as the same appears in the public records of Dallas County, Texas.

Notary Public Expires 08, 2014

REFERENCE

The undersigned surveyor, upon being and otherwise examined the original instrument, and the same being found to be a true and correct copy of the original record of the foregoing instrument as the same appears in the public records of Dallas County, Texas, do hereby certify that the same is a true and correct copy of the original record of the foregoing instrument as the same appears in the public records of Dallas County, Texas.

This instrument is subject to the provisions of the City of Seagoville, Texas, Chapter 100, Article 1, Section 1, which provides that the City of Seagoville, Texas, shall have the right to acquire the fee interest in the land described herein.



FOUNDRY LINE TABLE

LINE NO.	BEARING	DISTANCE	BEARING	DISTANCE
01	S 89° 58' 20" W	122.46	S 89° 58' 20" W	122.46
02	S 89° 58' 20" W	122.46	S 89° 58' 20" W	122.46
03	S 89° 58' 20" W	122.46	S 89° 58' 20" W	122.46
04	S 89° 58' 20" W	122.46	S 89° 58' 20" W	122.46
05	S 89° 58' 20" W	122.46	S 89° 58' 20" W	122.46

FOUNDRY LINE TABLE

LINE NO.	BEARING	DISTANCE	BEARING	DISTANCE
01	S 89° 58' 20" W	122.46	S 89° 58' 20" W	122.46
02	S 89° 58' 20" W	122.46	S 89° 58' 20" W	122.46
03	S 89° 58' 20" W	122.46	S 89° 58' 20" W	122.46
04	S 89° 58' 20" W	122.46	S 89° 58' 20" W	122.46
05	S 89° 58' 20" W	122.46	S 89° 58' 20" W	122.46

1,999,497.21 SQ. FT.
45,902 ACRES

INDIVIDUAL PARTNERSHIP, L.P.
VOLUME 2008, PAGE 1
DALLAS, TEXAS

EXHIBIT "B"

Exhibit 9

LARRY PROCTOR, S.P.S.
REGISTERED LAND SURVEYOR
NO. 50846
EXPIRES 08/01/2014
LARRY PROCTOR, INC.
2601 BURNING TREE BLVD.
DALLAS, TEXAS 75229



THIS SURVEY WAS MADE FROM THE ORIGINAL RECORDS OF THE COUNTY CLERK OF DALLAS COUNTY, TEXAS, AND THE ORIGINAL INSTRUMENT WAS FILED IN VOLUME 2008, PAGE 1, DALLAS COUNTY, TEXAS, ON 08/01/2014.

A PART OF THIS SURVEY IS SHOWN ON EXHIBIT "A" ATTACHED HERETO.

EXHIBIT "C"
CONCEPT PLAN



CONCEPT PLAN A
COTTONWOOD CREEK
SEAGOVILLE, TEXAS

ENGINEERING CONCEPTS
OF TEXAS, L.P.
10000 WEST 10TH STREET, SUITE 100, SEAGOVILLE, TEXAS 75158
PH: 972.261.1111
WWW.ENGCONCEPTS.COM

DATE: FEB. 20, 2019
SHEET NO. 3 OF 3
PROJECT #00000



TACK TEAM INVESTMENTS LLC

LAND DEVELOPMENT

Cottonwood Creek

SEAGOVILLE TX

- The City of Opportunity -



MARCH, 2020

CONTENTS

I. LOCATION

II. AERIAL OF SITE

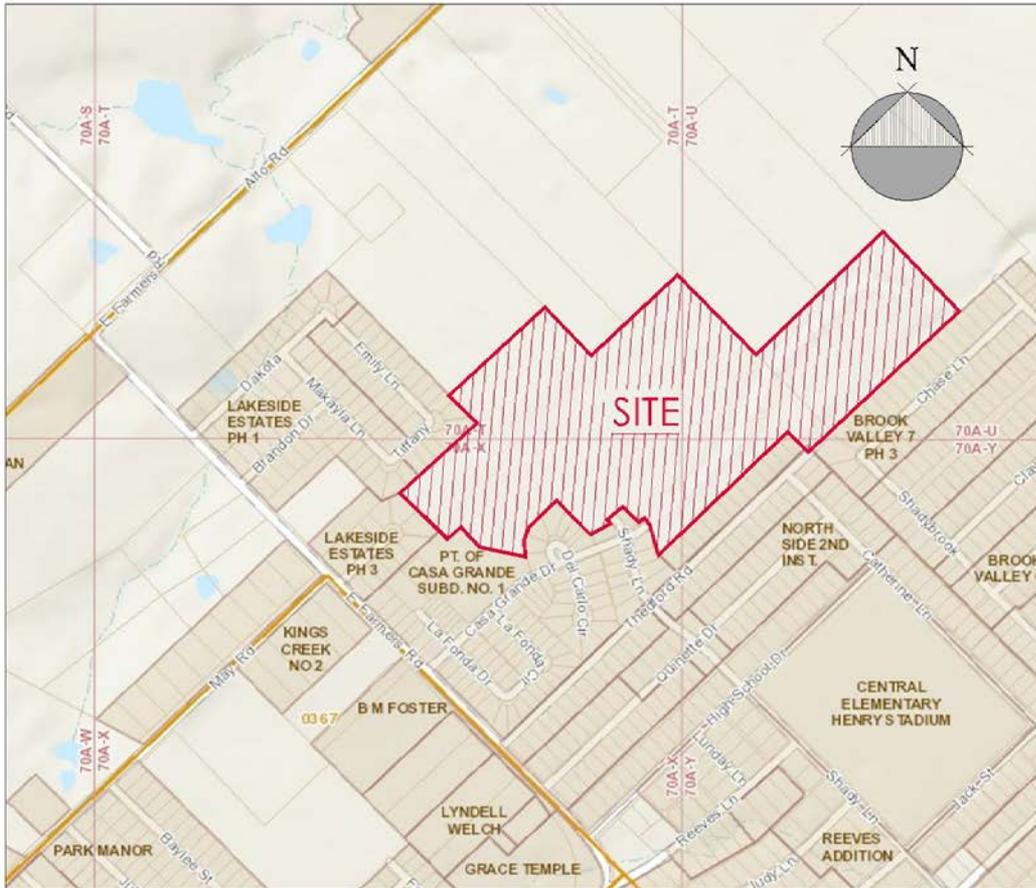
III. PROPERTY DESCRIPTION

IV. PROPOSED DEVELOPMENT

V. DEVELOPMENT PLAN

VI. BUILDING STANDARDS

I. LOCATION



Location Map

II. AERIAL OF SITE

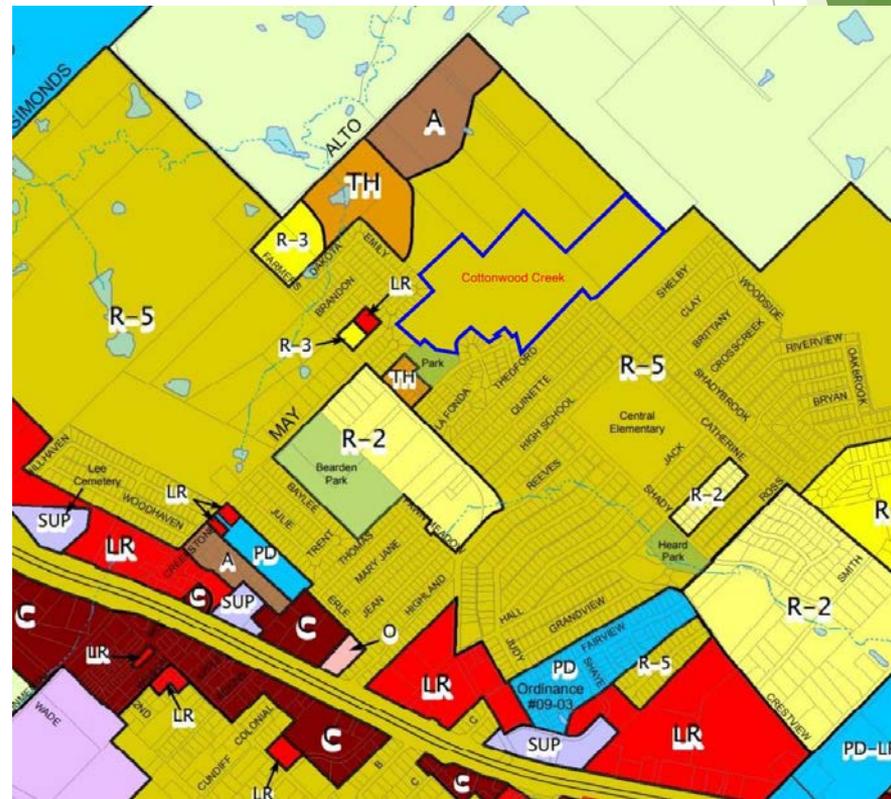


III. PROPERTY DESCRIPTION

45.988 acres

- ▶ Current zoning – PD
- ▶ South – Casa Grande Estates, Brooke Valley No. 7 Ph. 3
- ▶ West – Lakeside Estates & Casa Grande Estates
- ▶ East – Individual land owners
- ▶ North – Lakeside Estates & Individual land owners

Zoning Districts	
	AG Agriculture
	R-1 Single Family Dwelling District
	R-2 Single Family Dwelling District
	R-3 Single Family Dwelling District
	R-4 Single Family Dwelling District
	R-5 Single Family Dwelling District
	D Duplex Dwelling District
	TH Townhouse District
	A Apartment Dwelling District
	O Office District
	LR Local Retail District
	C Commercial District
	LM Light Manufacturing District
	HM Heavy Manufacturing District
	SUP Special Use Permit as indicated
	PD Planned Development District
	Existing Parks
	Seagoville City Limits



IV. PROPOSED DEVELOPMENT

Detached Single-Family uses

- ▶ **217 single-family detached** homes (\$225K and up)
- ▶ Target market — young families, young professionals, empty nesters , active seniors
- ▶ Additional tax base for the City of Seagoville:
\$48 million, substantially exceeding the cost of services
- ▶ Proposed density and development patterns based on guidelines in the City of Seagoville Comprehensive Plan
- ▶ Master H.O.A. required with the development of the property

IV. PROPOSED DEVELOPMENT

Open Space & HOA

- ▶ 2.58 acre +/- of internal Common Area
- ▶ Maintenance by the master HOA

Coordination with

- ▶ City of Seagoville
- ▶ Seagoville Dallas Independent School District

V. DEVELOPMENT PLAN

Concept Plan



V. DEVELOPMENT PLAN – LOTS

Lot Inventory				
Lot Type	Typical Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	50' x 110'	6,000 SF	61	61
B	50' x 120'	6,000 SF	156	156
Maximum Permitted Units:			217 (4.7 units/acre)	100.00%
Lot Layout (See Concept Plan)			A	
Minimum Lot Width ⁽¹⁾			50'	at Setback Line
Minimum Lot Depth			110'	
Minimum Lot Area			6,000 SF	
Minimum Front Yard Setback ⁽²⁾			20'	
Minimum Side Yard Setback			5'	
Minimum Side Yard Setback (Adjacent to a Street) ⁽²⁾			10'	
Minimum Length of Driveway Pavement			20'	
Maximum Height ⁽³⁾			35'	
Minimum Rear Yard Setback ⁽⁴⁾			10'	
Minimum Area/Dwelling Unit (SF)			1,600 SF	15%
			1,700 SF	70%
			1,800 SF	15%

V. DEVELOPMENT PLAN

Open Space



VI. BUILDING STANDARDS

- ▶ Masonry requirement (90% brick or HardiPlank)
- ▶ Roof pitch (8:12)
- ▶ Garage orientation (front facing allowed with 20' setback)
- ▶ Fencing (standard materials—no cypress, smooth finished, painted or stained)

VI. BUILDING STANDARDS

- ▶ Lighting (pole max. 20' in height, down-light/cut-off type fixtures)
- ▶ Sidewalk (2' parkway, 4' wide)
- ▶ Homeowners association - creation and responsibilities (maintenance of open space)
- ▶ Variances (if requested, per Code of Ordinance requirements)

VI. BUILDING STANDARDS



VI. BUILDING STANDARDS



VI. BUILDING STANDARDS



VI. BUILDING STANDARDS



COMPARABLE INTERIORS



COMPARABLE INTERIORS



COMPARABLE INTERIORS



COMPARABLE INTERIORS



COMPARABLE INTERIORS



COMPARABLE INTERIORS



Regular Session Agenda Item: 5

Meeting Date: **May 18, 2020**

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 Planned Development-19-04 (PD-19-04) to Planned Development-19-04-Amended (PD-19-04A) 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, and being legally described in Exhibit “A”, attached hereto; providing for amended development regulations; providing for approval of an amended 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.

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 owner, developer, and home builder Robbie Hale (under his company name of Shepherd Place Homes) in their request to amend the current plan development. The development regulations requesting a change are:

- A revised concept plan; and
- Reducing the minimum lot depth from 120-feet to 110-feet on certain lots.

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.

A legal ad was published per the Texas Local Government Code for the public hearing at the Planning and Zoning Commission in the Monday, April 13, 2020, edition of the Daily Commercial Record newspaper. Not including the subject parcels, there are one hundred eight (108) 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 Wednesday, April 15, 2020, for the Planning and Zoning Commission meeting. Three (3) letters were returned as undeliverable by the U.S. Postal Service. One (1) letter was returned against the request by a neighbor and a copy was provided to the Commissioners in their meeting packet. Other than the applicant, no (zero) other people spoke for or against the request at the Planning and Zoning Commission meeting held by utilizing Zoom to host a webinar.

For the City Council meeting, a legal ad was published again per the Texas Local Government Code in the Friday, May 1, 2020, edition of the Daily Commercial Record newspaper. The owners of each parcel were again notified in compliance with the 200-foot rule by mail on Friday, May 1, 2020. As of the date of this report, Monday, May 11, 2020, no (zero) additional letters were returned as undeliverable by the U.S. Postal Service and one (1) additional written response against and one (1) additional written response in favor of the project has been received. Staff will make the Council members aware of any additional responses received at their meeting.

FINANCIAL IMPACT:

Not applicable

RECOMMENDATION:

On April 28th, the Planning and Zoning Commission voted six (6) to zero (0) in favor of recommending approval with conditions to City Council on the zoning request to change from PD-19-04 to PD-19-04-A1 to amend the development regulations by amending the lot dimensions while maintaining the minimum 6,000 square foot lot area and amending the concept plan to reflect the same on approximately 46-acres located at 835 Thedford Road; Seagoville, Dallas County, Texas. There were three (3) conditions of approval.

- The new concept plan is acceptable if both of the below conditions are also met.
- Only those lots identified with this application may have a reduced lot depth of not less than 110.00-feet. All other lots shall maintain their minimum lot depth of 120.00-feet.
- No lot shall have its total area be reduced from 6,000.00-square-feet.

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

EXHIBIT:

1. Amending Ordinance (9 pages)

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. ____-2020

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 PLANNED DEVELOPMENT-19-04 (PD-19-04) TO PLANNED DEVELOPMENT-19-04-AMENDED (PD-19-04A) 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, AND BEING LEGALLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO; PROVIDING FOR AMENDED DEVELOPMENT REGULATIONS; PROVIDING FOR APPROVAL OF AN AMENDED 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, Ordinance No. 36-2019, adopted by the Seagoville City Council on November 18, 2019, passed and approved PD-19-04; and

WHEREAS, the Developer is requesting an amendment to the development regulations contained therein as it relates to lot sizes and requests the approval of a new concept plan that depicts the amended lot sizes and the reconfiguration of at least one (1) street to be located therein; and

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. Z2020-04 (PD 19-04A) 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. Zoning Application No. Z2020-04 (PD 19-04A) 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 Planned Development-19-04 (PD-19-04) to Planned Development-19-04-Amended (PD-19-04A) 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, and being legally described in Exhibit "A", attached hereto and incorporated herein (the "Property").

SECTION 2. 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. That the Property shall be used only for the construction of single family residential dwellings.
- B. The minimum lot size shall be 6,000 square feet for all lots.
- C. The minimum lot dimensions shall be:
 - (1) 50 feet x 120 feet for all those lots not shaded on the attached Exhibit "B" which is incorporated herein by reference and
 - (2) 50 feet x 110' feet for those lots shaded on the attached Exhibit "B", which is incorporated herein by reference.
- D. The minimum side yard shall be 5 feet.
- E. The minimum front yard shall be 20 feet.
- F. The minimum rear yard shall be 10 feet.
- G. The minimum house size shall be:
 - (1) 1600 s.f. on 15% of the lots;
 - (2) 1700 s.f. on 70% of the lots; and,
 - (3) 1800 s.f. on 15% of the lots.
- H. The Property shall be developed in accordance with the approved Concept Plan attached hereto as Exhibit "C" and incorporated herein by this reference.

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. The 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. 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. 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. 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. 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 May, 2020, 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 05/07/2020 TM115622 051320)

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 "B"

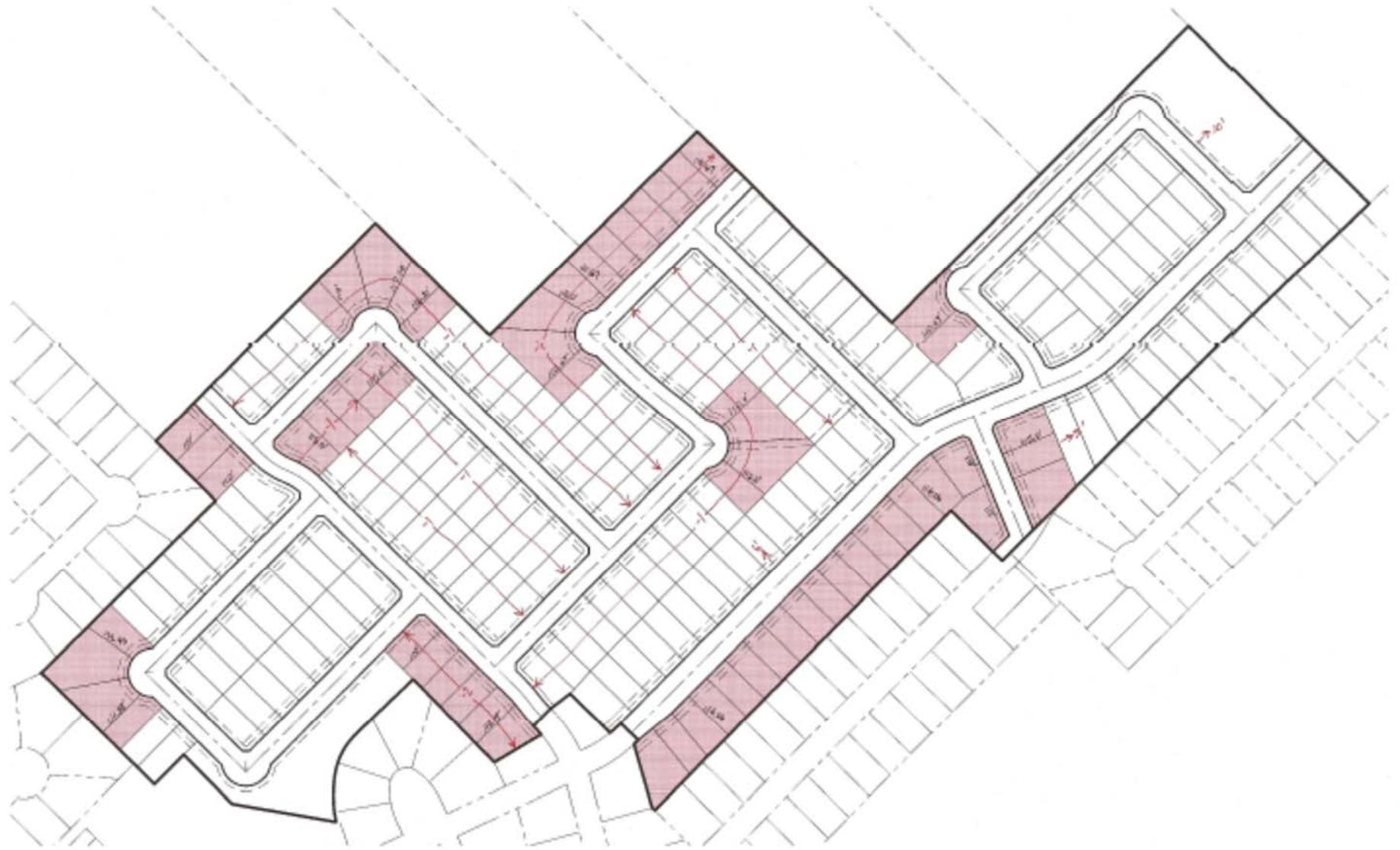
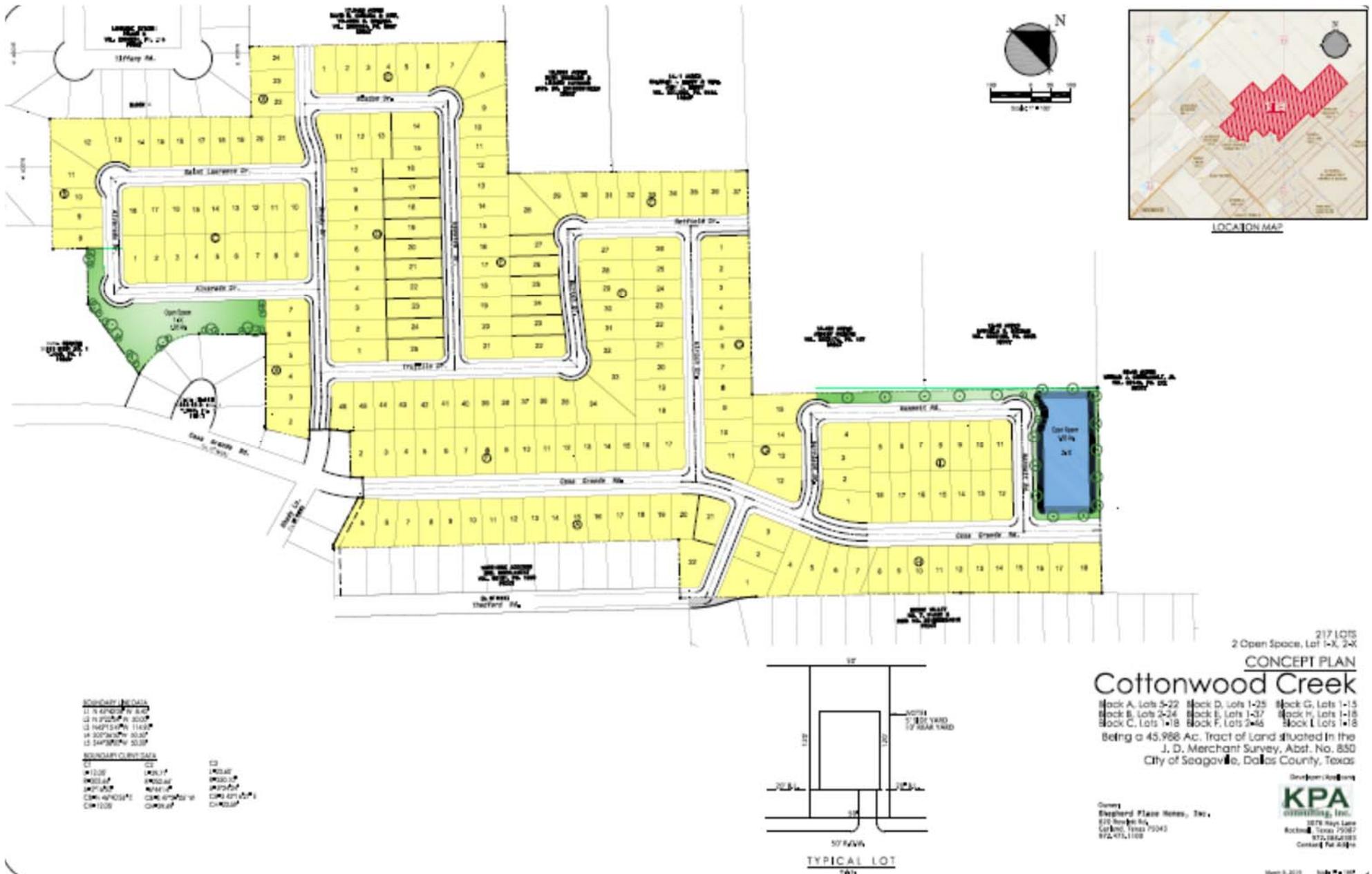


EXHIBIT "C"



Regular Session Agenda Item: 6

Meeting Date: **May 18, 2020**

ITEM DESCRIPTION:

Conduct a Public Hearing on a request to change the zoning AG, Agriculture, to R-5, Residential Single Family-5, on approximately 0.2346± acres of the real property described as Tract 98 of John D Merchant Abstract 850, commonly referred to as 417 North Watson Street in the City of Seagoville, Dallas County, Texas.

BACKGROUND OF ISSUE:

Owner Edgar Bobadilla is requesting the change.

The land is unimproved. The owner wants to build a house for his family.

The lot has been zoned AG since some time prior to 1978. The property is just outside the original city limits of Seagoville. Planning & Zoning Commission makes a recommendation to City Council, who will make the final decision.

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.

A legal ad was published per the Texas Local Government Code for the public hearing at the Planning and Zoning Commission in the Monday, April 13, 2020, edition of the Daily Commercial Record newspaper. Not including the subject parcel, there are fourteen (14) other properties plus three (3) sections of North Watson Street 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 Wednesday, April 15, 2020. No (zero) letters were returned as undeliverable by the U.S. Postal Service. Other than the applicant, no (zero) other people spoke for or against the request at the Planning and Zoning Commission meeting held by utilizing Zoom to host a webinar.

For the City Council meeting, a legal ad was published again per the Texas Local Government Code in the Friday, May 1, 2020, edition of the Daily Commercial Record newspaper. The owners of each parcel were again notified in compliance with the 200-foot rule by mail on Friday, May 1, 2020, about the City Council meeting. As of the date of this report, Monday, May 11, 2020 no (zero) additional letters were returned as undeliverable by the U.S. Postal Service and no (zero) additional written response have been received. Staff will make the Council members aware of any additional responses received at their meeting.

FINANCIAL IMPACT:

Not applicable

RECOMMENDATION:

On April 28th, the Planning and Zoning Commission voted six (6) to zero (0) in favor of recommending to City Council to approve the zoning request to change from AG, Agriculture, to R-5, Residential Single Family, on property located at 417 North Watson Street, Seagoville, Dallas County, Texas.

Staff supports the requested change.

EXHIBITS:

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

1. Staff Report (6 pages)
2. 2019 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. Zoning Application
 - b. Draft plat (11x17)
6. Legal notices to newspaper
 - a. Planning and Zoning Commission notice
 - b. City Council notice
7. Legal notice to adjoining owners
 - a. Planning and Zoning Commission notice (2 pages)
 - b. City Council notice (2 pages)
8. List of property owners within 200-feet of property



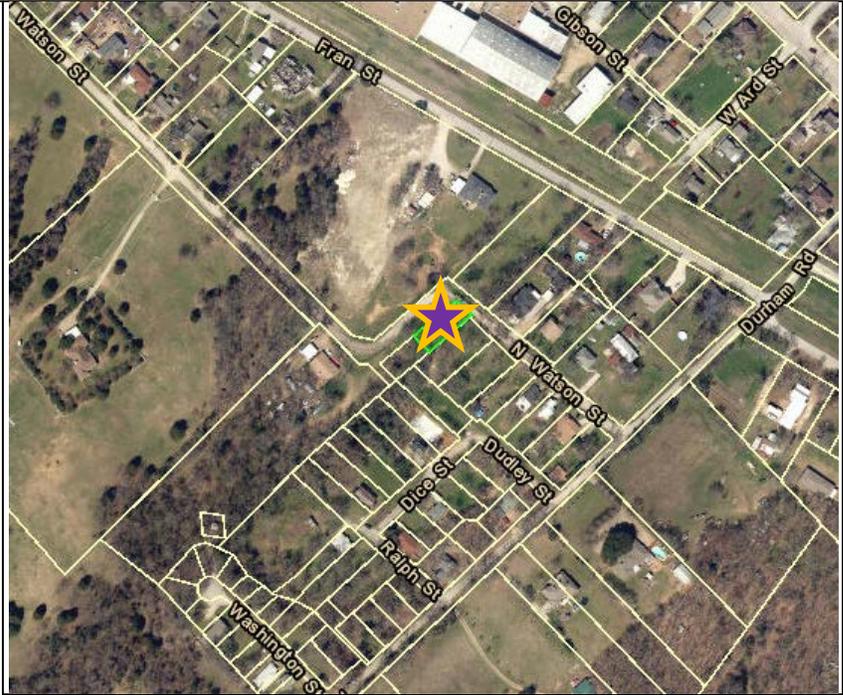
COMMUNITY DEVELOPMENT
702 NORTH HIGHWAY 175
SEAGOVILLE, TX 75159
PHONE: (972) 287-2050

DATE: MAY 18, 2020
AUTHOR: JENNIFER BONNER, PLANNER
APPLICANT: EDGAR BOBADILLA
PARCEL: 65085010010980000
LOCATION: 417 NORTH WATSON STREET

REQUEST SUMMARY:

The applicant is requesting that the subject parcel (under the purple star outlined in orange) at 417 North Watson Street have the zoning changed from AG, Agriculture, to the R-5, Residential Single Family, zoning district. The lot has been zoned AG since some time prior to 1978. The property is just outside the original city limits of Seagoville.

The owner wants to build a house for his family.



REQUEST LOCATION: Inside City, Dallas County

SIZE OF PROJECT	EXISTING ZONING	SURROUNDING ZONING	EXISTING LAND USE	SURROUNDING LAND USE
1 lot	AG, Agriculture	North: R-5, Single Family Residential West: R-5, Single Family Residential East: R-5, Single Family Residential South: AG, Agriculture	vacant	North: Low Density Residential West: Low Density Residential East: Low Density Residential South: Low Density Residential

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On April 28, 2020, the Planning and Zoning Commission voted six (6) to zero (0) in favor of recommending to City Council to approve the zoning request to change from AG, Agriculture, to R-5, Residential Single Family, on property located at 417 North Watson Street, Seagoville, Dallas County, Texas.

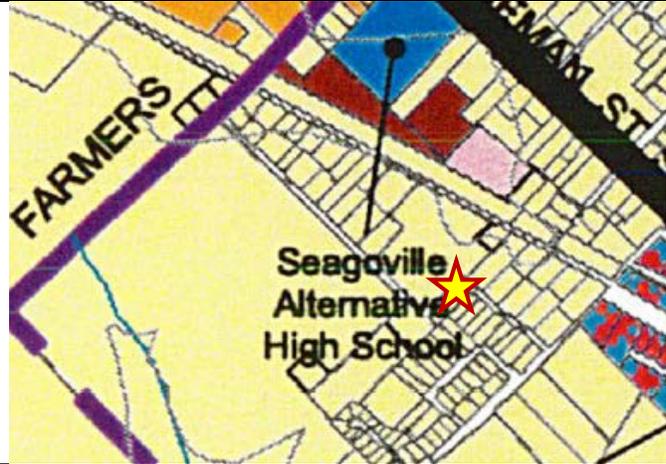
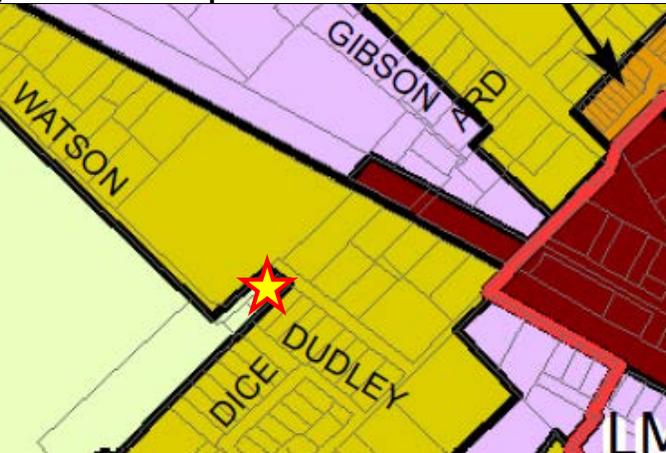
Staff supports the requested change.

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	
<p>The lot in the request (under the yellow star outlined in red) shows to be in the Low Density Residential (light yellow color) area.</p> <p>The red-brown areas to the southeast are expected to become Commercial. The blue area to the north is the old school property and is shown as a Public or Semi-public area. The mustard-yellow color is expected to become Medium Density Residential. The red and blue area to the east is the Central Area, which was also the original town of Seagoville.</p>	<p style="text-align: center;">Meets Standard</p> 
2006 Thoroughfare Plan and Map	
<p>The property in the request (under the yellow star outlined in red) has access to North Watson Street on 2 sides. The closest colored line on the map is Fran Street.</p> <p>It is insufficient right-of-way has been previously dedicated. It was during the review process for platting that Staff realized this lot was zoned AG and there is no buildable area on the lot if its zoning is not changed to match the surrounding R-5 zoning district.</p> <p>Kaufman Street is the orange line on the map, and Malloy Bridge Road is in red.</p>	<p style="text-align: center;">Meets Standard</p> 
2009 Zoning Plan and Map	
<p>The map to the right shows that neighboring properties on 3 sides of this lot are zoned R-5, Residential Single Family, which is the zoning district that the applicant is requesting. Only the property to the southwest is zoned AG, Agriculture.</p>	<p style="text-align: center;">Meets Standard</p> 

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	The planned house will be on Seagoville water and sewer.
2. Will the land use be compatible with other area properties located nearby?	Yes	Most of the surrounding properties are zoned R-5, Residential Single Family. Only the property to the southwest is zoned AG, Agriculture. The zoning of this and the surrounding parcels has been in place since prior to 1978.
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 change in zoning have been met (application, legal notifications, etc.). Single family homes are allowed in both the AG and R-5 districts.
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	The proposed house will be used as the applicant's residence. The applicant is requesting the change in zoning because staff informed him during the platting process that the property is zoned AG and that the setbacks for that district (50-feet from each property line) essentially make the lot unavailable for building a home (maximum width of 70-feet after platting). Staff recommended making the request to the R-5 district since it will match the surrounding zoning of the surrounding parcels. If the change is approved, it will also reduce the building setbacks to dimensions that will allow a home to be constructed.
5. Will the use facilitate public convenience at that location?	Yes	The parcel has right-of-way on North Watson Street on the front and the right sides.
6. Will the use conform to off-street parking and loading requirements?	Yes	The lot is currently vacant. The applicant is asking for the zoning change so he can build a home for his family. Parking requirements for the new home will meet the R-5 district.
7. Are all of the ingress, egress, and pedestrian ways adequate?	Yes	There is currently no access for the lot. The planned house and driveway will have to meet all city codes.
8. Have safeguards limiting noxious or offensive emissions, including light, noise, glare, dust, and odor been addressed?	Yes	The applicant plans to build a home for his family on the subject property. Once the house is constructed, Code Enforcement will deal with any issues that might arise.
9. Will the proposed landscaping and screening be compliant with all City regulations?	Yes	No proposed house plans have been submitted yet. Staff will enforce the landscaping requirement at the time of the construction.
10. Will the signage be compliant with those portions of the Municipal Code?	Yes	There is no signage on the site. The only allowed signage that can be installed will be for required addressing.
11. Will all open space(s) be maintained by the owner/developer?	Yes	The applicant will be required to maintain the property once any part of a structure is begun.
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 existing lot does not meet any code minimums for a lot zoned AG. A variance has been submitted for a reduction in both the lot's depth (due to right-of-way dedication) and street side building setback (maximum reduction of 5-feet) with the assumption that this zoning request will be approved.
13. Will granting the permit be authorizing less than the minimum requirements in regards to height, area, setbacks, parking, or landscaping?	Yes	The proposed house will have to meet all applicable codes at the time they are applied for. The planned house intends to meet all code requirements except those mentioned in review criteria 12 above.

**STAFF REPORT
2020-07**

REVIEW CRITERIA	STAFF ANALYSIS	
14. Have the provisions of the existing master thoroughfare plan been met to protect the public interest?	No	Insufficient right-of-way has been previously dedicated. Staff is in the process of acquiring the required right-of-way as part of the platting process. The only remaining item is the recording of the plat at the Callas County Clerk's office.
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 provides suggestions on locations for different types of land use. The Plan calls for this area to be Low Density Residential.
16. Have the provisions of any existing capital improvements plan been met to protect the public interest?	Yes	The City currently has 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. Development of land does require a comparison of the development to the 2002 Comprehensive Plan which discusses community facilities in Chapter 6 (Parks, Recreation, and Open Space) and Chapter 7 (Infrastructure Systems).
18. 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. A change in the zoning of parcels does not affect this chapter of the Plan. Development of land does require a comparison of the development to the 2002 Comprehensive Plan.

Public Comments Received: Besides the parcel in question, there are fourteen (14) other properties plus three (3) sections of North Watson Street 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 Wednesday, April 15, 2020. A legal ad was also published per the Texas Local Government Code in the Monday, April 20, 2020 edition of the Daily Commercial Record newspaper. No (zero) letters have been returned as undeliverable by the U.S. Postal Service. Other than the applicant, no (zero) other people spoke for or against the request at the Planning and Zoning Commission meeting held by utilizing Zoom to host a webinar.

For the City Council meeting, the owners of each parcel were again notified in compliance with the 200-foot rule by mail on Friday, May 1, 2020. A legal ad was also published per the Texas Local Government Code in the Friday, May 1, 2020, edition of the Daily Commercial Record newspaper. As of the date of this report, Monday, May 11, 2020, no (zero) additional letters were returned as undeliverable by the U.S. Postal Service and no (zero) additional written response have been received. Staff will make the Council members aware of any additional responses received at their meeting.

Other Staff Comments: Beginning on the next page is a table that compares the types of land uses listed in the municipal code for each relevant zoning district. Use the table below to determine which symbols depict land uses that would be permitted outright instead of requiring a special or conditional use permit in the land use table. Any other land use would be prohibited. The table is arranged by district and then sorted alphabetically by type of land use.

Land Use Table Key:	Zoning District:
P = Permitted land use	AG, Agriculture
SUP = Special Use Permit required	
CUP = Conditional Use Permit required	R-5, Residential Single-family
A blank box in the table means that land use is <i>prohibited</i> in that zoning district.	

Type of Use	Zoning District	Residential	
		AG	R-5
Parking of unoccupied recreational trailer or recreational vehicle		P	P
Accessory buildings		P	P
Animal farm		P	
Cemetery		P	SUP
Church or religious worship facility		P	P
Crematory		P	
Dairy and related establishments for processing milk products but not including retail sales		P	
Electrical public utility regulating station		CUP	SUP
Greenhouse		P	SUP
Natural gas public utility regulating station		CUP	SUP
Neighborhood recreation center (swimming pool, social or hobby rooms)		P	P
Nursery		P	SUP
Orchard		P	
Park		P	P
Playgrounds		P	P
Private carport and/or garage		P	P
Private swimming pool		P	
Private, non-commercial recreation areas including country clubs, riding stables, swim clubs, etc.		P	
Public buildings of recreational, cultural, administrative and public service types		P	
Public structures for recreational, cultural, administrative and public services		P	
Public utility - privately or publicly owned		P	SUP
Radio or television broadcasting towers		CUP	SUP
Radio or television transmitter tower		CUP	SUP
Real estate and professional signs subject to provisions of R-1 district		P	
Schools and colleges, including dormitories		P	
Single-family residence (detached)		P	P
Temporary fruit stand		P	
Truck farm		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
Children's home on 5 acres or more			SUP
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
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

**STAFF REPORT
Z2020-07**

Type of Use	Zoning District	Residential	
		AG	R-5
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
Normal household pets			P
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
Passenger train station			P
Philanthropic institutions			SUP
Pony rides			SUP
Private school, equivalent to a public school			P
Public school (elementary through high school)			P
Public stable on 5 acres or more			SUP
Radio or television broadcasting stations			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
Telephone exchange without office, repair or storage facilities			P
Temporary and seasonal sales establishment, such as flea market or produce stand			SUP
Temporary buildings to be used for construction purposes only			P
Travel trailer park			SUP
Veterinary hospital on 5 acres or more			SUP
Water pumping plant			P
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: _____ 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: BOBADILLA TWINN ADDITION

Physical Location of Property: 477 N. WATSON ST.
[General Location – approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate Surveyor's metes and bounds description): LOT A
BLOCK A, J.D. MERCHANT SURVEY, ABSTRACT NO. 850
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 0.2346 Existing Zoning: AGRICULTURAL Requested Zoning: R 5
[Attach a detailed description of requested zoning & development standards, if a PD]

Applicant / Owner's Name: EDGAR BOBADILLA Applicant or: Owner (circle one)

Contact Person: EDGAR BOBADILLA Title: OWNER

Company Name: JAB CONSTRUCTION

Street/Mailing Address: 5250 HWY 78, SUITE 750-265 City: SACHSE State: TX Zip: 75048

Phone: (214) 803-9096 Fax: (972) 559-3763 Email Address: edgarcibobadilla@yahoo.com

Engineer / Representative's Name: _____

Contact Person: SAME AS ABOVE Title: _____

Company Name: _____

Street/Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone: () _____ Fax: () _____ Email Address: _____

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.)

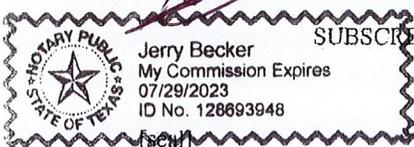
All applications must be **COMPLETE** before they will be scheduled for P&Z agenda. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists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

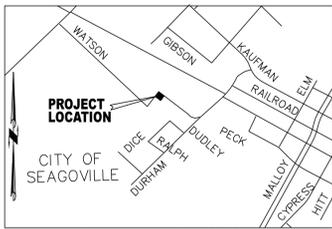
Signed: _____ Title: OWNER Date: 04-01-2020



SUBSCRIBED AND SWORN TO before me, this the 1st day of APRIL, 2020
[Month] [Year]

Notary Public in and for the State of Texas: Jerry Becker
My Commission Expires On: 07/29/2023

Office Use Only: Date Rec'd: 4/1/2020 Fees Paid: \$ 0.50 Check #: 1151 Receipt #: 6138269
Zoning Case # 2100-07 Accepted By: JEB Official Submittal Date: 4/1/2020



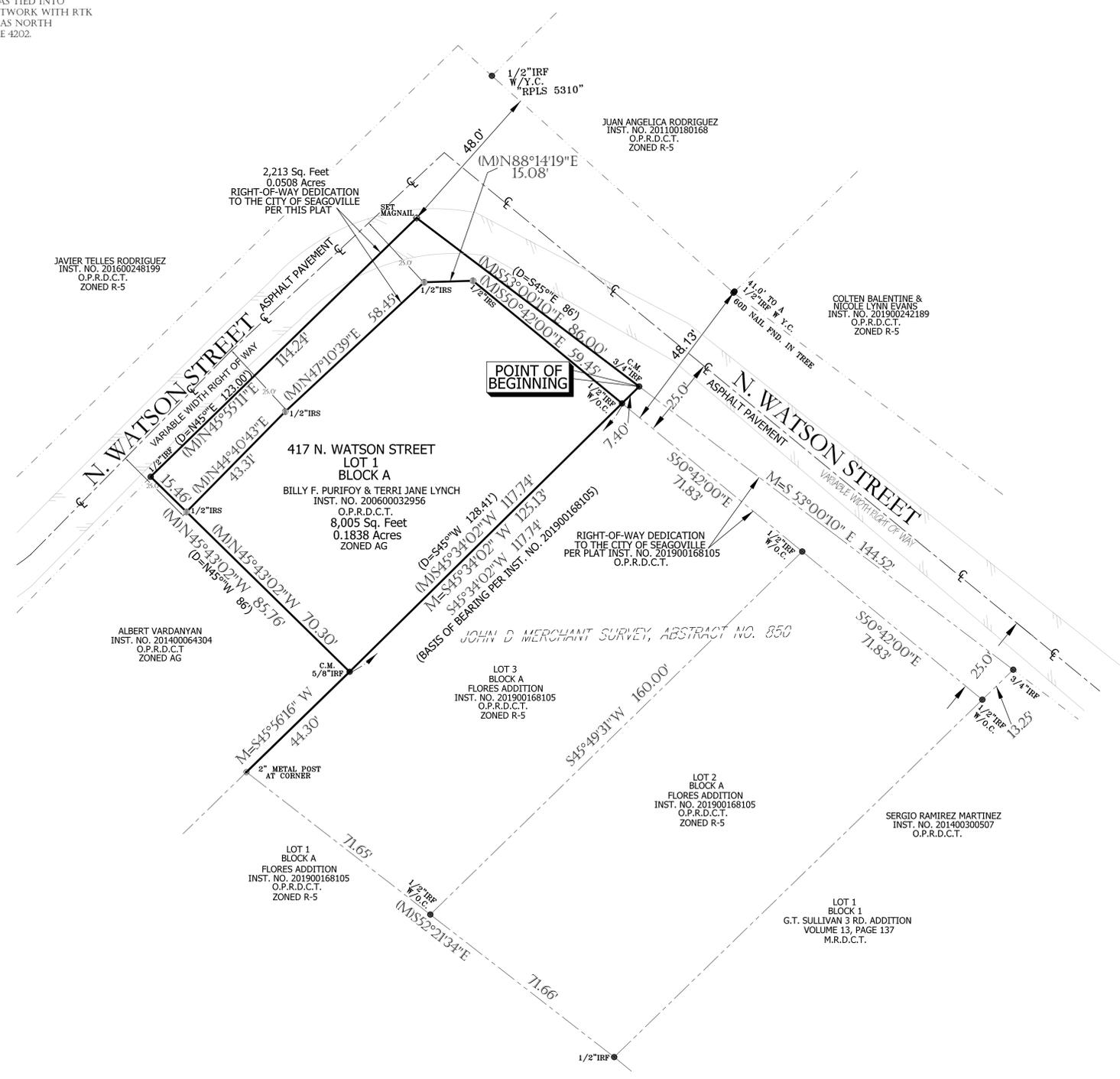
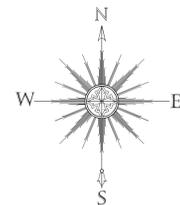
NOTICE:
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.



BASIS OF BEARING:
GRID NORTH AS TIED INTO
SMARTNET NETWORK WITH RTK
GPS UNIT, TEXAS NORTH
CENTRAL ZONE 4202.

LEGEND:

- IRF = IRON ROD FOUND
- W/Y.C. = WITH YELLOW CAP
- W/O.C. = WITH ORANGE CAP STAMPED "3941"
- ⊕ = SET MAGNAIL
- ⊙ = IRON ROD SET WITH ORANGE CAP STAMPED "3941"
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
- D.R.D.C.T. = DEED RECORDS DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS DALLAS COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER
- (D) = DEED CALL
- (M) = FIELD MEASURED
- ⊕ M. = CONTROLLING MONUMENT
- = CENTER LINE OF EXISTING ASPHALT ROAD
- - - = EDGE OF ASPHALT PAVEMENT



Surveyor's Certificate:
KNOW ALL MEN BY THESE PRESENTS:

That I, William Davis Finney, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Seagville.
PRELIMINARY PLAT FOR REVIEW ONLY
Signature of Registered Professional Land Surveyor
Registration No. 3941



STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William Davis Finney, Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ___ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires On: _____

FLOOD NOTE:
THIS TRACT IS WITHIN ZONE 'X' (UNSHADED). AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 4813C0545K; EFFECTIVE DATE JULY 07, 2014. 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.

OWNER
FAST INVESTMENTS, LLC
EDGAR BOBADILLA
5250 HWY 78, SUITE 750-265
SACHSE, TX 75048
(214) 803-9096

SURVEYOR
DATA LAND SERVICES CORP.
T.B.P.L.S. FIRM REGISTRATION
LIC. NO. 10183900
P.O. BOX 2110
FORNEY, TEXAS 75126-2110
(972) 564-6166 (OFFICE)
(972) 564-3079 (FAX)
DATA LAND SERVICES@YAHOO.COM

SCALE 1"=30'
DATE 3/18/20
JOB#20-2337
SHEET 10FI

COUNTY OF DALLAS;
STATE OF TEXAS;

WHEREAS, Billy F. Purifoy and Terri Jane Lynch are the owners of a tract or parcel of land situated in the J.D. Merchant Survey, Abstract No. 850 in the City of Seagville, Dallas County, Texas, in deed recorded in Inst. No. 20060032956, O.P.R.D.C.T. and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" iron rod found at the East corner of said Lynch tract and being in the Southwesterly right-of-way line of N. Watson Street (a variable width right-of-way); from which a found 1/2" iron rod with orange cap stamped "3941" bears South 45 degrees 34 minutes 02 seconds West, a distance of 7.40 feet said corner being at the North corner of Lot 3, Block A of Flores Addition an addition to the City of Seagville as recorded in Inst. No. 201900168105, O.P.R.D.C.T.;

THENCE South 45 degrees 34 minutes 02 seconds West, with the Southeasterly line of said Lynch tract and the Northwesterly line of said Lot 3 of Flores Addition a distance of 125.13 feet to a found 5/8" iron rod at the South corner of said Lynch tract and being at the East corner of a tract of land conveyed to Albert Vardanyan recorded in Inst. No. 201400064304, O.P.R.D.C.T.;

THENCE North 45 degrees 43 minutes 02 seconds West, with the Southwesterly line of said Lynch tract and the Northeasterly line of said Vardanyan tract of 85.76 feet to a found 1/2" iron rod at the West corner of said Lynch tract and being at the North corner of said Vardanyan tract and in the Southeasterly right-of-way line of N. Watson Street;

THENCE North 45 degrees 55 minutes 11 seconds East, with the Northwesterly line of said Lynch tract and a Southerly right-of-way line of N. Watson Street a distance of 114.24 feet to a set magnail at the North corner of said Lynch tract and lying in the asphalt pavement turn of N. Watson Street;

THENCE South 53 degrees 00 minutes 10 seconds East, with the Northeasterly line of said Lynch tract and the Southwesterly right-of-way line of N. Watson Street a distance of 86.00 feet to the **POINT OF BEGINNING** containing 10,218 square feet or 0.2346 acres of land.

PROPERTY OWNER'S CERTIFICATE:
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Fast Investments, LLC, acting herein by Edgar Bobadilla owner, does hereby adopt this plat designating the herein above described property as LOT 1, BLOCK 1, BOBADILLA TWINS ADDITION, an addition to the City of Seagville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Seagville. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Seagville's use thereof. The City of Seagville and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Seagville and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Seagville, Texas;

WITNESS, my hand, this the ___ day of _____, 2020.

BY: _____
Fast Investments, LLC
Owner: Edgar Bobadilla

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Edgar Bobadilla, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ___ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires On: _____

THE CITY OF SEAGVILLE:

The property is located in the corporate limits of the City of Seagville, Dallas County, Texas.

Approved final plat of the subdivision shown on this plat.

BY: _____
Community Development Date

ATTEST: _____
City Secretary Date

Exhibit 5b

MINOR PLAT OF
LOT 1
BLOCK 1
BOBADILLA TWINS
ADDITION
BEING A 0.2346 ACRE TRACT
J.D. MERCHANT SURVEY, ABSTRACT NO. 850
CITY OF SEAGVILLE, DALLAS COUNTY, TEXAS



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

April 7, 2020

**NOTICE OF PUBLIC HEARING
SEAGOVILLE PLANNING & ZONING COMMISSION
ZONING CASE Z2020-07**

The Seagoville Planning and Zoning Commission will hold a public hearing on Tuesday, April 28, 2020, at 6:30 PM utilizing Zoom to host a webinar at <https://webinar.ringcentral.com/j/1480928198> to consider a zoning request to change from AG, Agriculture, to R-5, Residential Single Family, on property located at 417 North Watson Street, Seagoville, Dallas County, Texas.

Anyone may send a written notice prior to 4:00 PM on the day of the public hearing to City of Seagoville; c/o Planner Jennifer Bonner; 702 North U.S. Highway 175; Seagoville, TX 75159. Individuals may state their opinions by video conference (which will provide two-way communication during the meeting) at the public hearing by using the link above. If you would like to make a public comment, please email Planner Jennifer Bonner at jbonner@seagoville.us no later than 4:00 P.M. on Tuesday, April 28, 2020. Please include the following in your email: your name, your postal address, your email address and phone number, and the agenda items or general subject of your comment.

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 Z2020-07 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

May 1, 2020

**NOTICE OF PUBLIC HEARING
SEAGOVILLE CITY COUNCIL
ZONING CASE Z2020-07**

Seagoville City Council will hold a public hearing on Monday, May 18, 2020, at 6:30 PM utilizing Zoom to host a webinar at <https://webinar.ringcentral.com/j/1483034540> to consider a zoning request to change from AG, Agriculture, to R-5, Residential Single Family, on property located at 417 North Watson Street, Seagoville, Dallas County, Texas.

Anyone may send a written notice prior to 12:00 noon on the day of the public hearing to City of Seagoville; c/o Planner Jennifer Bonner; 702 North U.S. Highway 175; Seagoville, TX 75159. Individuals may state their opinions by video conference (which will provide two-way communication during the meeting) at the public hearing by using the link above. If you would like to make a public comment, please email City Secretary Kandi Jackson at kjackson@seagoville.us no later than 12:00 noon on Monday, May 18, 2020. Please include the following in your email: your name, your postal address, your email address and phone number, and the agenda items or general subject of your comment.

As an adjoining property owner, this is an opportunity to voice your opinion about this project for the record. The final opportunity will be at the public hearing held with City Council 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 Z2020-07 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 Owners List
Rezone of 417 North Watson Street**

Mailed out a total of 14 certified letters on Wednesday, April 15, 2020, before 5:00 PM

Subject or Adjoiner?	Site Address	DCAD Account	Owner	Mailing Address	City	State	Zip
Subject	417 North Watson Street	65085010010980000	Terri Jane Lynch	19590 Pummill Road	Fayetteville	AR	72701
Adjoiner	511 North Watson Street	65085010010990000	Albert Vardanyan	511 North Watson Street	Seagoville	TX	75159
Adjoiner	511 North Watson Street	65085010011000000	Albert Vardanyan	511 North Watson Street	Seagoville	TX	75159
Adjoiner	511 Fran Street	65085010010880000	Javier Telles Rodriguez	11306 Elam Road	Balch Springs	TX	75180
Adjoiner	416 Fran Street	65085010010890000	Juana Angelica Rodriguez	2048 Montier Drive	Garland	TX	75041
Adjoiner	408 North Watson Street	65085010010900000	Colten Balentine & Nicole Lynn Evans	115 Travis Street	Bullard	TX	75757
Adjoiner	406 North Watson Street	65085010010910000	Life Estate of Jerry Lynn Warren	406 North Watson Street	Seagoville	TX	75159
Adjoiner	407 North Watson Street	50051500010010000	John C. Ames	10804 Hiawatha Drive	Waco	TX	76712
Adjoiner	409 North Watson Street	50053500010010000	Sergio Ramirez Martinez	407 North Watson Street	Seagoville	TX	75159
Adjoiner	411 North Watson Street	500145100A0020000	Mirna Larin Flores	1613 Douglas Drive	Garland	TX	75041
Adjoiner	415 North Watson Street	500145100A0030000	Mirna Larin Flores	1613 Douglas Drive	Garland	TX	75041
Adjoiner	North Watson Street		City of Seagoville	702 North Highway 175	Seagoville	TX	75159
Adjoiner	502 Dice Street	500145100A0010000	Mirna Larin Flores	1613 Douglas Drive	Garland	TX	75041
Adjoiner	504 Dice Street	50053500020020000	Jacob Dayman Chavira	504 Dice Street	Seagoville	TX	75159
Adjoiner	506 Dice Street	50053500020030000	Selina Rodriguez	506 Dice Street	Seagoville	TX	75159
Adjoiner	Dice Street		City of Seagoville	702 North Highway 175	Seagoville	TX	75159
Adjoiner							

Regular Session Agenda Item: 7

Meeting Date: **May 18, 2020**

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, as amended, by granting a change in zoning from AG, Agriculture, to R-5, Residential Single Family-5, on approximately 0.2346± acres of the real property described as Tract 98 of John D Merchant Abstract 850, commonly referred to as 417 North Watson Street in the City of Seagoville, Dallas County, Texas, and being legally described by metes and bounds in Exhibit “A” attached hereto and incorporated herein; 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.

BACKGROUND OF ISSUE:

Owner Edgar Bobadilla is requesting the change.

The land is unimproved. The owner wants to build a house for his family.

The lot has been zoned AG since some time prior to 1978. The property is just outside the original city limits of Seagoville. Planning & Zoning Commission makes a recommendation to City Council, who will make the final decision.

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.

A legal ad was published per the Texas Local Government Code for the public hearing at the Planning and Zoning Commission in the Monday, April 13, 2020, edition of the Daily Commercial Record newspaper. Not including the subject parcel, there are fourteen (14) other properties plus three (3) sections of North Watson Street 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 Wednesday, April 15, 2020. No (zero) letters were returned as undeliverable by the U.S. Postal Service. Other than the applicant, no (zero) other people spoke for or against the request at the Planning and Zoning Commission meeting held by utilizing Zoom to host a webinar.

For the City Council meeting, a legal ad was published again per the Texas Local Government Code in the Friday, May 1, 2020, edition of the Daily Commercial Record newspaper. The owners of each parcel were again notified in compliance with the 200-foot rule by mail on Friday, May 1, 2020, about the City Council meeting. As of the date of this report, Monday, May 11, 2020 no

(zero) additional letters were returned as undeliverable by the U.S. Postal Service and no (zero) additional written response have been received. Staff will make the Council members aware of any additional responses received at their meeting.

FINANCIAL IMPACT:

Not applicable

RECOMMENDATION:

On April 28th, the Planning and Zoning Commission voted six (6) to zero (0) in favor of recommending to City Council to approve the zoning request to change from AG, Agriculture, to R-5, Residential Single Family, on property located at 417 North Watson Street, Seagoville, Dallas County, Texas.

Staff supports the requested change.

EXHIBIT:

1. Ordinance (3 pages)

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. ____-2020

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 CHANGE IN ZONING FROM AG, AGRICULTURE, TO R-5, RESIDENTIAL SINGLE FAMILY-5, ON APPROXIMATELY 0.2346± ACRES OF THE REAL PROPERTY DESCRIBED AS TRACT 98 OF JOHN D MERCHANT ABSTRACT 850, COMMONLY REFERRED TO AS 417 NORTH WATSON STREET IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING LEGALLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN; 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 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 public 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 is hereby amended by granting a change in the zoning from AG, Agriculture, to R-5, Residential Single Family-5, on approximately 0.2346± acres of the real property described as Tract 98 of John D Merchant Abstract 850, commonly referred to as 417 North Watson Street in the City of Seagoville, Dallas County, Texas, and being legally described by metes and bounds in Exhibit “A”, which is attached hereto and incorporated herein.

SECTION 2: That the land 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 18th day of May, 2020.

APPROVED:

Dennis, K. Childress, Mayor

ATTEST:

Kandi Jackson, City Secretary

APPROVED AS TO FORM:

Victoria Thomas, City Attorney
(/cdb 05/06/2020)

EXHIBIT "A"

COUNTY OF DALLAS;
STATE OF TEXAS;

WHEREAS, Billy F. Purifoy and Terri Jane Lynch are the owners of a tract or parcel of land situated in the J.D. Merchant Survey, Abstract No. 850 in the City of Seagoville, Dallas County, Texas, in deed recorded in Inst. No. 200600032956, O.P.R.D.C.T. and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" iron rod found at the East corner of said Lynch tract and being in the Southwesterly right-of-way line of N. Watson Street (a variable width right-of-way); from which a found 1/2" iron rod with orange cap stamped "3941" bears South 45 degrees 34 minutes 02 seconds West, a distance of 7.40 feet said corner being at the North corner of Lot 3, Block A of Flores Addition an addition to the City of Seagoville as recorded in Inst. No. 201900168105, O.P.R.D.C.T.;

THENCE South 45 degrees 34 minutes 02 seconds West, with the Southeasterly line of said Lynch tract and the Northwesterly line of said Lot 3 of Flores Addition a distance of 125.13 feet to a found 5/8" iron rod at the South corner of said Lynch tract and being at the East corner of a tract of land conveyed to Albert Vardanyan recorded in Inst. No. 201400064304, O.P.R.D.C.T.;

THENCE North 45 degrees 43 minutes 02 seconds West, with the Southwesterly line of said Lynch tract and the Northeasterly line of said Vardanyan tract of 85.76 feet to a found 1/2" iron rod at the West corner of said Lynch tract and being at the North corner of said Vardanyan tract and in the Southeasterly right-of-way line of N. Watson Street;

THENCE North 45 degrees 55 minutes 11 seconds East, with the Northwesterly line of said Lynch tract and a Southerly right-of-way line of N. Watson Street a distance of 114.24 feet to a set magnail at the North corner of said Lynch tract and lying in the asphalt pavement turn of N. Watson Street;

THENCE South 53 degrees 00 minutes 10 seconds East, with the Northeasterly line of said Lynch tract and the Southwesterly right-of-way line of N. Watson Street a distance of 86.00 feet to the **POINT OF BEGINNING** containing 10,218 square feet or 0.2346 acres of land.

Regular Session Agenda Item: 8

Meeting Date: May 18, 2020

ITEM DESCRIPTION:

Discuss and consider directing staff on disposal of bricks from the demo of the old high school once located at 300/306 North Kaufman.

BACKGROUND OF ISSUE:

On 9/18/2009 the old high school that was located at 300/306 North Kaufman was inspected and determined to be substandard. Later the old high school was demolished and the bricks were stored at 101 North Watson under the direction of Public Works Director, Mike Hitt.

The bricks have been stored at 101 North Watson, since the building was demolished. Since 2009 the pile of bricks has become a nuisance allowing the growth of trees and grass and provides a haven for rats alike. The City is looking for direction on how to properly dispose of the bricks.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

N/A

Regular Session Agenda Item: 9

Meeting Date: May 18, 2020

ITEM DESCRIPTION:

Discuss and consider a Resolution Declaring Certain City Property Surplus and authorizing the City Manager to sell, trade, and/or dispose of the property in accordance with the process established in the Code of Ordinances: providing for the repeal of any and all Resolutions in conflict: providing for a severability clause; and providing an effective date.

BACKGROUND OF ISSUE:

City staff have identified five concealable ballistic vests fully described in exhibit (A) as surplus property. These concealable ballistic vests have exceeded their recommended wear life and are no longer feasible to retain based on their age. In addition, the Town of Sunnyvale has requested the use of these ballistic vests to be used as temporary ware for their newly hired officers until individual vests can be sized and ordered.

The Town of Sunnyvale is fully aware that each of these vests have exceeded the number of recommended wear years and accept these vests as is with no warranties, and further accept that they will be responsible for final disposition of each of these vests.

FINANCIAL IMPACT:

No financial impact on the City of Seagoville.

RECOMMENDATION:

Staff recommends declaring the listed property in exhibit A as surplus property.

EXHIBITS:

Resolution

A spreadsheet of vests suggested as surplus property

A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS

RESOLUTION NO.

A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS, DECLARING CERTAIN CITY PROPERTY SURPLUS AND AUTHORIZING THE CITY MANAGER TO SELL, TRADE AND/OR DISPOSE OF IT IN ACCORDANCE WITH THE PROCESS ESTABLISHED IN THE CODE OF ORDINANCES; PROVIDING FOR THE REPEAL OF ANY AND ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council recognizes that in the normal course of providing municipal services, the various Departments will exhaust the useful life of its capital equipment, and other property that does not meet the capital equipment threshold, to the point where it is no longer cost effective to maintain and operate; and

WHEREAS, the above categories of property and equipment do not contribute to providing municipal services and need to be removed from City inventories and storage; and

WHEREAS, the City Council, according to the Code of Ordinances, declares the property more specifically described in exhibit A as five concealable ballistic body armor vests surplus property; and

WHEREAS, the City Secretary shall maintain inventory records of each item of surplus property sold or disposed of and the sale price of or destination of each item; and

WHEREAS, the City Council has determined that declaring this property as surplus is in the best interest of the City of Seagoville; and

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

SECTION 1. The City Council declares the property specifically described in exhibit A as surplus property and authorizes the City Manager to sell, trade and/or dispose of the property according to law.

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.

DULY ORDERED by the City Council of the City of Seagoville, Texas, this the 18th day of May, 2020.

APPROVED:

Dennis K. Childress, Mayor

APPROVED AS TO FORM:

ATTEST:

Victoria W. Thomas, City Attorney

Kandi Jackson, City Secretary

EXHIBIT A

SURPLUS PROPERTY TO BE DONATED

[Five (5) Law Enforcement Ballistic Protective Vests]

Point Blank Ballistic Protective Vests

Brand name:	Serial Number	Ballistic Level	Year
Point Blank	130003576549	III A	2013
Point Blank	110000287168	III A	2011
Point Blank	0400868533	III A	2004
Point Blank	0601443492	III A	2006
Point Blank	080000226374	III A	2008

Regular Session Agenda Item: 10

ITEM DESCRIPTION:

Discuss and consider a Resolution of the City Council of the City of Seagoville, Texas approving the terms and conditions of an Interlocal Cooperative Agreement with the Town of Sunnyvale, Texas relating to the donation of surplus law enforcement property (The “Property”); authorizing its execution by the City Manager or designee; and providing an effective date.

BACKGROUND OF ISSUE:

The City of Seagoville, Texas, has been presented a proposed Interlocal Agreement by and between the City of Seagoville, Texas, and the Town of Sunnyvale, Texas, relating to the donation of surplus law enforcement property (ballistic vests). The City Council has determined that the Property (ballistic vests) is no longer of use to the City and is not eligible for resale to the general public. The Town of Sunnyvale understands that they accept this property as described in exhibit (A) as is with no warranties and accepts full responsibilities of the performance or lack thereof. The Town of Sunnyvale also accepts the terms as set forth in the Interlocal Agreement that once they accept said property as described in exhibit (A), they are in full ownership and are responsible for disposition or final disposal of said property.

FINANCIAL IMPACT:

No Financial Impact to the City.

EXHIBITS:

- (A) Resolution
- (B) ILA with Sunnyvale Donation of Surplus Law Enforcement Equipment
- (C) Full description of said property.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS APPROVING THE TERMS AND CONDITIONS OF AN INTERLOCAL COOPERATION AGREEMENT WITH THE TOWN OF SUNNYVALE, TEXAS, RELATING TO THE DONATION OF SURPLUS LAW ENFORCEMENT PROPERTY (THE "PROPERTY"); AUTHORIZING ITS EXECUTION BY THE CITY MANAGER OR DESIGNEE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Seagoville, Texas, has been presented a proposed Interlocal Agreement by and between the City of Seagoville, Texas, and the Town of Sunnyvale, Texas, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference (herein called "Agreement") relating to the donation of surplus law enforcement property (the "Property"); and,

WHEREAS, the City Council has determined that the Property is no longer of use to the City and is not eligible for resale to the general public; and,

WHEREAS, upon full review and consideration of the Agreement, and all matters related thereto, the City Council finds that the terms and conditions thereof are found to be acceptable and in the best interests of the City of Seagoville and its citizens;

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

SECTION 1: The Agreement is hereby approved, and the City Manager, or designee, is hereby authorized to execute the Agreement and all other documents in connection therewith on behalf of the City of Seagoville, substantially according to the terms and conditions set forth in Exhibit "A" hereto.

SECTION 2. This Resolution shall take effect immediately from and after its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SEAGOVILLE, TEXAS, ON THIS THE ____ DAY OF MAY, 2020.

APPROVED:

Dennis K. Childress, Mayor

APPROVED AS TO FORM:

ATTEST:

Victoria W. Thomas, City Attorney
(050720TM115511)

Kandi Jackson, City Secretary

EXHIBIT "A"
Interlocal Cooperation Agreement

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Interlocal Cooperation Agreement

This Interlocal Cooperation Agreement (“Agreement”) for the donation of surplus law enforcement property is made and agreed by and between the City of Seagoville, Texas (“Seagoville”), and Town of Sunnyvale, Texas (“Sunnyvale”) (collectively “parties”), each acting by and through their respective authorized representatives.

RECITALS:

WHEREAS, the Interlocal Cooperation Act, Chapter 791, of the Texas Government Code, authorizes units of local government to contract with one or more units of local government to perform governmental functions and services; and

WHEREAS, the governing bodies of Seagoville and Sunnyvale have authorized this Interlocal Cooperation Agreement; and

WHEREAS, Seagoville owns all rights, title and interest, free and clear of any liens or encumbrances, to the surplus law enforcement property more particularly described in Exhibit “A” (the “Property”); and

WHEREAS, Seagoville has determined that the Property described in this Agreement is surplus property no longer fit for use by Seagoville; and

WHEREAS, Seagoville has determined that the Property has no resale value and the costs associated with storing the Property generally exceed the fair market value of the Property; and

WHEREAS, Seagoville desires to donate the Property to Sunnyvale, transferring all rights, title and interest to the Property in accordance with the terms of this Agreement; and

WHEREAS, Sunnyvale desires to receive and accept all rights, title and interest in the Property in accordance with the terms of this Agreement immediately upon receipt of the Property; and

WHEREAS, any payment that either Party is required to make hereunder shall be made from current, available revenue.

NOW, THEREFORE, upon and for the mutual consideration stated herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto agree as follows:

Article I Purpose

The purpose of this Agreement is, as described in the foregoing recitals, to evidence the Agreement of the Parties concerning the donation of surplus police property to Sunnyvale in accordance with the terms and conditions set forth herein.

Article II Term and Termination

2.1 **Effective Date.** This Agreement shall be effective on the date it has been signed by the authorized representatives of Seagoville and Sunnyvale (“the Effective Date”).

2.2 **Term and Termination.** The term of this Agreement shall commence on the Effective Date and shall terminate upon final delivery of the Property to Sunnyvale in accordance with the terms set forth herein.

Article III Transfer of Property

3.1 **Conveyance of the Property.** Seagoville does hereby convey to Sunnyvale all rights, title and interest, free and clear of any liens or encumbrances, in the Property described in Exhibit “A” to this Agreement.

3.2 **Assignment of Warranties.** Seagoville hereby assigns, sets over and transfers to Sunnyvale, all rights, title and interest in and to any warranties and guarantees issued in connection with the manufacture, construction, purchase, and/or operation, of the Property (the “Warranties”), to the extent said Warranties are assignable and have not expired as of the date of the Effective Date. In consideration of the foregoing assignment, Sunnyvale hereby assumes and agrees to perform all of the obligations of Seagoville with respect to the Warranties arising or accruing on and after the date hereof. The Parties understand and agree that no warranty is being created by this Agreement and that in the absence of an existing warranty affecting the Property at the time of purchase, Seagoville is not creating, assigning or transferring any warranty to Sunnyvale.

3.3 **“As Is” Transfer.** SUNNYVALE ACKNOWLEDGES THAT SEAGOVILLE IS DONATING AND SUNNYVALE IS RECEIVING THE PROPERTY AND WARRANTIES, IF ANY, ON AN "AS IS WITH ALL FAULTS" BASIS AND THAT SUNNYVALE IS NOT RELYING ON ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, EXPRESS OR IMPLIED, FROM SEAGOVILLE, ITS AGENTS, OR BROKERS AS TO ANY MATTERS CONCERNING THE PROPERTY AND WARRANTIES, IF ANY, INCLUDING, WITHOUT LIMITATION, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

3.4 **Final Disposition or Disposal of the Property.** Sunnyvale agrees and acknowledges that when it no longer has any further use for the Property or any part thereof it is Sunnyvale’s responsibility and Sunnyvale hereby agrees to promptly make final disposition or

dispose of the Property or the Part thereof which is no longer required or needed by Sunnyvale in accordance with any and all applicable federal, state and local laws and hereby relieves Seagoville of any further responsibility or obligation for said final disposition or disposal of the Property or any part thereof.

Article IV Miscellaneous

4.1 **Assignment.** This Agreement may not be assigned by any Party hereto without the prior written consent of the other Party.

4.2 **Notice.** Any notice, demand or request required or permitted to be delivered hereunder shall be deemed received when delivered in person or sent by United States Mail, postage prepaid, certified mail, or by hand-delivery or facsimile transmission addressed to the Party at the address set forth below:

If intended for City of Seagoville:

City of Seagoville
Attn: Patrick Stallings
City Manager
702 US-175 Frontage Road
Seagoville, Texas 75159

With copy to:

Victoria W. Thomas
Nichols, Jackson, Dillard, Hager
& Smith, L.L.P.
1800 Ross Tower
500 N. Akard
Dallas, Texas 75201

If intended for Town of Sunnyvale:

Town of Sunnyvale
Attn: Susan Guthrie
Town Manager
127 Collins Road
Sunnyvale, Texas 75182

Any Party may, at any time, by written notice to the other Party, designate different or additional persons or different addresses for getting the notices hereunder.

4.3 **Amendment.** This Agreement may be amended by the mutual written agreement of both Parties hereto.

4.4 **Severability.** In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect the other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in this Agreement.

4.5 **Governing Law.** The validity of this Agreement and any of its terms and provisions as well as the rights and duties of the Parties, shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be in the State District Court of Dallas County, Texas. The Parties agree to submit to the jurisdiction of said court.

4.6 **Governmental Immunity.** It is expressly understood and agreed that, in the execution of this Agreement, no Party waives, nor shall be deemed hereby to waive, any immunity or defense that would otherwise be available to or against claims arising in the exercise of governmental functions relating hereto or otherwise. By entering into this Agreement, the Parties do not create any obligations, expressed or implied, other than those set forth herein, and this Agreement shall not create any rights to any Parties not signatory hereto. Each Party agrees to and accepts full responsibility for the acts, negligence and/or omissions of such Party's officers, agents and employees in the execution and performance of this Agreement.

4.7 **Hold Harmless.** Sunnyvale, including its officers, agents, employees, independent contractors, other representatives, invitees, licensees, or guests does hereby agree to completely and wholly release and hold harmless Seagoville, its agents, its officers, independent contractors, employees and all persons natural or corporate, in privity with them or any of them, from any and all claims, damages, causes of action of any kind whatsoever, statutory or otherwise, personal injury (including death), property damage, lawsuits and judgments, court costs, expenses and reasonable attorney's fees, and all other expenses resulting directly or indirectly from the actions, omissions and activities of Sunnyvale relating to Sunnyvale's use of the Property, or which may be sustained by reason of any act or omission on the part of Sunnyvale, its employees, agents and/or contractors, or by anyone acting directly or indirectly employed by any of them, or by anyone for whose acts or omissions may be liable. It is the understanding of all Parties that this release and hold harmless agreement shall apply whether or not the claims, damages, causes of action of any kind whatsoever, statutory or otherwise, personal injury, including deaths, property damage, lawsuits, judgments, court costs, attorney's fees or any other expense arising directly or indirectly from the negligence of whatever nature, omissions, willful or intentional acts of Sunnyvale or Sunnyvale's officers, agents, employees, independent contractors, other representatives, invitees, licensees, or guests.

4.8 **Entire Agreement.** This Agreement represents the entire agreement among the Parties with respect to the subject matter covered by this Agreement. There is no other collateral, oral or written agreement between the Parties that in any manner relates to the subject matter of this Agreement.

4.9 **Recitals.** The recitals to this Agreement are incorporated herein.

4.10 **Exhibits.** The exhibits to this Agreement are incorporated herein.

4.11 **Counterparts.** This Agreement may be executed in any number of counterparts, each of whom shall be deemed an original and constitute one and the same instrument.

4.12 **Survival of Covenants.** Any of the representations, warranties, covenants, and obligations of the parties, as well as any rights and benefits of the Parties, pertaining to a period of

time following the termination of this Agreement shall survive termination including but not limited to the representations, warranties, covenants, and obligations set forth in paragraphs 3.2, 3.3, 3.4, 4.5, 4.6, and 4.7 herein.

EXECUTED this _____ day of _____, 2020.

CITY OF SEAGOVILLE, TEXAS

By: _____
Patrick Stallings, City Manager

Attest:

By: _____
Kandi Jackson, City Secretary

Approved as to form:

By: _____
Victoria W. Thomas, City Attorney

EXECUTED this _____ day of _____, 2020.

TOWN OF SUNNYVALE, TEXAS

By: _____
Susan Guthrie, Town Manager

Attest:

By: _____
Rachel Ramsey, City Secretary

EXHIBIT A

SURPLUS PROPERTY TO BE DONATED

[Five (5) Law Enforcement Ballistic Protective Vests]

Point Blank Ballistic Protective Vests

Brand name:	Serial Number	Ballistic Level	Year
Point Blank	130003576549	III A	2013
Point Blank	110000287168	III A	2011
Point Blank	0400868533	III A	2004
Point Blank	0601443492	III A	2006
Point Blank	080000226374	III A	2008

EXHIBIT A

SURPLUS PROPERTY TO BE DONATED

[Five (5) Law Enforcement Ballistic Protective Vests]

Point Blank Ballistic Protective Vests

Brand name:	Serial Number	Ballistic Level	Year
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Point Blank	0400868533	III A	2004
Point Blank	0601443492	III A	2006
Point Blank	080000226374	III A	2008

Regular Session Agenda Item: 11

Meeting Date: May 14, 2020

ITEM DESCRIPTION:

Discussion and staff update concerning the Small Business Incentive Grant Program.

BACKGROUND OF ISSUE:

The City and SEDC have partnered together to provide \$100,000.00 in Small Business Incentive Grants to eligible businesses. Staff will provide an update concerning the number of applicants and the status of the grants.

FINANCIAL IMPACT:

\$100,000.00

RECOMMENDATION:

N/A

EXHIBITS:

N/A

Regular Session Agenda Item: 12

Meeting Date: May 14, 2020

ITEM DESCRIPTION:

Discussion and consider extending the Small Business Incentive Grant Program.

BACKGROUND OF ISSUE:

Councilmember Hernandez requested this item.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

N/A

Regular Session Agenda Item: 13

Meeting Date: May 18, 2020

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: May 18, 2020

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: 15

Meeting Date: May 18, 2020

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 Orders issued by Governor Abbott and Dallas County Judge Jenkins

BACKGROUND OF ISSUE:

N/A

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

N/A

Executive Session Agenda Item: 16

Meeting Date: May 18, 2020

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 Orders issued by Governor Abbott and Dallas County Judge Jenkins

BACKGROUND OF ISSUE:

N/A

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

N/A