



**SEAGOVILLE, TEXAS  
CITY COUNCIL MEETING AGENDA  
MONDAY, SEPTEMBER 20, 2021**

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

**REGULAR SESSION – 6:30 P.M.**

**ROUTINE ANNOUNCEMENTS, RECOGNITIONS, and PROCLAMATIONS**

**Call to Order**

**Invocation**

**Pledge of Allegiance**

**Proclamation – Jared Digby Day**

**Mayor’s Report**

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

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

- 1. Consider approving City Council Meeting minutes for September 13, 2021 (City Secretary)**
- 2. Consider approving a Resolution of the City of Seagoville, Texas, authorizing the Mayor to sign a contract with Dallas Area Agency on Aging for the reimbursement of congregate and/or “to go” meals and a program grant for the Seagoville Senior Citizens Activities and Transportation (SSCAT) Program (Library Director)**

**REGULAR AGENDA-**

**3. Recess into Executive Session**

**Council will recess into executive session pursuant to Texas Government Code:**

**A. §551.087 – Deliberation Regarding Economic Development Negotiations – to deliberate the offer of a financial or other incentive to a business prospect that the governmental body seeks to have locate in the City and with which the governmental body is conducting economic development negotiations and (2) pursuant to Texas Government Code Section 551.071 – Consultation with Attorney – to consult with its attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflict with Chapter 551, and as to both to wit:**

- 1. Santorini Public Improvement District and Tax Increment Reinvestment Zone and Santorini Mixed Use Planned Development**
- 2. Stonehaven Public Improvement District and Planned Development**

**B. § 551.071. Consultation with City Attorney: receive legal advice related to addressing and street name change.**

**4. Reconvene Into Regular Session**

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

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- 1. Santorini Public Improvement District and Tax Increment Reinvestment Zone and Santorini Mixed Use Planned Development**
- 2. Stonehaven Public Improvement District and Planned Development**

**B. § 551.071. Consultation with City Attorney: receive legal advice related to addressing and street name change.**

- 5. Conduct a Public Hearing on a request to amend the Comprehensive Zoning Ordinance and Map of the City of Seagoville, Dallas County, Texas, by granting a change in zoning from Planned Development-Residential Single Family-5 (PD-20-02) to Planned Development- Residential Single Family-5 Amended (PD-20-02-A1) for three (3) tracts of land described as Tract I being approximately 135.08± acres commonly referred to as 2301 Simonds Road, 2219 Simonds Road, 2219 E. Simonds Road, and 1320 E. Stark Road and Tract 2 being approximately 22.95± acres of land commonly referred to as 2301 Simonds Road and, Tract 3 being approximately 88.96± acres of land located on the southeast corner of Stark Road and Lasater Road, all in the City of Seagoville, Dallas County, Texas (Community Development Director)**
- 6. Discuss and consider approving an Ordinance of the City of Seagoville, Dallas County, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Seagoville, Dallas County, Texas, by granting a change in zoning from Planned Development-Residential Single Family-5 (PD-20-02) to Planned Development-Residential Single Family-5 Amended (PD-20-02-A1) for three (3) tracts of land described as Tract I being approximately 135.08± acres commonly referred to as 2301 Simonds Road, 2219 Simonds Road, 2219 E. Simonds Road, and 1320 E. Stark Road and Tract 2 being approximately 22.95± acres of land commonly referred to as 2301 Simonds Road and, Tract 3 being approximately 88.96± acres of land located on the southeast corner of Stark Road and Lasater Road, all in the City of Seagoville, Dallas County, Texas, and each tract being legally described in Exhibit "A", attached hereto and incorporated herein; providing for amended development regulations; providing for the approval of an amended concept plan and elevations, which are attached hereto and incorporated herein respectively as Exhibits "B" and "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)**
- 7. Conduct a public hearing to receive public comment on a request to create a public improvement district to make certain improvements over certain property located within the City of Seagoville and referred to as Stonehaven in accordance with Chapter 372 of the Texas Local Government Code (Legal Team)**
- 8. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, authorizing and creating a Public Improvement District referred to as Stonehaven in the City of Seagoville in accordance with Chapter 372 of the Texas Local Government Code; providing for related matters; and providing an effective date (Legal Team)**

**9. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving the Stonehaven Development Agreement by and between Meritage Homes of Texas, LLC and the City of Seagoville, which is attached hereto and incorporated herein as Exhibit 1, for the development of approximately 246.965 acres of real property located in the City of Seagoville and the financing of certain public infrastructure and public improvements with the creation of a Public Improvement District; authorizing the City Manager to execute the same; and providing an effective date (Legal Team)**

**10. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, setting a public hearing under section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone containing approximately 555.25 acres of land generally located south of Highway 175, referred to as Santorini, and being wholly located within the corporate limits and extraterritorial jurisdiction of the City of Seagoville, Texas; authorizing the issuance of notice by the City Secretary of the City of Seagoville, Texas, regarding the public hearing; and directing the City of Seagoville, Texas to prepare a preliminary Reinvestment Zone Financing Plan (Legal Team)**

**11. Discussion concerning the operation of side by side and all-terrain vehicles on public roadways in the City of Seagoville (Mayor Pro Tem Fruin/Police Chief)**

**12. Discussion concerning a partnership with local tire shops to allow citizens to properly dispose of old tires (Councilmember Magill)**

**13. Discussion to consider a 4-way stop at Hall and Judy (Councilmember Hernandez)**

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

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

**Adjourn**

Posted Friday, September 17, 2021 by 5:00 P.M.



*Kandi Jackson*  
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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, October 4, 2021 Regular City Council Meeting**
- **Monday, October 18, 2021 Regular City Council Meeting**
- **Monday, November 1, 2021 Regular City Council Meeting**
- **Monday, November 15, 2021 Regular City Council Meeting**